

<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>A72</b>	<b>Martells - Southern Extension</b>	<b>Tendring</b>	<b>Agricultural</b>	<b>16.98</b>	<b>1.17</b>

The Site is promoted as an extension to the existing minerals site (Martells Quarry) and is located to the south west of Martells Quarry. The Site area is approximately 16.98 ha and is proposed for 1.17 million tonnes of sand and gravel extraction with processing and distribution from the Martells Quarry processing plant. Site operations are proposed to commence in sequence to the permitted Martells Quarry Western Extension Area. The adjoining uses include the existing Martells Quarry, Slough Lane, woodland, agricultural fields and farm and commercial buildings. The village of Ardleigh is located to the north of the Site. This Site would be accessed via A120 using the existing Martells Quarry access. 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 & Amenities	Green Belt	Airport Safeguarding Zones
Amber /Green	Amber	Red/ Amber	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Red/ Amber	Amber	Red/ Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is located in Landscape Character Area (LCA) Tendring Plain (E3), and possesses a number of characteristic features, including the large flat arable plateau, straight regular field pattern, low trimmed hedgerows, and woodland copses. Appropriate consideration is required to protect the characteristic features of the LCA and mitigate the impacts on the landscape.
- Site A72 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for Bullock Wood, which is located 1.92km to the west, and for Ardleigh Gravel Pit. Bullock Wood SSSI is an ancient woodland site. There is habitat connectivity between the Site and Bullock Wood SSSI but this connectivity is reduced by intervening roads. The haul road would travel over Ardleigh Gravel Pit SSSI, which is a geological SSSI situated within another part of Martells Quarry and waste site complex.
- A watercourse immediately north of the Site runs west and joins Salary Brook. Salary Brook feeds into the River Colne. The Site is c.10.5km from the Colne Estuary SSSI, Special Protection Area (SPA) and Ramsar site and the Essex

Estuaries Special Area of Conservation (SAC) via watercourses there is hydrological connectivity between them. In addition, Upper Colne Marshes Special Scientific Interest (SSSI) is c. 7km downstream of the Site and the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone is c.5.2 km downstream from the Site. In addition, most of Salary Brook downstream of the Site passes through a number of Local Wildlife Sites and a Local Nature Reserve. Salary Brook then joins the River Colne where it passes through more Local Wildlife Sites. There is a potential for the Site to impact water quality and quality of Salary Brook and the River Colne and their associated riparian habitats, which are mostly Priority habitats. The potential for the likely significant effects to the Colne Estuary SPA and Ramsar site, and Essex Estuaries SAC would need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.

