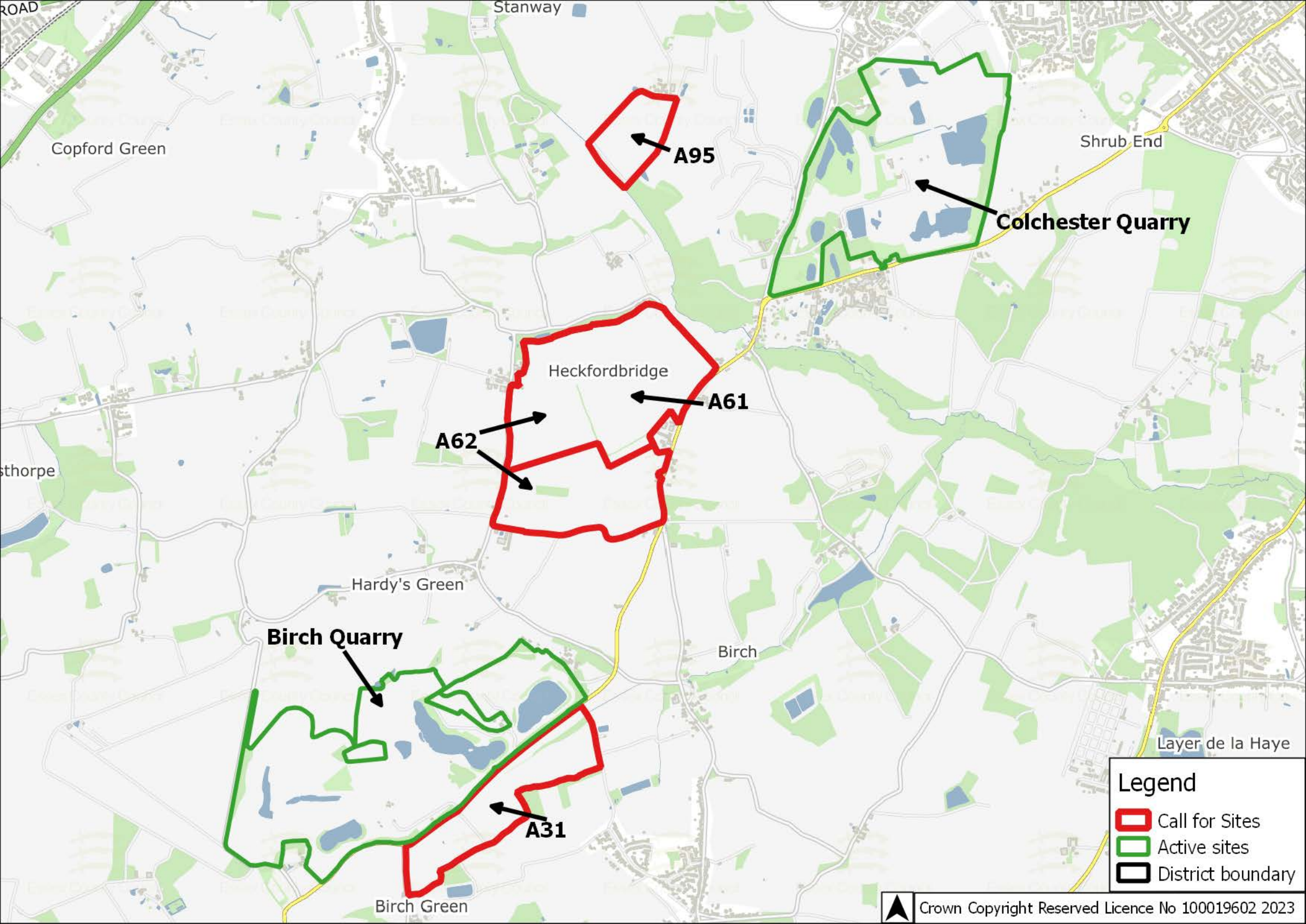


**Land at Bellhouse Farm South
A95**

Legend
Site Boundary

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Legend

-  Call for Sites
-  Active sites
-  District boundary

<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>
A95	Land at Bellhouse Farm South	Colchester	Agricultural	12.68	0.83

