



Interim Minerals Authority Monitoring Report 2021



Essex County Council

EXECUTIVE SUMMARY

This is an interim Mineral Authority Monitoring Report (AMR) produced by Essex County Council, in support of the Review of the Essex Minerals Local Plan (2014). The purpose of this interim report is to assess the extent to which the objectives of minerals policies were achieved. Due to restricted resources, this AMR covers two calendar years between 1st April 2018 and 31st March 2020, and does not include details of waste monitoring indicators contained within the Waste local Plan (2017), or the performance of the County Planning Team. This interim report will form part of the forthcoming AMR, which will cover the period 2018/19 to 2020/21.

The following progress has been made with regard to Local Plan and Supplementary Planning Document production:

- ***Minerals Local Plan (MLP):***
The Minerals Local Plan (adopted July 2014) is the currently adopted development plan covering the administrative area of Essex. An assessment of the MLP is required within five years of the adoption date (on-going), which will assess the effectiveness of the policies contained within the plan and to ensure that it remains relevant. Regulation 18 (Issues and Options) consultation on the findings of this assessment will be initiated in March 2021.
- Elements of the MLP are considered to require amendment due to policy compliance and operational reasons. The COVID-19 outbreak has affected the Minerals Local Plan Review and the Minerals and Waste Development Scheme targets no longer apply. The Minerals Local Plan Review must still meet statutory requirements, including holding public consultations.
- The new Minerals and Waste Development Scheme will be considered and published at an appropriate time, following feedback received during the Regulation 18 consultation.

Impacts of the Coronavirus Pandemic on Data

From 23rd March 2020, the UK has been under varying levels of restrictions in order to mitigate against the impacts of the Coronavirus pandemic, and these are still in place to date. There are two principal impacts that may be seen with regards to minerals data, which may subsequently impact on the figures presented in this report. These are the downward economic turn witnessed as a result of the pandemic affecting the sales of aggregate and employment restrictions impacting on data collection activities.

As such, any trend analysis factoring in the latest minerals and waste data must be treated with caution.

Key findings for the monitoring of Minerals Dashboard:

MMI	Key Information
MMI 1: Production of primary land-won aggregates	<p>Greater Essex sand and gravel sales in 2018 were 3.42Mt and 3.17Mt in 2019.</p> <p>Silica sand sales cannot be disclosed due to commercial confidentiality. Sales of the other 'industrial minerals' (brick clay, brickearth and chalk) do not have sales recorded.</p>
MMI 2: Need for a separate Landbank for building sand	<p>Evidence gathered for the five-year assessment of the MLP¹ concluded that the resources and reserves in the ground in Essex are not capable of being identified separately and unambiguously and therefore, a separate landbank cannot be calculated. The provision in the Plan of Indicator 2 – "The need for a separate landbank for building sand" – has also been concluded by this re-examination as no longer relevant. It is therefore proposed that this indicator be removed from the Mineral Local Plan (2014).</p>
MMI 3: Contribution of Marine dredged sources towards overall aggregate provision	<p>Evidence gathered for the 5-year assessment of the MLP² concluded that the MPA was not able to obtain sufficient information to allow the indicator to be monitored. It was noted that there is no statutory requirement for wharf operators to provide what is commercially sensitive information to the MPA that would allow the operation of Mineral Monitoring Indicator 3. It is therefore proposed that this indicator be removed from the Mineral Local Plan (2014).</p>
MMI 4: Production of Secondary & Recycled Aggregates	<p>There were 89 facilities in the aggregate recycling network across Essex in 2018, which managed 1.18Mt of CD&E waste.</p> <p>It is not known whether secondary aggregates are produced in any significant quantity in the Plan area, but the lack of heavy industry suggests there will be little.</p>
MMI 5: Size of Landbank	<p>The landbank in Greater Essex stood at 6.74 years in 2018 and 7.44 years in 2019. The landbank was therefore below the NPPF minimum requirement of seven years in 2018 but it has since increased to above this level.</p>
MMI 6: Locations of new recycling facilities in accordance with the spatial strategy	<p>There were no applications granted in 2018/19, and one application granted in 2019/20 relating to new capacity for aggregate recycling facilities. This latter application was in accordance with the spatial strategy as set out in Policy S5 of the MLP.</p>
MMI 7: Locations of new extractions in accordance with the spatial strategy	<p>During 2018/2020, three new sites were approved for primary extraction. One of these was not on a Preferred Site, this was Sheepcotes (ESS/01/18/CHL) which was for the construction of an agricultural reservoir.</p>

¹ A Re-Examination of Building Sand Provision in Essex 2019

² Report to Determine Whether Marine-Won Aggregate Supply Can Offset the Demand for Land-Won Aggregates in Essex October 2020

MMI	Key Information
MMI 8: Number of safeguarded depots/wharves lost to other uses	<p>None of the six applications within an MCA resulted in the loss of a site or capacity.</p>
MMI 9: Area of commercial mineral deposits sterilised by non-mineral development	<p>From 1st April 2018 – 31st March 2020, 260ha of sand and gravel bearing land has been sterilised.</p> <p>Cumulatively since 2014/15, 789.8ha of sand and gravel has been sterilised. This is equivalent to 128.28% of the total allocations made in the MLP.</p>
MMI 10: number of Applications proposing non-road modes of material	<p>No applications were submitted in 2018/20.</p> <p>Since (2014) there has been only application submitted (and then approved) that included non-road forms of transport. This was for a variation of conditions (operating hours, vehicle movements, stockpile heights, types of waste to be handled on site and maximum operational throughput) at Parkeston Quay (ESS/53/14/TEN) during 2015/16.</p>
MMI 11: Amount of land newly restored for habitat creation	<p>Two applications were approved which resulted in the commitment to deliver priority habitat equating to 69.7ha. This is comprised of 60.4ha of Lowland Heath & Lowland Dry Acid Grassland and 9.3ha of Reedbeds.</p> <p>Though the granting of planning permission, commitments have been secured to deliver the following proportions of the original target for each priority habitat types since 2014/15 - 29% of Coastal and Floodplain Grazing Marsh, 148% of Lowland Heathland & Lowland Dry Acid Grassland, 31% of Lowland Meadows, 18% of Open Mosaic Habitat on PDL and 72% of Reedbeds.</p> <p>None of this habitat has been delivered to date, due to the need to extract mineral prior to restoration. This considers the UK priority habitat that operators have committed to through accepting the grant of planning permission.</p>

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1. PURPOSE & CONTEXT

- 1.1.1. This is an interim Mineral Authority Monitoring Report (AMR) produced by Essex County Council, in support of the review of the Mineral Local Plan (2014). The purpose of this interim report is to assess the extent to which the objectives of minerals policies are being achieved. This influences whether policies need to be reviewed at the point of plan review. Due to restricted resources whilst a plan review is being undertaken, this interim AMR includes data for both the 1st April 2018 to 31st March 2019 and 1st April 2019 to 31st March 2020 financial years.
- 1.1.2. This interim Minerals AMR 18/20 does not include details of waste monitoring indicators contained within the Waste local Plan (2017), or the performance of the County Planning Team. These elements will form part of the forthcoming full AMR, which will cover the period 2018/19 to 2020/21 and within which this mineral section will be reincorporated.

1.2. Spatial Context

- 1.2.1. The role of an AMR is to report on matters as they relate to the administrative area to which the AMR relates. However, due to the need to preserve commercial confidentiality, mineral data in relation to sales and landbank monitoring are presented at the 'Greater Essex' level which includes the unitary authorities of Southend-on-Sea and Thurrock.

Map 1 Spatial Context of Essex



- 1.2.2. Essex is within the East of England consisting of a two-tier administrative system, formed of the County Council and 12 Local Councils. It adjoins, multiple³ London Boroughs, the Unitary Authority of Thurrock and the Counties of Hertfordshire, Cambridgeshire, Suffolk.
- 1.2.3. There is a significant and growing population and a prosperous economy. The south is more heavily urbanised than the northern rural areas. The strategic road and rail network is heavily influenced by the proximity of London. Parts of Essex are covered by national and international

³ London Boroughs directly adjacent to Essex are Enfield, Havering, Redbridge, and Waltham Forest.

designations⁴ to protect areas of ecological, historical, cultural, and geological value. These are particularly prominent around the coast. In addition, the Metropolitan Green Belt encircling Greater London, covers around 22% of the County⁵. Essex has a particularly dry climate, but the low-lying coastline is susceptible to flooding and the many coastal estuaries spread this risk inland.

- 1.2.4. Essex has extensive deposits of sand and gravel, interlaced with localised deposits of silica sand, chalk, brickearth and brick-clay. There are no hard-rock deposits so this material must be imported. Marine dredging takes place off the coast but as Essex has no landing wharves, any marine aggregate making its way into the Essex market is landed in neighbouring counties and transported by road or rail into Essex.

1.3. Summary of the Impact of COVID-19 on this & future AMRs

- 1.3.1. Since 23rd March 2020, the UK has been under varying levels of restrictions to mitigate against the impacts of the Coronavirus pandemic, which are still in place to date. There are two principal impacts that may be seen with regards to minerals data, which may subsequently impact on the figures presented in this report.

