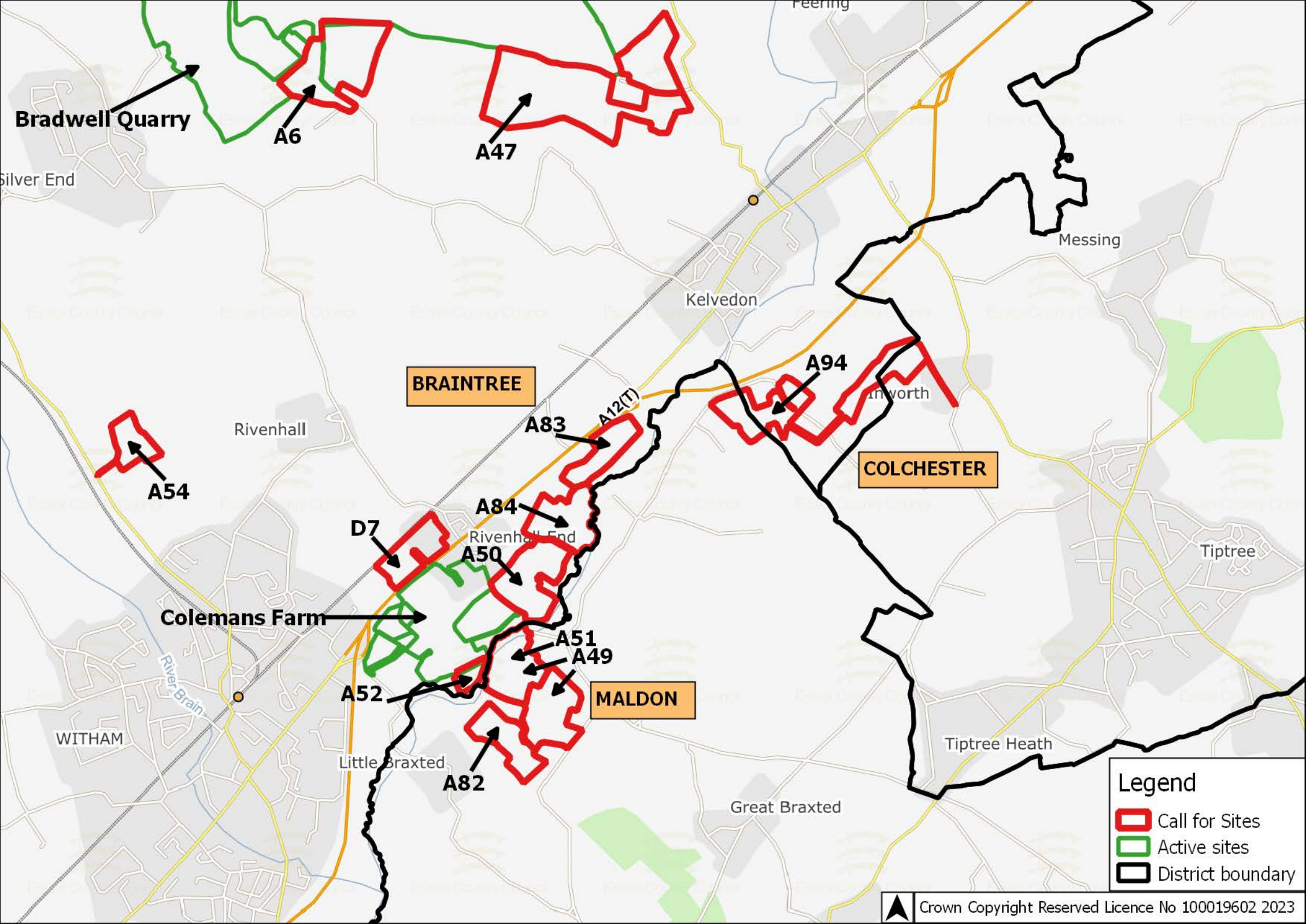


**Colemans Farm
A51**

Legend
[Red line icon] 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>
A51	Colemans Farm - North extension (Hill Broad Farm)	Maldon	Agricultural	19.77	0.6

