





## Foreword

The purpose of this Issues and Options document is to provide information on, and consult on, three new / significantly revised sites which may offer the potential for future mineral extraction, one suggested site for a strategic aggregate recycling facility, and a potential new rail depot for mineral transshipment.

All the sites have been put forward by local landowners and the minerals industry as part of their response to the Minerals Development Document: Preferred Approach, consulted upon earlier this year. Two of the three extraction sites are significant revisions to sites already known to us and it is because of the scale of the changes proposed that we have taken this opportunity to re-consult.



The County Council has not yet assessed the sites in this document; assessment work will be carried out over the next few months. The sites are presented here to let you know what further sites the County Council is considering, and to provide you with an opportunity to let us know what you consider would be the advantages and disadvantages of allowing extraction, aggregate recycling or mineral transshipment in these locations.

As a County, we are required to produce a plan which will enable in the region of 40 million tonnes of aggregates to be provided within the plan period 2007-2028. This will ensure Essex has enough construction material to build and maintain the homes, businesses, community facilities and transport networks on which we all rely for our standard of living and economic prosperity. Much smaller scale provision is also needed for silica sand and brick clay.

We recognise that mineral extraction can have impacts on communities and on the environment which can last for many years. The right balance has to be struck between using our natural resources wisely and without wastage, and respecting the environment for today and for the future.

We have already consulted upon 46 suggested extraction sites and set out our initial views on which sites might be Preferred Sites for future extraction through the Minerals Development Document: Preferred Approach. Thank you if you took part in one of the consultation events, or submitted a response to this or an earlier consultation document. Work is on-going analysing the Preferred Approach responses.

Our aim, in consulting upon these new sites, is to ensure we achieve a comparable level of consultee and community input for these sites so that the site assessment and selection process can be informed by both professional and local knowledge and views alike.

I look forward to hearing what you have to say and to our continuing dialogue as we work to identify the preferred mineral sites to meet our future needs.

John Jowers

A handwritten signature in black ink that reads "Jowers".

Cabinet Member for Communities and Planning

## **MDD: Site Allocations Issues and Options Paper (August 2011)**

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## 1 Introduction

**1.1** Essex County Council is the Minerals Planning Authority for the County, and is responsible for the production of local minerals and waste planning policy documents - known as Development Documents - and the determination of minerals and waste planning applications.

**1.2** Production of the Minerals Development Document began in 2005 and is well underway. This document will, once adopted, replace the current Minerals Local Plan (1996) and become the new basis for protecting the County's mineral assets, enabling appropriate mineral development and determining local minerals planning applications.

**1.3** One of the main purposes of the Minerals Development Document is to identify future quarry sites to meet the County's needs up to the year 2028. These quarries will supply sand and gravel (aggregates), silica sand and brick clay - all essential materials to the construction industry and to the County's future economic prosperity. The Development Document must also make provision for sufficient aggregate recycling facilities - so mineral already quarried can, whenever possible, be used again - and ensure there are adequate mineral transshipment facilities (rail depots and wharves) to accommodate the importation of non-indigenous minerals essential for the County's future.

**1.4** The Mineral Planning Authority is reliant on local landowners and mineral companies to identify sites for consideration as future quarry sites. Sites were put forward in response to the initial Call for Sites in 2005 and the more recent Call in 2009. The Mineral Planning Authority has assessed all these sites – 46 in total - and consulted on the results and the future approach to local minerals planning in the Minerals Development Document: Preferred Approach consultation, held in late 2010 and early 2011.

**1.5** The responses to the Preferred Approach consultation included details of three further suggested quarry sites: one a new quarry site at Whitehouse Farm, Woodham Walter; one a major revision to the Ardleigh Rail site, south-east of Ardleigh village (A42), and one a major revision to the Appleford and Coleman's Farm site at Rivenhall End (A1). These three new sites are now being consulted upon, for the first time, through this document.

**1.6** A potential location for a Strategic Aggregate Recycling site has also been submitted on which views are sought. This is located at Weald Hall Commercial Centre in Thornwood, Epping.

