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Ardleigh Asphalt Plant Application (25/01445/FUL):

Residents' Guide to Making an Effective Objection

On behalf of: Ardleigh Parish Council

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1. Purpose of this Guide

1.1. Ardleigh Parish Council has prepared a formal objection to the planning application (ref: 25/01445/FUL) for a new asphalt plant on Old Ipswich Road. This guide helps local residents to:

- Understand the main reasons for objection - you do not need to comment on all of them, focus on issues that matter most to you
- Write your own individual objection
- Know what evidence, photos or personal experience can add weight
- Avoid common pitfalls (e.g. issues the Council *cannot* take into account);

1.2. Your objection does not have to be long or technical to be effective. The strongest letters are personal, local, and based on real impacts.

2. How to Submit Your Objection

- 2.1. Objections should be submitted online via the Tendring District Council PUBLIC ACCESS system:

<https://www.tendringdc.gov.uk/content/view-planning-applications-and-comment>

- 2.2. Search for reference **25/01445/FUL**.

- 2.3. Please include your full name and postal address. Objections carry the most weight when they come from identifiable local residents. Anonymous comments or objections without an address are given very little weight.

- 2.4. Make sure your submission clearly states “**I object**”, otherwise it may be recorded as a comment rather than an objection.

3. What Makes a Strong Resident Objection?

3.1. The planning system gives significant weight to the views of local residents when those views relate to planning-relevant issues.

3.2. A good objection will:

- Explain clearly how the proposal would affect you personally and in your daily life - for example, noise you already hear at home, traffic you experience on your road, safety issues on pavements you use, or how you use and enjoy nearby footpaths, open spaces or countryside
- Focus only on material planning considerations - these are issues the Council is legally allowed to take into account (such as noise, traffic, pollution, landscape impact, countryside character, water safety, loss of open space and conflict with planning policies). Avoid topics the Council cannot consider (e.g. house prices or who the applicant is)
- Include photos, if they help show existing issues, the way you use or enjoy the area or the local character that would be harmed
- Be written in your own words - identical letters carry less weight and have less impact.

4. Main Grounds of Objection to the Asphalt Plant Proposal

4.1. Below is a resident-friendly summary of the Parish Council's detailed objections. You can cover the same topics in your objection, but please add your own experience where possible.

I. It is the wrong development in the wrong location

4.2. The asphalt plant is a heavy industrial operation. Ardleigh is a small rural parish with narrow lanes, farmland, footpaths and a Country Park legally secured for public use.

4.3. The Local Plan says that:

- Ardleigh village is one of the least suitable/sustainable places for development of any kind. The countryside around Ardleigh - where the application site is located - is even less so
- Large industrial operations should be in allocated employment areas or major towns, not rural villages.

4.4. The Ardleigh Neighbourhood Plan reflects local residents' aspirations for the parish. It supports only small-scale, rural-appropriate development and aims to protect the countryside from large or intrusive development. This proposal would undermine those aspirations and conflict with the Neighbourhood Plan.

4.5. The asphalt plant would operate day and night (and on Sundays), involve constant HGV traffic, create industrial noise, lighting, odour and pollution, and permanently change the rural character of this part of Ardleigh.

4.6. If relevant to you, you could mention:

- How you currently use the rural area around the site (walking, cycling, dog walking, horse riding)

- What you value about its tranquillity
- How the industrialisation of Old Ipswich Road has already changed things.

II. It conflicts with the legally-secured Country Park

4.7. Many residents will be aware that the proposed asphalt plant sits within the boundaries of the future Country Park. This 31 hectare Country Park is part of the approved restoration strategy that must take place once the reservoir extension is complete. It was the main environmental benefit that justified the reservoir extension project.