The Site is promoted as an extension to an existing mineral Site (Colchester Quarry) and is located adjacent to the western boundary of Colchester Quarry. Colchester Quarry is split into two areas (Stanway Quarry and Bellhouse Quarry). The Site area is approximately 12.68 ha and is proposed for approximately 0.83 million tonnes of sand and gravel extraction with processing occurring from the existing Stanway Quarry processing plant. It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Bellhouse Quarry or extracted during the time period for Colchester Quarry permitted working and processing. Infrastructure needed on site includes extensions to existing field conveyor to Stanway Quarry. The adjoining uses include agricultural fields, woodland, Colchester Quarry, Roman River, and residential, commercial and farm buildings. The town of Colchester is located to the east of the Site. Proposed access is via the existing access to Colchester Quarry off Warren Lane to the A12 Eight Ash Green junction utilising the newly constructed Western Bypass for access onto the A12. 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
Red/Amber	Red/Amber	Red	Amber	Amber	Amber	Green	Green	Green	Red/Amber	Green	Amber	Red/Amber	Red	Green	Green

Key findings of the assessment are as follows:

- The Site possesses a number of characteristic features of the South Colchester Farmlands LCA, which includes the large flat farmland plateau, dissected by occasional small narrow valleys, with arable land use, dispersed blocks of woodland and straight regular fields. Views are obtained from either side of the Roman River valley of the characteristic arable landscape, with views partially obscured by the woodland presence surrounding the river. Appropriate consideration is required to protect the characteristic features of the LCA and mitigate the impacts on the landscape character. However, the undulating character of the Site will make mitigation difficult.

- Public Rights of Way (PRoW) runs along the full extent of the western and northern boundaries of the Site. The footpath to the south provides the user with open views of the Site within the context of the listed buildings (Bellhouse Farm), the Ancient Woodland and the Roman River. Mitigation may be difficult due to the topography and elevated position of the public footpath.
- The Site is located adjacent to the Roman River, an ancient woodland, and would require the loss of two mature oak trees located in the centre of the Site.
- Although the Site is not within the Site of Special Scientific Interest Minerals Impact Risk Zone it would be upstream of several SSSIs, a Special Protection Area (SPA) and a Special Area of Conservation. It is situated approximately 4.5 km northwest of Abberton Reservoir SPA.
- The Site is graded Red-Amber because it could have major impacts upon the adjacent ancient woodland, which is irreplaceable habitat, and an serious impact upon the Gol Grove and Hanging Wood Local Wildlife Site (Co58), the Roman River and associated habitats, Priority habitats and species and would require the loss of two mature oak trees.
- Any application would require demonstration that the operations would not affect the hydrology of the adjacent ancient woodland, the Roman River, veteran trees and other boundary habitats and it is likely that mitigation would require a substantial buffer from the ancient woodland and Roman River. Quarrying or excavation within 16 metres of any main river must meet Environmental Agency requirements.
- The allocation of The Site would likely result in 'less than substantial' harm at a high-level to the significance of three Grade II listed buildings through a change within their settings: Bellhouse Farmhouse (List UID: 1224861); Barn to East of Bellhouse Farmhouse (List UID: 1266618); and Barn to North East of Bellhouse Farmhouse (List UID: 1224838).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to three Grade II listed buildings. This being, Copford Hall (List UID: 1238819), Stables Cottage (List UID: 1238915) and Boathouse at Copford Hall (List UID: 1273946).
- The allocation of the Site would likely result in 'less than substantial' harm at a mid-level to the Grade I listed Church of St Michael and All Angels (List UID: 1274018).
- 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 also presents challenges.

- The Site lies adjacent to an area which contains extensive cropmarks. The cropmarks comprise a series of enclosures probable of Late Iron Age or Roman date.
- The western edge of the Site abuts the route of a projected Roman road running from Colchester in a south westerly direction. The Site also lies within the Valley of the Roman River with the potential for Palaeoenvironmental deposits within the valley bottom.
- To the north of the Site lies a farm complex dating to the late sixteenth or early seventeenth century containing a group of listed buildings.
- The Site has moderate potential for Pleistocene deposits with potential for Palaeolithic and palaeoenvironmental remains.
- 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 'medium' groundwater flood risk.
- The Site is predominantly within Flood Risk Zone 1 (96.85%) and this area is not at risk from fluvial flooding.
- Access is proposed via an existing access serving Stanway Quarry onto Warren Lane 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.

- The Site is within Zone III - Total Catchment Groundwater SPZ unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water). A water course (Roman River) is within the Site boundary. Appropriate consideration would be required to mitigate the potential impacts on hydrology, hydrogeology, and drainage — high levels of mitigation may be required.
- 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 electricity lines within the Site boundary. The Site is within 100m of 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 its diversion and/or protection.

