



**SUBMISSION IN RESPECT OF SITE A93 – PATTISWICK HALL  
FARM – FULL SITE - AS IDENTIFIED UNDER THE EMERGING  
ESSEX MINERALS LOCAL PLAN**

**APRIL 2024**

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## LIST OF PLANS

C45/8/1301A	Revised Location Plan
C45/8/1302A	Revised Site Plan
C45/8/1303A	Revised Concept Working Plan
C45/8/1304A	Revised Concept Restoration Plan

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## LIST OF APPENDICES

Appendix 1	Site Assessment profile as presented by Essex CC
Appendix 2	Updated ProForma
Appendix 3	Landscape Appraisal prepared by TLP dated April 2024
Appendix 4	Access Appraisal prepared by DTA dated April 2024
Appendix 5	Preliminary Ecology Appraisal prepared by Sweco dated April 2024

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## SECTION I

### INTRODUCTION

- I.1 Brice Aggregates Limited (“BAL”) have been promoting the allocation of a sand and gravel deposit known as Pattiswick Hall Farm – Full Site, under the Emerging Essex Minerals Local Plan.
- I.2 The site which has been designated the site reference A93 by Essex County Council (“the Council”) has been promoted as a greenfield site in the District of Braintree.
- I.3 Under the Emerging Minerals Local Plan Review the Council have set out the need to identify sand and gravel resources at a rate of 3.58m tpa through until 2040. The Council have identified that current consented resources in the county are of the order of 22.95 million tonnes, meaning that a further 64.56 million tonnes needs to be identified and allocated as part of the plan process.
- I.4 As part of the emerging MLP, the Council has developed and approved a detailed Site Selection Methodology (“SSM”) and implemented this to apply a traffic light scoring system to all fifty two candidate sites promoted through this exercise.
- I.5 The SSM considered sixteen different categories and developed a specific scoring system for each of the sixteen categories. Site A93 has scored Green in four categories; Amber/Green in two categories; two in Amber; five in Red/Amber; and three in Red.
- I.6 BAL have commissioned works to examine the application of the SSM relative to this site and consider what mitigation measures could potentially be required to manage identified impacts, and thereby reduce the potential scoring under the given category, in particular where a Red or Red/Amber score was identified.
- I.7 This submission will provide the following:
- i. Detailed consideration of baseline setting;
  - ii. Presentation of an outline draft working scheme;
  - iii. presentation of outline draft restoration concept; and
  - iv. a detailed review of the criteria used on the SSM, in particular on the six criteria where a high level of scoring has been identified.
- I.8 BAL is providing this information on a proactive basis, consistent with the requirements of front loading under the NPPF. It is also beneficial to the company to identify potential constraints and potential mitigation measures at the site albeit in high level terms in order that detailed schemes of working and restoration can be developed.
- I.11 The SMM summary/site assessment profile presented by the Council as part of this consultation process is reproduced at Appendix I.
- I.12 The technical reviews provided as part of the submission consider the scope for impact but are in no way intended to provide a comprehensive Environmental Impact Assessment at this time.
- I.13 BAL would like to secure a Preferred Site status the under the emerging plan, and have therefore provided this detailed information to allow a more developed understanding of the baseline and scope for impact.

- I.14 BAL has a proven track record in the working of sand and gravel sites in the County along with the restoration of the same, and can develop a scheme that will have a long term beneficial effect on the site and surrounding area.
- I.15 It is recognised that size and scale of the site could be of concern to a number of interested parties, but if allocated and developed could have many benefits consistent with the objectives of the Minerals Local Plan as follows:-
- a) the site has the potential to provide significant and sustainable quantities of sand and gravel to support the growth and infrastructure requirements the east of the county;
  - b) the location of the site with potential access to the A120 is favourable to move the materials to the market in a sustainable manner as possible given the lack of rail and water opportunities in the county;
  - c) the site has the potential to provide a long term more diverse landform of greater value both in landscape and nature conservation terms; and
  - d) the restoration scheme has the potential to deliver significant habitat enhancement that will also have a positive effect on any animal populations along the River Blackwater corridor.
  - e) the working and restoration of this site could integrate with the provision of future commercial and residential development should this be required by Braintree District Council, noting that previous promotion efforts for a new garden community have been made on the landowner's wider landholding
- I.16 Any constraints relative to future housing allocations are anticipated to be minimal as discussions between BAL, the landowner and the potential housing developer are focused on facilitating the harmonious planning between the minerals, residential and commercial developments should the relevant LPAs be minded to allocate the land for the respective developments.
- I.17 The current iteration of the MLP has been released with an extensive evidence base, including forecasts for the new mineral provision in the county, and a separate topic paper on Growth Locations and Projected Growth. The latter document confirms the site setting in the centre of the county with access to a number of "Growth Locations" including Braintree, Chelmsford, Witham, and Halstead.
- I.18 As a new site allocation of this promotion would support greater choice and competition in the County and BAL would look to bring the site into production at the soonest opportunity should the council be minded to allocate.

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## SECTION 2

### BASELINE

- 2.1 The proforma developed by the Council in support of the promotion exercise set out a high-level means by which to summarise the baseline setting of the given promotion.
- 2.2 The total site area and proposed extraction for Site A93 was carefully considered in view of existing land uses; highways assets; hydrological features such as the River Blackwater; woodland and hedgerow features in and adjacent to the site; and nearby residential premises. The areas were also defined based on high level consideration of the need for soils bunds, haulage infrastructure and other ancillary facilities together with the identification of potential biodiversity enhancement areas and/or areas of advance planting. The inclusion of the latter features in particular could be viewed as to the benefit of the scheme irrespective of proximity to sensitive receptors.
- 2.3 The site is situated in a mainly rural context but has residential amenity in proximity, including (with reference to Plan C45/8/1302A):
- Pattiswick Hall and other residential premises off Doghouse Road; and
  - Premises at Mill View to the south;
  - Isolated properties located off Water Lane to the west; and
  - Harvey's Farm to the east.
- 2.4 In all cases in particular on residential development the proposed extraction area has been designed to be a minimum of 100m away from the nearest façade of the given receptor, and in most cases is significantly further away. Intervening land would to a degree be used for mitigation purposes including for advanced planting and/or the maintenance of soils bunds.
- 2.5 Notwithstanding the above, given the identified methodology under the Health and Amenity scoring in particular the site boundary has been reviewed and adjusted to provide a minimum 60m stand off from the red line boundary to the given residential receptor, although there may be a need to increase this stand off if technical reports commissioned in support of any planning application indicate as such.
- 2.6 An updated proforma is presented at Appendix 2 confirming the revised site area of 123.34 hectares.
- 2.7 Site A93 is situated within the Pattiswick Hall Farm, which is part of a wider ancestral estate, situated in the parish of Bradwell in the District of Braintree.
- 2.8 The site is located in a wider network of public highways, comprising:
- the A120 which affords a central corridor to access markets across the county;
  - Doghouse Road to the east; and
  - Water Lane to the west.
- 2.9 The site located in proximity to the River Blackwater and the sensitive ecology receptors including the Blackwater Plantation West LWS. There are also potentially sensitive watercourses on site, although these will be retained as part of any development, together with other features where fieldwork has identified ecological sensitivity.
- 2.10 In an historical context, the site is situated in a sensitive setting with Ancient Woodland, Listed Buildings, and a Conservation Area, all found in proximity to (but not on) the site together

with unscheduled but known archaeological remains within the site. Further detail in this regard is provided as part of this report.

- 2.11 The site extends over an area of approximately 123.34 hectares with a gently rising landform within the site rising from circa 38m AOD in the south to around 67m AOD in the north (refer to Plan C45/8/1302A).
- 2.12 The site for the proposed quarry lies on the side of the Blackwater Valley and is currently exposed to views from the south, west and north. Views from the north-east and east, however, are practically non-existent due to the shape of the landform. It should be noted that the whole site is rarely visible within any of the views due to the effects of topography and landuse, and the visibility of the individual parcels is less than the combined visibility. The to Landscape report reproduced at Appendix 3 provides further details on site setting.
- 2.13 In the context of Rights of Way, the site is bisected by two public rights of way (Footpath Bradwell 45 and Footpath Stisted 19) which would require temporary diversion in the event that the site is allocated and developed over time. Footpath Bradwell 2 and Footpath Bradwell 8 are also formed in close proximity but would not require diversion as part of any scheme.
- 2.14 The technical reports provided at Appendices 3-5 inclusive provide specific details on the baseline setting going beyond a purely desk-based approach.

### Geology

- 2.15 The published geological information covering the Site A93 (including Mineral Assessment Report TL82) indicates that the proposed allocation is located in an area of superficial deposits of Pleistocene to recent age, which form part of the fluvioglacial Kesgrave Sand and Gravel deposits which is found in large tracks across this part of the Blackwater Valley.
- 2.16 The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.
- 2.17 Drilling surveys have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the proposed allocation area, overlain by small amounts of sandy clay overburden and soils.

■

[REDACTED]

■

[REDACTED]

- 2.20 Initial appraisal of grading data indicates that the quality of the sands and gravels is generally consistent, even comparing the upper and lower gravels that may represent different deposits.
- 2.21 Although the deposit is tended towards fine aggregates in composition, based on observations in the site investigations to date and nearby BGS evidence it maybe that the deposits have a proportion of 20mm gravels, a high percentage of fine gravels 10mm and below, and a mix of

sharp and fine sand content. A higher proportion of gravels has been encountered by the recent investigations than suggested by the historic BGS boreholes in the vicinity.

- 2.22 Thus, the mineral resource has the potential to produce the right products to support a wide range of applications including asphalt and mortar end uses, and including to the extensive network of concrete products manufacturers located in the County for which these materials would be notably well suited.

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## SECTION 3

### OUTLINE WORKING SCHEME

- 3.1 BAL is developing an outline working scheme which is illustrated on Plan C45/8/1303A. The aims and objectives of the scheme are as follows:
- to recover the important resources of sand and gravel in as most sustainable manner as possible;
  - to safeguard the amenity of adjacent residential premises and other sensitive land uses;
  - to make sure any woodland or other sensitive habitats on and adjacent to the site remains undisturbed and unimpacted by the scheme;
  - ensure that any mature or veteran trees on or adjacent to the site remain in situ and are suitably managed;
  - to ensure that all soils associated with best and most versatile agricultural land are stripped, handled and replaced sensitively;
  - to ensure that any features of nature conservation value on and adjacent to the site are protected and managed as required;
  - to ensure that the setting or significance of adjacent and nearby heritage assets is affected as little as possible and “less than significant harm” is created;
  - ensure best use of all on-site resources to minimise the need for imported materials to achieve restoration;
  - to ensure that the public right of way remains available throughout the scheme;
  - to make sure that water is used in an efficient and sustainable manner; and
  - to ensure all water run-off is maintained on site and only discharged in a controlled manner.
- 3.2 It is proposed that the sand and gravel won from Site A93 would be transported to a newly established plant site located to the south of the site, where it will be washed, graded and stocked prior to export off site.
- 3.3 It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped initially into on-site freshwater lagoons, or a direct discharge off site using a sump consistent with the consented regime at Colemans Farm Quarry. Should available water resources be constrained under the water licensing regime, at the point of consent equipment would be installed to minimise water consumption in the washing process such as a thickener and filter press as appropriate. The design of such features would be addressed as part of any planning application.
- 3.4 The sand and gravel will be worked by conventional means with a hydraulic excavator, loading dumper trucks to transport the sand and gravel to either the plant site directly for processing and distribution or, alternatively by loading a feed hopper for a field conveyor to transport the materials to the plant site.
- 3.5 The proposed limit of extraction is illustrated on Plan C45/8/1303A. The proposed extraction area has been defined using the following stand-offs: -
- 100m to nearby residential development, including the properties noted in Section 2 above;
  - 250m to the River Blackwater;
  - 15m stand-off to retained water feature and associated trees in the south of the site; and
  - 10m to remaining perimeters.

Following ecological surveys, the extraction area has been further refined since submission to exclude circa 2.35 hectares of neutral grassland, hedgerows and trees in the northwest corner of the site, this potentially reducing tonnages by [REDACTED].

- 3.6 Plan C45/8/1203A shows twenty phases of working each with around 200,000 - 225,000 tonnes of sand and gravel. Each phase would be worked over a period of ten-twelve months, with an overall extraction period of eighteen – twenty years.
- 3.7 In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath Bradwell 45 and Footpath Stisted 19. Potential diversion routes are illustrated on Plan C45/8/1303A. The proposed routes are considered to be no less accommodating than the existing route.

### **Access**

- 3.8 The location of the plant site and proposed site access is to be on the northern side of the A120 adjacent to the existing Bradwell Quarry access to the south of the site. There are multiple options to secure a safe and sustainable access to the site. On this basis several options have been considered for accessing the site as follows:-
- a) New access on Doghouse Road via existing right turn lane to Doghouse Road from A120.
  - b) Provision of a roundabout on the A120 to serve both sides of the road to the existing quarry to the south and proposed site to the north.
  - c) Provision of new staggered junction with right turn ghost island east of the water course to access the north side of the A120 into the proposed plant site area; and
  - d) Provision of new junction with right turn ghost island west of the water course to access the north side of the A120 into the proposed plant site area
- 3.9 The report reproduced at Appendix 4 examines the feasibility of these options and concludes that Option A is the safest and most sustainable option to access the site. BAL will have the right so access to deliver any works either side of Doghouse Road, and north of the A120. Section 7 below provides further details in this regard. The works necessary to achieve a suitable egress onto the A120 from Doghouse Road would also have the benefit of improving this junction for the use of local residents in Pattiswick village.

### *Advance Planting*

- 3.9 In view of the nature and scale of the proposals and the environmental (in particular visual) context of the site, BAL has engaged specialist advice to identify options for advance planting.
- 3.10 Details in this regard are illustrated on Plan C45/8/1303A and includes for the following:-
- broadleaf woodland shelter belt planting along the northern and western site perimeter to provide landscape scale mitigation;
  - broadleaf woodland block planting around the proposed plant site location; and at other areas of potential visual sensitivity;
  - management and enhancement of hedgerows, in particular in the east of the site, along Doghouse Lane; and
  - planting of hedgerows an potential areas of wetland habitat to supplement and support biodiversity along the Blackwater Valley;
  - willow poplar plantations in the south and west of the site to screen potentially sensitive viewpoints from Stisted and Bradwell;
  - screen planting relative to Harvey Farm in the north of the site;

- willow and poplar plantation in the south and west of the site to screen potentially sensitive premises in Stisted and/or Bradwell; and
- screen planting relative to Harvey Farm in the north of the site.

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## SECTION 4

### OUTLINE RESTORATION CONCEPT

- 4.1 It is proposed that land within Site A93 will be restored primarily to agriculture (refer to Plan C45/8/1304A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation. The proposed restoration concept illustrated in the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site.
- 4.2 This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e. reinstate agricultural land and provide nature conservation benefit) but should the mixed use allocation land use come to fruition, then the after use may be subject to change. Further clarity in this regard would be provided as the Braintree Local Plan evolves with the Essex MLP review.
- 4.3 Section 3 of the draft Minerals Local Plan amongst other matters highlights the importance of restoration to achieve high quality sustainable landforms and land uses. These plans are in turn supplemented by aftercare schemes to ensure that the land uses and habitats are well managed to ensure their long-term integrity. Such schemes should be developed and delivered in a timely manner to minimise the scope for adverse effects over long periods of time.
- 4.4 The restoration of minerals sites are supported by detailed and rigorous management plans to ensure the implementation and development of the restoration schemes. This is supplemented by aftercare schemes to ensure that the land uses and habitats are well managed to ensure their long term integrity.
- 4.5 The section recognises the importance of a phased approach of restoration and the scheme provided in this report (although still in outline form) is predicated on this basis. BAL has developed an outline restoration concept which is illustrated on Plan C45/8/1304A. The aims and objectives of the concept are as follows:
- (i) to provide a long term sustainable landform;
  - (ii) to ensure that all best and most versatile agricultural land is restored to arable cultivation to the same or higher standard at the earliest opportunity;
  - (iii) to ensure an improvement in the nature conservation value of the site into the future;
  - (iv) to ensure that the long term setting or significance of adjacent and nearby heritage assets is in no way reduced; and
  - (v) ensure best use of all on site resources to minimise the need for imported materials to achieve restoration;
  - (vi) to provide an enhanced network of public rights of way to support recreational aspirations; and
  - (viii) to ensure all water run-off is maintained on site and only discharged in a controlled manner.
- 4.6 The scheme will contribute positively to the environment, consistent with draft policies S12, and DMI, articulated in the emerging MLP as well as consistent with National Policy Guidance. The nature conservation habitats envisaged include:
- broadleaf woodland;
  - wetland habitats;
  - neutral grassland habitats; and

- farmland margins.

These are all identified Habitat Management Plans under the adopted Essex BAP, ensuring further positive contributions.

- 4.7 The creation and development of the above habitats will also result in the establishment of environment where many of the species identified under the BAP can flourish, including the farmland bird and invertebrate assemblages.
- 4.8 The value or significance of this scheme can only be determined under detailed assessment. However, even in its conceptual form the scheme has the potential to deliver significant long term and sustainable environmental enhancement to the benefit of the local community and local environs consistent with the objectives of the emerging MLP and the SSM.

## SECTION 5

### SITE ASSESSMENT

- 5.1 The draft MLP is supported by a number of supporting documents including a Site Selection report. The report (prepared by BPP Consulting and Stantec on behalf of the Council) provides a methodology and review of the decision-making process behind the assessment of each of the sites.
- 5.2 The scoring for the site at Pattiswick Hall Farm - Full Site is detailed in the proforma reproduced at Appendix I and summarised in Table I below.

Criteria	Scoring
Landscape and Visual Sensitivity	Red/Amber
Biodiversity	Red/Amber
Historic Buildings	Red/Amber
Archaeology	Amber
Flooding	Amber/Green
Transport	Red
Access	Red
Public Rights of Way	Red/Amber
Geo-Environmental	Green
Hydrology, Hydrogeology and Drainage	Red/Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Amber/Green
Health & Amenity	Red
Green Belt	Green
Airport Safeguarding Zones	Green

**Table I: Summary of the scoring of Site A93**

- 5.3 As can be seen above of the sixteen criteria examined, nine scored as eight impact (i.e Red or Red/Amber), including:
- Landscape and Visual Sensitivity;
  - Biodiversity;
  - Historic Buildings;
  - Transport and Access;
  - Public Rights of Way;

- Hydrology, Hydrogeology and Drainage; and
  - Health and Amenity.
- 5.4 Sections 6-8 inclusive below and the contents of Appendices 3-5 inclusive will provide detailed to challenge these scores under the Landscape and Visual Sensitivity; Transport and Access; and Biodiversity criteria and suggest mitigation measures to enable the scope for impact to be re-examined.
- 5.5 Furthermore, two criteria examined were scored as medium impact (i.e amber), including:
- Archaeology; and
  - Soils Quality.
- 5.6 Of the six criteria identified as medium or high impact above, three have not been subject to detailed technical review at this time, namely:
- Public Rights of Way;
  - Hydrology, Hydrogeology and Drainage;
  - Health and Amenity; and
  - Historic Buildings.

Addressing each in turn.

*Public Rights of Way*

- 5.7 The site assessment (refer Appendix I) scored this element as a High Impact, as a public right of way will need to be diverted to facilitate the development of the deposit. This is accepted by BAL although the company would argue that the diversion of such assets is often part and parcel of minerals development (including at the existing Colemans Farm Quarry) and as such to score a single diversion (which will only need to be in place for a temporary period) should not necessarily be scored as Red/Amber as high levels of mitigation are not required to make the site acceptable. BAL would propose that the site only be scored Amber under this criteria.

*Hydrology, Hydrogeology and Drainage*

- 5.8 Appendix I of the SSM scores the Site as Red/Amber under this criteria, concluding that **“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. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.”**
- 5.9 Whilst BAL note the wider sensitivities (that are common across large parts of the district, the company would note that the A120 is located between the site and the River Blackwater, and as such forms a significant drainage barrier between the site and this sensitive receptor. BAL would note that a range of best practice controls could be secured through planning and non planning regulatory systems that would result in only moderate levels of impact at worst. On this basis, it is proposed that the site should be scored as Amber under criteria outlined in Table 2 of Appendix I of the SSM.

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*Health and Amenity*

- 5.10 Appendix I of the SSM reported that ***“In the northern half of the Site the sensitive receptors are as follows: One farm building is within the Site boundary adjacent to the south eastern border. Two farm buildings are adjacent to the south eastern boundary (0m). One residential building is 10m south east and one residential building is 20m south east. Three residential buildings are 80-130m south east, two residential buildings are 180-190m east and nine residential buildings, and six commercial buildings are 90-220m west of the Site. In the southern half of the Site the sensitive receptors are as follows: One residential building is adjacent to the northern boundary of the Site (0m) and one residential building is adjacent to the south western boundary of the Site (0m). One residential building is 5m south west, two residential buildings are 10m south west, one building of unknown use is 10m south west, one residential building is 20m north east, one residential building is 10m north and one residential building is 20m north of the Site. Two residential buildings are 20m south west, two residential buildings are 30m south west, two residential buildings are 40m south west and one residential building is 50m south west of the Site. One commercial building is 30m south west and one commercial building is 50m south west. Five commercial buildings are 70-210m south west, five farm buildings are 110-200m north, one residential building is 230m west, six residential buildings are 70-210m north, one community facility (place of worship) is 160m north, and fourteen residential buildings are 70-240m south west. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would likely be difficult to achieve***
- 5.11 With reference to the attached plans, given the identified methodology under the Health and Amenity scoring in particular the site boundary has been reviewed and adjusted to provide a minimum 60m stand off from the red line boundary to the given residential receptor.
- 5.12 Based on the commentary provided above and consideration of the scoring criteria in Appendix I of the SSM, these changes to the promotion area are suggested to make Site A93 an “Amber” site under this criteria. In any event a range of best practice controls could be adopted and at all receptors the stand off would be informed by appropriate technical studies as part of any planning application.

*Historic Buildings*

- 5.13 The site has been scored Red/Amber under this criteria, with the main area for concerns related to the scope for potential impacts on receptors in Stisted. The Landscape and Visual Sensitivity Appraisal reproduced at Appendix 3, provides evidence on baseline settings and the potential contribution that advance planting regimes can play when considering cultural heritage setting.
- 5.14 The advanced planting (including a Willow and Alder woodland around the site’s western perimeter), and that proposed relative to heritage receptors to the north around Pattiswick has the potential to reduce the scope for impact to a moderate significance, amounting to a Low level of “less than substantial harm” to the significance of heritage assets. The advance planting with the application of best practice amenity based management plans and is likely to provide the required levels of mitigation to make the site acceptable. The advance planting regime will be subject to review and assessment relative to the identified receptors as the site develops, but in the meantime it is proposed that Site 93 with the advance planting, could be scored as Amber under the criteria identified under Appendix D of the SSM.

## SECTION 6

### LANDSCAPE AND VISUAL SENSITIVITY

- 6.1 The site has been scored as Red/Amber which means that **“Landscape and /or visual Characteristics of the assessment unit are susceptible to change and / or its values are Medium through to high. It may be able to accommodate mineral working Development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.”**
- 6.2 The key findings of the assessment published in Appendix D of the SSM by the Council 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 southwest. 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.**
  - **Pattiswick Hall (Grade II) and associated building, Church of St Mary the Virgin (Grade II\*) and Wrens Cottage (Grade II) are located close to the north of the Site however are largely screened by established vegetation on the boundaries. Minerals extraction works surrounding these listed buildings will alter the wider setting of the settlement. Appropriate mitigation will need to be considered to mitigate the impacts on the listed buildings would be required.**
  - **The Site is in Flood Zone 1 (low probability of flooding), however Flood Zone 2 and 3 are located close to the south of the Site surrounding the River Blackwater.**
  - **Coggeshall Road (A120) and Doghouse Road run along two boundaries of the Site and provide many opportunities for site access without removal of any existing hedgerows. Any additional entrances that may need to be created to provide access to the Site will need to consider visibility splays. Appropriate transport and access arrangements and consideration to mitigate the impacts on roads and local amenity would be required.**
  - **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. Appropriate consideration would be required to mitigate the visual impacts of the PRoW’s travelling through the Site, and consideration for whether any of these PRoWs need diversions is also required.**

- 6.3 A Landscape and Visual Appraisal has been commissioned in support of this submission (reproduced at Appendix 3) with a brief provide advice regarding the potential Landscape and Visual constraints that maybe present relative to Site A93.
- 6.4 Sections 2-5 inclusive provide a detailed appraisal of landscape and visual setting, whilst Section 6 considered the application of the RAG scoring for the site detailed in Appendix B of the SSM.
- 6.5 The appraisal acknowledges the changes in development areas and provision of landscaping areas and areas of biodiversity enhancement that have been outline on the submitted plans, which have the potential to reduce the scope for impact.
- 6.6 The appraisal reproduced at Appendix 3 concludes that when considered against the content of Table 2 of Appendix B of the Site Selection Methodology it is the judgment of the Landscape Partnership that Site A93 should in most respects be scored as “Amber”. With the development of the advance planting/landscape mitigation scheme, any potential areas of medium-high sensitivity can be adequately protected as part of the development of the site.

## SECTION 7

### TRANSPORT AND ACCESS

7.1 The site has been scored as Red under the Transport Heading which means that **“(iii)Where access to the main road network in accordance with (i) and (ii) below 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”**.

**(\*Mitigation required to make minor road suitable for HGVs is difficult and unlikely to be achieved)**

7.2 The key findings of the assessment published by the Council in Appendix G of the SSM are as follows: -

- **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.**

7.3 Under the Access criteria the site was also scored as Red meaning that **“The access is not acceptable in its current form and it is unlikely that mitigation is possible to make the Site acceptable.”**

7.4 The key findings of the assessment published by the Council in Appendix H of the SSM for this criteria are the same as under the Transport heading.

7.5 An Access Appraisal has been commissioned in support of this submission is reproduced at Appendix 4 with a brief to review the highway access principles and capacity implications of the potential access to the site.

7.6 Section 2 of the note provides details on baseline setting, with consideration of other sensitive receptors under Section 3 of the same. Options for site access are considered in Section 4, and Implications for Development – Traffic Impact is considered at Section 5 considering the scenario post A12 development.

7.7 Section 6 of the report addresses the key findings within the RAG assessment.

7.8 Subject to the detailed assessment as part of the planning application, it is considered that the access proposals could provide a viable and safe means of access to serve the site from the existing A120 via Doghouse Lane.

7.9 The access illustrated in the Access Appraisal seeks to improve the junction of Doghouse Road and the A120, to accommodate the development consistent with local and national highways policies and BAL welcome the opportunity to clarify this matter as part of this submission.

- 7.10 The proposed design has the potential to deliver junction safety improvements to residents of Pattiswick. Additional HGV movements on the A120 can be accommodated and site is well placed to serve East, West and North of Essex markets whilst minimising the need for HGV movements down the A120 and other trunk roads due to central location in the County.
- 7.11 The appraisal concludes that Site A93 should be scored as 'Green' under the RAG methodology outlined as part of Appendices G and H (Transport and Access) of the SSM as the access would be formed from an existing junction without causing a detrimental impact upon the safety and efficiency of the network.

