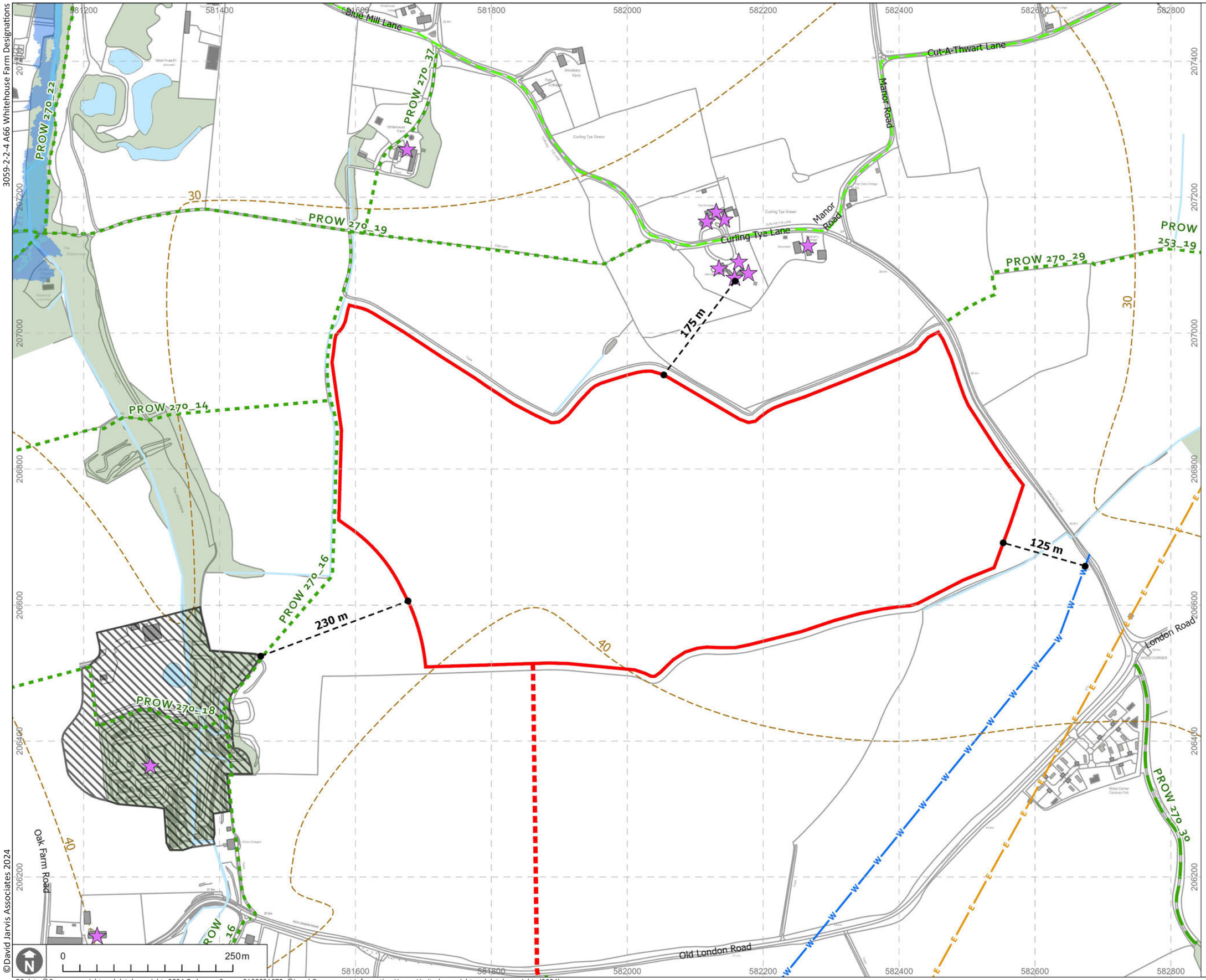
3059-2-2-4 A66 Whitehouse Farm Designations



