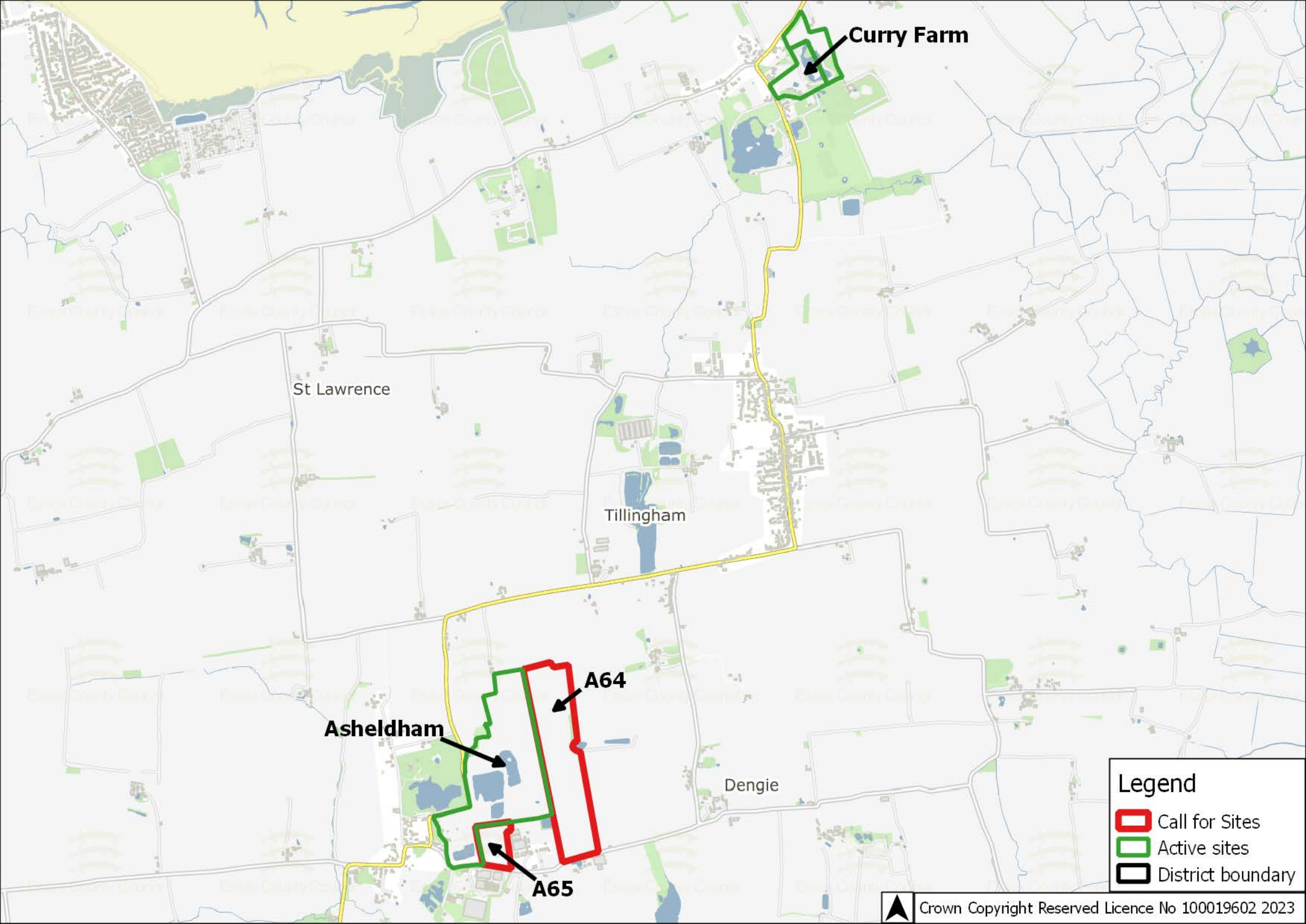


<p>Asheldham Quarry A65</p>	<p>Legend</p> <p> Site Boundary</p>
--	---



Curry Farm

St Lawrence

Tillingham

Asheldham

Dengie

A64

A65

Legend

-  Call for Sites
-  Active sites
-  District boundary

<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>
A65	Land South of Asheldham Quarry	Maldon	Agricultural	4	0.1

