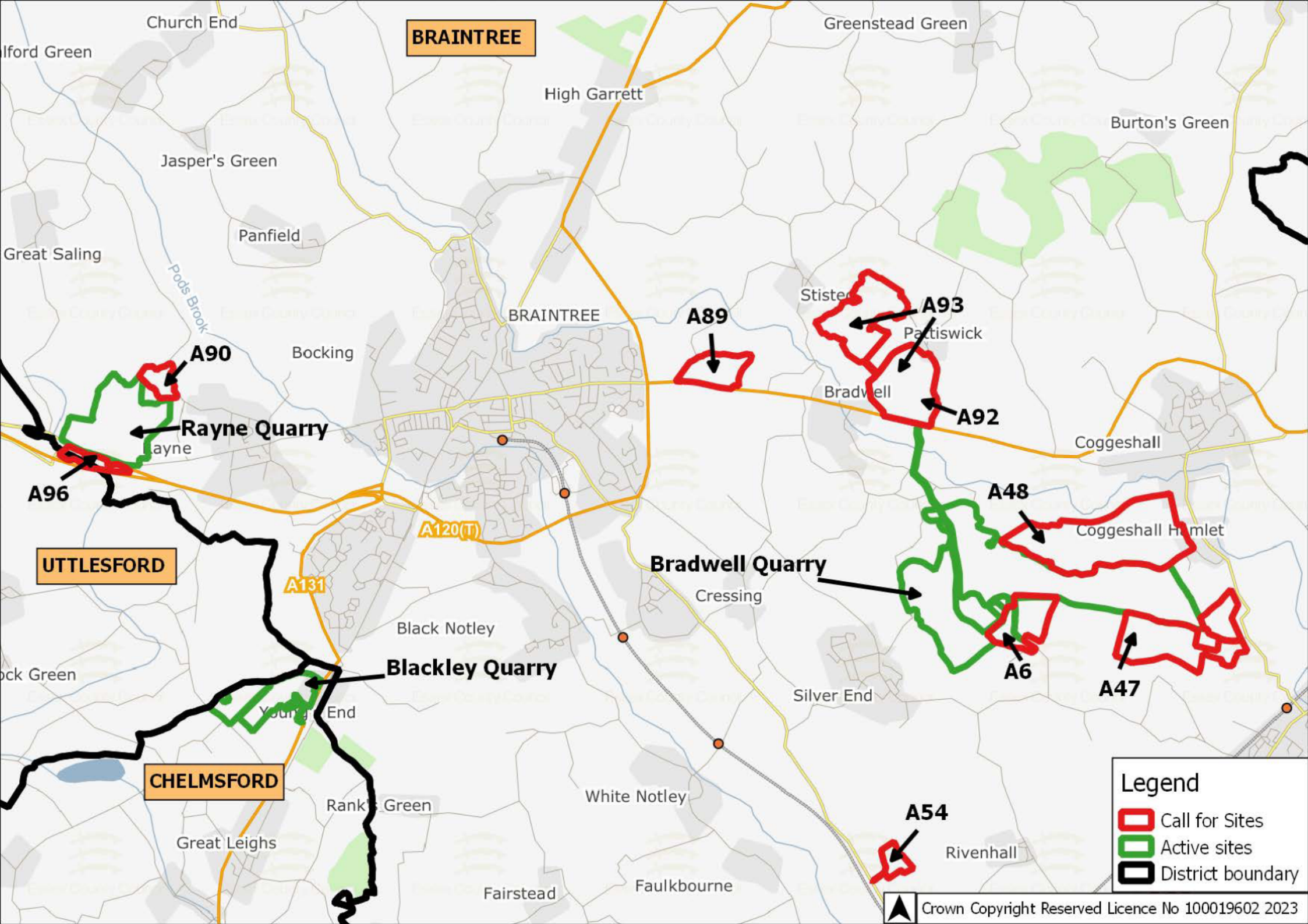


**Land at Pattiswick Hall Farm
Full Site
A93**

Legend
 Site Boundary



BRAINTREE

A120(T)