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## SECTION 8

### BIODIVERSITY

- 8.1 The site has been scored as Red/Amber which means that **“Ecological impacts are likely to be major and is likely to require high levels of mitigation to make the Site acceptable. The Site could have a major impact upon international or national designations and is likely to require high levels of mitigation to make the Site acceptable. Subject to plan -level Habitats Regulations Assessment, the adverse effects on the integrity of internationally important wildlife sites could be avoidable with significant levels of appropriate mitigation. The Site could have major impacts upon irreplaceable habitats. The Site could have a serious impact upon the natural environment including local designations and Priority habitats and species.”**
- 8.2 The key findings of the assessment published in Appendix D of the SSM by the Council are as follows:-
- **Ecological impacts are likely to be major and is likely to require high levels of mitigation to make the Site acceptable.**
  - **The Site could have a major impact upon international or national designations and is likely to require high levels of mitigation to make the Site acceptable.**
  - **Subject to plan- level Habitats Regulations Assessment, the adverse effects on the integrity of internationally important wildlife sites could be avoidable with significant levels of appropriate mitigation.**
  - **The Site could have major impacts upon irreplaceable habitats**
  - **The Site could have a serious impact upon the natural environment including local designations and Priority habitats and species.**
- 8.3 A Preliminary Ecology Appraisal has been commissioned in support of this submission (reproduced at Appendix 5) with a brief provide advice regarding the potential biodiversity constraints that maybe present relative to Site A93.
- 8.4 Section 5 of the report provides a detailed appraisal of ecology setting, whilst Section 6 considers potential survey and regulatory requirements as well as the application of the RAG scoring for the site detailed in Appendix D of the SSM.
- 8.5 The note acknowledges the changes in development areas and provision of landscaping areas together with biodiversity enhancement areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact.
- 8.6 The note reproduced at Appendix 5 concludes that when considered against the content of Table 2 of Appendix D of the Site Selection Methodology it is the judgment of the Sweco that Site A92 should be scored as “Amber”.
- 8.7 As part of the restoration proposals, the scheme does have the potential to deliver a range of Priority Habitat enhancements consistent with the emerging plan and national policy.

## SECTION 9

### SUMMARY AND CONCLUSIONS

- 9.1 In view of the above assessments it is considered that the scoring for the Site A93 should be amended, as summarised in Table 2 below. Rows shaded in green show areas where the scoring should be altered with the proposed level identified.

Criteria	Scoring
Landscape and Visual Sensitivity	Amber
Biodiversity	Amber
Historic Buildings	Amber
Archaeology	Amber
Flooding	Amber/Green
Transport	Green
Access	Green
Public Rights of Way	Amber
Geo-Environmental	Green
Hydrology, Hydrogeology and Drainage	Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Amber/Green
Health & Amenity	Amber
Green Belt	Green
Airport Safeguarding Zones	Green

**Table 2 – Proposed revised scoring for Site A93**

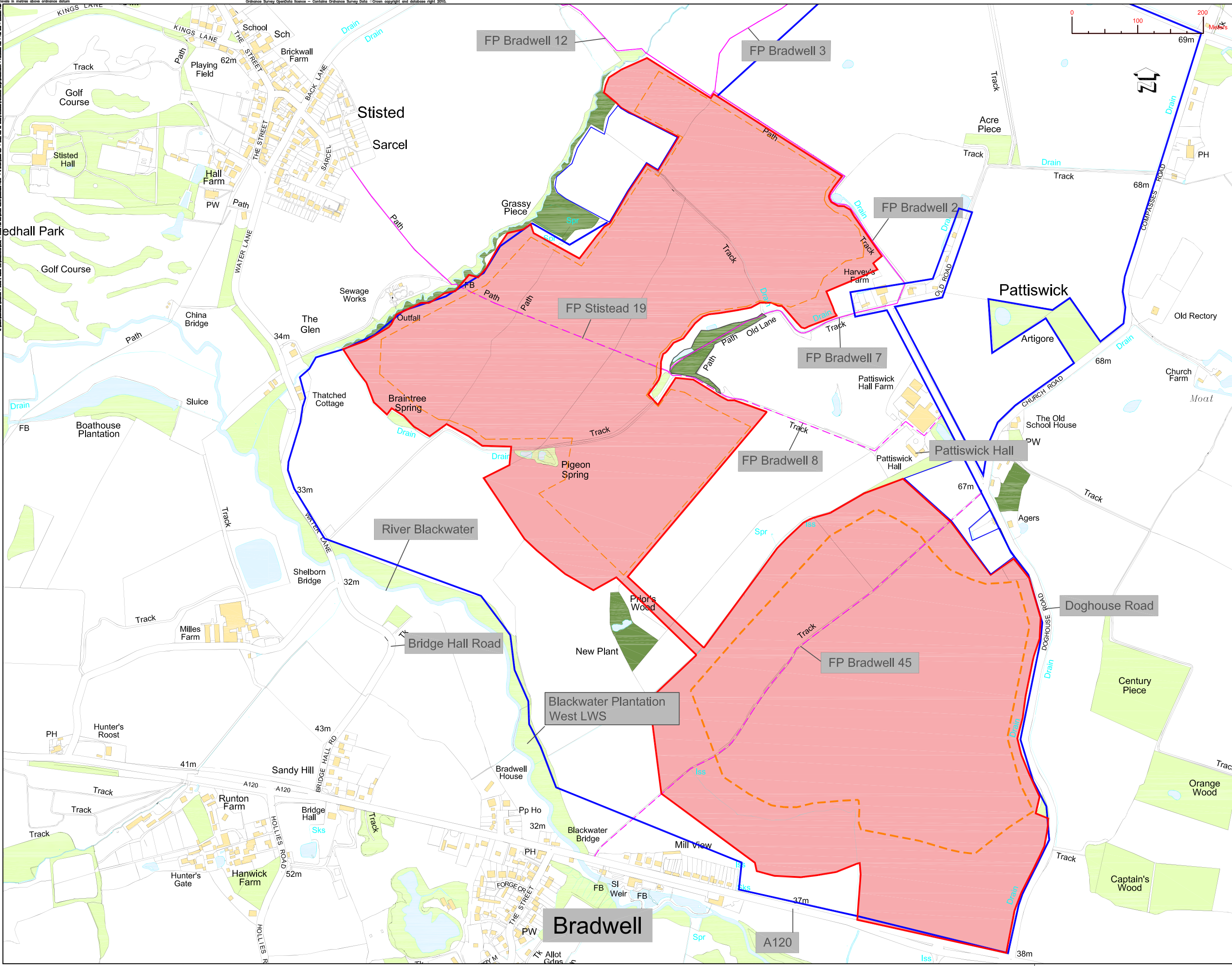
## **Revised Plans**

C45/8/1301A      Revised Location Plan

C45/8/1302A      Revised Site Plan

C45/8/1303A      Revised Concept Working Plan

C45/8/1304A      Revised Concept Restoration Plan



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**LEGEND**

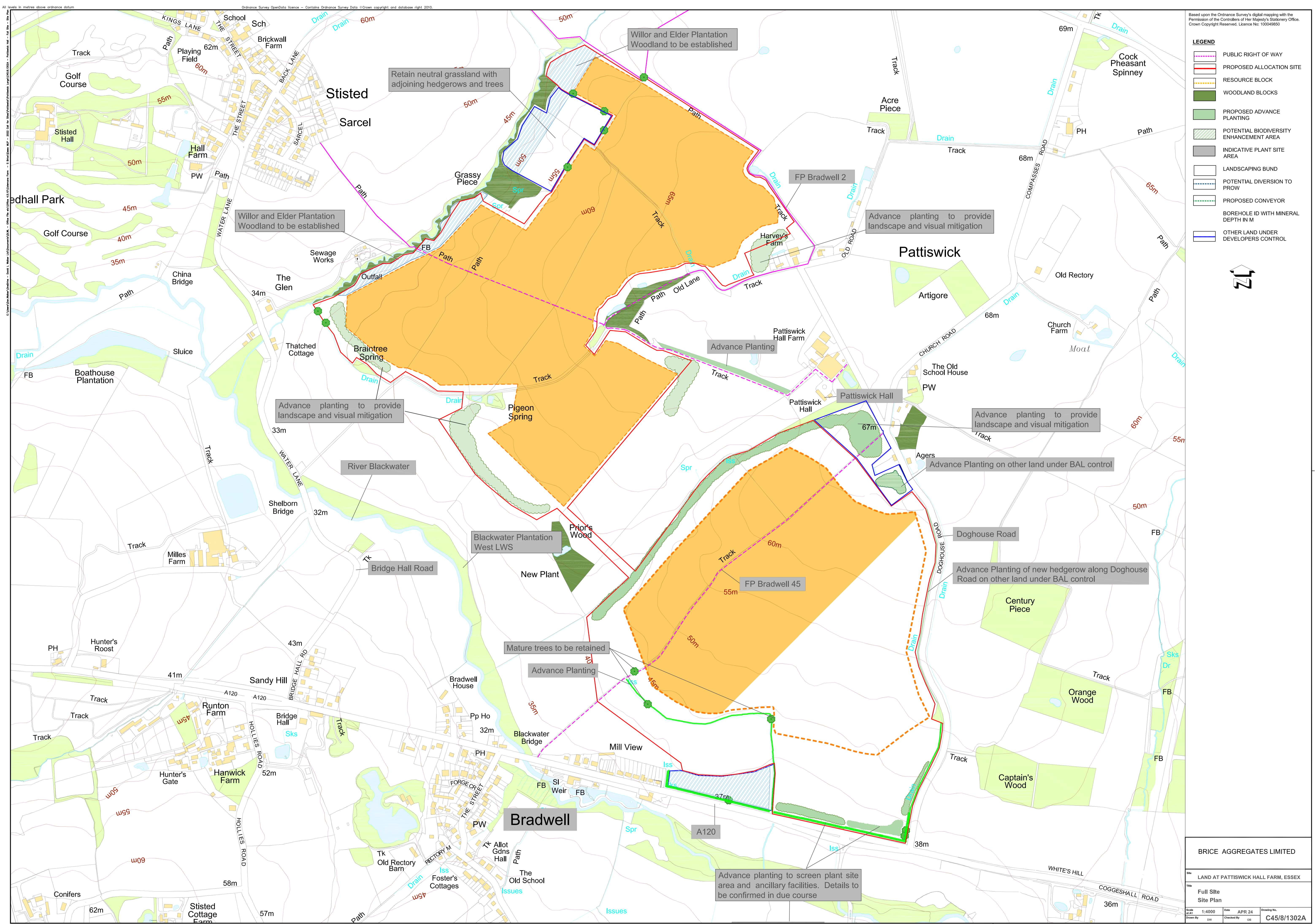
- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- OTHER LAND UNDER LANDOWNER CONTROL
- RESOURCE BLOCK
- WOODLAND BLOCKS

BRICE AGGREGATES LIMITED

LAND AT PATTISWICK HALL FARM, ESSEX

Full Site Location Plan

Scale: 1:7500	Date: April 24	Drawing No.:
Drawn by: DW	Checked by: CS	C45/8/1301A



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- LEGEND**
- PUBLIC RIGHT OF WAY
  - PROPOSED ALLOCATION SITE
  - RESOURCE BLOCK
  - WOODLAND BLOCKS
  - PROPOSED ADVANCE PLANTING
  - POTENTIAL BIODIVERSITY ENHANCEMENT AREA
  - INDICATIVE PLANT SITE AREA
  - LANDSCAPING BUND
  - POTENTIAL DIVERSION TO PROW
  - PROPOSED CONVEYOR
  - BOREHOLE ID WITH MINERAL DEPTH IN M
  - OTHER LAND UNDER DEVELOPERS CONTROL

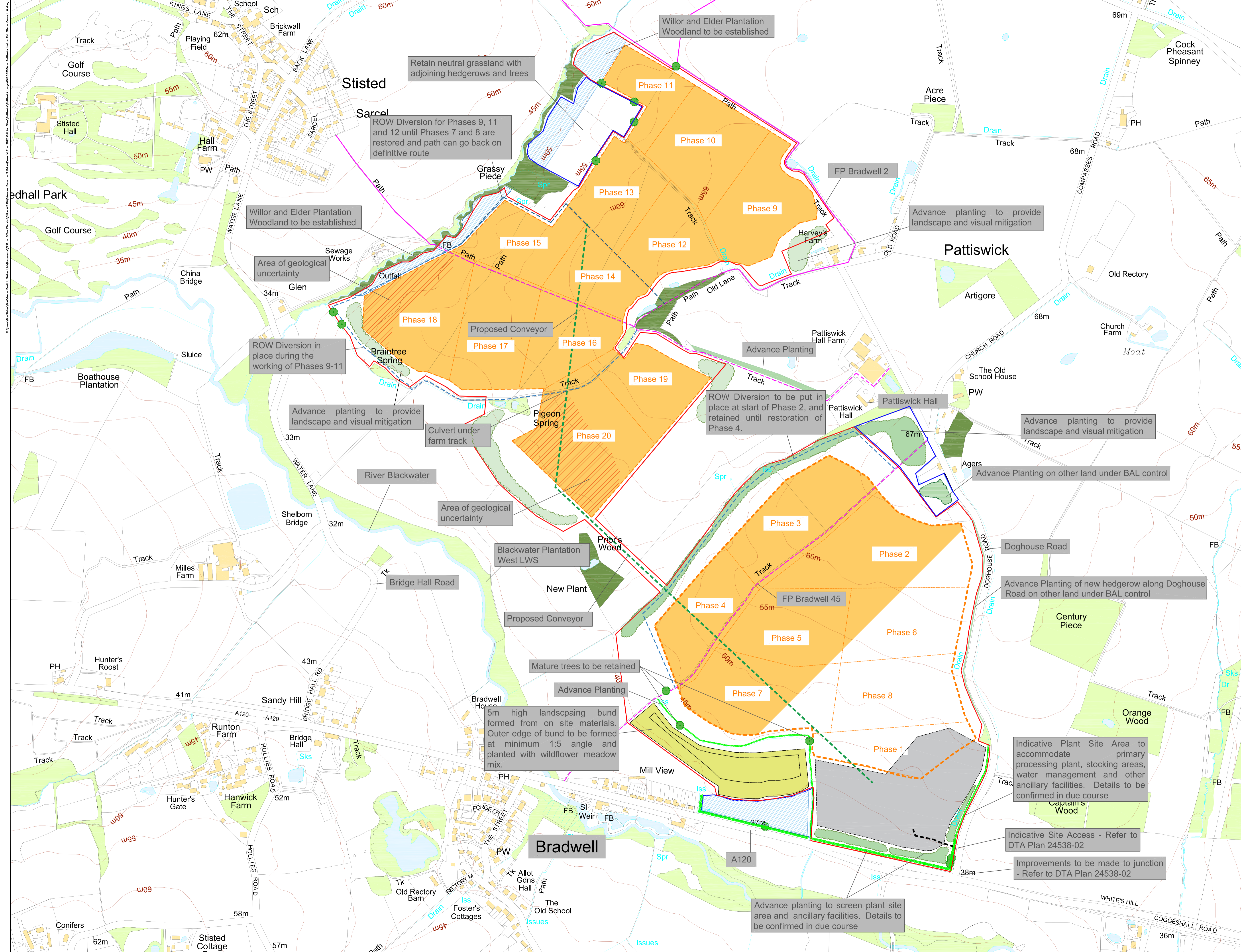


**BRICE AGGREGATES LIMITED**

LAND AT PATTISWICK HALL FARM, ESSEX

Full Site Site Plan

Scale: 1:4000 Date: APR 24 Drawing No: C45/8/1302A



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- LEGEND**
- PUBLIC RIGHT OF WAY
  - PROPOSED ALLOCATION SITE
  - RESOURCE BLOCK
  - WOODLAND BLOCKS
  - PROPOSED ADVANCE PLANTING
  - POTENTIAL BIODIVERSITY ENHANCEMENT AREA
  - INDICATIVE PLANT SITE AREA
  - LANDSCAPING BUND
  - POTENTIAL DIVERSION TO PROW
  - PROPOSED CONVEYOR
  - BOREHOLE ID WITH MINERAL DEPTH IN M
  - OTHER LAND UNDER DEVELOPERS CONTROL



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Retain neutral grassland with adjoining hedgerows and trees

ROW Diversion for Phases 9, 11 and 12 until Phases 7 and 8 are restored and path can go back on definitive route

Willow and Elder Plantation Woodland to be established

Area of geological uncertainty

ROW Diversion in place during the working of Phases 9-11

Advance planting to provide landscape and visual mitigation

Culvert under farm track

River Blackwater

Area of geological uncertainty

Blackwater Plantation West LWS

Proposed Conveyor

Mature trees to be retained

Advance Planting

5m high landscaping bund formed from on site materials. Outer edge of bund to be formed at minimum 1:5 angle and planted with wildflower meadow mix.

Mill View

SI Weir

A120

Advance planting to screen plant site area and ancillary facilities. Details to be confirmed in due course

Issues

ROW Diversion to be put in place at start of Phase 2, and retained until restoration of Phase 4.

Advance Planting

Advance planting to provide landscape and visual mitigation

Advance planting to provide landscape and visual mitigation

Advance Planting on other land under BAL control

Advance Planting of new hedgerow along Doghouse Road on other land under BAL control

Indicative Plant Site Area to accommodate primary processing plant, stocking areas, water management and other ancillary facilities. Details to be confirmed in due course

Indicative Site Access - Refer to DTA Plan 24538-02

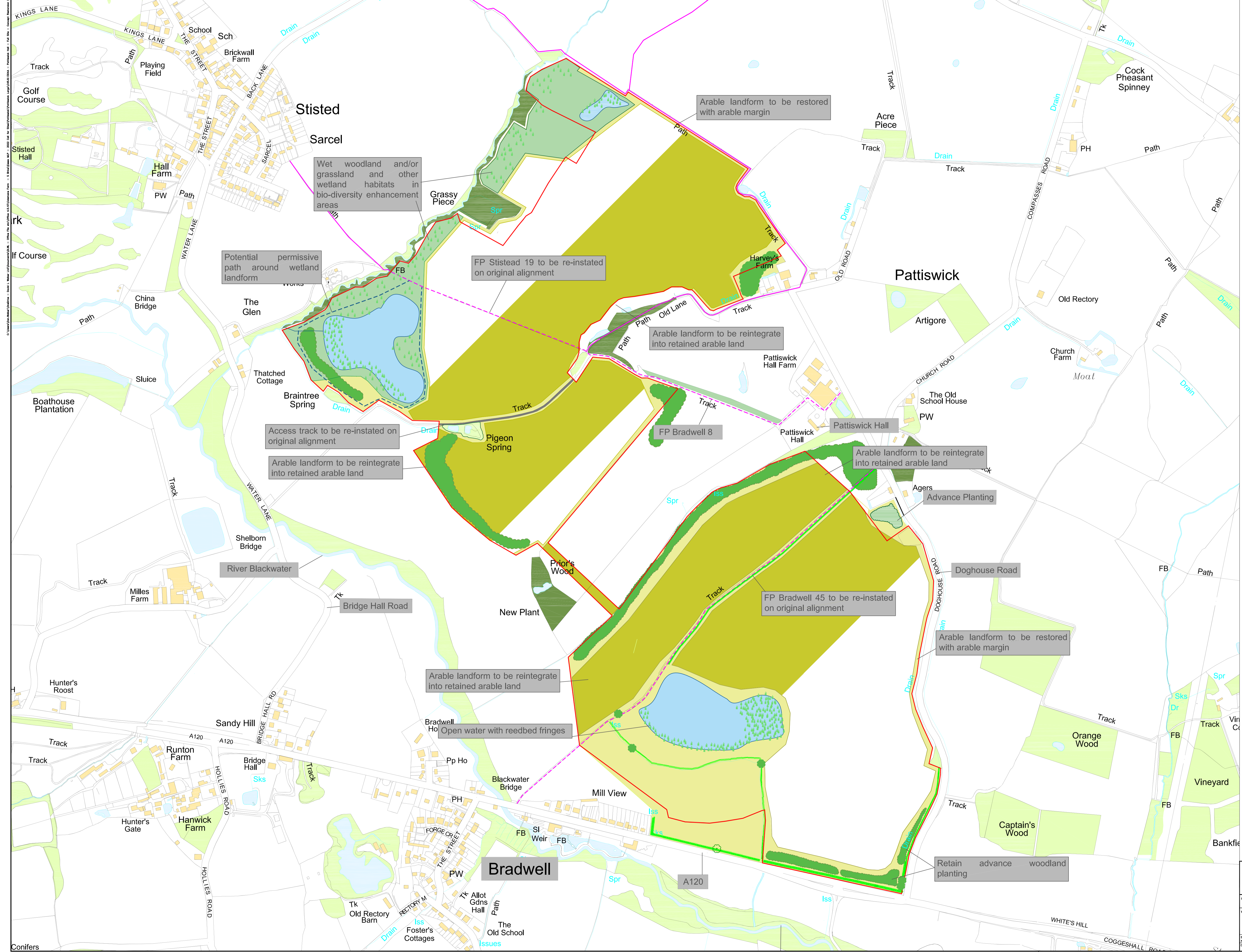
Improvements to be made to junction - Refer to DTA Plan 24538-02

BRICE AGGREGATES LIMITED

LAND AT PATTISWICK HALL FARM, ESSEX

Full Site Concept Working Plan

Scale 1:4000 Date APR 24 Drawing No. C45/8/1303A



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- LEGEND**
- PUBLIC RIGHT OF WAY
  - PROPOSED ALLOCATION SITE
  - RESOURCE BLOCK
  - WOODLAND BLOCKS
  - RETAINED ADVANCE PLANTING
  - AGRICULTURAL REINSTATEMENT
  - LOWLAND MEADOW / ARABLE MARGIN
  - OPEN WATER
  - REEDBED
  - WET GRASSLAND/WETLAND



BRICE AGGREGATES LIMITED

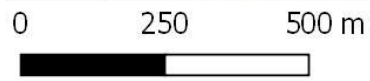
LAND AT PATTISWICK HALL FARM, ESSEX

Full Site  
Concept Restoration Plan

Scale: 1:4000 Date: Apr 24 Drawing No: C45/8/1304A  
Drawn by: [ ] Checked by: [ ]

## **Appendix I**

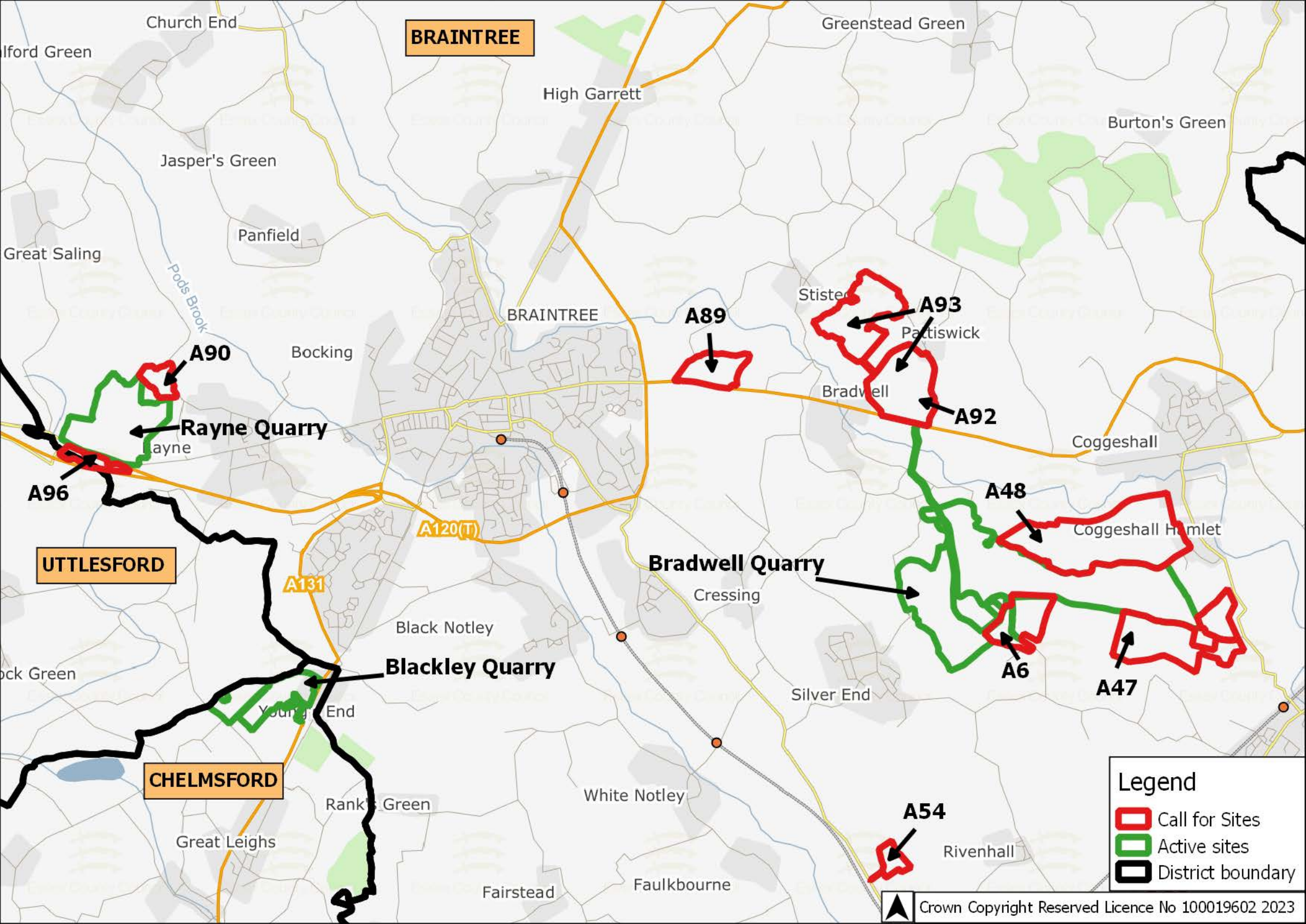
Site Assessment profile as presented by Essex CC



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

**Legend**  
 Site Boundary

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**BRAINTREE**

**A120(T)**

**A131**

**A89**

**A93**

**Patiswick**

**A92**

**A48**

**Coggeshall**

**Coggeshall Hamlet**

**Bradwell Quarry**

**Cressing**

**Silver End**

**A6**

**A47**

**UTTLESFORD**

**CHELMSFORD**

**A54**

**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>A93</b>	<b>Land at Pattiswick Hall Farm – Full Site</b>	<b>Braintree</b>	<b>Agricultural</b>	<b>130.74</b>	<b>8.2</b>

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	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	Red/Amber	Amber	Amber/Green	Red	Red	Red/Amber	Green	Red/Amber	Green	Amber	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 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' 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.