The Site is promoted as an extension to an existing mineral Site (Asheldham Quarry) and is located adjacent to the southern boundary of Asheldham Quarry. The Site area is approximately 4 hectares and is proposed for 0.1 million tonnes of sand and gravel extraction. The Site could be worked at any time during the plan period. The adjoining uses include agricultural fields, farm buildings and woodland. The village and civil parish Asheldham is located to the west of the Site. The Site would be accessed through the existing Asheldham Quarry. 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 /Green	Amber	Amber	Amber	Green	Red/ Amber	Green	Red/ Amber	Green	Green	Green	Amber /Green	Green	Red	Green	Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Dengie and Foulness Coast (F3) and possesses only limited characteristic features of the LCA, only including the arable farmland landscape. The limited sense of openness and absence of wide views of the mudflats and saltmarshes reduces the potential sensitivity of the Site.
- Site A65 is not within a minerals Site of Special Scientific Interest Impact Risk Zone (IRZ). However, it is situated just outside of several IRZs as it is located in the middle of the Dengie peninsula which is surrounded on three sides by coast and estuaries, which are all internationally designated. The Blackwater Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site is 3 km to the north. The Dengie SSSI, National Nature Reserve, SPA and Ramsar site is 4.5km to the east. The Crouch and Roach Estuaries SSSI, SPA and Ramsar site is 5.8km to the south. These designated areas are also within the Essex Estuaries Special Area of

Conservation and the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone.

- It is not known whether there is any hydrological connectivity between the Site and the nearest river which feeds into the Dengie SSSI, National Nature Reserve, SPA and Ramsar site. Although some distance from the Site, any watercourse would create a potential pollution pathway between A65 and these designated sites, with respect to water quality and water quantity. The potential for the likely significant effects to the Dengie SPA and Ramsar site and Essex Estuaries SAC would need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.
- Site A65 is a relatively small arable field, much of which is bounded by remnant Hedgerows (Priority habitat), mature trees and scrub. There is a patch of woodland plantation in the north-east corner eastern boundary which could be lost to the development. There is an existing waste processing plant which is located just beyond the north-west boundary.
- There are two candidate veteran mature Oak trees on the southern boundary of the Site. There is another mature Oak Tree on the southern boundary which is Notable. Candidate veteran trees have some of the required veteran features and have the potential to develop further features during the tree's life cycle that were not captured at the time of the survey. Veteran trees are classed as irreplaceable habitat.
- The Site is graded Amber because ecological impacts are likely to be moderate and likely to require low levels of mitigation to make the Site acceptable. The Site could have a minor impact upon international or national designations. This includes impacts to water quality of the tributary watercourses. The Site could have moderate impacts upon irreplaceable habitats i.e. candidate veteran trees. The Site could have a major impact upon the natural environment including Local Wildlife Sites, neighbouring waterbodies, Lowland Mixed Deciduous Woodland and Hedgerow Priority habitat and Priority species. It could result in disturbance and loss of habitat for Priority farmland species, e.g. Skylarks. The surrounding water bodies, Lowland Mixed Deciduous Woodland and Hedgerow Priority habitat could also be indirectly affected.
- Any application would require demonstration that the operations would not affect the hydrology of the existing water bodies, Hedgerows, small woodland, and other boundary habitats. Mitigation may include - but not be limited to - adequate and appropriate buffers between the Site and these habitats, particularly the candidate veteran trees; prevention of deterioration of water quality to watercourses; compensatory habitat for farmland Priority species. Water run-off from the Site should not be allowed to enter directly into the waterbodies.

- The allocation of The Site would likely result in 'less than substantial' harm at a low-level to Asheldham Youth Church of St Lawrence (List UID: 119188) due to change within its setting.
- The impact to Asheldham Hall (List UID: 473017) would likely be the lowest level of 'less than substantial' harm due to the intervening development.
- The allocation of this Site would have a cumulative impact upon the listed buildings.
- 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 an area known to contain extensive areas of archaeological features identified through aerial photographic cropmarks and previous archaeological excavation.
- The Site lies within an extensive cropmark complex a large part of which has been excavated. The archaeological evaluation and follow-on excavation has shown the presence of extensive Late Iron Age and Roman occupation.
- Within the Site cropmarks from aerial photography indicate potential enclosures, probably of a similar date to the areas already excavated.
- The Site lies to the west of the medieval church of St Lawrence which is designated at Grade II dating to the fourteenth century. Historically this would have formed a church/hall complex with Asheldham Hall.
- There is high potential for Palaeolithic archaeological remains and palaeoenvironmental remains.
- The Site is proposed to be served by the use of an existing access onto the B1021 Tillingham Road. The B1021 is a Secondary Distributor Road and 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.

- 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 contains Grade 3 quality soil (good to moderate quality land), which has the potential for being BMV land but is likely to have a minor impact on soil quality and agricultural land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land.
- One farm building is adjacent to the boundary of the Site (0m). Commercial buildings associated with Dengie Crops and two commercial buildings are more than 20m but less than or equal to 50m from the Site. Nine residential buildings, one community facility (place of worship) and one commercial building 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.