**1.7** And finally, the suggested Ardleigh Rail mineral transshipment facility is being consulted upon as a separate facility, to gather views as to whether this has potential as a standalone facility which should be safeguarded for the future.

### Who is being consulted and why

**1.8** Our purpose in undertaking this consultation is to ensure all sites have been subject to a comparable and appropriate degree of stakeholder and public consultation. We want to give consultees and those living and working in the vicinity of the sites opportunity to comment and bring information about the sites to our attention.

**1.9** We have not previously undertaken public consultation on suggested Strategic Aggregate Recycling Sites (SARS), for the reasons set out in Appendix D of the MDD: Preferred Approach Document. However, the current submission is located in the west of the County and may be able to meet the suggested SARS criteria, and is therefore included in this document.

**1.10** All Parish Councils with a site in their area, or in a Parish adjoining their area, have been notified of this consultation and invited to respond.

**1.11** The following District and Borough Councils have also been consulted:

- Epping Forest District Council;
- Harlow Council;
- Maldon District Council;
- Chelmsford District Council;
- Braintree District Council;
- Tendring District Council;
- Colchester Borough Council

**1.12** No judgement has been made on the suitability of any of the sites. The detailed site assessment work will be informed by the responses received to this consultation.

## 2 Background

**2.1** National minerals planning policy requires that we identify sufficient mineral extraction sites to maintain landbanks of permitted sand and gravel, silica sand and brick clay reserves across the County. For sand and gravel a minimum of 7 years worth of reserves is needed; for silica sand 10 years of reserve for an individual silica sand quarry site; and for brick clay, twenty-five years worth of reserves for any brick manufacturing plant.

**2.2** By far the largest landbank requirement, by tonnage, is for sand and gravel, and a significant number of quarries will be needed to meet future needs. Silica sand and brick clay landbank requirements are, by contrast, relatively modest, and in each case could be met by a single quarry site.

**2.3** In selecting future quarries, the Mineral Planning Authority must have regard to a wide range of environmental considerations, and take account of the views of consultees, local residents and businesses. The Planning Inspector will find the document sound at Examination in Public, only if it is clear that all the relevant issues have been addressed, all the relevant parties have been involved throughout the plan production process, and the document has been prepared in accordance with statutory requirements and the adopted Statement of Community Involvement.

**2.4** The total quantity of mineral reserves needed, the most appropriate distribution of future quarry sites, and the methodology used to select Preferred Sites were three of the issues addressed in the recent Minerals Development Document (MDD): Preferred Approach consultation. This went out on countywide consultation between December 2010 and February 2011 - you may have been aware of it, or taken part in a consultation event.

**2.5** The MDD: Preferred Approach set out, for the first time, the Council's views on the full range of local mineral planning issues, and identified the sites currently emerging as Preferred Sites for future extraction.

**2.6** Some 2400 written consultation responses were submitted in response to this document, and analysis of these responses is on-going at the time of writing.

**2.7** The responses contained a handful from Site Promoters who wished to make revisions to their sites. Where the revision appeared so significant as effectively to create a new site, further public consultation was considered essential. Those sites are contained in this document.

**2.8** Where the revision did not fundamentally alter the extent of the site, further public consultation was not felt necessary, however, further assessment work will be undertaken in discussion with relevant specific consultees to factor these revisions into the site assessment.