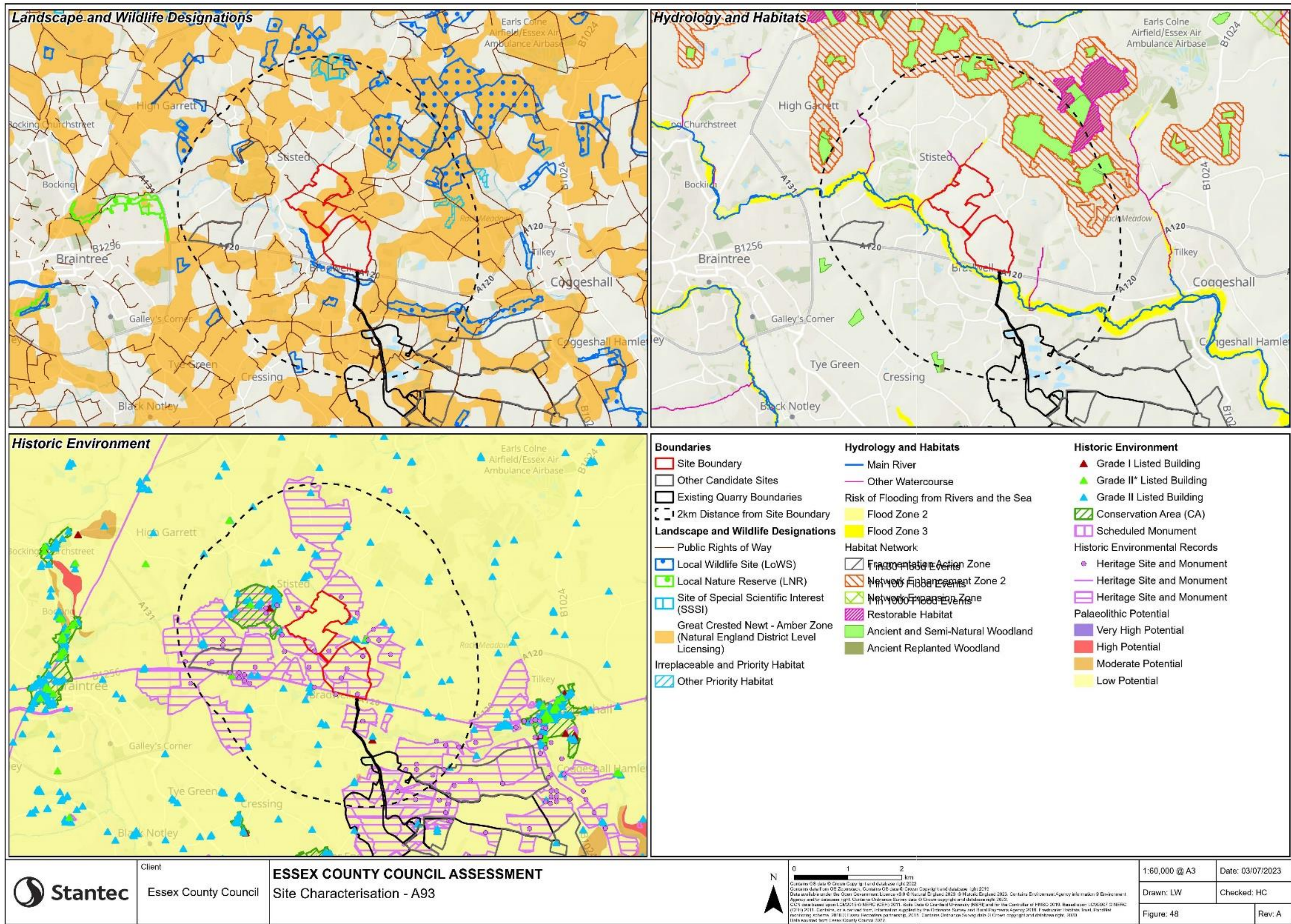


Figure 3.48: A93 - Land at Pattiswick Hall Farm – Full Site

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](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

## **Appendix 2**

Updated ProForma

# ESSEX MINERALS LOCAL PLAN (2014) REVIEW 2040

## Call for Sites Pro-forma – Potential Site for Mineral Extraction **updates made in April 2024 shown in Red**

### About You

Please indicate whether you are acting as the:

Agent.....Mr Daniel Walker, MRICS.....

Landowner.....  
.....

Operator/ Developer..... Brice Aggregates Limited.....

Other (Please specify)

### Agent Details:

If you are an agent, please provide the following details of the person or organisation you are representing. If not, leave this blank.

Who are you representing?

Landowner.....

Operator/ Developer.....

Other (Please specify)

<b>Name</b>	Mr Daniel Walker
<b>Job Title</b>	Agent for Operator
<b>Organisation</b>	David L Walker Limited
<b>Address</b>	89 Station Road Eckington Sheffield
<b>Postcode</b>	S21 4FW
<b>Telephone</b>	01246 431 749
<b>Email</b>	dan.walker@dlwalker.net

**Landowner Details (to be completed by landowner or someone acting on their behalf:**

Landowner 1 Details		Landowner 2 Details (Enter n/a if not appropriate)	
<b>Name</b>	[REDACTED]	<b>Name</b>	
<b>Address</b>	[REDACTED]	<b>Address</b>	
<b>Postcode</b>	[REDACTED]	<b>Postcode</b>	
<b>Contact Name</b>		<b>Contact Name</b>	
<b>Telephone</b>		<b>Telephone</b>	
<b>Email</b>		<b>Email</b>	

If the site is under additional multiple ownership please submit the name, address and contact details of all other landowners. Please see end of form.

Please provide evidence that the landowner is aware of, and supports, this submission in response to the 'Call for Sites' for the Essex Minerals Local Plan Review.

[REDACTED]

[REDACTED]

BAL is content to submit this site for consideration as part of the MLP call for sites whilst these matters are ongoing and continue to evolve, noting that the time dynamics of the call for sites exercise necessitates this.

In any event the LPA is understood to have a long stop date of November 2031, which would enable the delivery of this site within the middle years of the plan period in a worst case scenario.

BAL would welcome the opportunity to discuss these aspects of the promotion further with the MPA and to give assurances around delivery within the described constraints in effect at present.

**Operator/ Developer Details (if different to the above):**

<b>Name</b>	Oliver Brice
<b>Job Title</b>	Managing Director
<b>Organisation</b>	Brice Aggregates Limited
<b>Address</b>	Colemans Farm Quarry Little Braxted Lane Witham Essex
<b>Postcode</b>	CM8 3EX
<b>Telephone</b>	01376 511619
<b>Email</b>	<a href="mailto:oliver@briceaggregates.co.uk">oliver@briceaggregates.co.uk</a>

**Site Plan:**

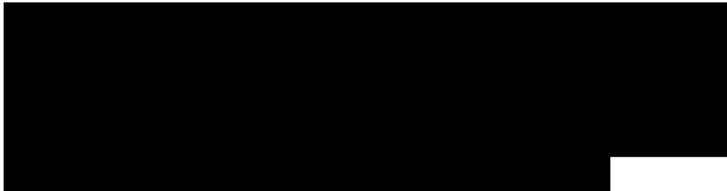
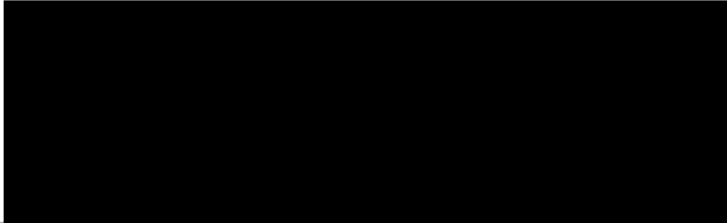
Please provide, by way of an Appendix to this pro-forma, an OS based Site Plan, at a minimum scale of 1:5,000, identifying the:

- Extent of land under landowner/ operator control (blue line boundary);
- Proposed site boundary including vehicular access, connection to highway network (red line boundary) and the envisaged route to Main Road Network;
- Proposed extraction area;
- Location of proposed/ existing processing plant (if applicable);
- Location of any proposed/ existing ancillary development;
- Indicative phasing of works, with timescale in years;
- Restoration proposal, including final contours and their deviation from the existing

**Site Details:**

<b>Site Reference:</b> (ECC to provide on receipt of submission)	<b>A93</b>
<b>Site Name:</b>	Land at Pattiswick Hall Farm – Full Site
<b>Site Address</b>	Doghouse Lane, Pattiswick, Braintree
<b>Postcode</b>	CM7 8BQ
<b>District and Parish(s)</b>	Braintree, Bradwell
<b>OS Map Reference (6 figures)</b>	TL 814 234

<b>Total Site Area (hectares)</b>	12.34 ha
<b>Extraction Area (hectares)</b>	48.43 ha in western block and 39.14 ha in eastern block
<b>Current Land-use</b>	Agricultural Land
<b>Would this be a new mineral site, extension to existing mineral site/ allocation or a replacement to a previously submitted site?</b>	<input checked="" type="checkbox"/> New Site  <input type="checkbox"/> Extension to an existing site, existing MLP allocation or new candidate site (please provide details eg MLP 2014 site allocation code/ name of site submitted through Call for Sites March 2022/ site name on planning application/ existing planning permission reference)  <del>If applicable, please indicate the proximity of this site to existing site(s) set out above</del>  <del>If applicable, please indicate whether the revised site is being submitted as a replacement to a previous submission, and the site code this site is intended to supersede.</del>
<b>Is there confirmed mineral operator interest in working the site? Please evidence.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Is the site currently vacant?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Use <input type="checkbox"/> Other (please describe)  There are access tracks across the agricultural landholding, but otherwise the site is in agricultural mainly arable use.
<b>Are there permits or licences that apply to the use of this land and may impact on operations at the site (which might also affect deliverability)? (Please include reference numbers).</b>	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
<b>If the land is currently agricultural land, is it in an environmental stewardship scheme such as Higher Level Stewardship? (Please provide details of any agreements).</b>	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
<b>Any other known commercial or deliverability issues, such as planning permissions, known ownership, legal or time related constraints that might prevent or delay development?</b>	<input checked="" type="checkbox"/> Yes, please describe  <input type="checkbox"/> No

<p><b>(Please provide details, if applicable)</b></p>	<p>The land is subject to a land promotion agreement for residential development with The Lightwood Group who were promoting part of the proposed site as the “Monks Wood Garden Community” into the Braintree Local Plan which would have hosted up to 5,000 new homes and associated facilities.</p> <p>This Garden Community site was promoted as a competing site to the West Tey and West of Braintree Garden Communities, though much of the proposed land for mineral extraction as promoted under this submission, was promoted as open space rather than development within Garden Community scheme.</p> <p>The Monks Wood site was not included for allocation in Braintree’s Local Plan which has now been adopted with a focus in expansions to existing settlements as opposed to new Garden Communities. It is not expected that any such residential or other form of commercial development will now proceed or be pursued on this land.</p> <p>Despite these planning dynamics, the land remains subject to a contractual promotion agreement between the Landowner and Lightwood Strategic. Any constraints relative to future housing allocations are anticipated to be minimal as discussions between BAL, the landowner and the potential housing developer are focused on facilitating the facilitate harmonious planning between the minerals, residential and commercial developments should the relevant LPAs be minded allocating the land for the respective developments.</p>  
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	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Should Braintree District Council require part of this land for residential development in the future then it is expected that the mineral extraction will not be in conflict with this and the restoration will provide a landform suitable for future development if required.</p>
<p><b>Confirmation that the land subject to the red line boundary is not allocated or proposed to be allocated for any other form of development in existing and/ or emerging Local Plans.</b></p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, please describe</p>

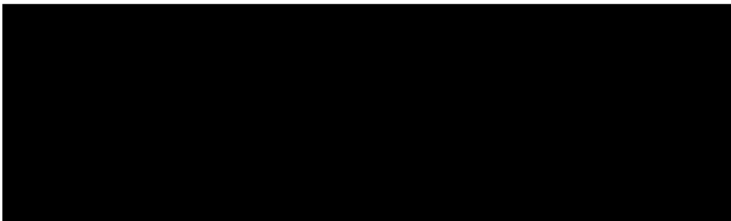
**Nature of Development:**

<p><b>Description of proposals and working methodology (inc. whether excavated wet and/or dry)</b></p>	<p>Drilling investigations to date have indicated that sand and gravel resource on site is mainly dry.</p> <p>It is proposed that the sand and gravel won from the allocation area will be transported to a purpose designed plant site to be established on site, where it will be washed, graded and stocked prior to export off site.</p> <p>The proposed limit of extraction is defined on the plans attached. The proposed extraction area has been defined using the following stand offs: -</p> <ul style="list-style-type: none"> <li>• minimum 100m to nearby residential development;</li> <li>• 30m to the Priority Woodland Habitat and retained watercourses; and</li> </ul>
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	<ul style="list-style-type: none"> <li>• 10m to remaining perimeters.</li> </ul> <p>Plan C45/8/1303A shows twenty phases of working each with between [REDACTED] tonnes of sand and gravel. Each phase would be worked over a period of twelve - eighteen months, with an overall-extraction period of approximately [REDACTED] years. The site would run at an output of 450,000 – 500,000 tonnes per annum.</p> <p>Whilst BAL are satisfied that the drilling to date has demonstrated a laterally consistent deposit, it is recognised that more drilling work may be required to inform a saleable tonnage after processing. This would refine the working limits and the internal phase distribution, and is intended to be submitted on a supplementary process as part of the MLP allocation exercise.</p> <p>In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath Bradwell 45 and Footpath Stistead 19, although suitable diversion routes appear to be available that are no less accommodating than the existing route (see plan C45/8/1303).</p>
<p><b>Would any additional mineral infrastructure be required or intended on site e.g. processing plant?</b></p>	<p><input checked="" type="checkbox"/> Yes, please describe the nature of this infrastructure and where it is to be located (indicate on map if possible)</p> <p>It will be necessary to establish a number of areas of advance planting in particular in the south of the site. This is proposed to be in the form of hedgerow establishment and <b>native woodland</b> along the A120; <b>new native woodland planting around the north and west perimeter</b>; along with further hedgerow reinforcement and/or new double width hedgerow planting around other areas of the site (<b>refer to Plan C45/8/1303A</b>). Further advance planting will be established as necessary, guided by LVIA.</p> <p>It would be necessary to establish a new plant site with ancillary facilities. This is proposed to be located in the southeast corner of the promotion area in proximity to the A120.</p>

	<p>This would entail primary plant for washing and grading the sand and gravel, water management systems including silt and freshwater lagoons, and other ancillary facilities.</p> <p>The location, size and orientation of the primary plant and ancillary infrastructure will need careful consideration as part of any development proposals.</p> <p>A new site access would be required off the A120 to facilitate access to and from the site. <b>An indicative location is illustrated on the plans attached, and an Access Appraisal has been provided to demonstrate the suitability of this proposal.</b></p> <p>The plant site area would also require site management infrastructure in the form of offices, weighbridge(s), messroom, workshop, wheel wash(s) and any other facilities necessary for the efficient operation of the site. It is proposed that ready-mixed concrete batching facilities would also be established within the proposed plant site area, in the event that this promotion were to be successful.</p> <p>It would also be necessary to establish a supporting network of haul roads to enable the import of inert materials to facilitate the movement of as raised sand and gravel across the site and the restoration of the proposed allocation.</p> <p>It will be essential to establish and utilise conveyor infrastructure to access the western resource block shown on the plans attached.</p> <p>This will be designed and installed to be as less intrusive as possible on the local landscape, and will include features to maintain access and connectivity across the wider farm holding as the scheme develops (refer to Plan C45/8/1303).</p> <p><input type="checkbox"/> No, please indicate where processing plant will be located</p>
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## Nature of Deposit:

<p><b>Geological information/ formation/ nature of mineral:</b></p>	<p>The published geological information covering the promoted site (including Mineral Assessment Report TL82 - Coggeshall), indicates that the proposed allocation is located in an area of superficial deposits of Pleistocene to recent age, which form part of the fluvioglacial Kesgrave Sand and Gravel Formation which is found in large tracts across this part of the valley of the River Blackwater.</p> <p>The sand and gravel deposits (comprising gravely sands with layers of sand and gravel ballast) are largely concealed by Boulder Clay. The base of the deposits is the geology of the Jurassic London Clays.</p> <p>BGS mapping suggests consistency in lateral extent of these deposits, except where they have been eroded overtime by surface water drainage features. Two resource blocks have been identified on this larger prospect designated as east and west. In the western block in particular there are areas of geological uncertainty, that will be subject to investigation during the MLP allocation process.</p> <p><u>East Block</u></p> <p>The above erosion features are evidenced by the shallow valley feature to the northwest of the resource block where drilling has proven the localised absence of sand and gravel.</p> <p>Drilling surveys for the eastern block have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the eastern resource block, overlain by between 0.4 - 3.4m of overburden and soils. Mapping in the Mineral Assessment Report TL82 suggests that the Boulder Clay could be absent on some parts of the promoted site.</p> 
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[REDACTED]

West Block

[REDACTED]

[REDACTED]

**Mineral Quality**

Although gradings analysis is pending, initial appraisal of summary of the geology in the SI logs indicates that the quality of the sand and gravel is generally consistent.

Although the deposit is tended towards fine aggregates in composition, based on observations in the site investigations to date and nearby BGS evidence it maybe that the deposits have a proportion of 20mm gravels, a high percentage of fine gravels 10mm and below, and a mix of sharp and fine sand content. A higher proportion of gravels has been encountered by the recent investigations than suggested by the historic BGS boreholes in the vicinity.

Thus, the mineral resource has the potential to produce the right products to support a wide range of applications including concreting, asphalt and mortar end uses.

<p><b>Estimated yield after processing (in million tonnes)</b>  This figure must be evidence based, including borehole logs, to substantiate the estimated yield).</p>	<p>Eastern Block 3.4 Mt – refer to Plan C45/8/1303A for summary of site investigation logs, the relevant logs are appended to this submission.</p> <p>Western Block 4.62 Mt – refer to Plan C45/8/1303A for summary of site investigation logs, the relevant logs are appended to this submission.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>BAL would therefore propose to make a supplementary submission in this regard as the minerals plan develops, in order to support the allocation of this site and delivery of what in a County wide context can be considered a significant resource.</p> <p>(Please provide to 2 decimal places)</p>
<p><b>Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.</b></p>	<p>1: [REDACTED] overburden:mineral eastern block and 1: [REDACTED] overburden:mineral western block</p>
<p><b>Estimated potential annual output after processing (production rate, Mtpa) of mineral, if known, assuming no restrictions.</b></p>	<p>0.45 - 0.50Mtpa</p> <p>BAL would view the lower figure as a minimum, but are happy to be flexible with the county's apportionment rate if the council confirm any need in this regard.</p> <p>(Please provide to 2 decimal places)</p>
<p><b>Estimated lifespan of extraction activities, assuming no restrictions.</b></p>	<p>Estimated at [REDACTED] years for extraction only, (subject to change).</p>

<b>Justification for extraction if the deposit is not sand and gravel</b>	N/A
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### Timescales for Working

<p><b>When would the site be anticipated to come forward as a planning application following adoption of the MLP Review (assuming adoption in 2025)</b></p> <p><b>Please indicate which of the following statements apply:</b></p>	<p><input checked="" type="checkbox"/> a) Site could be worked at any time during the Plan period (2025 to 2040)</p> <p>The intention is to commence mineral extraction in the proposed allocation from 2030 onwards with a planning application being brought forward in 2027 (see commentary on Deliverability Issues noted above).</p> <p><input type="checkbox"/> b) <del>Site would be worked in sequence with another existing/ proposed site (please describe)</del></p> <p><input type="checkbox"/> c) <del>Site would not be commenced until _____, due to _____.</del></p>
<p><b>When do you envisage that the site would be likely to commence extractive operations?</b></p>	<p>The intention is to commence mineral extraction in the proposed allocation from 2030 onwards with a planning application being brought forward in 2027 (see commentary on Deliverability Issues noted above).</p> <p>Should this site be allocated, and in conjunction with other sites being promoted, it would support the MPA's stated objective of achieving a 7 year permitted landbank at the end of the plan period.</p>

\* Please note that the plan period is up to 2040 and any potential site for allocation in the MLP must be able to start extractive operations prior to 31st December 2040. The site does not have to conclude extraction and/or restoration before then.

### Access and Transportation:

<p><b>Means of exportation of mineral</b> (If a combination please state which methods would be used)</p>	<p><input checked="" type="checkbox"/> Road</p> <p><input type="checkbox"/> Rail</p> <p><input type="checkbox"/> Water</p> <p><input type="checkbox"/> Combination -                      and                      .</p>
<p><b>Proximity and route to main route network</b></p>	<p>0.0 kilometres</p>

<p><b>Details of quarry access arrangements including whether improvements to existing access roads/highway will be necessary eg establishing appropriate visibility splays.</b></p> <p><b>Has any previous study been undertaken to assess impacts on the highway?</b></p>	<p>It is proposed that the allocation would be accessed via a new dedicated access <b>Doghouse Road which in turn affords access onto the A120 (refer to Plan C45/8/1303A).</b></p> <p>The same part of the highway already supports an access to and from Bradwell Quarry so is known to be able to accommodate high levels of HGV activity.</p> <p>In relation to the import of restoration materials to facilitate the restoration of the site, it is proposed that the allocation would be accessed via the same facilities (refer to Plan C45/8/1303A).</p> <p><b>By way of evidence as to technical feasibility of this access, an Access Appraisal has been provided to demonstrate the suitability of this access, and its status under the Transport and Access RAG scoring adopted by ECC.</b></p>
<p><b>Number of daily vehicle movements, under standard operational hours (07:00 – 18:30), assuming no other restrictions</b></p>	<p>In order to support both mineral extraction and materials importation activities within the proposed allocation, operate the site with HGV activity to 300 movements (150 in and 150 out per day).</p> <p>It should be noted that a this is a maximum figure and day to day it is likely that there will be significant variation in the rates of activity at the site. <b>These figures are subject to change in accordance with the output per annum.</b></p>
<p><b>Likely market area for mineral</b></p>	<p>Central, Western and Northern Essex markets along the M11, A120, A131, A414 &amp; A12 corridors.</p>

**Restoration and After-use:**

<p><b>Proposed method and form of restoration inc whether wet, low-level, partial or full infilling</b></p>	<p>A key focus of the proposed working scheme will be to restore the landform to its original condition as soon as possible. The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform.</p> <p>In this regard, it is proposed to import inert restoration materials (excavation waste comprising clays and soils arising from construction and building developments) at a rate</p>
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	<p>of up to 100,000 – 150,000 tonnes per annum to achieve a beneficial restoration landform.</p> <p>It is envisaged that where possible, importation will be on a backhaul basis using the company's own tipper truck fleet or reputable hauliers known to the Applicant Company sourcing material from known sources.</p> <p>The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform.</p> <p>The exact figure would be dependent on the types and distribution of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application or as part of the allocation process if required by the Council.</p> <p>Road-going HGVs would import the materials and deposit in a designated tipping area. A bulldozer or front end loader will spread the materials to achieve the desired profile. This will be undertaken with suitable lifts of materials to allow for compaction and settlement over time. These would deposit materials into the void of the designated location for each phase. Thereafter a tracked bulldozer (or other such equipment) will push the materials to achieve the required landform prior to soils being reinstated.</p> <p>Materials imported for use in the restoration of the proposed allocation will comprise a mixture of inert materials including granular and cohesive soils / fills, as well as bulky clay materials with some limited bricks and rubble where in a mixed load.</p>
<p><b>Proposed after-use(s)</b></p>	<p>It is proposed that land within the promoted site will be restored primarily to agriculture (refer to Plan C45/8/1304A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation.</p>

	<p>The site located in the vicinity of the River Blackwater and the sensitive ecology receptors in the Blackwater Plantation West LWS. There are also potentially sensitive watercourses on site, although these will be retained as part of any development, together with other features where fieldwork has identified ecological sensitivity.</p> <p>The proposed restoration concept illustrated on the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site.</p> <p>This would include for a large open water body and wetland areas in both resource blocks that are proposed to be integrated with the watercourse to the south.</p>
<p><b>Is infilling proposed? If yes, is it necessary to achieve beneficial restoration, and why?</b></p>	<p><input checked="" type="checkbox"/> Yes (please explain)</p> <p>The proposed importation of inert materials will have two significant benefits. Initially it will enable BAL to restore and reinstate the agricultural landform that is currently in place across the site albeit at a lower level than the prevailing topography. The development of a low-level restoration landform will minimise the amount of restoration materials required to be imported to achieve a satisfactory restoration concept.</p> <p>The importation of materials will also supplement the large volume of site resources (estimated at circa [REDACTED] million m<sup>3</sup>) to enable BAL to create a range of nature conservation habitats consistent with local and national policy.</p> <p>This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e reinstate agricultural land and provide nature conservation benefit).</p> <p><input type="checkbox"/> No  <input type="checkbox"/> N/A</p>
<p><b>Where the site will require importation of waste for restoration</b></p>	<p>TBC Mt – Inert waste  -Mt – Residual Non-Hazardous waste  -Mt – Other waste please specify-</p>

<p><b>please estimate the tonnage (Mt) and type of waste envisaged (as applicable).</b></p>	<p><input type="checkbox"/> Not Applicable</p>
<p><b>Would development contribute to the creation of any of the following Priority Habitats? *</b> Please approximately quantify hectares (ha) for each (as applicable).</p>	<p><b><u>East Block</u></b></p> <p>0.00 ha – Coastal and Floodplain Grazing Marsh  0.00 ha – Lowland Heathland &amp; Lowland Dry Acid Grassland  6.81 ha – Lowland Meadow  10.19 ha – Lowland Meadows in arable margins  0.00 ha – Open Mosaic Habitats on Previously Developed Land  1.41 ha – Reedbeds  <input type="checkbox"/> Not Applicable</p> <p>In addition to the above, the 2.74 waterbody shown in the eastern block on Plan C45/8/1304, may be appropriately profile to support a reedbed and/or other marginal habitat. There will be a need to integrate this feature with existing watercourses that may provide further potential to provide further biodiversity interest.</p> <p>In the west of the eastern block, although an arable margin is indicated, there may be the potential to include for wet grassland planting in this area in recognition of the setting in this part of the promoted site.</p> <p>In addition to the above, the scheme provides for 1,600m of hedgerow planting in the eastern block that would be planted before any development and retained for site restoration. This is proposed to be supplemented by a further 695m of hedgerow planting along the reinstated footpath Bradwell 45.</p> <p>Thus, whilst there could be some hedgerow removal as part of the extraction scheme, there is the potential for significant gain on GI.</p> <p><b><u>West Block</u></b></p> <p>7.58 ha – Coastal and Floodplain Grazing Marsh  0.00 ha – Lowland Heathland &amp; Lowland Dry Acid Grassland  0.00 ha – Lowland Meadow  3.85 ha – Lowland Meadows in arable margins</p>

	<p>0.00 ha – Open Mosaic Habitats on Previously Developed Land  1.54 ha – Reedbeds  <input type="checkbox"/> Not Applicable</p> <p>In addition to the above, the two waterbodies shown the western block on Plan C45/8/1304, may be appropriately profiled to support a larger extent of reedbed and/or other marginal habitat. There will be a need to integrate these features with existing watercourses that may provide further potential to provide further biodiversity interest.</p> <p>Any further information:</p> <p>The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/1304, will benefit from a comprehensive package of management plans to deliver large areas of Priority Habitat, including appropriate Landscape Restoration Schemes and Biodiversity Enhancement Plans.</p> <p>The scheme will benefit from the planting over 4.5 hectares of new native deciduous woodland, that will be retained and developed through all phases of the scheme. The extent of willow and alder planting relative to the western permitter will be defined in close liaison with appointed landscape advisors.</p>
<p><b>How will it be ensured that the development would comply with mandatory biodiversity net-gain requirements?</b></p>	<p>There will potentially be a need to develop management plans to ensure that net gain is created, managed and maintained into the future. These would be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent (and/or a Planning Obligation for long term aftercare of Priority Habitats) for the proposals.</p> <p>It is also recognised that there is the potential to provide biodiversity enhancement before and during the proposed extraction. With reference to Plan C45/8/1303A, there are a number of potential areas that even at this early stage lend themselves to potential enhancement: -</p>

- i. broadleaf woodland shelter belt planting along the northern and western site perimeter to provide landscape scale mitigation;
- ii. broadleaf woodland block planting around the proposed plant site location; and at other areas of potential visual sensitivity;
- iii. management and enhancement of hedgerows, in particular in the east of the site, along Doghouse Lane; and
- iv. planting of hedgerows an potential areas of wetland habitat to supplement and support biodiversity along the Blackwater Valley;
- v. willow poplar plantations in the south and west of the site to screen potentially sensitive viewpoints from Stistead and Bradwell;
- vi. screen planting relative to Harvey Farm in the north of the site;
- vii. willow and poplar plantation in the south and west of the site to screen potentially sensitive premises in Stisted and/or Bradwell; and
- viii. screen planting relative to Harvey Farm in the north of the site.

