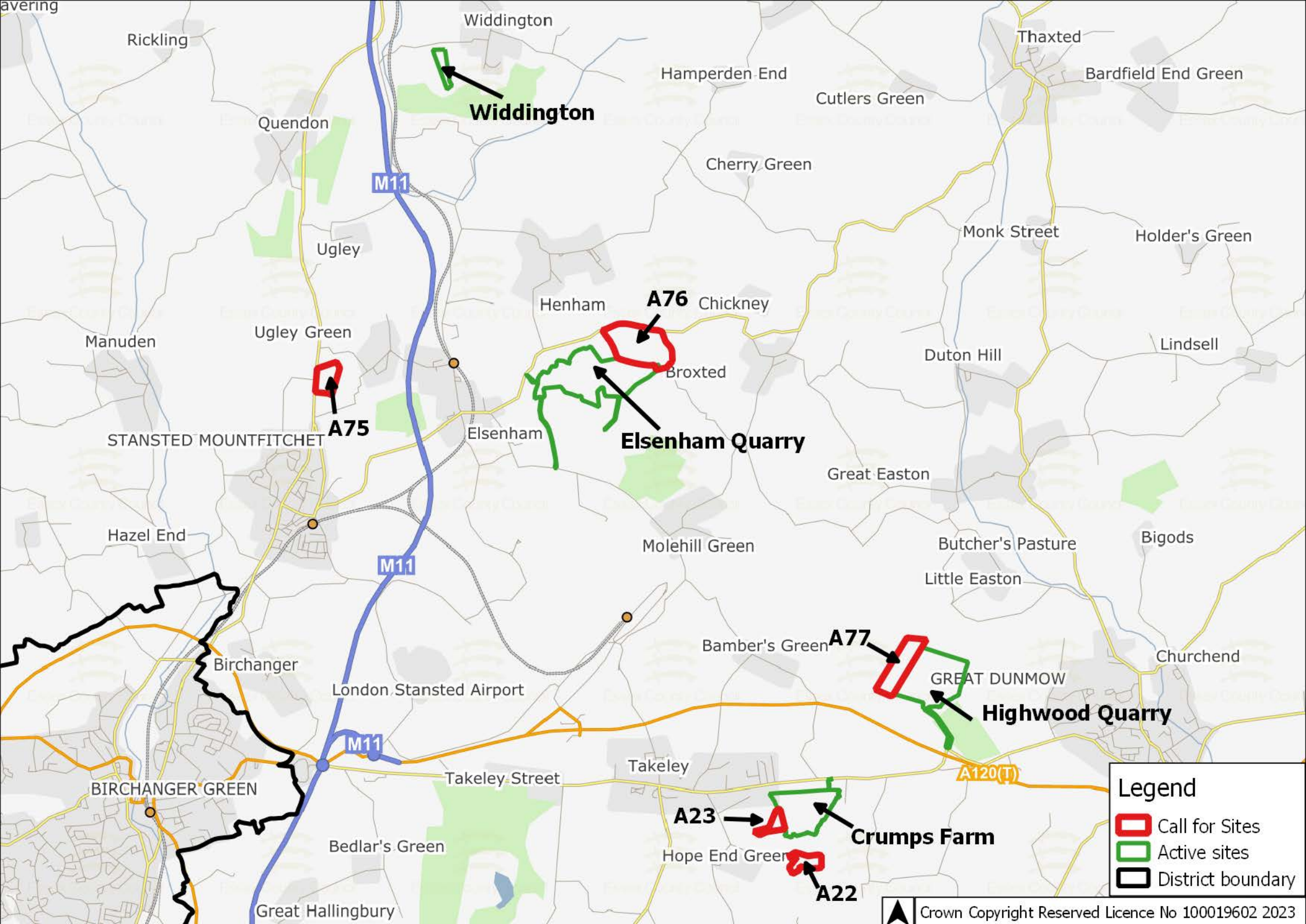


Little Bullocks Farm A22	Legend  Site Boundary
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<i>Candidate Site Reference</i>	<i>Candidate Site Name</i>	<i>District</i>	<i>Existing use</i>	<i>Site Area (ha)</i>	<i>Potential Yield (million tonnes)</i>
A22	Little Bullocks Farm, (a)	Uttlesford	Agricultural	6.9	0.64

