

# CABINET

16 FEBRUARY 2011

## REPORT OF INTERIM HEAD OF PLANNING SERVICES

### A.4 ESSEX COUNTY COUNCIL MINERALS DEVELOPMENT DOCUMENT (MDD): PREFERRED APPROACH

(Report prepared by Derek Walker)

#### PART 1 – KEY INFORMATION

##### PURPOSE OF THE REPORT

This report provides Cabinet with a summary overview of, and proposed response to, the Essex County Council Minerals Development Document (MDD): Preferred Approach Consultation Paper (the Paper). A copy of the MDD: Preferred Approach - Summary is at Appendix 1. This report seeks Cabinet's approval to:

- Raise concerns regarding the methodology used to identify preferred sites;
- Object to the possible development of a new site at Frating (A17) and major extension to one existing site at Alresford (A16);
- Not object to the extension of one existing site at Ardleigh (B3); and
- Raise concerns over the possible inclusion of extensions to a second existing site at Alresford (A20) and a second existing site at Ardleigh (B1).

##### EXECUTIVE SUMMARY

The Essex County Council Minerals Development Document (MDD) Preferred Approach Consultation Paper identifies eleven potential sites, in total, for minerals development within Tendring District. Of these, the Schedule of Preferred Sites lists three sites, identified as:

A16 Church Farm, Alresford (Sand and Gravel) - existing  
A17 Frating Hall Farm, Frating (Sand and Gravel) - new  
B3 Park Farm, Ardleigh (Silica Sand) - existing

The scoring methodology used to identify preferred sites appears unclear and inconsistent. The selection process as presented in the Paper appears flawed and is not robust. The following issues are raised:

- i) The "Higher scoring sites" are categorised in the scoring range 51 points to 41 points although the "Lower scoring sites" also include sites with a score of 41 points (or fewer). To be clear as to what constitutes an 'acceptable' score, there should be a clear numerical dividing line separating "Higher scoring sites" and "Lower scoring sites";
- ii) The methodology used does not explain fully how the scores were allocated for each aspect - whether a single scorer was responsible for considering all aspects or, if not, whether there was a process of moderation to ensure consistency. To have confidence in the scoring process, it is essential that all aspects under consideration are considered and assessed in a like manner. Inconsistencies in approach could lead to the wrongful inclusion of unsuitable sites as "Preferred Sites" or the exclusion of suitable sites from those selected; and

- iii) The Traffic Light System used to score some issues appears to have been applied inconsistently and possibly by a number of parties but without moderation.

In addition to the three sites identified above, a second site at Ardleigh (identified as B1 Slough Farm - sand and gravel component) and a second site at Alresford (identified as A20 Sunnymead, Elmstead and Heath Farm), whilst not selected at this stage, scored highly in terms of the lower scoring sites (40 and 39 respectively). As it is possible for sites which are "Not selected" at this stage to be selected at a later stage, in the circumstances identified, your Officers consider it prudent to also consider the possible inclusion of sites B1 and A20 as Preferred Sites. The inclusion of sites B1 and A20 could lead to an over-concentration of sites within Tendring District.

As proposed in the Paper, Tendring District would be expected to provide a major extension to an existing site at Alresford and a smaller extension to an existing site at Ardleigh and a major new site for minerals extraction at Frating. The proposed new site at Frating and extended site at Alresford would both raise significant issues of concern, including in terms of adverse impact upon the amenities of a large number of residential properties nearby.

## RECOMMENDATION(S)

### Recommended Cabinet:

- (a) Agrees that, having regard to the lack of clarity over the scoring method used in the site selection process, the Council raises concerns regarding the methodology;
- (b) Agrees that, having regard to the close proximity of sites A16 Church Farm, Alresford and A17 Frating Hall Farm, Frating to a significant number of residential properties, the Council raises serious concerns regarding the potential loss of amenity to those properties as a result of mineral working activities and other adverse impacts at Frating, including transportation and archaeology and the Council objects to the inclusion of those proposed sites;
- (c) Agrees that ECC be asked to confirm and clarify its various references to site B3 Park Farm, Ardleigh (sand and gravel component) and B3 Park Farm, Ardleigh (silica sand);
- (d) Agrees that, in the event of site B1 Slough Farm, Ardleigh and/or site A20 Sunnymead, Elmstead and Heath Farm, Alresford being included subsequently in the Schedule of Preferred Sites, the Council raises concerns regarding the inclusion of those sites as there is already a concentration of minerals workings in the north-eastern part of the county, within the western part of Tendring District; and
- (e) Agrees that following the ECC exhibitions and workshops (being held in late January and February) Officers include any additional objections which may arise.

## PART 2 – IMPLICATIONS OF THE DECISION

### DELIVERING PRIORITIES

It is a key priority of the Council to ensure the economic well-being of the district. In that respect, the development of new sites for mineral extraction purposes will contribute to employment. However, although the activity is large-scale in nature, the Paper acknowledges that mineral production represents a small proportion of Essex County's economic output and relatively few people are employed directly in the sector.

Minerals extraction underpins the construction industry and there are extensive deposits of sand and gravel in the north of the county, including within Tendring District. The Paper considers that with the need for ongoing construction, regeneration and development, many towns in Essex will

continue to rely upon locally sourced supplies of aggregate. As Tendring District forms part of the Haven Gateway growth area, and the development of Bathside Bay represents a significant infrastructure project in addition to proposed planned growth for housing and other employment, new mineral workings may be considered in terms of sustainable development, if the output is used locally. However, although most minerals extracted are used within the county, minerals extracted from a site could be used anywhere, not necessarily in the local area.

It is also a key priority of the Council to protect the quality of the environment for both residents and visitors. Tourism is important to the local economy and, in addition to the traditional coastal resort destinations, maintaining an attractive countryside is an important factor in presenting an attractive image of the district. The Paper acknowledges that protecting valued countryside may constrain where minerals development can take place.

Although minerals extraction is temporary, it tends to occur over a prolonged period and both actual and perceived harmful effects therefore can represent a serious issue which may impact adversely upon the Council's priorities.

However, it is also acknowledged that once extraction has occurred quarries can present opportunities for environmental enhancement including biodiversity, recreation, agriculture, surface water storage and potential to alleviate flood risk.

The Paper states that the Regional Spatial Strategy (RSS) (the East of England Plan) has been revoked. This is not the case. However, the government has made clear its intention to introduce primary legislation later this year to that effect. The RSS includes the mineral sub-regional apportionment for sand and gravel and Mineral Planning Authorities have been advised to continue planning for minerals supply within the existing arrangements. The move towards localism may mean that the Tendring District Council Core Strategy has a reduced requirement for new housing and, if reflected elsewhere in the county, this could result in a reduced demand for new aggregate and fewer and/or smaller new sites and/or extensions to existing sites.

## **FINANCE, OTHER RESOURCES AND RISK**

There are no financial costs, other resource or risk implications resulting.

## **LEGAL**

The proposed actions are within the discretionary powers of the Council.

## **OTHER IMPLICATIONS**

None

## **PART 3 – SUPPORTING INFORMATION**

### **BACKGROUND**

The following extract is taken from the MDD Preferred Approach – Summary:

*“Essex County Council is the Minerals Planning Authority (MPA) for the whole of Essex (excluding the unitary authorities of Thurrock and Southend). As such, it is required to produce a Development Plan Document for Minerals (MDD) setting out how the County will meet the demand for minerals for the plan period which is from the **1 Jan 2009 – to 31 Dec 2028**.*

*The process for producing and adopting the MDD is set out in the Town and Country*

*Planning Act (2004) legislation and Government regulations and policy in the form of Planning Policy Statements (e.g. PPS12) and supported by guidance from the Planning Advisory Service (PAS). Central to the approach is to ensure that all those potentially affected by the MDD are consulted from the earliest stages of development and therefore have an opportunity to contribute to the way their local area is developed.*

*The MDD will be submitted for independent examination by the Planning Inspectorate to ensure it is sound before it can be adopted by the MPA. Once adopted the MDD will provide the framework for future development and determining Planning Applications for, and changes to, minerals development. Mineral development includes extraction, processing, aggregate recycling and transshipment.*

*This Preferred Approach paper uses the evidence gathered through previous (Issue and Option) consultations in 2005, 2006 and 2009 to set out the preferred approach to the Core Strategy and development management policies and to identify the Strategic Sites necessary to deliver the plan.*

*The information received from stakeholders during this consultation (along with any update from the Sustainability Appraisal) will inform the development of the Submission Document. At this time there will be a further consultation period in winter 2011 prior to it being submitted to the Secretary of State (SoS) for public examination.*

### **Purpose of the MDD: Preferred Approach**

*The “Preferred Approach” stage of the MDD is our most important consultation stage yet.*

*The purpose of the MDD Preferred Approach paper is to:*

- *Set out for the first time how we are proposing that minerals planning is going to occur in the County and where mineral development will occur;*
- *Enable stakeholders to contribute to the formulation of the Vision, Objective, Strategy and Policies before preparation of the submission document.*

*Essex is required to produce the MDD with Core Strategy, Development Management Policies and Site Allocations. All three of these elements are covered in this Preferred Approach paper.*

- *The Core Strategy sets out our Vision, Objectives, Core Spatial Strategy and Core Strategy Themes.*
- *Development Management policies and themes will be used to assess planning applications and make sure all developments are in line with the core strategy;*
- *Site allocations showing which land has been set aside for quarries and transshipment facilities.*

*When the MDD is tested for ‘soundness’ at its examination we must be able to demonstrate that our process for decision making has been robust. For this reason we have set out the evidence we have relied upon. The document highlights how national policy, technical evidence and consultation responses have all been taken into account. We have also had specific regard to:*

- *The findings of the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA). Sustainable development is central to the reformed planning system. Our policy themes and topics have been subject to this formal SA/SEA process by specialists within ECC. The results are published alongside this document.*
- *The accompanying Strategic Flood Risk Assessment and Habitats Regulations*

*Assessment. These were prepared by independent consultants.*

- *What you have told us in previous consultations. In the Issues and Options views were sought on a range of issues and on suggested sites for minerals provision in Essex. Almost 3,000 written representations have been received to date.”*

Tendring District forms part of the Haven Gateway growth area and construction aggregates are required to deliver new and improved buildings and infrastructure. These aggregates are used in the manufacture of concrete, mortar, asphalt and construction fill required to deliver new growth. Bathside Bay is an example of a planned major construction project within the district which will require significant amounts of natural resources. Transporting minerals by road places a strain upon the highway network and can add to congestion and climate change. By sourcing as many of these as possible from the local area, transport distances, and therefore carbon emissions, are minimised thereby increasing the relative sustainability of new developments (75% of aggregate extracted in Essex is used within the county – most of the remainder going to London).

