

**Patch Park  
A63**

**Legend**  
[Red outline] Site Boundary

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<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>A63</b>	<b>Patch Park, Abridge</b>	<b>Epping Forest</b>	<b>Agricultural</b>	<b>54</b>	<b>1</b>

The Site is promoted as a new site at Patch Park Farm, Ongar Road, Abridge, Romford. The Site area is approximately 54 ha and is proposed for 1.00 million tonnes of sand and gravel extraction to be transported to a processing plant within the eastern half of the Site. Infrastructure needed on site includes a mobile wash plant. The adjoining uses include agricultural fields, and commercial and residential buildings. The village of Abridge is located south west of the Site. Access to the Site will be via the A113. 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
Red/Amber	Red/Amber	Amber	Red/Amber	Red/Amber	Amber/Green	Red/Amber	Red/Amber	Green	Amber/Green	Green	Amber/Green	Red	Red	Red/Amber	Red

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Roding Valley (C4), the Site possesses a number of distinctive characteristic features of the LCA, including the wide valley bottom, thick hedgerows with hedgerow trees and riverside trees. The combination of varied landscape features within the Site increases the sensitivity of this landscape. It would not be possible to screen views of the Site from receptors on the valley slopes and distant views.
- The eastern extent of the Site is designated as a Local Wildlife Site Priority Habitat Inventory as Coastal and Floodplain Grazing Marsh increasing the views to natural features.
- Two Public Rights of Way (PRoW) intersect the Site with open views of the Site. The footpaths on the lower levels would lose their existing views; one of these footpaths is part of the Three Forests Way. Due to landform, any bunding could appear as an intrusive element from the valley slopes.

- There are a number of mature trees within the Site which form part of the landscape views. These should be protected alongside the existing vegetated field boundaries as part of mitigation strategy. Opportunities should be considered for landscape enhancement and restoration where landscape condition is poor.
- The Site includes landscape of very high quality. The proposal would have a large effect on this stretch of the Roding valley and could cause lasting damage.
- The Site is within a minerals Site of Special Scientific Interest (SSSI) Impact Risk Zone for Curtismill Green SSSI.
- The River Roding follows the southern boundary for the western half of this Site and also passes through the centre of it creating a potential pollution pathway for water quality between the proposed Site and the statutory and non-statutory wildlife sites at Roding Valley Meadows.
- The Site is situated on relatively flat low-lying land in the Roding Valley and comprises arable land and Coastal and Floodplain Grazing Marsh Priority habitat. *The River Roding* would be directly impacted, as well as a number of watercourses and Hedgerows and Coastal and Floodplain Grazing Marsh Priority habitat.
- The Site is graded Red/Amber because ecological impacts could be major and are likely to require high levels of mitigation to make the Site acceptable. The Site's surface and groundwater may be affected, which in turn could affect the hydrology of on-site and off-site habitats. Substantial buffers are likely to be required near to the retained Priority habitat and River Roding, and water quality must not be affected by the proposals. Significant compensation is likely for the loss of small watercourses, diversion of the River Roding and Priority habitats -including the Coastal and Floodplain Grazing Marsh and Hedgerows - and habitats supporting Priority species.
- The allocation of the Site would likely result in 'less than substantial' harm at a low level to the significance of eleven Grade II listed buildings through change within their settings: *Brook Farmhouse (List UID: 1123967); Barn to Left of Brook Farmhouse (List UID: 1169830); Skinners Farmhouse (List UID: 1306362); Outbuilding to Left of Skinners Farmhouse (List UID: 1337557); Large, Roofed Cattle Yard to East of Hill Farmhouse (List UID: 1337529); Open Barn to South East of Hill Farmhouse (List UID: 1123989); Hill Farmhouse (List UID: 1123988); Granary to South of Hill Farmhouse (List UID: 1169544); Barn 40 Metres South West of Hill Farmhouse; (Lambourne Parish) (List UID: 1111127); Barn at Waters Farm, North East of Domestic Buildings (List UID: 1111157); Barn Approximately 25 Metres North East of Pryors Farmhouse (List UID: 1165769).*
- 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 contains a wide range of archaeological deposits identified from aerial photography.
- In the far western corner two enclosures are recorded interpreted as being of potential prehistoric date. One is a double ditched enclosure. On the northern edge a series of rectilinear enclosures are recorded, potentially either settlement enclosures or a field system. In the central part of the Site a minimum of 4 large ring ditches, probably representative of a Bronze Age cemetery of barrows. Also in this sequence a rectangular enclosure which may also be funerary or potentially a settlement enclosure.
- The Site is assessed as having a 'high' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'high' groundwater flood risk.
- The Site is predominantly within Flood Risk Zone 3 (79%) and therefore these areas are at risk from fluvial flooding.
- The Site is proposed to be served by the creation of a new access onto the A113 Ongar Road. The A113 is a Main Distributor Road and accords with (ii) in the methodology (*see Appendix G Transport for full methodology*):

Where (i) is not feasible, direct access to the main road network involving the construction of a new access/ junction when there is no suitable existing access point or junction.

