

<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>
A86	Martells – North of Frating Road (West)	Tendring	Agricultural	28.9	2

The Site is promoted as an extension to an existing mineral Site (Martells Quarry) and is located north east of Martells Quarry, and immediately adjacent to Site A85. The Site area is approximately 28.9 ha and is proposed for approximately 2 million tonnes of sand and gravel extraction with processing and distribution occurring from Martells processing plant. It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Martells Quarry, after extraction at Site A73, if allocated. Infrastructure needed includes crossing points on Frating Road. The adjoining uses include agricultural fields, a railway line, woodland, and residential, and commercial buildings. The village of Ardleigh is located to the west of the Site. Proposed access is via internal access tracks to Martells Quarry and the use of the existing Martells Quarry site access to the highway network. 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	Amber	Red	Amber	Amber	Red/ Amber	Red/ Amber	Green	Amber	Green	Red/ Amber	Amber	Red	Green	Green

Key findings of the assessment are as follows:

- The Site is very characteristic of the Tendring Plan (E3) Landscape Character Area (LCA), comprising the large flat arable farmland plateau which is broken up by low trimmed hedgerows. Other characteristic features such as the woodland copses are not prevalent within this location. The lack of hedgerows on the Site peripheries increase the sensitivity, as the characteristic landscape is highly visible from the wider landscape.
- Dedham Vale Area of Outstanding Natural Beauty (AONB) is located 1km to the north of the Site, with the Stour and Orwell Estuaries Ramsar and Site of Special Scientific Interest (SSSI) located 2.5km to the north-east. The flat plateau and hedgerows limit potential views from the Site towards the Ramsar, AONB and SSSI.

- Footpaths 27 and 28 (Ardleigh) run through the centre of the Site, providing open views of the field. There will be an adverse effect on the public rights of way users and other receptors with regards visual impact.
- Site A86 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for Cattawade Marshes SSSI, Stour Estuary SSSI and Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site. There is no known pollution pathway between Site A86 and these statutory sites. However, the potential for the likely significant effects to the Stour and Orwell SPA and Ramsar site would need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application. The access road passes next to Ardleigh Gravel Pit SSSI, which is a geological SSSI.
- There are two Local Wildlife Sites within 500 metres of the Site.
- There is a candidate veteran Oak tree located on the north-eastern boundary which may also be ancient. Veteran and ancient trees are irreplaceable habitat.
- The Site comprises part of a large arable field which is partly bordered by hedgerows and mature trees. The Site is situated between Little Bromley Road, Morrow Lane, Frating Road and a railway line. Little Bromley Road, Morrow Lane are narrow lanes with mature trees and Hedgerows (Priority habitat) on either side. The internal access road would follow the eastern boundary of the field to the south of the main Site area, pass through another arable field, pass immediately north of the Ardleigh Gravel Pit SSSI and cross through field boundary trees and plantation woodland.
- 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 moderate impacts upon irreplaceable habitats i.e. the candidate veteran tree which is potentially ancient. The Site could have a minor impact upon a national designation- i.e. Ardleigh Gravel Pit SSSI and moderate impact upon Priority habitats and species, particularly to Hedgerow Priority habitat. The Site could also result in disturbance and loss of habitat for Priority farmland species, e.g., Skylarks.
- Any application would require demonstration that the operations would not affect Ardleigh Gravel Pit SSSI, Hedgerows and other boundary habitats. Mitigation may include - but not be limited to - an adequate and appropriate buffer between the Site and the candidate veteran tree, which is potentially ancient, a notable boundary feature tree, Hedgerows, and tree lines. Compensatory habitat for Priority farmland and wetland species may be required.
- The allocation of the Site would likely result in 'less than substantial' harm at low level to the significance of Ardleigh Conservation Area through a change within its setting and would require medium levels of mitigation to make it acceptable.

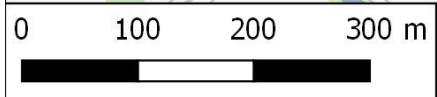
- The impact to Grade II listed New Hall (List UID: 1112056) is likely to be a low level of 'less than substantial' harm due to change of its wider setting but also due to the intensified use of the Site, with an increase of vehicular traffic, noise and pollution which would affect the sense of seclusion which contributes to the significance of the listed building. Some mitigation would be provided by the existing mature vegetation.
- 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.
- The Site lies adjacent to a scheduled monument and Historic England should be consulted prior to this Site being considered.
- The Site lies within an area of dense archaeological features as identified through aerial photographic evidence.
- The Site contains evidence for trackways and land division which extend from a multi-period archaeological site containing evidence for ritual, settlement, and industrial activity.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene palaeoenvironmental 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.

- 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 proposal would require a new crossing point either side of Frating Road to enable access to the existing site access and a haul road on the south side of Frating Road and would be shared with site A85.
- Access is proposed via an existing access serving Martells Quarry onto Slough Road, currently excludes a ghost island right turn lane. This is acceptable in principle.
- To export minerals by HGV via the existing access the Site would require a new crossing point of Frating Road (B1029) to enable access to the existing site access and a haul road on the south side of Frating Road, this would be shared with site A85. No detail provided.
- The proposal would impact on several PROW routes north and south of Frating Road; public footpath: 10, 31, 42 (Ardleigh_158).
- 4 Public Rights of Way cross the Site. 4 Public Rights of Way are within 100m of 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.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (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 over nine tenths of the Site is in Grade 1 and less than nine tenths of the Site is 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 33kV electric overhead lines and 11kV overhead lines within the Site boundary. Local Anglian Water foul rising mains are present 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.
- Four residential buildings are adjacent to the boundary of the Site (0m). An agricultural structure is outside the Site boundary less than or equal to 20m from the Site. One farm building is outside the Site boundary less than or equal to 20m from the Site access. Two residential buildings and one public building (Essex Highways) are more than 20m but less than or equal to 50m

from the Site. Sixty three residential buildings, one community facility (allotments), one community facility (cemetery), two commercial buildings and three farm buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would likely be difficult to achieve.



Martells
North of Frating Road (West)
A86

Legend
 Site Boundary