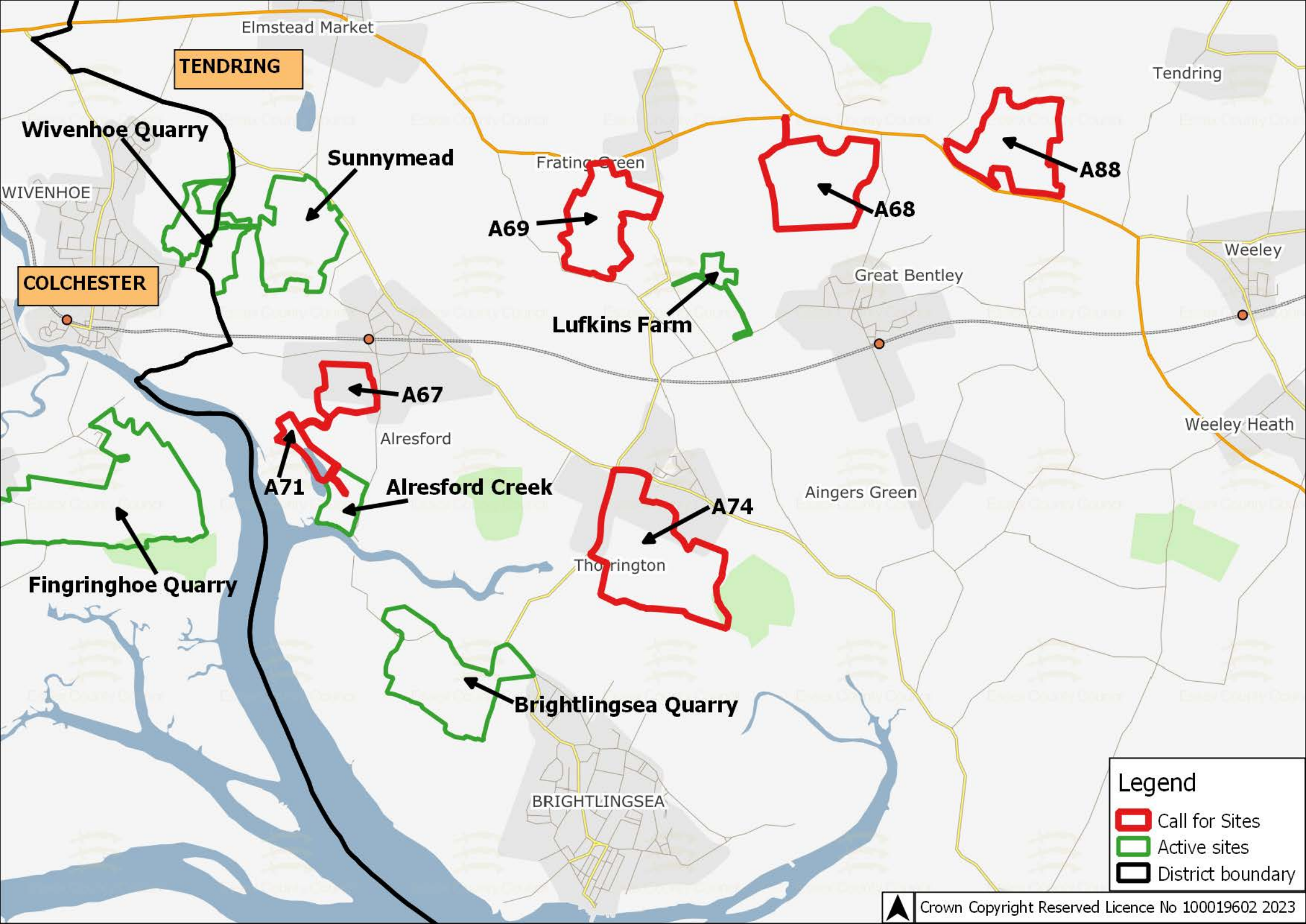


**Lodge Farm
A71**

Legend
[Red outline symbol] Site Boundary



TENDRING

Wivenhoe Quarry

COLCHESTER

Sunnymead

A69

Lufkins Farm

A68

A88

A67

Alresford

Alresford Creek

A71

A74

Thorington

Fingringhoe Quarry

Brightlingsea Quarry

BRIGHTLINGSEA

<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>
A71	Lodge Farm	Tendring	Agricultural	11.2	0.8