- Access is proposed onto the A113 but is graded Red/Amber as there is no access information provided.
- Appropriate access geometry and visibility splays will need to be demonstrated as achievable.
- Appropriate mitigation required to facilitate the access and its use.
- 2 Public Rights of Way cross the Site. 2 Public Rights of Way are within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way and high levels of mitigation may be required which is likely to include diversion especially with regard to those Public Rights of Way crossing the Site.
- The Site has unproductive/low/medium to low groundwater vulnerability. A watercourse (River Roding) is present within the Site boundary and is 90m west. 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 3 quality soil (good to moderate quality agricultural land) and Grade 4 quality soil (poor quality agricultural 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 assess whether any impacts on soil quality and agricultural land require mitigation.
- The Site contains 11kV overhead electricity cables within the Site boundary. An underground Openreach BT power line is present within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which would be likely include diversion and/or protection. Diversion/protection may not be possible and/or may be cost prohibitive.
- One residential building is within the Site. One sports facility (fishing lake) and associated buildings, one residential building and one farm building are adjacent to the boundary of the Site (0m). One sports facility (golf course), one residential building and one commercial building are outside the Site boundary less than or equal to 20m from the Site. One farm building, one commercial building and four residential buildings are more than 20m but less than or equal to 50m from the Site. Two buildings of unknown use, a commercial building, a farm building and nine residential buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would likely be difficult to achieve.
- The Site is within an Airport Safeguarding Zone (Stapleford Outer Zone). Restoration proposals assume the Site would be Coastal and Floodplain Grazing Marsh (included in the Priority Habitat Inventory) meaning the nature of the Site is likely to attract birds and therefore is likely to have a serious impact on aircraft safety and increase the risk of bird strike for aircrafts. Mitigation to make the Site acceptable would be difficult. Wet working of the Site would not be acceptable, and neither would a restoration scheme that included waterbodies.
- The Site is located within the Metropolitan Green Belt in the Epping Forest District Council area. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain landscape planting and a mobile wash plant which has the potential to impact openness. Due consideration of impact on the Green Belt would therefore need to be given in determining whether this would be inappropriate development or not.

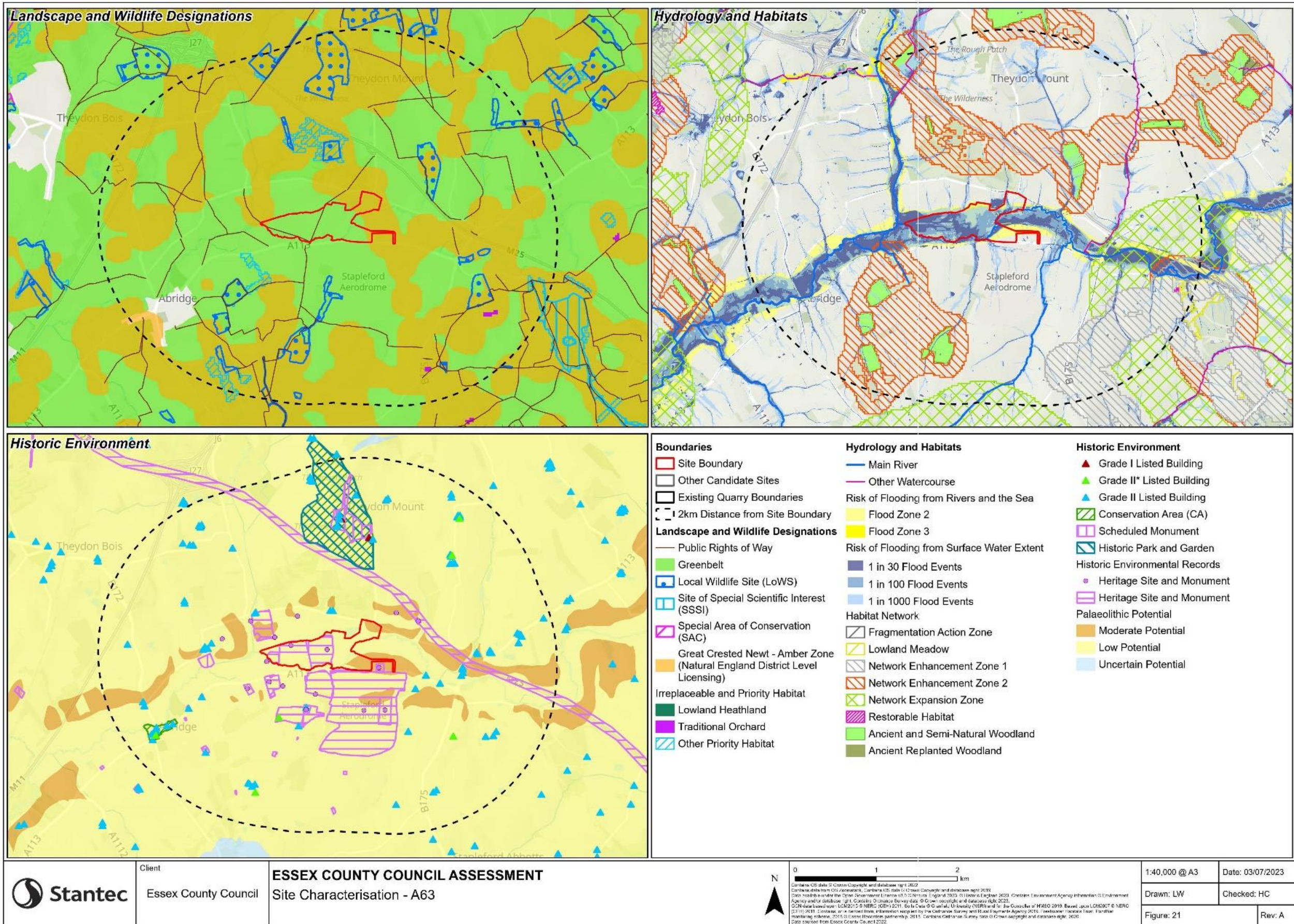


Figure 3.21: A63 - Patch Park, Abridge

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](http://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