- Two farm buildings are adjacent to the boundary of the Site (0m). Two residential buildings and one building of unknown use is outside the Site boundary less than or equal to 20m from the Site. One farm building, two commercial buildings and three buildings of unknown use are more than 20m but less than or equal to 50m from the Site. One residential building, one commercial building and two buildings of unknown use are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would likely be difficult to achieve.

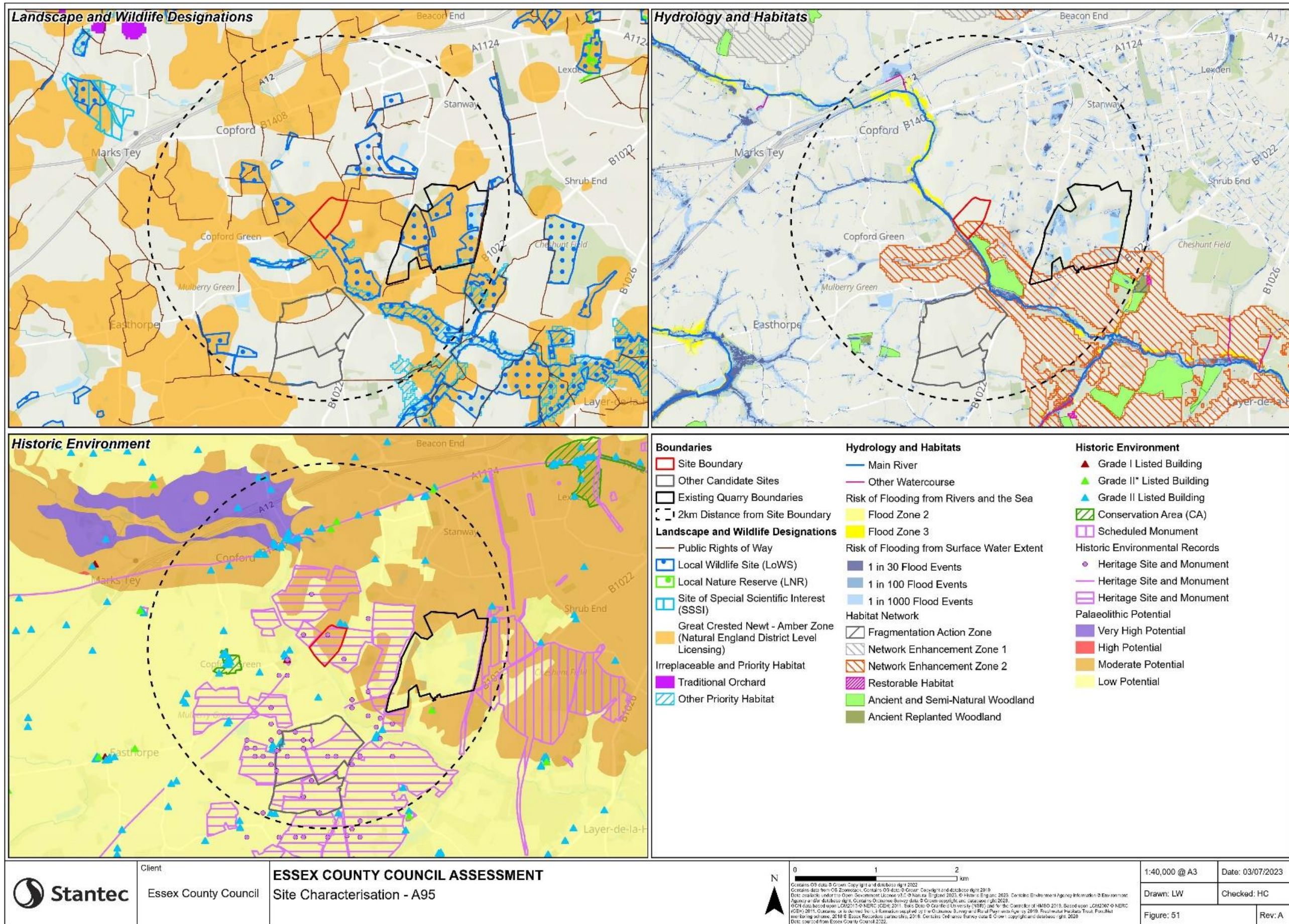


Figure 3.50: A95 - Land at Bellhouse Fam South

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