These areas will provide circa 1,600m of hedgerow planting and circa 3.13 hectares of Priority Habitat creation during the working of the site, that is proposed to be supplemented by a further 695m of hedgerow and approximately 28.25 hectares of Priority Habitat upon completion of site restoration.

The restoration concept would be subject to more detail and evaluation as part of any planning application.

The scheme will benefit from the planting over 4.5 hectares of new native deciduous woodland, that will be retained and developed through all phases of the scheme. The extent of willow and alder planting relative to the western permitter will be defined in close liaison with appointed landscape advisors.

<p><b>The emerging MLP Review requires that mineral restoration schemes shall reflect strategies across Essex, including Local Plan objectives for growing natural capital and green and blue infrastructure strategies where relevant. How will this proposal contribute to such strategies? In the absence of local standards, please refer to the Building with Nature Standards Framework 2.0 (<a href="#">here</a>)</b></p>	<p>With reference to the Building with Nature Standards Framework 2.0 document, it is proposed that the restoration scheme could make significant contributions to the following standards:-</p> <ul style="list-style-type: none"> <li>• Standard 1 Optimises Multifunctionality and Connectivity</li> <li>• Standard 6 Secures Effective Place-keeping</li> <li>• Standard 9 Delivers Climate Resilient Water Management</li> <li>• Standard 11 Delivers Wildlife Enhancement</li> <li>• Standard 12 Underpins Nature’s Recovery</li> </ul> <p>Any contributions to these objectives can be secured through management plans to ensure that specific management prescriptions are provided and secured into the future. These could be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent for the proposals.</p>
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\* As specified in Essex County Council’s [The Supplementary Planning Guidance: Mineral Site Restoration for Biodiversity \(June 2016, page 20\)](#).

**Mitigating Potential Impact and Securing Enhancements as part of the Proposed Development:**

Please identify what you consider to be the potential social, environmental and economic impacts of working the proposed site allocation, and any mitigation measures that you have considered to mitigate these potential impacts. This may include details of how the site will be restored. Mitigation of potential impacts on the following sensitive receptors/features should be given particular consideration:

- Residential dwellings (amenity impacts (e.g. noise, dust, visual))
- Public rights of way
- Transport networks
- Utilities
- Green Belt
- Landscape (including AONB)
- Biodiversity
- Soil quality

- Water environment
- Historic environment (e.g. Listed Buildings, conservation areas and its setting, World Heritage Sites, Scheduled Ancient Monuments, archaeological sites and features)

Please provide any technical assessments undertaken which consider potential impacts and mitigation.

Impact	Proposed Mitigation
<p><b>Soils and Agricultural Land Value</b></p>	<p>In respect of <b>Soils and Agricultural Land Value</b>, although site specific soils surveys are yet to have taken place, the experience of the landowner would suggest that the soils resource within the proposed allocation is potentially being of high quality being of best and most versatile value.</p> <p>Consistent with the existing operations maintained by BAL any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource.</p> <p>The restoration concept would enable the continued agricultural use of much of the soil resource on site, with the higher value resources certainly used to that objective.</p>
<p><b>Ecology</b></p>	<p>A</p>
<p><b>Landscape and Visual Amenity</b></p>	<p>In respect of <b>Landscape and Visual Amenity</b>, it is recognised that in general terms the landscape around the proposed allocation is of medium value however there are areas of high value landscape receptors, in particular in the form of the Grade 2 Listed Assets at Pattiswick Hall and in the village itself, including the Grade 2* Church of St Mary The Virgin, along with other heritage assets in the area.</p> <p>However, it should be noted that there are no landscape designations of any significance on or immediately adjacent to the proposed allocation.</p> <p>The site falls on the boundary of two of two distinct Character Areas; High Garrett/ Markshall Wooded Farmland and the Blackwater River Valley. The former is described as a flat to undulating landform with a strong pattern of large and small woods, with medium to large arable fields, bounded by low well trimmed thick hedgerows and some mature hedgerows trees.</p>

The site slopes down to the River Blackwater, which is described as having gently sloping valley slides, with arable farmland as the predominate landuse on the valleys slopes.

The settlement pattern in the wider landscape is characterised by scattered farmstead and large halls with their associated estates.

In recognition of the landscape sensitivity of the landscape setting, BAL are commissioning an initial landscape and visual appraisal to support baseline evidence for this proposed allocation. This will be provided to the MPA on a supplementary basis as part of the MLP allocation process.

It will be necessary to establish a number of areas of advance planting in particular in the south of the site. This is proposed to be in the form of blocks hedgerow planting along the A120 along with hedgerow reinforcement and/or new double width hedgerow planting.

It will be necessary for BAL to further consider areas of advanced planting to strengthen the perimeter around the site relative to the receptors in the wider area, and such requirements would be informed by suitable fieldwork.

It will be essential to establish and utilise conveyer infrastructure to access the western resource block. This will be designed and installed to be as less intrusive as possible on the local landscape, and will include features to maintain access and connectivity across the wider farm holding as the scheme develops (refer to Plan C45/8/1303A).

In accordance with best practice, it will be necessary to extract the mineral reserve in a phased manner with progressive restoration to minimise the land take at any single stage of the site. The importation and deposit of inert restoration materials will form a key aspect in maintaining this progressive approach.

Although the restoration scheme will mainly seek to reinstate the existing agricultural land use, the proposed nature conservation habitats illustrated on the attached restoration concept will deliver landscape and visual benefit into the future. BAL and the landowner will also consider the opportunities for recreational enhancement to improve landscape amenity.

<p><b>Archaeology</b></p>	<p>With regard to <b>Archaeology</b>, it is recognised that the site is located within an area of archaeological sensitivity. Heritage mapping resources online also suggest evidence of crop marks in in the south west of the proposed allocation. It is also noticeable that there are HER entries in the vicinity of the proposed allocation, comprising other finds and features of potential significance.</p> <p>Any development of the proposed allocation would need to be supported by comprehensive phases of evaluation and reporting including for and not limited to a desk-based assessment, geophysical survey, trial trenching and suitable investigations in relation to potential palaeolithic archaeology that may be present on site.</p> <p>In the event that such work is completed and the evaluation work proves acceptable levels of impact, it is proposed to continue to implement a mitigation strategy in order that any archaeological deposits that could possibly be affected by the mineral extraction scheme is preserved by record in accordance with local and central government guidance.</p>
<p><b>Cultural Heritage</b></p>	<p>In respect of <b>Cultural Heritage</b> there are Listed Buildings (Grade 2 Listed Assets at Pattiswick Hall and in the village itself, including the Grade 2* Church of St Mary The Virgin) and other designated heritage assets in the wider locality.</p> <p>It is considered that with the application of appropriate standoffs and advanced planting (<a href="#">refer to Plan C45/8/1303A</a>), and other landscaping measures such as perimeter bunding, that the scope for impact on such assets can be minimised and that “less than substantial harm” can be demonstrated.</p> <p>It is recognised that any application will need to be supported by a comprehensive assessment examining the potential scope for impact on all the heritage assets (designated or not) within the zone of theoretical visibility relative to the proposed scheme. It is likely that there will be an interaction with the Landscape and Visual Impact Assessments and the schemes of mitigation promoted through such a document.</p>
<p><b>Hydrology and Flood Risk</b></p>	<p>In respect of <b>Hydrology and Flood Risk</b>, it is considered to be likely that there will be no significant negative impacts in respect of surface or groundwater resources within or adjacent to the proposed allocation.</p> <p>It is recognised that any application will need to be supported by a Hydrological Impact Assessment</p>

	<p>considering the scope for impact on all surface and groundwater features on and in proximity to the proposed allocation. Such an assessment would need to consider the potential effects associated with dewatering (if required) as well as the effects associated with the proposed import of inert restoration materials. It is expected that any dewatering requirement will be minimal owing to the low level of the prevailing groundwater.</p> <p>All surface runoff will be properly managed to ensure that there are no uncontrolled discharges from the site, both during the extraction operations and in the long term. The scope for effects on the River Blackwater and other significant drainage features in proximity to the proposed allocation is considered negligible, as these features will benefit from appropriate stand offs secured through planning conditions and management plans such as a CEMP.</p> <p>The Majority of the proposed allocation is situated in Flood Zone 1, although there are some limited elements in Flood Zones 2 and 3. Whilst it is recognised that sand and gravel extraction is compatible as a land use within these zones (being water compatible), the design of the extraction area in this part of the proposed allocation will need to benefit from flood risk modelling and potentially a mitigation package to ensure that there is no increase in flood risk to properties off site.</p> <p>In relation to other forms of flooding, it is noted that limited parts of the proposed allocation are subject to a higher risk from pluvial events and from flooding from reservoir sources. The potential for groundwater flooding is considered to be low.</p> <p>Notwithstanding the above, it is recognised that any application would need to be supported by a comprehensive Flood Risk Assessment to consider the scope for impact relative to each of these potential sources.</p>
<p><b>Transport</b></p>	<p>It is proposed that the allocation would be accessed via a new dedicated access Doghouse Road which in turn affords access onto the A120 (refer to Plan C45/8/1303A).</p> <p>The same part of the highway already supports an access to and from Bradwell Quarry so is known to be able to accommodate high levels of HGV activity.</p>

	<p>In relation to the import of restoration materials to facilitate the restoration of the site, it is proposed that the allocation would be accessed via the same facilities (refer to Plan C45/8/1303A).</p> <p>By way of evidence as to technical feasibility of this access, an Access Appraisal has been provided to demonstrate the suitability of this access, and its status under the Transport and Access RAG scoring adopted by ECC.</p> <p>This route is a primary route when considering the movement of freight (including minerals). The A120 is a mainly a single carriageway road but in proximity to the proposed allocation benefits from a single lane dualling junction adjacent to the existing Bradwell Quarry access road (refer to Plan C45/8/1301A).</p> <p>The A120 is designated as a trunk road with a 60-mph national speed limit and is maintained by Highways England.</p> <p>Publicly available data, suggests two-way HGV activity along the A120 is above 1250 movements each way per day, of which around 295 movements maybe to and from Bradwell Quarry.</p> <p>Assuming an extra 150 movements each way could add above 10% over and above these figures, and therefore this would need appropriate assessment.</p>
<p><b>Noise</b></p>	<p>In respect of <b>Noise</b>, the proposed allocation is situated in the same context in so much that traffic activity on the A120 is the dominant noise source.</p> <p>Although there are residential receptors to the north, south and east of the proposed allocation, the proposed extraction area promoted as part of this promotion benefits from appropriate standoff, of over 100 metres that is proven acceptable across a range of site types.</p> <p>Notwithstanding, it is recognised and understood that any scheme for mineral extraction will need to benefit from a comprehensive mitigation package including the establishment and maintenance of perimeter soil bunds to safeguard the amenity of nearby sensitive receptors.</p> <p>Since the proposed operations are likely to conform to the advice set out in the Noise Planning Practice Guidance when considering both routine and temporary operations, it</p>

	<p>is concluded that the proposed allocation could be worked to limits within the existing planning conditions while keeping noise emissions to within environmentally acceptable limits. A noise monitoring scheme may be required and could be implemented through suitably worded planning conditions as required.</p>
<b>Air Quality</b>	<p>With regard to <b>Air Quality</b>, good practice guidance, and additional mitigation measures which are generally accepted by the DCLG and Mineral Planning Authorities as providing effective protection against airborne dust in the planning context can be secured through appropriately worded planning conditions. The continued adoption of such good practice will ensure that operations will not cause unacceptable impacts due to airborne dust emissions at any property in the vicinity of the site. Daily observations and inspections by site management would be undertaken in order to manage and minimise these risks.</p> <p>In addition to the scope for impacts on nearby amenity, as this is a new site, new HGV movements have the potential to be created, and therefore it is recognised the appropriate studies may be required to understand any scope for impact with HGV emissions.</p>
<b>Cumulative and Interaction effects</b>	<p>The scope for cumulative and interaction effects will need to be carefully considered as part of any application. At the moment not enough information is available to make an informed judgement.</p> <p>The only other major development in the vicinity is Bradwell Quarry some 1.1km to the south of the proposed site's boundary with the A120, however this quarry is long established and is subject to its own well developed mitigation measures. The HGV's to and from that site, already form part of the baseline that is proven acceptable in this location.</p>
<b>Health Impacts</b>	<p>Finally, in respect of potential <b>Health Impacts</b> the scope for effects during construction and extraction operations are likely to be negligible, with a range of effective and best practice controls available to manage all aspects in this regard. On this basis, it is not considered necessary to warrant a full health impact assessment, as the proposals are temporary and can be effectively managed by way of conditions.</p>

Please detail any enhancement opportunities that the proposal will afford to the local area:

The proposed allocation is connected to an extensive rights of way network, and there is the possibility that the restoration of the promoted site could result in certain recreational improvements such as the creation of permissive rights of way to connect to the definitive network. However, this would need a co-ordinated approach with the landowner, and adjacent landowners.

The restoration concept presented on the submitted plans does seek to make significant contributions to Priority Habitat objectives.

## Other information

Please set out any other further information you wish to include to support your submission

- Location Plan Ref C45/8/1301A
- Site Plan Ref C45/8/1302A
- Concept Working Plan Ref C45/8/1303A
- Concept Restoration Plan Ref C45/8/1304A
- Summary of Site Investigations
- Letter of support from the landowner.

Brice Aggregates Limited are the owner and operator of Colemans Farm Quarry which, since its opening in 2017 has become an established and respected supplier of aggregates and concrete to the construction industry. The location of Colemans Farm Quarry with near direct access onto the A12 allows the business to serve customers in predominately the South, West and Central geographies of Essex.

All aggregates sold are processed and washed on site to ensure the best and most sustainable use of scarce resources, whilst minimal overburden levels ensure a low energy and carbon intensity of production. The site also produces ready-mix concrete and has become an established supplier to the central Essex market since commissioning an onsite batching plant in 2021. To support this activity, the business employs some 25 personnel directly at its' Witham site.

The development of a new quarry at this land at Pattiswick Hall Farm would represent a key strategic priority for the business and it would welcome the opportunity to add to its track record of delivering mineral supplies to the County of Essex in addition to its Colemans Farm Quarry at Witham. The Colemans Farm site was brought forward in the early years of the current plan period and has been operational since April 2017, less than three years after the adoption of the current MLP in 2014.

The county has identified an opportunity to support the supply of materials along the A120 corridor and this proposed site would be well placed to deliver a notable supply of the county's aggregates needs and help fill the gap in supplies left by the looming depletion of large and strategic quarries such as at Bulls Lodge.

The proposed allocation could readily be operated at an output of up to 300,000 tonnes per annum in order to support the diversity of supply within the County and the demands of the North and West Essex construction markets. The company remains willing and able to adjust production capacity to meet the

demands of the market, and of the council in ensuring its supply obligations for construction materials.

In line with planning consents sought, and operations to date, Brice Aggregates would seek to develop this site in line with current best practice and pursue opportunities for biodiversity enhancement and public benefit where practicable. Quarry design and operations are always pursued with the intention of blending into the landscape and working in harmony with the local community.

For more information or assistance, please email: [mandwpolicy@essex.gov.uk](mailto:mandwpolicy@essex.gov.uk)

Or telephone the team on 03330 136 822

## Declaration

Independent consultants will be carrying out the site assessments on our behalf and may request additional information to support any future site assessment process, if this is required. Please note therefore that for your site to be considered as part of this process, information sent to us as part of the Call for Sites will be required to be passed to independent consultants. Please ensure that you have ticked this box to indicate your consent.

Further, information may be published in accordance with:

- [Freedom of Information Act](#)
- [The General Data Protection Regulation \(GDPR\)](#)
- [Essex County Council Privacy Notice](#)

I further understand that this 'Call for Sites' is entirely without prejudice to the Council's decision to allocate additional sites, including the site subject to this pro-forma. The requirement to allocate one or more sites is contingent on the outcome of additional work leading to the outcome of the MLP Review.

Signed.....D Walker.....Date: 09/11/2022 **updated as at 9 April 2024**.....

On behalf of (if applicable).....Brice Aggregates Limited .....

Please return completed forms to [mandwpolicy@essex.gov.uk](mailto:mandwpolicy@essex.gov.uk)

Or post to:

Freepost RTKH-XUBZ-CJZS  
Essex County Council  
Minerals Planning - Call for Sites  
County Hall  
Chelmsford, Essex, CM1 1QH

<b>Additional Landowner Details</b> (leave blank if not required)			
<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Postcode</b>		<b>Postcode</b>	
<b>Contact Name</b>		<b>Contact Name</b>	
<b>Telephone</b>		<b>Telephone</b>	
<b>Email</b>		<b>Email</b>	

<b>Additional Landowner Details</b> (leave blank if not required)			
<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Postcode</b>		<b>Postcode</b>	
<b>Contact Name</b>		<b>Contact Name</b>	
<b>Telephone</b>		<b>Telephone</b>	
<b>Email</b>		<b>Email</b>	

## **Appendix 3**

Landscape Appraisal prepared by TLP dated April 2024

Sites A92 & A93 Pattiswick Hall, Pattiswick, Essex

**Landscape and Visual Technical Note**

for

Brice Aggregates

Site promotion | 5<sup>th</sup> April 2024



Contact:

Simon Neesam  
Director

**The Landscape Partnership**

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Woodbridge  
Suffolk, IP12 1AZ

t: 01394 380 509

w: [thelandscapepartnership.com](http://thelandscapepartnership.com)

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment and the Arboricultural Association.

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Registered in England No. 2709001



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- 1 Introduction
- 2 Landscape context and site features
- 3 Landscape character
- 4 Visual context
- 5 Landscape-related designations
- 6 Summary
- 7 Commentary on the MLP review

## Appendices

- 1 Figures and photographs
- 2 Restoration Plan



# 1 Introduction

## Background

- 1.1 The Landscape Partnership has been commissioned by Brice Aggregates Limited to undertake a high-level landscape and visual appraisal to support the promotion of a proposed mineral site at Pattiswick Hall. Two different scenarios have been put forward; the first is a small site encompassing Site A92 within the Minerals Local Plan (MLP) Call for Sites, and the second is a large site encompassing a southern parcel (Site A92) and a northern parcel, collectively Site A93. This report relates to the full site (Site A93), but the visibility of the two parcels has been distinguished. The proposed quarry would represent a new mineral site.
- 1.2 The proposed site lies within the parishes of Bradwell and Stisted, on the eastern edge of the district of Braintree, in the county of Essex.
- 1.3 A comprehensive advance planting strategy has been developed for Sites A92 and A93, to provide both landscape-scale mitigation, as well as visual mitigation to residential and cultural heritage receptors in the vicinity.
- 1.4 A phased and progressive working scheme has been developed in a manner that is sympathetic to the landscape and the wider environmental setting.
- 1.5 It is proposed to develop a restoration concept to reinstate the current agricultural land use, but potentially at a lower level to minimise importation requirements. The agricultural use of the site would be reinstated on completion, however some of the advanced planting associated with the quarry would be retained and would enrich the landscape. New areas of open water, reedbed and wet grassland would deliver further biodiversity net gain. Public footpaths would also be returned to their original alignment.
- 1.6 This report has been commissioned by Brice Aggregates Limited to consider the findings of the Landscape and Visual Sensitivity RAG assessment as applied to Sites A92 and A93 and detailed in Appendix B of the Site Selection Methodology consultation report issued by Essex County Council.

# 2 Landscape context and site features

## Site context

- 2.1 The site is found in a rural location and lies within the Blackwater Valley. The site lies within the village of Pattiswick and is situated between Stisted to the west and Bradwell to the south. The southern parcel fronts onto the A120, which is a Roman road known as Stane Street.
- 2.2 The site lies within the East Anglian claylands which are drained by a network of ditches, streams and small rivers. The present river valleys were initially formed under glacial conditions during the Anglian Glaciation, but have subsequently eroded to lower levels. The numerous river valleys create a gently undulating landform which is present throughout much of the claylands, though there are also some plateau areas.

- 2.3 Pattiswick Hall lies on the crest of the valley-side, and there are some dispersed farms and cottages to the north-east of the site which comprise the village of Pattiswick. Pattiswick was previously a separate parish but now forms part of the civil parish of Bradwell. The main area of settlement within Bradwell is located close to the point where the A120 Coggeshall Road crosses the River Blackwater. This area however was previously just a hamlet which was referred to as Blackwater. Pattiswick, Bradwell and Sisted all feature a dispersed settlement pattern with many small hamlets, which is typical of the East Anglian claylands. This is also an anciently enclosed landscape with irregular field boundaries, winding lanes, and small areas of woodland.
- 2.4 The surrounding area includes a large number of springs, which are presumably related to the underlying geology.
- 2.5 There is a farmed plateau to the north-east of the site which includes the handful of buildings which make up the village of Pattiswick.
- 2.6 The land to the east consists of fields and woodland which fall away into a tributary valley. There is also a public footpath which extends eastwards from Pattiswick Church. The shape of the landform as well as the existing hedgerows mean that there are unlikely to be any views from this path.
- 2.7 The southern edge of the site is defined by Coggeshall Road (Stane Street) while the south-western corner of the site adjoins residential properties on the edge of Bradwell.
- 2.8 The south-western site boundary lies within fields on the lower slopes of the Blackwater Valley. The countryside to the south-west includes the River Blackwater, Water Lane and Milles Lane, Milles Farm and Footpath 23 Stisted.
- 2.9 The former Stistedhall Park is located within the Blackwater Valley, to the west of the site. The river floodplain to the west of the site includes a small lake and plantation woodland and also a small group of cottages on Water Lane. The village of Stisted is also located to the west of the site.
- 2.10 The landscape to the north-west of the site consists of open countryside within the parish of Stisted. Various springs feed a small unnamed stream which flows southwards towards the River Blackwater.

### **The site**

- 2.11 The site sits within a rural landscape and consists of a number of large arable fields. The land within the southern parcel falls from north to south towards the River Blackwater while the land within the northern parcel falls from east to west to a tributary stream of the River Blackwater.

### **Site features**

#### ***Geology***

- 2.12 The published geological information covering the promoted sites indicates that the proposed allocation is located in an area of superficial deposits of Pleistocene to recent age, which form part of the fluvio-glacial Kesgrave Sand and Gravel Formation which is found in large tracts across this part of the Blackwater Valley.
- 2.13** The sand and gravel deposits (comprising gravely sands with layers of sand and gravel ballast) are largely concealed by Boulder Clay. The base of the deposits is the geology of the Jurassic London Clays.

### **Soils**

- 2.14 The soils vary across the site. The base of the valley features freely draining, slightly acid, loamy soils. Above this there are areas of slightly acid, loamy and clayey soils with impeded drainage, and on the plateau there are slowly permeable, seasonally wet, slightly acid but base-rich, loamy and clayey soils.<sup>1</sup>

### **Landform**

- 2.15 The land within the southern parcel falls from north to south from the edge of the plateau towards the A120 and the River Blackwater. The highest land is found in the vicinity of the hamlet at around 67m AOD and the lowest land is found adjacent to the A120 at around 36m AOD.
- 2.16 The land within the northern parcel falls westwards from the edge of the plateau towards a small tributary stream of the River Blackwater. The land falls from around 65m AOD to 35m AOD.

### **Land use**

- 2.17 The site consists of arable farmland and includes fields of different sizes. Priority Habitat – Deciduous Woodland is found at Priors Wood, Grassy Piece and on the southern boundary of northern parcel (small unnamed wood).

### **Vegetation**

- 2.18 The only permanent vegetation within the site is the existing hedgerows, which tend to be heavily managed or defunct. The site also adjoins some small copses, that also serve to partially break up and filter views across both the smaller and larger site. The River Blackwater is framed by an extensive block of willow planting that is designated as a Local Wildlife Site. Whilst not on site, this is an important landscape feature.

### **Public rights of way**

- 2.19 Footpath 45 in Bradwell crosses the southern parcel, and Footpath 19 Stisted crosses the northern parcel. In addition to this, Footpath 2 Bradwell is found on the perimeter of the northern parcel (rather than being an internal footpath). Footpath 7 lies close to the boundary of the northern parcel but does not cross the site at any point.

## **3 Landscape character**

### **Overview**

- 3.1 Essex generally consists of gently rolling countryside which is bisected by many river valleys. The county is low-lying and has a long and complex coastline with many estuaries. The north-western half of the county forms part of the gently undulating claylands which extend through much of East Anglia, while the far north-western corner of the county features gently rolling chalk hills which rise to over 140m AOD. The south-eastern part of the county consists of coastal landscapes which include areas of marshland and numerous estuaries.

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<sup>1</sup> <https://www.landis.org.uk/soilscapes/> accessed 22.02.2024

- 3.2 Between the claylands and the coastal landscapes there are a series of wooded hills and ridges which include the Brentwood Hills, The Danbury Ridge and the Tiptree Ridge. These hills feature complex underlying geology and soils.
- 3.3 The rivers in the county tend to follow the general shape of the landform, rising on the claylands in the north-west and then flowing south-eastwards towards the sea. One of these rivers is the River Blackwater, which forms a continuation of the River Pant. The Blackwater flows east from Bocking through Coggeshall before turning southwards to flow past Kelvedon and Witham towards Maldon, where it meets the sea.
- 3.4 Pattiswick Hall Farm lies on the northern side of the Blackwater Valley. Beyond the valley there are glacial till plateau landscapes. The land to the north of Pattiswick is surprisingly well-wooded, which gives the area a distinctive character.

### **National Character Areas**

- 3.5 At a national level the site lies within the South Suffolk and North Essex Clayland (NCA 86).

### **Essex Landscape Character Assessment**

- 3.6 In 2003, Essex County Council and Southend-on-Sea Borough Council commissioned Chris Blandford Associates to prepare an assessment of the character of the landscape within the area covered by the Replacement Structure Plan. The study identified 7 generic landscape types and 35 unique landscape character areas (LCAs) - geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place.