- **Downward economic turn affecting the sales of aggregate**
Due to the various national and local restrictions introduced through the Government's response to the pandemic, and the later uncertainty businesses faced, there has been a clear downturn in the national and local economy, which can be attributed to the pandemic. Where monitoring data in relation to aggregate sales is presented in this report, caution must therefore be exercised when undertaking any trend analysis. Consideration will need to be given as to whether any deviation from previous trends are as a result of the pandemic rather than being reflective of any particular change in a long-term trend. Further, and depending on what is being monitored, it is considered that impacts that may be due to the pandemic may manifest themselves across different time periods. For example, the immediate impact on mineral sales may be most evident in the results of the next local mineral survey, undertaken in the first quarter of 2021, and which will be reported on in the LAA published in October 2021
- **Data collection activities**
Monitoring is also hampered by the impact on data collection. Furlough, increased workloads, working from home and the impacts on broadband capability has slowed or prohibited data collection, including the loss of input of primary data from operators. Therefore, any apparent depression in a trend may be either a true reflection irrespective of the pandemic, as a consequence of the pandemic, due to a lower rate of data returns or a combination of these factors.

⁴ Sites of Special Scientific Interest (SSSI) European sites (Special Protection Areas and Special Areas for Conservation) and other international sites (Ramsars).

⁵ The Metropolitan Greenbelt most of Epping, Brentwood, Basildon and Rochford districts as well as large portions of other District, Borough and City Councils.

- 1.3.2. As such, any trend analysis factoring in the latest minerals data must be treated with caution.

1.4. Summary of Key Planned Infrastructure Projects

- 1.4.1. The level of demand for mineral resources to be planned for, will be predicated on the amount and type of development in and in close proximity to Essex.
- 1.4.2. The Mineral Products Association (MPA) published an overview of construction and mineral products markets in the East of England⁶. This included reference to the construction outlook between 2019 and 2023⁷.
- 1.4.3. Total construction is forecast to increase by an average of 1.2% per annum (pa) over 2019 to 2023 compared to overall expected growth of 1.3% pa on average for the UK. Growth is expected to be driven by private housing, (the largest subsector in the region) with some additional support from public sector construction in the housing and non-housing subsectors. The extension in Beaulieu Park in Essex and redevelopment of Purfleet, (both valued at £1 billion respectively) are noted as significant projects within the East of England region.

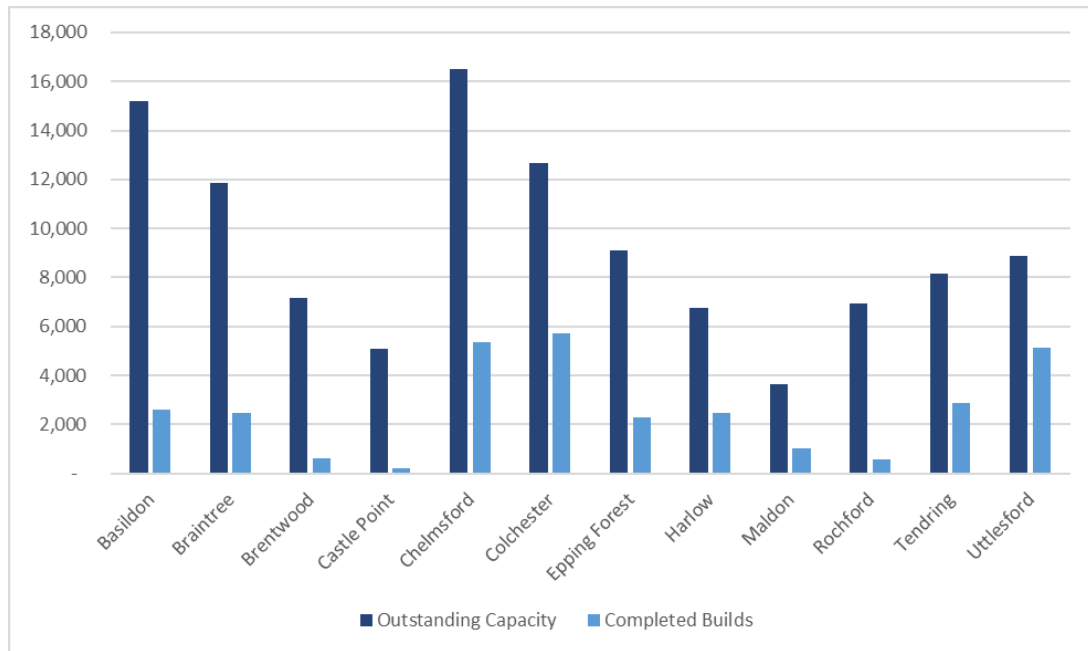
Housing Delivery

- 1.4.4. The NPPF expects strategic policy-making authorities to follow the standard method as outlined in Planning Practice Guidance for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. For Essex, the standard method indicates an annual provision of 8,355 dwellings between 2020 and 2029, compared with an annual average of dwelling completions of 4,799 between 2010 and 2019. This represents an expected increased annual rate of dwelling provision of 74%.
- 1.4.5. A number of Essex authorities are preparing Local Plans, which will continue to deliver significant new homes beyond 2033. The majority of this growth is being directed to the existing major growth centres in the County, along with strategic urban extensions. Further options being explored potentially include a number of new garden communities across Greater Essex. The scale of development indicated below will need to be increased through revisions to Local Plans as many were adopted prior to the new standard methodology to calculate housing need being in place. New development will need to be supported by significant new physical and social infrastructure. Figure 1 provides an indication of the scale and distribution of housing growth as currently committed to in Local Plans.

⁶ Mineral Products Association (Aug 2020) published an overview of construction and mineral products markets in the East of England

⁷ This forecast was produced in 2019, therefore does not account for the disruption caused by the coronavirus pandemic

Figure 1: Indicative Housing Growth as Committed to in adopted and emerging Local Plans (April 2019)



Source: Essex County Council (2021) as derived from the Greater Essex Local Aggregate Assessment.

Major Construction Projects

1.4.6. In addition to this growth, there are also major developments/construction projects⁸ that are either planned, programmed or underway in Essex and/or in adjoining authorities. These are set out in the table below.

Table 1: Summary of Key Infrastructure Projects in Essex

Infrastructure Scheme	Lead	Decision Pathway	Potential Delivery Date
M11 Junction 7a	ECC	Planning Application	2022
M25, Junction 28	Highways England	Nationally Significant Infrastructure Project	2022/23
Chelmsford North East Bypass	ECC	Planning Application	2024
A120/A133 Link Road and Rapid Transit System	ECC	Planning Application	2024
Beaulieu Park Station	ECC/ Network Rail	Planning Application	2025
A12 Widening (19 – 25)	Highways England	Nationally Significant Infrastructure	2027/28

⁸ These constitute large one-off developments, urban extensions, or new roads/transport projects, that would generate any significant additional demand for aggregates and/or produce significant quantities of waste.

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Infrastructure Scheme	Lead	Decision Pathway	Potential Delivery Date
		Project	
Lower Thames Crossing	Highways England	Nationally Significant Infrastructure Project	2027/28
New A120 route	ECC/ Highways England		2028 or beyond
Bradwell B Nuclear Power Station	China Generation Nuclear Power Corporation (CGN) and EDF Energy	Nationally Significant Infrastructure Project	Not defined

Source: Essex County Council (2020) Local Aggregate Assessment.

- 1.4.7. The A12 widening route announcement (28 August 2020⁹), for the section between junctions 23 (Kelvedon South) to 25 (Marks Tey), further develops the October 2019 Preferred Route Announcement for junctions 19 to 23. The result is a full preferred route for the A12 Chelmsford to A120 widening scheme from Junction 19 to Junction 25. The road scheme corridor could have implications for the mineral reserves within the Colemans Quarry complex, and discussions are ongoing.

⁹ Highways England (Aug 2020) [A12 Chelmsford to A120 widening scheme](#)

2. MINERALS MONITORING

This section records performance against the Monitoring Framework within the Essex Minerals Local Plan 2014 (MLP).

Data gathered through this monitoring framework will be used to ascertain whether the plan is being effective in its contribution to facilitating sustainable growth and development. Outside of planned reviews of the Minerals Local Plan every five years, annual monitoring may highlight the need for a review to be brought forward. For example, a fall in either the sand and gravel, silica sand or brick clay land banks to below the national minimum requirement of seven years, ten years and 25 years respectively, may result in the need for a Call for Sites.

Where monitoring information is site-specific and derived from the National Aggregate Survey, due to the need to preserve commercial confidentiality, this information is amalgamated into a single figure and reported at a 'Greater Essex' level. This reporting tier includes the administrative area of Essex alongside the unitary authorities of Southend-on-Sea and Thurrock. This information is used to monitor against MMI 1 and MMI 5, which are concerned with monitoring aggregate sales and the aggregate landbank respectively. As such, it is not possible to present data relating to these indicators at the Essex level.