In order to ensure access to minerals to meet future needs, in the interests of sustainability, it is necessary to identify suitable sites for mineral extraction and to ensure that potential sites are not sterilised by development taking place over mineral-bearing land. However, there is also a need to consider how the re-use and recycling of construction materials may reduce the demand for new aggregates. The MDD expects this approach to form part of Core Strategy responses at the district level and TDC Core Policy 6 proposes that the Council will play its part in the global fight against climate change by seeking to reduce carbon emissions and will work with its partners to promote sustainable design and construction and recycling in the district. However, to have a significant effect on requirements for new minerals and thereby reduce demand, this approach would have to be implemented effectively throughout the county not just in Tendring District. Further, although the MDD says it seeks to achieve a balance of provision of new minerals sited throughout the county, there are significantly more in the north-eastern part (7 sites, mainly in Tendring District) than the western part (4 sites) although Tendring District is not itself a main user.

## **CURRENT POSITION**

The MDD: Preferred Approach consultation runs for ten weeks from 9 December 2010 to 17 February 2011. Tendring District Council has been consulted and its opinions are being sought on the preferred approaches. The Paper identifies eleven potential sites, in total, for minerals development within Tendring District. Of these, the Schedule of Preferred Sites lists three sites, identified as:

A16 Church Farm, Alresford (Sand and Gravel) - existing  
A17 Frating Hall Farm, Frating (Sand and Gravel) - new  
B3 Park Farm, Ardleigh (Silica Sand) - existing

Details of the above mentioned sites are at Appendices 9, 10 and 11 to this report (NB site B3 Park Farm, Ardleigh is identified wrongly as being within the Colchester area).

The scoring methodology used to identify preferred sites appears unclear and inconsistent. The selection process as presented in the Paper appears flawed and is not robust. The following issues are raised:

- i) The “Higher scoring sites” are categorised in the scoring range 51 points to 41 points although the “Lower scoring sites” also include sites with a score of 41 points (or fewer). To be clear as to what constitutes an ‘acceptable’ score, there should be a clear numerical dividing line separating “Higher scoring sites” and “Lower scoring sites”;
- ii) The methodology used does not explain fully how the scores were allocated for each aspect - whether a single scorer was responsible for considering all aspects or, if not,

whether there was a process of moderation to ensure consistency. To have confidence in the scoring process, it is essential that all aspects under consideration are considered and assessed in a like manner. Inconsistencies in approach could lead to the wrongful inclusion of unsuitable sites as “Preferred Sites” or the exclusion of suitable sites from those selected; and

- iii) The Traffic Light System used to score some issues appears to have been applied inconsistently and possibly by a number of parties but without moderation.

Your Officers make the following observations in relation to the three Preferred Sites:

A16 Church Farm, Alresford (Sand and Gravel)

The MDD proposes an extension to the existing operational minerals site. The site area would be 20ha (8 acres) and would have an estimated life of 20 years. The means of access for haulage vehicles is indicated to be from the existing haul road off Wivenhoe Road. Proposed after-use is agriculture, wetland, woodland and possible golf course. Your Officers consider that site sensitivities include:

- i) residential amenity (the site lies close to the village and to the rear of a significant number of dwellings);
- ii) heritage (St Peter’s Church adjacent scheduled monument);
- iii) agricultural land quality (the site includes best quality, Grade 2 land); and
- iv) biodiversity off-site (the site is approximately 600m away from the Colne Estuary SPA / RAMSAR) - in particular birds and water quality; biodiversity on-site – protected species.

Your Officers have concerns over the potential loss of amenity, including from noise and disturbance which could be experienced, particularly by local residents whose homes lie close to the site. There are approximately 40 dwellings in Wivenhoe Road and 12 dwellings in Church Road which back onto the site. Many of these properties to the north and east would have views onto the site and would need to be screened (the related plan appears to indicate a strip of land for this purpose). The MDD recommends that a minimum stand-off distance of 100m should be provided to all residences and appropriate screening / bunding provided to screen visual impacts. Nevertheless, your Officers are concerned that such landscaping might not prove effective in terms of screening in the short / medium terms, as planting takes time to establish and bunding can in itself appear visually intrusive. Your Officers consider that the stand-off distance should be taken from the nearest boundary of each residential curtilage and not from each dwelling, as the impacts upon residential amenity can be as great, or greater, in respect of private gardens. Your Officers consider that, having regard to this consideration and the high number of dwellings within 250m of the site, a greater stand-off distance should be required than is currently proposed, if the site is to be confirmed as selected.

The remains of St Peter’s Church and part of the graveyard are a scheduled monument and the area has the potential for extensive surviving archaeological deposits. In order to protect the setting of the scheduled monument, the proposed works should be set well away from this area and substantial structural planting carried out.

Although the MDD site summary identifies the proposed after-use is “Agriculture, wetland, woodland and possible golf course”, the previous planning permission for a golf course has lapsed. Part of the site comprises the best quality Grade 2 agricultural soils and it is expected that this area would be restored predominantly to agriculture.

Although the existing quarry lies between the proposed site and the Colne Estuary SPA / RAMSAR

the site is also considered sensitive in terms of biodiversity, including the possibility of protected and notable species on site. An Appropriate Assessment would be required under the Habitats Regulations.

#### A17 Frating Hall Farm, Frating (Sand and Gravel)

The MDD proposes a new minerals site at this location. The site area would be 47ha (18.8 acres) and would have an estimated life of 16 - 20 years. The means of access for haulage vehicles is indicated to be from Main Road, between the Frating Park residential caravan site and the village. Proposed after-use is agriculture and an agricultural reservoir. Your Officers consider that site sensitivities include:

- i) highways/transportation (there is no convenient means of access to the main A120/A133 highway network for eastbound HGVs);
- ii) residential amenity (the site lies close to the village, to the rear of a significant number of dwellings including a residential mobile home site);
- iii) local amenity (visual – limited screening exists in winter and recreational – a network of public footpaths crosses the site);
- iv) heritage (crop marks and enclosures and setting of listed buildings); and
- v) agricultural land quality (the site comprises the best and most versatile Grades 1 & 2 agricultural soils).

The MDD considers the possible promotion of the site as a source of material for the expansion of Harwich Port, which would generate significant traffic movements to the east (46 or 37 x 20 tonne loads out per day - 272/365 days). Your Officers acknowledge that any detailed proposal for minerals working would require information including an Environmental Impact Assessment and Transport Assessment to demonstrate that the proposal was acceptable. However, your Officers have serious concerns that the Access and Transportation issue has not been scored appropriately as Amber 1 (minor impact) and consider that Amber 3 (major impact) would be appropriate. The Paper acknowledges the importance of achieving a good transport connection at each mineral site. This is considered critical to the safe, efficient and environmentally sensitive movement of aggregate to its destination. Site A17 has road access direct onto the main highway network (A133 Colchester – Clacton road). To transport aggregates to the east it would appear likely that HGVs would turn right, across westbound traffic, before travelling to the Frating roundabout and joining the A120, travelling west to the Ardleigh interchange at Colchester and then returning east. The alternative would be to travel north along the B1029 through Frating village to Balls Green and then east through Hare Green to the junction with the A120, where a right turn would be needed across the dual carriageway to head east. Your Officers consider that the adverse impacts of such vehicle movements on highway safety (and local and residential amenity) and the need for new eastbound / westbound slip roads at the junction of the A120/A133 (as an alternative route) have been significantly underestimated in the assessment. According to the MDD, site A17 Frating scores the same for this issue as site A16 Alresford and the scoring therefore appears inconsistent.

Your Officers also have concerns over the potential loss of amenity, including from noise and disturbance, which could be experienced by local residents whose homes lie close to the site. Also, there are views towards the site from properties to the north and the plan appears to indicate an area and strip of land for screening. Nevertheless, your Officers are concerned that such screening might not prove effective in the short / medium terms, as planting takes time to establish and bunding can, in itself, appear visually intrusive.

As a new minerals site, in your Officers' view, the proposal would have a significant adverse effect upon the appearance, character and setting of the village and be particularly harmful to the otherwise quiet residential amenities of the residents of Frating. The site area includes three public rights of way footpaths (Nos.1, 8 and 10) which form a convenient circuit and are understood to be

well used by villagers for informal recreation. Minerals development would require the diversions of these footpaths, making them less convenient and impacting adversely upon walkers' quiet enjoyment of the countryside.

The site is highly sensitive in terms of the site itself (crop marks and enclosures) and sensitive in terms of heritage assets nearby (listed buildings at Frating Hall farm complex and Main Road). ECC (Historic Environment) has confirmed that removing the southwest corner of the proposal, which contains the two main enclosures, would reduce sensitivity to medium. This change might have the effect of changing the score from Amber 3 to Amber 2. However, the extraction site is too close to Frating Hall to allow the setting of the listed buildings to be protected by screening.

The methodology groups Grades 1 & 2 agricultural land together. However, Site A17 contains the largest amount of Grade 1 land of any preferred site (25.9 ha) – the only other preferred site with any Grade 1 agricultural land is at site B3 Park Farm, Ardleigh (5.6 ha). Your Officers consider that the unique loss of such a large area of the best grade agricultural land is not reflected adequately in the scoring methodology (Amber 3) and that a ceiling should be placed on the amount of Grade 1 agricultural land which might be lost (e.g. 10 ha), after which the score would be “Red” and the site excluded.

These concerns would not be outweighed by the benefits of extraction, including possible enhancements to biodiversity which could result from site restoration.

#### B3 Park Farm, Ardleigh (Silica Sand)

The MDD proposes an extension to the existing operational minerals site. The site area would be 6.07ha (2.4 acres) and would have an estimated life of 6 years. The means of access for haulage vehicles is indicated to be from the existing haul road off Slough Lane. Proposed after-use is agriculture. Your officers consider that site sensitivities include:

- i) geological SSSI;
- ii) hydrology;
- iii) heritage (multi-period crop mark complex); and
- iv) agricultural land quality (the site comprises best quality Grades 1 & 2 agricultural soils).