#### ***LCA C6: Blackwater/Brain/Lower Chelmer Valleys***

- 3.7 The site is located in LCA C6: Blackwater/Brain/Lower Chelmer Valleys. The key characteristics of the area are described as follows:
- *Shallow valleys*
  - *Predominantly arable farmland with well hedged medium to large fields.*
  - *The Brain and the Upper Blackwater Valleys are narrow with undulating valleysides.*
  - *The Lower Chelmer, and the Blackwater near Maldon, have wide flat valley floors, and gentle valleysides.*
  - *Extensive linear poplar and willow plantations are a distinctive feature.*
- 3.8 The upper Blackwater Valley (which includes the site) is relatively narrow with moderate slopes. The Blackwater, Brain and Lower Chelmer Valleys are described as follows:

*Medium scale, arable farmland dominates throughout their length, with a predominantly strong pattern of hedgerow boundaries with frequent hedgerow trees. Tree cover is high along the banks of the rivers with willow and poplar plantations common as well as pockets of wet alder/willow woodland...*

*The towns of Braintree, Witham and Maldon occupy valleyside locations, but along with the major roads that cross the area have a limited impact on character.*

- 3.9 It is noted that “Gravel workings in the 20<sup>th</sup> Century had localised impacts” and “Gravel workings are locally visually prominent.”
- 3.10 The valley in the vicinity of the site has a narrow floodplain with plantations of cricket-bat willow and poplar. Above this there are sloping valleysides which lead up to the adjoining plateau. Small tributary streams are also present and create a complex topography. Tranquillity is somewhat compromised by the busy A120 road.
- 3.11 The Essex Landscape Character Assessment assesses each LCA’s landscape sensitivity to various types of development, i.e. the degree to which an area can accommodate a particular change without adverse consequences to its character.
- 3.12 The relevant category for the type of development proposed at the site is ‘mineral extraction’. Reference to the schedule shows that the Blackwater/Brain/Lower Chelmer Valleys LCA as a whole has a Moderate Landscape Sensitivity Level to such scale or type of change.
- 3.13 The key issues in accommodating this type of change are:
- *Integrity of the valley floor*
  - *Some visually exposed valleysides/open valley floors*
  - *Tranquil character in parts*

#### **LCA B1: Central Essex Farmlands**

- 3.14 The Central Essex Farmlands are a glacial till landscape. This extensive area of clayland landscape is heavily dissected by the river valley landscapes which cut into the boulder clay. This landscape character area is found to the south of the site on the far side of the Blackwater Valley, in Bradwell Parish.
- 3.15 The key characteristics of the Central Essex Farmlands are described as:
- *Irregular field pattern of mainly medium size arable fields, marked by sinuous hedgerows and ditches.*
  - *Many small woods and copses provide structure and edges in the landscape.*
  - *Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.*
  - *A concentration of isolated moated farmsteads.*
  - *Network of narrow, winding lanes.*
  - *Mostly tranquil character away from major roads and Stansted Airport.*
- 3.16 The Central Essex Farmlands within the study area show many of these typical characteristics. At the same time tranquillity is somewhat eroded by the busy A120 road, and the existing quarry at Bradwell (circa 1.2km south of the site) has obliterated the earlier landscape pattern, although it is noted that restoration is ongoing at the site which in time will reinstate elements of landscape character.

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**LCA B4: Gosfield Wooded Farmland**

3.17 The Gosfield Wooded Farmland is a glacial till landscape which is found to the north of the Blackwater Valley. It is described as a gentle and well-wooded landscape. Away from the edge of Braintree and the A120 the area has a tranquil character.

3.18 The key characteristics of the Gosfield Wooded Farmland are described as follows:

- *Flat to gently undulating landform.*
- *Strong pattern of large and small woods, including distinctive ancient limewoods.*
- *Irregular medium size arable fields, bounded by thick hedgerows with mature hedgerow trees.*
- *Enclosed character.*
- *Many small farmsteads, occasional hamlets and villages.*

3.19 The landscape to the north of the site consists of a wooded plateau which shows many of these characteristics described above.

**Braintree Landscape Character Assessment**

3.20 In October 2005 Braintree District Council, Brentwood Borough Council, Chelmsford Borough Council, Maldon District Council and Uttlesford District Council jointly commissioned Chris Blandford Associates to undertake Landscape Character Assessments of their respective areas. The aim of the study was to provide a comprehensive borough/district-wide assessment of landscape character in order to inform land use planning and land management decisions. The Landscape Character Assessments were to be specifically used as a technical evidence base to inform the Local Development Frameworks that were, at time, being prepared by the respective local planning authorities. The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments were published in September 2006.

3.21 The Landscape Character Assessments identified eight separate Landscape Character Types within the study area. Landscape Character Types are generic and have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field systems. The eight Landscape Character Types were broken down into seventy Landscape Character Areas (LCAs) that reflected distinctive variations in local character based on visual analysis of how different combinations of physical features and perceptual qualities such as scale, pattern, tranquillity, cultural associations, etc. create areas of distinctive landscape character.

3.22 The site is found largely within LCA A9: Blackwater River Valley. The landscape to the north is classified as LCA F2: High Garrett / Markshill Wooded Farmland, while the landscape to the south is classified as LCA B18: Silver End Farmland Plateau. It can be seen that this classification follows the county-level assessment, but with smaller individual landscape character areas.

**LCA A9: Blackwater River Valley**

3.23 The key characteristics of this area are described as follows:

- *Shallow valley.*

- *The valley sides slope gently up from the valley floor.*
- *Predominantly arable farmland on the valley slopes.*
- *The Lower Blackwater near the confluence with the River Chelmer has gently valley slopes.*
- *Overall strong sense of place and tranquillity away from the settlements of Braintree, Witham and Maldon and the A120, A12 and the railway line.*

3.24 The valley floor is also described in more detail in this assessment. A mixture of arable and pastoral uses are present within the valley floor as well as extensive linear poplar and willow plantations which *“are a distinctive feature, especially along the river banks.”*

3.25 Particular sensitivities to change which are noted within the assessment include the distinctive willow and poplar plantations. The skyline of the valley slopes is also considered to be visually sensitive *“with potential new development being visible within several views to and from adjacent Landscape Character Areas and also within views across and along the valley.”* There is also *“a sense of historic integrity, resulting from enclosed meadows within the valley bottom, historic settlements and a dispersed settlement pattern, comprising isolated manors, church/hall complexes, farms and moated sites”* and important wildlife sites including County Wildlife Sites.

3.26 The suggested Landscape Planning Guidelines are as follows:

- Manage the traffic flows along the minor roads especially those not suitable for HGVs and lorries due to narrow bridges.
- Ensure that new built development is in keeping landscape character.
- Conserve and enhance the landscape setting of settlements.
- Enhance the screening of the A12 and the railway line.

3.27 Suggested Land Management Guidelines (which might inform the restoration proposals for the site) include:

- Conserve and enhance the existing hedgerow pattern, and strengthen through planting where appropriate to local landscape character.
- Conserve and manage the ecological structure of hedges and ditches within the character area.

### **Landscape character in the vicinity of the site**

3.28 The southern parcel of Site A93 (and Site A92 on its own) sits on the northern side of the Blackwater Valley and clearly forms part of the valley. This parcel extends up the valley side to the edge of the adjoining plateau. The character of the valley and the adjoining plateau areas are well described in both the county-level and district-level landscape character assessments.

3.29 The northern parcel of Site A93 straddles the boundary between the Blackwater River Valley and the Gosfield Wooded Farmland as defined in the Essex Landscape Character Assessment. The site lies within a tributary valley which could be seen as part of the wider Blackwater Valley. The Blackwater Valley has a sinuous form with many small tributaries and the northern parcel borders one of these streams. The land within this parcel rises up from the stream valley to the edge of the adjoining plateau. The tiny village of Pattiswick is located on the edge of the plateau and features a hall, church,

farms and cottages, as well as a public house. The plateau landscape continues to the north beyond Pattiswick, and this area is both well-wooded and sparsely-settled.

- 3.30 The Blackwater Valley in the vicinity of the site shows many typical features, but tranquillity is marred by the A120. Cricket Bat Willow and Poplar trees along the watercourse are a typical feature, including the Blackwater Plantation West LWS. The landscape to the south of the valley shows some of the characteristics of ancient countryside, but the landscape pattern is interrupted by a large existing quarry at Bradwell. There is no visual connection between either of the Sites A92 and A93 and the existing mineral extraction operations at Bradwell.

## 4 Visual context

### Visual envelope

- 4.1 The site for the proposed quarry lies on the side of the Blackwater Valley and is currently exposed to views from the south, west and north. Views from the north-east and east, however, are practically non-existent due to the shape of the landform. It should be noted that the whole site is rarely visible within any of the views due to the effects of topography and landuse, and the visibility of the individual parcels is less than the combined visibility.
- 4.2 From the north-east, the quarry would essentially lie beyond the edge of the plateau, within the valley, and would be hidden from view. Similarly, from the east there are no public viewpoints (beyond users of Doghouse Lane). Some cross-valley views were identified from the south including views from Bradfield. The land rises to the south and there are some occasional views from open points on higher ground. This is, however, a landscape with complex topography and relatively high woodland cover meaning that the site is visible only from certain specific points within the landscape. Localised points to the south-west offer extensive views over the site (e.g. View 6). The Zone of Theoretical Visibility (ZTV) continues to extend beyond this point, but the actual visibility on the ground is reduced by hedgerows and small blocks of woodland which are too small to include within the ZTV model. Properties on the edge of Stisted fall within the ZTV and the visual envelope currently also extends across the countryside to the north of the site. These receptors look primarily towards the northern parcel.
- 4.3 The potential effects on specific views are considered in more detail in Table 6.1. It should be noted that an advance planting/landscape strategy is being developed in liaison with the developer and the landowner with a view to providing landscape-scale mitigation, thereby reducing the scope for significant adverse effects. This in particular is relevant to Site A93.

## 5 Landscape-related designations

- 5.1 The site is not covered by any national or local landscape-related designations.

### ***National Landscapes (Areas of Outstanding Natural Beauty)***

- 5.2 There are no National Landscapes in the vicinity of the site.

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### ***Ancient Woodland***

- 5.3 There are a number of Ancient Woodlands within the study area. The closest and largest of these is Little Monks Wood which consists of 48.6ha Ancient & Semi-Natural Woodland and is located 800m to the north of the site. There is also Ancient Woodland at Bungate Wood, located 1.3km to the east of the site, and at Little Monks Wood, Crowlands Wood, Grange Wood, Nunty's Wood, Lilly Wood Cleveland Wood and Markshall Wood which are located 1.6km to the north-east of the site.

### ***Registered Parks and Gardens***

- 5.4 There are no Registered Parks and Gardens within the study area.

### ***Listed Buildings***

- 5.5 The study area contains a number of listed buildings, including the following:
- Barn 35m south west of Gower's Farmhouse, Stisted, Grade II, located 700m north of the site
  - Maltings 60m south of Gower's Farmhouse, Stisted, Grade II, located 675m north of the site
  - Harveys Farmhouse, Pattiswick, Grade II, adjacent to the site
  - 44 and 45 Old Lane, Pattiswick, Grade II, adjacent to the site
  - Pattiswick Hall, Grade II, 40m from the site
  - Ancillary building 35m east of Pattiswick Hall, Grade II, 80m from the site
  - Wrens Cottage, Pattiswick, Grade II, 170m from the site
  - Church of St Mary the virgin, Pattiswick (Redundant), Grade II\*, located 220m from the site
  - Whiteshill Farmhouse, Grade II, located 460m east of the site
  - Barn 20 metres north-east of Whiteshill Farmhouse, Grade II, located 460m to the east of the site
  - 113 and 114 Coggeshall Road, Bradwell, Grade II, located 280m to the south of the site
  - Ripstowe the cottage, Bradwell, Grade II, located 280m to the south of the site
  - The Swan Inn, located 300m to the south of the site
  - Ruffles, Grade II, located 340m to the south of the site
  - Tippett's Wade, Grade II, located 500m to the south of the site
  - 109 Water Lane, Sisted, Grade II, located 100m to the west of the site
  - Pickstone's Cottages, Grade II, located 400m to the west of the site
  - Old Tan, Grade II, located 400m to the west of the site
  - Tan Cottage, Grade II, located 400m to the west of the site
- 5.6 There are also a number of listed buildings within the village of Stisted, to the west of the site.

### ***Conservation Areas***

- 5.7 The Stisted Conservation Area was first designated in 1973 and covers Stisted Park and The Street. No Conservation Area Appraisal is available. The manor of Stisted was given to the monks of Canterbury

Cathedral in 1040 and remained with them until the dissolution of the monasteries. At the time of the doomsday survey there was woodland for 800 pigs, 27 acres of meadow, and a mill.

- 5.8 The village features one main historical street – The Street – which includes some old timber-framed properties such as Rufus Leo (the old Red Lion PH). A feature of the village is the 19<sup>th</sup> century Tudor Revival architecture in the core of the village. These distinctive buildings were erected by the then owner of Stisted Hall, Onley Savill-Onley. The present house at Stisted Park was built in 1822. The original house stood close to the church, while the new house was built on a site to the west of the old one. A letter suggests that the first hydraulic ram in Essex was installed here to provide the new house with water. By 1839 a new walled garden and park had been created, with additional deciduous and coniferous trees and shrubs planted in the vicinity of the new house, and further belts of trees planted on the boundaries to screen the park, as well as rounded and irregular clumps of trees within the park. A new lake was formed by damming the River Blackwater. The park however was subsequently converted to a golf course, and the house has become a retirement home. The Conservation Area is adjoined to the east by more modern residential development at Sarcel. The Conservation Area is around 90m from the site at its closest point.
- 5.9 Stisted is also associated with the poet Andrew Motion who lived there as a child and was inspired to write poetry.

#### ***Scheduled Monuments***

- 5.10 There is only one Scheduled Monument is found 2.2km to the north of the site at Clavering's Farm moated site. There is no intervisibility or intravisiability with the site.

#### ***Sites of Special Scientific Interest (SSSI)***

- 5.11 The nearest SSSI is found 1.5km to the north of the site at Belcher's & Broadfield Woods.

#### ***Open Access Land***

- 5.12 There are four small parcels of Registered Common Land within the study area. These are:

- Land to the south of the Church, Bradwell, located 760m south of the site
- Lanham Green, Cressing, located 2.2km to the south of the site
- Church Walk or Church Green, Stisted, located 420m to the west of the site
- Woolmer Green, Stisted, located 2.0km to the west of the site

- 5.13 The southern parcel is visible in filtered views from *Land to the south of the church, Bradwell*. The site is not visible from the other greens.

#### ***Promoted Routes***

- 5.14 The nearest Promoted Route is the Essex Way which approaches to within approximately 870m of the site at its closest point. The Essex Way follows a route from Cressing through the countryside to the south of the site towards the River Blackwater. The path then continues along the river valley to Coggeshall. The path is somewhat removed from the site and there are many intervening features. There are unlikely to be clear views of the site from any point on this route.

**Public Rights of Way**

- 5.15 The southern parcel is crossed from the south-west to the north-east by Footpath 45 Bradwell.
- 5.16 The northern parcel is crossed from east to west by Footpath 8 Bradwell/Footpath 19 Stisted. Footpath 2 Bradwell follows a line along the northern edge of the site (within the site).
- 5.17 Other Public Rights of Way in the study area include:
  - Footpath 3 Bradwell
  - Footpath 4 Bradwell
  - Footpath 13 Bradwell
  - Footpath 46 Bradwell
  - Footpath 15 Bradwell
  - Footpath 18 Bradwell
  - Footpath 19 Bradwell
  - Footpath 49 Bradwell and Footpath 50 Bradwell
  - Footpath 51 Bradwell and Footpath 66 Bradwell
  - Footpath 23 Stisted
  - Footpath 17 Bradwell
  - Footpath 26 Cressing
  - Footpath 12 Stisted
  - Footpath 7 Stisted.

**Local Wildlife Sites**

- 5.18 The Blackwater Plantation West LWS is a distinctive landscape features located to the south of the site, and attests to the beneficial effects willow plantation can have on landscape setting.

**6 Summary**

6.1 Key landscape and visual receptors in the vicinity of the site are listed in Table 6.1 below, together with broad observations regarding any potential effects the proposed development might have on them, and initial observations on the likely design response and the potential for mitigation to negate or offset any adverse effects. It should be noted that such receptors, effects and mitigation measures have been identified as part of the baseline assessment and without recourse to an appropriate impact assessment or scheme proposals, thus they may not be exhaustive.

**Table 6.1: Key landscape and visual receptors**

Landscape and visual receptors	Likely effect	Proposed mitigation
Site features		

Landscape and visual receptors	Likely effect	Proposed mitigation
<p>Site features</p>	<p>The physical effects would include the stripping of the soils and the removal of the underlying sand and gravel resource. This would be replaced with inert restoration materials and the site would be restored to agricultural and nature conservation uses.</p> <p>The proposal would conserve the soil resource and would also reinstate the existing agricultural use.</p> <p>There may be some permanent changes to landform if the site is restored at a lower level.</p> <p>The existing public rights of way would be diverted during the working phase and would remain open throughout. The original alignments would be reinstated in the restoration phase and there would be no long-term change to public access. The proposed restoration would enhance and extend the range of habitats which are available, and the long-term effect on vegetation would be beneficial. Priority habitats (i.e. deciduous woodland) would be protected with suitable offsets to ensure their long-term contribution to the landscape.</p>	<p>Establish an advanced planting of mixed woodland and managed hedgerows to provide more structure to the landscape and provide landscape scale and local mitigation.</p> <p>Retain some blocks of mixed woodland in the restoration phase to provide a lasting contribution to the landscape.</p> <p>Retain watercourses and isolated trees on site to maintain character.</p> <p>Restore a naturalistic landform which follows the general shape of the existing land and surrounding topography and avoids steep slopes.</p> <p>The soils and agricultural use would be reinstated, and the long-term effects on site features would therefore be minimal.</p>
<b>Landscape Character</b>		
<p>Landscape Character: LCA C6: Blackwater/Brain/Lower Chelmer Valley</p>	<p>Whilst there is some precedent for quarrying within the valley quarries do not form a key characteristic of the area. The valley is predominantly agricultural. Plantations of Cricket bat willow are a distinctive feature of the valley, but are not actually present within the site.</p> <p>An operating quarry would not be consistent with the key characteristics of the area, and there would therefore be a temporary adverse effect on character. The quarry would introduce additional noise and movement within the landscape.</p> <p>All mineral sites are likely to have a large effect on character during the</p>	<p>Phasing and progressive restoration would limit the amount of the site subject to disturbance at any one time.</p> <p>Advanced planting would minimise the perception of the quarry within the landscape.</p> <p>Advanced planting would have several years to establish prior to excavation.</p> <p>Bunds would be removed at the end of the excavation and a more natural landform would be reinstated.</p> <p>Some of the advanced planting would be retained in the restoration phase and would make a lasting contribution to the landscape.</p>

Landscape and visual receptors	Likely effect	Proposed mitigation
	<p>working phase. The proposed processing plant is well located in relation to the A120, which would avoid any effect on rural roads.</p> <p>The quarry would potentially be perceptible from beyond the site boundary but this effect would be considerably reduced by the proposed advanced planting.</p>	<p>The agricultural valley side would be restored and the landscape would also be enriched with appropriate habitats.</p> <p>The public footpaths which cross the site would be returned to their original alignments.</p>
<p>Landscape Character: LCA B4: Gosfield Wooded Farmland</p>	<p>The northern parcel extends into the edge of this area and the proposal would therefore have some direct effects on this area. Quarries are not a typical feature of the area, so a new quarry would have a temporary adverse effect on character. The quarry would introduce a different land use, and potentially introduces noise and movement within the landscape.</p> <p>All mineral sites are likely to have an adverse effect on character during the working phase. The quarry would potentially be perceptible from beyond the site boundary but this effect would be reduced, especially in summer months, by the proposed advanced planting.</p>	<p>As above.</p>
<p>Landscape Character: LCA D1: Silver End Plateau Farmland</p>	<p>The southern parcel would potentially be visible from certain points within this area.</p> <p>The views at present have a rural character, though the area is disturbed by the existing quarry at Bradwell to some extent. The proposed quarry would not be visible from the whole area and the proposed advanced planting would reduce the visibility of the quarry considerably. The effect on the character of the area would therefore be relatively small and would be temporary.</p>	<p>As above.</p>
<p>Landscape-related designations</p>		
<p>Ancient Woodlands</p>	<p>There would be no direct effects on Ancient Woodland. The nearest</p>	

Landscape and visual receptors	Likely effect	Proposed mitigation
	<p>Ancient Woodland lies 800m away and there is limited intervisibility and intra-visibility. It is not anticipated that there would be any material effect on Ancient Woodland or its setting.</p>	
Listed Buildings	<p>The proposal lies close to Listed Buildings at Harveys Farmhouse, 44 and 45 Old Lane, and Pattiswick Hall. The listed buildings at Pattiswick Hall are separated from the site by a narrow piece of woodland which reduces intervisibility. Further native woodland is proposed along the northern edge of the southern parcel and this would retain the rural setting of the hall. A belt of native woodland planting would also screen Site A93 from the hall.</p> <p>Harveys Farmhouse and 44 and 45 Old Lane would be protected with suitable offsets and bunds would be established to screen the excavation. The buffer to the listed buildings would be used as a biodiversity enhancement area.</p> <p>Other listed buildings are more removed and the proposal would affect a smaller part of the landscape setting.</p>	<p>Advanced planting on the site boundaries would minimise the influence on listed buildings including Pattiswick Hall, Church of St Mary the Virgin (Pattiswick) and Wren’s Cottage, as well as All Saints, Stisted.</p> <p>Site A93 has been re-phased to give the planting relative to receptors in Stisted the most time to become established and act as an effective means of mitigation relative to this receptor.</p> <p>The use of conveyors will minimise mobile plant activity across the landscape and maintain any remaining sense of tranquillity relative to these receptors.</p>
Conservation Areas	<p>Views towards the site from The Street are prevented by intervening development at Sarcel. The Conservation Area however also takes in the grounds of Stisted Park which formerly extended to the River Blackwater. The south-eastern corner of the Conservation Area is around 90m from the site.</p>	<p>Views from this receptor are to a degree influenced by the Blackwater Plantation West LWS.</p> <p>Notwithstanding, advanced planting of mixed woodland on the southern edge of the site is proposed to screen the quarry. The advanced planting would have many years to develop before operations begin in the northern parcel and the proposed planting would minimise the effect on the character of the Conservation Area.</p> <p>Site A93 has been re-phased to give this planting the most time to become established and act as an effective</p>

Landscape and visual receptors	Likely effect	Proposed mitigation
		<p>means of mitigation relative to this receptor.</p> <p>The use of conveyors will minimise mobile plant activity across the landscape and maintain any remaining sense of tranquillity relative to this receptor.</p>
Open Access Land	<p>The only area of registered common land which potentially has a view of the site is Land south of the Church Bradwell. This is a small green which has been partially ploughed.</p> <p>Views to the site are restricted by trees in the foreground, but there are some filtered views in winter. The site is located 760m from the green. Summertime effects would be very limited, but there would be some filtered winter views.</p>	<p>Advanced planting would minimise views to the quarry. Site A93 has been re-phased to give this planting the most time to become established and act as an effective means of mitigation relative to this receptor.</p> <p>The use of conveyors will minimise mobile plant activity across the landscape and maintain any remaining sense of tranquillity relative to this receptor.</p>
Promoted Routes	<p>The Essex Way is located to the south of the site. Views from the path are interrupted by the intervening landform and vegetation and the proposed quarry would have a minimal effect on views from the path</p>	Not required
Public rights of way Footpath 45 Bradwell Footpath 8 Bradwell/ Footpath 19 Stisted	<p>The existing public rights of way which cross the site would be temporarily diverted as necessary during the working phase. Advanced planting would be established to protect the amenity of the paths, and the diversion would still offer a reasonable alternative route. Footpaths would be reinstated on their original alignment in the restoration phase.</p> <p>Effects on views from public rights of way are considered below.</p>	<p>The proposed diversion route for Footpath 45 would travel between an existing hedge and the advanced planting, which would create an attractive alternative route.</p> <p>The proposed diversion route for Footpath 8 Bradwell would lead around the edge of the site and the quarry would be screened by advanced planting and bunds.</p> <p>Diversions would only be in place as necessary to allow working and restoration and the footpaths would be restored to their original alignments.</p>
<b>Views from public viewpoints</b>		
Views from Bridleways 4 and 14 Bradwell (Views 1 and 2)	<p>The land to the north-east of the site consists of a rural plateau. Views 1 and 2 are taken from public rights of way</p>	Not required

Landscape and visual receptors	Likely effect	Proposed mitigation
	<p>but are also representative of views from Compasses Road and Potash Farm Road.</p> <p>Views look across the intervening field towards the site boundary, which is marked by a dense, well-maintained hedge. The ground within the site falls away into the valley and the excavation would be hidden by the landform and the existing hedge. The only potential change to views then would be glimpses of machinery.</p>	
<p>Views from Footpath 7 Stisted, Tumbler’s Green and Back Lane (View 3)</p>	<p>The footpath offers views across gently rolling countryside, while views from the lane are more enclosed.</p> <p>The quarry would be seen in the mid-distance, to the right-hand side of the view, on the opposite side of the valley. The quarry would represent a new and contrasting feature within the view. Summer views would be more filtered but the quarry would still be perceptible.</p>	<p>Advanced planting of mixed woodland would partially screen the site.</p> <p>Phased working would reduce the duration of the effect.</p> <p>The view of fields would be reinstated in the restoration phase.</p>
<p>Views from Madgement’s Road, Footpath 11 Stisted, and Maybank (View 4)</p>	<p>Representative of longer-distance views to the site from the west. Trees and hedges reduce the visibility of the site but the northern parcel is partially visible in the background, beyond the trees.</p>	<p>Advanced planting would further reduce the visibility of the site.</p> <p>Phased working would reduce the duration of the effect.</p> <p>The view of fields would be reinstated in the restoration phase.</p>
<p>Views from Footpath 19 Stisted, and from the edge of the village (View 5)</p>	<p>The footpath offers views over gently rolling countryside.</p> <p>The quarry would be seen directly in front, on the opposite side of a small valley. The workings would potentially occupy a wide portion of the view. The site is partially screened by existing stream-side vegetation. This would be supplemented by advanced planting of mixed woodland which would reduce the visibility of the quarry considerably.</p>	<p>The proposed advanced planting would have several years to develop before the excavation commences and can be expected to screen most of the site.</p> <p>Phased working and progressive restoration would reduce the duration of the effect.</p>

<b>Landscape and visual receptors</b>	<b>Likely effect</b>	<b>Proposed mitigation</b>
Views from Footpath 23 Stisted (View 6)	<p>The footpath offers views over gently rolling countryside.</p> <p>The quarry would be seen on rising ground on the opposite side of a small valley and would occupy a wide portion of the view.</p>	<p>The proposed advanced planting would screen the lower part of the site.</p> <p>Effects would be limited to a partial view of the quarry (the part on the highest ground) which would be visible for a short period of time.</p>
View from Footpath 17 Bradwell (View 7)	<p>The eastern part of the route offers views towards the site.</p> <p>The quarry would be seen on rising ground in the mid-distance. The area of the proposed excavation would be partially screened by foreground vegetation. The processing area is situated on lower ground and is unlikely to be visible.</p>	As View 6
Views from Glazenwood Road, Glazenwood Cottages and Footpath 18 Bradwell (View 8)	<p>This section of the lane offers open views across the Blackwater Valley towards the site.</p> <p>The excavation would be seen in the mid-distance on rising ground on the opposite side of the valley. The quarry would represent a contrasting feature within the view.</p>	As View 6
Views from Church Road Bradwell (View 9)	<p>The site is clearly visible from the south from Church Road. The road looks across the River Blackwater towards the A120. The site is located on rising ground beyond the A-road.</p> <p>The proposed excavation area covers most of the opposite valley-side. The processing area would be situated on the lower slopes adjacent to the A120. The site would be partially screened in summer by trees within the river valley. The proposed advanced planting on the A120 frontage would provide further screening to the lower part of the site. A new hedge would also be established adjacent to Doghouse Road.</p>	As View 6
View from Bradwell (View 10)	Properties on Church Road would have views towards the site. The existing view looks across the River Blackwater	The proposed advanced planting would have several years to establish before excavation commences and can be expected to screen most of the site.