A131

UTTLESFORD

CHELMSFORD

Legend

-  Call for Sites
-  Active sites
-  District boundary

Candidate Site Reference	Candidate Site Name	District	Existing use	Site Area (ha)	Potential Yield (million tonnes)
A93	Land at Pattiswick Hall Farm – Full Site	Braintree	Agricultural	130.74	8.2

The Site is promoted as a new Site at land at Doghouse Lane, Pattiswick, Braintree. The Site area is approximately 130.74 ha and is proposed for 8.2 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, conveyer infrastructure and a network of haul roads across the Site. The adjoining uses include agricultural fields, woodland, sewage works, 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	Red/ Amber	Biodiversity	Red/ Amber	Historic Buildings	Red/ Amber	Archaeology	Amber	Flooding	Amber /Green	Transport	Red	Access	Red/ Amber	Geo-Environmental	Red/ Amber	Hydrology, Hydrogeology and Drainage	Air Quality	Green	Soil Quality	Amber	Services & Utilities	Amber /Green	Health & Amenity	Red	Green Belt	Green	Airport Safeguarding Zones	Green
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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 located on the south-west boundary, 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.

- All Saints Church (Grade I) at Stisted is a prominent feature within the landscape within the northern parcel and is emphasised by the presence of Footpath 19 (Bradwell) which provides historic direct access across the Site.
- Public Right of Way (PRoW) Footpath 45 (Bradwell) runs through the centre of the southern parcel between Bradwell and Pattiswick and provides strong views of the entire Site. The footpath connects to Footpath 19 (Bradwell) within the northern parcel which provides further views across the Blackwater Valley.
- Site A93 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. 1.6km 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 800km north of the Site and include several ancient woodland Local Wildlife Sites.
- Site A93 comprises arable fields bounded partly by Lowland Mixed Deciduous Woodland and Hedgerow Priority habitats, and ditches on several boundaries. There are several internal Hedgerows and a separate ditch. The ditches flow south toward the River Blackwater. Internal hedgerows (Priority habitat), mature Oak trees and the watercourse would be removed or need dissecting to accommodate a haul road and access onto the A120.
- There are few scattered trees near the watercourse in the southern portion of the Site 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 of the south part of the Site is a boundary group of mature Oak trees, that collectively form a significant landscape feature. The connecting haul road is shown to cut through this group and would remove a mature Oak tree.
- 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 moderate impacts upon irreplaceable habitats, i.e., the Ancient tree situated within the Site. There would also be a direct loss of Hedgerows and dissection through several more; loss of a possible Ancient tree, a Notable tree, mature 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 allocation will likely cause 'less than substantial harm' to the setting of 8 designated heritage assets. These are:
 - 44 and 45 Old Lane, (Grade II, List UID: 1123849)
 - Harvey's Farmhouse (Grade II, List UID: 137613)
 - Pattiswick Hall (Grade II, List UID: 1337592) and ancillary building 35m east of Pattiswick Hall (Grade II, List UID: 1123881)
 - Wren's Cottage (Grade II, List UID: 1123886)
 - Church of St Mary the Virgin (Grade II*, List UID: 1168451)
 - 9 Water Lane (Grade II, List UID: 1337590)
 - Stisted Conservation Area
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets' settings.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed buildings and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause either a mid or a low level of harm to 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 Site is assessed as having a 'low' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'low' groundwater flood risk.

- The Site is predominantly within Flood Risk Zone 1 and those areas are not at risk from fluvial flooding.
- 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.
- 5 Public Rights of Way cross the Site. 1 Public Right of Way borders 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 those Public Rights of Way crossing the Site.
- The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/low/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, another water course is 2m north, an additional water course is 10m north west and another is 20m north west. There is a small water body in the northern half 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.
- The Site contains 11kV overhead electricity lines within the Site boundary. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on the electricity lines. Such mitigation may include diversion and/or protection.
- One farm building is within the Site boundary. Two farm buildings and two residential buildings are adjacent to the boundary of the Site (0m). Ten 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. Eleven commercial buildings, thirty five 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.