The Site is promoted as an extension to an existing mineral Site (Colemans Farm Quarry) and is located to the south west of Colemans Farm Quarry. The Site area is approximately 19.77 ha and is proposed for approximately 0.6 million tonnes of sand and gravel extraction which would be transported internally to the existing plant Site at Colemans Farm Quarry, where it will be washed, graded, and stocked prior to export off Site. It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Colemans Farm Quarry and, subject to allocation, could be operated alongside Site A50. The adjoining uses include agricultural fields, woodland, Colemans reservoir and residential and commercial buildings. The hamlet of Rivenhall is located 800m north of the Site. Access to the Site is through the access arrangements for the existing workings at Colemans Farm Quarry. 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	Amber	Green	Green	Red/Amber	Green	Amber	Green	Amber	Red/Amber	Red/Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is significantly characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located on the river edge of the River Blackwater, the Site comprises linear willow and poplar plantation which is a strong local feature of the landscape which increases the complexity of the Site. The remainder of the Site comprises arable fields separated by established hedgerows, also located on the valley sides. With open views of the river, appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.

- The River Blackwater valley is located on the immediate boundary to the west, with strong intervisibility between the Site and the river. Appropriate consideration would be required to mitigate the physical impacts on Elm Springs with a suitable buffer. Mineral extraction within this location would significantly alter the setting of the River Blackwater valley, where a substantial buffer would be required.
- The River Blackwater follows the length of the western boundary and there is another watercourse within the Site which feeds into the River which is likely to be removed. These create a potential pollution pathway for water quality between the proposed mineral Site and a number of statutory wildlife sites. The potential for Likely Significant Effects, particularly to the Blackwater Estuary Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation will need to be considered through a plan-level Habitats Regulations Assessment.
- The Site is situated on low-lying land and comprises two arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located within the Site, to the west of the River Blackwater.
- The Site is graded Amber because ecological impacts could be moderate and are likely to require medium levels of mitigation to make the Site acceptable. The Site's groundwater may be affected, which in turn could affect the hydrology of on-site and off-site habitats. Substantial buffers are likely to be required near to the Lowland Mixed Deciduous Woodland Priority habitat, River Blackwater and other watercourses and their water quality must not be affected by the proposals. Affected Hedgerows and watercourses should be adequately and appropriately compensated.
- The northern tip of the Site is adjacent to the Grade II Listed Appleford Bridge (List UID: 1111108). There is a high degree of visibility between the Site to the south and the heritage asset. The Site is an important part of the asset's setting and is currently pastoral in character and undeveloped. There is likely to be a considerable visual impact on this agrarian character from the quarrying of the Site. The allocation of the Site would have a negative impact on the setting of the bridge, resulting in a mid-level of less than substantial harm.
- The north-east boundary of the Site also abuts the curtilage boundary of the Grade II Listed Appleford Bridge Cottage (List UID: 1317172). The excavation of the Site would result in a mid-level of less than substantial harm, due to the visual intrusion of the quarrying works on the bridge's setting.
- Mitigation in the form of landscaping or screens of vegetation is unlikely to significantly reduce the visual impact on both the bridge and cottage. The mid-level of harm resulting from the visual impact could not be effectively mitigated.
- The structural impact of heavy vehicle use on the Grade II Listed Appleford bridge would need to be assessed by a heritage structural engineer in order

for the impact of its use in conjunction with the Site to be understood. At present, the impact is unknown. Once a structural survey report has been submitted it would then be possible to assess the level of harm to the bridge resulting from the scheme. Should any impacts be found to result from the bridge's use by HGVs in conjunction with the Site activity, mitigation in the form of the prohibition of use of the bridge by HGVs would reduce any direct physical impacts on the bridge.

- The impact on other nearby heritage assets would be limited to environmental impacts of dust, noise and traffic and would be low.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence.
- In the northern area of the Site a circular enclosure is interpreted as being of prehistoric date and possibly a ritual monument.
- A series of linear features may represent possibly prehistoric or later land division along the river valley.
- A Scheduled Monument lies within 1km of the Site.
- Palaeolithic archaeological remains and Pleistocene faunal remains have been recovered from river gravels within the vicinity of the Site.
- 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 'medium' groundwater flood risk.
- The Site is predominantly within FRZ1, although 43% of the Site is within FRZ3 and FRZ2.
- The implementation of sediment and erosion control measures, e.g., silt fences, sediment basins, and vegetative cover, to prevent soil erosion and sedimentation in water bodies will help reduce the risk of flooding by maintaining proper stormwater management and preventing sediment build-up in waterways.
- 1 Public Right of Way crosses the Site. 1 Public Right of Way is 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 has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A watercourse (River Blackwater) is within the Site boundary and is 20m west and 30m north east, another watercourse is 5m south west, a watercourse is 80m south and an

additional watercourse is 90m south. 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) and Grade 3 quality soil (good to moderate quality 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 and underground electricity lines within the Site boundary. The Site is within 100m of a high pressure gas mains (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 diversion and/or protection.
- Two residential buildings are outside the Site boundary less than or equal to 20m from the Site. One residential building is 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.

