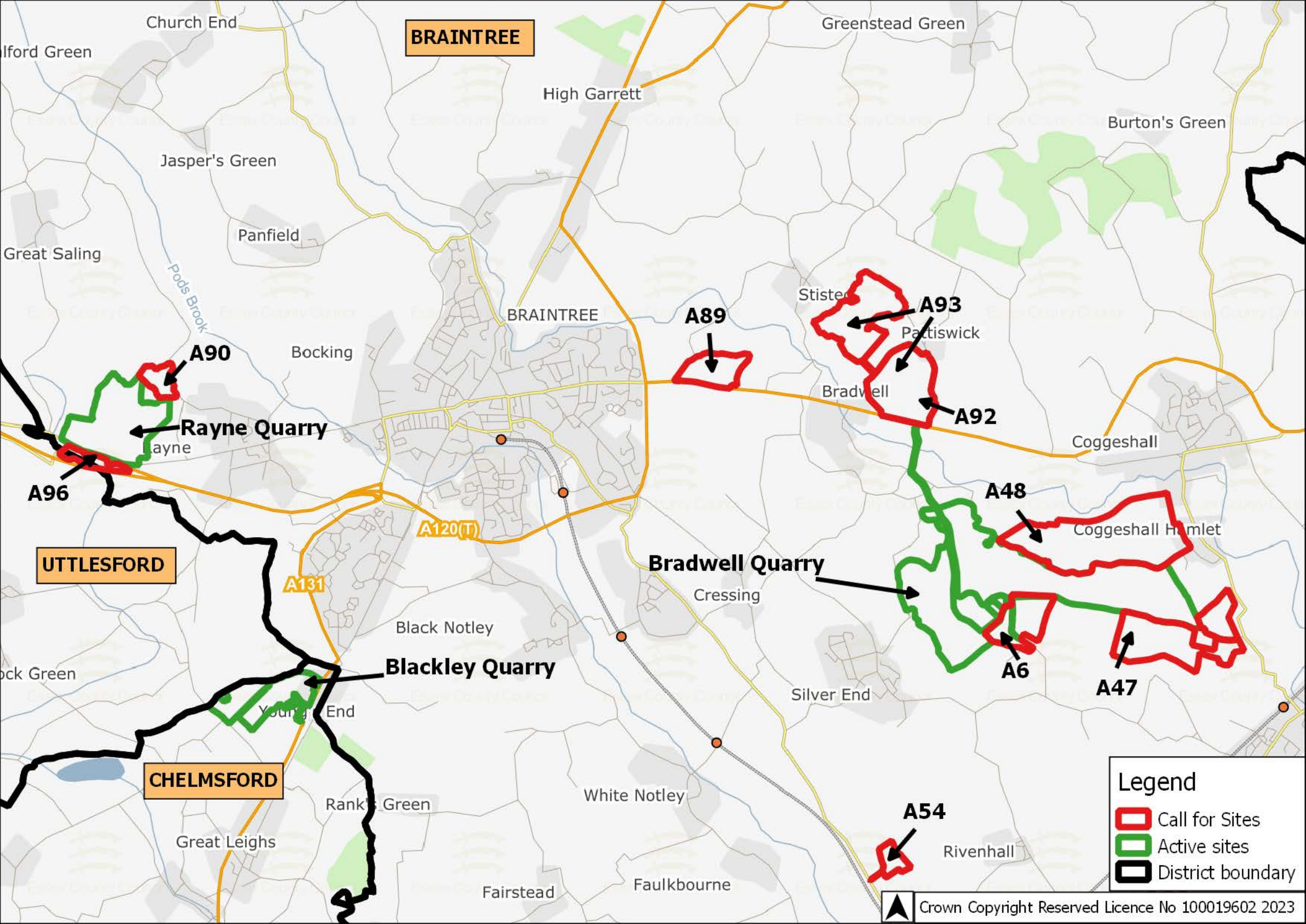


**Land at Patiswick Hall Farm  
Small Site  
A92**

**Legend**  
 Site Boundary



**BRAINTREE**

**A120(T)**

**A131**

**A89**

**A93**

**A92**

**A48**

**A6**

**A47**

**A54**

Church End

Greenstead Green

Ilford Green

High Garrett

Burton's Green

Jasper's Green

Panfield

Great Saling

Pods Brook

BRAINTREE

Bocking

Stister

Patiswick

**Rayne Quarry**

Bradwell

Coggeshall

**A96**

**UTTLESFORD**

**Bradwell Quarry**

Coggeshall Hamlet

Crossing

Black Notley

**Blackley Quarry**

Silver End

ock Green

**CHELMSFORD**

Young End

White Notley

Rank Green

Great Leighs

Fairstead

Faulkbourne

Rivenhall

**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>
<b>A92</b>	<b>Land at Pattiswick Hall Farm – Small Site</b>	<b>Braintree</b>	<b>Agricultural</b>	<b>65.45</b>	<b>3.4</b>

