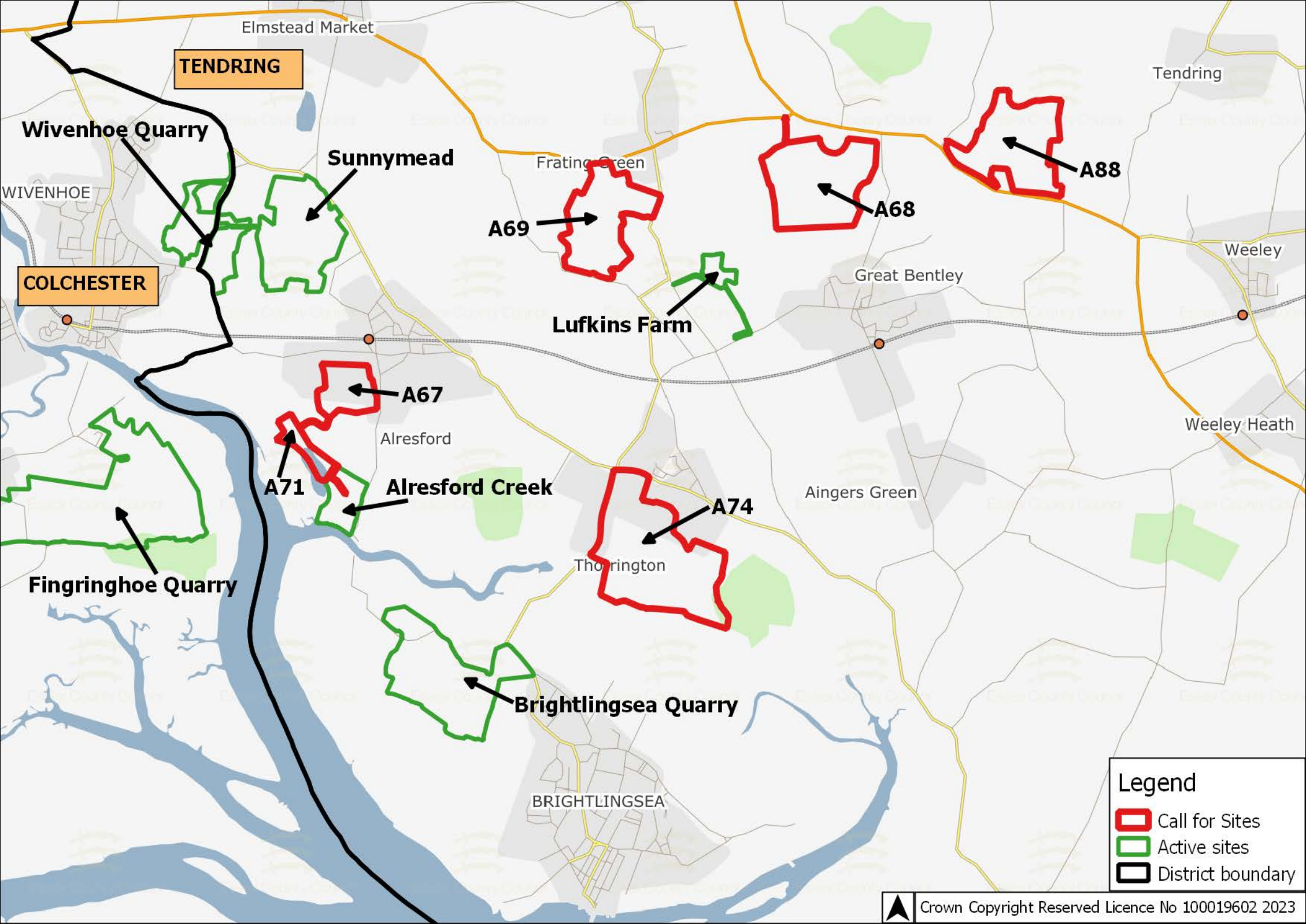


**Frating Hall
A69**

Legend
[Red Outline] Site Boundary

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TENDRING

Wivenhoe Quarry

COLCHESTER

Sunnymead

Lufkins Farm

A69

A68

A88

A71

A67

Alresford

Alresford Creek

A74




Fingringhoe Quarry

Thorrington

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>
A69	Frating Hall	Tendring	Agricultural	47	4