Any application would be required to be accompanied by an Environmental Impact Assessment which would consider any effects of the proposal upon the geological SSSI, hydrology and heritage assets and any mitigation which might be required would have to be identified.

Your Officers acknowledge that the proposal represents a comparatively small extension to the existing minerals workings and that the immediate area is sparsely populated. Nevertheless, screening would be required to reduce visual and landscape impacts to the south-east and north-east. Your Officers consider that, if confirmed as selected, careful consideration should be given to the effectiveness of any proposed landscaping and would recommend that structural planting be carried out well in advance of any extraction.

#### Other possible sites

In addition to the three sites identified above, a second site at Ardleigh (identified as B1 Slough (sand and gravel component) and a second site at Alresford (identified as A20 Sunnymead, Elmstead and Heath Farm), whilst not selected at this stage, scored highly in terms of the lower scoring sites (40 and 39 respectively). As it is possible for sites which are “Not selected” at this stage to be selected at a later stage, in the circumstances identified, your Officers consider it prudent to also consider the possible inclusion of sites B1 and A20 as Preferred Sites. The inclusion of sites B1 and A20 could lead to an over-concentration of sites within Tendring District.

#### Conclusion



As proposed in the Paper, Tendring District would be expected to provide a major extension to an existing site at Alresford and a smaller extension to an existing site at Ardleigh and a major new site for minerals extraction at Frating. The proposed new site at Frating and extended site at Alresford would both raise significant issues of concern in terms of adverse impact upon the amenities of a large number of residential properties nearby.

#### **FURTHER HEADINGS RELEVANT TO THE REPORT**

None

#### **BACKGROUND PAPERS FOR THE DECISION**

Essex County Council Minerals Development Document: Preferred Approach  
(including Appendices)

Essex County Council Minerals Development Document: Preferred Approach – Summary

#### **APPENDICES**

**Appendix 1:** MDD Preferred Vision

**Appendix 2:** Preferred Approaches and Questions

**Appendix 3:** Map 1 Preferred Spatial Strategy for Aggregate Recycling

**Appendix 4:** Map 2 Preferred Spatial Strategy for Sand & Gravel Extraction

**Appendix 5:** Map 5 Locations of Preferred Extraction Sites and Safeguarded Transshipment Sites

**Appendix 6:** Site Selection Methodology

**Appendix 7:** List of How Sites Scored

**Appendix 8:** Schedule of Preferred Sites

**Appendix 9:** A16 Church Farm, Alresford

**Appendix 10:** A17 Frating Hall Farm, Frating

**Appendix 11:** B3 Park Farm, Ardleigh

## **APPENDIX 1**

### **MDD Preferred Vision**

By 2028 we will have achieved the following:

#### **Sustainable Construction**

Sustainable construction practices, incorporating the efficient use of minerals, will be the norm across the County, with all types of development designed and constructed using the best practicable sustainable construction materials and techniques.

#### **Efficient Mineral Use and Re-use**

Minerals will be considered a valuable resource to be used and re-used efficiently, to minimise waste.

#### **High Levels of Construction and Demolition Waste Re-use and Recycling**

On re-development sites, a high proportion of construction and demolition materials will be re-used and recycled, on-site wherever possible. There will be a network of strategic aggregate recycling sites across the County to serve major centres, with a wide range of construction products for the construction industry. These facilities will be constructed and operated to a high design standard, and the image of recycled products raised, with improved quality to meet the construction industry's requirements.

#### **Mineral Re-use and Recycling Integral to all Major Construction Project Specifications**

All major construction projects will be actively seeking to use a proportion of re-used or recycled materials, or products with recycled content and project specifications will make provision for recycled materials.

#### **Minimal Sterilisation of Mineral Resources**

The needless sterilisation of mineral resources will be avoided through the designation of Mineral Safeguarding Areas. Major developments proposed on land overlying potentially economic deposits will demonstrate that prior extraction has been considered. Prior extraction will be required where this can be achieved without undue harm to the environment, local amenity or the actual development, and where this is consistent with other sustainability objectives.

#### **Safeguarding of Mineral Reserves and Preferred Sites**

Existing mineral extraction sites, and Preferred sites in the MDD will be safeguarded and consultation required when other developments are proposed on or affecting these sites, to ensure the site and other operations are protected.

## **Safeguarding of Mineral Infrastructure**

Important mineral facilities, such as strategic aggregate recycling centres, secondary processing, rail heads, wharves and depots associated with such uses, will be safeguarded from inappropriate development to prevent their loss and to minimise impact on their continued operation.

## **Primary Mineral Provision**

Essex will maintain its important role as a significant producer of sand and gravel within the region. It will plan for the majority of extracted aggregate to be used within the County, accepting most will be transported by road. It will meet national and sub-regional apportionment, whilst not over supplying in order to protect the Essex environment and the mineral resource.

The lack of aggregate resources in the south and west of the County will have been addressed, to ensure planned urban growth can take place without unnecessary long distance transportation of mineral through associated mineral infrastructure. Sources of aggregate, both primary, secondary and recycled, will be planned, co-ordinated, and where possible located in proximity to growth areas, particularly Chelmsford, Basildon, Colchester, Harlow, the Harwich Haven and Thames Gateways and the M11 corridor, as well as maintaining the existing infrastructure of rail depots and marine wharves for importing aggregates to these areas.

Primary extraction sites will have regard to important sites of cultural, historic or biodiversity value and will have good transport connections. Consideration will be given to the cumulative impacts of extraction on the local communities, landscape and flood risk. Essex residents will have certainty of where Preferred sites are located, how applications for 'windfall' sites will be determined, and how their standard of amenity will be protected.

Brick clay, brickearth and silica sand sites will continue to be protected and planned for.

## **Restoration and After-use**

Restoration and after-use will continue to be integral to site selection and to the consideration of mineral extraction proposals, to ensure proposals have regard to existing landscape character and the need to enhance biodiversity and geodiversity. The focus of after-use will shift from purely agricultural use to enhancement of the local environment by means of increased provision for biodiversity, geodiversity, climate change (including providing storage for surface water) and public rights of way. This change in emphasis will result in improvements to the environment, and re-connection of de-graded or fragmented habitats, with sensitivity to surrounding land uses.

## **Climate Change Mitigation and Adaptation**

Minerals transportation, sites and facilities for mineral development will be planned, located and operated having regard to the need to mitigate and adapt to the impacts of climate change.

## **APPENDIX 2**

### **MDD Preferred Approaches and Questions**

#### **Preferred Approach 1**

The provision of a network of permanent and long term temporary recycling facilities able to make significant and long-term contributions to recycled aggregate production. Only SARS in proximity to key urban areas need safeguarding.

An additional SARS is supported in or around Harlow either by naming appropriate industrial or employment land, provision within an existing or future IWMMFs or development of a 'resource management park'.

Other non-strategic sites and on-site recycling will be encouraged through criteria based policy at appropriate industrial areas and as temporary permissions at mineral workings and waste disposal sites. Increases in environmental impacts, HGV movements or duration of mineral / waste sites will be avoided.

#### **Reason**

A SARS network in proximity to 'Key Centres for Development and Change', as shown on Map 1, is considered the best means for the Mineral Planning Authority to promote raising the quality of recycled products and provide for sites which either meet the relevant definition now or have the potential to in the future. Its recognised that the Harlow area could be better served in the future and suitable sites are to be encouraged there.

#### **Question 1**

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

#### **Preferred Approach 2**

To provide for the best possible geographic dispersal of sites across the County (to support key areas of growth and development and reduce mineral miles) with a focus on extending existing sites (with primary processing plant) to supply 42.225mt of aggregate to 2028.

#### **Reasons**

Extending existing sites utilises existing infrastructure and mineral supply patterns. It is also more likely to provide certainty of delivery, minimise environmental disturbance and avoid loss/ sterilisation i.e., last opportunity to obtain the resource prior to closing the site.

However, extensions alone would not resolve gaps in supply e.g., south and west of the County and sourcing aggregates as close to their point of use as possible. While rail depots have an important role, provision for a dispersed pattern of sites across the County minimises the demands placed on the transport network, cost of transport, carbon emissions and optimises the functional route hierarchy. It is therefore important to provide for new sites in the west of the County to re-dress the spatial imbalance and limit the need for HGVs to travel from the centre or east. Additional weighting in the site selection process (i.e., 6 points - refer to Chapter 9)

should provide for a portion of the tonnage needed in the west to make the 'dispersal' component of the spatial strategy viable.

## Question 2

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

## Preferred Approach 3

That ECC, in partnership with our Local Strategic Partners and other agencies, promote sustainable construction practises, the efficient use of materials and incorporation of a proportion of re-used, recycled or secondary aggregate in new projects. While this would be delivered, in part, through the development management process it also deliberately encompasses other non-regulatory initiatives i.e., procurement, education and web based resources to link supply of aggregate materials with demand etc.

### Reason

Other local planning authorities in Essex are following the lead to promote sustainable construction through policies in their LDFs. ECC is seeking to build on this while providing flexibility in implementation.

'Quick wins' are envisaged through procurement. ECC has expressed its commitment to explore opportunities to purchase recycled materials in its Sustainable Procurement Strategy. In addition, there are other public sector agencies in Essex that are significant project commissioning bodies in their own right. A co-ordination of effort is seen as being central to effective spatial planning (PPS12).

## Question 3

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

## Preferred Approach 4

To make provision for and maintain minimum of 1.4mtpa of recycling /recovery capacity for construction and demolition wastes from dedicated, static and operational sites.

### Reason

Setting a tangible target figure is important to changing practises associated with the mineral supply hierarchy (MPS1). The target provides the MDD with a degree of flexibility to address the EU Waste Directive and what was intended to become RSS Policy (i.e., WM2). Even if these targets do not become requirements they provide useful benchmarks for setting our target.

Given the difference between the target and existing 'permitted' capacity it may not seem challenging but sets a useful benchmark and need for monitoring. Temporary permissions for recycling sites (e.g., quarries) would need to be 'replenished' as they expire.

The target of 1.4mtpa assumes that by2028 there is the need to provide for1.75mtpa of C&D waste arisings with10.5% landfilled or used in landfilling engineering, 5% going to beneficial use and mobile units processing 10% of all recycled aggregates.

#### Question 4

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

#### Preferred Approach 5

The 'mineral safeguarding area' would be broadly based on the resources shown on Map 3 above. The MPA would consider prior extraction as a windfall before alternative development occurs on sites greater than 5ha for sand and gravel, 3ha for chalk and greater than a single residential curtilage for brickearth or brick clay. The applicant would be expected to provide information to determine what quality and quantity of deposit would be capable of being economically worked (as per criteria above).

