

Project	Colchester Zoo
Project No.	P21225-00
Date	03/07/23
Purpose	Review and representation of the Tarmac Planning Application
Rev	01

Planning Application: ESS/34/23/COL

Land at Stanway Quarry and east of Colchester Zoo, Maldon Road, Stanway, Colchester, Essex, CO3 0SL

Colchester Zoo are the freehold landowner, for the area of land that is subject to the planning application for mineral extraction, by the applicant Tarmac. Tarmac has an Option on the mineral rights.

Colchester Zoo have had regular dialogue with Tarmac ahead of the planning application to ensure that the mineral extraction has no adverse implications on the Zoo's current operational requirements and visitor experiences, along with our own future redevelopment plans. These discussions have been collaborative and are ongoing.

Working with Colchester City Council and through the local plan consultation process, we have observed the promotion and acceptance of the now adopted Zoo Policy WC3. In accordance with the now adopted Policy WC3 of the Colchester City Local Plan, Colchester Zoo, working collaboratively with Tarmac, have produced a Masterplan roadmap, involving the Prior Works requirements associated with the successful extraction of mineral. We at Colchester Zoo are taking this forward to the detailed stage, over the next few years, to facilitate the future expansion of the Zoo. The masterplan vision has been developed and Colchester City Council have been consulted. The masterplan vision sets out the aspirations of Colchester Zoo and will continue to be developed to fully comply with the WC3 policy requirements. This masterplan vision sets out the proposals for how the land post mineral extraction will be developed, to give all parties the opportunity to appreciate how this land allocation could be fully developed out in the future.

It is recognized that a key element of Policy WC3 is to ensure that any viable mineral deposits can be extracted in a phased manner as part of the Zoo redevelopment. Therefore, early extraction of the limited amount of mineral by Tarmac as the first phase of the development will enable Colchester Zoo to comply with the requirements of Policy WC3 and progress our own redevelopment plans.



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As a visitor attraction, our primary concern is to ensure that the operations of the mineral extraction will not have a detrimental effect on the visitor experience of our guests or the operational running of the Zoo. The applicant has provided studies on the visual and noise impacts of the proposed development during the extraction that demonstrates that there will not be a significant impact.

We have discussed some operational requirements with Tarmac directly regarding the retention of overflow parking and access for pedestrians and farm machinery along the PROW (over the proposed conveyor belt) and Tarmac have confirmed that they will address these issues and put measures in place to resolve as part of their technical site procurement strategy.

The proposed restoration and reinstatement of the land post mineral extraction will result in gently sloping landform that is slightly shallower than at present, so does not present any issues for the future redevelopment of the site by the Zoo.

We acknowledge and clearly support the applicant's proposal to enhance biodiversity on the site during and post development - conservation and habitat creation is vitally important.

In summary, having reviewed the proposed application in detail, and against the background of Policy WC3 Colchester Zoo supports the Application, and can confirm that we do not foresee that the mineral extraction will have a detrimental impact on the Zoo's current operational requirements or future redevelopment plans.



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