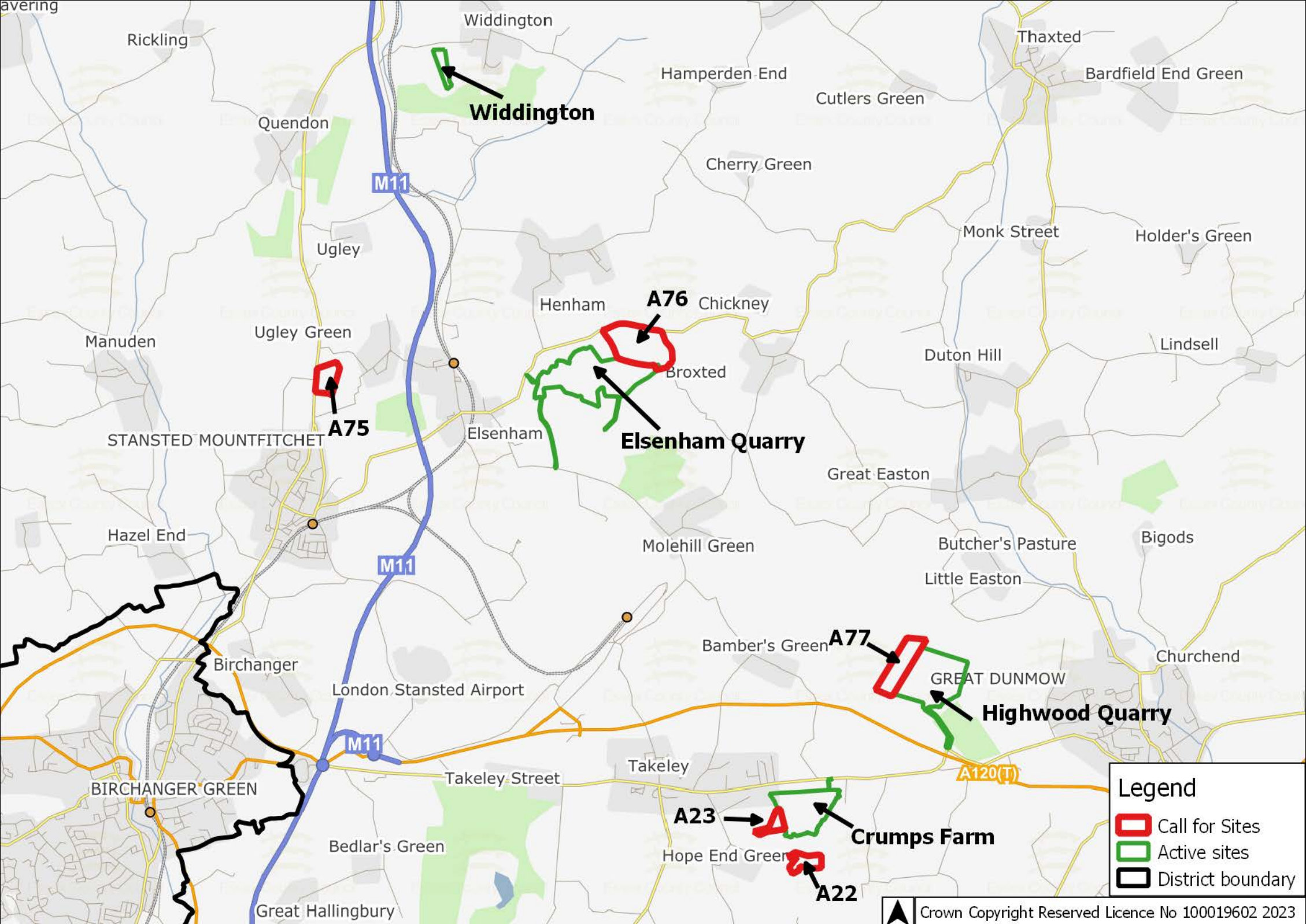


**Land at Orford  
A75**

**Legend**  
[Red Outline] Site Boundary

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<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>A75</b>	<b>Land at Orford</b>	<b>Uttlesford</b>	<b>Vacant and unused</b>	<b>11.5</b>	<b>1.80</b>

