

Henham

Chickney


Pledgdon Green


Brick End

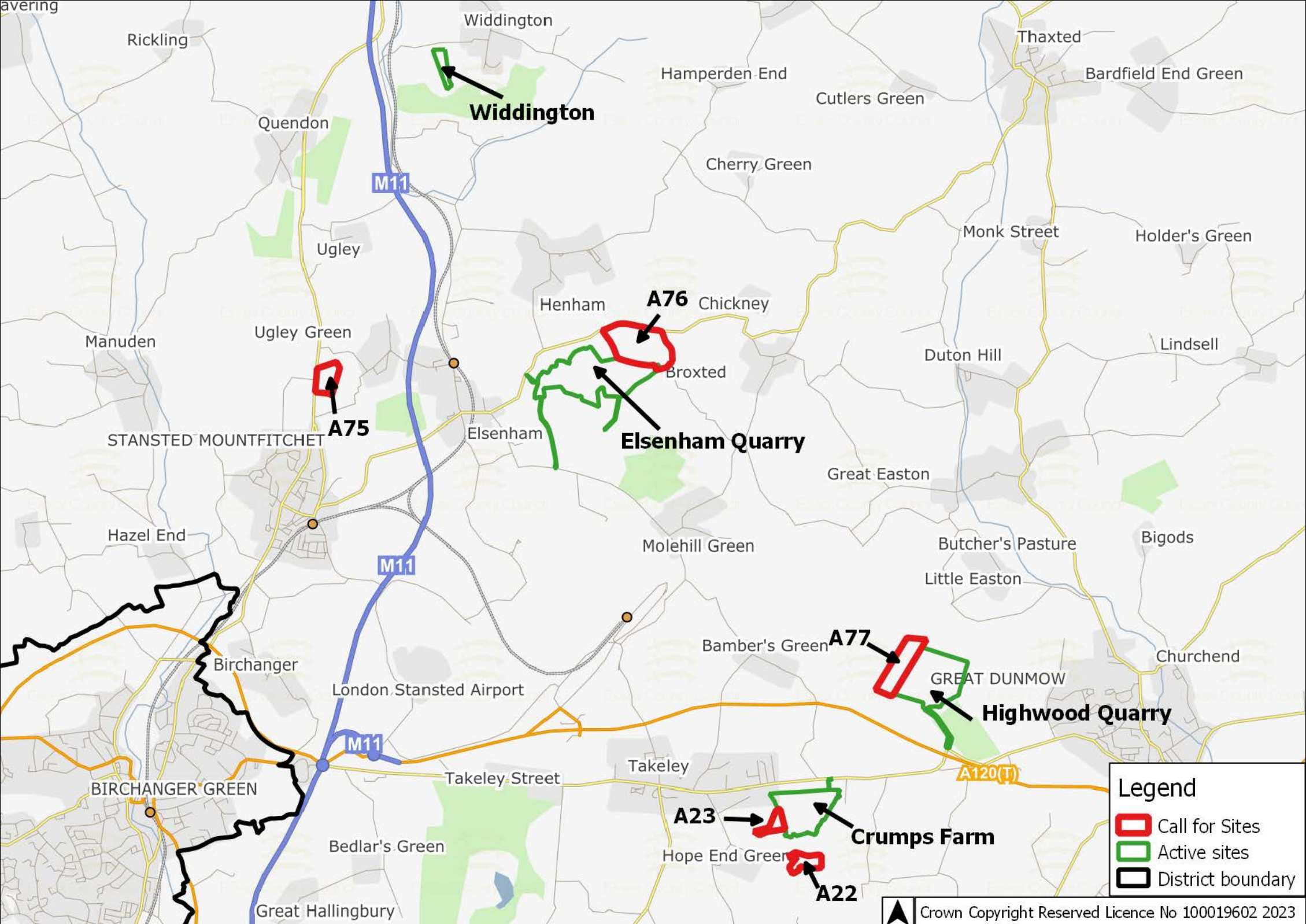
0 250 500 750 m

**Elsenham
A76**

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>
A76	Elsenham	Uttlesford	Agricultural	16.8	2