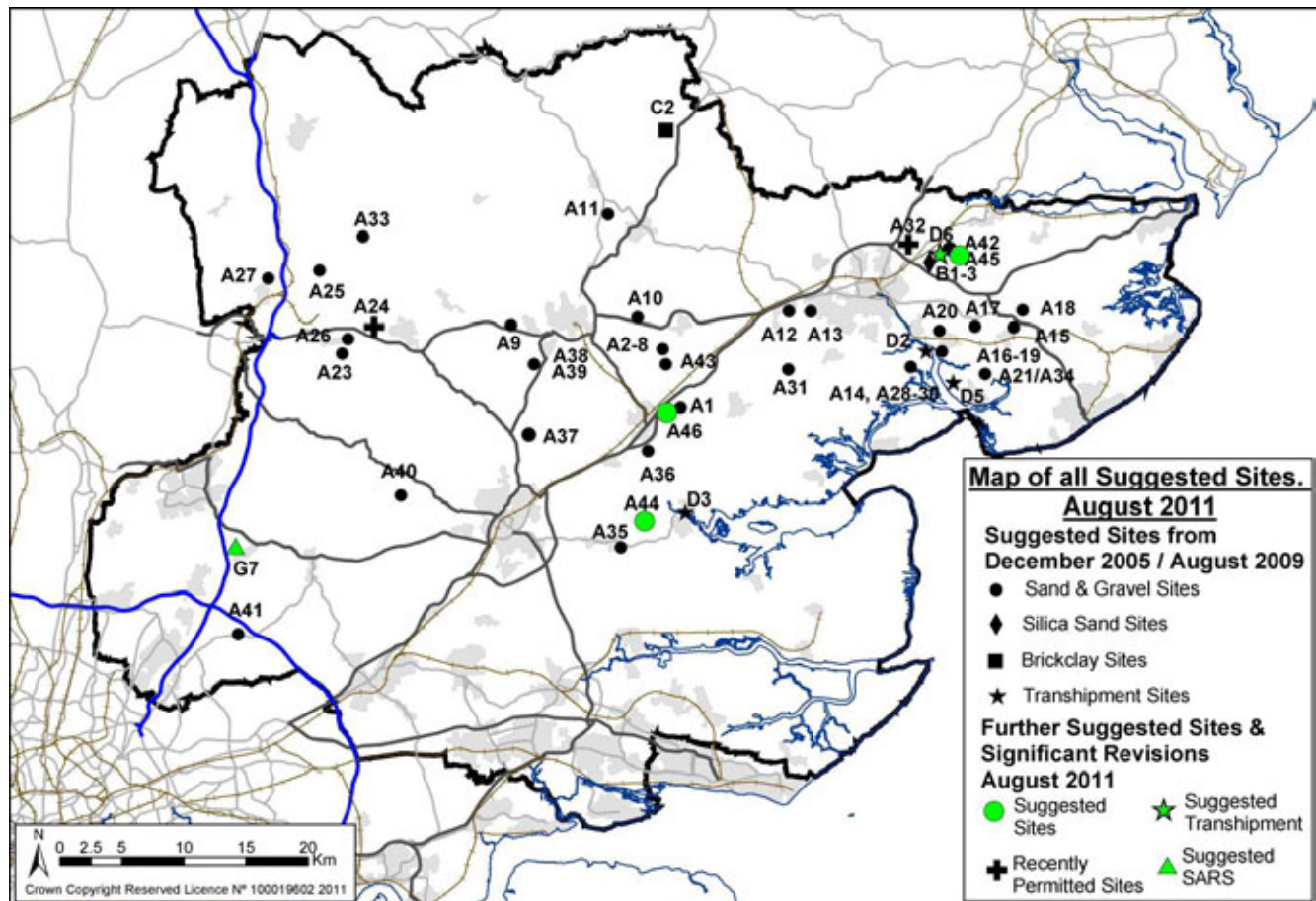
**2.9** In one instance a significant revision was proposed to a site which failed to address a fundamental issue with the original submission. This site (A33 Armigers Farm, Thaxted) does not feature in this document.

**2.10** The new sites now being consulted upon will be added to the total pool of suggested quarry sites from which the final Preferred Sites will be identified.

**2.11** Appendix A provides information on how to view previous consultation documents and find details of other suggested sites.

2.12 Map 1 shows the distribution of sites across the County, and highlights in green the sites included in this document.

**Map 1 All suggested mineral extraction, transhipment and strategic aggregate recycling sites at August 2011**



### 3 Suggested Sites for Mineral Extraction

**3.1** The following pages contain plans and details of three new or significantly revised suggested sand and gravel extraction sites.