The Site is proposed to be an extension to an existing mineral site (Crumps Farm Quarry) and is located south of the B1256, to the east of Hope End Green and south west of Little Canfield. The Site area is approximately 6.9 ha and is proposed for 0.64 million tonnes of sand and gravel extraction. The Site could be worked at any time during the plan period. The adjoining uses include the Crumps Farm Quarry to the north, agricultural fields, and woodland. The village of Hope End Green is located to the west of the Site. This Site is proposed to be accessible via existing access (located at the north eastern corner of Crumps Farm Quarry) onto B1256, a short connection to the A120. There are existing enforcement investigations at Crumps Farm Quarry, therefore, the outcome of these may influence this allocation assessment in due course. 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	Biodiversity	Historic Buildings	Archaeology	Flooding	Transport	Access	Public Rights of Way	Geo-Environmental	Hydrology, Hydrogeology and Drainage	Air Quality	Soil Quality	Services & Utilities	Health & Amenity	Green Belt	Airport Safeguarding Zones
Amber	Amber	Green	Amber /Green	Amber	Amber	Green	Green	Green	Amber /Green	Green	Amber	Red/ Amber	Green	Green	Amber /Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Central Essex Farmlands (B1) and possesses some characteristic features of the LCA, which includes the arable farmland landscape. The works would erode the existing attractive features of the small, secluded valley, (which is most attractive at the east) and the views of it from the public footpath. Overall, sensitive Mitigation for visual impact toward public receptors will be required to keep in context with the local landscape character.
- Site A22 is within the Site of Special Scientific Interest (SSSI) Impact Risk Zone for Hatfield Forest SSSI and National Nature Reserve (NNR), c.3.1 kilometres west and High Wood Dunmow SSSI, c.2.4 kilometres east. Hatfield Forest is one of the largest woodlands in Essex and includes a wide range of habitats including Woodpasture and Parkland Priority habitat. High Woods, Dunmow SSSI which is an ancient woodland site, with sections which

comprise ancient replanted woodland. Additionally, Flitch Way Local Nature Reserve (LNR) is c. 812 metres north and Elsenham Wood SSSI is c. 4.9 kilometres north. The Site is 115 metres south of an existing, active minerals site; Crump's Farm.

- There are four Local Wildlife Sites (LoWS) within one kilometre. Canfield End Pastures LoWS is adjacent to the Site boundary on the east side. This LoWS comprises two pastures which represent a scarce Essex habitat, being damp, streamside grasslands with a diverse flora.
- Multiple mature trees are present on-Site, as are several Hedgerows Priority habitats.
- The Site is graded Amber because ecological impacts are likely to be moderate and it is likely to require medium levels of mitigation to make the Site acceptable. The proposals could have a moderate impact upon the natural environment including Priority habitats and species. This includes the direct impact to the nearby LoWS, River Roding watercourse, mature trees, as well as potential hydrological impacts to retained habitats, and loss of and disturbance to habitats for Priority farmland species. Any application would require demonstration that there would be no adverse effects and the operations would not affect the hydrology of water sensitive habitats e.g. the irreplaceable habitat and the River Roding.
- Other mitigation measures should be used, such as watering to suppress dust and wildlife sensitive lighting. General best practice pollution prevention would be likely. Activities which have the highest potential to generate dust, such as haul roads and mineral stockpiles, should be located away from watercourses, woodlands and the other existing habitats and should be regularly dampened to minimise dust emissions. Water run-off from the Site should not be allowed to enter directly into the watercourses.
- The Essex Historic Environment Records show this area lays within Historic landscape area 8 Hatfield Forest and the Hallingburys. The historic mapping shows that part of this area used to be woodland. The surviving historic field boundaries are likely to be of ancient origin. It is likely that a range of historic landscape feature may survive, and any environmental assessment should include a walk over survey.
- The Site would be generally screened from the south by vegetation on the boundary (which should be protected and retained) and by landform however, the Site would be overlooked from the other (north) slope of the valley. Mitigation to reduce any impact on these views should be considered where appropriate.
- The Site lies within an area known to contain multi-period archaeology from the Late Bronze Age to the medieval period situated close to the Pincey Brook. Excavations to the north show settlement evidence from the Bronze Age through to the post medieval period, both on and set back from the line of Stane Street the Roman road from Colchester to Braughing.

- A sequence of cropmarks are known from aerial photography extending across the Site forming a large enclosure or early field system.
- The Site is assessed as having a 'high' potential for surface water flood risk as identified within the SFRA. The Site has been identified as having a 'high' groundwater flood risk. Both of these elements of flood risk are due to a main river being located to the east of the Site. The Site is predominantly within Flood Risk Zone 1 (92.2%) and therefore that area of the Site is not at risk from fluvial flooding.
- Access is proposed via an existing access serving Crumps Farm onto the B1256 which is classified as a Secondary Distributor in Essex County Council's Development Management Route Hierarchy. This accords with (iii) in the methodology (see Appendix G Transport for full methodology):

Where access to the main road network in accordance with (i) and (ii) above is not feasible, road access via a suitable existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety. Internal access routes need to be considered to ensure they are feasible.

