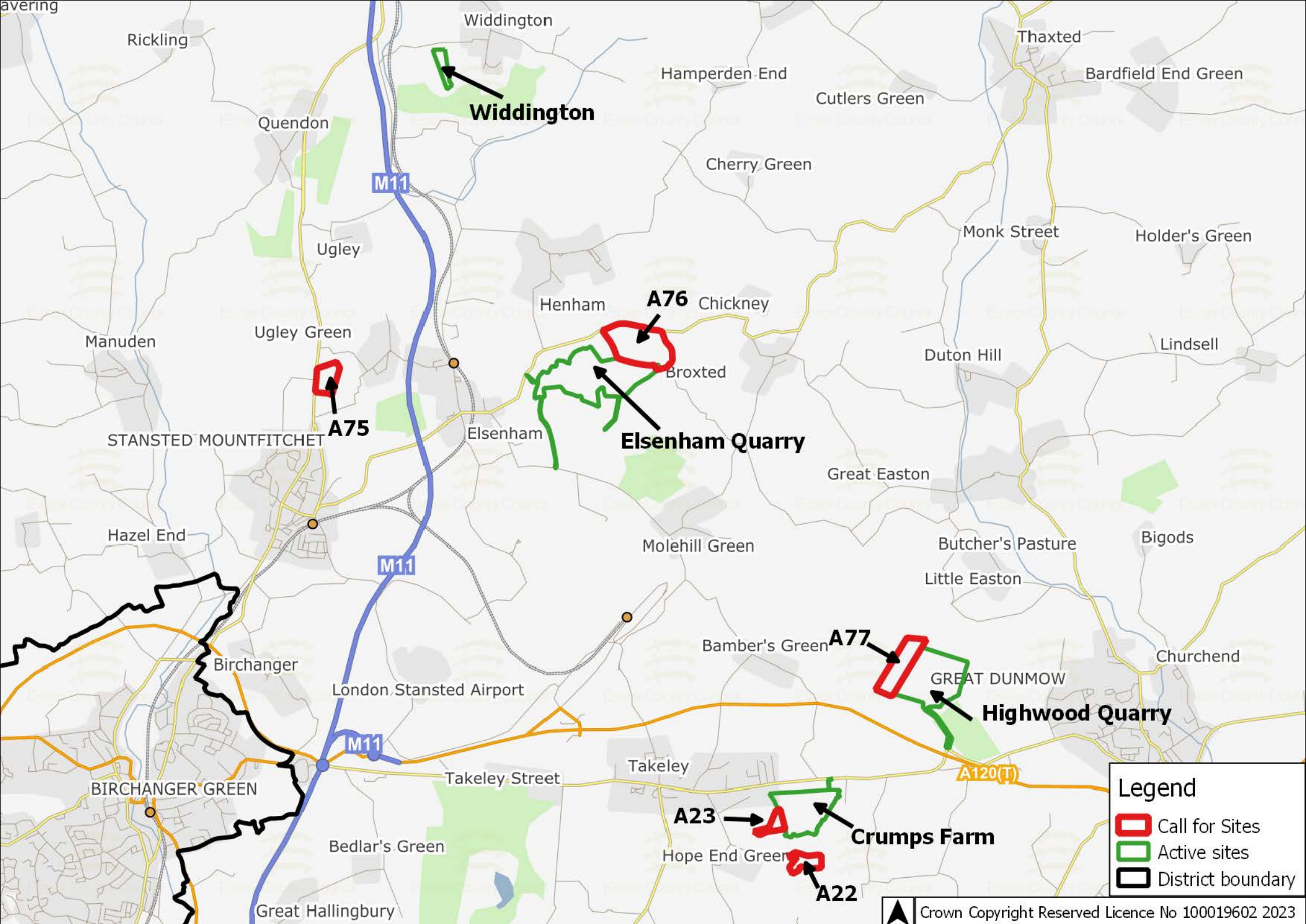


<b>Little Bullocks Farm</b> <b>A23</b>	<b>Legend</b> Site Boundary
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<i>Candidate Site Reference</i>	<i>Candidate Site Name</i>	<i>District</i>	<i>Existing use</i>	<i>Site Area (ha)</i>	<i>Potential Yield (million tonnes)</i>
<b>A23</b>	<b>Little Bullocks Farm, (b)</b>	<b>Uttlesford</b>	<b>Agricultural</b>	<b>5.5</b>	<b>0.06</b>