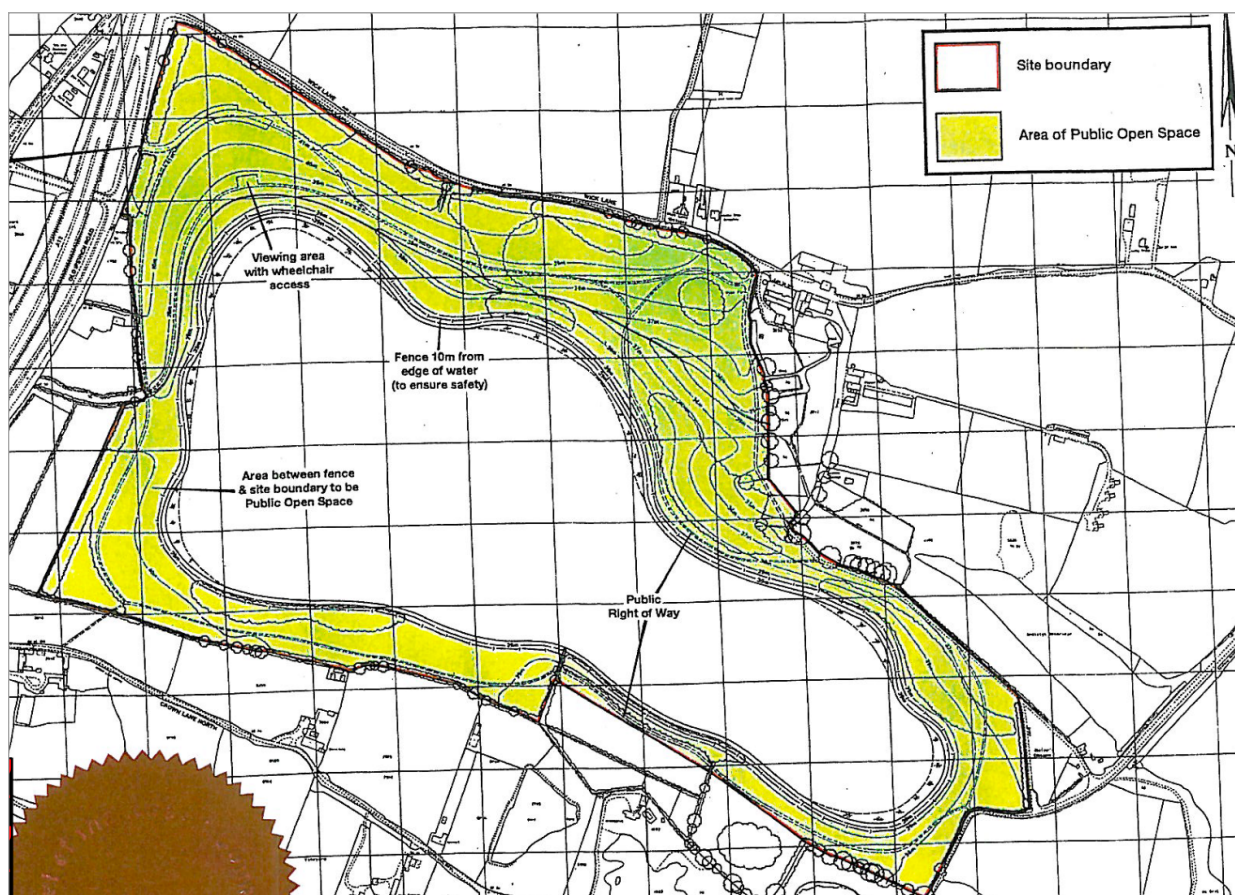


Figure 1: Plan No. 96032/PA/1 from the Section 106 Agreement for ESS/57/04/TEN, identifying the legally secured Area of Public Open Space (Country Park)

4.8. It is linked to Essex County Council (Minerals and Waste)'s 2010 consent granted under ref. ESS/57/04/TEN. You can view the documents for that application here:

<https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-waste-and-county-council-planning-3>

4.9. Importantly, the Country Park is not just part of a past planning application - it is secured through a legally binding Section 106 Agreement.

4.10. Under that legal agreement, the Country Park:

- Is not optional
- Must be delivered once the reservoir is complete and kept open to the public for at least 55 years
- Includes the asphalt plant site itself.

4.11. The asphalt plant would block or prevent the Country Park from being delivered as legally required. The area where the plant is proposed is intended to form the main recreational part of the Park. No lawful changes have been made to the Country Park boundary.

