

<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>A87</b>	<b>Martells – East of Slough Lane</b>	<b>Tendring</b>	<b>Agricultural</b>	<b>10.47</b>	<b>0.56</b>

The Site is promoted as an extension to an existing mineral Site (Martells Quarry) and is located east of Martells Quarry and west of Park Road. The Site area is approximately 10.47 ha and is proposed for approximately 0.56 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. The adjoining uses include agricultural fields, two waterbodies, Martells Quarry, and residential and farm buildings. The village of Ardleigh is located to the north 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	Red/Amber	Amber	Green	Amber	Green	Red/Amber	Green	Amber/Amber	Green	Red/Amber	Amber/Amber	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.
- Footpath 12 (Ardleigh) runs along the north-eastern boundary of the Site, providing open views of the flat farmland plateau.
- Site 87 is just within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for the Stour Estuary SSSI and Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site. There is no known pollution pathway between Site A87 and the 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. Ardleigh Gravel Pit SSSI is on the northern boundary of the Site; this is a geological SSSI.

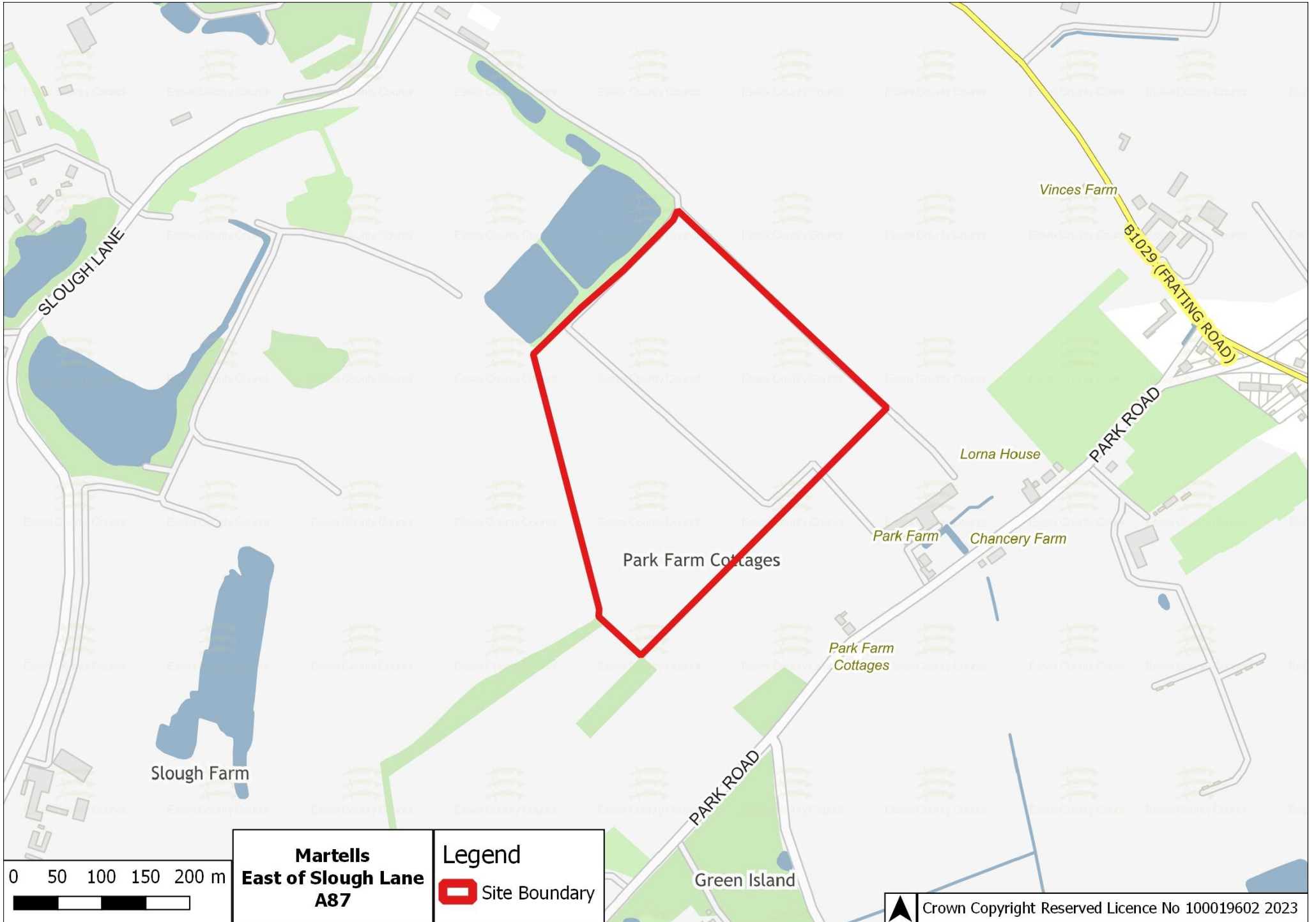
- There are two Local Wildlife Sites within one kilometre of the Site.
- The Site comprises an arable field which is partly bordered by hedgerows and woodland. A Hedgerow with a watercourse, and patches of Lowland Mixed Deciduous Woodland Priority habitat border part of the Site, on the southern corner. This area is part of Ardleigh Park and is part of an area of former historic parkland. Deciduous plantation woodland habitat is situated on part of the north-western boundary and beyond this is an open waterbody. The woodland is within the boundary of one part of Ardleigh Gravel Pit SSSI and the trees could potentially impact this geological SSSI, as outlined above.
- 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 a national designation- i.e. Ardleigh Gravel Pit SSSI and upon Priority habitats and species. This includes impacts to water quantity and quality of the adjacent watercourse, waterbody, Lowland Mixed Deciduous Woodland, and Hedgerow Priority habitats. In addition, smothering of leaves by dust, disturbance e.g. by noise and lighting. The Site could also result in disturbance and loss of habitat for Priority farmland and wetland species.
- Any application would require demonstration that the operations would not adversely affect Ardleigh Gravel Pit SSSI, the hydrology of the watercourse, waterbody, Woodlands, 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 waterbody. Natural England should be consulted with respect to mitigation for Ardleigh Gravel Pit SSSI. 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 a mid-level to the significance of Grade II listed Ardleigh Park (List UID: 1112050) through a change within its setting and would require high levels of mitigation to make it acceptable;
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of this asset and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence. The Site contains evidence for a probable Roman road and linear features.

- The Site lies adjacent to a scheduled monument and is likely to contain archaeological remains associated with the Scheduled Monument. As such, Historic England should be consulted prior to this Site being included within the Mineral Plan
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene palaeoenvironmental remains.
- 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.
- 1 Public Right of Way crosses the Site. 1 Public Right of Way is 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 the Public Right of Way crossing the Site.
- The Site has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water). The Site is likely to have a minor impact on hydrology, hydrogeology, and drainage. 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 three quarters of the Site is in Grade 1 and one quarter 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 11kV overhead electricity lines within the Site boundary. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on the electricity lines. Such mitigation may include diversion and/or protection.
- Sixteen residential buildings and five farm buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive

receptors, medium levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. low level noise attenuation measures.



SLOUGH LANE

Vinces Farm

B1029 (FRATING ROAD)

PARK ROAD

Lorna House

Park Farm

Chancery Farm

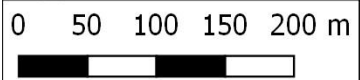
Park Farm Cottages

Park Farm Cottages

Slough Farm


PARK ROAD

Green Island



**Martells**  
**East of Slough Lane**  
**A87**

**Legend**  
 Site Boundary

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