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 north east of Hope End Green and south west of Little Canfield. The Site area is approximately 5.5 ha and is proposed for 0.06 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, agricultural fields, woodland, and residential buildings within the village of Hope End Green. 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	Red/Amber	Green	Amber/Green	Amber	Amber	Green	Red/Amber	Green	Green	Green	Amber	Amber/Green	Amber	Green	Amber/Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Central Essex Farmlands (B1) and possesses only limited characteristic features of the LCA, which includes the arable farmland landscape.
- Site A23 is within the Site of Special Scientific Interest (SSSI) Impact Risk Zone for Hatfield Forest SSSI and National Nature Reserve (NNR), c.2.7 kilometres west and High Wood Dunmow SSSI, c.2.5 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 secondary woodland. Additionally, Flitch Way Local Nature Reserve

(LNR) is c. 220 metres north and Elsenham Wood SSSI is c. 4.3 kilometres north.

- There are five Local Wildlife Sites (LoWS) within one kilometre. Runnel's Hey is adjacent to the Site boundary on the northwest side. This LoWS is listed as ancient woodland, which is classed as irreplaceable habitat. Multiple mature trees are present within the bordering line of trees along the southeast side.
- The Site comprises two fields, one which is arable in active crop rotation, whilst the other field, which is adjacent the ancient woodland, comprises modified grassland. Wet drainage ditches border the west and eastern boundaries. A line of mature broadleaved trees divides the Site in two centrally. Site access is not clear from the plans provided. However, the Site adjoins directly to the neighbouring active Crumps Farm quarry and waste site. The eastern boundary is partially bordered by a line of mature, broadleaved trees and a wet drainage ditch. The River Roding is 500 metres east of the Site, the bordering drainage ditches eventually lead in to the River Roding. There is a haul road proposed on the plan connecting A22 and A23, which would cross a ditch that feeds into the River Roding. Therefore, there are a number of potential pollution pathways between the Site and River Roding, for water quality.
- The Site is graded Red-Amber because ecological impacts are likely to be major and it is likely to require high levels of mitigation to make the Site acceptable. The Site could have a major impact upon the adjacent ancient woodland (irreplaceable habitat). The proposals could have a serious impact upon the natural environment including local designations and Priority habitats and species. This includes the direct and indirect impacts to the nearby LoWS, mature trees, as well as potential hydrological impacts to retained habitats. These trees could be affected directly and indirectly; e.g. through direct habitat loss, changes to the hydrology; smothering of leaves by dust, disturbance e.g. by noise and lighting. In addition, other protected and Priority species using the adjacent band of scrub and grassland habitat e.g. bats, Hazel Dormouse and reptiles could be impacted. It could also result in disturbance and loss of habitat for Priority farmland species, e.g. Skylark.
- Any application would require demonstration that there would be no adverse impacts to the adjacent ancient woodland (irreplaceable habitat) and that the operations would not affect the hydrology of the ancient woodland or the River Roding. Mitigation may include - but not be limited to - substantial buffers between the Site and the LoWS and ancient woodland and the nearby watercourses; prevention of deterioration of water quality to the River and its tributary watercourses, and ecological improvements to the 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 any habitat within the LoWS, and loss of habitat for Priority farmland species.

- 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 an earlier field system and potential woodland boundary.
- The Site is assessed as having a 'low' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'high' groundwater flood risk.
- The Site is entirely within Flood Risk Zone 1 and therefore 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 would need to be considered to determine whether feasible.

- 1 Public Right of Way crosses the Site. 1 Public Right of Way borders 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 the Public Right of Way crossing the Site.
- 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. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on the electricity lines. Such mitigation may include diversion and/or protection.
- Sixteen residential buildings, two farm buildings and four commercial buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, medium levels of mitigation are likely to be

required to make the Site acceptable in terms of impacts on health and amenity e.g. low level noise attenuation measures.