The Site is promoted as a new minerals Site at Orford land, Ugley. The Site area is approximately 11.5 ha and is proposed for between 1.50 and 1.80 million tonnes of sand and gravel through a phased approach to minimise impact with restoration taking place as well as stripping the top soil with bench working. The Site could be worked at any time during the plan period. Infrastructure needed on site includes a mobile plant. The adjoining uses include agricultural fields, woodland, residential and commercial buildings, and the B1383. The village of Elsenham is located to the east of the Site. This Site would be accessible by the B1383, with minor improvements required. 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	Amber	Red/Amber	Amber/Green	Amber	Amber/Green	Red/Amber	Red/Amber	Amber	Red/Amber	Green	Amber	Green	Amber	Green	Red

Key findings of the assessment are as follows:

- The majority of the Site is covered by Landscape Character Area (LCA) North West Essex Chalk Farmland (A1) on the boundary of Stort Valley (C2). The Site possess high-quality characteristic features of the LCA, demonstrating strong examples of distinct landform including strongly rolling landform with panoramic views from ridgetops.
- The eastern boundary of Site A75 is unclear. The plans provided in Figures 1 to 3 of Appendix A show two different boundaries. Distances below are based upon the red line boundary shown on the GIS map. If the boundary includes the additional eastern section, the Site would be significantly larger.
- Site A76 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for Quendon Wood SSSI which is an ancient woodland site c.2.7km to the north of the Site.
- There are four Local Wildlife Sites (LoWS) within one kilometre. Alsa Lodge LoWS is immediately adjacent and has an important invertebrate fauna.

Aubrey Buxton Reserve LoWS is 450m to the southwest and has a complex of copses, grassland, and numerous ponds. The other two LoWS are ancient woodlands.

- This Site is an undulating grassy site bounded by mature Hedgerows and trees and small patches of broadleaved woodland. The eastern boundary cuts through the middle of a field. There is a watercourse running through the Site and also a mature Hedgerow with large mature Oak trees (Priority habitat), in a separate location. These might need to be removed to accommodate the development. A Main River passes near to the western boundary of the Site, on the other side of Cambridge Road, which feeds into Stansted Brook; this which eventually feeds into the River Roding.
- 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 it acceptable. The Site could have major impacts upon Priority habitat, particularly if the internal Hedgerows, mature trees, and watercourse were to be removed. The Site could have a moderate impact upon irreplaceable habitats (ancient woodlands); local designations (the LoWS) and the river. Impacts could include changes to the water table, altering the water quality smothering of leaves by dust; disturbance e.g. by noise and lighting; and disturbance and loss of habitat for Priority farmland species, e.g. Skylarks.
- Any application would require demonstration that the operations would not affect the nearby LoWS, the hydrology of the ancient woodlands, watercourses, and boundary habitats. Appropriate mitigation and compensatory habitat may be required for the loss of the Hedgerow Priority habitat, mature trees, watercourse, and habitat for Priority farmland species. Water run-off from the Site should not be allowed to enter directly into watercourses.
- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of one Grade II\* listed building and one Grade II listed building through a change within their settings: Orford House (List UID: 1221630); and Orford House Cottage and Garage Block 15 Metres to East of Orford House (List UID: 1273750).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to two Grade II listed buildings. This being, Ivy, Park, and Rose Cottage (*List UID: 1221629*) and L Shaped Range of Barns to West of Alsa Lodge (*List UID: 1221438*).
- 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 and the topography of The Site also presents challenges.

- The Essex Historic Environment Record records one known area of archaeological deposits impacted comprising a series of former field boundaries.
- Cartographic evidence shows the Site lies to the immediate south of the historic complex at Orsett House, whose grounds historically extended into this area.
- The Site is assessed as having a 'medium' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'low' groundwater flood risk.
- The Site is entirely within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding.
- Access is proposed onto the B1383 which is classified as a Main Distributor *in* Essex County Council's Development Management Route Hierarchy. This corresponds with(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.

- The Site is graded Red/Amber as there is no access information provided other than a reference to improvements to existing agricultural access with provision of visibility splays. This would not be sufficient for regular HGV access from the B1383.
- Appropriate access geometry and visibility splays will need to be demonstrated as achievable.
- Appropriate mitigation required to facilitate the access and its use.
- A right turn lane from the B1383 may be required and it appears that sufficient site frontage is available to provide this if required.
- 3 Public Rights of Way cross 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.
- Also Lodge Gravel Pit, a potential LoGS is 10m south of the Site. The Site is likely to require medium levels of mitigation to preserve and maintain geological features to an acceptable level.
- The Site is within Zone II - Outer Protection Zone and Zone III - Total Catchment Groundwater SPZ and has medium to high groundwater

vulnerability. A watercourse is 30m west of the Site. 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.
- Four commercial buildings, one farm building, twenty two residential buildings, one community facility and one nursery are more than 50m but less than or equal to 250m from the Site. 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.
- The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). Restoration proposals assume the Site restoration would be partial infilling with wetlands meaning the nature of the Site is likely to attract birds and therefore is likely to have a serious impact on aircraft safety and increase the risk of bird strike for aircrafts. Mitigation to make the Site acceptable would be difficult. Wet working of the Site would not be acceptable and neither would a restoration scheme that included waterbodies.