**3.2** The sites are:

- A 44 – Whitehouse Farm, Woodham Walter
- A45 – Ardleigh Rail 2
- A46 – Coleman’s Farm, Witham

#### Interpretation of Site Plans

**3.3** The site boundaries outlined in red denote the area that would be the subject of a planning application, if that site were to progress for mineral extraction.

**3.4** The boundary encompasses all the land needed for that site to operate as a quarry, and includes any land needed for stockpiles, plant, silt lagoons and soil storage bunds for example, in addition to the area for extraction.

**3.5** The proposed extraction areas are marked by shading, but are for illustrative purposes only at this stage. Extraction areas may change as more detailed site planning and investigation is undertaken.

**3.6** Access points to the highway / railway network are shown.

## Suggested Sites for Future Sand and Gravel Extraction

### Whitehouse Farm

Site:	A 44
Address:	Woodham Walter, Maldon
District:	Maldon
Estimated yield:	4 mt
Area:	58 ha
Estimated life:	15 years
Method of Exportation:	By road
Method of Restoration:	Low level restoration. Re-profiling of gradients using surplus overburden and topsoils
After-use:	Agriculture

#### Notes:

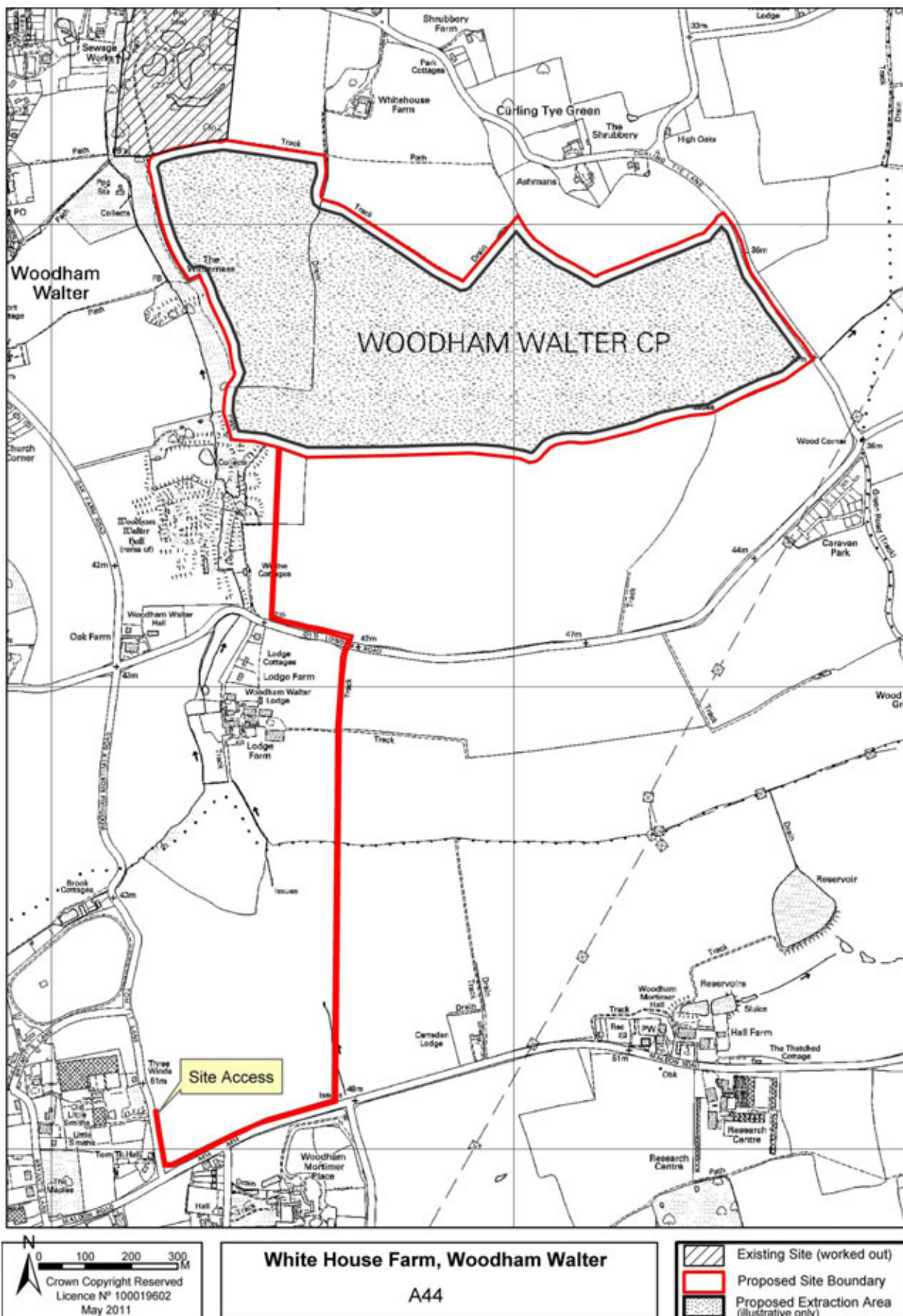
1. Mineral would be processed on site.
2. A haul road would cross Old London Road and connect to the highway network via a new access at Tom Tit Lane.
3. A conveyor may be used.