The Site is promoted as a new minerals Site at Frating, Tendring. The Site area is approximately 47 ha and is proposed for 4.00 million tonnes of phased sand and gravel extraction with restoration using inert material. The Site could be worked at any time during the plan period. Infrastructure needed on site includes a processing and stock area and weighbridge and associated welfare facilities. The adjoining uses include agricultural land, Main Road (A133), Great Bentley Road and Rectory Road (B1029), and residential and commercial buildings. The village of Frating is located to the north east of the Site. This Site would be accessed 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	Red/Amber	Amber	Green	Amber/Green	Red/Amber	Red/Amber	Green	Amber/Green	Green	Red/Amber	Red	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.
- Site A69 is located in Site of Special Scientific Interest Impact Risk Zone for the Colne Estuary Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. It is 2.3 kilometres from the Colne Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar site and Essex Estuaries Special Area of Conservation. The Site is 2.7 kilometres from the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone. Additionally, the Site is 4.7 kilometres from the Colne Local Nature Reserve (LNR). 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 moderate potential for significant effects to the integrity of the Colne Estuary SPA and Ramsar site and Essex Estuaries SAC which need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.

- 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 Site and within the Site's hedgerows. Whilst not identified on this site, ancient woodlands and ancient and veteran trees are irreplaceable habitats. There are a number of Hedgerows Priority habitat adjacent to the Site boundary and within the Site.
- Church Road Wood, Frating Te32 Local Wildlife Sites (LoWS) is c.100 metres from the Site. An additional five LoWS are found within one kilometre. Te32 is listed as Lowland Mixed Deciduous Woodland Priority habitat. There is one ancient woodland within 500 metres of the Site, Hockley Wood, which is located 400 metres south.
- The Site is graded Amber because ecological impacts are likely to be moderate and it is likely to require medium 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 moderate impact upon the Colne Estuary 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 of the Colne Estuary and other tributary watercourses via surface and ground water; disturbance to breeding and wintering birds for which the Colne Estuary SSSI, SPA and Ramsar site are designated; and loss of functionally-linked land e.g. for Brent Geese.
- In addition, the Site could have moderate impacts upon impact upon Local Wildlife Sites, one of which is located in close proximity to the Site. A number of Hedgerow Priority habitat adjacent to the boundary and within the Site with mature trees could be affected directly and indirectly by the proposals.
- 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. Water run-off from the Site should not be allowed to enter directly into the watercourses.
- The allocation of the Site would likely result in 'less than substantial' harm at a mid-level to the significance of four Grade II listed building due to a change in their setting: Old Church House (list UID: 120078); Frating Hall (list UID: 120079); Granary approximately 50 metres southeast of Frating Hall (list UID: 120084); and Barn approximately 40 metres east of Frating Hall (list UID: 120083)

- The impact to Ivy Lodge (list UID: 120090) would be a low level of ‘less than substantial’ harm due to the greater 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 contains a wide range of archaeological deposits identified from aerial photography. In the southern area of the Site two enclosures are recorded interpreted as being of potential prehistoric date.
- On the western and central areas a series of rectilinear enclosures are recorded, potentially either settlement enclosures or a field system. Aerial photographs show a large number of pit like features in at least two of the fields within the Site.
- To the west of the Site lies the historic church/hall complex at Frating Hall. The setting of a number of heritage assets will be affected. The Frating church to the west of the south western corner of the Site has the potential to have occupation of medieval date in its vicinity.
- 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 (ii) 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 A133 – minimum T-junction with designated right turn lane on the A133, extension of street lighting, currently terminates at the terminal signs for the 40-mph speed limit for Frating village.
- Appears to have good visibility in both directions if vegetation is cut back and maintained.
- The carriageway fronting the application appears to be capable of accommodating an appropriate junction arrangement.
- Evidence of new bus infrastructure (shelter, footway, pedestrian refuge) being installed close to the proposed site access, these may need to be re-located.
- 3 Public Rights of Way cross the Site. 2 Public Rights of Way are 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 medium to low groundwater vulnerability. The Site is likely to have a minor impact on hydrology, hydrogeology, and drainage. 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) and Grade 2 quality soil (very good quality agricultural land) which is BMV land. Approximately half the Site is in Grade 1 and half the Site is in Grade 2. 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 contains a high pressure gas mains (Cadent Gas) within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which would likely include diversion and/or protection. Diversion/protection may not be possible and/or may be cost prohibitive.
- Thirteen residential buildings, one farm building, and two commercial buildings are outside the Site boundary less than or equal to 20m from the Site. Eighteen residential buildings are more than 20m but less than or equal to 50m from the Site. Forty two residential buildings and one farm building 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.

