

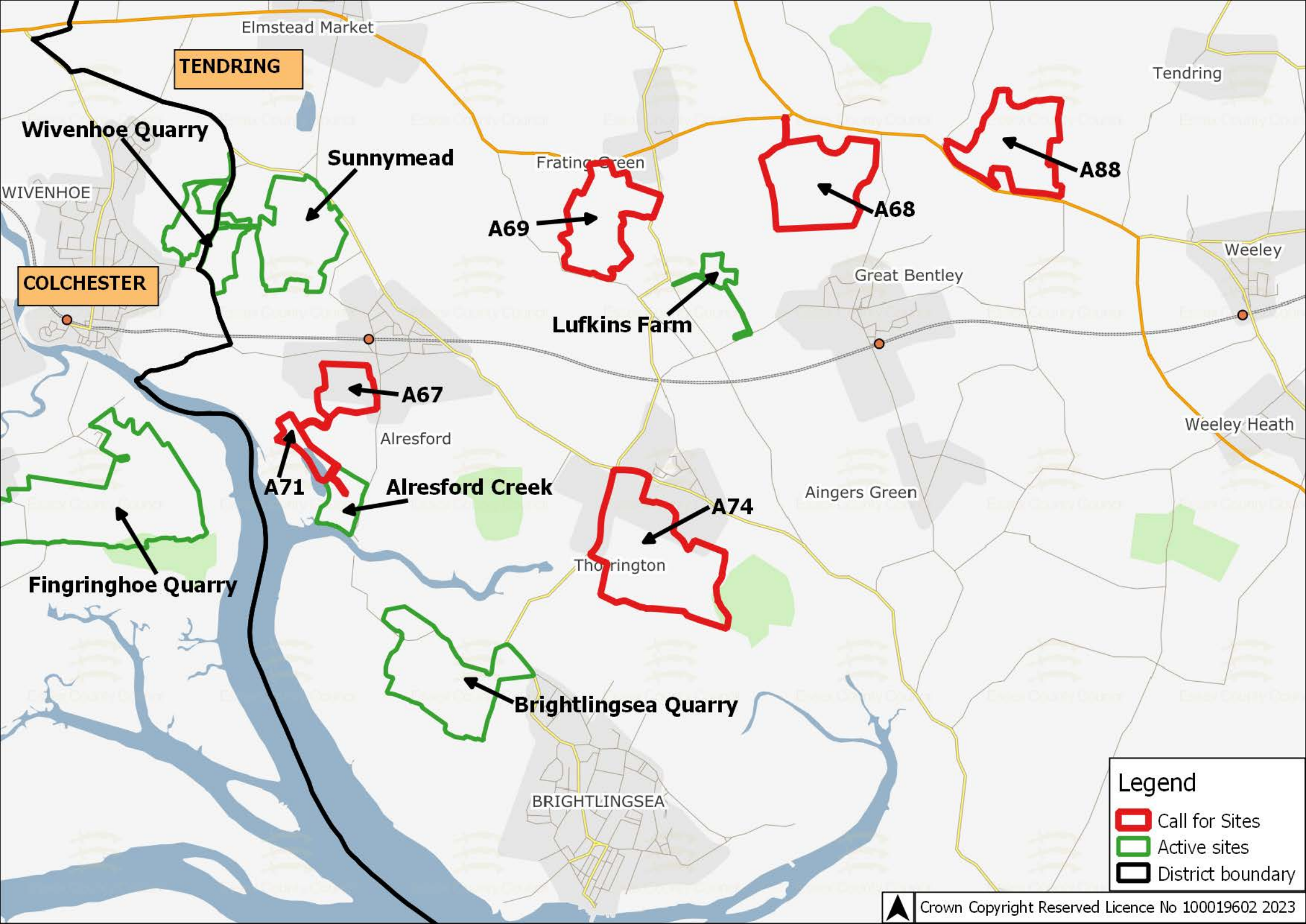
**Crabtree Farm
A68**

Legend

 Site Boundary

Great Bentley

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TENDRING

Wivenhoe Quarry

COLCHESTER

Sunnymead

Lufkins Farm

A69

A68

A88

A71

A67

Alresford Creek

A74

Fingringhoe Quarry

Brightlingsea Quarry

BRIGHTLINGSEA

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>
A68	Crabtree Farm	Tendring	Agricultural	67.62	6.10