The Site is promoted as an extension to the existing mineral site (Alresford Quarry) and is located to the north-west of Alresford Quarry. The Site area is approximately 11.2 ha and is proposed for 0.8 million tonnes of sand and gravel extraction which would be excavated and transported to the existing plant site at Alresford Quarry. The Site could be worked at any time during the plan period and if Site A67 is also allocated these sites would be worked consecutively. The adjoining uses include the Sixpenny Brook, two waterbodies, an access road (unnamed), Alresford Lodge Pits Local Wildlife Site woodland, agricultural fields, and the existing Alresford Quarry. The village of Alresford is located to the north of the Site. This Site would be accessed from the existing established quarry haul road at Alresford Quarry. The suitability of the existing access would need to be considered further. 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	Amber/Green	Amber	Green	Red	Red/Amber	Red/Amber	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), notwithstanding this, the Site is close to the border of Dengie and Foulness Coast (F3) of which the Site is more aligned with in terms of remote tranquil character, demonstrating a number of distinct characteristic features from both LCAs including arable farmland with widely dispersed blocks of woodland/small copses with open views. Appropriate consideration is required to protect the characteristic features of the LCA.
- Two Public Rights of Way (PRoW) travel along and through the Site allowing views west across toward the River Colne. The views allowed of the River Colne are considered sensitive, and proposed mineral extraction would be located between the PRoW and the river. We would therefore expect these views to be screened and the perceptual quality from these receptors to be adversely impacted, with limited mitigation options.

- Site A71 is in a highly sensitive location. It is 130 metres from 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. There is a high potential for adverse effects to the integrity of the SPA, SAC and Ramsar site which need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.
- The Site also contains a number of ancient, veteran and candidate veteran trees; ancient and veteran trees are considered to be irreplaceable habitat.
- Two Local Wildlife Sites are adjacent to the Site, and there are a number of Priority habitat Hedgerows and three Lowland Mixed Deciduous Woodlands (Priority habitat) adjacent to the boundary. The Site contains Acid Grassland Priority habitat which would be lost.
- 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.
- In addition, the Site could have major impacts upon irreplaceable habitats (veteran and ancient trees) and ancient Hedgerows, Acid Grassland and Lowland Mixed Deciduous Woodlands which are Priority habitats 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. Veteran and ancient trees losses are not permitted within the Government's Biodiversity Net Gain (BNG) Metric and bespoke assessment and compensation would be required to be agreed with the MPA. Any bespoke compensation would be outside the BNG Metric calculations (The Biodiversity Metric 4.0 User Guide, 2023); bespoke compensation would be required, which could not count towards any Biodiversity Net Gain requirement.

- The allocation of the Site would result in lowest-level of 'less than substantial' harm to the Grade II listed Alresford Lodge (list UID: 120148).
- There would be a cumulative impact arising from the allocation of the Site due to an existing quarry to the northeast of Alresford Lodge (list UID: 120148).
- 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 southern area of the Site an enclosure, possible trackway, and pits, recorded as cropmark features, suggest archaeological activity.
- A scheduled monument lies within 500m to the east of the Site.
- The Site has high potential to contain Palaeolithic archaeological remains.
- 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).
- 2 Public Rights of Way cross 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 those Public Rights of Way crossing the Site.

- The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. A watercourse (Sixpenny Brook) is 130m north east of the Site and River Colne is 130m west. 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 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are present within the Site boundary. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on electricity lines and power lines. Such mitigation may include diversion and/or protection.
- One residential building is less than or equal to 50m from the Site. Eleven 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.