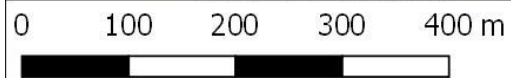
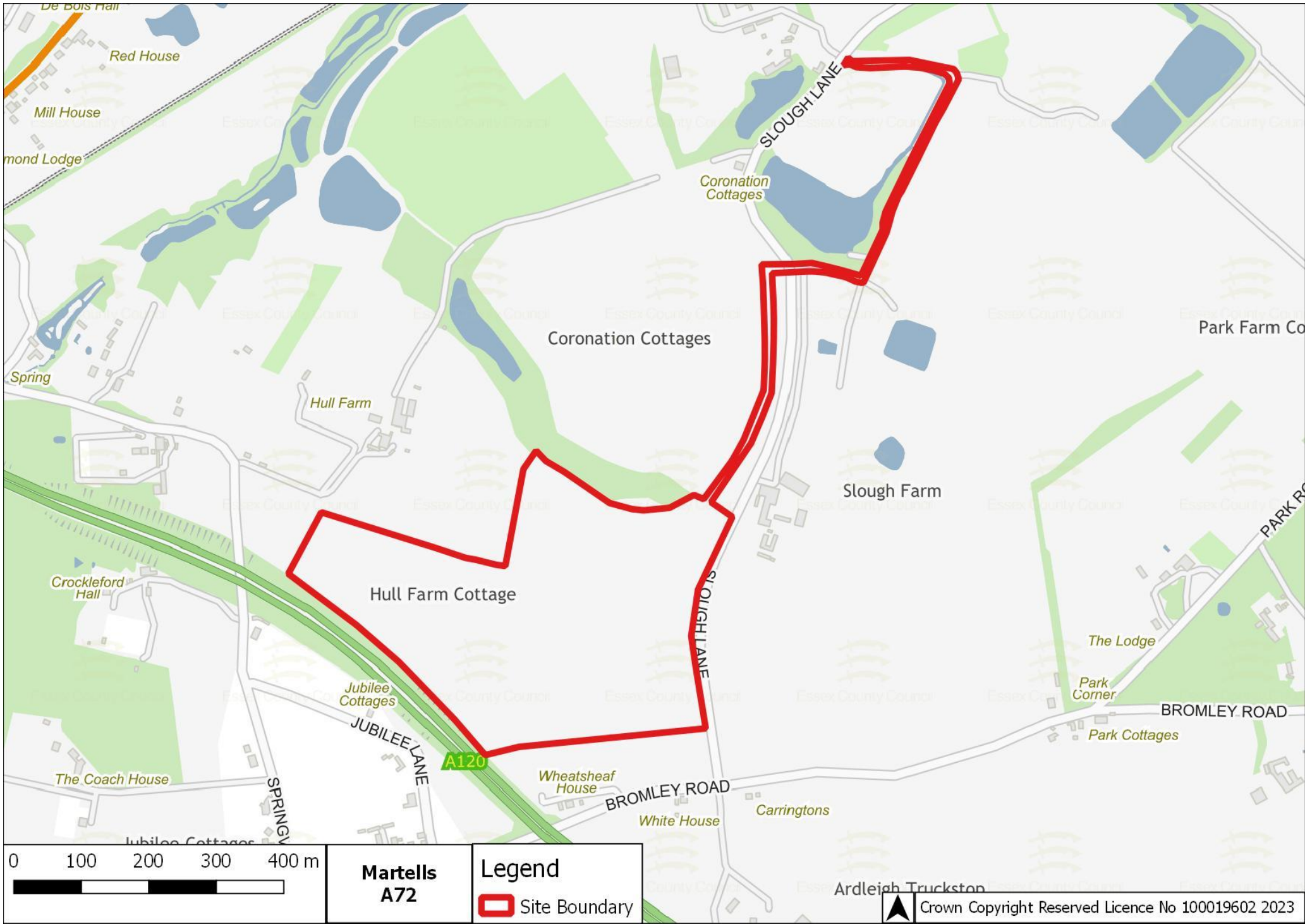
- Walls Wood is the closest Local Wildlife Site to the Site and is c.220m west of it. This is a relatively large site consisting of probably ancient streamside woodland. Ancient Woodland is irreplaceable habitat. There are three other Local Wildlife Sites within 1km, one of which is also Special Roadside Verge.
- Site A72 comprises two arable fields bounded by Hedgerows and lines of trees- most of which are Priority habitat-, and deciduous plantation woodland. There is mature Oak tree on the north-west boundary which is considered to be a Notable boundary feature of the Site.
- Lowland Mixed Deciduous Woodland Priority habitat is situated on part of the northern boundary and the above-mentioned watercourse flows westwards from this into Salary Brook. The northern Site boundary appears to fall within the strip of Woodland Priority habitat. This woodland is present on the first edition OS map; therefore, it could be ancient and additional investigations should be made. Ancient woodland is irreplaceable habitat.
- The Site is graded Amber because ecological impacts could be moderate and are likely to require medium levels of mitigation to make the Site acceptable. The Site could have a moderate impact upon international or national designations, through impacts to water quality. The Site could have a major impact upon Salary Brook and upon local designations, ancient woodlands and other Priority habitats and species. This includes impacts to water quantity and quality of the adjacent watercourse and Lowland Mixed Deciduous Woodland Priority habitat as the groundwater may be affected through changes to hydrology. If the adjacent woodland were to be confirmed as ancient woodland, the Site's RAG assessment would be upgraded to Red-Amber.
- Any application would require demonstration that the operations would not affect the hydrology of the watercourse and associated habitats, Salary Brook, downstream LoWS, Woodland, Hedgerows, and other boundary habitats. Mitigation may include - but not be limited to - an adequate and appropriate buffer between the Site and these habitats; and prevention of deterioration to water quality to the watercourses and Salary Brook. Natural England should

be consulted with respect to mitigation for the haul road continuing to cover one unit of Ardleigh Gravel Pit SSSI. Compensatory habitat for Priority farmland species may be required.

- The allocation of the Site in conjunction with the active Martells quarry site would likely result in 'less than substantial' harm at a mid-level to the significance of Grade II listed Hulls Farmhouse (List UID: 1112055).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed building and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance.
- The cumulative impact of this proposal and the proposed site allocation A73 Martells Western Extension would likely represent a high level of 'less than substantial' harm to the setting and significance of Hulls Farmhouse due to substantial curtailment of the agrarian landscape.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence.
- The Site contains evidence for a possible Roman road and further linear features, some of which represent historic agricultural features.
- The Site lies within 1km of a Scheduled Monument
- The Site has potential to contain Palaeolithic archaeological remains.
- 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 via an existing access serving Martells Quarry onto Slough Lane which is classified as a local road in Essex County Council's Development Management Route Hierarchy. This accords with (iii) in the methodology (see Appendix G Transport for full methodology):

Where access to the main road network in accordance with (i) and (ii) above is not feasible, road access via a suitable existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety. Access to existing proposed sites and sequencing would need to be considered further.

- For this further extension of the quarry the continued use of the private track access to the A120, via the lorry park, is required.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within Drinking Water Protection Areas (Surface Water). 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 one sixth of the Site is in Grade 1 and five sixths of the Site are 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 local Affinity Water pipelines within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which may include diversion and/or protection of services and utilities.
- Commercial activity (Martells Industrial Estate), two residential buildings and farm buildings associated with Slough Farm are more than 20m but less than or equal to 50m from the Site. Two commercial buildings and seventeen residential buildings are more than 50m but less than or equal to 250m from the Site. One residential building and one commercial building are more than 50m but less than or equal to 250m from the Site access. 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.



<b>Martells</b> <b>A72</b>	<b>Legend</b>
	Site Boundary