Landscape and visual receptors	Likely effect	Proposed mitigation
	<p>towards the site, which is seen on the opposite valley-side.</p> <p>Views into the quarry would be partially screened by the intervening trees during summer months. Site A92 is nonetheless visible on the opposite valleyside and there are also views over site A93 to more distant features. The processing area is not visible from this location.</p>	<p>Effects would be limited to a partial view of the quarry (the part on the highest ground) which would be visible for a short period of time.</p>
<p>View from Footpath 45 Bradwell looking north-east (View 11)</p>	<p>The footpath follows a track through the southern parcel. The extent of the view is limited by the rising ground in the foreground, but there is a longer distance view to the left towards Stisted.</p> <p>The path would be temporarily diverted around the edge of the southern parcel and would follow an existing hedgeline. Advanced planting of a hedge and woodland would create an attractive setting for the route and screen the workings.</p> <p>The path would be reinstated on its original alignment in the restoration phase. The site would be returned to agriculture and the rural character of the view would be restored.</p>	
<p>View from Doghouse Road (View 12)</p>	<p>The southern parcel borders the road. Hedgerow loss has created an open view from the road across the valley. It is proposed to reinstate the hedgerow on the site boundary to enclose the lane and to give cross-valley views a more focused character. The quarry would be screened by a new native hedgerow which would be planted in advance of the works. The hedgerow would maintain (and arguably improve) the rural character of the view. It is proposed that this hedge is retained in the restoration phase.</p>	

Landscape and visual receptors	Likely effect	Proposed mitigation
View from Footpath 45 Bradwell looking south-west (View 13)	<p>The high section of the footpath offers views from the edge of the plateau across the Blackwater Valley. The village of Bradwell is visible in the valley and behind the village there is a tapestry of fields and woodland. Bradwell Quarry is also visible at the far-left of the view.</p> <p>The path would be temporarily diverted around the edge of the southern parcel and would follow an existing hedge.</p> <p>Advanced planting of a hedge and woodland would create an attractive setting for the route and screen the workings.</p> <p>The original alignment would be reinstated in the restoration phase and views would be largely unchanged.</p>	
View from Footpath 8 Bradwell (View 14)	<p>The view consists of gently undulating countryside. The view looks across a small tributary valley, with the wider Blackwater Valley to the left. Stisted is visible on the opposite side of the valley. Notable features within the village include All Saints Church (Grade I listed) and the woodland at Stisted Park.</p> <p>The footpath would be temporarily diverted during the working phase around the outside of the workings and the quarry would be screened with advanced planting and bunds.</p> <p>The original alignment would be reinstated in the restoration phase and views would be largely unchanged.</p>	

## 7 Commentary on the MLP review for Site A93

- 7.1 The following paragraphs provide a commentary on the findings of the Review of Essex Minerals Local Plan 2014, Assessment of Candidate Sand and Gravel Sites, Appendix B: Landscape and Visual Sensitivity Detailed RAG (Red, Amber, Green) Assessment Methodology and Results.
- 7.2 The methodology which was used in the MLP review follows the techniques and criteria set out in ‘An approach to landscape sensitivity assessment – to inform spatial planning and land management’

(Natural England, 2019). This was then adapted to report sensitivity on a five-point scale (Red, Red-Amber, Amber, Amber-Green, Green). The criteria on which judgements were based are set out clearly in Table 2 of Appendix B of the SSM. The criteria which were adopted are sound and have been used as the basis for the judgements in this report. Commentary is provided where The Landscape Partnership's judgements differ from those made within the MLP review.

### **Candidate Site Reference A93: Pattiswick Hall Farm - Full Site**

Red-Amber

*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.*

- 7.3 It is correct to say that views are available from the site to the surrounding landscape. The proposals, however, would go beyond improving the condition of the hedgerows (as recommended) and would provide more comprehensive advanced planting designed to be characteristic of local setting as outlined on submitted plans. The scheme also includes for larger scale, earthen mound landscape features to reduce the scope for impact from the residential premises at Mill View. The developer and landowner will continue to develop the advance planting strategy to support the delivery of this site.

*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.*

- 7.4 Concur. The proposed quarry would not affect priority habitats.

*Pattiswick Hall (Grade II) and associated building, Church of St Mary the Virgin (Grade II\*) and Wrens Cottage (Grade II) are located close to the north of the Site however are largely screened by established vegetation on the boundaries. Minerals extraction works surrounding these listed buildings will alter the wider setting of the settlement. Appropriate mitigation will need to be considered to mitigate the impacts on the listed buildings would be required.*

- 7.5 Concur. An additional native woodland buffer is proposed to screen the listed buildings mentioned above.

*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. The setting of the PRow and church views would be significantly impacted as a result of mineral extraction works within this Site.*

- 7.6 The church is visible from the footpath as mentioned. The site is located c.450m from the church and could be considered to form part of its landscape setting. There is likely to be a temporary loss of views to the church, but this would only be for certain phases. Whether the setting of the church would be significantly impacted would have to be judged by a heritage specialist. The proposal, however, includes advanced planting which will reduce the visibility of the quarry considerably. Site A93 has been re-phased to give this planting the most time to become established and act as an effective means of mitigation relative to this receptor. The use of conveyors will minimise mobile plant activity across the landscape and maintain any remaining sense of tranquillity relative to this receptor.

*A majority of the Site is in Flood Zone 1 (low probability of flooding however a tributary of the River Blackwater runs along the north western boundary of the northern parcel and is in Flood Zone 3.*

- 7.7 Concur.

*Coggeshall Road (A120) and Doghouse Road run along two boundaries of the southern parcel of the Site and provide many opportunities for site access without removal of any existing hedgerows. Any additional entrances that may need to be created to provide access to the Site will need to consider visibility splays. Appropriate transport and access arrangements and consideration to mitigate the impacts on roads and local amenity would be required.*

- 7.8 The site would be accessed from Coggeshall Road (A120) and/or Doghouse Road, and would be subject to suitable design and assessment as part of any planning application. The advanced planting package includes planting in the vicinity of the proposed plant site which, when combined with bunds will provide an effective means of minimising impacts on road users.

*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. The views experienced by these footpaths and paths in the wider network would be significantly affected by mineral extraction works and would have limited opportunities to mitigate the impacts. Appropriate consideration would be required to mitigate the visual impacts of the PRoW's travelling through the Site, and consideration for whether any of these PRoW's need diversions is also required.*

- 7.9 The site is crossed by two public footpaths as described above. There are views from these paths which would experience large adverse effects during the operation phase, but this would be the same for every site which is crossed by a public footpath. The extensive advanced planting would limit the effect on public footpaths in the wider landscape, while the paths which cross the site would be temporarily diverted. The diverted route of Footpath 45 (Bradwell) would follow an existing hedge, and a belt of native woodland would be planted to screen the quarry. This would then continue to form an attractive route. Footpath 19 (Bradwell) would also be temporarily diverted, but only for certain phases.

- 7.10 Results of the technical RAG assessment:

*Located to the north and east of Bradwell, the Site is accessed from Dog House Road and Old Road which runs along the eastern boundary of both parcels of the Site. The Site comprises two*

*parcels of land made up of several arable fields of medium to large size. The western edge of the Site is not defined by field boundaries and comprises part of a much larger field. The remaining boundaries are defined by hedgerows and ditches, whilst the north-western boundary is defined by a stream that leads into the River Blackwater.*

*Late 19<sup>th</sup> Century maps shows Pattiswick Hall located north of the Site, in addition to surrounding Mill's Farm, Shelbourne Bridge, and Church of St Mary the Virgin, Pattiswick (Grade II\*). Footpath 19 (Bradwell) provides a direct route from Pattiswick to All Saints Stisted Church which has some strong historical value to the landscape pattern. Footpath 45 (Bradwell) also crosses the southern Site to from Pattiswick to Bradwell.*

*The southern parcel is only accessible by one Public Right of Way; Footpath 45 (Bradwell) that runs through the Site to Pattiswick. Footpath 19 (Stisted) crosses the northern parcel, connecting to Footpath 2 (Bradwell) and Footpath 8 (Bradwell), which run along the Site boundary.*

*The Site is located within the countryside and surrounded by arable farmland fields of medium to large scale. Farmsteads and settlements are located towards the east at Pattiswick and Bradwell village is located to the south.*

*There are several clusters of settlements and farmsteads located in the landscape surrounding the Site, some of which have listed buildings. The Site is largely level although falls slightly towards the south, whilst the wider landscape generally rises to a ridge into the north-west at Cressing and Braintree. The Site visually falls from the north-eastern corner at Pattiswick down the river valley in the south-west at the River Blackwater.*

*Candidate Site A92 comprises the southern parcel of the Site, and Bradwell Quarry is located beyond the south of the Site.*

*The Site largely falls within Enclosed Agriculture – Amalgamated Fields (National Historic Landscape Characterisation, NHLA) and is classified as Grade 2 – Very Good Quality Agricultural Land (Agricultural Land Classification).*

*There are a number of listed buildings located around the Site, particularly focused in Bradwell and Stisted. However, listed buildings located on the immediate edges include Pattiswick Hall (1337592) and Ancillary Building (1123881), Harvey's Farmhouse (1337613) and Buildings (1123849), 109 Water Lane (1337590) and Church of St Mary the Virgin (Grade II\* -1168451).*

### **Landscape Character Area – key characteristics present**

#### *Gosfield Wooded Farmland (B4)*

- Flat to gently undulating landform.
- Strong pattern of large and small woods, including distinctive ancient limewoods.
- Irregular medium size arable fields, bounded by thick hedgerows with mature hedgerow trees.
- Enclosed character.
- Many small farmsteads, occasional hamlets and villages.

#### *Blackwater/Brain/Lower Chelmer Valleys (C6)*

- Shallow valleys.
- Predominantly arable farmland with well hedged medium to large fields.
- The Brain and the Upper Blackwater Valleys are narrow with undulating valleysides.
- The Lower Chelmer, and the Blackwater near Maldon, have wide flat valley floors, and gentle valleysides.
- Extensive linear poplar and willow plantations are a distinctive feature.

**Landscape Designations**

7.11 It is noted that there are no landscape designations within the site, although it is located close to the River Blackwater Priority Habitat (Floodplain Grazing Marsh).

**Site A92: Landscape sensitivity assessment**

<b>Criteria</b>	<b>Review of Essex Mineral Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment</b>	<b>The Landscape Partnership Assessment (with mitigation)</b>
Landform and landscape features	Medium-Low	Medium-Low
Complexity	Medium-Low	Medium-Low
Enclosure by vegetation	Medium-High	Medium
Historic character	Medium	Medium
Built development	Medium	Medium

**Site A 92: Visual sensitivity assessment criteria**

<b>Criteria</b>	<b>Review of Essex Mineral Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment</b>	<b>The Landscape Partnership Assessment (with mitigation)</b>
Openness to public view	High	Medium
Openness to private view	Medium-High	Medium
Views towards landmark buildings / natural features	Medium-High	Medium
Perceptual qualities	Medium-High	Medium

**Site A93: Landscape sensitivity assessment**

<b>Criteria</b>	<b>Review of Essex Mineral Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment</b>	<b>The Landscape Partnership Assessment</b>
Landform and landscape features	Medium-High	Medium
Complexity	Medium-Low	Medium-Low
Enclosure by vegetation	Medium	Medium
Historic character	Medium-High	Medium
Built development	Medium	Medium

**Site A93: Visual sensitivity assessment criteria**

<b>Criteria</b>	<b>Review of Essex Mineral Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment</b>	<b>The Landscape Partnership Assessment</b>
Openness to public view	Medium-High	Medium
Openness to private view	High	Medium
Views towards landmark buildings / natural features	High	Medium
Perceptual qualities	High	Medium-High

7.12 The concluding paragraphs note:

*The Site is located on the Blackwater River valley side which falls towards the west, creating sensitive open public and private views of the northern field from Stisted village on the opposite valley side. Footpath 19 (Stisted) provides a direct view and route across the Site towards the Parish Church of All Saints (Grade I) which is a prominent landmark within the surrounding landscape and significantly increases the overall historic sensitivity of the Site.*

*The southern parcel offers open views to and from the south at Bradwell and the wider surrounding landscape which increases the overall sensitivity considerably.*

*Whilst the Site itself is uncomplex containing only arable fields, the setting of the undulating landscape which is characteristic of the LCA increases the overall sensitivity of the Site.*

*For these reasons, the Site has been assessed as having **medium-high** sensitivity.*

- 7.13 It is noted that the site offers open views to Stisted and Bradwell. Advanced planting of mixed woodland would be implemented on the southern and western edges of the site to screen the site from both Stisted and Bradwell. This would address the effect on private views and the effect on public rights of way in the wider landscape. It should also be noted that this vegetation would have many years to establish before mineral extraction commences. With the proposed mitigation in place and established, The Landscape Partnership considers the Site A92 to have a **Medium** sensitivity to mineral extraction, and Site A93 to have a **Medium** sensitivity to mineral extraction.
- 7.14 When considered against the content of Table 2 of Appendix B of the Site Selection Methodology it is concurred that Site A92 should be scored as “Amber”. With the development of the advance planting/landscape mitigation scheme, any potential areas of medium-high sensitivity can be adequately addressed as part of the development of the site.
- 7.15 When considered against the content of Table 2 of Appendix B of the Site Selection Methodology it is concurred that Site A93 should be scored as “Amber”. With the development of the advance planting/landscape mitigation scheme, any potential areas of medium-high sensitivity can be adequately protected as part of the development of the site.

Sites A92 & A93 Pattiswick Hall, Pattiswick, Essex

## **Landscape and Visual Technical Note**

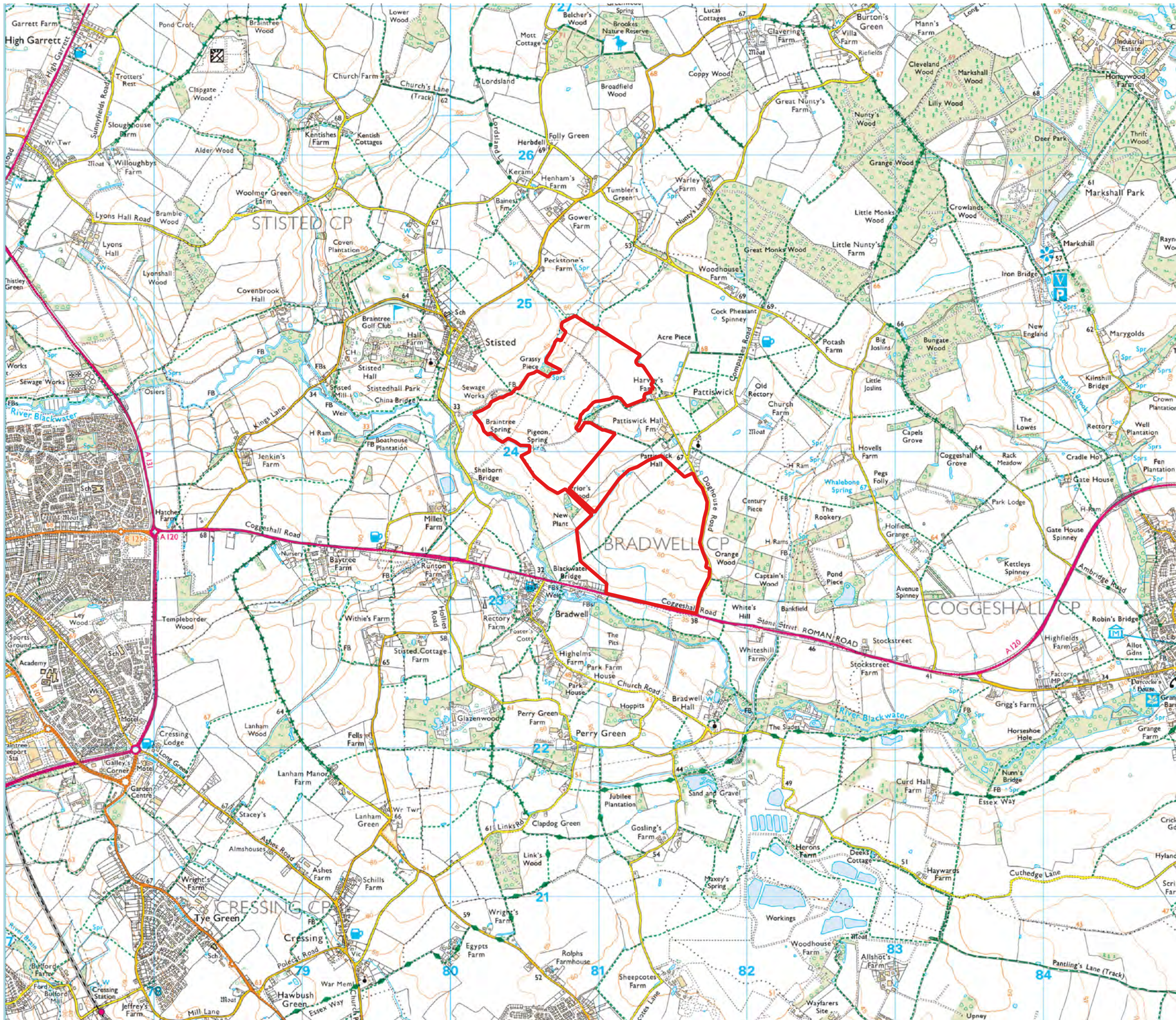
for

Brice Aggregates Limited


### **Appendix 01: Figures and photographs**

April 2024





**KEY**

 Site boundary

**E24806 - Pattiswick**

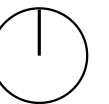
Site Location Plan

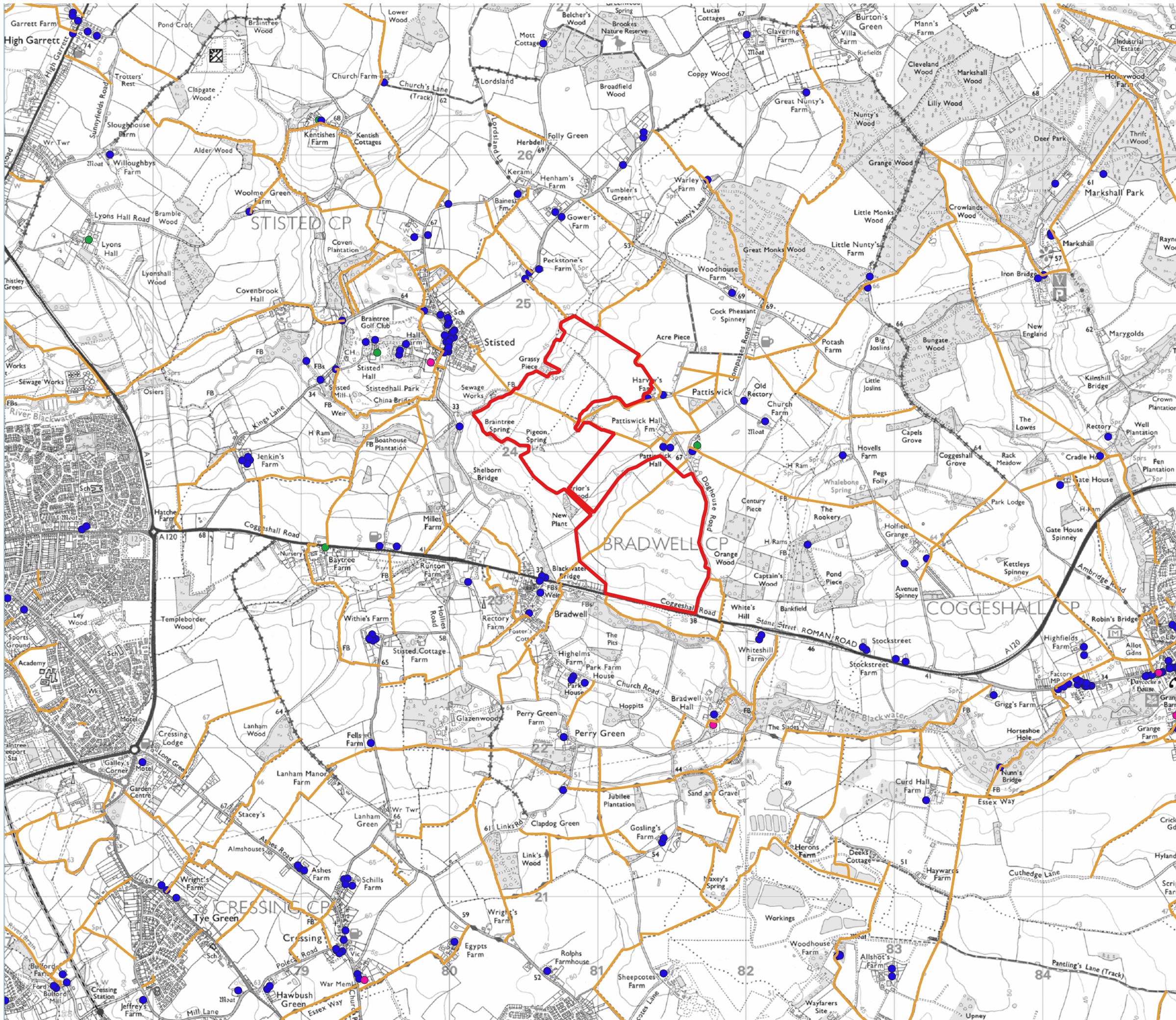
**Figure 01**

Scale: 1:25000

February 2024

Drawn: TA Checked: SM





**KEY**

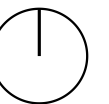
- Site boundary
- Landscape-related designations
- PROW
- Sites of Special Scientific Interest
- Local Nature Reserve
- Listed buildings
- Grade I
- Grade II
- Grade II\*

**E24806 - Patiswick**

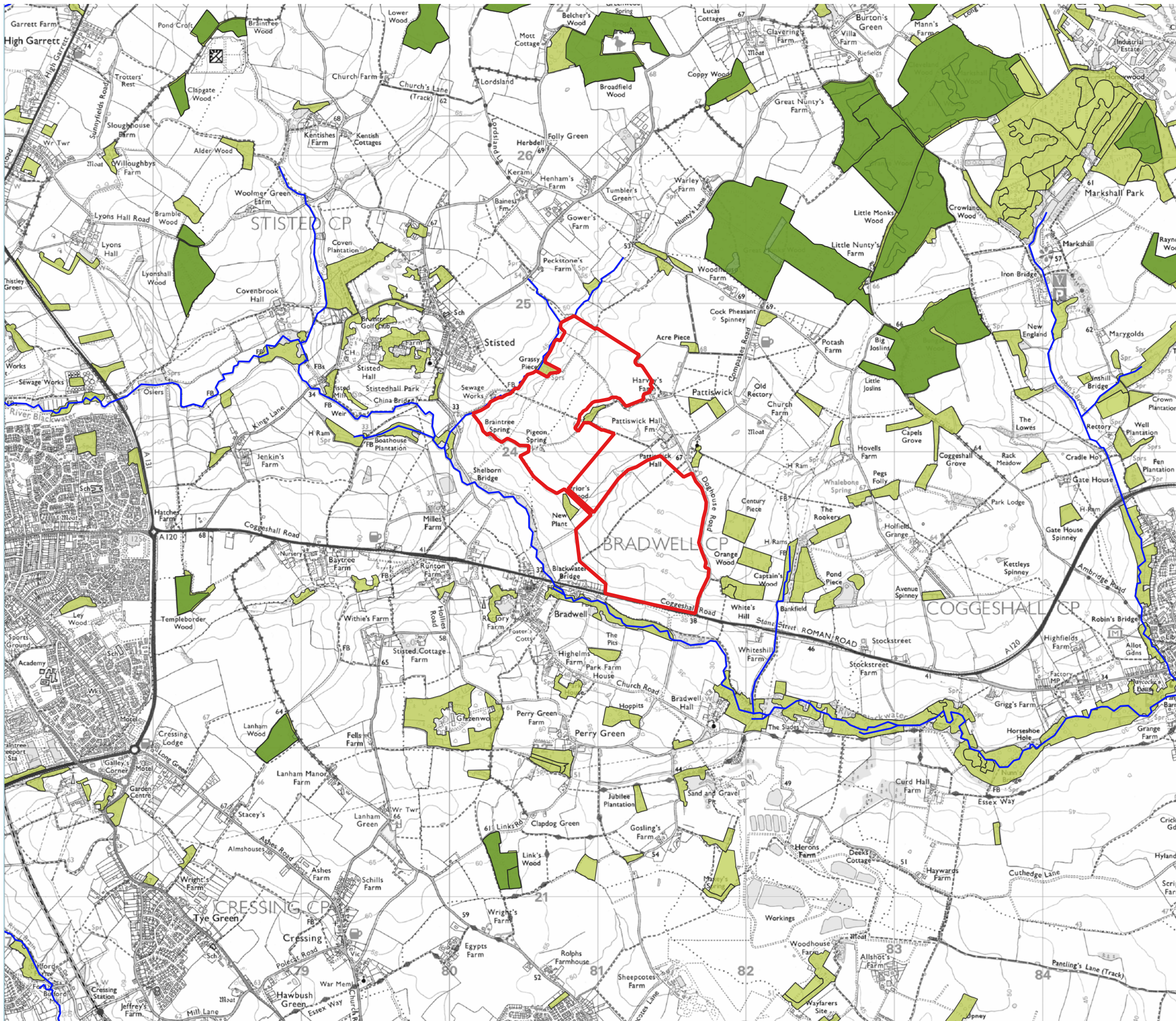
Landscape-related designations

**Figure 02**

Scale: 1:25000  
 February 2024  
 Drawn: TA Checked: SM



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**KEY**

- Site boundary
- Landscape features
- Watercourse links
- Ancient woodland
- Woodland

**E24806 - Patiswick**

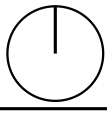
Landscape features

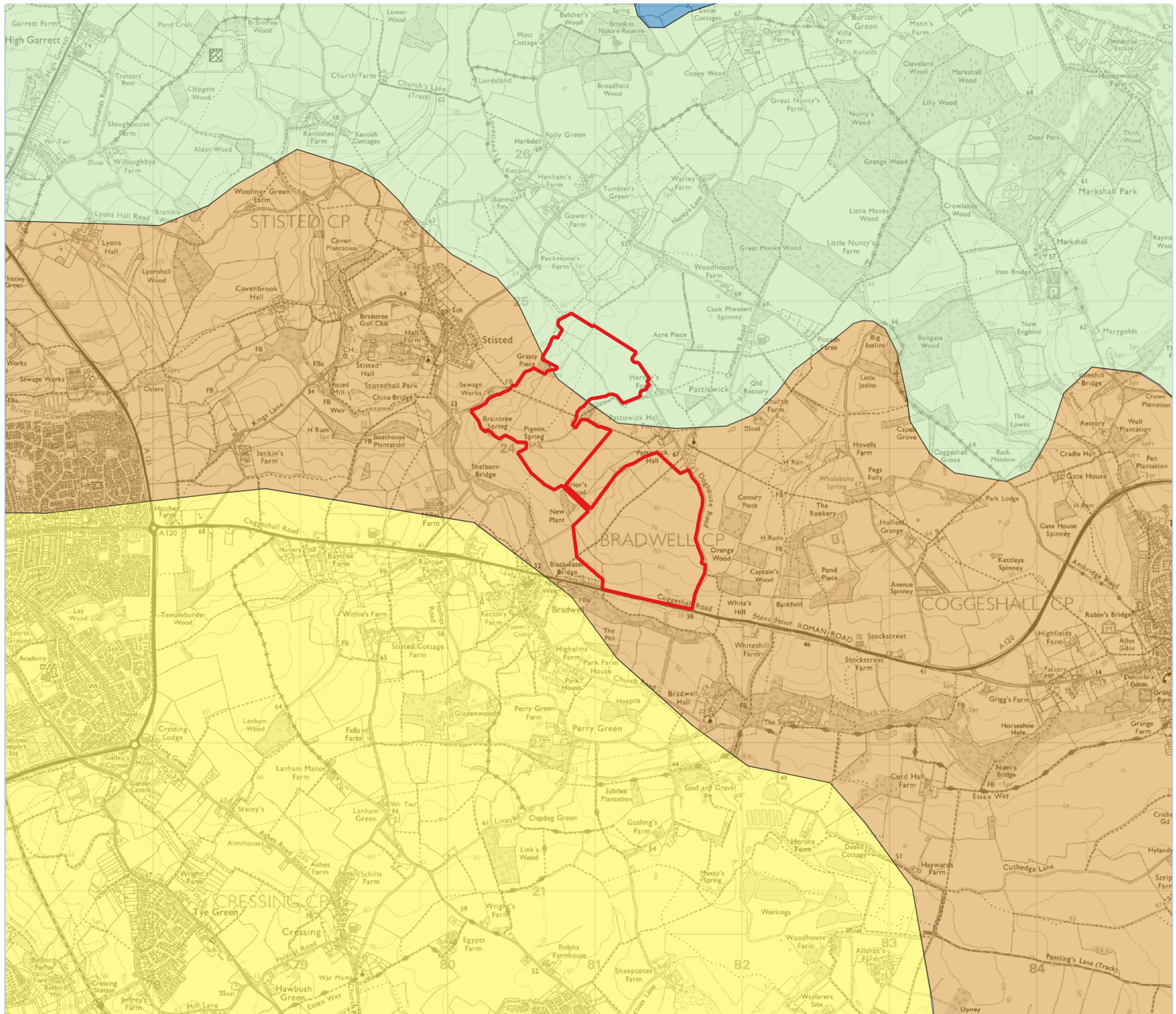
**Figure 03**

Scale: 1:25000

February 2024

Drawn: TA Checked: SM





**KEY**

- Site boundary
- Landscape character areas
- C6 - Blackwater and brain valley
- B1 - Central Essex Farmland
- B4 - Gosfield wooded farmland
- C7 - Colne Valley