The MPA would also oppose incompatible development within 250m of a permitted and/or preferred mineral allocation site.

#### Reasons

It is consistent with Government policy (e.g., MPS1) and practical in the sense that it builds on lessons learnt from safeguarding brick-earth in the MLP. As sand and gravel is widespread, safeguarding could incur more costs and delays on alternative development. As such, there would be a departure from BGS advice and consideration of only the largest developments for prior extraction. For sand and gravel a figure of 5ha is considered an appropriate 'sieve' as it may represent a significant mineral resource. Very few developments are over 5ha in Essex. Setting a distance of250m is a pragmatic means of protecting existing or potential workings from incompatible activities.

#### Question 5

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

#### Preferred Approach 6

The MPA is looking to safeguard the railheads and wharves of Chelmsford, Marks Tey, Harlow Mill, Port of Harwich and, while extraction continues, Fingringhoe.

When proposals for other development would result in the above facilities being lost the applicants will be required to demonstrate that these sites no longer meet the needs of the aggregates industry or there are appropriate alternative facilities available / or ones that can be made available.

Fingringhoe is to be safeguarded for the life of the permitted reserve. Once permitted reserves are exhausted the site is no longer to be safeguarded for this use because of poor road servicing.

It is also proposed that proposals for other development within 250m of these railheads and wharf facilities should demonstrate that they would not prejudice or be prejudiced by those facilities.

#### Reason

Retaining existing rail heads, wharfage and associated storage, handling and processing facilities and making provision for new facilities, where necessary, is considered vital to secure the long distance movement of minerals. Given the proximity of London, a large consumer, it is inevitable that aggregates produced in Essex will also serve this market and beyond. Indeed this aspect forms part of the future demand modelling that feeds into the apportionment.

#### **Question 6**

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

#### **Preferred Approach 7**

The MPA supports an approach of safeguarding any future secondary processing facilities considered to be of strategic importance and not otherwise safeguarded at a mineral or transshipment site. It is considered that there are no additional sites which warrant site specific provision. Non-strategic sites would be addressed through criteria based policies and not specifically safeguarded.

#### Reason

There are at least six asphalt plants widely located in Essex. Only two (Essex Regiment Way and Suttons Wharf) are located outside existing mineral or transshipment sites and have permanent planning permission. Although undoubtedly important they are small scale 'collection based systems' which are unlikely to serve or meet the long term strategic needs of critical service delivery or infrastructural projects. Identification of non strategic sites are to be left to the market.

There are 24 concrete batching or mortar plants identified. Many are located beyond mineral sites. The numbers involved do not suggest that any individual kit is critical in its own right. In addition, most have permanent planning permission and are physically re-locatable.

Any mineral related facilities at active quarry sites will benefit from safeguarding by virtue of the stance to safeguard the mineral working.

#### **Question 7**

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

#### **Preferred Approach 8**

To maintain a single County-wide land-bank of at least 7 years for sand and gravel based on the County apportionment and site specific landbanks of 10 years for Martells silica sand and 25 years for Bulmers and Marks Tey brick clay sites.

To review the MDD either within 5 years of adoption as part of a “plan, monitor, manage” approach to planning or should the sand and gravel land-bank fall below 7 years; whichever comes sooner. It is not intended to identify resources now to provide for a 7 year landbank beyond the plan period.

### Reasons

A single landbank for the whole sand and gravel resource was debated most recently at the EIP in 1995 and continues to be viewed as the most practical way forward for the MDD. It would appear unnecessary and impractical to propose separate landbanks for different geographic areas or distinguish buildings sand and concreting aggregates.

There are good reasons for applying both triggers (5 year review / 7 year landbank) as indicators for Plan review for consistency with PPS12 (particularly relevant to aggregate recycling) and MPS1.

The length of the plan period is sufficient to enable the identification of further resources through monitoring should it be deemed necessary through future reviews of the MDD.

### **Question 8**

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### **Preferred Approach 9**

To provide for multi-functionality in after-use schemes while achieving a minimum 200ha of UK BAP priority habitat creation comprising:

- New large, terrestrial habitats in Essex;
- Biodiversity enhancement at a site specific level for other / smaller sites and/or
- Contributions to support the restoration / management of remote sites in proximity to a proposal e.g., LoWS etc.

### Reasons

In Essex many of our preferred sites are located on versatile soils and this has to be taken into account alongside other sustainability considerations. However, the after-care arrangements for all new sites provide some opportunities for habitat creation and some sites could provide larger inland areas of priority habitats. Large sites are more robust and less sensitive to damage from pollution, on-native species and disturbance; and they generally support higher numbers of scarce species.

In striving to meet the habitat creation target, restoration will be informed by up to date landscape and biodiversity survey information.

There are now a range of mechanisms to support the long term management of sites including Natural England's Environmental Stewardship Scheme (ESS).

### **Question 9**



Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Preferred Approach 10

A general presumption against non-preferred sites unless there is either insufficient reserves in the land-bank or some other over-riding justification. The proposal would also have to be environmentally acceptable. This is not intended to apply to windfalls associated with prior extraction of non-mineral development.

#### Reason

The need to maintain a plan-led approach and provide certainty for local communities in respect of mineral development remains paramount. That is what the wider community expects.

The MPA considers that its two 'calls for sites' to date for the MDD has given sufficient opportunity for consideration of future farming needs (including the impacts of climate change) and for relevant reservoir proposals to come forward. Rather than seeking additional water storage for farming the focus should be on more sustainable cropping patterns. The MPA will therefore continue to be stringent in respect of its assessment of applications for windfalls and where permitted would seek to restrict their use for other purposes. Windfalls for prior extraction associated with alternative development will be assessed on their merits as its the intent of the preferred approach that safeguarding will avoid mineral sterilisation.

### Question 10

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Preferred Approach 11

The order of preference for aggregate transportation from a mineral site would be:

- Transport, where in the public interest, via rail or water.
- Road access via a short length of existing road to the main highway network.
- Road access direct to the main highway network.
- Road access onto a secondary road before gaining access to the main highway network.

#### Reason

Although maximising the modal share of rail and water transport is preferred, realistically aggregates will continue to need to be carried by road to serve the County markets. Having a clear policy direction on how this will occur is important to mitigate the adverse impacts by getting lorry traffic onto appropriate routes as quickly as possible i.e., motorways, trunk roads, strategic routes, main distributors, radial feeder and secondary distributors etc. This will protect the safety and efficiency of the road network and minimise situations where lorries will directly impact on local residential amenity.

### Question 11

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Preferred Approach 12

Set out those environmental and health criteria that should be assessed as part of any application without specifying any weighting between different aspects of the environment. As such, specific mention would be given to:

- Effects of noise, lighting and emissions to air (e.g., dust);
- Landscape and countryside;
- Highway Network (including PROWs);
- Historic and archaeological resources;
- Water environment including flooding;
- Agricultural grades 1, 2 or 3a
- Nature conservation particularly ecological or wildlife designations;
- Safeguarding around airports and aerodromes;
- Cumulative Impacts.

#### Reason

Provides a basis for encouraging the best mineral schemes from developers (both primary and recycling) and rejecting unacceptable planning applications. Identifies the issues that are most likely to be of concern over and above any relevant national policies and guidance. Also has regard to the location of sites that have come forward to date from previous 'call for sites'. More specific guidance may also be found in local plans and emerging LDFs for districts and boroughs.

### Question 12

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Preferred Approach 13

To stipulate a presumption in the MDD at all mineral sites:

- for primary processing and
- against non-indigenous aggregate importation (except where it can be demonstrated that there are exceptional circumstances or sustainability benefits) .

Although the MPA encourages any water efficiency measures at individual mineral sites it will not make specific provision for this matter.

#### Reason

Primary processing enables the higher value use of aggregates. Technological improvements in recent years allow smaller and more mobile kit to be brought onto relatively small mineral sites. Encouraging such on site processing reduces the number of lorry movements on the highway network.

Importation can increase vehicle movements and extend the overall life of a quarry. Restricting importation gives clarity to the working programme, life of quarry, and vehicle movements.

The Environment Agency is the lead agency for regulating the taking and use of water from rivers or groundwater.

### Question 13

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Preferred Approach 14

The release of sites would occur in a co-ordinated manner across the County during the Plan period.

Final landform and sequence of working are agreed at the start of a proposal. Progressive extraction and restoration are to be required. Versatile soils should be maintained or improved and provision made for the after-use and any measures to enhance the environment e.g., public access, biodiversity and geodiversity. The restoration level of sites will generally be decided on a case-by-case basis but must be sympathetic to the surrounding landscape. Where inert land-fill is needed it will be addressed through the WDD.

### Reason

The co-ordination of the commencement and duration of sites needs to support the spatial strategy.

Agreeing on the restoration scheme from the start allows for gradients and drainage to be incorporated into the overall design. Maintaining versatile soils on site inconsistent with MPG7. Progressive restoration will limit operational impacts and facilitate the earliest possible reclamation and realisation of any potential environmental benefits.

Low level restoration may be the default position due to the difficulties and costs in obtaining inert waste materials. Provides opportunities for promoting geodiversity but regard still needs to be had to the local landscape.

### Question 14

Do you agree with the Preferred Approach set out in the above box? Please explain your answer.

### Policies

#### **Efficient Use of Minerals / Promotion of the Mineral Supply Hierarchy**

Reference: Objective 1

Core Strategy Policies should cover:

CS1- Promoting sustainable construction practices through partnership with our Local Strategic Partners (PA3)

CS2- Establishing a network of strategic aggregate recycling sites in proximity to key centres for development and change - (PA1)

CS3- The setting of a target for aggregate recycling (PA4)

Development Management policies should cover:

DM1- Setting out when sustainable construction practices should be considered and in respect of what development i.e., district level developments (PA3)

DM2 - Criteria for locating recycling aggregate facilities (PA12)

DM3 -Criteria for locating secondary processing facilities (PA12)

DM4 -Presumption against the importation of non-indigenous aggregate at each mineral site (PA13)

DM5 -Criteria for locating primary processing facilities at each mineral site (PA13)

### **Safeguarding mineral and non-mineral related facilities**

Reference: Objective 2

Core Strategy Policies should cover:

CS4 - The location and extent of Mineral Safeguarding Areas (PA5) being:

- A minimum of 3ha of resource;
- A deposit of 1m or more average thickness;
- The ratio of overburden to sand and gravel being less than 3:1;
- A proportion of fines (particles passing 1/16mm mesh) less than 40%;
- The deposit lying within 25 metres of the surface.