Each Mineral Planning Authority is expected to allocate mineral for extraction sufficient to amount to a 'steady and adequate' supply, which it achieves by setting an annual apportionment for that mineral in its Mineral Local Plan and then allocating sites equating to a total of that mineral need across the Plan period. The Greater Essex apportionment is currently set at 4.45mtpa, of which 4.31mtpa is allocated to Essex, 0.14mtpa to Thurrock and 0mtpa to Southend-on-Sea given the absence of mineral workings.

Based on the split above, the Essex apportionment accounts for 97% of the Greater Essex apportionment, and so therefore monitoring data for Greater Essex is likely to be heavily influenced by, and largely be representative of, the situation in Essex. Should the monitoring of information at the Greater Essex level demonstrate a deviation from stipulated monitoring targets or thresholds, this AMR would then present further assessment, including an evaluation of pending applications and an appraisal of that year's data at the Essex-only level, noting that this latter information could not be published quantitatively for reasons of commercial confidentiality.

2.1. Minerals Monitoring Indicators

MMI 1 – Production of Primary Land won Aggregates

Related Policies:

- S6 – Provision for sand and gravel extraction;
- S7 – Provision for Industrial Minerals.

Target: The figure of 4.31mtpa is not a production target but will be a factor in assessing the relationship with the total provision of sand and gravel made over the plan period.

Data Source: Mineral Industry Returns, monitored annually via the established annual survey for AWP/CLG and LAA.

Sand & Gravel

Introduction and Potential Impact of Coronavirus Pandemic

- 2.1.1. This indicator is informed by the Regional Mineral Survey, as reported in the Greater Essex LAA, for which the primary data is collated and presented on a calendar year basis (1st January – 31st December) rather than on the basis of the financial year (1st April – 31st March) to which most indicators in this AMR relate. As set out above, information related to this indicator is required to be reported at the Greater Essex level, and therefore the production value that sales have been compared to is 4.45mtpa, not 4.31mtpa. This indicator is proposed for amendment as part of the MLP Review such that it is clarified that reporting is at the Greater Essex level.
- 2.1.2. It is important to note the potential impact that the COVID-19 lockdown and other restrictions have had on the collation of this data (as referred to in section 1.3). The Aggregate Survey that informs this AMR was undertaken during March to May 2020, through much of which the nation was in lockdown for the prevention of Coronavirus spread. Despite this, 92% of sites provided a response. However, it cannot be subsequently inferred that any combined figures presented represent 92% of their true value. Production rates vary significantly across sites and, due to reasons of commercial confidentiality, it would not be appropriate to speculate on those values which may have been derived from those sites where surveys were not returned. As such, any trend analysis factoring in the latest data must be treated with caution.
- 2.1.3. A national aggregate survey has been undertaken (summer/autumn 2020), which is currently being analysed by BGS. This hopes to capture all sales reported in 2019, including any sites that did not have the opportunity to previously respond due to lockdown restrictions. Any results provided via the National Aggregate Survey will be considered and reviewed in the next edition of the AMR, which will also assess sales in 2020.

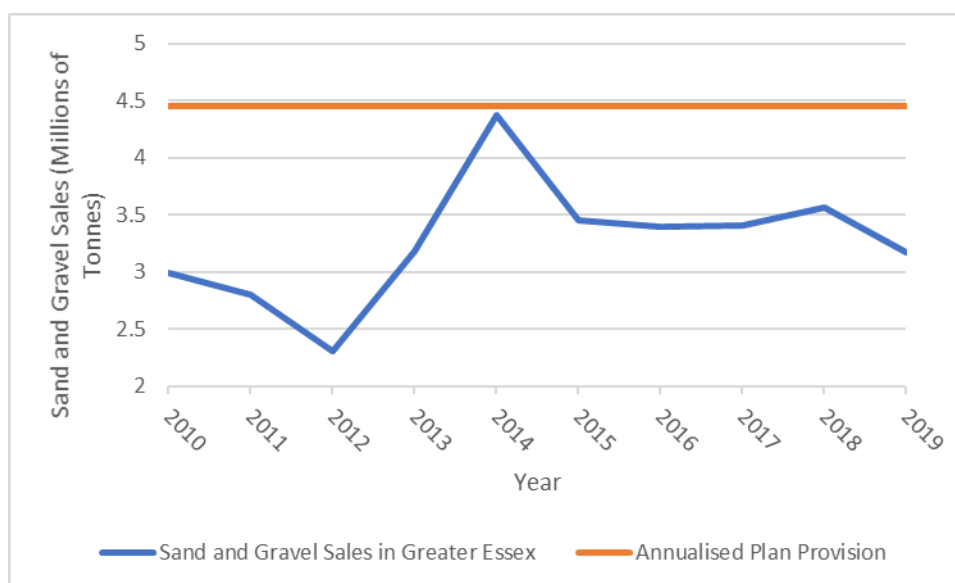
The Role of the 'Target' in MMI 1

- 2.1.4. As set out in the wording of this indicator, it is noted that the apportionment value of 4.31mtpa for Essex (4.45mtpa for Greater Essex) is not a 'target.' The apportionment is the annual rate of aggregate that the MLP makes

provision for which is then compared to annual sales. It is an indicator of whether a ‘steady and adequate supply of aggregates’¹⁰ is being supplied. Should sales for an area outstrip the apportionment, then the sales for that year exceed the rate at which the mineral plans covering that area are providing for. This would not equate to a ‘steady and adequate supply’. Where sales are below the apportionment, the difference between the two acts to extend the forecasted length of time that the provision made within these mineral local plans will last.

Greater Essex Sales of Sand and Gravel

Figure 2: Greater Essex Sales of Land Won Sand & Gravel (2010 to Authority Monitoring Report - 1st April 2017 to 31st March 2018)



Source: Annually collated Aggregate Survey data, covering period 1st Jan – 31st Dec each year. Please note that 2019 data collection impacted by pandemic and therefore sales are potentially under-reported. Y axis does not start at zero.

- 2.1.5. Sales of sand and gravel in Greater Essex have risen from 2.99mt in 2010 to 3.17mt in 2019. This general upward trend does however mask a variation in sales across the time period, with a low of 2.3mt reported in 2012 and a high of 4.37mt reported in 2014. For each year, sales were below the Greater Essex apportionment, ranging from 51% to 98% of this value. The sales figure of 3.17mt in 2019 (71% of the apportionment), is lower than the 3.56mt reported in 2018 and is also the lowest sales figure since the MLP was adopted in 2014.
- 2.1.6. Average sales across the ten-year period assessed above equate to 73% of the apportionment for Greater Essex and therefore it is considered that the current apportionment equates to a steady and adequate supply of aggregate and also meets the need for the MLP to be sufficiently flexibility to be able to respond to an upturn in sales¹¹. Whilst it is recognised that current sales represent marginally less than three quarters of the provision rate, as set out in Section 1.4, there is forecasted to be a significant increase in the rate of housing development across Essex and the MLP must be able to

¹⁰ NPPF Paragraph 207

¹¹ NPPF Paragraph 11a – ‘plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change’

respond to that. As such, the current rate of provision is considered to be appropriate, although this will continue to be monitored.

- 2.1.7. It is also reiterated that the survey through which this information is derived was impacted by the pandemic, resulting in a survey response rate of 92%. Consequently, there is a potential under-reporting of sales. Sales may also have been suppressed as a result of the pandemic. As such, the 2019 figure, and any trend it may indicate, must be treated with caution.

Industrial Minerals

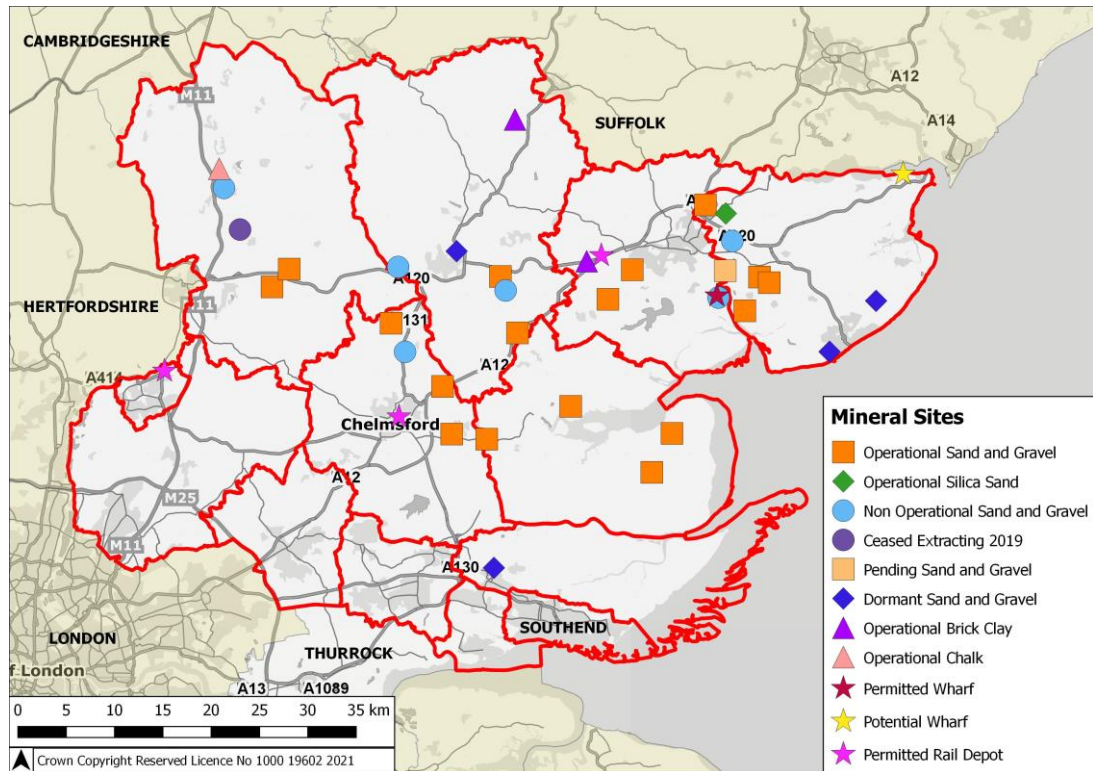
- 2.1.8. Policy S7 of the MLP provides provision for industrial minerals, by allowing:

- The maintenance of at least a ten-year landbank for silica sand as required by NPPF Paragraph 208 footnote 68 through provision of a site extension at Martells Quarry, Ardleigh. As Silica sand in Essex is produced at a single site it is not possible to provide sales data in order to maintain commercial confidentiality. To maintain this landbank requirement, the MLP allocated a site extension equating to an additional 0.39Mt of silica sand at Martells Quarry. The currently extant permission for the site is planning permission reference ESS/53/17/TEN, which was implemented 20 September 2018. There is currently an application for the extensions (ESS/29/20/TEN¹²) which at the time of writing is at the public consultation stage prior to determination.
- The maintenance of at least a 25-year landbank for brick clay as also required by NPPF Paragraph 208 footnote 68. The existing permissions at Marks Tey and Bulmer Brickworks were granted prior to the current MLP being adopted and permit extraction at the two brick clay extraction sites beyond the end of the Plan period. There have been no additional planning permissions granted during this monitoring period.
- Brickearth has no landbank maintenance requirement and there is currently no extraction of this material in the Plan area. There have also been no applications to extract this material submitted during the monitoring period.
- Chalk has no landbank maintenance requirement. There is currently one site at Newport Quarry that extracts chalk for agricultural and pharmaceutical purposes. There was one application (ref: ESS/32/17/UTT) for the Removal/Variation of Conditions at Newport Chalks during this monitoring period, but this did not alter the provision of chalk within the plan area.

- 2.1.9. The map below identifies all of the mineral extraction and transshipment sites within Essex.

¹² Proposed western extension to Martells Quarry for the extraction, processing, sale and distribution of silica sand and gravel, and subsequent restoration using inert materials along with the creation of a new access

Map 2 Mineral Extraction & Transhipment Sites (31 December 2019)



Source: Essex County Council (2021)

2.1.10.

MMI 2 – The Need for a Separate Landbank for Building Sand

Related Policies:

- S6 – Provision for sand and gravel extraction.

Target: Establish a consistent baseline of building sand sales and reserves in Essex over a 5-year period. This will be a factor in assessing whether a separate building sand landbank can be established.

Data Source: Mineral Industry Returns, monitored annually via the AMR.

2.1.11. Although the single landbank approach for building and concreting sand was found sound in principle by the Inspector at the MLP Examination in Public, the Inspector concluded that this approach should be monitored, which resulted in the creation of this Indicator.

2.1.12. The amalgamated results from the annual mineral survey have been used as a basis for considering proportions of building sand sales compared to other sand and gravel. Further interrogation of this amalgamated data by ECC has concluded that in Essex since 2014, there has been a reduction in the number of sites reporting sales of building/mortar sand. These collated results show that in 2014, ten of the 17 active sites in Essex sold both building/mortar sand and concreting/silica sands/gravel, whereas in 2018 using the same criteria, seven of the 16 active sites supplied the market with building/mortar sand from mixed sand and gravel deposits by selective processing. It has therefore been concluded that although there has been a reduction in sites overall, it is known that a total of 12 sites during the previous five years have been capable of processing both building sand and

concreting sand from a single resource by varying the method of production. It is therefore demonstrated that single mineral resources in Essex can produce to the two different specifications, and therefore there is no need to make separate provision for building sand and concreting sand as they do not necessarily appear as distinct and separate resources in Essex. The production of each is held to be primarily a decision made by the operator as a response to market demand.

- 2.1.13. Further, the MPA commissioned an independent report entitled 'A Re-Examination of Building Sand Provision in Essex', published as part of the evidence base for the Minerals Local Plan Review. This built on the findings of a previous report¹³ and sought to re-assess the appropriateness of Mineral Monitoring Indicator 2. The role of the Indicator was to be a factor in assessing whether a separate building sand landbank can be established. This re-examination report concluded that it would be 'unsound' if the new Plan sought separate building and concreting sand landbanks as there is no ability to quantify reserves separately and unambiguously from each other. On this basis, the need in the Plan of Indicator 2 – "The need for a separate landbank for building sand" – is concluded as no longer being relevant. This conclusion will be tested through the MLP Review but at this point in time it is not considered to be of merit to report against this indicator.

2.1.14.

MMI 3 – Contribution of Marine dredged sources towards overall aggregate provision

Related Policies:

- S6 – Provision for sand and gravel extraction.

Target: That if marine imports come within 90% of wharf capacity in Greater Essex then a review is undertaken to determine whether capacity is constraining the landing of marine dredged aggregate and the potential for increasing capacity at either existing or new transshipment sites.

Data Source: Bespoke investigation of wharf capacity, through engaging with the minerals industry, adjoining port, and district authorities where landings occur to retain or increase existing processing capacity, and then monitored annually through the AMR.

- 2.1.15. In the report of the Examination in Public on what became the Essex Minerals Local Plan 2014 (MLP), the Planning Inspector holding the Examination Hearings stated that Essex County Council (ECC) should initiate further consideration of whether an increase in the proportion of marine-won aggregate use in Essex could be reliably quantified. This may then reduce the need to allocate sites for aggregate extraction in the terrestrial environment. This led to the creation of this monitoring indicator.
- 2.1.16. The MPA has subsequently produced a bespoke assessment entitled 'Report to Determine Whether Marine-Won Aggregate Supply Can Offset the Demand for Land-Won Aggregates in Essex, October 2020', published as

¹³ A Review of Building Sand Supply in Essex – Consideration of a Separate Building Sand Landbank Topic Paper – July 2013.

part of the MLP Review evidence base. This report sought to test the legitimacy and practicality of operating the above indicator. The report concludes that it cannot be assessed whether port capacity with the capacity to serve Essex is above or below the 90% of throughput threshold set by Mineral Monitoring Indicator 3. No single source of publicly available data provides both the annual amount of marine won material landed at wharf facilities as well as the total available capacity at wharves to allow such an assessment.

- 2.1.17. All operators that have wharves that are within range to support the Essex aggregate market were contacted as part of this assessment to establish their total operational capacity and identify whether the annual throughput of their facilities is constrained. However, the responses received, and data accrued, do not amount to a robust evidence base through which it is possible to answer with confidence whether throughput is at 90% or more of capacity. Due to commercial confidentiality and a lack of statutory obligation to respond to such a data request, it is considered unlikely that this position could be substantially improved. It was therefore concluded in the report that further engagement is considered unlikely to derive any more robust information, and that this Indicator is not fit for purpose and should be removed. This approach will be tested through the MLP Review but at this point in time it is not considered to be of merit to report against this indicator. There is a section within the [Local Aggregates Assessment](#) (2019), which identifies the contribution marine won aggregate makes to mineral supply. Although this pertains to Greater Essex in general, the LAA states minerals landed in the Thames Estuary and Suffolk will commonly be used in the surrounding vicinity, which includes Essex. The LAA makes further reference to conversations that the MPA have held with the minerals industry which established that marine source constraints are focussed around production capability limited by existing dredger numbers (and their production rate), and their ability to access the market, which is determined by the capacity and location of wharfs and associated infrastructure.
- 2.1.18. The purpose of the Indicator was to consider a potential reduction in land-won sand and gravel allocations, with the resultant shortfall to be made up from marine-won aggregate. However, and as also discussed within the October 2020 report, whilst ECC as MPA could look to reduce land-won provision as a means to encourage the diversion of marine aggregate into Essex, minerals planning policy is clear that any deficiency in land-won allocations versus the established need can be met through sites coming forward off-plan, such that the impact of this would be to encourage more non-allocated terrestrial sites rather than marine aggregate filling the gap.

MMI 4 – Production of Secondary & Recycled Aggregates

Related Policies:

- Policy S4 - Reducing the Use of Mineral Resources.
- Policy S5 - Creating a Network of Aggregate Recycling Facilities.

