

MINERALS LOCAL PLAN

Within the Essex Minerals Local Plan Adopted July 2014, the proposed western extension parcel of land, as referenced in the Pre-Application submission, is identified in Appendix One. "Site Profiles for Preferred and Reserve Sites" as Site B1 Slough Farm. The extract from the plan is below.

B1 Slough Farm

Site	B1
Address	Slough Farm
District	Colchester
Estimated Yield	0.46mt of silica sand 0.39mt of sand and gravel
Area:	11.66 ha
Estimated life	10 years
Method of exportation	Road
Method of Restoration	Assessed for low level restoration*
After-use	Agriculture

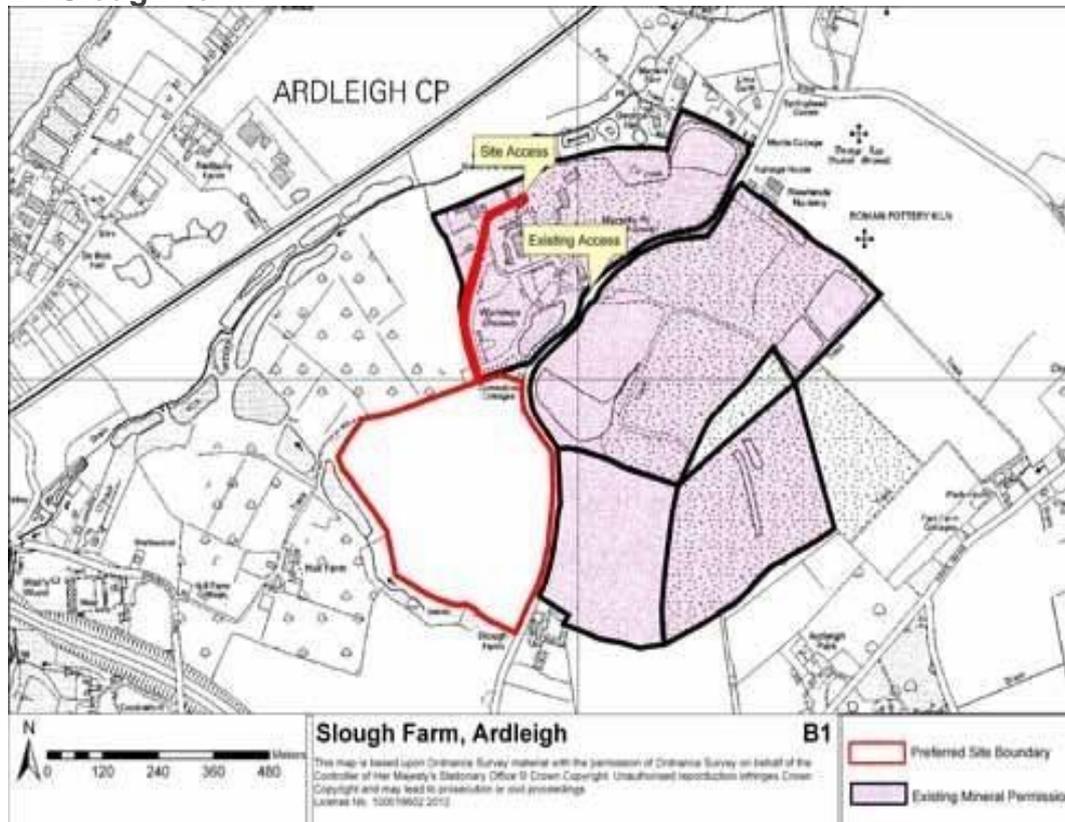
Specific issues to be addressed

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 the necessary restoration has been completed on the latest extension area ref ESS/18/07/TEN.
2. Access to the road network to be by way of continued use of the private track access to the A120, via the lorry park.
3. Performance of the A120 junction is to be monitored and any need to improve it to accommodate traffic from the proposed development to be identified as early as possible in the planning process.
4. Ability to access processing plant without increasing mineral traffic movements on Slough Lane needs to be demonstrated.
5. Trees which provide screening on the north, south and west boundaries to be protected from the effects of extraction.

6. 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.
7. The site is nearby to a River and agricultural groundwater abstraction points. A hydrological survey and assessment would need to inform any application/ EIA.
8. Excavation is to commence at the northern end of the site in order to reduce impact on properties. There should also be an appropriate buffer and bunding/ screening for these properties.
9. Early consultation with English Heritage would be required to discuss the setting of the Scheduled Monument. There is evidence of archaeological deposits, which suggest multi period occupation. A historic environment assessment would be required with any application/ EIA.
10. *Although the site promoter has promoted infilling using imported waste it is considered that this will need to be subject to policies in the Waste Plan and for this reason low level restoration is preferred.
11. Careful consideration must be given to the final low-level restoration contours to ensure the final landform blends with the surrounding topography and that restoration would be predominantly back to agricultural use given the site contains Grade 2 agricultural soils.

B1 Slough Farm



WASTE LOCAL PLAN

Within the Essex and Southend Waste Local Plan (adopted July 2017) the proposed western extension land parcel is identified in Appendix B “Allocated Sites; Development Principles” as Site L(n)1R Slough Farm. The extract from the plan is set out below:

Table 19 Slough Farm, Ardleigh

District	Tendring
Area	15.65 ha
Indicative Facility Scale	40,000tpa - Inert Waste Recycling 1,000,000m ³ - Inert Landfill Capacity
Link to Waste and Mineral Activities	Relevant Planning history as it is allocated for mineral extraction in the MLP (B1)
Site Allocation For	Inert Waste Recycling Inert landfill Capacity
Access	Road using Slough Lane
Estimated Availability	5-10 years
Life	19 years

This site would be an extension to the existing waste/mineral site at Martells Quarry. The following specific issues and opportunities are to be addressed:

- Access to the road network to be by way of continued use of the private track access to the A120, via the lorry park.
- Performance of the A120 junction is to be monitored and any need to improve it to accommodate traffic from the proposed development to be identified as early as possible in the planning process.

- Trees which provide screening on the north, south and west boundaries should be protected from the effects of landfilling. • Those areas of archaeological deposits preserved in-situ from the extraction phase shall be included as part of any restoration scheme.
- Dust mitigation measures, limits on duration (hours of operation) and noise standards (from noise sensitive properties) will be established in the interests of protecting local amenity.
- The aggregate recycling operation should be tied to the life of landfilling within the Slough Farm site and hence be able to be removed at the cessation of landfilling operations.
- Careful consideration must be given to the final restoration contours to ensure the final landform blends with the surrounding topography and the restoration would be predominantly back to agricultural use.