**E24806 - Pattiswick**

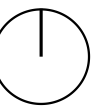
Landscape character areas

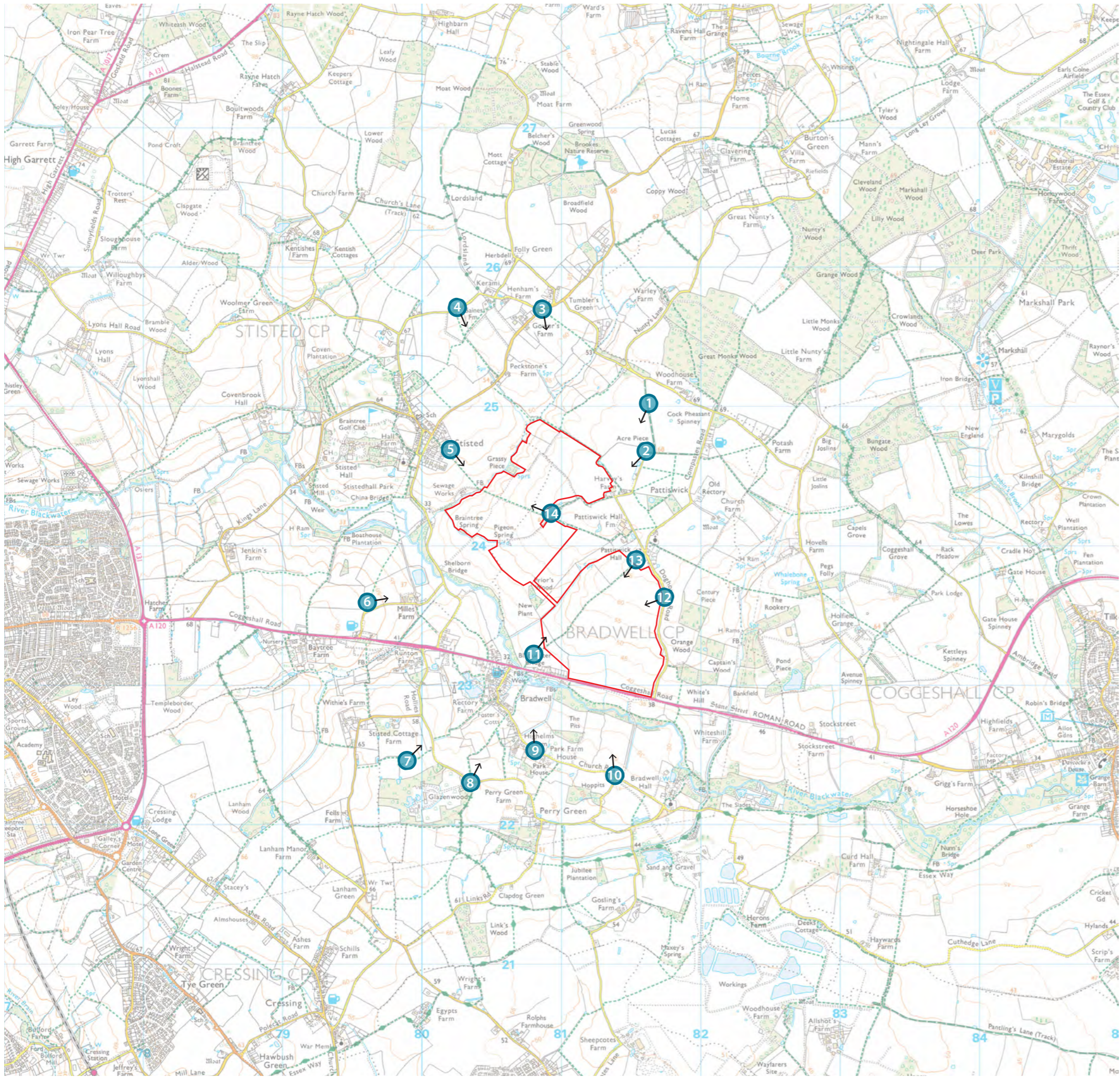
**Figure 04**

Scale: 1:25000

February 2024

Drawn: TA Checked: SM





Key



Site Boundary

E24806 - Patiswick Hall

Viewpoint Locations

Figure 06

Scale: 1:25000 @ A3

February 2024





Revision	Number	By	Date



Project  
Land at Pattiswick Hall Farm, Essex

Bedford	01234 261315	<input type="checkbox"/>
Woodbridge	01394 380509	<input type="checkbox"/>
London	020 7252 0002	<input checked="" type="checkbox"/>
Norwich	01603 230777	<input type="checkbox"/>

Drawing  
Restoration Proposals

Job No. E24806

Dwg. No. SK01

Scale 1:5000@A1

Drawn AF

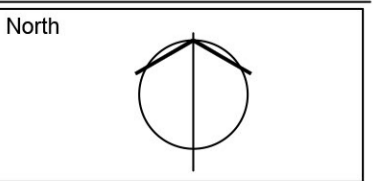
Checked SM

Date 21-03-2024

# DRAFT

Status  
-

Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.  
Copyright THE LANDSCAPE PARTNERSHIP LTD





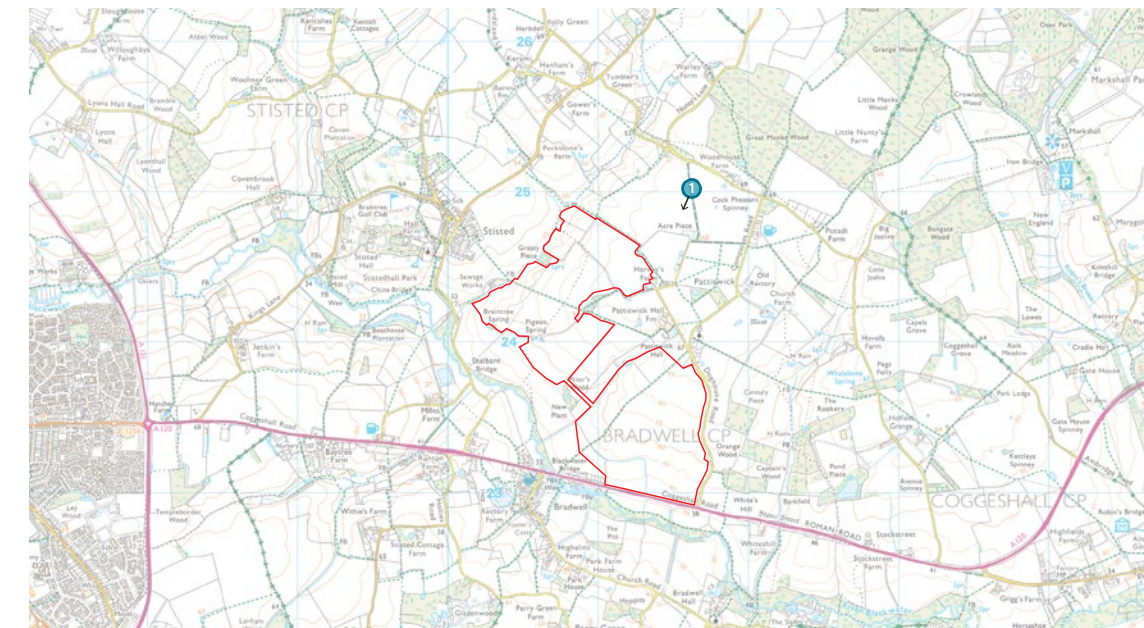
Acre Piece

Harvey's Farm

View across Blackwater Valley

Northern parcel screened by intervening landform

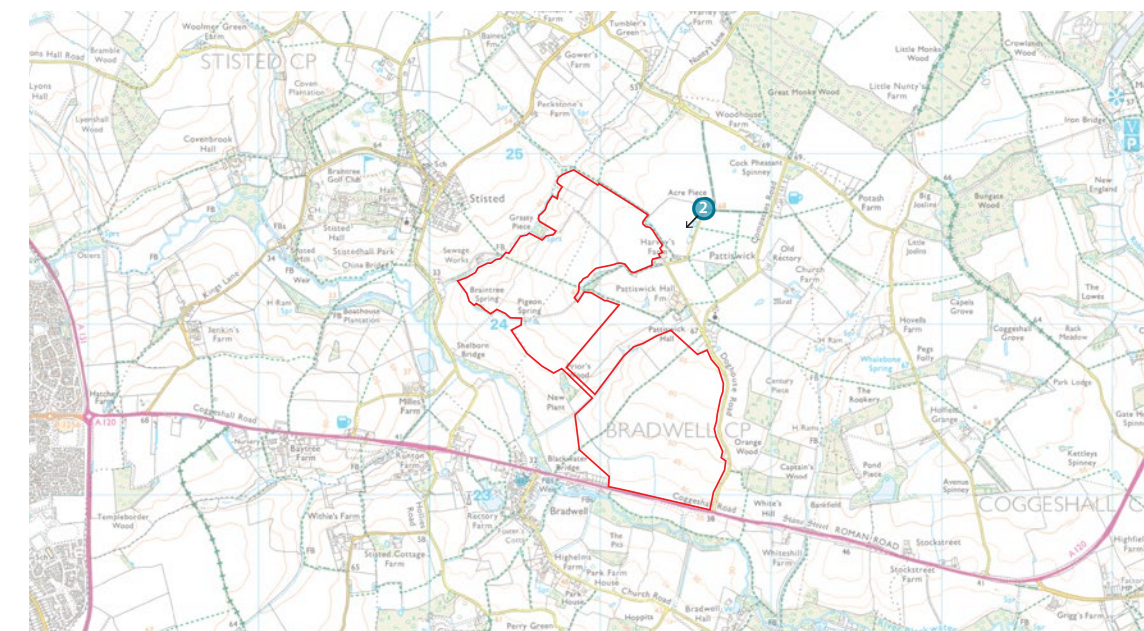
Village of Stisted



**Viewpoint 1** View from Bridleway 4 Bradwell

E24806 - Pattiswick Hall Farm, Essex

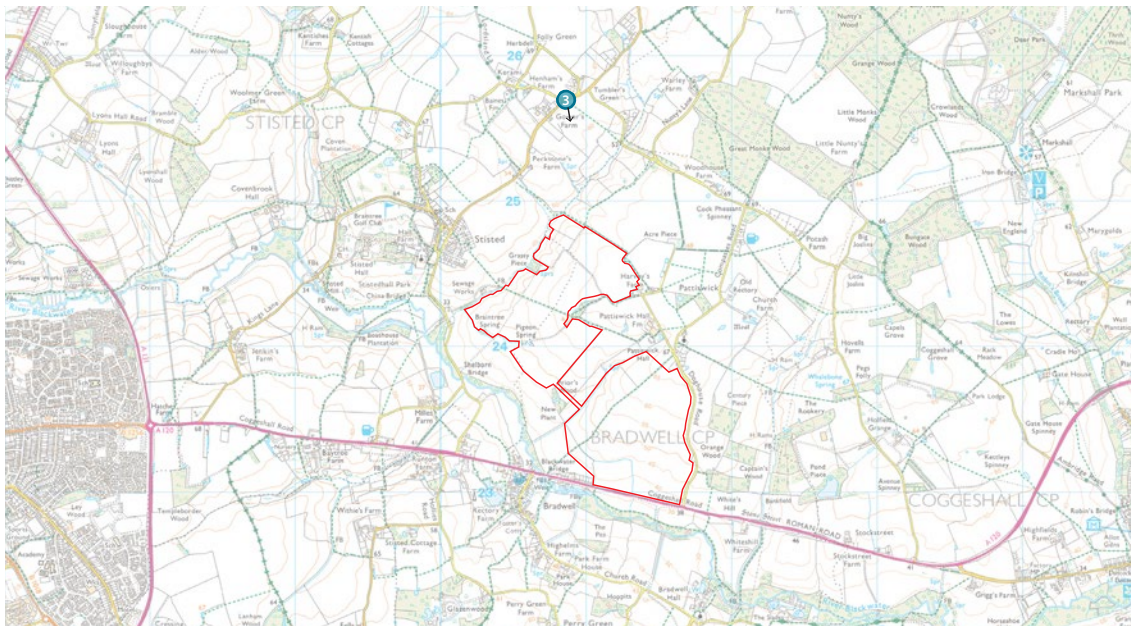
Dwg. No: VP 1 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 2** View from Bridleway 14 Bradwell

E24806 - Pattiswick Hall Farm, Essex

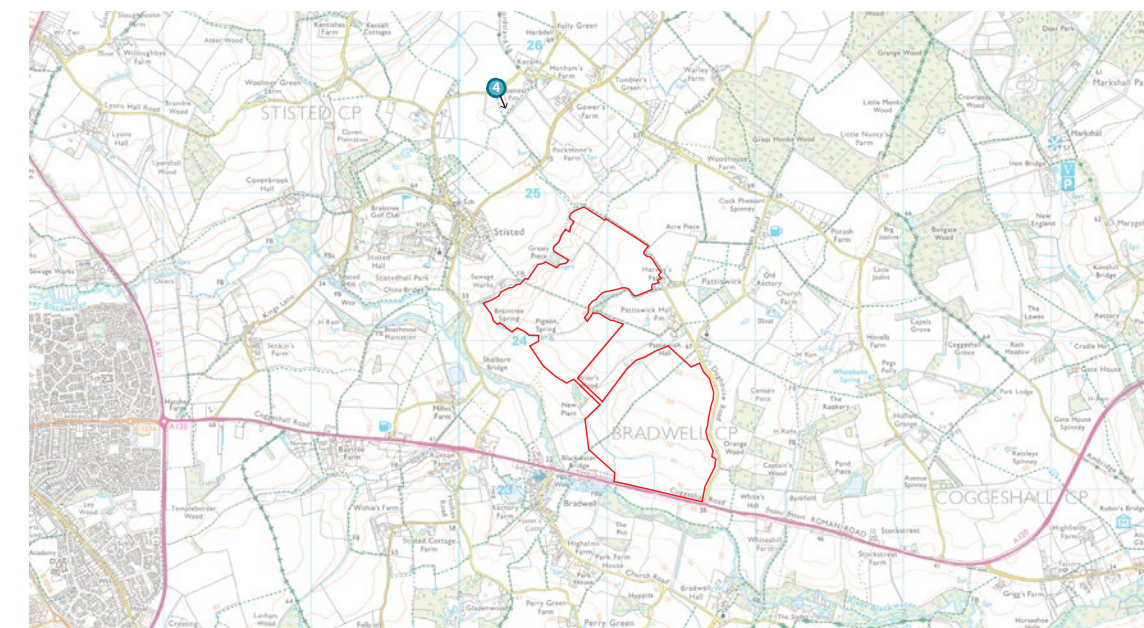
Dwg. No: VP 2 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 3** View from Footpath 7 Stisted

E24806 - Pattiswick Hall Farm, Essex

Dwg. No: VP 3 Date: 05/03/2024  
Drawn By: TA Checked By: SM



**Viewpoint 4** View from Madgement's Road Stisted

E24806 - Pattiswick Hall Farm, Essex

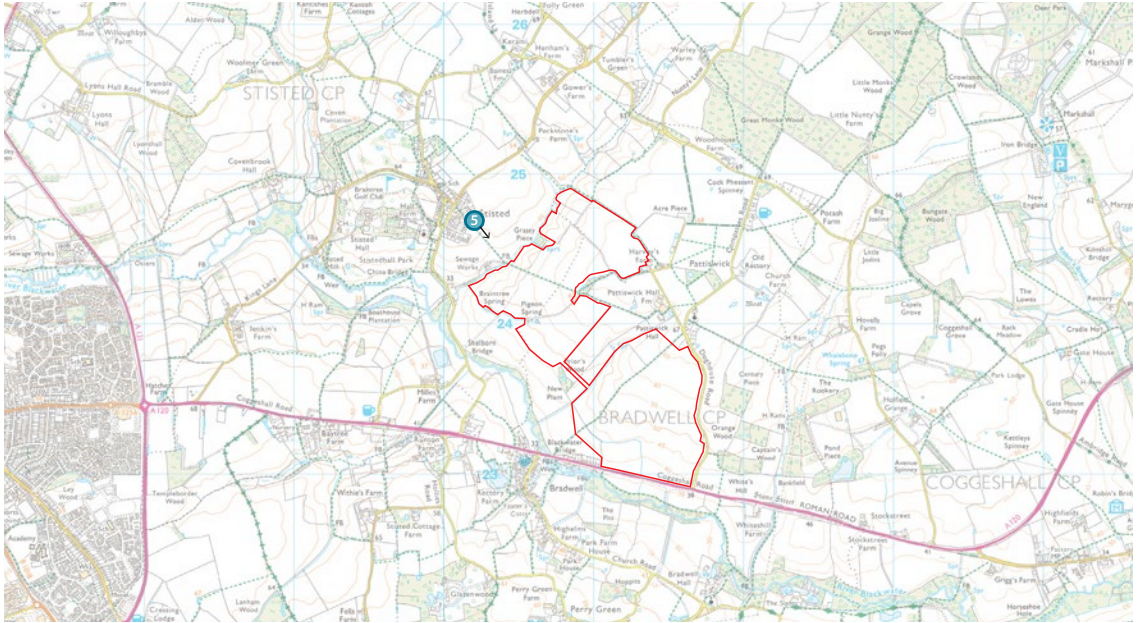
Dwg. No: VP 4 Date: 05/03/2024  
Drawn By: TA Checked By: SM



Streamside vegetation

Northern parcel visible in centre of view. Southern parcel hidden by

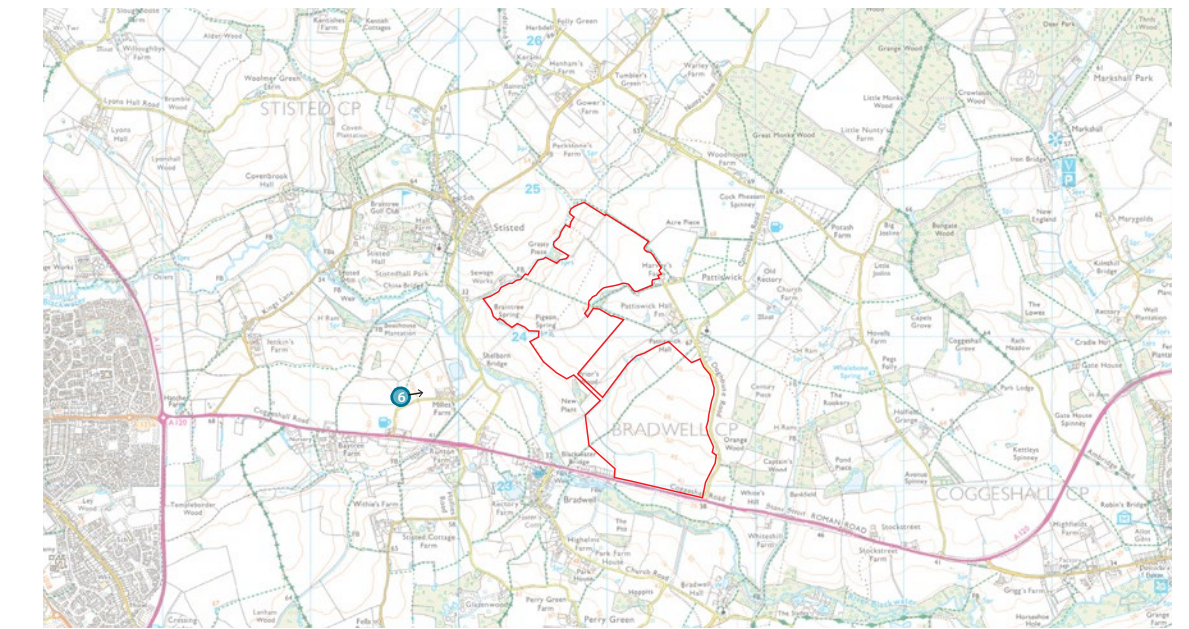
Houses within Bradwell



**Viewpoint 5** View from Footpath 19 Stisted

E24806 - Pattiswick Hall Farm, Essex

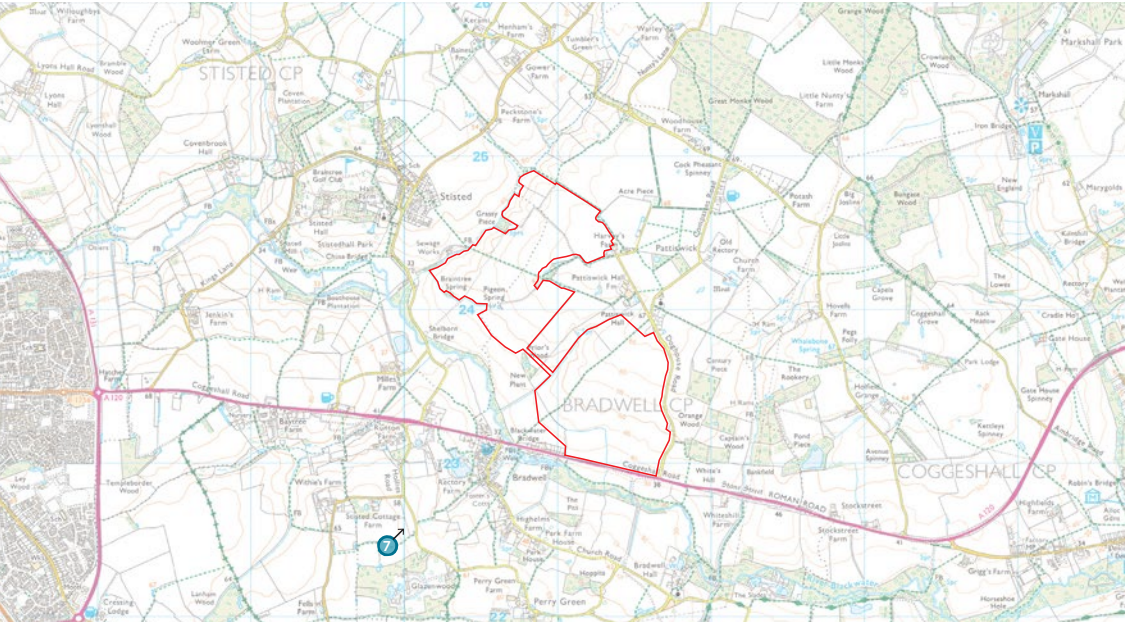
Dwg. No: VP 5 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 6** View from Footpath 23 Stisted

E24806 - Pattiswick Hall Farm, Essex

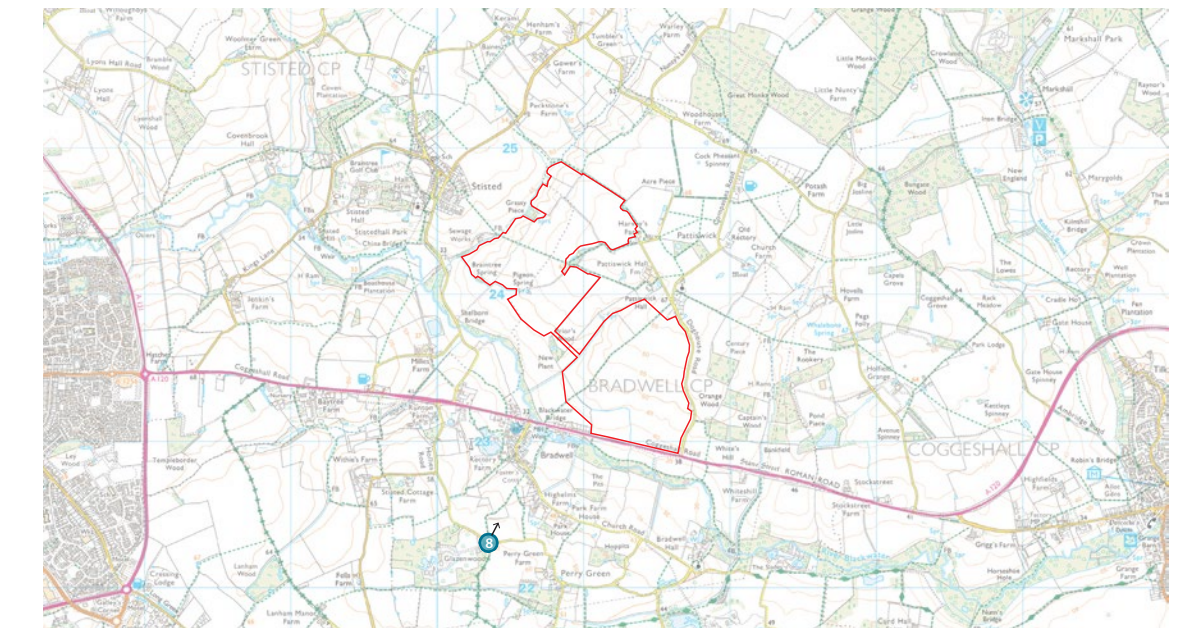
Dwg. No: VP 6 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 7** View from Footpath 17 Bradwell

E24806 - Pattiswick Hall Farm, Essex

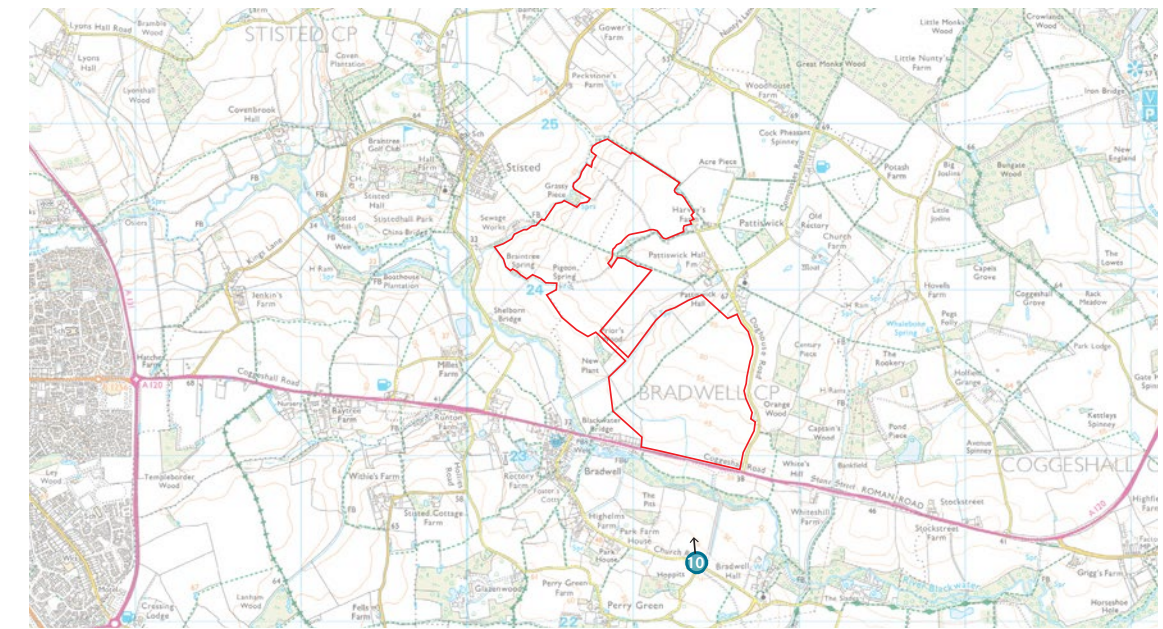
Dwg. No: VP 7 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 8** View from Glazenwood Road

E24806 - Pattiswick Hall Farm, Essex

Dwg. No: VP 8 Date: 05/03/2024  
 Drawn By: TA Checked By: SM



**Viewpoint 9** View from Church Road Bradwell

E24806 - Pattiswick Hall Farm, Essex

Dwg. No: VP 10 Date: 05/03/2024  
 Drawn By: TA Checked By: SM

## **Appendix 4**

Access Appraisal prepared by DTA dated April 2024

## **1. Introduction and Context**

- 1.1 This report has been prepared by DTA on behalf of Brice Aggregates LTD, to review the highway access principles and capacity implications of the potential mineral extraction site on Land at Pattiswick Hall Farm, Essex. The site location is shown at **Appendix A.**
- 1.2 The site lies within Essex County Council within Braintree District Council with Essex Highways as the Highway and Mineral Planning Authority. The site is being considered as part of the review of the emerging Essex Mineral Plan Candidate Sites Assessment (Site Reference: A92 being promoted as a smaller option and Site A93 as the full site).
- 1.3 The site has been assigned Red in terms of transport and the reason give for that scoring is that "***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.***"
- 1.4 This report has responded to the key findings within the transport RAG assessment. As confirmed below, the site does not require a new access to the A120 and therefore the allocation of the site would not conflict with Circular 01/22.
- 1.5 Localised mitigation will be required to achieve access but the works are relatively minor in form and there is no constraint in terms of land control to deliver these.
- 1.6 The site lies within Essex County Council with Essex Highways as the Highway and Mineral Planning Authority.
- 1.7 For contextual purposes, it is assumed that the prospect could generate around 450,000 – 500,000 tonnes of aggregate extraction per year, but it is understood that BAL are able to provide a flexible approach to output to support the apportionment rates under the MLP.
- 1.8 Based on typical capacities of 20 tonnes per load and a 260 working day year, this equates to around 100 loads per day and therefore 200 movements per day. From a

headline perspective around 300 movements per day have been considered. This would equate to around 13 in and 13 out movements per hour.