Target: Ensuring a 'capacity gap' does not occur.

Data Source: Planning applications and decisions, to be monitored annually through the AMR and LAA.

- 2.1.19. The MLP (Policies S4 and S5) supports the use of secondary and recycled aggregate, the maintenance of the existing network of recycled aggregate production facilities and the encouragement of the development of additional recycled and secondary aggregate capacity.
- 2.1.20. With regards to recycled aggregate, the existing capacity of the aggregate recycling network was not specifically assessed at the time of the preparation of the Minerals Local Plan, as ensuring the provision of sufficient waste management capacity sits within the domain of the Waste Local Plan. Instead, the spatial distribution of the aggregate network was considered. The aim was to target the provision of facilities that were able to manage secondary and recycled aggregates close to 'key areas of growth', where the need to be able to recycle and re-use aggregate was considered the greatest, and to locate them in proximity to the upper tiers of the transport route hierarchy, where distribution would be simplest.
- 2.1.21. In terms of secondary aggregate¹⁴, it is not known whether this is produced in any significant quantity in the Plan area, but as previously stated in the AMR [2017/18](#), the lack of heavy industry suggests that there will be little.
- 2.1.22. With regards to the production of recycled aggregate, locations of operational recycled aggregate production within the Plan area, (along with soil screening facilities) that perform a similar function of converting material that may otherwise be classified as waste into a substitute for primary material are identified annually by the Environment Agency, within the Waste Interrogator Data (WDI) and supplemented by information from the Waste Planning Authority through planning permissions granted during the year.
- 2.1.23. It is noted that the most recent WDI¹⁵ has been provided in an updated format, which makes comparison with historic data sets problematic. Further, it has been identified that the current methodology used for monitoring this minerals indicator resulted in data pertaining to the input of CD&E waste at recycling facilities (a Waste Local Plan capacity issue), rather than the output which is the actual amount of material recycled in to a sufficiently high enough quality to be sold as an aggregate product. The Minerals Local Plan consideration needs to be the actual volume of aggregate produced rather than the volume of waste that was accepted into a facility, as these two figures would not be the same. It is therefore proposed to amend the

¹⁴ by-products of other industrial processes that have not previously been used in construction eg flue ash derived through coal combustion from which breeze blocks can be made

¹⁵ Published in 2020, covering the calendar year 2019

methodology underpinning this MMI through the Review of the Minerals Local Plan to make it more fit for purpose.

- 2.1.24. As this is an interim AMR, produced specifically to support the Review of the Minerals Local Plan, monitoring under this indicator has been deferred to the next full AMR, to cover the period 18-21. Under its current format, the MMI does not report against an MLP policy issue and therefore its current omission is not considered to have an impact on the Review of the Essex Minerals Plan. The information below repeats that reported within the previous AMR.
- 2.1.25. Using the EA WDI for the year covering 2018 alongside information derived from permitted applications for waste development, it can be identified that there is a Plan area wide network of recycled aggregate production facilities. There are 24 facilities which, in 2018, were 100% dedicated to the management of CD&E waste and accounted for the management of 485,581 tonnes of CD&E waste. There were an additional 65 sites which accepted a total of 692,604 tonnes of CD&E waste plus other non-inert waste in varying proportions alongside non-inert, non-hazardous waste. As such there were 89 facilities in the aggregate recycling network across Essex in 2018, which managed 1.18Mt of CD&E waste.
- 2.1.26. There are three¹⁶ profiles for Strategic Aggregate Recycling sites presented in Appendix 3 of the MLP, all of which remain operational. Across the plan area there are however substantially more facilities in operation. Further, and as reported under [MMI 6](#), during 2018/20 an application was granted at Newport Chalk Quarry, Uttlesford¹⁷ for CD&E recovery (alongside inert landfill). It is estimated that this would have the capacity to manage 200,000tpa of CD&E waste, which once operational would provide a strategic level of capacity, alongside the three facilities already listed in Appendix 3 of the MLP.
- 2.1.27. It is the case that a number of aggregate recycling facilities have temporary permissions so reliance cannot be placed solely on existing facilities to maintain production capacity at the level of any given year. Therefore, additional capacity will continue to be encouraged where located in accordance with the Development Plan, with Policy 3 of the WLP identifying eight specific locations which are allocated for inert waste recycling facilities. This approach will ensure that there is no capacity gap between the amount of inert CD&E waste generated within the Plan area that could be converted to product, and the facility capacity required to produce it¹⁸.

¹⁶ Purdeys Industrial Estate (Rochford), Bulls Lodge Quarry (Chelmsford) and Stanway Quarry (Colchester)

¹⁷ Application Ref. ESS/42/18/UTT. Granted planning permission on 23/01/2020. See MMI 6 for further details.

¹⁸ As specified in ECC (2019) [Minerals and Waste Authority Monitoring Report, 01 April 2017 to 31 March 2018](#)

MMI 5 - Size of Landbank¹⁹

Related Policies:

- S6 – Provision for sand and gravel extraction.

Target: Maintenance of at least a seven-year landbank, based on a planned production of 4.31mtpa

Data Source: Mineral Industry Returns details of new permissions, to be monitored annually via the established annual survey for AWP/CLG and LAA.

Introduction and Potential Impact of Coronavirus Pandemic

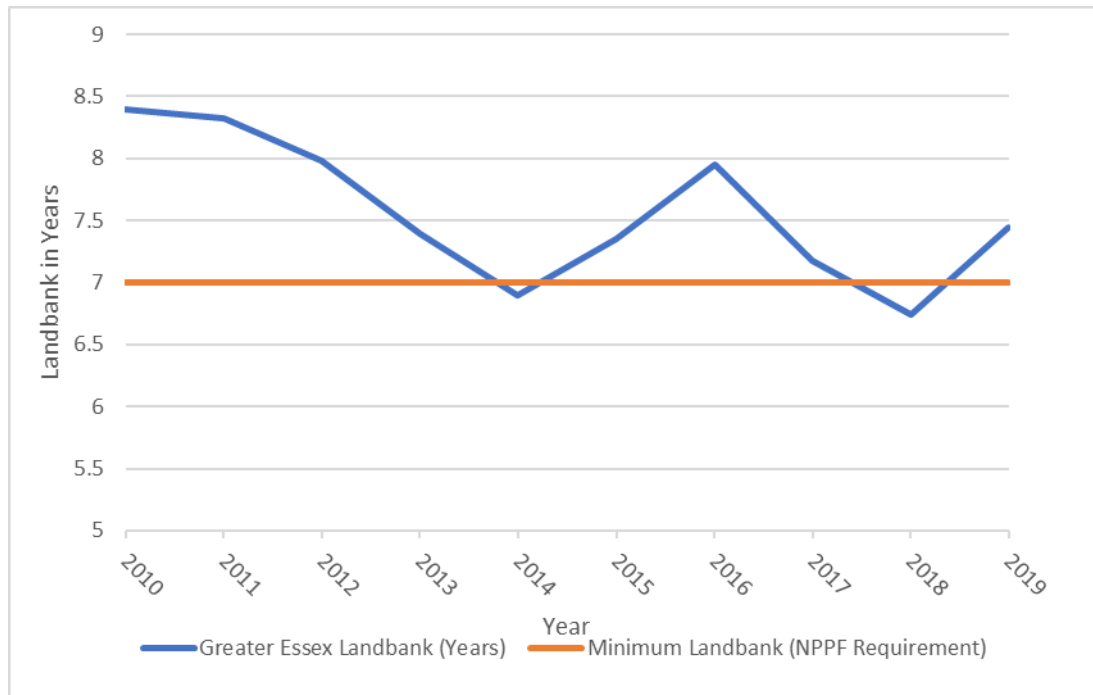
- 2.1.28. This indicator is informed by the Regional Mineral Survey, for which information is collated and presented on a calendar year basis (1st January – 31st December) rather than on the basis of the financial year (1st April – 31st March) to which most indicators in this AMR relate. As set out at the beginning of Section 2, information related to this indicator is required to be reported at the Greater Essex level, and therefore the production value against which calculations have been made is 4.45mtpa, not 4.31mtpa. This indicator is proposed for amendment as part of the MLP Review such that it is clarified that reporting is at the Greater Essex level.
- 2.1.29. It is important to note the potential impact that the COVID-19 lockdown and other restrictions have had on the collation of this data (as referred to in section 1.3). The Aggregate Survey that informs this AMR was undertaken during March to May 2020, through much of which the nation was in lockdown for the prevention of Coronavirus spread. Despite this, 92% of sites provided a response. However, it cannot be subsequently inferred that any combined figures presented represent 92% of their true value. Production rates vary significantly across sites and, due to reasons of commercial confidentiality, it would not be appropriate to speculate on those values which may have been derived from those sites where surveys were not returned. As such, any trend analysis factoring in the latest data must be treated with caution.
- 2.1.30. A national aggregate survey has been undertaken (summer/autumn 2020), which is currently being analysed by BGS. This hopes to capture all sales reported in 2019, including any sites that did not have the opportunity to previously respond due to lockdown restrictions. Any results provided via the National Survey will be considered and reviewed in the next edition of the AMR, which will also assess sales in 2020.