KEY

- Application Boundary
- Proposed Access Haul Route
- Offset Distances

PRoW

- Bridleway
- Footpath
- National Cycle Route

National Heritage List for England

Listed Buildings

- II
- Scheduled Monuments

Flood Zones

- Flood Zone 3
- Flood Zone 2

OS Open Data

- Electricity Transmisssion Lines
- Buildings
- Contours
- Woodland
- Water Main

Status

ISSUED FOR INFORMATION

built on relationships

Project

A66 - WHITEHOUSE FARM

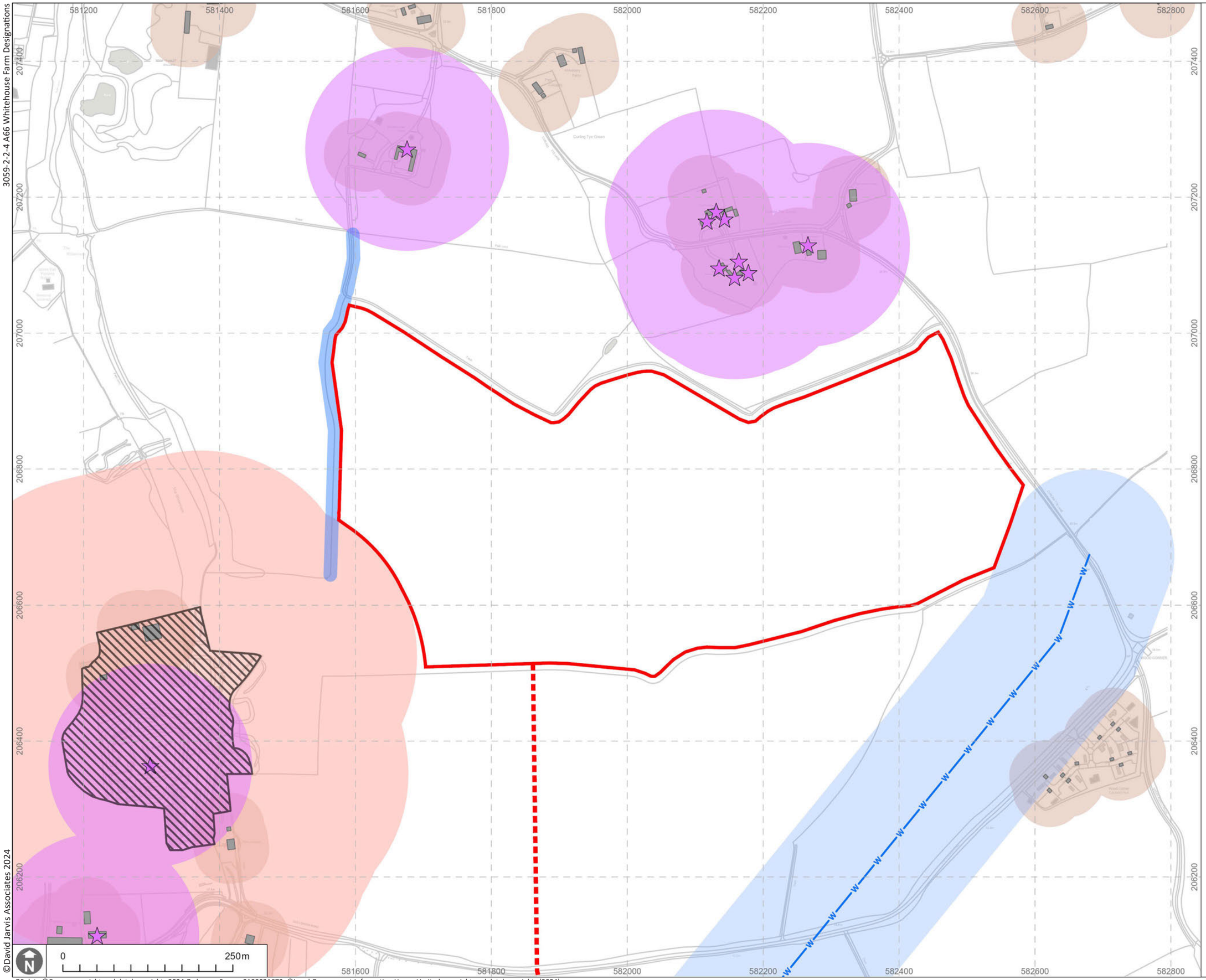
Drawing Title

DESIGNATIONS

Scale	Sheet Size	Date
1:5,000	A3	APR 2024

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3059-2-2-4	DR-0001	S4-P1

3059-2-2-4 A66 Whitehouse Farm Designations



KEY

- Site Boundary
- Proposed Access Haul Route
- Drain 10m Buffer
- Listed Buildings 150m Buffer
- Scheduled Ancient Monument 230m Buffer
- Water Main 125m Buffer
- Local Buildings 50m Buffer

