
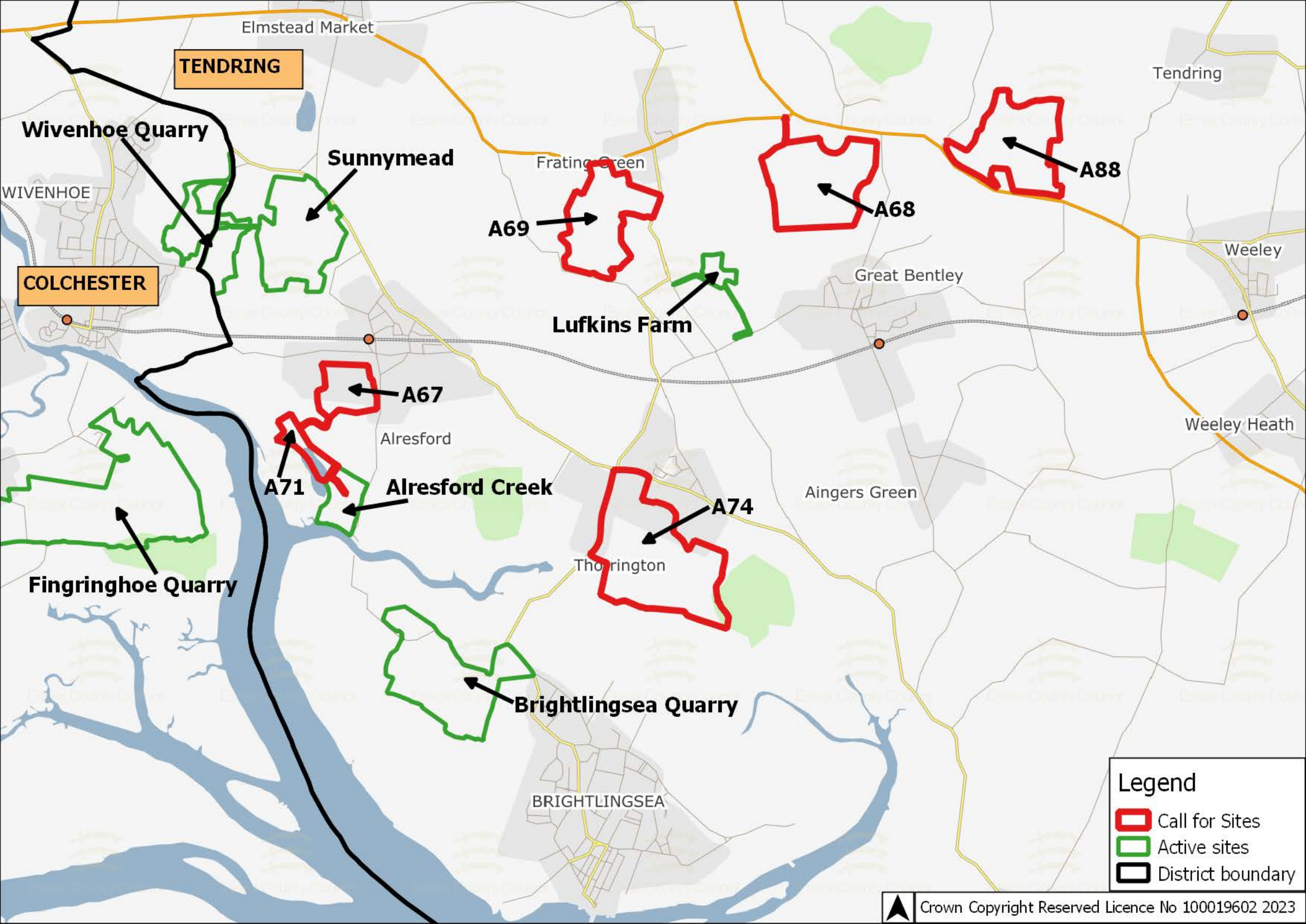


**Church Farm  
A67**

**Legend**  
 Site boundary

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TENDRING

Wivenhoe Quarry

COLCHESTER

Sunnymead

Lufkins Farm

A67

Alresford

Alresford Creek

A71

Fingringhoe Quarry

Brightlingsea Quarry

BRIGHTLINGSEA

Frating Green

A69

Great Bentley

A68

Aingers Green

Thorington

A74

Tendring

A88

Weeley

Weeley Heath

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>
<b>A67</b>	<b>Church Farm</b>	<b>Tendring</b>	<b>Agricultural</b>	<b>21</b>	<b>2</b>