The Site is promoted as a new Site at land at Doghouse Lane, Pattiswick, Braintree. The Site area is approximately 65.45 ha and is proposed for 3.4 million tonnes of materials for sand and gravel extraction which will be transported to a processing plant on site where it will be washed, graded, and stocked before being exported off site. Additional infrastructure needed on site includes a processing plant with ancillary facilities, site management infrastructure and a network of haul roads across the Site. The adjoining uses include agricultural fields, woodland, the A120 and residential, commercial and farm buildings. The town of Braintree is located to the west of the Site. The Site is promoted as accessible via a new site access off the A120. 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	Amber	Green	Red	Red	Red/Amber	Green	Red/Amber	Green	Amber	Green	Red	Green	Green

Key findings of the assessment are as follows:

- The Site possesses few characteristic features of the Blackwater/Brain/Lower Chelmer Valleys (C6) Landscape Character Area (LCA), which includes the predominantly arable farmland and well hedged fields. The River Blackwater and linear plantations are visible from the Site at the foot of the valley near Bradwell, although are not located within the Site. Strong views are obtained from the Site into the surrounding characteristic landscape. Consideration for appropriate enhancement of field hedgerow condition should be considered to mitigate the impacts on biodiversity and views from the surrounding immediate landscape.
- There are few important landscape designations within the surrounding landscape, with the exception of a few Priority Habitats (Coastal and Floodplain Grazing Marsh and Deciduous Woodland) surrounding the River Blackwater to the south and south-west. There are a number of other Priority

Habitats (Deciduous Woodland) in the landscape surrounding the Site, such as Prior's Wood and Captain's Wood.

- Public Right of Way (PRoW) Footpath 45 (Bradwell) runs through the centre of the Site between Bradwell and Pattiswick and provides strong views of the entire Site.
- Site A92 is within the Site of Special Scientific Interest Impact Risk Zone for Belcher's and Broadfield Woods Site of Special Scientific Interest (SSSI). This is located c.2.5km to the north of the Site and is an ancient woodland.
- The closest Local Wildlife Site (LoWS) is Blackwater Plantation West (reference Bra 158) which is less than 60 metres to the south of the Site, downhill. The ancient woodlands of the Marks Hall estate are just over 2.2km north of the Site and include several ancient woodland Local Wildlife Sites.
- Site A92 comprises arable fields bounded partly by Hedgerows, which are Priority habitat, and a ditch. There are two internal Hedgerows and a separate ditch. The ditches flow south toward the River Blackwater. Internal hedgerows, trees and the watercourse would be removed. A new access onto the A120 would need to cut through the boundary Hedgerow (Priority habitat). Priority species are present on-site.
- There are few scattered trees near the watercourse which would be lost to the development. This includes an Ancient Oak tree, a possible Ancient Oak tree and Notable mature Oak. Ancient trees are classed as irreplaceable habitats. On the northern boundary is a boundary group of mature Oak trees, that collectively form a significant landscape feature.
- The Site is graded Red/Amber because it could have a serious impact upon Priority habitats and species; this includes potential impacts to the River Blackwater and its associated riparian habitats. In addition, the Site could have major impacts upon irreplaceable habitats, i.e. the Ancient tree situated within the Site. There would also be a direct loss of two Hedgerows and dissection through another; loss of a Notable tree and a watercourse. There could be potential hydrological impacts to retained habitats and loss of- and disturbance to- habitats for Priority farmland species.
- Mitigation is likely to include prevention of hydrological changes to the River Blackwater and associated its habitats, and to retained habitats; adequate and appropriate buffers between the Quarry and Hedgerows, trees, and watercourses; and prevention of deterioration of water quality to watercourses. In addition, phasing to minimise impacts and rapid restoration and creation of new replacement habitats, ensuring that hedgerows and other newly created habitats connect with existing and historic habitat networks.
- Adequate and appropriate compensation would be required for the loss of Hedgerows, trees, watercourses, and loss of habitat for Priority farmland species. Losses to irreplaceable habitats (including ancient trees) are not permitted within the Government's Biodiversity Net Gain (BNG) Metric and

bespoke assessment and compensation would be required to be agreed with the MPA. Any bespoke compensation would be outside the BNG Metric calculations (The Biodiversity Metric 4.0 User Guide, 2023); bespoke compensation would be required, which could not count towards any Biodiversity Net Gain calculations.