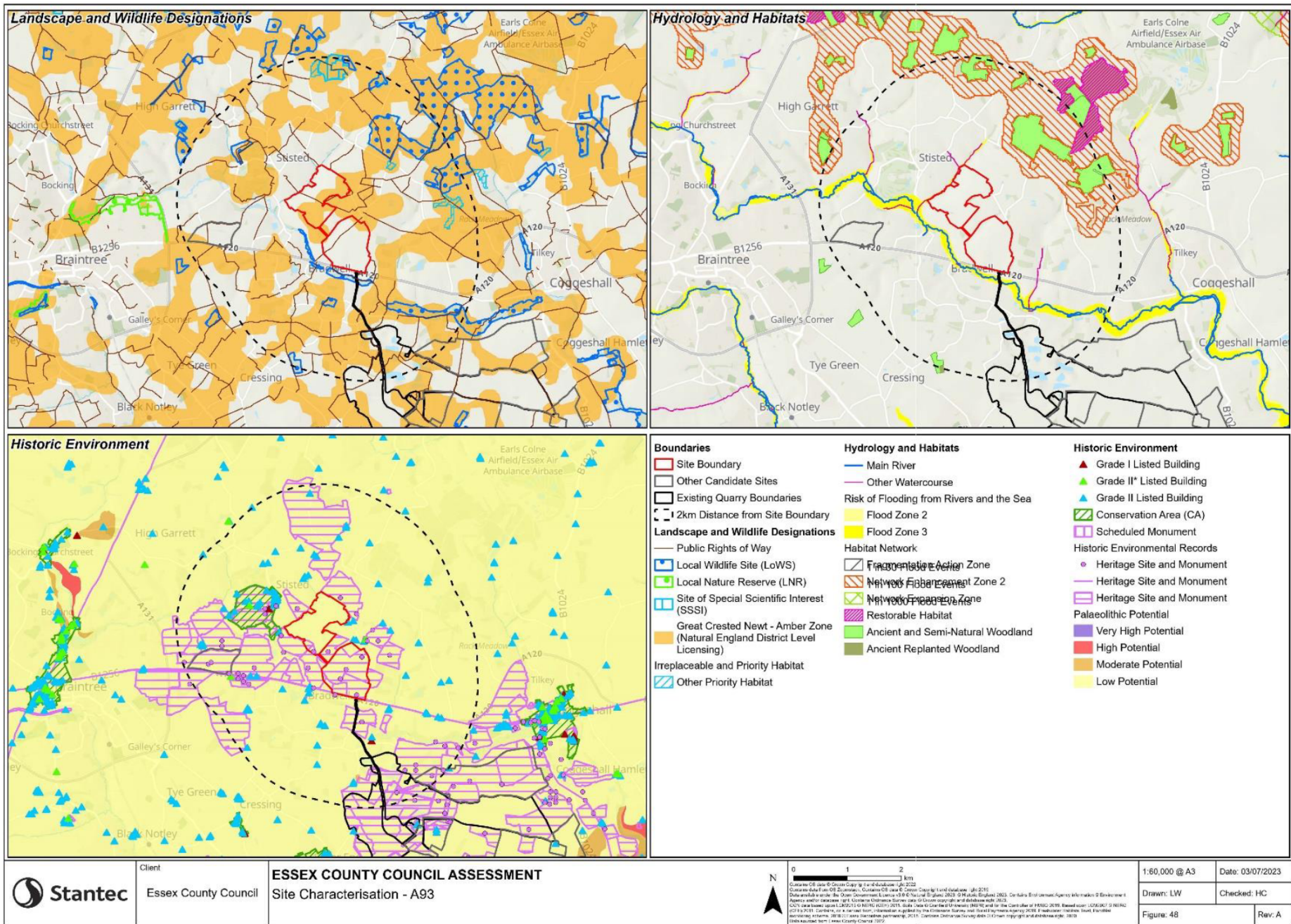


Figure 3.48: A93 - Land at Pattiswick Hall Farm – Full Site

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

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