## 2. Existing Conditions – Highway

- 2.1 The site is located to the north of the A120 Coggeshall Road. The A120 runs east to west linking Baintree to the West and Coggeshall and Colchester to the east. The road is national speed limit within the vicinity of the site frontage reducing to 40mph to the west prior to the approach of Bradwell. It has a carriageway width of around 7m. The A120 forms part of the strategic road network that is under jurisdiction of national highways.
- 2.2 To the south of the site is an existing quarry access forming a right turn island of Coggeshall Road.
- 2.3 In order to establish existing levels of traffic movements on the local highway network, an Automatic Traffic Count (ATC) was undertaken on behalf of DTA between 26/01/23 – 01/02/23. This survey recorded all movements past the site on the A120 Coggeshall Road and movements along Doghouse Road to the east of the site. The movements are summarised in **Table 1** and **Table 2** Respectively.

**Table 1** – A120 Coggeshall Road Existing Traffic Flows – Total (HGV)

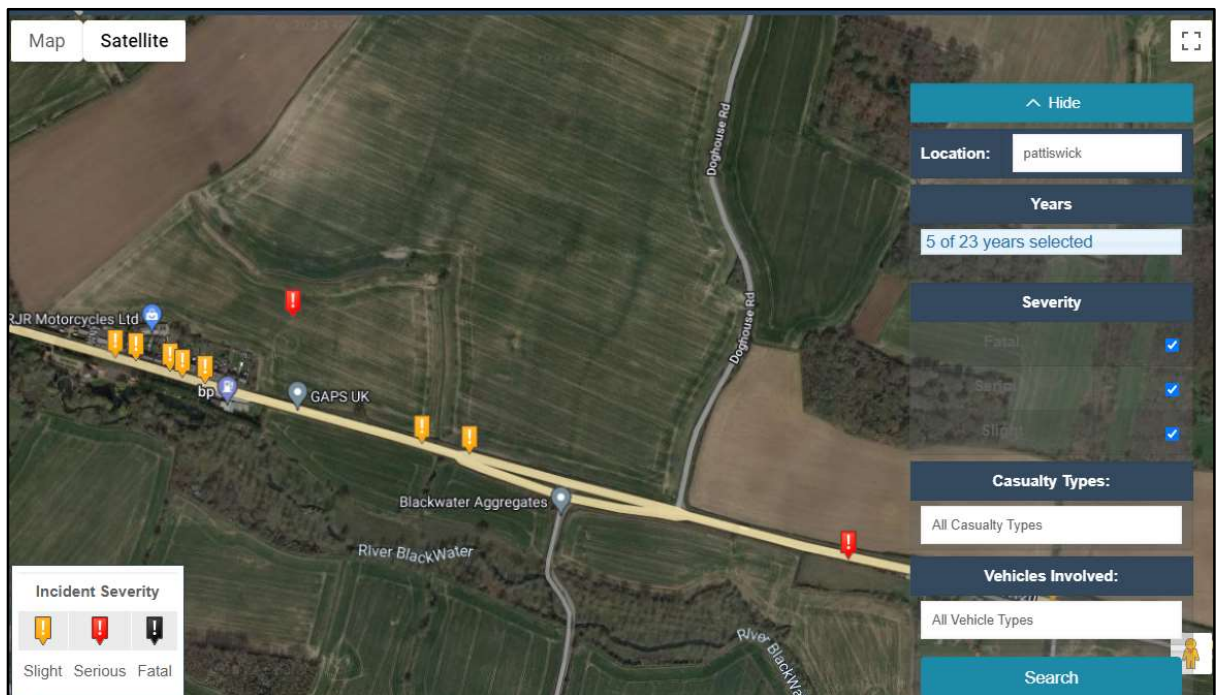
A120	Eastbound	Westbound
AM Peak (0800-0900)	921 (22)	954 (71)
PM Peak (1700-1800)	870 (15)	890 (31)
12 Hour (0700-1900)	9942 (417)	9797 (810)

**Table 2** – Doghouse Road Existing Traffic Flows – Total (HGV)

Doghouse Road	Northbound	Southbound
AM Peak (0800-0900)	7	9
PM Peak (1700-1800)	16	6
12 Hour (0700-1900)	129 (7)	87 (3)

### PIC Data

- 2.4 Accident data has been reviewed and this confirms that in the last five-year period there have been 9 recorded collisions along the A120 within the vicinity of the site frontage. 2 of the accidents were classed as serious and 7 were slight.
- 2.5 This is confirmed by the formal DfT database as represented on Crashmap, below:

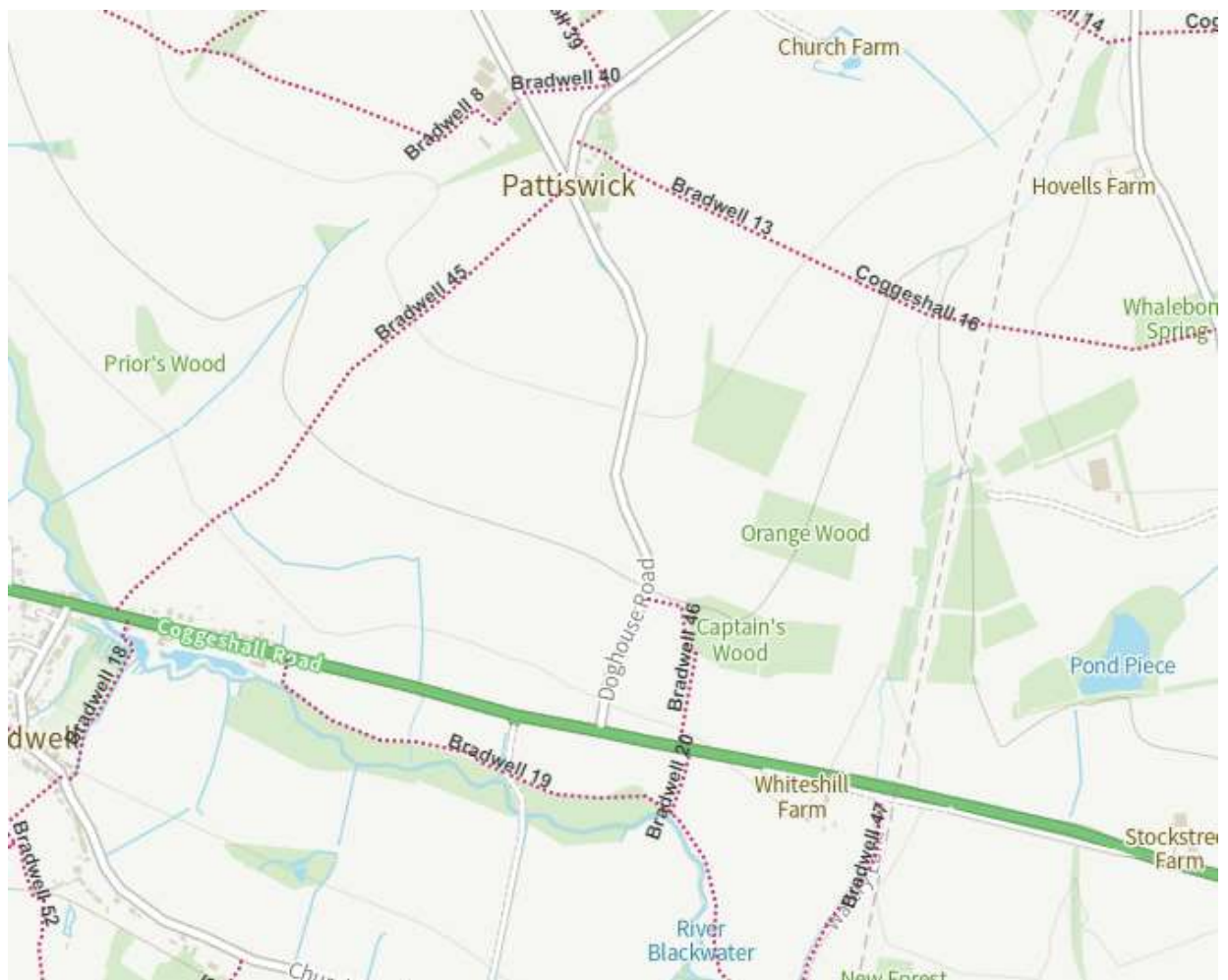


- 2.6 Most of the slight collisions occurred due to vehicles 'slowing down or stopping' whilst in or entering Bradwell, causing rear shunt type collisions involving a chain of cars. The serious collisions both involved only one vehicle.

### 3. Existing Sensitive Receptors

- 3.1 Bradwell footway 45 is located on the northern side of the A120 within the vicinity of the site frontage. This continues north into Pattiswick. To the south the footway terminates on approach to Bradwell with the footway continuing on the southern side towards Perry Green.
- 3.2 The main site has a number of Public Rights of Way (PROW) running through / around the site. These are shown in **Figure 1** below.

**Figure 1** – PROW within the western site



## **4 Implications for Site – Access**

- 4.1 The location of the plant site is to be on the northern side of the A120 and west of Doghouse Lane. Under the Site 92 scheme Sand and gravel will be extracted in the area bordered by Doghouse Road to the east and the existing watercourses to the west and the north with the required diversion of PRow 45. Under the Site A93 scheme a larger area of development is envisaged, but the same plant site location.
- 4.2 On this basis several options have been considered for accessing the site as follows:
- a) New access on Doghouse Road via the existing right turn lane to Doghouse Road from A120.
  - b) Provision of a roundabout on the A120 to serve both sides of the road to the existing quarry to the south and proposed site to the north.
  - c) Provision of new staggered junction with right turn ghost island east of the water course to access the north side of the A120 into the proposed plant site area; and
  - d) Provision of new junction with right turn ghost island west of the water course to access the north side of the A120 into the proposed plant site area
- 4.3 The access has been considered in the context of the guidance in the Design Manual for Roads and Bridges, which is the National Highways requirement to the strategic road network. Given the level of vehicle flow on the A120 it is considered that, at minimum, a ghost island right turn lane will be required.

### Policy

- 4.4 The access options have been considered in the context of the guidance in the Design Manual for Roads and Bridges CD123 & CD116, which is primarily targeted towards the strategic road network.
- 4.5 The A120 forms part of the Trunk Road network and therefore access to it is restricted by Circular 01/22. It states that:

*The company will adopt a graduated and less restrictive approach to the formation of new connections on the remainder of the SRN, determining each case on its own merits. However,*

*the preference will always be that new development should make use of existing junctions. In line with the standards contained in the Design Manual for Roads and Bridges (DMRB), new connections to slip or connector roads will not be permitted for safety and operational reasons.*

- 4.6 Whilst there is significant precedence of HE accepting new accesses on to single carriageway trunk roads, there is a general presumption that any such access will only be accepted if the site is allocated in the Local Plan, and if there are no alternatives that make use of existing junctions.

#### Option A

- 4.7 From the perspective of circular 01/2022 the preferred option would be to use Doghouse Road. The existing access to Doghouse Road is via a ghost island right turn from the A120.
- 4.8 Localised improvements would be provided to meet the requirements of the DMRB and an appropriate layout is shown on Drawing **24538-02**. BAL will have access rights to the land either side of Doghouse Road, and north of the adopted highways boundary for the A120 to facilitate any works that maybe required.

#### Option B

- 4.9 As an alternative, it would be possible to combine the accesses of Doghouse Road to the east and the existing quarry to the south into a single roundabout, creating an access for the plant site.
- 4.10 However, this option would have significantly higher costs than the other proposed accesses. Additionally, this option would create additional delay and interruption to mainline traffic flows along the A120 and therefore is discounted at this stage.

### Option C

- 4.11 There is scope to provide a new access off the A120 directly into the proposed plant site. A new staggered junction with the existing quarry access to the south would be feasible due to the road widening adjacent to the access. The current island can be used to form a right turn lane to the north without the need for road widening.
- 4.12 The preferred location would be west of the existing junction and east of the watercourse as there would be no constraints of the access road to connect with the mineral extraction area.

### Option D

- 4.13 It would also be possible to create a junction further to the west of the watercourse intersection with the A120, however this would require road widening due to it being outside the scope of the existing junction. In addition, the watercourse veers west further north into the site, therefore the access road would be required to cross over in order to access the mineral extraction area. This option would have significantly higher costs than the other proposed accesses and therefore is discounted at this stage.

### Summary

- 4.14 Option A proves to be the preferred access option due to it having minimal boundary constraints, no road extensions and not affecting through traffic on the A120. It does not require a new access to be formed from the A120 and is therefore compliant with the requirements of C01/22.
- 4.15 An indicative arrangement for the junction is shown at **Drawing 24538-02**. This shows a right turn ghost island off the A120 using the available space within the constraints of the available highway boundary.

## **5 Implications for Development – Traffic Impact**

- 5.1 The operation of the access to the quarry has been subject to preliminary assessment. This shows that whilst the junction will operate within capacity, delay is relatively high. This may raise concerns with NH, specifically in relation to right turn movements out of the site which might lead to the requirement to provide a roundabout (Option B).
- 5.2 Based on an additional 13 movements each way per hour that assessment is unlikely to identify any significant impact arising.
- 5.3 The local road network is generally of a good standard and wholly adequate for the level and type of traffic that is currently carried and will be carried as a result of the proposed development.
- 5.4 It is likely that that the proportional change in overall flows is very modest and is well within the daily variation in flows on the network. HGV flows will however increase by around 24% on the A120.
- 5.5 To test the environmental implications of the proposals, the changes in traffic flow will need to be considered against the criteria set out in the Institute of Environmental Management and Assessment (IEMA) Guidance Note No1 "Guidelines for the Environmental Assessment of Road Traffic". This guidance sets out a materiality test for when a detailed appraisal should be undertaken. At section 3.15 it advises that:

*"To assist the assessor it is suggested that two broad rules of thumb could be used as a screening process to delimit the scale and extent of the assessment. The rules are described and justified in the following paragraphs:*

*Rule 1 include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%)*

*Rule 2 include any other specifically sensitive areas where traffic flows have increased by 10% or more."*

- 5.6 In terms of the IEMA tests, the Rule 1 test is not triggered in relation to the change in HGV levels.
- 5.7 The Rule 2 test is also not triggered as the overall traffic flow change is well within the threshold for sensitive areas.

## 6 Implications for Development – Traffic Impact

6.1 Both Sites A92 and A93 have been assessed in the emerging Essex Minerals Local Plan within Appendix G - Transport Detailed RAG Assessment Methodology and Results. The following hierarchy of preference for transportation by road was applied to the site:

- (i) *Access to a suitable existing junction with the main road network, via a suitable section of an existing road, as short as possible, without causing a detrimental impact upon the safety and efficiency of the network.*
- (ii) *Where (i) above 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.*
- (iii) *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.*

6.2 The sites has initially been assessed as 'Red' sensitivity grade under the criteria (iii) where:

***"(iii)Where access to the main road network in accordance with (i) and (ii) below 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."***

6.3 The key findings of the published assessment are as follows:

- ***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***

- 6.4 This report addresses the key findings within the RAG assessment and concludes that for Option A under the Transport and Access criteria both Sites should be Scored as "Green" meaning that:

*"Access to a suitable existing junction with the main road network, via a suitable section of an existing road, as short as possible, without causing a detrimental impact upon the safety and efficiency of the network"*

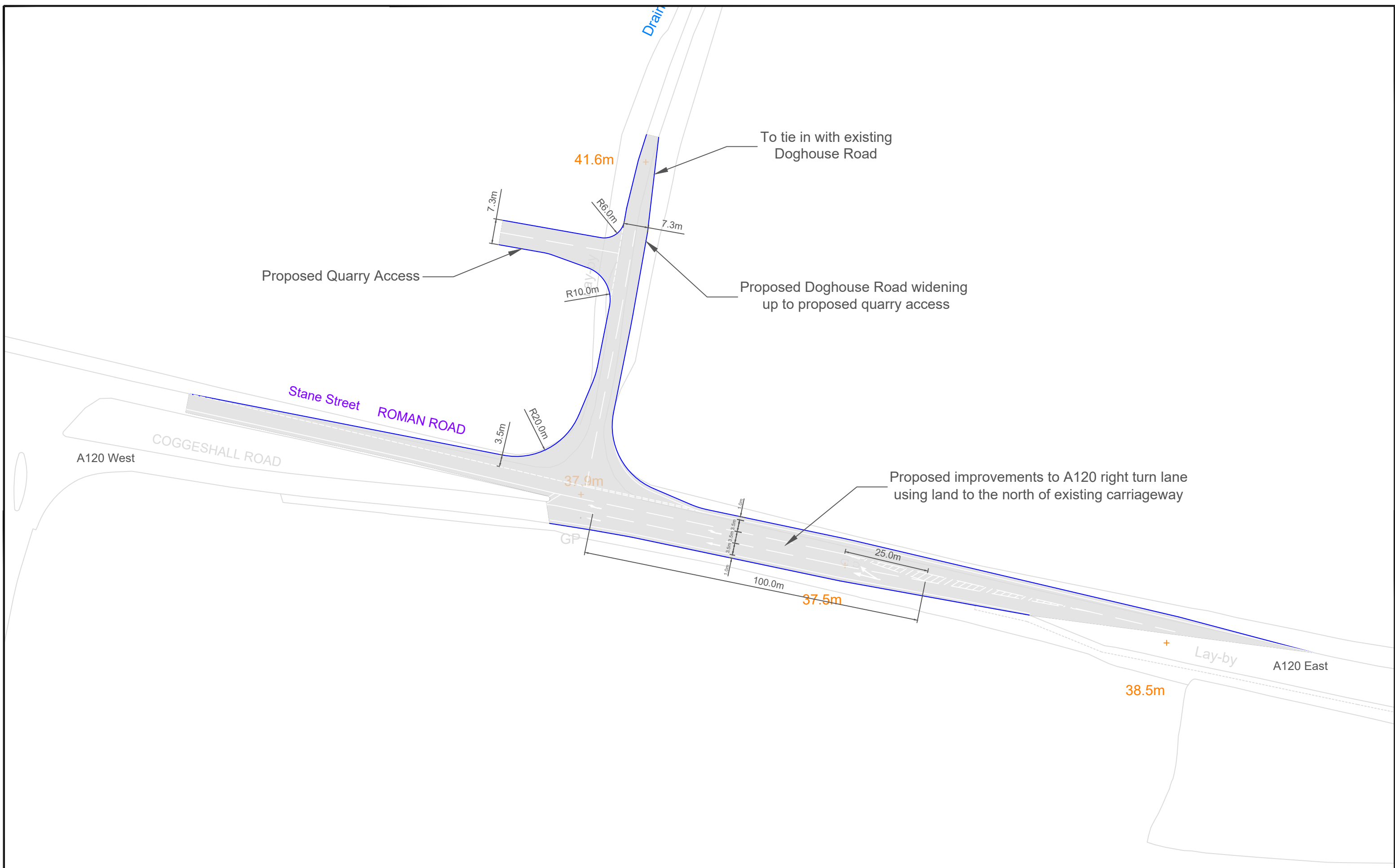
Summary

- 6.5 Overall, the new sensitivity grade for Option A as the preferred and most deliverable option for both Sites A92 and A93 would fall under 'Green' under the Transport and Access criteria as defined under Appendices G and H of the Site Selection Methodology as the access would be formed from an existing junction without causing a detrimental impact upon the safety and efficiency of the network.

## **7 Conclusions**

- 7.1 Subject to the detailed assessment as part of the planning application, it is considered that all options considered could provide a viable access to serve the site from the A120.
- 7.2 Option A via Doghouse Road is the preferred option and that can be delivered in full accordance with the requirements of DfT Circular 01.22.

## Drawings



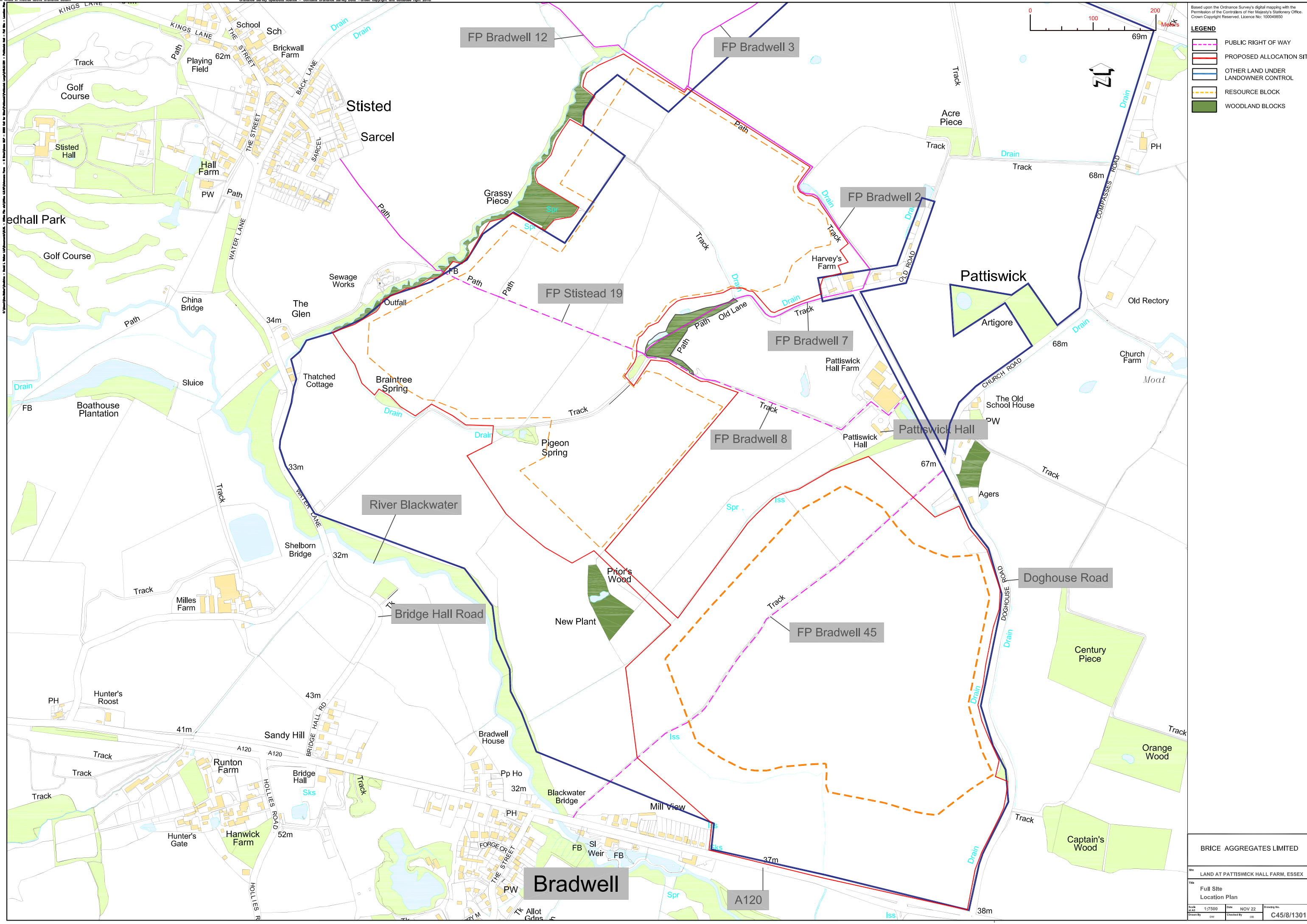
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REV	DESCRIPTION	DRAWN	INITIALS	DATE

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JOB TITLE Pattiswick Hall Farm		CLIENT Brice Aggregates LTD	
DRAWING TITLE Doghouse Road / Quarry Indicative Access Proposal			
SCALE 1:1000@A3	DRAWN BY BM	DATE 08/04/24	DRAWING No 24538-02
			REVISION

## **Appendix A – Site Location**




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**LEGEND**

- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- OTHER LAND UNDER LANDOWNER CONTROL
- RESOURCE BLOCK
- WOODLAND BLOCKS

BRICE AGGREGATES LIMITED			
Site: LAND AT PATTISWICK HALL FARM, ESSEX			
Title: Full Site Location Plan			
Scale: 1:7500	Date: NOV 22	Drawn By: [initials]	Checked By: [initials]
			Ref: C45/8/1301



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