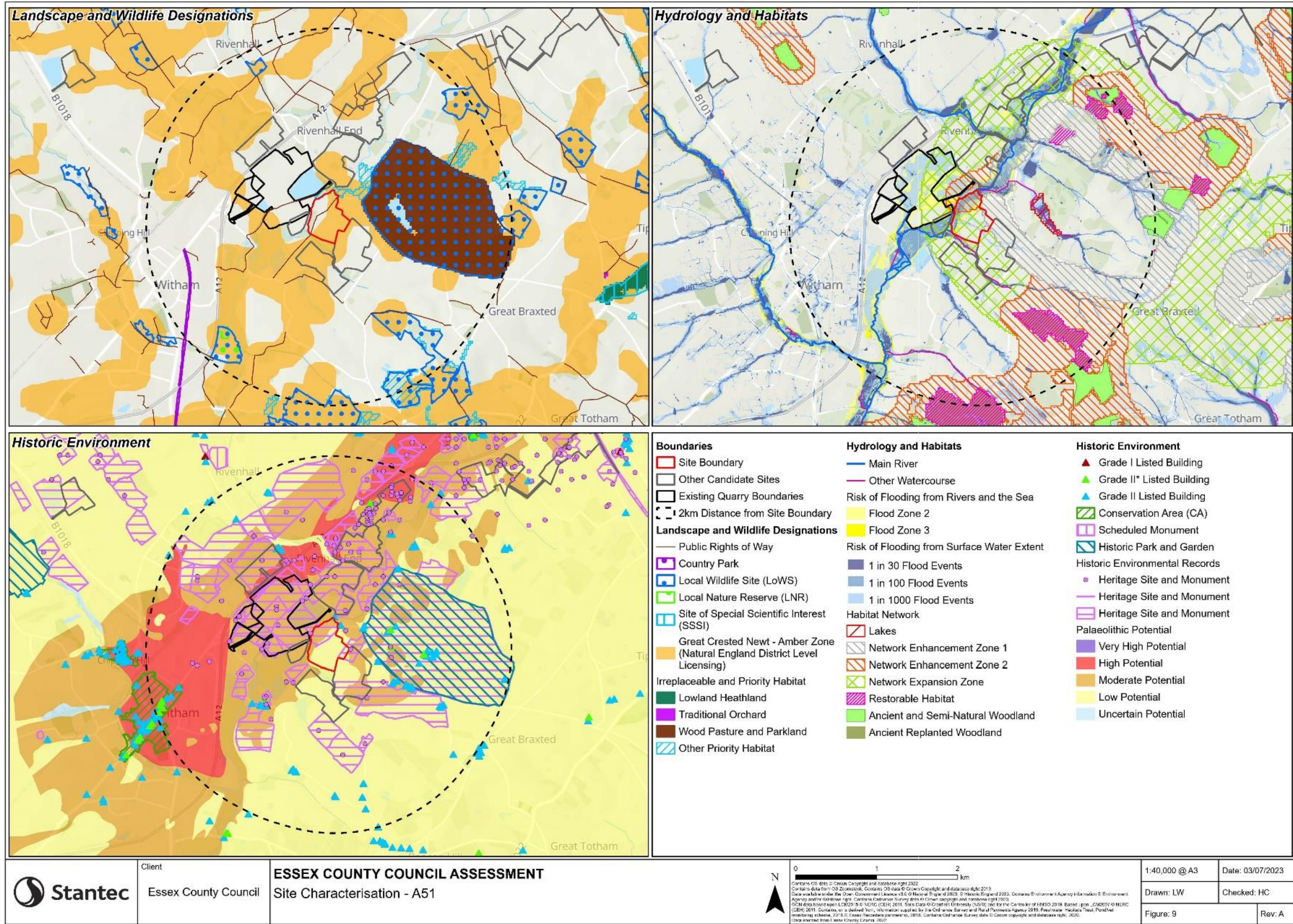


Figure 3.9: A51 - Colemans Farm - North extension (Hill Broad Farm)
Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 64

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