The Site is promoted as a new minerals site at land to the south of Colchester Road, Great Bentley. The Site area is approximately 67.62 ha and is proposed for 6.10 million tonnes of sand and gravel with processing and distribution from a minerals processing plant on site. Infrastructure needed on site includes an improved Site entrance, mineral processing plant, recycling plant, ancillary equipment, and infrastructure. The adjoining uses include the Bentley Brook, agricultural fields, and residential and farm buildings. The village of Great Bentley is located to the south of the Site. This Site would be accessible from the Colchester Road A133. 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	Amber /Green	Red/ Amber	Red/ Amber	Green	Amber /Green	Red/ Amber	Red/ Amber	Green	Amber	Green	Red/ Amber	Green	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 straight and regular field patterns.
- Bentley Brook is located to the west contributing toward the local blue infrastructure.
- Site A68 comprises several arable fields, separated by species poor Hedgerow Priority habitat, many of the hedgerows possessed mature trees. Adjacent to the west are two small reservoirs and a pond is located to the northwest. A wet ditch borders the northern boundary. Site A68 is not located within a Site of Special Scientific Interest Impact Risk Zone. The Site is located c. 3.4 kilometres from the Colne Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site, the Essex Estuaries Special Area of Conservation (SAC) and the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone.

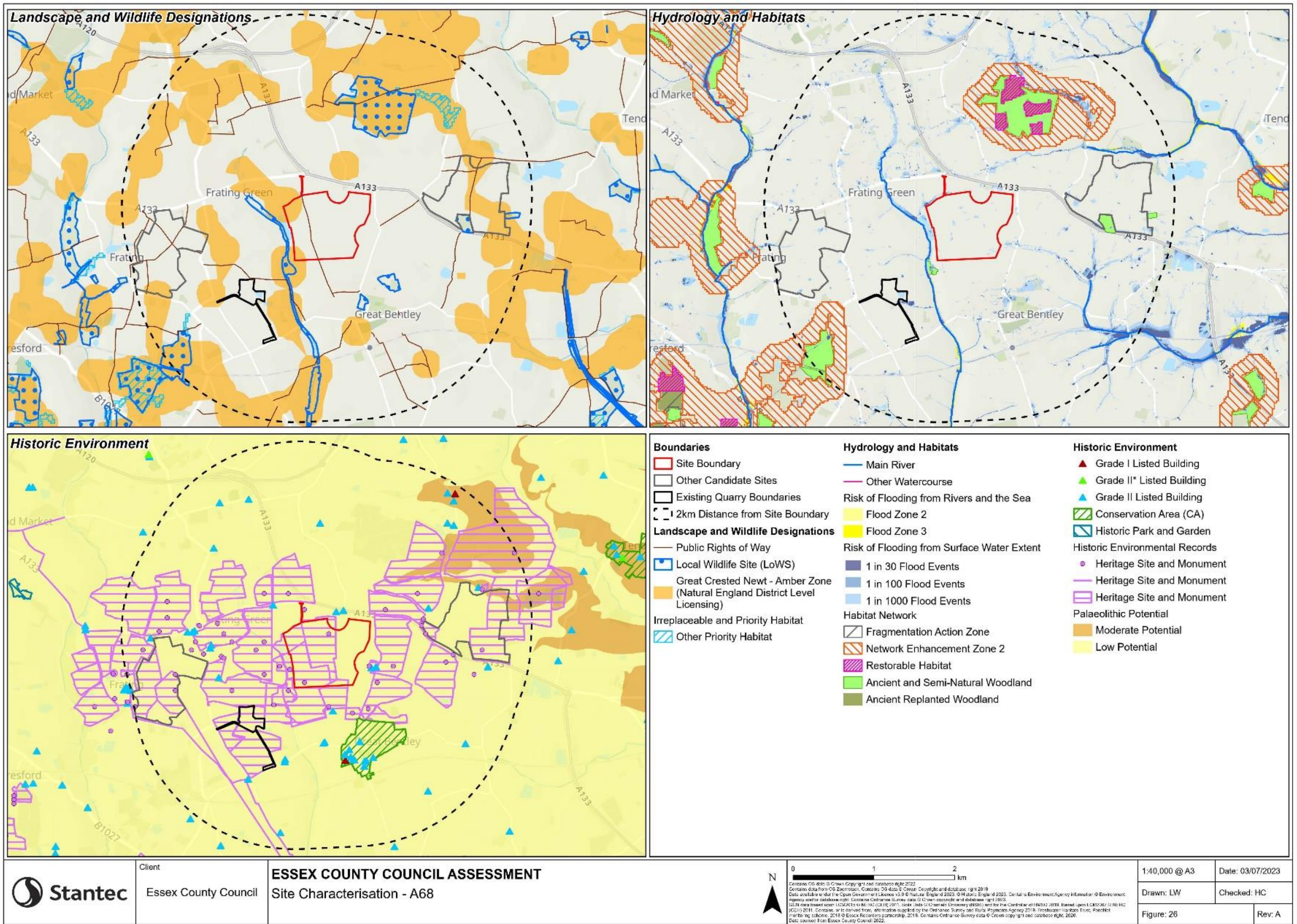
- The Site may act as functionally-linked land for birds which are qualifying features of the Colne Estuary SPA and Ramsar site. This potential would need to be tested with appropriate surveys at application stage.
- The Site was not found to contain any ancient, veteran and candidate veteran trees; however, there are mature trees present across the northern boundary, with features considered likely to allow those trees to become veteran in the future, given the levels of degradation. Ancient and veteran are considered to be irreplaceable habitat.
- There are three Local Wildlife Sites (LoWS) found within one kilometre of the Site. The nearest; Bentley Brook Te50, is located c. 50 metres west, which is listed as Lowland Mixed Deciduous Woodland Priority habitat and ancient woodland.
- The Site is graded Amber-Green because ecological impacts are likely to be minor and may require low levels of mitigation to make the Site acceptable. It could have a moderate impact upon the natural environment including Priority habitats and species. This includes the direct loss of Hedgerow Priority habitat with mature trees, as well as potential hydrological impacts to retained habitats, and loss of and disturbance to habitats for Priority farmland species.
- Mitigation is likely to include prevention of hydrological changes to retained habitats, buffers between the Quarry and the nearby woodland, river, and hedgerows; and prevention of deterioration of water quality to watercourses. In addition, phasing to minimise impacts and rapid restoration and creation of new replacement habitats, ensuring that hedgerows and other newly created habitats connect with existing and historic habitat networks. Adequate and appropriate compensation may be required for the loss of hedgerows, and loss of habitat for Priority farmland species.
- 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 buildings through a change within their settings: Crabtree Farmhouse (List UID: 1111405); Grange Farmhouse (List UID: 1111409); and Barn approximately 35 metres north east of Grange Farmhouse (List UID: 1306639).
- The impact to Sturrick Farmhouse (List UID: 1169253) is likely to be the lowest level of 'less than substantial' harm due to the increased distance from the Site.
- 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.