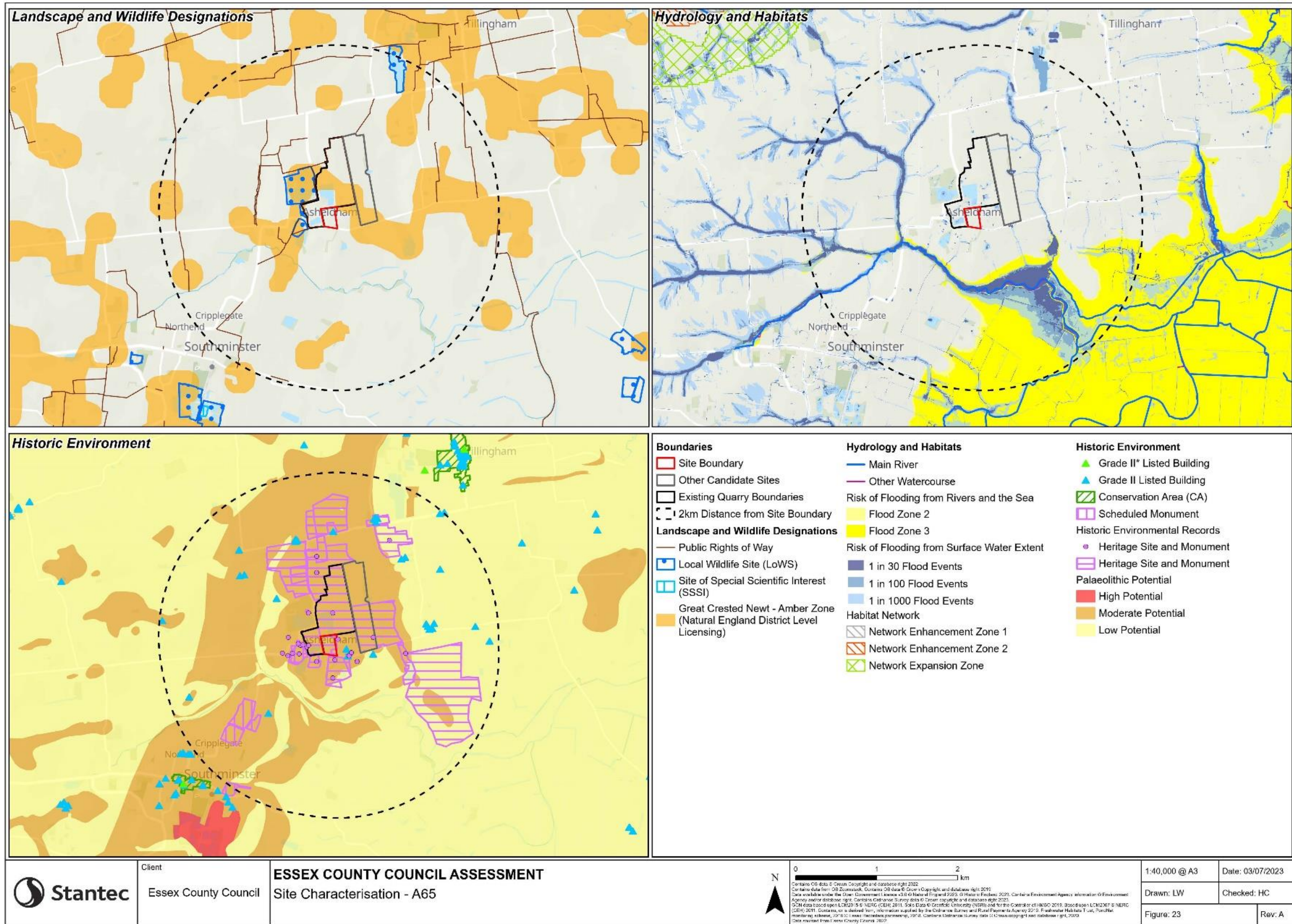


Figure 3.23: A65 - Land South of Asheldham Quarry
 Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 132

The information and maps above represent a summary of the site assessment. You are encouraged to view the methodology and more detailed assessment for each site within appendices B-I. These can be found on the Candidate Sites Assessment webpage on our consultation pages:

www.essex.gov.uk/minerals-review

Appendix B - Landscape and Visual Sensitivity

Appendix C - Biodiversity

Appendix D - Historic Buildings

Appendix E - Archaeology

Appendix F - Flooding

Appendix G - Transport

Appendix H – Access

Appendix I - Public Rights of Way, Geo-Environmental, Hydrology, Hydrogeology & Drainage, Air Quality, Soil Quality, Services & Utilities, Health & Amenity, Green Belt, and Airport Safeguarding Zones