The Site is promoted as an extension to an existing Site for mineral extraction (Alresford Quarry) and is located to the north of Alresford Quarry. The Site area is approximately 21 hectares and is proposed for an estimated 2 million tonnes of sand and gravel extraction. The Site could be worked at any time during the plan period. The adjoining uses include agricultural fields, two waterbodies, farm buildings and woodland. The village of Alresford is located to the north and north east of the Site. The Site would be accessed using the existing haul road that serves Alresford 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/Green	Red/Amber	Red/Amber	Amber	Amber	Red	Red/Amber	Green	Green	Amber	Green	Amber	Amber/Green	Red/Amber	Green	Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Tendring Plain (E3) of which the Site possesses a limited number of distinct characteristic features including large flat farmland plateau, with straight and regular field patterns.
- The southern boundary of Site A67 is unclear. Distances below are based upon the red line boundary shown on the GIS map. If the boundary includes the additional southern field, the distance from A67 to the River Colne and designated sites listed below would be less.
- Site A71 is 400 metres northeast of the Colne Estuary Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site, the Essex Estuaries Special Area of Conservation (SAC) and the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone. These areas contain Coastal Saltmarsh and Mudflats Priority habitats. The Colne Estuary is one of the most important areas for overwintering waterbirds in the UK and is of international importance for several breeding bird species. The potential for Likely Significant Effects to the SPA, SAC and Ramsar site would need to be

considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.

- Alresford Lodge Pits Local Wildlife Site (LoWS) is adjacent to the Site. An additional nine LoWS are found within one kilometre. The Ancient Woodlands of Crestland Wood and Oldhall Wood are 255 metres and 497 metres from the Site, respectively. The western part of the Site might comprise Acid Grassland Priority habitat. A Priority Hedgerow habitat is located on part of the western boundary and another is on the eastern boundary of the field.
- There is a candidate veteran tree in north-west corner of the Site, on the western boundary and there are several other mature trees which may have potential to be veteran or ancient trees within this western boundary Hedgerow. Candidate veteran trees have some of the required veteran features and have the potential to develop further features during the tree's life cycle that were not captured at the time of the survey. Veteran and ancient trees are irreplaceable habitat.
- The adjacent Alresford Lodge Pits LoWS contains Lowland Mixed Deciduous Woodland Priority habitat and large waterbody. Sixpenny Brook is on the other side of this; it runs roughly parallel with the western boundary and is c.70m from the extraction Site at its closest point. The access road runs through the Lowland Mixed Deciduous Woodland next to the large waterbody, and continues to the extant Alresford Quarry processing plant, via Site A71. This access road crosses Sixpenny Brook. Sixpenny Brook leads into the Colne estuary via Alresford Creek thereby creating a direct pollution pathway to it.
- 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. Detailed studies combined with a Habitats Regulations Assessment (Appropriate Assessment) would be required to assess whether the Site would have a major impact upon the River Colne and its associated international and national designations and whether the adverse effects on the integrity of internationally important wildlife sites could be avoided with appropriate mitigation to the satisfaction of Natural England. This includes impacts to water quality affecting the designated (and Priority) habitats of the River Colne and other tributary watercourses; disturbance to, and loss of functionally-linked land for, breeding and wintering birds for which the SSSI, SPA and Ramsar site are designated.
- The Site could have a moderate impact upon irreplaceable habitats, i.e. the candidate veteran tree - and the Hedgerow containing other trees which may be veteran or ancient. The Site could also have a major impact upon Local Wildlife Sites and Priority habitats and species, particularly if the habitat which may be Acid Grassland were to be removed. Hedgerows and Lowland Mixed Deciduous Woodland Priority habitats adjacent to the boundary could be affected directly and indirectly.

- Other mitigation is likely to include prevention of hydrological changes to the Woodlands and Hedgerows; substantial buffers between the Quarry and the Woodlands and Hedgerows; and prevention of deterioration of water quality to the River Colne; prevention of disturbance to breeding and non-breeding birds using the River Colne which are designation features of the SSSI, SPA and Ramsar site; watering to suppress dust; and wildlife sensitive lighting. Compensation would be required for the loss of the Acid Grassland.
- There is an access track already in place but there are narrow sections near to the hedgerows and tree lines these will need careful consideration to ensure that they are not adversely affected.
- Other mitigation measures should be used, such as watering to suppress dust and wildlife sensitive lighting. General best practice pollution prevention would be likely. Activities which have the highest potential to generate dust, such as haul roads and mineral stockpiles, should be located away from watercourses, woodlands and the other existing habitats and should be regularly dampened to minimise dust emissions.
- The allocation of the Site would likely result in 'less than substantial' harm at a mid-level to the significance of three Grade II listed Church Farmhouse (list UID: 120146).
- The impact to Ruins of Church of St Peter (list UID: 120147) is likely to be a low-level of 'less than substantial' harm.
- 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.
- 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. Further possible ring ditches are recorded within the Site.
- A scheduled monument lies within 200m to the south of the Site.
- The Site has potential to contain Palaeolithic archaeological 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 and therefore is not at risk from fluvial flooding.
- Access proposed via a new access off a private road serving Alresford Quarry then onto Wivenhoe Road which is classified as a Secondary Distributor in



Essex County Council's Development Management Route Hierarchy. *This corresponds to (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.