### Question 1

#### Site A44

- a. Do you support this potential site for sand and gravel extraction?
- b. Do you object to this potential site for sand and gravel extraction?
- c. If b), are there any changes that could be made to this proposal that would make it acceptable to you?
- d. Is the proposed after-use acceptable to you? If not, what do you consider to be appropriate after-use at this location and why?

Picture 1 Site A44: Whitehouse Farm



**Ardleigh Rail 2**

Site:	A 45
Address:	Ardleigh Rail Siding and mineral extraction area, east of Ardleigh village
District:	Tendring
Estimated yield:	7 mt
Area:	89 ha
Estimated life:	20 years
Method of Exportation:	By rail.  (Road access would be for personnel, delivery of plant etc, not for mineral HGVs)
Method of Restoration:	Low level restoration predominantly water-based, using on-site silts
After-use:	Mixture of landscaped lakes (for quiet recreation / irrigation), nature conservation areas, woodland and agricultural land.

**Notes:**

1. A new dedicated rail siding would be created.
2. Vehicular access would be from Little Bromley Road.
3. A conveyor running under Little Bromley Road, Waterhouse Lane and Morrow Lane would connect all parts of the site to the mineral processing plant and stockpiling area located near the rail siding.

**Question 2****Site A45**

- a. Do you support this potential site for sand and gravel extraction?
- b. Do you object to this potential site for sand and gravel extraction?
- c. If b), are there any changes that could be made to this proposal that would make it acceptable to you?
- d. Is the proposed after-use acceptable to you? If not, what do you consider to be appropriate after-use at this location and why?



**Colemans Farm**

Site:	A 46
Address:	Land at Colemans Farm, Little Braxted Lane, Witham
District:	Braintree
Estimated yield:	2.5 mt
Area:	46 ha
Estimated life:	14 years
Method of Exportation:	Road
Method of Restoration:	Retreat extraction to final lake bank sides creating final design profiles and alignment
After-use:	Recreation - Fishing lakes

**Notes:**

1. The site access would be onto Little Braxted Lane.
2. The Site Promoter has a longer term aspiration to develop this site to a water-based country park. However this would be subject to a separate planning application made to Braintree District Council.

**Question 3****Site A46**

- a. Do you support this potential site for sand and gravel extraction?
- b. Do you object to this potential site for sand and gravel extraction?
- c. If b), are there any changes that could be made to this proposal that would make it acceptable to you?
- d. Is the proposed after-use acceptable to you? If not, what do you consider to be appropriate after-use at this location and why?





## 4 Suggested Strategic Aggregate Recycling Site

**4.1** The MDD: Preferred Approach proposed the development of a network of large Strategic Aggregate Recycling Sites (SARS) in addition to a spread of smaller scale dedicated aggregate recycling sites across the County.