Status
ISSUED FOR INFORMATION

built on relationships

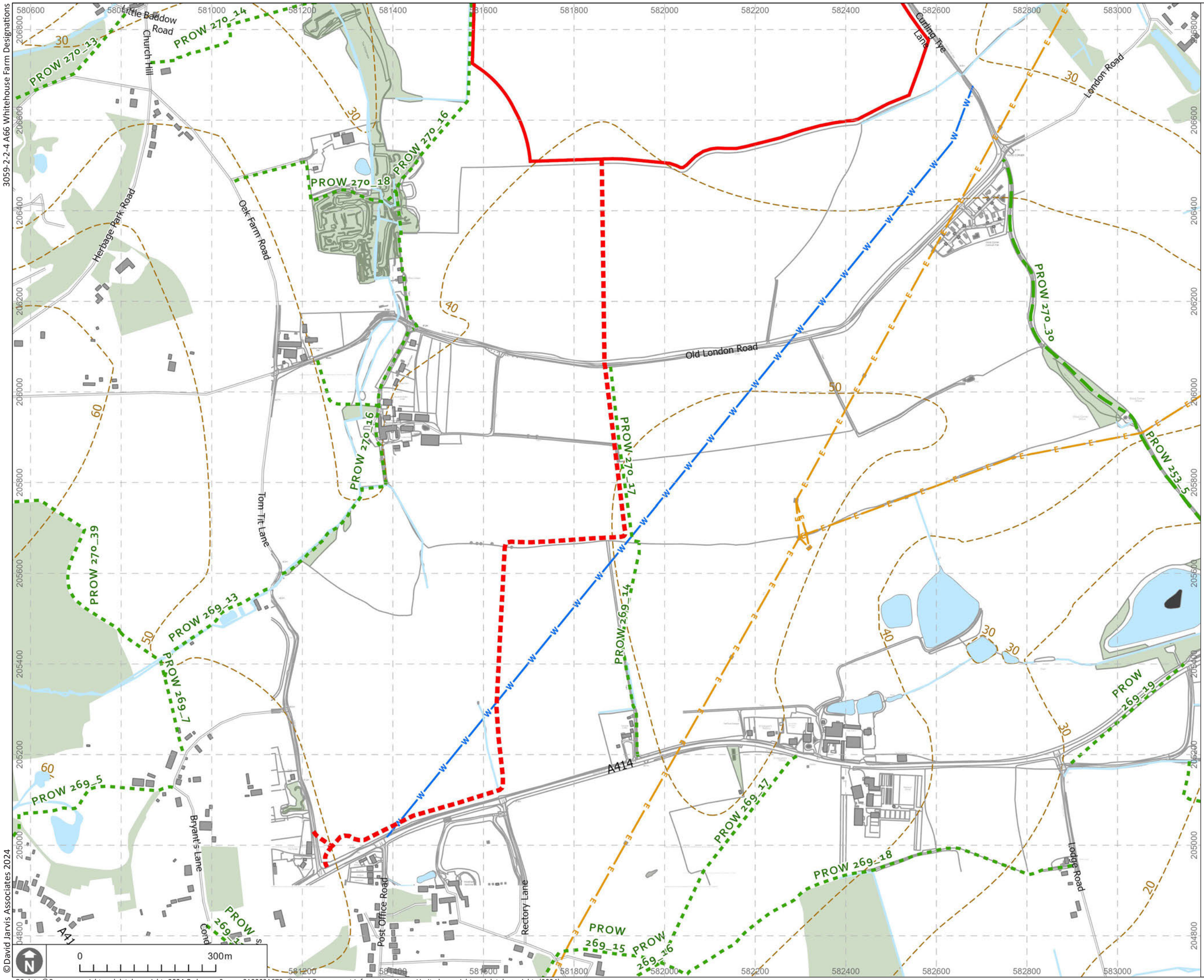
Project
A66 - WHITEHOUSE FARM

Drawing Title
DESIGNATION STAND-OFFS

Scale	Sheet Size	Date
1:5,000	A3	APR 2024

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3059-2-2-4	DR-0002	S4-P1

3059-2-2-4 A66 Whitehouse Farm Designations



KEY

- Application Boundary
- Proposed Access Haul Route

PRoW

Essex Public Rights of Way

- Bridleway
- Footpath

Status

ISSUED FOR INFORMATION

built on relationships

Project

A66 - WHITEHOUSE FARM

Drawing Title

PROPOSED SITE ACCESS HAUL ROUTE

Scale	Sheet Size	Date
1:5,000	A3	APR 2024

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3059-2-2-4	DR-0003	S4-P1

N

Three Winds

RECONFIGURED ALIGNMENT OF TOM TIT LANE
- TO GIVE PRIORITY TO BAL ACCESS ROAD

ALIGNMENT OF BAL ACCESS ROAD TO BE CONFIGURED
SUBJECT TO PLANNING APPLICATION AND SITE PHASING

EXISTING CARRIAGEWAY TO
BE RECONFIGURED TO VERGE

RETAINED ACCESS

AREA TO BE FILLED WITH TREES/HEDGEROW

EXISTING CARRIAGEWAY TO
BE RECONFIGURED TO VERGE

22.9m
5.5m
5.5m
7.3m
R10.0m
R10.0m

Tom Tit Hall

Oak Acres

Shelter

A414 MALDON ROAD

The Withies

Brambles

Oratava

Hawthorns

Drain

1:500

LARGE TIPPER SWEPT PATH ANALYSIS (1:1000)