- Complex probable multi-period archaeological remains are densely concentrated along the boundary with Bentley Brook including potential prehistoric ritual monuments and settlement evidence. Evidence for prehistoric, Roman, and Medieval settlement and activity to the south of the Site has been confirmed through archaeological investigation.
- Access proposed via a new access serving the proposed site onto the A133 which is classified as a Strategic Route in Essex County Council's Development Management Route Hierarchy. This corresponds to (iii) in the methodology (see Appendix G Transport for full methodology):

Where (i) is not feasible, direct access to the main road network involving the construction of a new access/ junction when there is no suitable existing access point or junction.

- New access required onto the A133.
- The proposed location of the access with existing junctions to the north-west and with the A133 roundabout to the east would make access onto the A133 difficult particularly during the peak periods, without significant mitigation measures
- Based on the signed speed limit the location of the proposed access has poor visibility in both directions as it is on the inside of a slight bend.
- The carriageway fronting the application may need to be widened to accommodate an appropriate junction arrangement.
- The proposal would have a significant impact on Bridleway 2 (Great Bentley_165).
- 1 Public Right of Way crosses the Site. Appropriate consideration would be needed to mitigate potential impacts on the Public Right 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 is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. A watercourse (Bentley Brook) is 70m west of the Site. Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.
- The Site contains Grade 1 quality soil (excellent quality agricultural land), Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate agricultural land) which is BMV land. Approximately over two thirds of the Site is in Grade 2 and one third is in Grade 1 and 3. 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.

- Two farm buildings, and eight residential buildings are more than 50m but less than or equal to 250m from the Site. One commercial building is more than 50m but less than or equal to 250m from the Site access. Given the proximity of sensitive receptors, medium levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. low level noise attenuation measures.



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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