- From a highway viewpoint there are concerns regarding the ability for HGVs to connect satisfactorily with the Main Road Network.
- Access proposed via a new access off a private road serving Alresford Quarry then onto Wivenhoe Road. Due to potential increase in HGV movements on top of the current vehicle movements, mitigation measures to upgrade the existing junction with Wivenhoe Road would be required.
- Impact the additional HGV movements will have on Bridleway 13 (Alresford\_157).
- The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. A watercourse (Sixpenny Brook) is present within the Site boundary and a drainage ditch is present along the Site boundary. 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 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.
- Four residential buildings are less than or equal to 20m from the Site. Forty two residential buildings and one commercial building are more than 20m but less than or equal to 50m from the Site. One school, two care homes. One nursery, four commercial buildings, one community facility (place of worship), one rail station, and two hundred and nineteen 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.



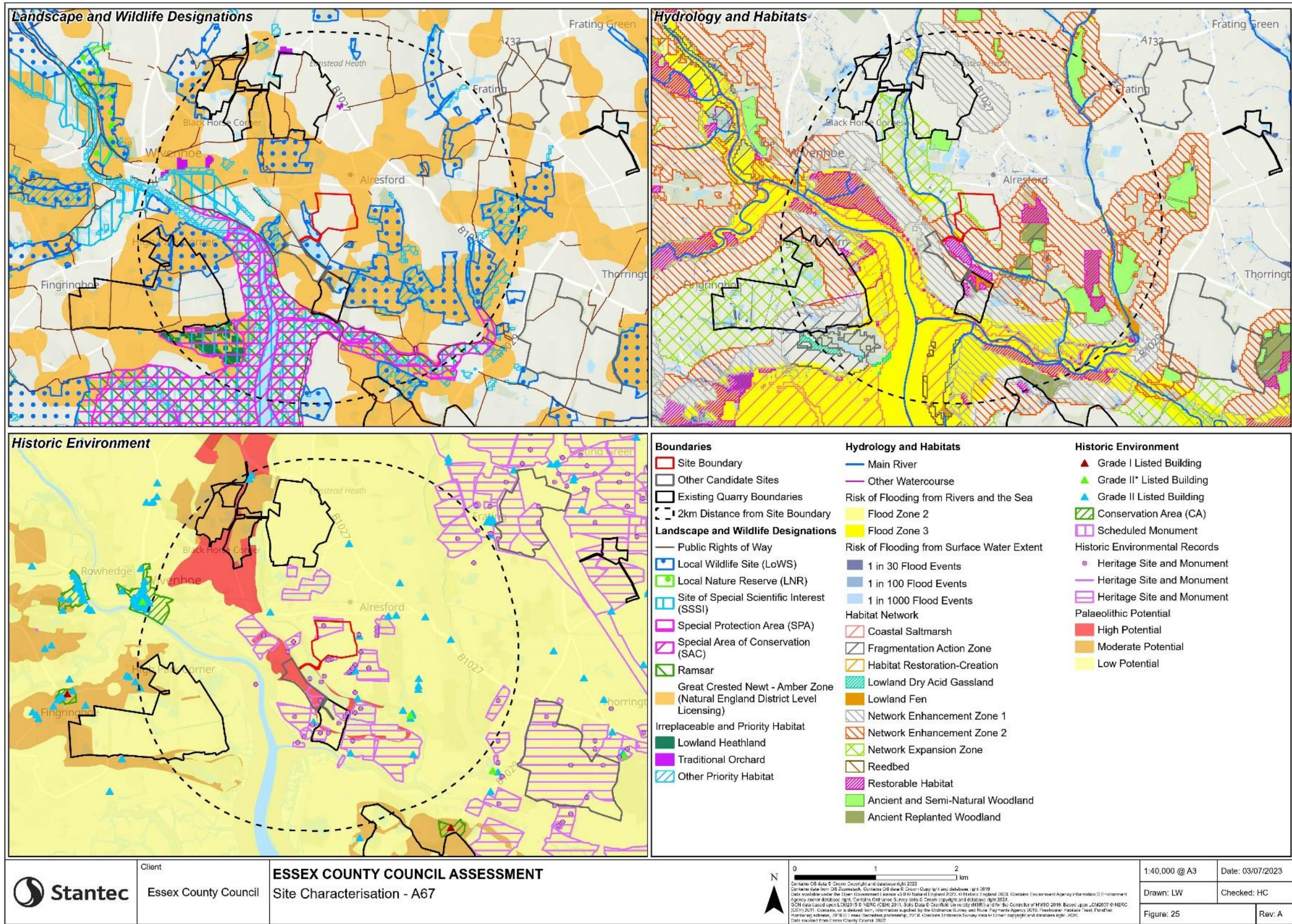


Figure 3:25 A67 - Church Farm



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