4.12. If relevant, you could mention:

- Whether you were looking forward to the Country Park opening
- How you or your family would use it (walking, nature, views, exercise), and how often
- How the quarrying affects you now, and why completing the landscape restoration matters to you
- Why public green space is important in Ardleigh
- Any photos of where you currently walk near the reservoir.

4.13. It is worth reminding Tendring District Council that local residents have not forgotten the commitments made when the reservoir extension was approved, and that the Country Park remains a clear public expectation.

III. Harm to tranquillity, enjoyment and environmental quality

4.14. The asphalt plant would operate:

- From 5am - 6pm, Monday to Saturday
- Up to 100 nights or Sundays per year - a vague allowance that could, in practice, permit operation on every Sunday of the year (there are only 52), or continuous night-time and Sunday working for around three months.

4.15. Major impacts include:

- Noise (machinery, HGVs, reversing alarms, loading, night-time movements)
- Lighting (tall lighting columns, industrial-level illumination)
- Odour and fumes from asphalt production
- Dust and particulates
- A major industrial structure over 50m long and 12.5m high.

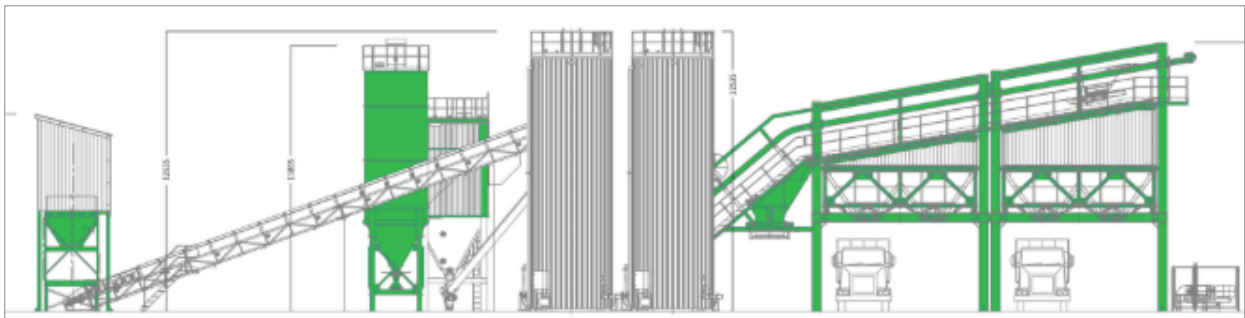


Figure 2: Application drawing KD.CRW.1.D.010 shows the plant's south elevation

4.16. The application documents and technical reports do not include **any** assessment of the impacts on the future Country Park. The Country Park is not acknowledged at all.

4.17. The application documents have not considered the cumulative effects of this plant operating alongside the consented Surya Foods warehouse, the consented business park and the existing quarry. They also have not shown how night-time and Sunday operations would be controlled or what they would involve (how many employees, how much noise and how many HGV movements, for example).

4.18. If relevant, you could mention:

- Whether you currently experience noise at night
- How peaceful you find the area when walking locally and your expectations of the

future Country Park

- Any existing lighting/glare issues
- Your concerns about how the asphalt plant would worsen the impacts of existing consented development in the area
- Sensitivity of local wildlife you have observed (bats, owls, etc.)

4.19. Photos are very helpful, especially of footpaths, dark skies, or quiet areas you enjoy around this site.

IV. HGV movements and highway safety

4.20. The applicant's transport assessment is misleading. The asphalt plant does not replace the business park traffic, it would operate on top of it.

