




BRAINTREE

UTTLESFORD

CHELMSFORD

Legend

-  Call for Sites
-  Active sites
-  District boundary

Candidate Site Reference	Candidate Site Name	District	Existing use	Site Area (ha)	Potential Yield (million tonnes)
A89	Covenbrooke Hall Farm	Braintree	Agricultural	29.53	2.45

The Site is promoted as a new Site at land to the east of King's Lane, Stisted. The Site area is approximately 29.53 ha and is proposed for 2.45 million tonnes of materials for sand and gravel extraction with processing and distribution over an estimated life cycle of 23 years. Additional infrastructure needed on site includes a processing plant and new access route. The adjoining uses include agricultural fields, the A120 Coggeshall Road, and residential and commercial buildings. The town of Braintree is west of the Site. The Site is promoted as accessible via a new access from King's Lane to A120 Coggeshall Road. See Appendix J for a detailed map of the Site.

Summary of RAG Assessment

The results of the technical and desktop RAG assessment are detailed below.

Landscape and Visual Sensitivity	Amber /Green	Biodiversity	Amber /Green	Historic Buildings	Amber	Archaeology	Amber /Green	Flooding	Amber	Transport	Red/ Amber	Access	Red/ Amber	Public Rights of Way	Red/ Amber	Geo-Environmental	Green	Hydrology, Hydrogeology and Drainage	Amber	Air Quality	Green	Soil Quality	Amber	Services & Utilities	Amber /Green	Health & Amenity	Red	Green Belt	Green	Airport Safeguarding Zones	Green
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Key findings of the assessment are as follows:

- The Site bridges two Landscape Character Areas (LCA), and possesses features of both areas, including arable farmland with well-hedged medium to large fields (Blackwater/Brain/Lower Chelmer Valleys, C6) and small woods and copses that provide structure and edges to the landscape (Central Essex Farmlands, B1). Appropriate consideration is required to protect the characteristic features of the LCA, particularly the effect on the established tall hedgerows and trees that line the field boundaries.
- Footpath 21 (Stisted) runs through the Site and along the northern boundary, providing open views of the enclosed fields. Footpath 22 (Stisted) runs along the eastern boundary, although the extent of established field boundaries restricts views into the Site.
- Site A89 comprises three arable fields bounded by deciduous plantation woodland and an internal ancient hedgerow and strip of broadleaved deciduous plantation woodland. There is an ancient hedgerow and (partly dry ditch) – which is Priority habitat - on the eastern boundary adjacent to the

plantation woodland. The internal hedgerow is Priority habitat and has a single significant mature boundary Oak tree. The internal hedgerow and broadleaved deciduous plantation woodland would be removed. There is another ancient hedgerow and associated ditch on the south of the woodland plantation that is located on the northern boundary.

- The eastern boundary contains ancient Field Maple trees and a locally notable Oak tree that is a prominent boundary feature of the Site.
- The River Blackwater is to the north and east and is c.420 metres at its closest point, with Coastal and Floodplain Grazing Marsh Priority habitat identified adjacent to the River, less than 300 m from the Site. There is hydrological and habitat connectivity between the Site and the Blackwater valley via a watercourse, Hedgerows and Lowland Deciduous Woodland Priority habitat.
- The Site is designated Amber /Green as ecological impacts are likely to be minor and may require low levels of mitigation to make the Site acceptable. It could have a moderate impact upon Priority habitats and species. This includes the direct loss of an ancient hedgerow within a mature tree, and loss of the central broadleaved plantation woodland and a small section on western boundary, as well as potential hydrological impacts to retained habitats, and loss of- and disturbance to- habitats for Priority farmland species.
- Mitigation is likely to include prevention of hydrological changes to retained habitats, buffers between the Quarry and the woodlands and Hedgerows; and prevention of deterioration of water quality to watercourses. In addition, phasing to minimise impacts and rapid restoration and creation of new replacement habitats, ensuring that hedgerows and other newly created habitats connect with existing and historic habitat networks. Adequate and appropriate compensation may be required for the loss of Hedgerows, woodland, watercourses, and loss of habitat for Priority farmland species.
- The Site will affect the setting of four designated heritage assets:
 - Jenkin's Farmhouse (Grade II, List UID: 1123903)
 - Barn Approximately 5m NE of Jenkin's Farmhouse, List UID: 1123878)
 - Cartlodge/Granary at Jenkin's Farm (Grade II, List UID: 1234243)
 - Barn Approximately 10m N of Jenkin's Farmhouse (Grade II, List UID: 123450)
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets' settings. Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause a mid to low level of harm to their significance.
- As the designated heritage assets are close to the Site, mitigation measures such as planting or screening could mitigate against some of this harm.