Greater Essex Sand and Gravel Landbank

- 2.1.31. Landbanks are calculated by dividing permitted reserve by the annual amount of mineral to be extracted; and is reported in years. This value is the time the landbank will last before it is exhausted if no further mineral is permitted for extraction.

¹⁹ This was previously monitored as part of monitoring indicator 1, required for the previously adopted Minerals Local Plan (1997).

Figure 3: Greater Essex Sand and Gravel Landbank (2010 to 2019)



Source: Essex County Council (2020), as derived from the LAA

- 2.1.32. Across the period of study, the landbank has reduced, from 8.4 years in 2010 to 7.44 years in 2019. This reduction has not been uniform, with the landbank the highest across the period in 2010 and twice dropping below the NPPF threshold of seven years, with 2018 being the lowest landbank at 6.74 years. The latest reported value of 7.44 years is above the NPPF threshold of seven years and it is noted that there are a number of pending applications that will likely see the landbank increase further in the next reporting cycle.
- 2.1.33. It is reiterated that the survey through which this information is derived was impacted by the pandemic, resulting in a survey response rate of 92%. Consequently, there is a potential under-reporting of sales and as a consequence an over-reporting of the landbank. Sales may also have been suppressed as a result of the pandemic. As such, the 2019 figure, and any trend it may indicate, must be treated with caution.

MMI 6 - Locations of New Recycling Facilities in Accordance with the Spatial Strategy

Related Policies:

- Policy S5 - Creating a Network of Aggregate Recycling Facilities

Target: SARS [Strategic Aggregate Recycling Sites] in proximity to all key centres for growth and development.

Data Source: Planning applications and decisions, to be monitored annually via the AMR.

- 2.1.34. Strategic Aggregate Recycling Sites (SARs) are defined in the MLP (2014) as facilities that can process in excess of 100,000tpa of construction, demolition and excavation waste. This means that any facilities of a smaller annual throughput are not included as part of monitoring this indicator. It is

noted that the Review of the Minerals Local Plan proposed to remove the delineation between strategic and non-strategic aggregate facilities as since the adoption of the Waste Local Plan this distinction has no policy implication. Should this revision be adopted, this indicator would require modification. In recognition of the fact that there are so few SARS applications, this monitoring indicator has historically reported against applications relating to any new aggregate recycling capacity irrespective of the propose capacity and continues to do so.

- 2.1.35. During 2018/20, a single application was granted for new capacity for CD&E recycling. This was an application for the importation of inert material, installation and use of recycling plant to produce secondary aggregate, which was granted at Newport Chalk Quarry, Uttlesford. This provided for 200,000tpa of recycling capacity alongside the provision of inert landfill capacity²⁰. This increase in recycling capacity serves to contribute towards maintaining capacity in the face of the loss of facilities with temporary consents over the Plan period. For construction, demolition, and excavation (CDE) recycling capacity, this capacity loss has been estimated to be approximately equivalent to the ability to manage 700,000t of CDE waste a year in total between 2015 - 2035²¹ should there be no additional capacity permitted. This is an annual reduction of the ability to manage 35,000t of CDE waste annually, year on year.
- 2.1.36. In addition, the location of Newport Chalk Quarry satisfies part 3 of Policy S5, being located on e) on current mineral workings and landfill sites provided the development does not unduly prejudice the agreed restoration timescale for the site and the use ceases prior to the completion of the site. This application satisfied Policy S5 in the MLP (2014) but exceeded the WLP (2017) allocation, as compared below.

²⁰ Application Ref. ESS/42/18/UTT. Granted planning permission on 23/01/2020. The application was considered on the basis of 1.05 million tonnes of import total, as suggested by the Transport Statement. With the landfilling requiring circa 850,000 tonnes, the additional 200,000t was suggested as recovered (secondary aggregate). The complete development has a 10-year life although the processing plant would only be in-situ for 7 of those years.

²¹ Table 20 p39 [Topic Paper 1 Waste Capacity Gap Update December 2015](#) BPP Consulting

Table 2: Comparison of Application Ref. ESS/42/18/UTT with WLP allocated site for Inert Recovery Capacity

	Inert landfill capacity	Inert recycling capacity
WLP allocation	300,000m ³ / 510,000 tonnes ²² (5-year life)	75,000 tonnes (15,000tpa for 5 years)
ESS/42/18/UTT	500,000m ³ / 850,000 tonnes (10-year life)	200,000 tonnes (circa 28,500tpa for 7 years ²³)
Difference	+ 200,000m ³ / 340,000 tonnes (+5 years)	+ 125,000 tonnes / 13,500tpa over the 5-year period and then 28,500tpa for two additional years

Source; Essex County Council (2021)

2.1.37. Monitoring of this indicator since the adoption of the MLP in 2014 is shown in the table below.

Table 3: Applications Granted with New CD&E Capacity in Accordance with Spatial Strategy (2014 to 2020)

Year	Number of Applications Granted with New Strategic CDE Capacity	Percentage of Sites in accordance with Spatial Strategy	Justification for not according with Spatial Strategy
2014/15	2	TBC	TBC
2015/16	1	TBC	TBC
2016/17	2	TBC	TBC
2017/18	3	100%	N/A
2018/19	0	N/A	N/A
2019/20	1	100%	N/A
Total	9	TBC	N/A

Note: Justification for historic accordance with the Spatial Strategy will be assessed further as part of the production of the full AMR.

Source: Essex County Council (2021)

²² On the basis of 1.7 tonnes of material for every m³

²³ Noting no maximum importation figure has been suggested as part of the application details – this calculation has used the 1.05 million tonne figure suggested as part of the Transport Statement. With the surplus importation (200,000 tonnes) presumed to be secondary aggregate realised from the processing plant over a 7 year period of operations/plant being in-situ.

MMI 7 – Locations of new extractions in accordance with spatial strategy

Related Policies:

- Policy S2 –Strategic Priorities for Minerals Development

Target: All permissions (other than windfalls) to be on identified sites in Essex

Data Source: Planning applications and decisions, to be monitored annually via the AMR.

2.1.38. It is noted through the Review of the Minerals Local Plan that the target for all mineral extraction permissions (other than windfalls) to be permitted on identified sites in Essex would benefit from modification. All applications coming forward for mineral extraction which were not windfall applications would, by definition, be on identified sites. It is therefore proposed that the phrase ‘other than windfalls’ be removed from the target. This would focus the indicator to monitoring the proportion of approved applications for mineral extraction that came forward on Preferred Sites. The revised target is proposed to be for all permissions for mineral extraction to be on Preferred Sites unless there is an overriding justification for extraction, linked to an agricultural reservoir, borrow pit or prior extraction to avoid sterilisation,

2.1.39. The following table identifies the number of applications for new permitted reserves which were in accordance with the schedule of Preferred Sites as set out in the MLP and includes windfall sites.

Table 4: New Extractions in Accordance with Spatial Strategy (2014/20)

Year	Number of Applications Granted with New Permitted Reserve	Percentage of Applications made on Preferred Site Allocations	Applications Granted outside Allocations
2014/15	2	100%	N/A
2015/16	1	100%	N/A
2016/17	3	67%	Elmstead Hall (ESS/24/15/TEN). Construction of an irrigation reservoir
2017/18	0	-	N/A
2018/19	0	-	N/A
2019/20	3	67%	Sheepcotes (ESS/01/18/CHL). Construction of an agricultural reservoir
Total	9	78%	-

Source: Essex County Council (2021)

2.1.40. During 2018/20, three applications were granted, which added 10.31Mt to the permitted reserve. One of these, Sheepcotes (ESS/01/18/CHL), was a

windfall site, and was therefore not bought forward on a Preferred Site allocation. This application contributed 0.65Mt to the permitted reserve. Across the period assessed, where sites were approved outside of Preferred Site allocations, these were for the construction of an agricultural reservoir, which is noted as a potential over-riding justification or over-riding benefit which may create the circumstance where mineral applications would be permitted outside of Preferred Sites.

MMI 8 - Number of safeguarded depots/wharves lost to other uses

Related Policies:

- Policy S9 – Safeguarding Mineral Transshipment Sites and Secondary Processing Facilities

Target: Nil.

Data Source: Planning applications and decisions, to be monitored annually via the AMR.

- 2.1.41. During 2018/20, ECC MPA were consulted on eight non-mineral applications located within 250m of an MCA.
- Four of these were submitted outline or full planning applications;
 - Two of these were requests for pre-application advice;
 - One of these was a scoping request for a local plan allocation; and
 - One of these was a reserved matters application.
- 2.1.42. The MPA provided a response to six of the eight non-mineral applications located within 250m of an MCA:
- For two of these applications, ECCs MPA had no objection;
 - For two applications, ECCs MPA purely provided comment;
 - For two applications, ECCs MPA maintained a holding objection.
- 2.1.43. Of the two non-mineral related applications within 250m of an MCA, ECCs MPA maintained a holding objection against:
- One application was refused but an appeal was allowed. The decision for this is pending as of 31 December 2020; and
 - One application was approved as following the submission of additional details, the MPA did not seek to maintain its holding objection.
- 2.1.44. No safeguarded transshipment site has been lost between 01 April 2014 to 31 March 2020.