**4.2** SARS were defined as:

- Having a capacity to recycle a minimum of 100,000 tonnes of construction and demolition waste per year;
- Permanent facilities within an employment / industrial area, or a temporary facility with an end date which extends to the end of the plan period (2028);
- Being of sufficient size to accommodate washing plant in addition to crushing and screening plant, with dedicated storage areas for feed waste, processing plant and stockpiles of raw and processed material;
- Having good connections to the main highway network.

**4.3** The following site may meet these criteria.

**Weald Hall Commercial Centre**

Site:	G7
Address:	Weald Hall Lane, Thornwood, Epping
District:	Epping Forest
Site Area:	4.0ha
Estimated life:	Permanent facility
Nature of materials for recycling:	Construction, Demolition and Excavation waste
Estimated annual throughput (tonnes):	100,000 tonnes
Type of Plant	Screening / concrete crushing / washing plant
Indoors or outdoors:	Recycling plant to be housed within existing commercial buildings;  Some external materials separation, screening and storage areas.
Destination of residuals:	Specialist further recycling with landfill as last resort.

**Notes:**

1. Weald Hall is an existing commercial site used for general industry, storage and distribution, 2.5 miles from the development boundary of Harlow.
2. Access would be via the existing private road from the A414 to the north.
3. The site would handle Essex waste.

**Question 4****Site G7**

- a. Do you support this potential Strategic Aggregate Recycling Site?
- b. Do you object to this potential Strategic Aggregate Recycling Site?
- c. If b), are there any changes that could be made to this proposal that would make it acceptable to you?



## 5 Suggested Mineral Transshipment Site

### Ardleigh Rail Sidings

Site:	D6
Depot:	Rail
Address:	Vinces Farm, Ardleigh
District:	Tendring
Site Area:	13.5 ha
Estimated life:	20+ years
Exports:	300,000 – 500,000 tonnes per year
Imports:	Potential for limited hard rock imports – 30,000 tonnes per annum
Onward movement of imports:	By road
Points of access to public highway:	Via A120 and B1029

#### Notes:

1. This site could be linked to a dedicated mineral reserve (see Site A45) or could import mineral from other quarries in the area eg the new Crown Quarry (Wick Farm) and Martells Quarry.
2. A new internal access road across / on the edge of the agricultural land would provide access to the siding. The route shown is indicative at this stage.

### Question 5

#### Site D6

- a. Do you support this potential mineral transshipment site?
- b. Do you object to this potential mineral transshipment site?
- c. If b), are there any changes that could be made to this proposal that would make it acceptable to you?





## SUBMITTING YOUR RESPONSE

**6.7** The consultation period runs for eight weeks.

**6.8** Responses can be made using any of the following methods:

- **On-line at:** <http://consult.essexcc.gov.uk>;

**6.9** *We should like to encourage as many people as possible to use the online consultation facility as it is the cheapest response method available, and helps speed up the uploading process. You will be required to register as a respondent initially (to log your details and to help us ensure multiple responses are correctly assigned). There is an online help facility to guide you through the process.*

- **By email to:** [mineralsandwastepolicy@essex.gov.uk](mailto:mineralsandwastepolicy@essex.gov.uk)

- **By post to:**

Minerals and Waste Planning

Environment, Sustainability and Highways

EssexCounty Council Freepost CL 3636

County Hall

CHELMSFORD

CM1 1XZ

- **By fax to:** 01245 437213

### If you need help

**6.10** Should you experience any difficulty in accessing the document or submitting a response to us, please contact the Planning Helpline on: 01245 435555. Staff will be available to help answer your questions, and can arrange for information to be provided in an alternative format or language if required.

**6.11** Regrettably, we will not be able to extend the consultation period because of the need to progress document production in accordance with the agreed timetable.

### Notification of future consultations

**6.12** All those who submit comments will be added to the database of stakeholders and respondents. Please make it clear to us in your response if you do not wish to be notified of future Minerals Development Document consultation stages.

## 7 What are the next steps?

### **On-going site assessment work and the moderation process**

**7.1** All information and comments received relating to the sites detailed in this document will inform future site assessment work.