KEY

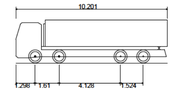
- INDICATIVE HIGHWAY BOUNDARY (SUBJECT TO ECC CONFIRMATION)
- EXISTING CARRIAGEWAY
- PROPOSED CARRIAGEWAY
- PROPOSED CARRIAGEWAY TO BE CLOSED TO TRAFFIC

NOTES

NOTES:

ACCESS ROAD PARAMETERS AS PER GUIDANCE PROVIDED WITHIN ECC 'ESSEX DESIGN GUIDE' (2018).

ACCESS ROAD CONFIGURATION TO BE CONFIRMED SUBJECT TO PLANNING APPLICATION AND FURTHER DETAIL REGARDING SITE PHASING.



Large Tipper	
Overall Length	10.201m
Overall Width	2.495m
Overall Body Height	2.890m
Min Body Ground Clearance	0.341m
Track Width	2.471m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	11.550m

DRAFT

REV	DESCRIPTION	DE	DR	CH	DATE

DESIGNED BY	DRAWN BY	CHECKED BY
CTH	CTH	MK

SCALE @ A1 SIZE	DATE
AS SHOWN	11/09/2018

PROJECT TITLE
WHITEHOUSE FARM, WOODHAM WALTER, ESSEX

DRAWING TITLE
PROPOSED SITE ACCESS - OPTION 3

CLIENT
BRETT AGGREGATES LTD

CANNON CONSULTING ENGINEERS
Highways, Transport & Infrastructure Planning

60 Cannon Street, London, EC4N 6NP
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Cambridge House, Lanwades Business Park, Kentford, Newmarket, CB8 7PN
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DRAWING NUMBER	REV.
H231-PL-SK-003	P01