MMI 9 - Area of commercial mineral deposits sterilised by non-mineral development

Related Policies:

- Policy S8: Safeguarding Mineral Resources and Mineral Reserves

Target: Nil.

Data Source: Planning applications and decisions, to be monitored annually via the AMR.

2.1.45. In total, 20 of the 50 non-mineral related application on a site within an MSA have been granted planning permission, which resulted in a loss of:

- 118.8ha of Sand and Gravel;
- There was no loss in other types of MSA

2.1.46. In previous AMRs, the LPAs were surveyed as to the number of applications and hectares that were sterilised due to applications which they permitted. Additional fiscal and time pressures on the LPAs meant fewer were responding to data requests and therefore did not provide an accurate representation of the extent of sterilisation in Essex. Therefore, as part of the assessment to review the MLP the methodology to obtain the sterilisation of minerals was altered. This resulted in a comprehensive review of the responses that had been provided previously between 2014/15 and 2019/20. This identified a significant amount of hectares that had been identified as sterilised by the LPAs, as shown in the table below.

Table 5: Sterilisation of Minerals between 2014/15 and 2018/20

Year	Annual Sterilisation (Ha)	Cumulative Sterilisation Since 2014/15 (Ha)
A) Sand and Gravel MSA		
2014/15	143.0	143.0
2015/16	195.1	338.1
2016/17	200.4	538.5
2017/18	30.5	569.0
2018/19	102.0	671.0
2019/20	118.8	789.8
B) Chalk MSA		
2014/15	0	0
2015/16	3.0	3.0
2016/17	5.0	8.0
2017/18	3.8	11.8
2018/19	0	11.8
2019/20	0	11.8
C) Brickearth MSA		

2014/15	4.9	4.9
2015/16	11.8	16.7
2016/17	0	16.7
2017/18	0	16.7
2018/19	0	16.7
2019/20	0	16.7

Source Essex County Council (2021)

- 2.1.47. It is important to note that the values in the above table are only those which meet the thresholds set out in Appendix 5 of the MLP (2014), most notable all those sites which are in excess of 5ha. It is therefore likely that the actual amount of sterilisation within Essex is greater than the values presented here.
- 2.1.48. It can be seen in the table above, that 789.8ha of sand and gravel has been sterilised since 2014/15, but comparatively little chalk or brickearth (11.8ha and 5.9ha respectively). This correlates with the widespread dispersal of sand and gravel deposits/size of MSA, compared to the smaller quantities of chalk and brickearth, safeguarded through MSAs. The amount of sand and gravel that has been sterilised is equivalent to 128.28% of the total allocations (preferred and reserve sites combined) made in the MLP, since it was adopted in 2014.
- 2.1.49. A review of this topic area is addressed in the forthcoming MLP Regulation 18 consultation stage.

MMI 10 - Number of applications proposing non-road modes of transport of material (a) to or from the site (b) within the site

Related Policies:

- Policy S11 - Access and Transportation

Target: Maximisation

Data Source: Planning applications and decisions, to be monitored annually via the AMR.

- 2.1.50. Despite the potential impacts to the road network, there are limitations with regard to the promotion of alternative transport modes. The development of railheads that would allow mineral to enter the rail network is often prohibitively expensive, whilst the rail network in Essex is restricted in terms of capacity due to the amount of passenger transport that takes place upon it. Mineral transportation by water is another potential alternative to road transport but opportunities in the Plan area are limited. Water transport is generally also more appropriate for transportation over longer distances rather than within a single mineral planning area.
- 2.1.51. During 2018/20 there were no planning applications proposing non-road modes of transport as a means of distributing material from the site. The table below shows the annual and cumulative number of applications that propose non-road modes of transport.

Table 6: Applications including Non-Road Transport between 2014/15 and 2018/20

Year	Annual Number of Applications proposing Non-Road Methods of Transport		Cumulative Number of Applications proposing Non-Road Methods of Transport	
	Full Application	Variation of Conditions	Full Application	Variation of Conditions
2014/15	0	0	0	0
2015/16	0	1	0	1
2016/17	0	0	0	1
2017/18	0	0	0	1
2018/19	0	0	0	1
2019/20	0	0	0	1

Source: Essex County Council (2021)

2.1.52. The variation of conditions in 2015/2016 was in relation to the existing operation of Parkeston Quay (ESS/53/14/TEN), which includes a combination of road and rail transport to or from the site. Where related to transport, the variations were related to road and included operating hours and number of permitted vehicle movements). It is worth noting that the rail element of this operation has not changed as a result of this application. The wider Parkeston Quay facility is a safeguarded existing transshipment site in the MLP.

MMI 11 - Amount of land newly restored for habitat creation

Related Policies:

- Policy S12 – Mineral Site Restoration and After-uses

Target: To create a minimum of 200 hectares of UK priority habitat through mineral site restoration or through contributions to support off-site enhancements in proximity to the extraction site.

Data Source: Planning applications and decisions and on-site monitoring of progress, to be monitored annually via the AMR.

2.1.53. Between the adoption of the plan and 31st March 2020, there has been no record of contributions to support off-site enhancements in proximity to the extraction site.

2.1.54. During 2018/20, two planning permissions had their legal agreements signed which had been pending. These were Bradwell Quarry (ESS/03/18/BTE, MLP Preferred Site A5) and Broadfield Farm, Rayne (ESS/19/17/BTE, MLP Preferred Site A9) which both committed to the creation of UK priority habitat through mineral site restoration.

2.1.55. A review of the collective contribution to the land use targets for the five priority habitats, as identified in the [Mineral Site Restoration for Biodiversity SPG](#), is shown below:

Table 7: Habitat Creation Targets for Each Priority Habitat & Status, 2014/15 – 2019/20

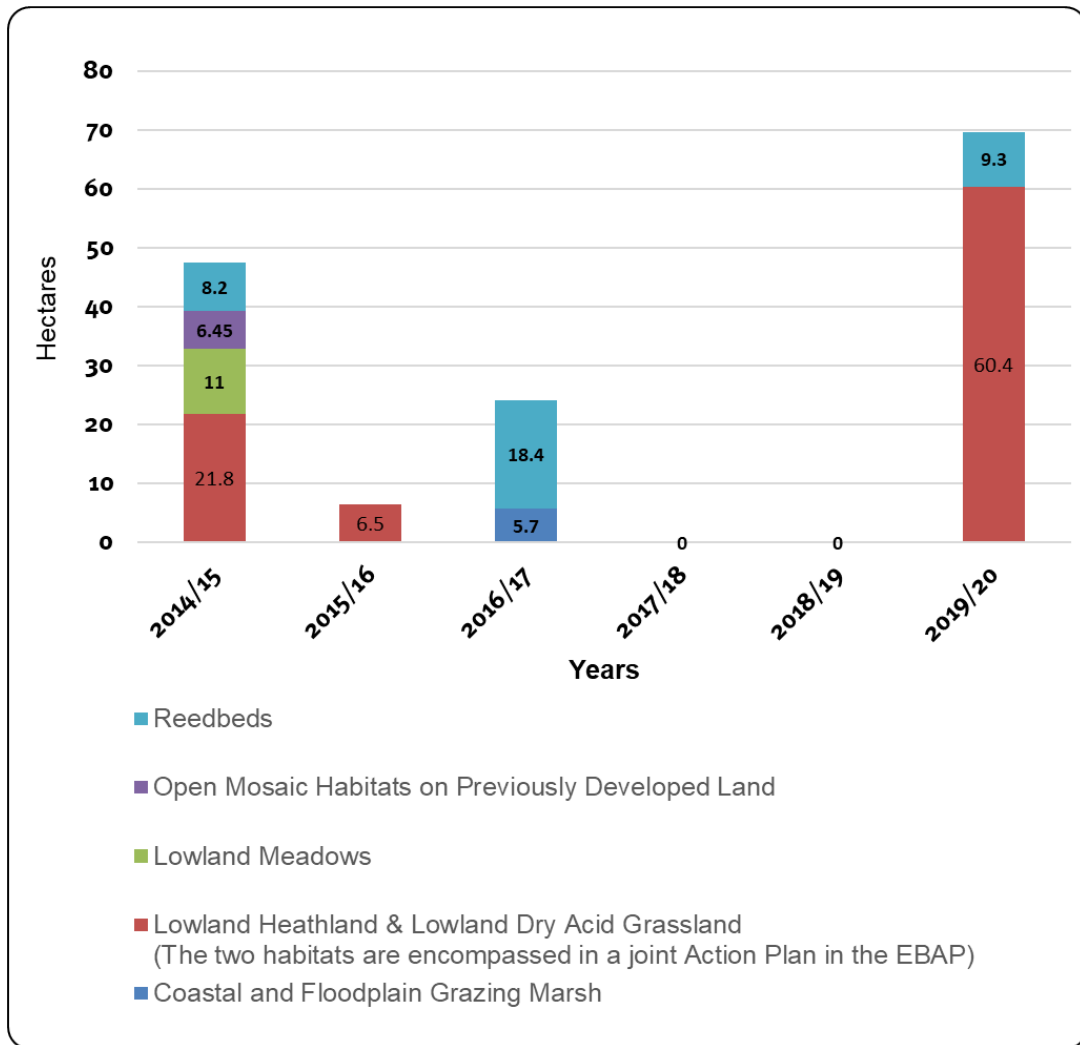
Priority Habitat Name	MLP Habitat Target (ha)	Hectares provided through permitted applications in 2018/20	Cumulative Commitments between 01/04/2014 and 31/03/20	Remaining Hectares to be provided during Planning Period
Coastal and Floodplain Grazing Marsh	20	0	5.7	14.3
Lowland Heathland & Lowland Dry Acid Grassland (The two habitats are encompassed in a joint Action Plan in the EBAP)	60	60.4	88.7 The commitment to this habitat type has therefore exceeded the target by 28.7ha.	0
Lowland Meadows	35	0	11	24
Open Mosaic Habitats on Previously Developed Land	35	0	6.45	28.55
Reedbeds	50	9.3	39.5	10.5
Total Required/Provided	200 Required	69.7	122.65²⁴ (61% of target)	28.15 Commitment Required
		Approved through Planning permissions		