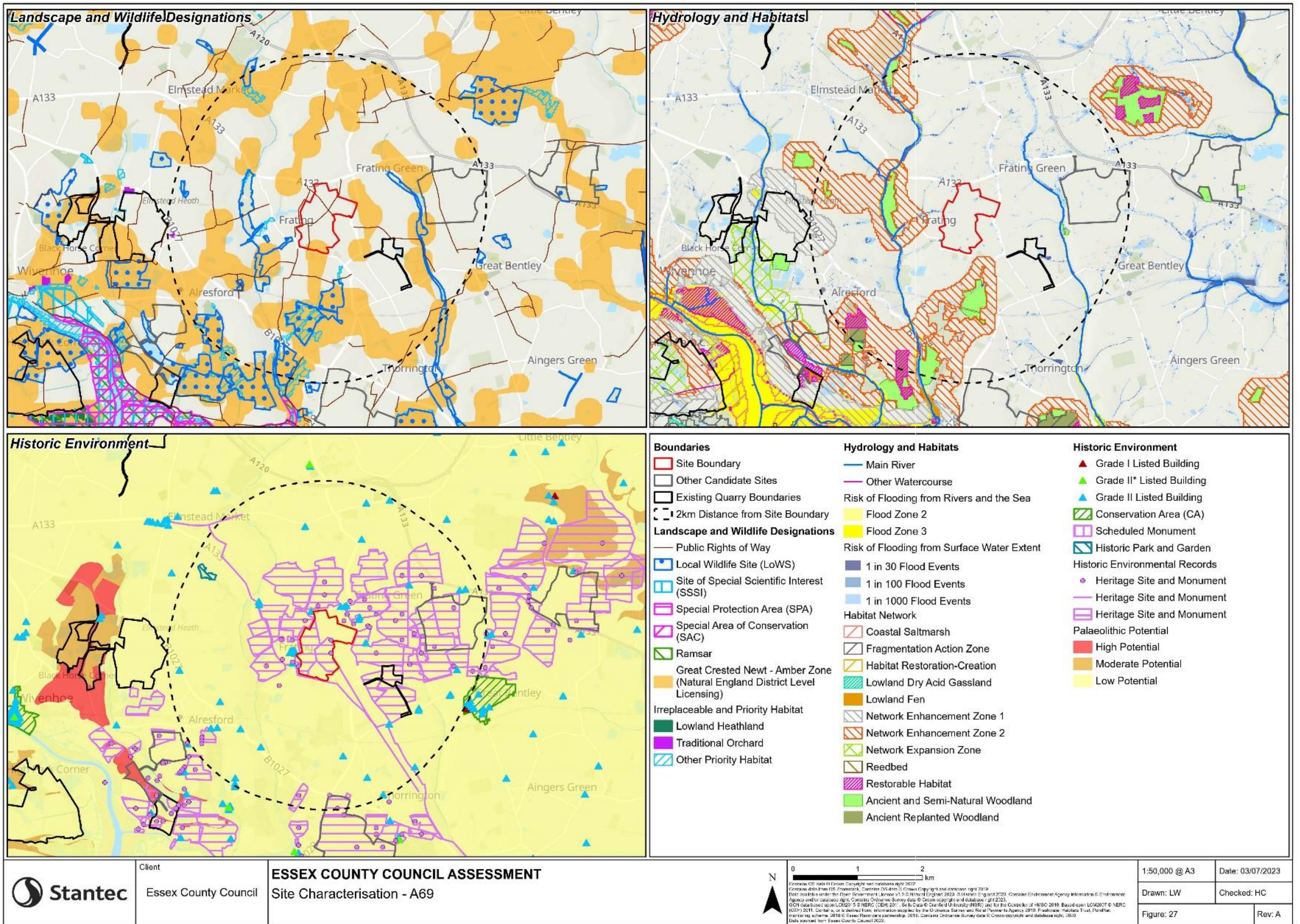


Figure 3.27: A69 - Frating Hall
 Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 152

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