

Item 7 – Uttlesford Sites

A22 Little Bullocks Farm, Little Canfield

Address: Little Bullocks Farm, Great and Little Canfield

District: Uttlesford

Estimated Yield: 0.64 mt

Area: 6.9 ha

Estimated life: 12 years

Method of exportation: Road

Method of Restoration: Low level restoration

After-use: Agriculture, amenity and nature conservation

Specific issues to be addressed

The site would be a southerly extension of the existing Crumps Farm Quarry, located south of the B1256 and to the east of Hope End Green.

1. Mineral would be processed utilising mobile plant and exported via the existing site access.
2. A Transport Assessment would be required.
3. Extraction would not commence until after extraction at the existing quarry and all necessary restoration phases have been completed.
4. The eastern end of the site lies in a small secluded valley with a small river, nearby woodland and a Local Wildlife Site (UFD180 – Canfield End pastures). Steps should be taken to screen views of the extraction area from this direction, including views from the PROW Lt Canfield 19.
5. The river and Local Wildlife Site require protection for example through buffering and through the assessment of potential hydrological impacts. Existing vegetation to the south of the site should be protected and retained.
6. The site has potential for protected and notable species. An ecological assessment based on appropriate survey work would be required with any application/ EIA.
7. The site lies in a potentially sensitive area for archaeology. A historic environment assessment would be required with any application/ EIA.
8. The site layout should ensure a sequential approach is adopted whereby areas of greater vulnerability, such as buildings and stockpiles are located in Flood Zone 1. Given that the majority of the site is located in Flood Zone 1, this should be achievable. The flood risk associated with the watercourses should be assessed as part of a site specific Flood Risk Assessment and suitable mitigation measures adopted.
9. The site is low lying and within the Stansted 13km safeguarding zone. It therefore must be worked and restored without creating areas of standing water or employing putrescible waste for infill purposes as both would attract birds.
10. Careful consideration must be given to the final low-level restoration contours to ensure the final landform blends with the surrounding topography and that restoration would be predominantly back to agricultural use given the presence of Grade 2 agricultural soil.
11. The site is crossed by National Grid Underground pipeline, and as such early liaison would be required with the National Grid.