Z:\H231 Whitehouse Farm, Woodham Walter, ESSEX\DRAWINGS\AUTOCAD\CURRENT DRGS\H231-PL-SK-003 Proposed Site Access - Option 3

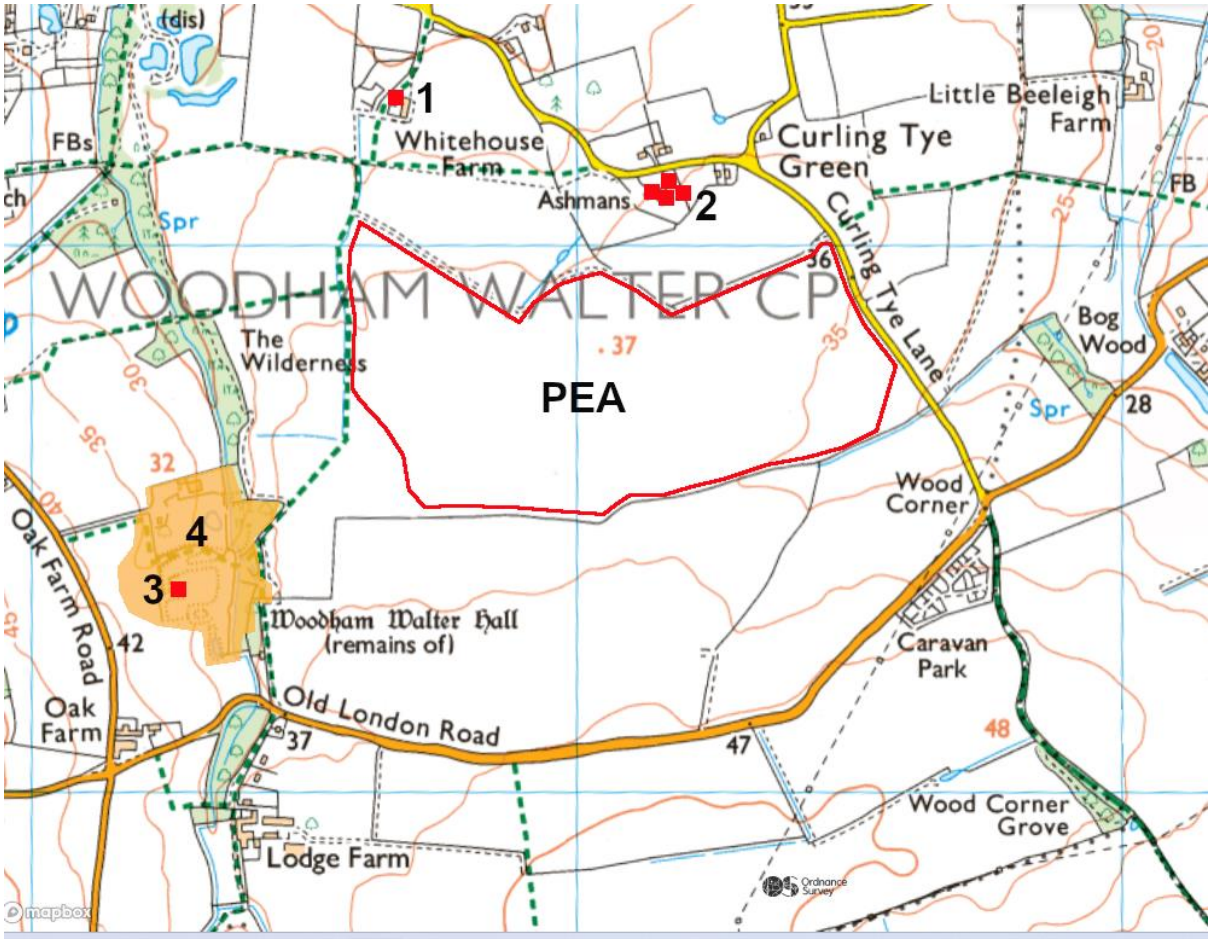

Figure 1 Location of designated assets and PEA

1. Whitehouse Farm

2. Ashman's Group

3. Ruins of Woodham Walter Hall

4. Scheduled monument (shaded orange)

APPENDIX 2 – Desk Based Ecological Assessment

Simon Treacy
[redacted]