CS5 - Protect relevant strategic facilities for mineral development (PA6 and PA7).

Development Management policies should cover:

DM6 - Protecting mineral resources by setting out when the MPA would typically seek prior extraction before other development proceeds i.e., sites greater than 5ha for sand and gravel, 3ha for chalk and greater than a single residential curtilage for brickearth or brick clay (PA5).

DM7 -Protecting lawfully established facilities involved in the recycling, processing or manufacture of aggregate products by setting out when the MPA would typically object to a proposal that might compromise the operation (PA7).

### **Provision of an appropriate level of primary mineral supply**

Reference: Objective 3

Core Strategy Policies should cover:

CS6 -Allocating land according to the spatial strategy of dispersal and extensions (PA2)

CS7 - Maintaining a County wide landbank for sand and gravel that does not fall below the minimum of seven years (PA8)

CS8- Maintaining a site specific landbank of 10 years for silica sand and 25 years for brick clay (PA8)

CS9 - Review of the plan every five years (PA8)

Development Management policies should cover:

DM8 - Presumption for preferred sites only unless its associated with the need to avoid mineral sterilisation – refer to safeguarding (PA10)

DM9 - For the MPA to require information about production and reserves.

DM10- Ensuring that commencement and duration of a permission for extraction is in accordance with the spatial strategy and provides for a steady supply across the County during the plan period (PA14)

### **Achieving More Sustainable Transportation of Minerals**

Reference: Objective 5

Core Strategy Policies should cover:

CS10 -Allocating sites for extraction / recycling according to the spatial strategy (as above i.e., PA6)

Development Management policies should cover:

DM11- Setting out a sequential approach for transportation with particular reference to the functional route hierarchy (PA11)

DM12- Protecting transshipment sites by setting out when the MPA would typically object to a proposal that might compromise the operation (PA6)

### **Restoration and After-Use**

Reference: Objective 6

Core Strategy Policies should cover:

CS11 - Promotion of after-uses that (PA9):

- Promote multi-functionality while providing for a minimum level of priority habitat creation (BAP);
- Protect versatile soils;
- Mitigate the impacts of climate change (e.g., flood storage);
- Have other sustainability benefits e.g., enhanced accessibility (PROW), leisure and recreational uses.

Development Management policies should cover:

DM13- Long term enhancement, addressing after-use proposals (including potential for flooding / bird strike) at earliest stage (PA14)

DM14- Restoration levels would be set having regard to availability of materials and need to restore and respect the landscape character and distinctiveness of individual places and areas (PA14)

DM15- Minimum 5 year aftercare scheme, responsibilities for ongoing management of aftercare, benefits to local or wider community (PA14)

DM16- Progressive restoration with a detailed programme for working within the site including measures to protect versatile soils, existing public access arrangements and available supply of restoration material (PA14)

### **Protecting the Environment and Mitigation of Adverse Impacts on Local Residential Amenity**

Reference: Objective 4 and 7

Development Management policies should cover:

DM17- Avoiding unacceptable effects on residents through adequate separation of sensitive land-uses from minerals development (PA12)

DM18- Encourage and support the establishment of Community Liaison Groups (PA12)

DM19- Ensure visual, dust and lighting effects are mitigated etc (PA12)

DM20- Ensure the protection of designated sites, landscape and countryside, highway and PROW, historic and archaeological resources, geodiversity, water resources and versatile soils (PA12).

### **Question 15**

Do you agree that these planning policy areas cover the correct topics and themes? Please explain your answer.

### **Question 16**

Do you consider there could be a specific need for a Supplementary Planning Document to expand on a particular issue in the MDD? Please explain your answer.

### **Question 17**

Do you agree with the Site Selection Methodology? Please explain your answer. (Provide details of how you think the methodology might be improved OR suggest an alternative methodology that would achieve a more robust outcome).

### **Question 18**

Do you agree that the distribution of preferred sites shown on Map 5 above reflects the preferred spatial strategy - that is, provides a dispersed spread of sites with an emphasis on extensions? Please explain your answer.

### Question 19

A) Please indicate the site against which you would like to comment

B) Do you agree with the selection of this site as a Preferred Site

Yes;

Yes provided the following additional issue is addressed in any planning application;

No.

C) If you responded '**Yes provided the following additional issue is addressed in any planning application**' please specify the issue and how this should be addressed. *(Where possible, please limit your answer to a maximum of 150 words).*

D) If **No**, please specify the site assessment criteria and score with which you disagree - using the criteria headings listed below - and give the reason(s) for your answer. *(Where possible, please limit your answer to a maximum of 150 words per heading).*

- Mineral resource and timetable;
- Planning history;
- Landscape;
- Ecology and Designations;
- Historic Environment;
- Agriculture;
- Proximity to Sensitive Uses;
- Water / Hydrology;
- Traffic and Transportation;
- Recreation;
- Amenity and Pollution;
- Restoration and After-use;
- Other

### Question 20

#### OTHER SITES

A) Please indicate the site against which you would like to comment

B) Do you agree with the non-selection of this site:

Yes

No

C) Please explain your answer.

Where you disagree with the non-selection of a site, please give the site assessment heading (listed below) and score with which you disagree, and give the reason(s) why you disagree. *(Where possible please limit your answer to 150 words per heading/score).*

### **Criteria headings:**

- Mineral resource and timetable;
- Planning history;
- Landscape;
- Ecology and Designation;
- Historic Environment;
- Agriculture;
- Proximity to Sensitive Uses;
- Water / Hydrology;
- Traffic and Transportation;
- Recreation;
- Amenity and Pollution;
- Restoration and After-use;
- Other

### **Question 21**

Do you agree with the Preferred Approach to safeguarding new mineral transshipment facilities? Please explain your answer.

### **Question 22**

Do you agree with the Preferred Approach to existing safeguarded mineral transshipment facilities? Please explain your answer.

### **Question 23**

Do you agree with the approach to delivery mechanisms set out above? Please explain your answer.

### **Question 24**

Do you agree with the Monitoring Indicators set out in the above table? Please explain your answers.

### **Question 25**

Have We Missed Anything?

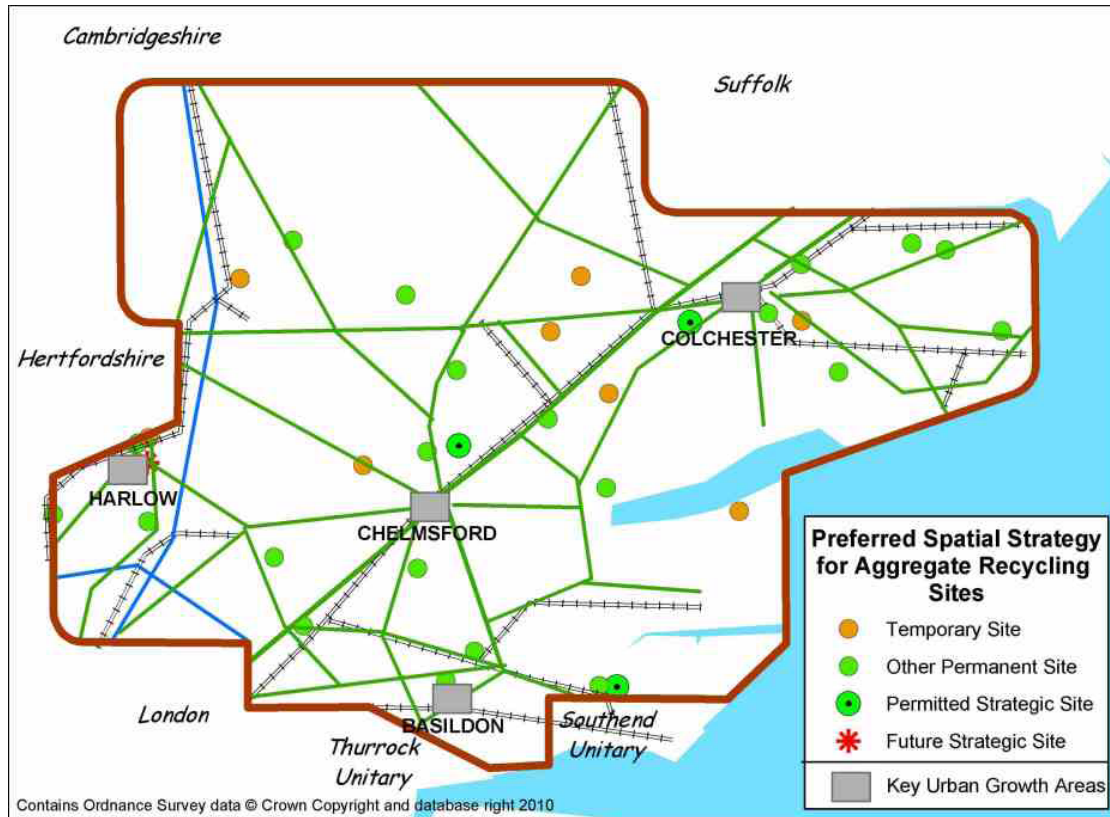
Are there any other matters you think should be considered in the MDD?