**7.2** The site assessment scores subsequently allocated to the new extraction sites (against a wide range of criteria) will be moderated against the individual scores allocated to all the other suggested mineral extraction sites to ensure consistency and fairness of approach.

### **The Site Selection Methodology**

**7.3** It is currently anticipated that some changes will be made to the overarching site selection methodology (outlined in the MDD: Preferred Approach document – pages 80-84), to accommodate the points raised by recent consultee and public responses.

**7.4** Once these changes have been made and the new methodology agreed, all the extraction sites that have been put forward for consideration will be evaluated or re-evaluated against it, to enable the most appropriate sites overall to be identified.

**7.5** If site promoters have suggested revisions to their sites, these revisions will be considered and taken into account in the site's rescoring. The advice of specific consultees eg Highway Agency, Environment Agency will be sought where appropriate.

**7.6** Analysis of the responses to the strategic aggregate recycling site and rail transshipment site will determine whether these sites become safeguarded in the plan.

### **The Minerals Development Document: Submission document**

**7.7** The sites which emerge from this future assessment work as the most appropriate will become the Preferred Sites which will carry forward into the Submission version of the Minerals Development Document. This will be subject to a further period of public consultation during 2012 before the document is submitted to the Secretary of State for Examination in Public.

**7.8** If, as a result of considering all the MDD: Preferred Approach responses, a very significant change is made to the overarching strategy or to the identified Preferred Sites, the Mineral Planning Authority may choose to undertake a further Preferred Approach consultation.

## 8 Any other comments?

**8.1** If you have any other comments you wish to make about this consultation please use Question 6 below.

### Question 6

#### Other comments

I wish to make the following additional comments:

## 9 Appendix A

### 9.1 Viewing the MDD: Preferred Approach document and the responses received

9.2 Should you wish to look at the MDD: Preferred Approach (Dec 2010) document and its supporting Appendices, to gain a better understanding of the planning background and the other sites that are being considered, please go to:

9.3 <http://consult.essexcc.gov.uk>

9.4 All responses to the above document, including the site promoters' comments about proposed site revisions, are available to view alongside the questions posed within the document.

### 9.5 Viewing previous MDD documents and other site details

9.6 Table 1 (see below) contains a full list of all the suggested extraction sites and identifies the MDD document (listed below) which contains the most recent site plan and site details.

9.7 MDD: Preferred Approach (Dec 2010)

9.8 MDD: Site Allocations – Issues and Options paper (Aug 2009)

9.9 MDD: Further Issues and Options paper (Jan 2009)

9.10 MDD: Site Allocations – Additional Site Allocations - Issues and Options paper (March 2006)

9.11 MDD: Site Allocations – Issues and options paper (Dec 2005)

9.12 MDD: Development Control Policies – Issues and Options paper (Dec 2005)

9.13 MDD: Core Strategy – Issues and options paper (Dec 2005)

9.14 These documents can be viewed at [www.essex.gov.uk/planning](http://www.essex.gov.uk/planning) then via Minerals & Waste Planning Team> Planning Policy> Policy Consultations > Associated Planning Documents.

**Table 1 Suggested Extraction Sites**

District	Site Ref	Site Name	MDD document containing most recent site map and details
BRAINTREE	A1	Appleford and Colemans Farm	<a href="#">Dec 2005</a>
	A2	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>
	A3	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>
	A4	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>
	A5	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>