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26th February 2024
Our Ref: 24/Brett Essex MLP/01

Dear Mr Treacy,

WHITEHOUSE FARM
BRETT ESSEX MLP RAG ASSESSMENT (ECOLOGY)
DESK-BASED ECOLOGICAL ASSESSMENT

As instructed on 26th February 2024, please see attached our comments on the Essex MLP RAG assessment for Whitehouse Farm, and assessment of how the strategic amendments to this application further to detailed desk-based ecological assessment designed to ameliorate potential impacts on key receptors could affect the RAG rating.

This assessment is informed by information obtained from the RAG assessment, Natural England's MAGIC website https://magic.defra.gov.uk/home.htm, and relevant citation documents for protected sites.

Whitehouse Farm

The site predominantly comprises arable habitat, typically assessed to have overall low ecological value.

In approximate order of potential significance, the key ecological considerations for White House Farm (together with steps taken to reduce them) are assessed to be:

1) Impacts to / via Watercourse West of Site

The watercourse west of the Site has a hydrological connection to the River Chelmer, which then flows into the Essex Estuaries SAC, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA, Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar Site and Blackwater Estuary SSSI approximately 6km downstream. This direct hydrological connection is a potential vector for any impacts relating to water quality or water quantity.

A less significant, but related, point is that the connecting waterway on the western side of the site is designated as The Wilderness Local Wildlife Site.

The Manor Complex Local Wildlife Site (comprising woodland and Lowland Dry Acid Grassland Priority Habitat) is also noted to be c. 1km downstream.

The Site also contains a ditch which runs south from Whitehouse Farm, then turns west to connect to the stream (noted to be dry during the survey, so may only carry water during high rainfall events).

Reduction of Impacts: In recognition of the potential significance of the above, Brett are pulling back the western site boundary to the eastern side of the dry ditch, giving a stand-off in excess of 200m from the watercourse running through The Wilderness LoWS. Coupled with design measures to control surface or groundwater run-off, this amendment is expected to isolate the Site from this watercourse, and eliminate the primary potential impact source.

2) Impacts on Blackwater Estuary SSSI / Essex Estuaries SAC / Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar Site / Blackwater Estuary (Mid-Essex Coast Phase 4) SPA

At the nearest point, these sites are 2.5km from the Site. The tables below consider the designating features of each site. ***Impacts via hydrological connection are not considered below, as this is covered by point 1 above.***

Key Interest Features	Likely Significant Effects
(SAC) Habitats (estuaries, mudflats and sandflats not covered by seawater at low tide, Salicornia and other annuals colonizing mud and sand, Spartina swards, Altantic salt meadows, Meditarranean and thermos-Atlantic halophilous scrubs; sandbanks)	No impacts on habitats anticipated at range of 2.5km.
(SPA) Breeding pochard, ringed plover, little tern. Wintering Brent goose, dunlin, ringed plover, hen harrier, black-tailed godwit, grey plover. Waterbird assemblage.	The only species on this list assessed as likely to use arable habitat is Brent goose (the remainder being more restricted to the estuarine habitats). However, at a range of 2.5km, and given that arable fields are locally abundant, the proposed works at the Site are considered unlikely to have a significant effect on wintering populations of this species.
(Ramsar) Saltmarsh habitat; invertebrate fauna; saltmarsh plants; Waterfowl assemblage; Wintering brent goose, grey plover, dunlin, black-tailed godwit. (Possible future consideration for designation): Wintering shelduck, golden plover, redshank.	No impacts on habitats, plants or invertebrates are anticipated at a range of 2.5km. Brent goose has been considered above. Golden plover is another species which could use arable fields, but again, at a range of 2.5km, and given that arable fields are locally abundant, the proposed works at the Site are considered unlikely to have a significant effect on wintering populations of this species (also, golden plover is only listed for possible future consideration, rather than an existing designating feature).
(SSSI) As above; also nationally important numbers of shelduck, gadwall, teal, goldeneye, curlew, spotted redshank, pochard, bearded tit.	None of these species are assessed as likely to use arable habitat.