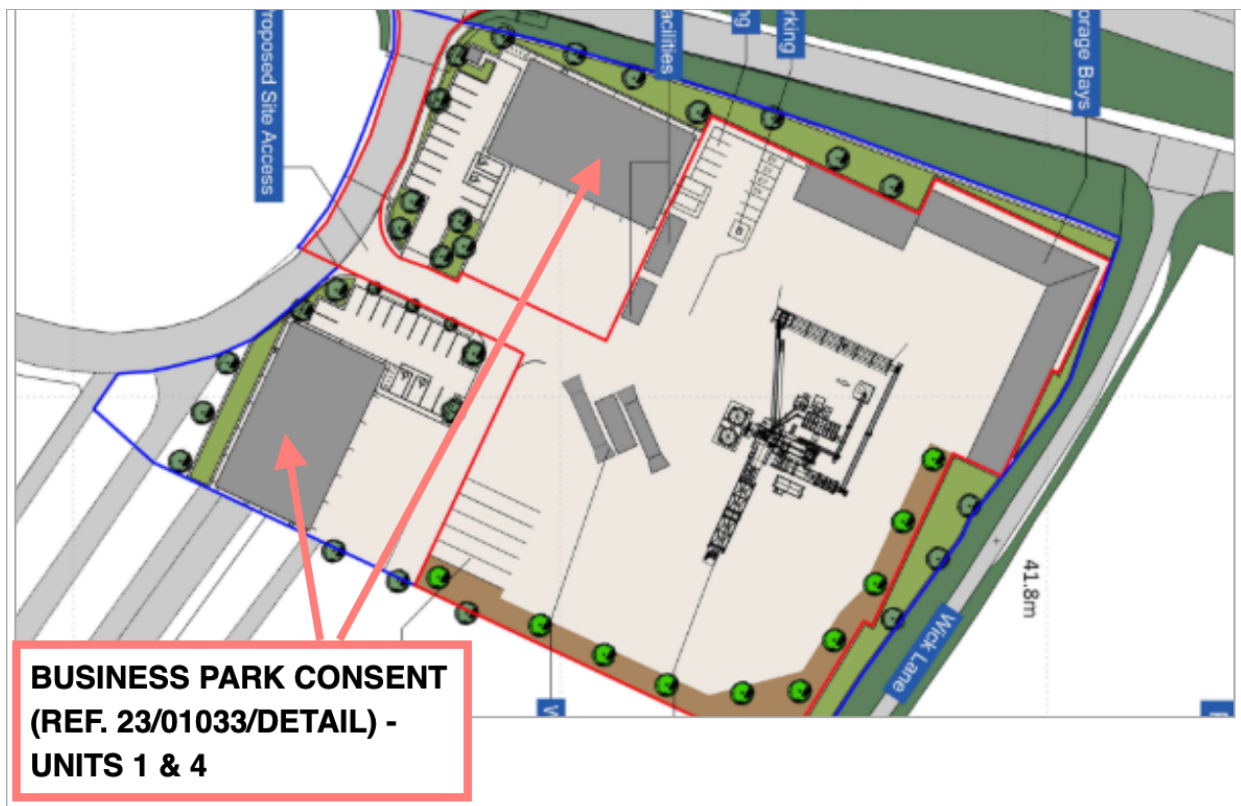


Figure 3: Site plan (ref. KD.CRW.1.D.001) showing the proposed asphalt plant PLUS business park units 1 and 4 within the blue line (ownership) boundary. Units 8-14 sit outside the red/blue boundaries and could still be built

4.21. Issues include:

- Much higher numbers of HGVs - both at the site and on local roads - than claimed. The application wrongly assumes that asphalt-plant traffic will replace the traffic from the business park units. In reality, the plant would replace only 5 of the 14 consented business park units. If consent is granted for the asphalt plant, both the asphalt plant AND the remaining 9 business park units could be built out. This would be on top of the Surya Foods HGVs, and quarry HGVs which are not accounted for either
- Asphalt plants use big, heavy lorries that carry hot asphalt and usually need to travel very early, very late or at night to reach their destinations before the material cools
- Pressures on Old Ipswich Road which is not designed for heavy industrial traffic. It includes residential driveways, is used regularly by cyclists and pedestrians, and often has cars parked on the road
- Risks at the Wick Lane junction (narrow, weight-restricted, poor visibility, risk of damage to planted verges)
- Increased risk of conflict with pedestrians, cyclists and horse riders
- Serious safety issues once the Country Park opens to the public.

4.22. If relevant, you could mention:

- Whether you already struggle to enter/exit your driveway or to access local business along Old Ipswich Road
- Traffic congestion (especially if caused by HGVs and farm vehicles), on-road parking or speeding you observe
- How often you walk or cycle along Old Ipswich Road or Wick Lane
- How often you drive along Old Ipswich Road or Wick Lane and why
- Any incidents or near-misses you've experienced or witnessed
- Your intentions to make regular use of the Country Park, once delivered.