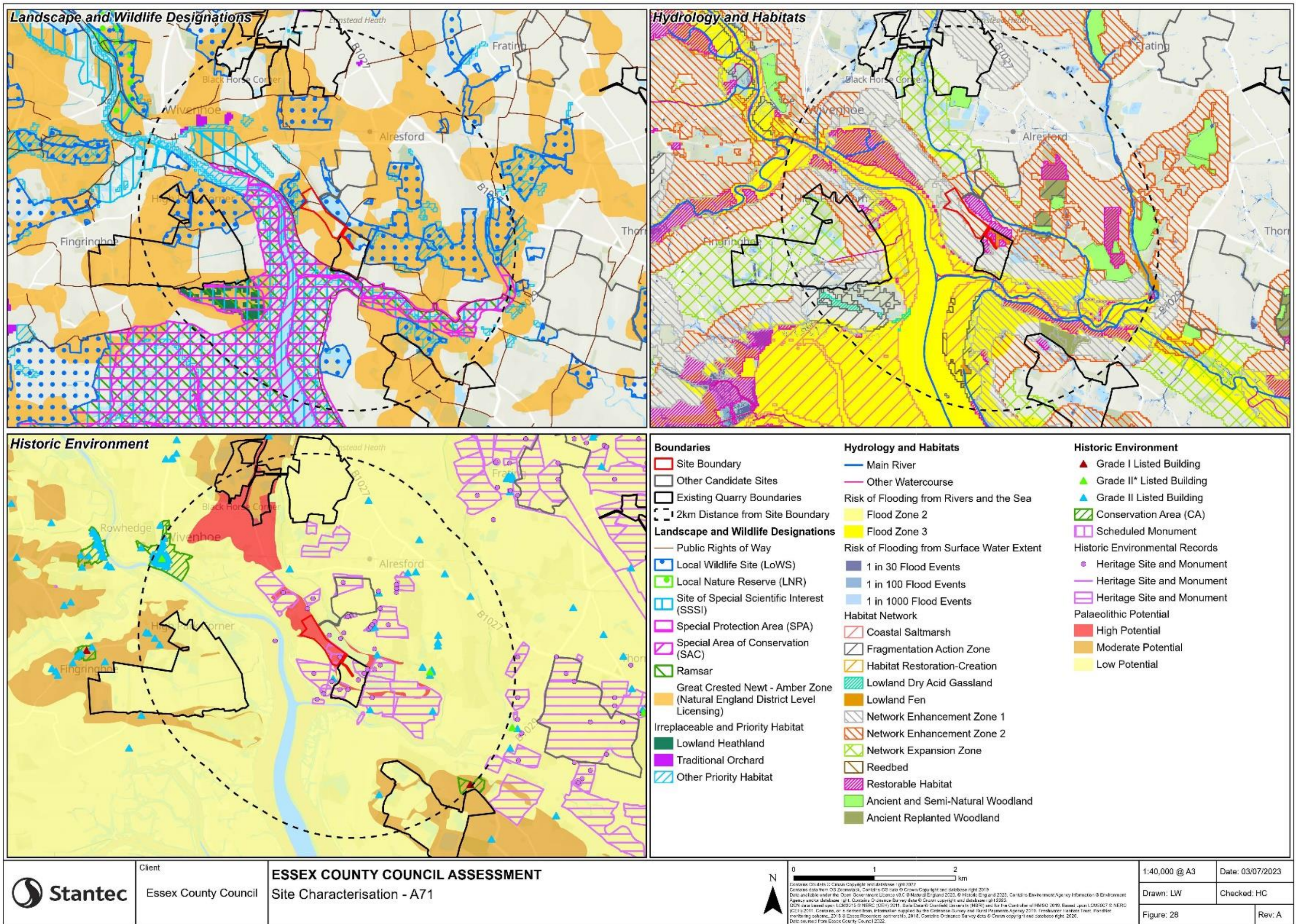


Figure 3.28: A71 - Lodge Farm
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The information and maps above represent a summary of the site assessment. You are encouraged to view the methodology and more detailed assessment for each site within appendices B-I. These can be found on the Candidate 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