On the basis of the above, no significant impacts on the designating features of Blackwater Estuary SSSI / Essex Estuaries SAC / Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar Site / Blackwater Estuary (Mid-Essex Coast Phase 4) SPA would be anticipated.

Reduction of Impacts: No further measures deemed necessary (beyond the elimination of a hydrological connection as an impact source, as described above).

3) Impacts to Nearest SSSI (Woodham Walter Common SSSI)

Woodham Walter Common SSSI is 1.7km west of the Site. An assessment of its reasons for notification, and potential impacts on each designation feature, follows:

Key Interest Features	Likely Significant Effects
Habitats (ancient woodland, streams, wet flushes, botanical interest	No impacts on habitats anticipated at range of 1.7km.
Additional interest from diverse fauna (butterflies, [redacted] nightingales, hawfinches and sparrowhawks)	The arable habitat within the Site is not assessed as suitable for the cited butterfly species [redacted]. For the birds, only sparrowhawk is considered likely to forage along arable hedgerows, but such habitats are noted to be locally abundant.

On the basis of the above, no significant impacts on the designating features of Woodham Walter Common SSSI would be anticipated.

Reduction of Impacts: While impacts are already considered to be negligible, the pulling back of the western boundary will act to reduce them yet further.

4) Other Nearby Local Wildlife Sites

The Wilderness LoWS also includes include some flooded pits to the north-west, which are stated to have great wildlife diversity, and include wet woodland habitat.
Reduction of Impacts: The original Site boundary has now been pulled back from this area, providing it with a significant buffer. As such, coupled with design measures to control surface or groundwater run-off, no significant impacts on this area are anticipated.

Bog Wood LoWS (220m) east comprises 'probably ancient' woodland.
No direct ecological impacts are anticipated at a range of 220m (far in excess of the minimum 15m buffer zone recommended by Natural England standing advice on ancient woodlands).
In the context of hydrological design measures to ensure no interference with groundwater levels at this ancient woodland location 220m away, no significant impacts are anticipated.

5) Other Impacts

Hedgerows / tree lines Priority Habitat. Anticipated to be retained at Site boundaries. Internal hedgerows may require removal, but would be replaced as part of the restoration scheme (and a further +10% linear BNG provided).

Mature notable oak tree on southern boundary. To be retained with a suitable buffer.

Lowland Mixed Deciduous Woodland Priority Habitat. No longer within or adjoining the Site following the drawing back of the western boundary.

Partial inclusion in Great Crested Newt Amber Risk Zone. There are no ponds within the Site, and the arable habitat is assessed to be sub-optimal for occupation by terrestrial-phase great crested newts. Nonetheless, great crested newts will be considered in detail as part of the application, and dealt with appropriately (e.g. via District Level Licensing if deemed necessary).

Possibility of skylark presence in arable fields. Any impacts on skylark would be compensated appropriately, e.g. by provision of skylark plots as part of the phasing arrangements. Aside from such farmland species, siting quarries on

arable land typically results in the lowest level of ecological impacts overall, as arable habitat typically has low ecological value.

Other Priority Habitats within 1km (lowland mixed deciduous woodland, traditional orchard, open mosaic habitat). No significant impacts to offsite priority habitats anticipated.

Appropriate mitigation measures will be taken to minimise light spill at boundary features (e.g. a sensitive lighting scheme), minimise dust, and minimise noise (using noise attenuation bunds where appropriate). The access road will be situated with a view to minimising impacts on ecology.

To conclude overall, with the drawing back of the western boundary, minimal residual ecological impacts are anticipated. With reference to the RAG Sensitivity Methodology, and in light of the above assessment, it is considered likely that the revised application Site would be rated no higher than **AMBER-GREEN** for Biodiversity.

I hope the above is of assistance.

Yours sincerely,
FOR AND ON BEHALF OF BIOSCAN (UK) LTD

Geoff Moxon
Principal Ecologist