1. Yes
2. No
3. If Yes, please state what other matters should be included, and provide reasons for your answer.



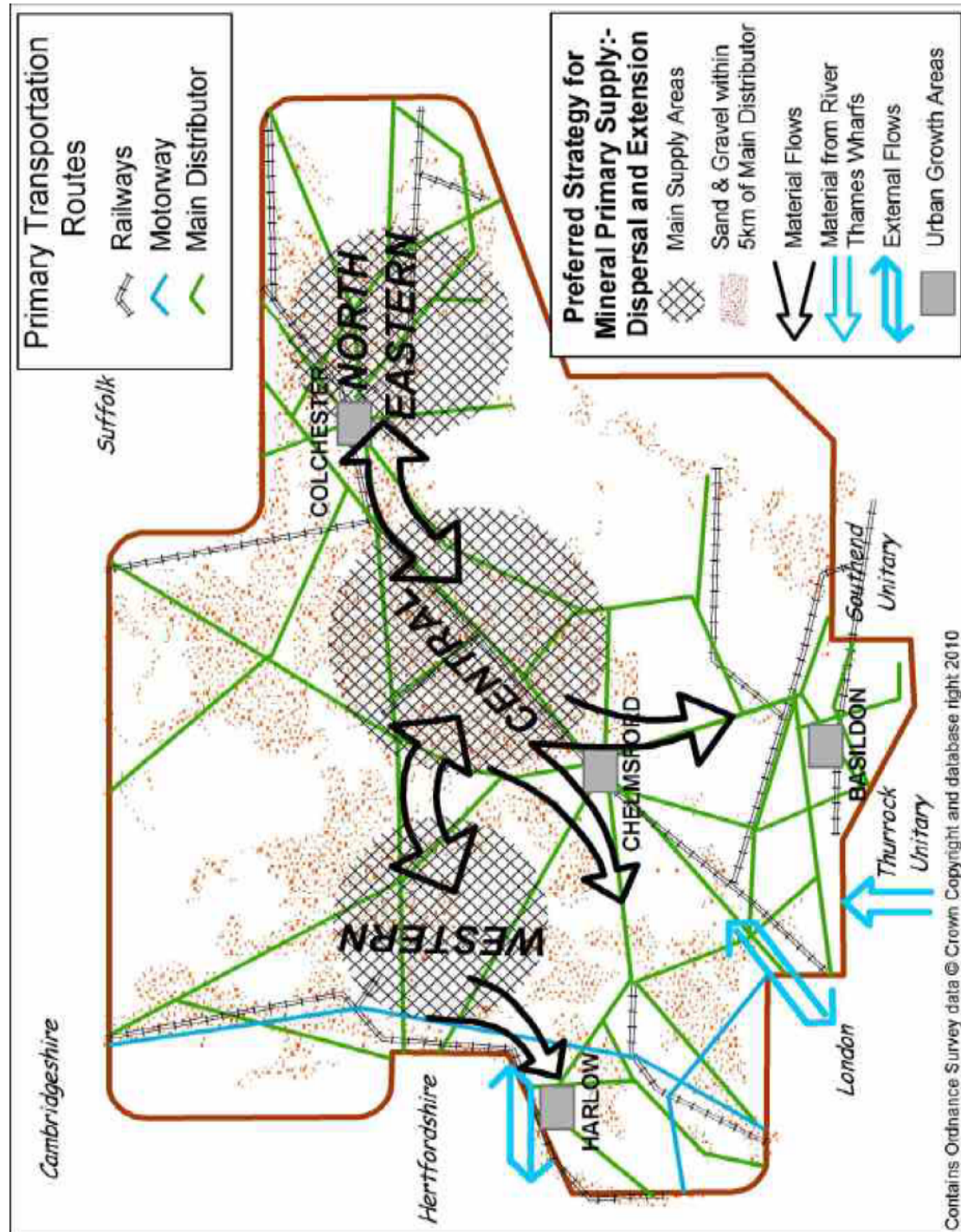
### APPENDIX 3

Map 1 Preferred Spatial Strategy for Aggregate Recycling



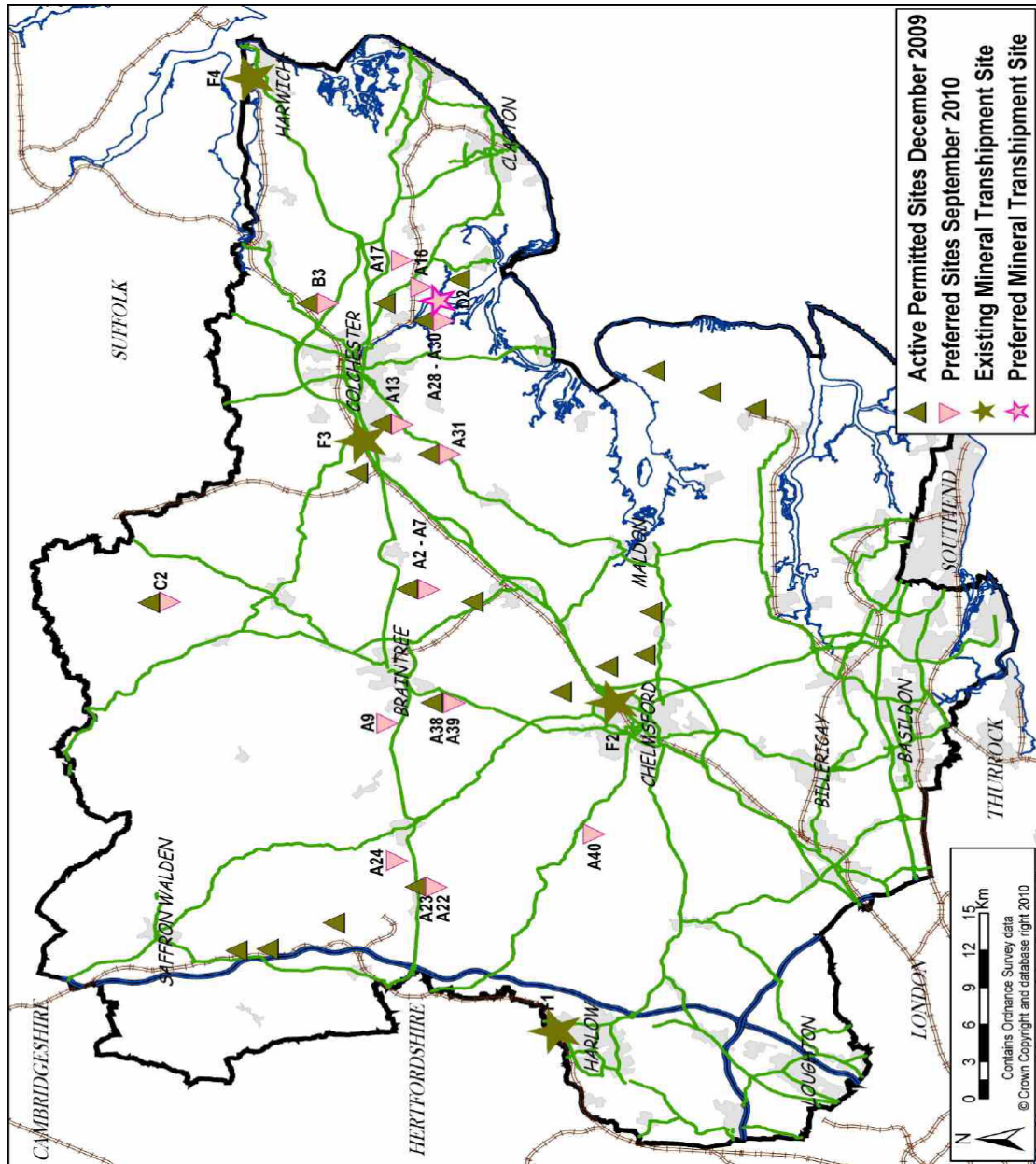
**APPENDIX 4**

**Map 2 Preferred Spatial Strategy for Sand & Gravel Extraction**



## APPENDIX 5

Map 5 Locations of Preferred Extraction Sites and Safeguarded Transhipment Sites



## **APPENDIX 6**

### **Site Selection Outcomes**

#### **Statement 1**

##### **IMPORTANT: The Status of the Preferred Sites identified in this document**

Please be aware that the sites selected as 'Preferred Sites' at this Preferred Approach stage may not remain as 'Preferred Sites' when the final version of the plan emerges at the Submission stage. Similarly, sites currently rejected could later be included as 'Preferred Sites'. This is because new information could emerge in response to this consultation which would require changes to be made to the way sites are assessed, or to individual site scores.

It is only when there is an Adopted plan - that is, after the Submission version of the document has been through Examination in Public and the Council has agreed to any changes required by the independent Planning Inspector – that complete certainty in the choice of Preferred Sites can be given.

#### **Site Selection Methodology**

All sites fall into one of the following categories:

**Higher scoring sites** – These sites scored highest following STAGE 2 (in the range 51 to 41 points) and are selected as 'Preferred Sites';

**Lower scoring sites** – These sites scored least well (41 points or fewer);

**Stage 1 Fails** – These sites were considered unable to meet one of more of the four Essential Criteria;

## APPENDIX 7

### List of How Sites Scored (Ext = extension to existing)

#### Higher Scoring Sites (Selected)

- A2 Bradwell Quarry, Rivenhall Airfield - 47 - Ext
- A3 Bradwell Quarry, Rivenhall Airfield – 46 - Ext
- A13 Fiveways Fruit Farm, Colchester Quarry, Stanway – 45 - Ext
- A22 Lt Bullocks Farm, Gt & Lt Canfield – Area A – 45 - Ext
- A28 Tower Field, Ballast Quay, Fingringhoe Quarry – 44 - Ext
- B3 Park Farm, Ardleigh (sand and gravel component) [silica sand] - 44 - Ext**
- A23 Lt Bullocks Farm, Gt & Lt Canfield – Area B – 44 - Ext
- A38 Blackleys Quarry, Gate Farm Site 1, Gt Leighs - 43 - Ext
- A4 Bradwell Quarry, Rivenhall Airfield – 43 - Ext
- A39 Blackleys Quarry, Gate Farm Site 2, Gt Leighs – 43 - Ext
- A31 Maldon Road, Birch – 42 - Ext
- A16 Church Farm, Alresford – 42 - Ext**
- A14 Fingringhoe Quarry, Ballast Quay, Fingringhoe - 42 - Ext
- A40 Shellow Cross Farm, Roxwell / Willingale – 42 - New
- A24 Easton Park, Gt Dunmow – 42 - New
- A9 Broadfield Farm, Rayne - 41 - New
- A17 Frating Hall Farm, Frating – 41 - New**
- A5 Bradwell Quarry, Rivenhall Airfield – 41 - Ext
- A6 Bradwell Quarry, Rivenhall Airfield – 41 - Ext
- A7 Bradwell Quarry, Rivenhall Airfield – 41 - Ext