The Site is promoted as an extension to an existing mineral Site (Elsenham Quarry) and is located to the north of Elsenham Quarry. The Site area is approximately 16.8 ha and is proposed for 2.0 million tonnes of sand extraction with a phased mineral extraction with restoration using inert material to original ground levels. The Site could be worked at any time during the plan period. The adjoining uses include Elsenham Quarry, agricultural fields, the B1051 and Brick End Lane and residential and commercial buildings. The village of Elsenham is located to the west of the Site. This Site would be accessible using the existing quarry access points to the surrounding highway network, the main access being to the south onto Hall Road, whilst a local access is provided to Henham Road an existing restricted local access. 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	Red/Amber	Amber/Green	Amber	Amber	Green	Red/Amber	Green	Amber/Green	Green	Amber	Red	Red/Amber	Green	Amber/Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Central Essex Farmlands (B1) and the Site possesses only limited characteristic features of this LCA, which includes the arable farmland landscape. The limited sense of complexity due to historic hedgerow removal reduces potential sensitivity of the Site.
- Site A76 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for Elsenham Woods SSSI which is an ancient woodland site. There are two separate parts to the SSSI and the closest part is located c.300 metres to the south of the Site.
- There are four Local Wildlife Sites (LoWS) within one kilometre. Pledgdon Green LoWS is less than 12 metres to the south and Palegate Meadow is c.166m to the east, both LoWS are old grasslands. Hawland Wood is c.405m and Lady's Wood/Regents Spring is c.445m to the south. Both of these are also Ancient Woodlands, which is classed as irreplaceable habitat.

- The Site is an arable field bounded partly by ditches with scrub and Hedgerows (mostly Priority habitat), mature trees and a small area of Lowland Mixed Deciduous Woodland Priority habitat on the western boundary. There are two hedgerows within the field and a small cluster of mature Oaks and other trees within the field that could not be accessed during the survey. Skylark (a Priority species) use the Site. Stansted Brook passes near to the northwest corner of the Site, which eventually feeds into the River Roding.
- 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 it acceptable. The Site could have a moderate impact upon national designations (i.e. Elsenham Woods SSSI); irreplaceable habitats (ancient woodlands); local designations (the LoWS); Priority habitats and species and Stansted Brook. Impacts could include changes to the water quality of the Stansted Brook, smothering of leaves by dust, disturbance e.g. by noise and lighting. The internal hedgerows and a small number of trees of unknown quality in the field may need to be removed. It could result in disturbance and loss of habitat for Priority farmland species.

Any application would require demonstration that the operations would not affect the nearby LoWS, the hydrology of Elsenham Woods SSSI, ancient woodlands, watercourses, and boundary habitats. Appropriate mitigation and compensatory habitat may be required for the loss of the internal trees and hedgerows and habitat for Priority farmland species. Water run-off from the Site should not be allowed to enter directly into watercourses.

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of four Grade II listed buildings through a change within their settings: Pledgon Hall (List UID: 1278392); and Barn to South of Pledgon Hall, On West Side (List UID: 1230881); Barn to South East of Pledgon Hall, on East Side of Yard (List UID: 1278393); and Pledgon Farmhouse (List UID: 1231098).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to one Grade II listed building. This being, Palegate Farmhouse (*List UID: 1322562*).
- The allocation of The Site would likely result in 'less than substantial' harm at the lowest level to one Grade II listed building, Elm Cottage (List UID: 1230893).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance. In particular, the proximity of the Site to the heritage assets and the topography of The Site also presents challenges.
- The Site lies within an area known to contain extensive areas of multi-period archaeology from the Late Bronze Age to the medieval period.

- The Site has been previously evaluated in 2011 identifying dispersed evidence of Late Bronze Age to medieval remains. The evidence also indicates the potential for Roman and medieval settlement surviving with 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.
- Access is proposed onto Hall Road/Parsonage Road which is classified as a Secondary Distributor in Essex County Council's Development Management Route Hierarchy. This corresponds 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.

- As HGVs cannot take access via Stansted Airport extensive use of the Secondary Distributor network is required to access the A120/M11 passing through Takeley local junctions.
- 1 Public Right of Way cross the Site. 1 Public Right of Way borders the Site. 5 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 the Public Right of Way crossing the Site.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has low groundwater vulnerability. 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 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 strategic Affinity Water pipelines within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which would

likely include diversion and/or protection. Diversion/protection may not be possible and/or may be cost prohibitive.