- The Site has low groundwater vulnerability. A watercourse (River Roding) is 10m east and 20m north east of the Site and another watercourse is 10m north. The Site is likely to have a minor impact on hydrology, hydrogeology, and drainage. Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.
- The Site is within 100m of a high pressure gas main (Cadent Gas). Further investigation and consultation would be needed to determine appropriate mitigation measures to avoid impact on the gas main to make the Site acceptable which may include its diversion and/or protection.
- 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 is within an Airport Safeguarding Zone (Stansted Outer Zone). Restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. Detailed assessment of this matter would need to accompany any planning application.

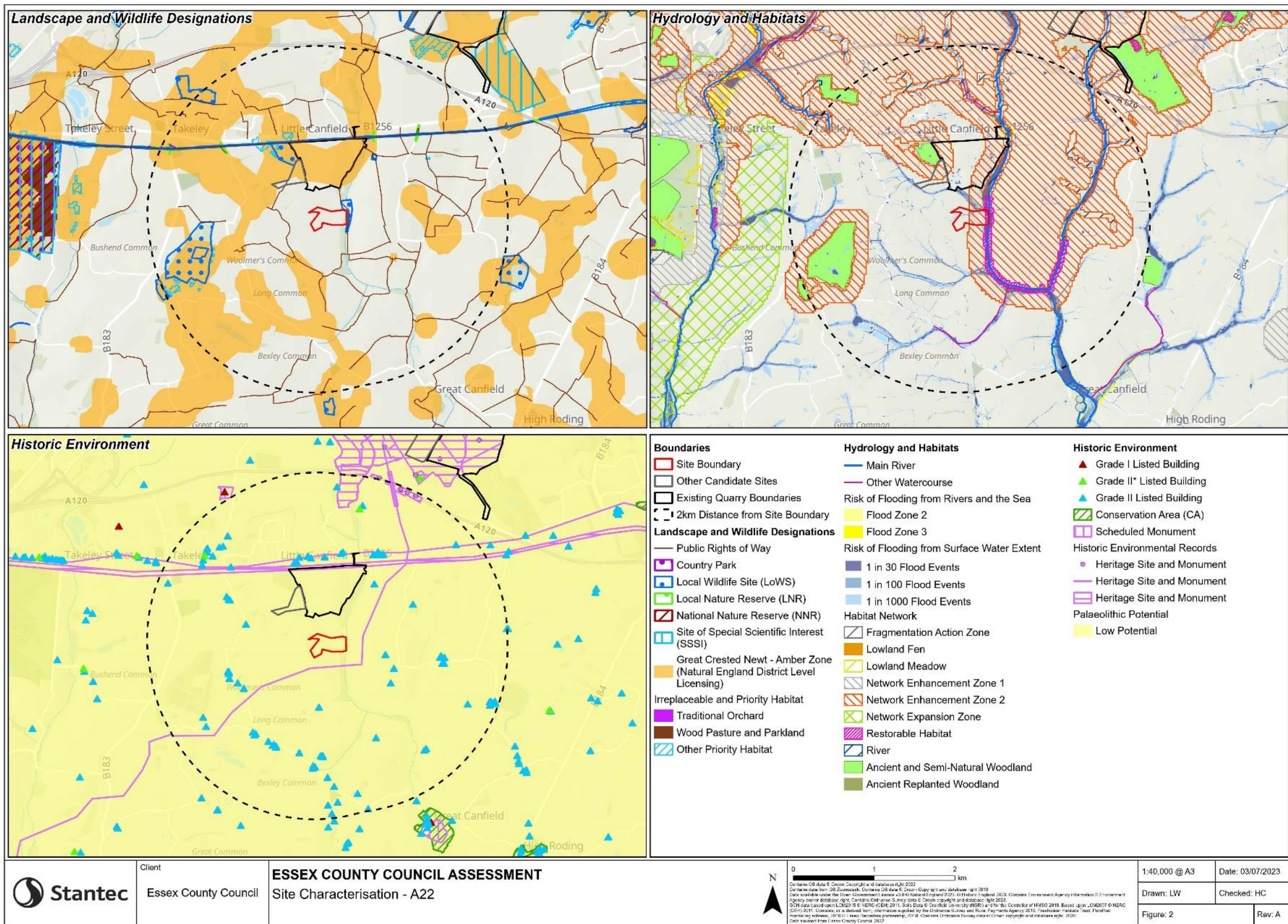


Figure 3.2: A22 - Little Bullocks Farm, (a)

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