V. Risk to Ardleigh Reservoir water quality

4.23. The site is located inside the safeguarded Ardleigh Reservoir catchment, meaning any pollution risk must be treated with great caution because the reservoir supplies drinking water. However, the applicant has not demonstrated that the development can be safely operated here, and key pollution-prevention measures and assessments are missing.

4.24. Issues include:

- Incorrect risk classification - the plant is labelled as “medium” pollution risk, even though national SuDS guidance* treats asphalt plants as high-risk because of hydrocarbons, oils and contaminated run-off
- Missing pollution-prevention design - the application does not show the bunding, containment or drainage features normally required for a high-risk industrial site.
- No explanation of how routine spills or contaminated run-off would be controlled - there is no detail on how polluted water would routinely be kept on-site or prevented from reaching the reservoir catchment
- No emergency or incident-response plan - there is nothing showing how the site would respond to an accident, equipment failure or major spill.

*The industry-standard national guidance used to assess and control pollution and drainage risks for different types of development.

4.25. Given the risk to a drinking-water reservoir, this lack of information is unacceptable.

4.26. If relevant, you could mention:

- Concerns about protecting the local drinking-water supply
- Why safe and reliable drinking water is important to you and your household
- Worries about how the safety of the local water supply can be guaranteed when essential technical information and pollution-control details are missing.

VI. Net economic disbenefit

4.27. The asphalt plant would employ only eight people, while preventing 5 of the already-approved business/industrial units - with their combined employment floorspace of approx. 3,390 square metres - from being built. The loss of these units means:

- Fewer local jobs overall
- A narrower range of job types, offering less benefit to Ardleigh residents
- More environmental harm for less economic return.

4.28. If relevant, you could mention:

- That the creation of 8 jobs is not a real benefit because the site already has consent for an industrial employment scheme that would create far more jobs
- That the types of jobs created by an asphalt plant are narrow and specialised, offering little benefit to Ardleigh residents compared to the broader range of jobs the approved business units would provide
- That the small number of jobs does not justify the much greater environmental and amenity impacts the asphalt plant would introduce.

5. Dos and Don'ts

DO

5.1. DO be clear that you **object**.

5.2. DO describe exactly how you use, and why you value, the area. This is often the strongest evidence a resident can provide. For example:

- “I walk the public footpath past Wick Farm three times a week.”
- “My children use this area to cycle on weekends.”
- “We regularly watch wildlife along Wick Lane.”

5.3. DO attach photos of:

- Where you walk
- Views that would be affected
- Wildlife
- Existing traffic issues.

5.4. DO explain how the impacts of the proposal would affect you in your day-to-day life. For example:

- “I live close to the site and I already struggle with HGV noise and vibration at night; this development would worsen that.”
- “The external industrial lighting would seriously affect my home/garden and reduce the dark, rural character we currently enjoy.”

5.5. DO talk about the future Country Park. For example:

- “The Country Park was a major reason my family moved here.”
- “I was looking forward to new walking routes and open space.”
- “The Country Park is important to me because it's supposed to include accessible routes so disabled people can reach and enjoy the reservoir.”
- “Replacing public open space with an industrial site seems completely wrong.”

5.6. DO use plain English, there is no need for technical language. It is your personal experience that matters.

DON'T

5.7. DON'T talk about issues that aren't relevant to planning as the Council is not allowed to consider them. Adding irrelevant points may distract from the parts of your objection that really matter. You should avoid commenting on:

- Property value
- The applicant (their motives, past behaviour, or your personal opinion of them)
- General dislike of change
- Loss of a view
- Construction period impacts (noise, disturbance etc. during construction).

5.8. Be careful when referring to other developments, planning permissions or applications. These *can* be relevant, but mainly in terms of cumulative impact - that is, how the traffic, noise, amenity or landscape effects of several developments in the same area add up to create an unacceptable overall impact. You should avoid commenting on:

- Developments in other parts of the parish that would not realistically affect, or be affected by, the asphalt plant
- General dissatisfaction with planning decisions the Council has made in the past
- General feelings that the parish has already had its “fair share” of development.