- 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.

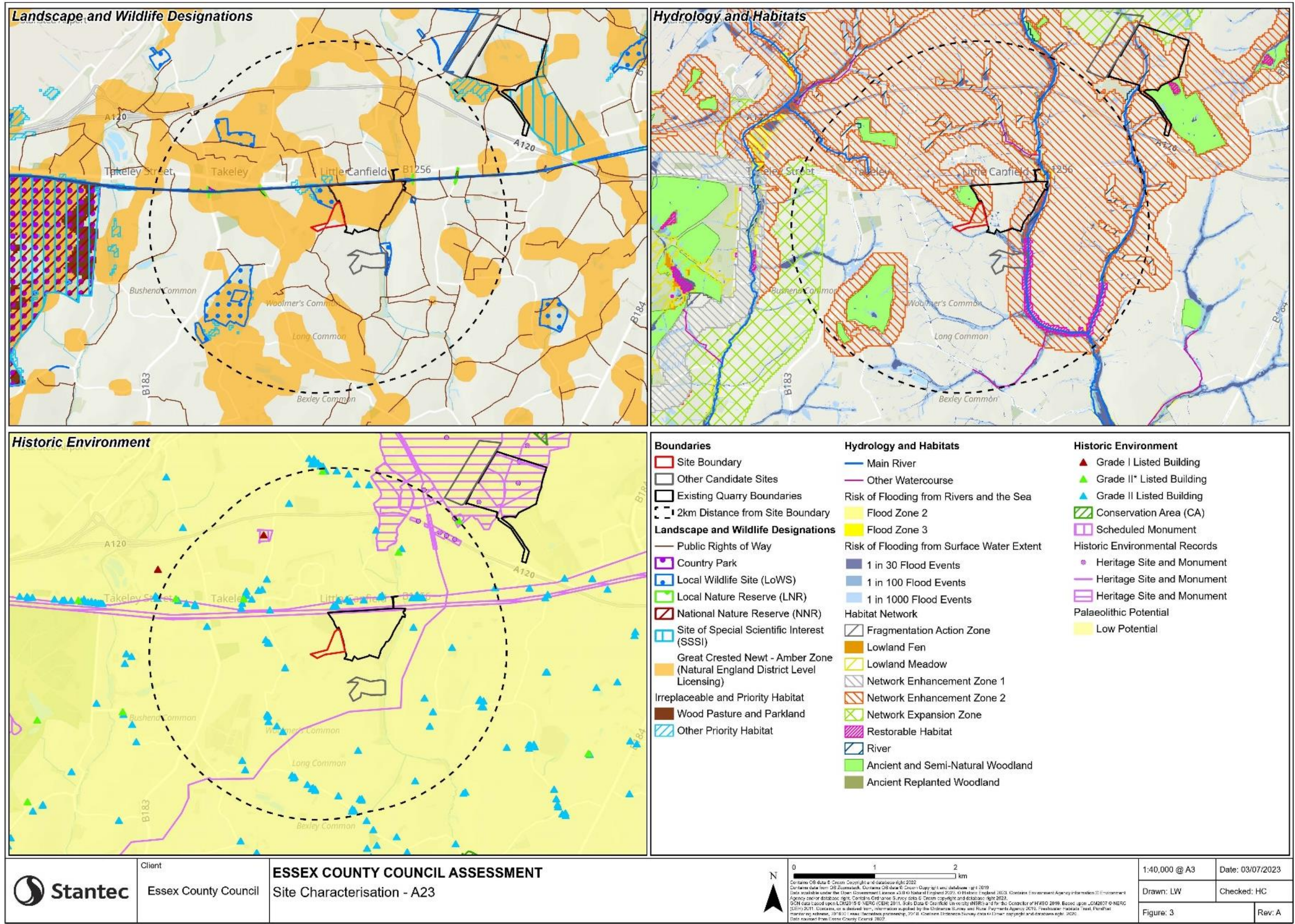


Figure 3.3: A23 - Little Bullocks Farm, (b)

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](http://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