- Five residential buildings are outside the Site boundary less than or equal to 20m from the Site. Six residential buildings are more than 20m but less than or equal to 50m from the Site. Commercial activity (business park), two commercial buildings and seventeen residential buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, high levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. high level noise screening and extensive dust suppression 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.

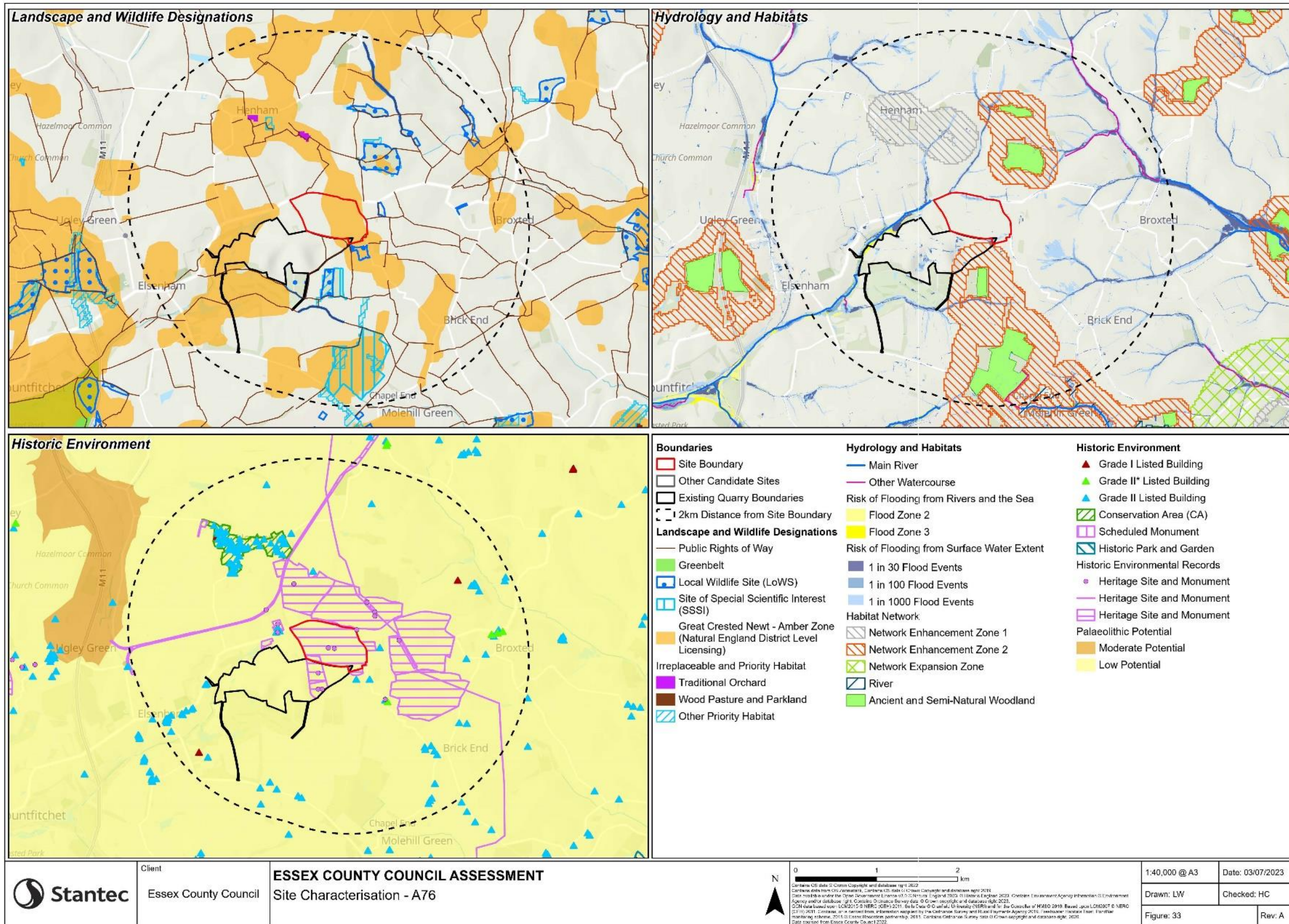


Figure 3.33: A76 - Elsenham

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