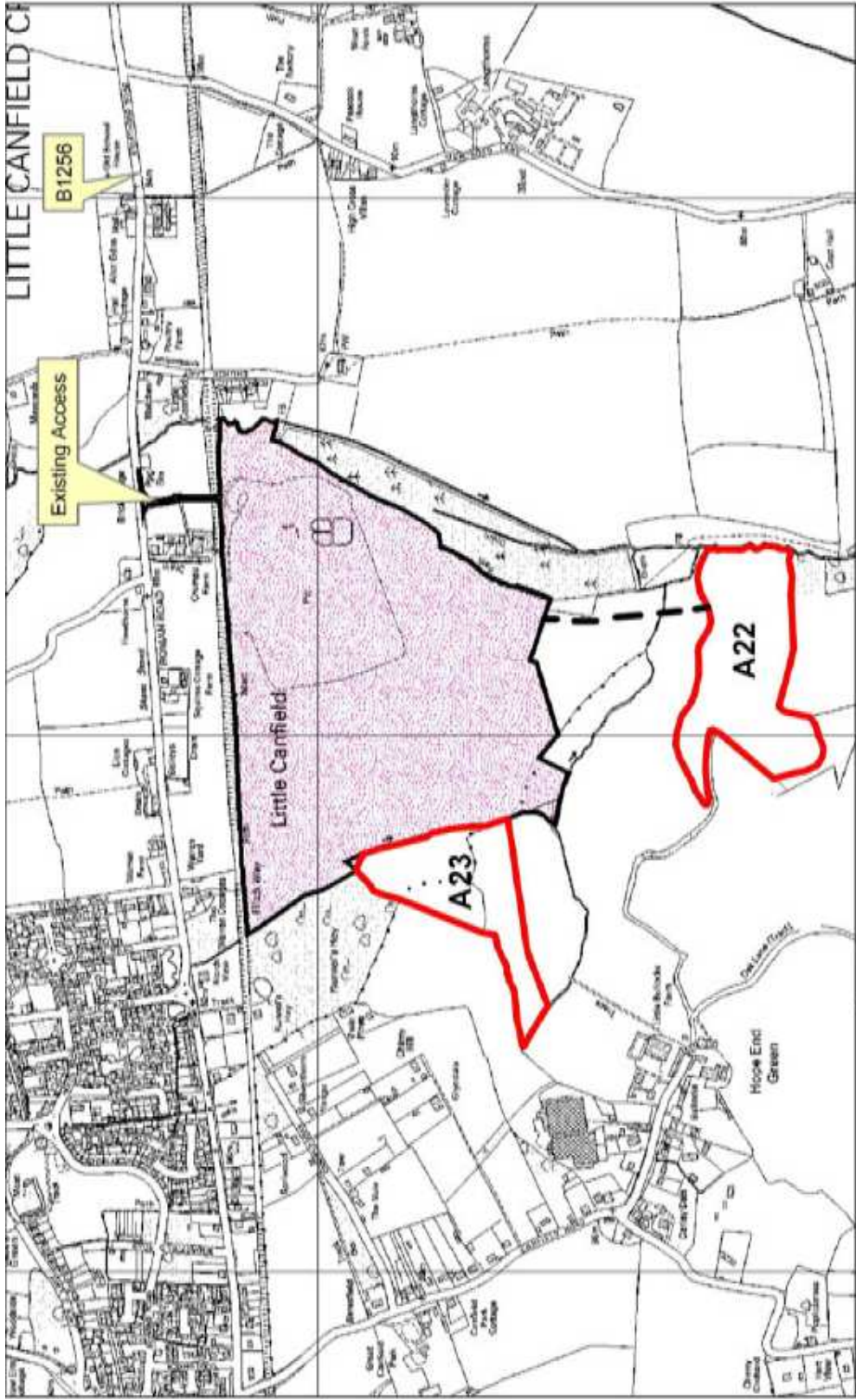
A23 Little Bullocks Farm, Little Canfield

Address: Little Bullocks Farm, Great and Little Canfield
District: Uttlesford
Estimated Yield: 0.06 mt
Area: 5.5 ha
Estimated life: 2 years
Method of exportation: Road
Method of Restoration: Low level restoration
After-use: Agriculture, amenity and nature conservation.

Specific issues to be addressed

A small westerly extension site for the existing Crumps Farm Quarry, located south of the B1256 and to the north-east of Hope End Green.

1. Mineral would be processed through the existing processing plant and exported via the existing site access.
2. A Transport Assessment would be required with any application/ EIA
3. Extraction would not commence until after extraction at the existing quarry and all necessary restoration phases have been completed
4. A previous application for the creation of a fishing lake in this area (which would have involved the extraction of sand and gravel), was refused in 2004 on the grounds of need, proximity to Stansted airport, archaeology, proximity to a former landfill site, harm to an adjoining designated site and harm to landscape.
5. The site is adjacent to a Local Wildlife Site (UFD 172 – Runnels Hey), and area of Ancient Woodland. This site must be protected for example, through buffering. A hydrological assessment should accompany any application/ EIA.
6. The site has potential for protected and notable species. An ecological assessment based on appropriate survey work would be required with any application/ EIA.
7. The site lies in a potentially sensitive area overlooking a tributary of the River Roding with the possibility of archaeological deposits surviving. A historic environment assessment would be required with any application/ EIA.
8. Residential property off Canfield Drive with views of the site should be protected by appropriate bunding/ screening.
9. The site is low lying and within the Stansted 13km safeguarding zone. It therefore must be worked and restored without creating areas of standing water or employing putrescible waste for infill purposes as both would attract birds.
10. PRoW footpaths Great Canfield 2 and Little Canfield 8 cross the site and would require temporary diversion during operations.
11. Careful consideration must be given to the final low-level restoration contours to ensure the final landform blends with the surrounding topography and that restoration would be predominantly back to agricultural use given the site contains Grade 2 agricultural soils.



Little Bullocks Farm, Little Canfield A22/23

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0 140 280 420 560 Meters

Preferred Site Boundaries
 Existing Mineral Permissions
 Indicative Haul Route