#### Lower scoring sites (Not selected)

- A11 Tile Kiln, Valley Farm, Sible Hedingham – 41 - Ext
- A30 Ballast Quay, Fingringhoe – 41 - Ext
- B1 Slough Farm, Ardleigh (sand and gravel component) – 40 - Ext**
- A27 Land at Ugley, Ugley – 40 - New
- A25 Elsenham Quarry, Elsenham – 40 - Ext
- A20 Sunnymead, Elmstead and Heath Farm, Alresford – 39 - Ext**
- A29 Ballast Quay, Fingringhoe – 39 - Ext
- A35 Tyndales Farm, Danbury – 39 - New
- A19 Lodge Farm, Alresford – 37 - Ext**
- A10 Covenbrook Hall Farm, Stisted – 36 - New
- A12 Bellhouse Farm South, Colchester Quarry, Stanway – 35 - Ext
- A34 Thorrington Hall Farm, Thorrington – 35 - New**
- A37 Alsteads Farm, Lt Waltham – 35 - New
- A41 Patch Park Farm, Abridge – 35 - New
- A1 Appleford and Colemans Farm, Witham - 33 - New
- A21 Thorrington Hall Farm, Thorrington – 33 - New**

#### Stage 1 Fails (Not Selected)

- A8 Bradwell Quarry, Rivenhall Airfield – 40 - Ext
- A36 Olivers Nurseries, Witham - 42 - New
- A26 Frogs Hall Farm, Takeley – 40 - New
- A18 Gurnhams, Lt Bentley - 36 - New (Highway access unacceptable)**
- A33 Armigers Farm, Thaxted – 42 - New
- A15 Admirals Farm, Gt Bentley – 36 – New (Highway access unacceptable)**
- A42 Ardleigh Rail, Ardleigh – 29 – New NE (Adverse impact to a Scheduled Monument)**
- A43 Parkgate Farm, Silver End – 34 - New



## **APPENDIX 8**

### **Schedule of Preferred Sites**

#### **Sand and Gravel**

A2-7 Bradwell Quarry, Rivenhall

A9 Broadfield Farm, Rayne

A13 Fiveways Fruit Farm, Colchester Quarry, Stanway

A14 and A28 Fingringhoe Quarry, Fingringhoe

**A16 Church Farm, Alresford**

**A17 Frating Hall Farm, Frating**

A22 and 23 Little Bullocks Farm, GT & Lt Canfield

A24 EastonPark, Gt Dunmow

A31 Maldon Road, Birch

A38 and A39 Blackleys Quarry, Great Leighs

A40 Shellow Cross farm, Roxwell / Willingale

#### **Silica Sand**

**B3 Park Farm, Ardleigh**

#### **Brickclay**

C2 Bulmer Brickfields, Bulmer, Sudbury.

## **APPENDIX 9**

### **A16 Church Farm**

**Site:** A16

**Address:** Church Farm, Alresford

**District:** Tending

**Estimated yield:** 2.0 mt

**Area:** 20 ha

**Estimated life:** 20 years

**Method of exportation:** Road

**Method of restoration:** Low level

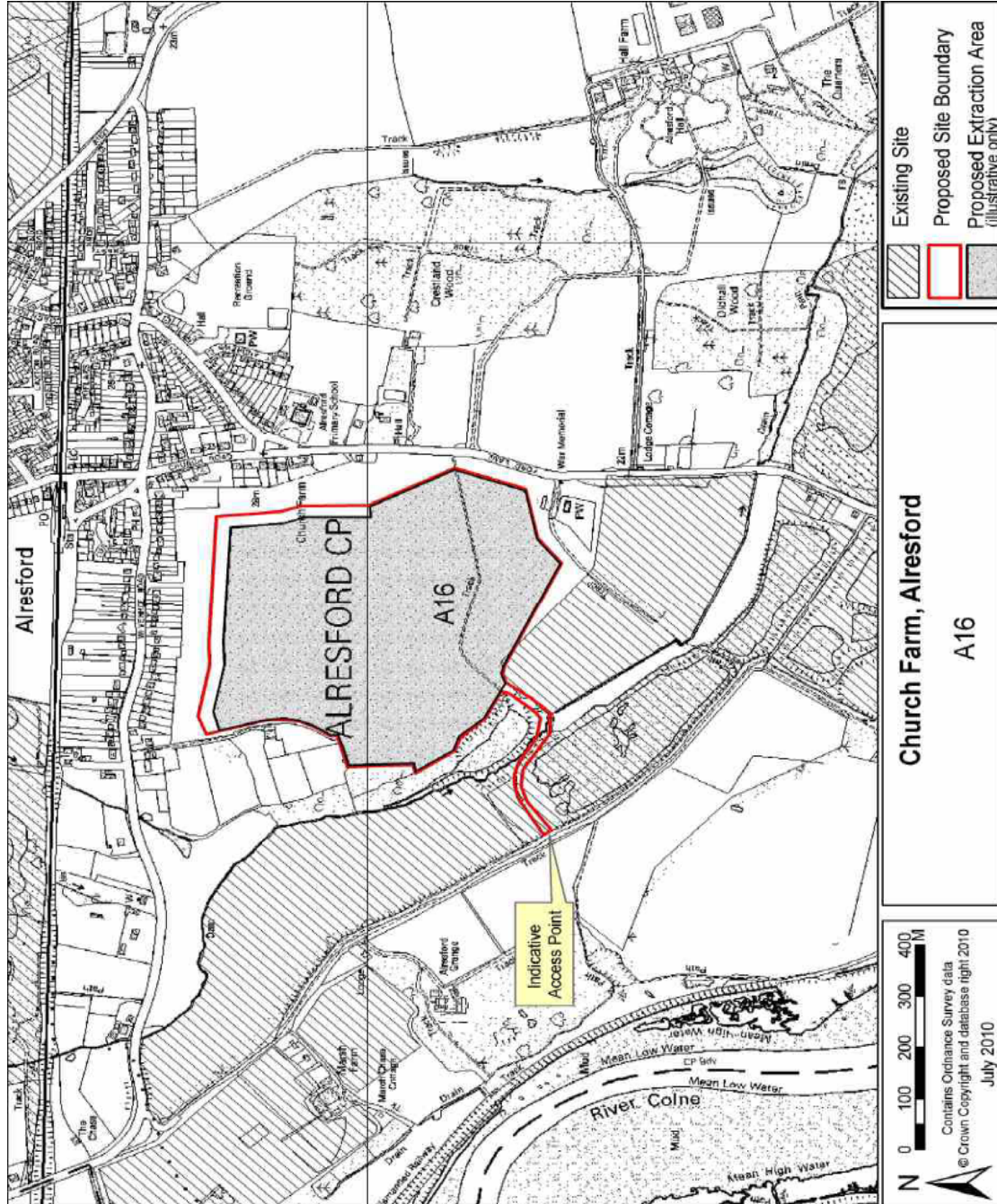
**After-use:** Agriculture, wetland, woodland and possible golf course

### **A16 Site Mitigation and Opportunities**

1. This site would be an extension to the existing Alresford Quarry and would make use of the existing access onto Alresford Road;
2. A Transport Assessment would be required with any application / EIA. Expectation that HGV movements would not exceed current levels;
3. The site is approximately 600m from the Colne Estuary SPA / RAMSAR so further consideration would need to be given to potential impacts on bird species. (Information on specific requirements are included within the Habitat Regulations Assessment Report). A watercourse adjacent to the site drains to the Colne Estuary (distance about 3km) and the possible effects on water quality would require investigation. Operations requiring dewatering should avoid pumping of water into Sixpenny Brook or any other watercourse that drains into a European site unless it can be confirmed that this can be achieved with no adverse impact on water quality;
4. Freshwater flows to heads of channels are important to the estuary, so it would be important to determine no likelihood of localised impacts on hydrology;
5. Habitats Regulations Assessment has identified the need for an Appropriate Assessment;
6. Alresford Lodge Pit LoWS lies to the west and must be protected during operations e.g. through buffering;
7. There is evidence of and potential for protected and notable species on site. An ecological assessment based on appropriate survey work would be required with any application / EIA;
8. The use of the access track may be restricted during flood events, and arrangements to mitigate and manage this should be assessed as part of the site specific Flood Risk Assessment;
9. There are views onto the site from many properties to the north and east which would need to be screened with appropriate bunding / screening. The site is well screened to the west & south, but additional screening and setting works back away from the Church site would also be required;
10. The area has the potential for extensive surviving archaeological deposits. The presence of a scheduled monument on the southern boundary (the remains of St Peter's church and part of the graveyard) increases its importance and extraction would impact on the setting. Early consultation with English Heritage would be necessary. A historic environment assessment would be required with any application / EIA;
11. Part of the site comprises the best quality Grade 2 agricultural soils. It is expected that this area be restored predominantly to agriculture;
12. Restoration proposals should make clear how water resources would be managed beyond the active life of the site. Restoration also provides opportunity for biodiversity enhancement.

## Sustainability Appraisal

Significant impacts: Primary school located to the east of the site, and site includes Grades 1 or 2 agricultural land.