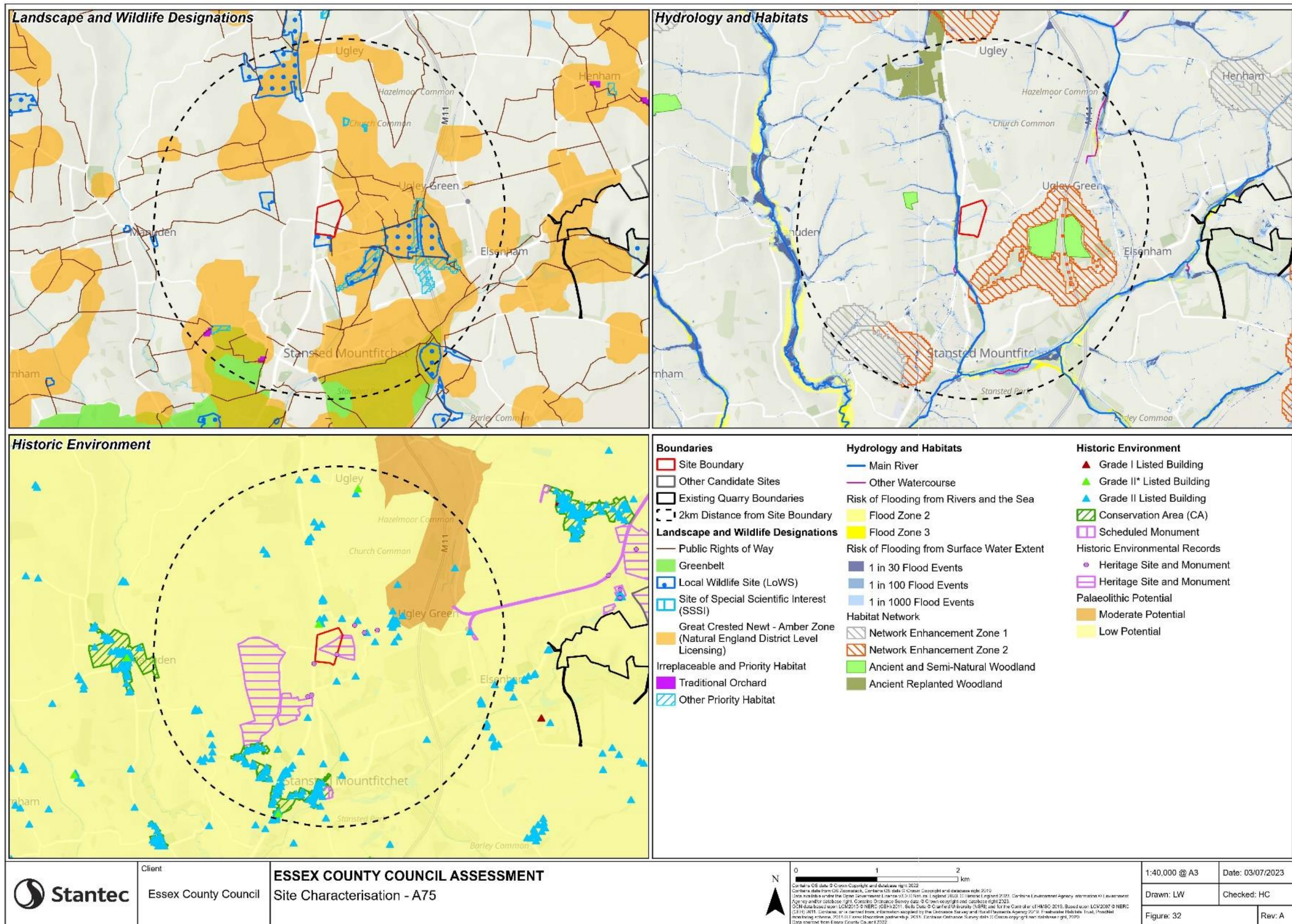


Figure 3.32: A75 - Land at Orford

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