- 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 within an area of archaeological features as identified through aerial photographic evidence.
- The Site lies adjacent to a Roman road and contains cropmark evidence for possible settlement or ritual activity and agricultural activity.
- The creation of a new access onto the A120 is contrary to Department for Transport Circular 1/2022 Strategic Road network and the delivery of sustainable development. Policy objection from National Highways.
- The A120 Trunk Road forms part of the Strategic Road Network managed by National Highways. Whilst an initial conversation has taken place with National Highways to inform this RAG grade it is imperative that they are formerly consulted at the appropriate time.
- 1 Public Right of Way crosses the Site. 3 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 the Public Right of Way crossing the Site.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 60m south west of the Site. Appropriate consideration would be required to mitigate the potential impacts on hydrology, hydrogeology, and drainage – high levels of mitigation may be required.
- The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.
- Two residential buildings are adjacent to the boundary of the Site (0m). Eight residential buildings and one building of unknown use are outside the Site boundary less than or equal to 20m from the Site. Five residential buildings

and two commercial buildings are more than 20m but less than or equal to 50m from the Site. Five commercial buildings, twenty one residential buildings, five farm buildings and one community facility (place of worship) 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.

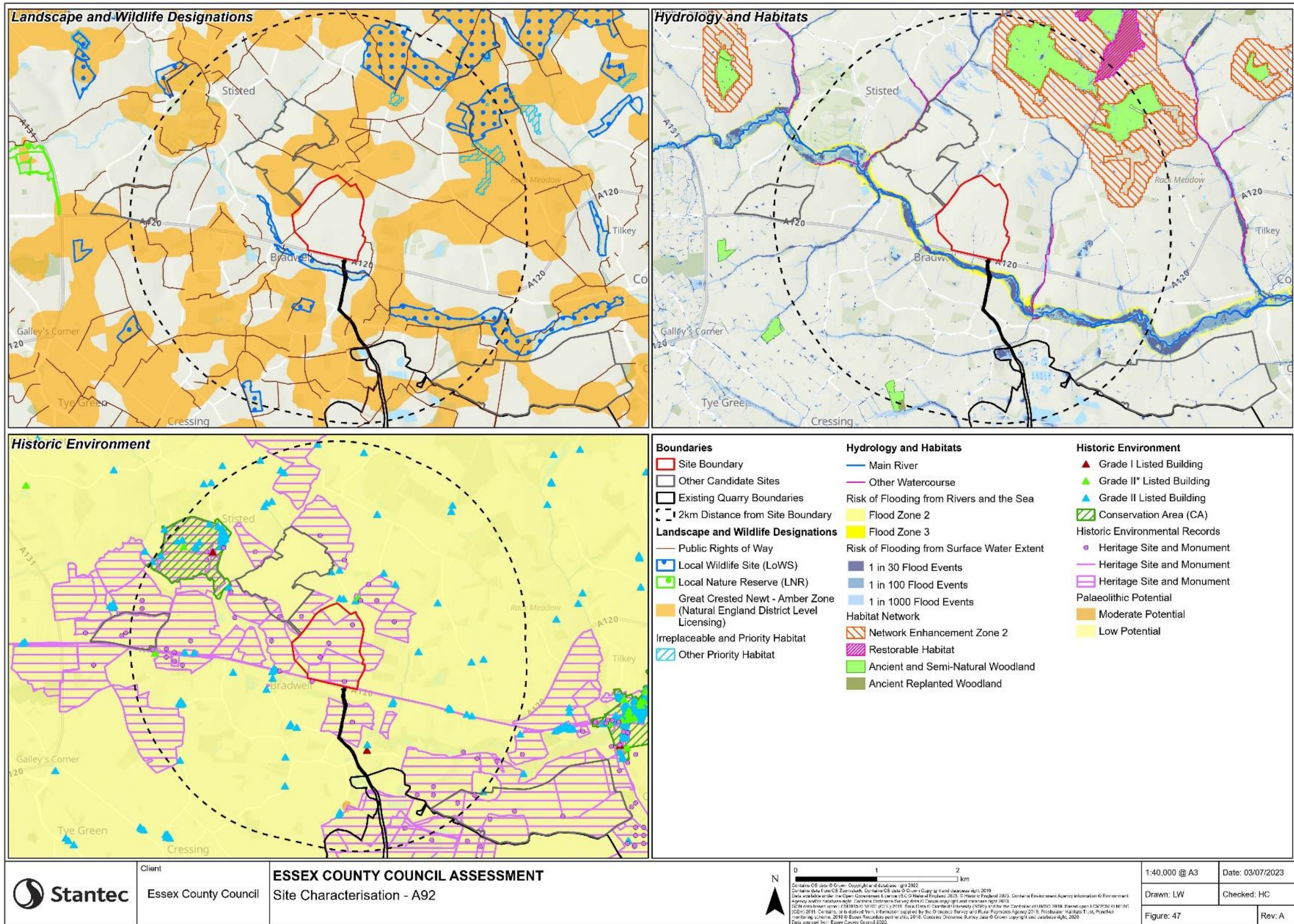


Figure 3.47: A92 - Land at Pattiswick Hall Farm – Small Site

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