- The Site contains evidence recorded on the Essex Historic Environment Record (EHER) through aerial photography for historic field boundaries and historic quarrying and a modern military related structure is recorded within the Site.
- The Site lies along a Roman road.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene faunal and palaeoenvironmental remains.
- Remains of a Cold War structure would require assessment and possible building recording should they survive within the Site.
- The Site is assessed as having a 'medium' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'low' groundwater flood risk.
- The Site is entirely within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding.
- Site A89 proposes access onto Kings Lane which forms part of the Local Road Network prior to accessing the A120 Trunk Road that forms part of the Strategic Road network.
- Whilst noting that A89 has the potential to meet with scenario (i) set out in the methodology (see Appendix G Transport for full methodology):
Access to a suitable existing junction with the main road network, via a suitable section of an existing road, as short as possible, without causing a detrimental impact upon the safety and efficiency of the network.
- Neither Kings Road or its junction with the A120 Trunk Road are considered 'suitable' in their current form and it is unclear what mitigation can be provided. Further investigation is required by the Site promoter.
- The A120 Trunk Road forms part of the Strategic Road Network managed by National Highways. Whilst an initial conversation has taken place with National Highways to inform this RAG grade it is imperative that they are formerly consulted at the appropriate time.
- From the information provided It is unclear if safe access to the Site can be achieved from Kings Lane and whether the intensification in use of the A120/Kings Lane junction by HGVs can be appropriately mitigated.
- The A120 Trunk Road forms part of the Strategic Road Network managed by National Highways. Whilst an initial conversation has taken place with

National Highways to inform this RAG grade it is imperative that they are formerly consulted at the appropriate time.

- 2 Public Rights of Way cross the Site. 1 Public Right of Way borders the Site. 2 Public Rights of Way are within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way and high levels of mitigation may be required which is likely to include diversion especially with regard to those Public Rights of Way crossing the Site.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has a low/medium groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.
- The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.
- The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are within the Site boundary. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on electricity lines and power lines. Such mitigation may include diversion and/or protection.
- One building of unknown use is adjacent to the boundary of the Site (0m). Two residential buildings and one commercial building are outside the Site boundary less than or equal to 20m from the Site. Five residential buildings and nine commercial buildings are more than 20m but less than or equal to 50m from the Site. Twenty residential buildings, thirteen farm buildings, one commercial building and commercial activity (business park) are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would be likely difficult to achieve.