District	Site Ref	Site Name	MDD document containing most recent site map and details
	A6	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>
	A7	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2010</a>
	A8	Bradwell Quarry, Rivenhall Airfield	<a href="#">Dec 2005</a>
	A9	Broadfield Farm, Rayne	<a href="#">Dec 2010</a>
	A10	Covenbrook Hall Farm, Stisted	<a href="#">Jan 2009</a>
	A11	Tile Kiln, Valley Farm, Sible Hedingham	<a href="#">Dec 2005</a>
	A36	Olivers Nurseries	<a href="#">Aug 2009</a>
	A43	Parkgate Farm, Silver End	<a href="#">Aug 2009</a>
	A46	Colemans Farm, Little Braxted Lane	This document
	C2	Bulmer Brickfields, Bulmer, Sudbury	<a href="#">Dec 2010</a>
COLCHESTER	A12	Colchester Quarry, Bellhouse Farm South, Stanway	<a href="#">Aug 2009</a>
	A13	Colchester Quarry, Five Ways Fruit Farm	<a href="#">Dec 2010</a>
	A14	Fingringhoe Quarry, Ballast Quay	<a href="#">Dec 2010</a>
	A28	Tower Field, Fingringhoe Quarry	<a href="#">Dec 2010</a>
	A29	30 Acre Field West, Fingringhoe Quarry	<a href="#">Aug 2009</a>
	A30	30 Acre Field South, Fingringhoe Quarry	<a href="#">Aug 2009</a>
	A31	Maldon Road, Birch	<a href="#">Dec 2010</a>
CHELMSFORD	A35	Tyndales Farm, Danbury	<a href="#">Jan 2009</a>
	A37	Alsteads Farm, Little Waltham	<a href="#">Aug 2009</a>
	A38	Blackleys Quarry, Gate Farm - Site 1	<a href="#">Dec 2010</a>
	A39	Blackleys Quarry, Gate Farm - Site 2	<a href="#">Dec 2010</a>

District	Site Ref	Site Name	MDD document containing most recent site map and details
	A40	Shellow Cross Farm, Willingale / Roxwell	<a href="#">Dec 2010</a>
EPPING FOREST	A40	Shellow Cross Farm, Willingale / Roxwell	<a href="#">Dec 2010</a>
	A41	Patch Park Farm, Abridge	<a href="#">Aug 2009</a>
MALDON	A35	Tyndales Farm, Danbury	<a href="#">Jan 2009</a>
	A44	Whitehouse Farm, Woodham Walter	This document
TENDRING	A15	Admirals Farm, Great Bentley	<a href="#">Jan 2009</a>
	A16	Church Farn, Alresford	<a href="#">Dec 2010</a>
	A17	Frating Hall Farm, Frating	<a href="#">Dec 2010</a>
	A18	Gurnhams, Little Bentley	<a href="#">Jan 2009</a>
	A19	Lodge Farm, Alresford	<a href="#">Dec 2005</a>
	A20	Sunnymead, Elmstead and Heath Farm, Alresford	<a href="#">Dec 2005</a>
	A21	Thorrington Hall Farm, Thorrington	<a href="#">Jan 2009</a>
	A32	Wick Farm, Ardleigh	Now has planning permission for extraction
	A34	Thorrington Hall Farm, Thorrington	<a href="#">Jan 2009</a>
	A42	Ardleigh Rail	<a href="#">Aug 2009</a>
	A45	Ardleigh Rail 2	This document
	B1	Slough Farm, Ardleigh	<a href="#">Dec 2005</a>
	B3	Park Farm, Ardleigh	<a href="#">Dec 2010</a>
UTTLESFORD	A22	Little Bullocks Farm, Little Canfield - Area A	<a href="#">Dec 2010</a>
	A23	Little Bullocks Farm, Little Canfield - Area B	<a href="#">Dec 2010</a>
	A24	Easton Park, Great Dunmow	Now has planning permission for extraction

District	Site Ref	Site Name	MDD document containing most recent site map and details
	A25	Elsenham Quarry, Elsenham	<a href="#">Aug 2009</a>
	A26	Frogs Hall Farm, Takeley	<a href="#">Dec 2005</a>
	A27	Land at Ugley, Ugley	<a href="#">Dec 2005</a>
	A33	Armigers Farm, Thaxted	<a href="#">Jan 2009</a>





This document is published by Essex County Council Minerals and Waste Planning, and forms part of the Minerals and Waste Development Framework suite of documents

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By fax: 01245 437 213

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[www.essex.gov.uk/MDD-consultation](http://www.essex.gov.uk/MDD-consultation)

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