## **APPENDIX 10**

### **A17 Frating Hall Farm**

**Site:** A17

**Address:** Frating Hall, Frating

**District:** Tendring

**Estimated yield:** 4.00 mt

**Area:** 47 ha

**Estimated life:** 16 - 20 years

**Method of exportation:** Road

**Method of restoration:** Low level

**After-use:** Agriculture and an agricultural reservoir

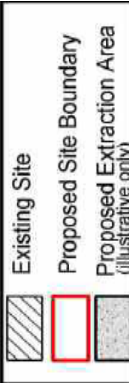
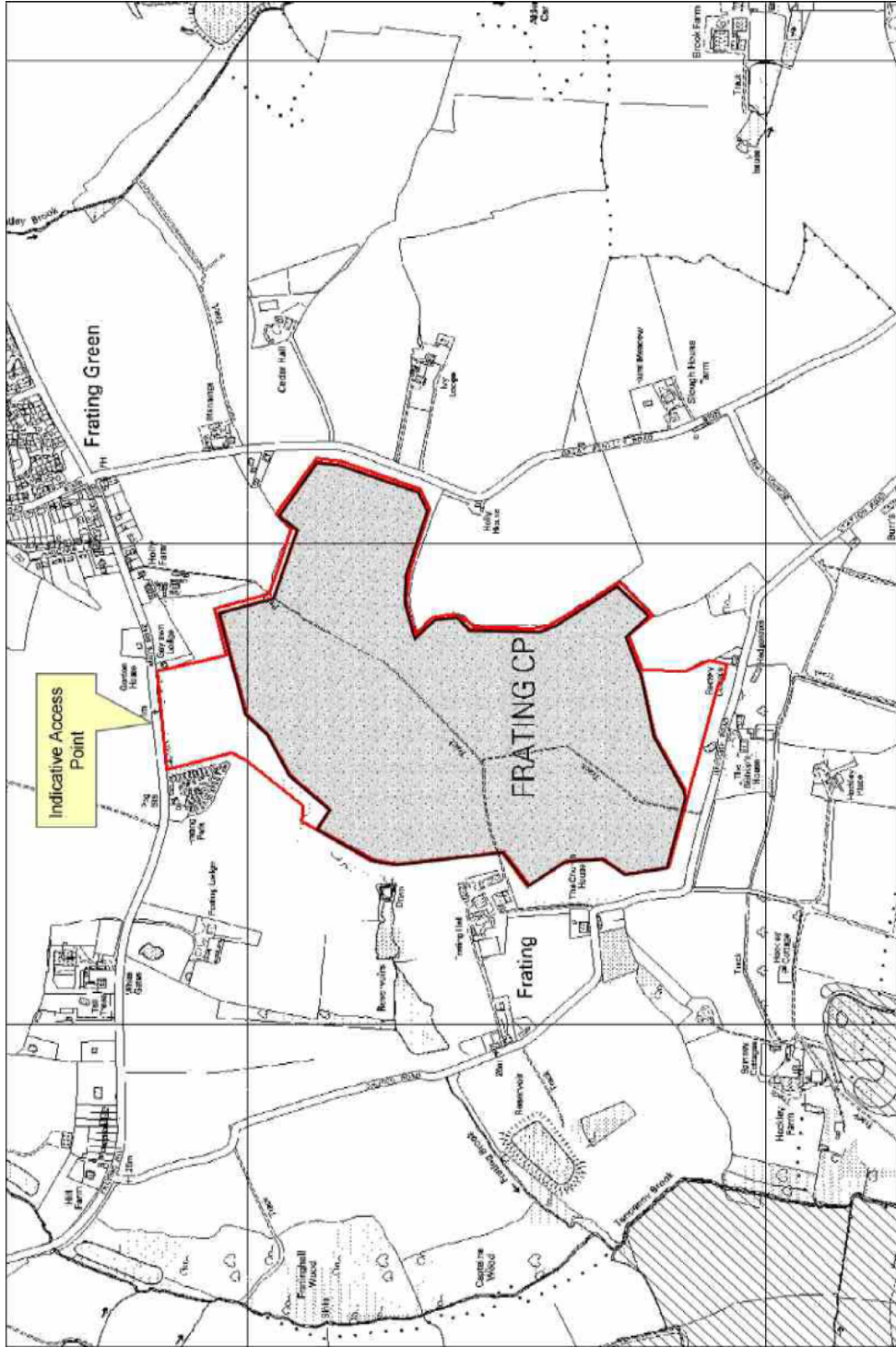
#### **A17: Site issues to be addressed and opportunities**

This is a new site located to the south-west of Frating Green with access onto the A133. Vehicles leaving the site are likely to use the A133 / A120 Hare Green junction to join the trunk road. As the A120 is a dual carriageway within this area the Highways Agency believes the additional traffic could be accommodated.

1. The A120 / A133 junction allows access for vehicles travelling to and from the west only. The adequacy of the slip roads and roundabout junction with the A133 / A133 spur, and access for eastbound vehicles would need thorough investigation. This would be particularly the case if the site were to be promoted as a source of material for the expansion of Harwich Port, which would generate movements between the site and the A120 (east);
2. A Transport Assessment would be required with any application / EIA;
3. The site lies within a Source Protection Zone, and is 200m from a surface water agricultural abstraction point (Frating Hall Farm) and 250m from a general farm and domestic groundwater abstraction point. A hydrological assessment would be required as part of any application / EIA;
4. There are houses to the north-east and east which would have views of the site. A mobile home park lies to the north-west. A minimum of 100m stand-off distance should be provided to all residences and appropriate bunding / screening provided to screen visual impacts. There is screening, at least in summer, on most of the site boundaries and this should be retained;
5. The presence of cropmarks and enclosures indicates the high sensitivity of this area. The two main enclosures lie in the southwest corner of the site. The Listed farm and Hall complex at Frating Hall and Listed properties which front Main Road must be protected. A historic environment assessment would be required with any application / EIA;
6. The site comprises the best and most versatile Grade 1 & 2 agricultural soils. It would be expected that restoration would be predominantly back to agriculture;
7. PROW footpaths Frating 1, 8 and 10 footpaths cross the site and would need to be temporarily diverted during operations;
8. Restoration provides opportunity for biodiversity enhancement.

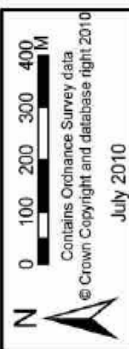
#### **Sustainability Appraisal**

Significant impacts: Site contains Grade 1 or 2 agricultural land.



## Frating Hall Farm, Frating

A17



## **APPENDIX 11**

### **B3 Park Farm Ardleigh - Silica Sand**

**Site:** B3

**Address:** Slough Lane, Ardleigh

**District:** Tendring

**Estimated yield:** 0.303 mt of silica sand  
0.260 mt of sand and gravel

**Area:** 6.07 ha

**Estimated life:** 6 years

**Method of exportation:** Road

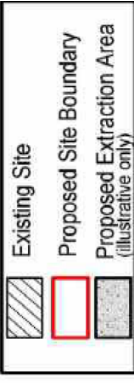
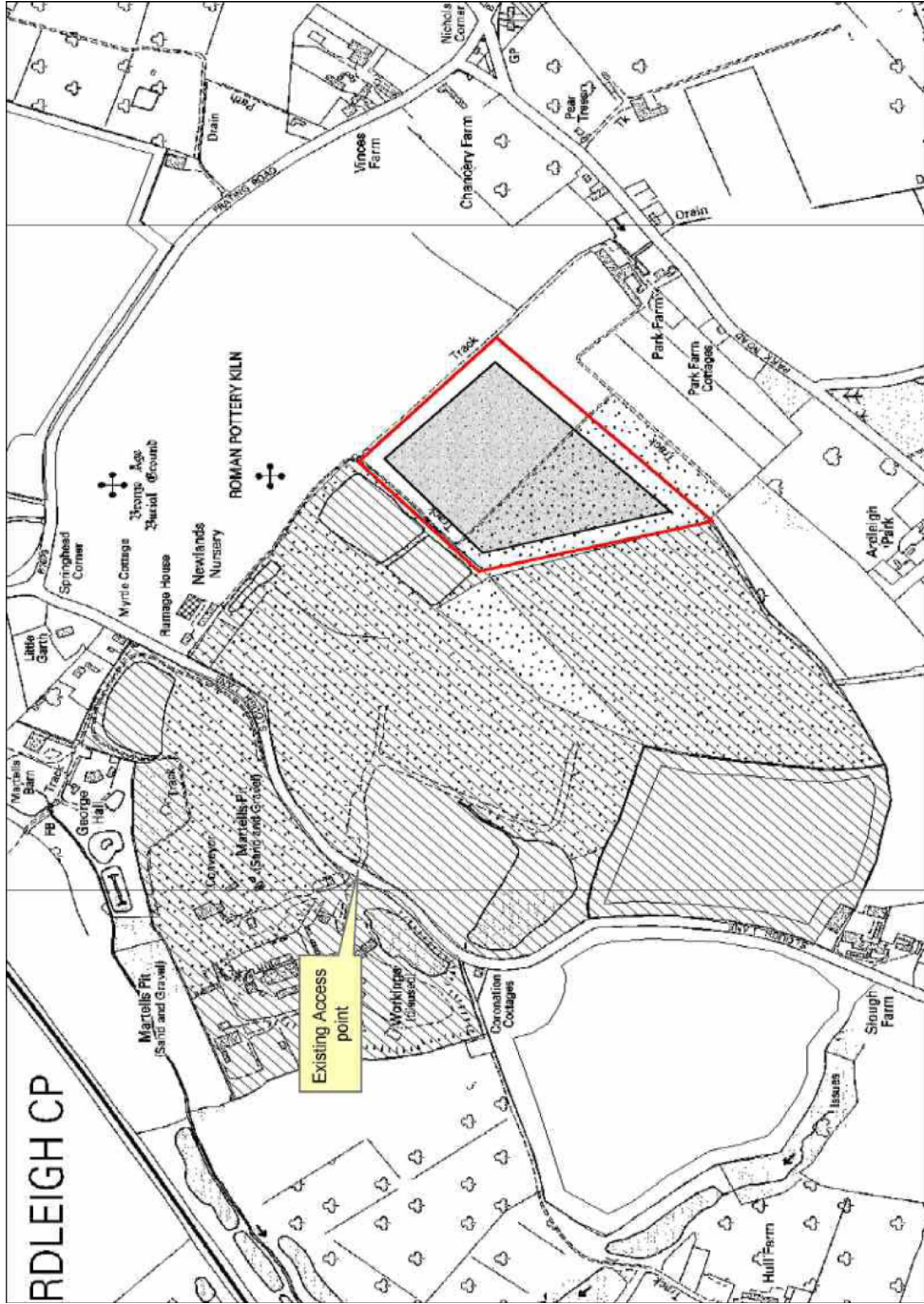
**Method of restoration:** Infilling to former levels using inert and commercial and industrial waste

**After-use:** Agriculture

#### **B3: Site issues to be addressed and opportunities**

This site would be an extension to the existing Martells Quarry and would make use of the existing access onto Slough Lane.

1. Extraction would not be able to commence until extraction and all necessary restoration has been completed on the existing working area;
2. Connection to be made to internal haul route to enable use of existing Slough Lane crossing point, and access to processing plant;
3. Continued use to be made of the private track access to the A120, via the lorry park, as per the existing permission. Expectation that HGV movements would not exceed current levels;
4. Evidence that existing geological SSSI would not be adversely affected to form part of any application / EIA;
5. The site is approximately 700m from a river. A hydrological assessment would be required with any application / EIA;
6. Bunding / screening would be required to reduce visual and landscape impacts to the south-east and north-east;
7. Early consultation with English Heritage would be required to discuss setting of the Scheduled Monument (multiperiod cropmark complex) adjacent to the north eastern boundary. High potential for other deposits given evidence on B1. A historic environment assessment would be required with any application / EIA;
8. The site comprises best quality Grades 1 & 2 agricultural soils. It is expected that this area be restored predominantly to agriculture;
9. Opportunities to enhance the existing geological SSSI to the west to be explored within any application / EIA.



**Martell's Quarry, Park Farm, Ardleigh**  
B3