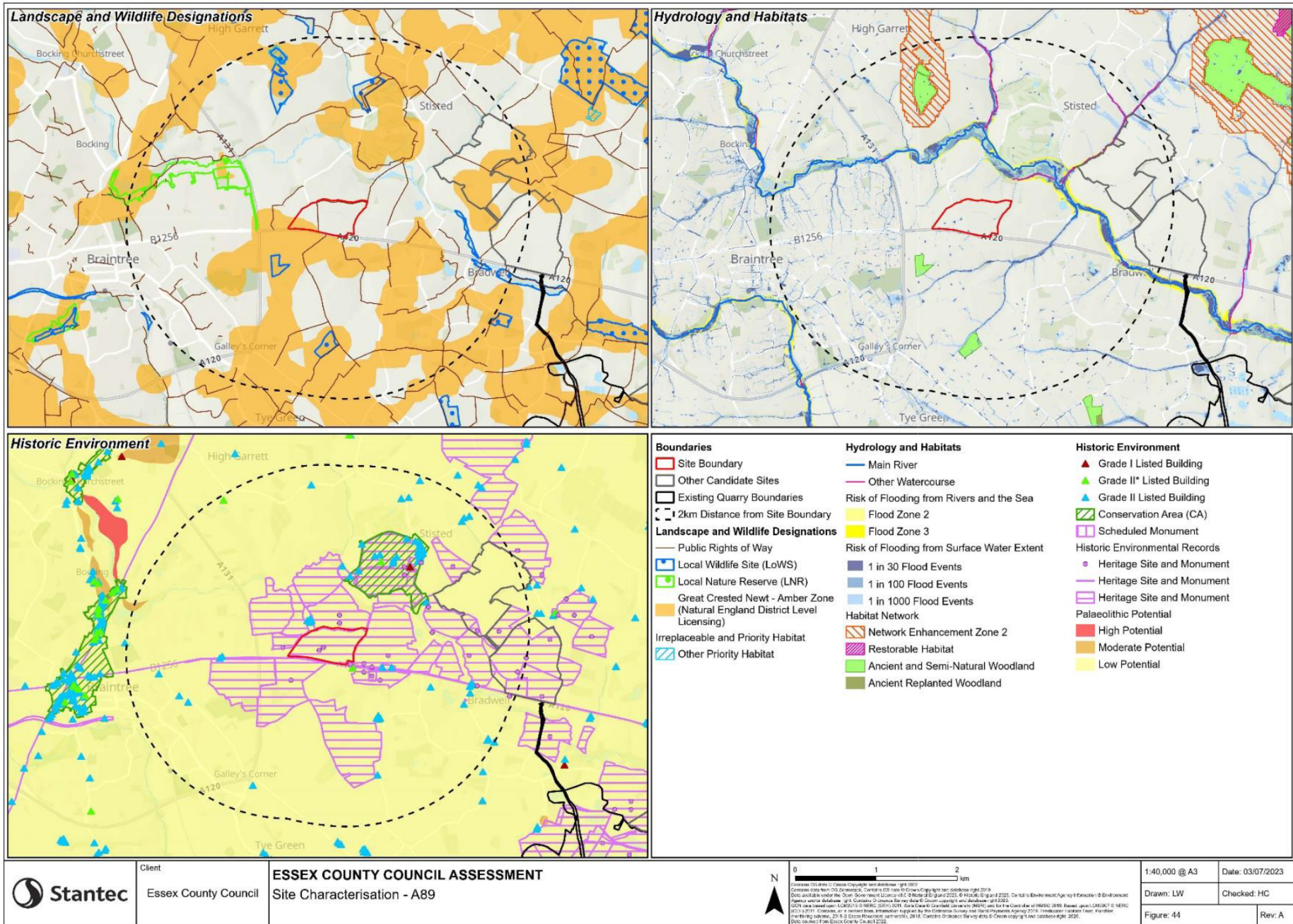


Figure 3.44: A89 - Covenbrooke Hall Farm

The information and maps above represent a summary of the site assessment. You are encouraged to view the methodology and more detailed assessment for each site within appendices B-I. These can be found on the Candidate Sites Assessment webpage on our consultation pages:

www.essex.gov.uk/minerals-review

Appendix B - Landscape and Visual Sensitivity

Appendix C - Biodiversity

Appendix D - Historic Buildings

Appendix E - Archaeology

Appendix F - Flooding

Appendix G - Transport

Appendix H – Access

Appendix I - Public Rights of Way, Geo-Environmental, Hydrology, Hydrogeology & Drainage, Air Quality, Soil Quality, Services & Utilities, Health & Amenity, Green Belt, and Airport Safeguarding Zones