Source: As derived from Essex County Council (2015) Biodiversity Supplementary Planning Document & planning application information. Correct as of 31st March 2020

2.1.56. The graph below identifies the progress made towards fulfilling the commitment to providing Priority BAP habitats, between plan adoption in 2014 and 2020.

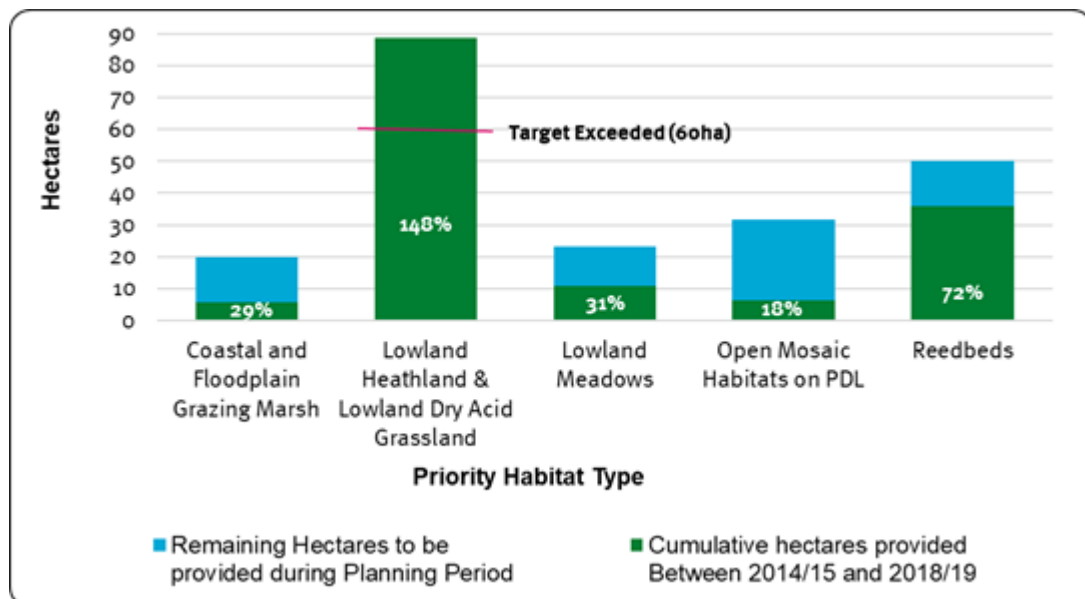
²⁴ 122.65ha is the total of habitat commitment if the excess 28.7ha is not considered in the total 200ha requirement. This would require all of the habitat types to meet the target. If this excess is included in the overall 200ha target, then 150.45ha has been committed to, which would be 75% of the overall 200ha target.

Figure 4: Habitat committed to between 2014 and 2020



Source: Essex County Council (2021)

Figure 5: Cumulative Commitment to Priority Habitat (31 March 2020)



Note: The percentages relate to the total cumulative hectares committed to compared to the target as specified in the MLP (2014) and the SPG.

Source: Essex County Council (2021), as derived from (Assessment for the review of the MLP (2014) to update the signing of legal agreements of planning permissions Bradwell Quarry - A5 (ref: ESS/03/18/BTE) and Broadfield Farm – A9 (ref: ESS/19/17/BTE).

- 2.1.57. Using the table and graph above it is possible to identify the outstanding required commitment to meet the targets, which will then need to be implemented to provide the habitat for MMI 11. There has been significant progress towards the target of priority habitat, although the hectares identified above have yet to be provided as phasing of the extraction has not progressed sufficiently to begin restoration phases.
- 2.1.58. It can be seen that when compared to the targets as set out in the SPG, that the commitment to Lowland Heathland & Dry Acid Grassland would result in the target being exceeded by 48%.
- 2.1.59. Therefore, it is considered that future planning applications submitted to the MPA consider the potential to provide restoration schemes which facilitate the creation of those habitat types which remain outstanding. These are Mosaic Habitats on Previously Developed Land (18% of target currently committed to), Coastal and Floodplain Grazing Marsh and Lowland Meadows, which have a commitment of 29% and 31% respectively, and Reedbeds, which have 72% of the target committed to.

APPENDIX 1. ADDITIONAL MINERALS DATA

Sand and Gravel Sales in Greater Essex

Table 8: Sales of Sand and Gravel in Greater Essex, 2000 – 2019)

Year	Sand and Gravel Sales in Greater Essex
2000	4.04
2001	4.23
2002	4.66
2003	4.47
2004	4.30
2005	4.14
2006	4.07
2007	4.09
2008	3.29
2009	2.79
2010	2.99
2011	2.80
2012	2.30
2013	3.18
2014	4.37
2015	3.45
2016	3.40
2017	3.41
2018	3.56
2019	3.17

Sand and Gravel Landbank in Greater Essex

Table 9: Sand and Gravel Greater Essex Landbank, 2010 – 2019

Year	Permitted Reserve	Landbank in Years (Apportionment of 4.45mtpa)
2010	37.36Mt	8.40
2011	37.01Mt	8.32
2012	35.5Mt	7.98
2013	32.88Mt	7.39
2014	30.72Mt	6.90
2015	32.69Mt	7.35
2016	35.37Mt	7.95
2017	31.95Mt	7.18
2018	29.98Mt	6.74
2019	33.10Mt	7.44

Summary of Mineral Extraction Sites in Essex

Table 10: Permitted Primary Aggregate Sites in Essex (31 December 2019)

Operator	Site Name	Cessation Date for Planning Permission	District /Borough	Grid Ref / GIS Co-Ordinates (Approx.)
Active Sand & Gravel Quarries with Permitted Reserves				
Brett Aggregates	Alresford Creek, Alresford	2042	Tendring	TM 063 200
G&B Finch Ltd	Asheldham Quarry, Southminster	2029	Maldon	TL 973 014
Hanson Aggregates	Birch Quarry, Birch	2018	Colchester	TL 927 193
Frank Lyons Plant Services Ltd	Blackley Quarry, Great Leighs	2045	Chelmsford	TL 728 191
Blackwater Aggregates	Bradwell Quarry, Silver End	2022	Braintree	TL 819 217
Brett Aggregates	Brightlingsea Quarry	2026	Tendring	TM 070 188
Hanson Aggregates	Bulls Lodge Quarry, Boreham	Permission CHL/1019/87 (Airfield) =2020 Permission CHL/1890/87 (Park & Brick Farms) = 2030	Chelmsford	TL 746 108
SRC Ltd	Cobbs Farm, Goldhanger	2020 ²⁵	Maldon	TL 893 085
Tarmac Ltd	Colchester Quarry, (aka Stanway Quarry)	2042	Colchester	TL 954 227
Brice Aggregates	Colemans Quarry, Witham	2036	Braintree	TL 838 156
SRC Ltd	Crown Quarry, Ardleigh	2028	Tendring	TM 025 295
Edviron Ltd	Crumps Farm, Gt Canfield	2031	Uttlesford	TL 584 211
Dewicks	Curry Farm, Bradwell-on-Sea	End on site 2023, restoration by 2024	Maldon	TL 993 059

²⁵ At the time of writing (August 2020) there are three undetermined applications for the Cobbs Farm, which if granted would allow an extension of time for extraction until 20th September 2021. This will be updated in future LAAs.

Operator	Site Name	Cessation Date for Planning Permission	District /Borough	Grid Ref / GIS Co-Ordinate s (Approx.)
SRC Ltd	Highwood Quarry, Little Easton	2026	Uttlesford	TL 598 224
Brett Aggregates	Lufkins Farm, Thorrington Road	Commenced January 2019 cessation of extraction January 2022.	Tendring	X - 609625.1 Y - 222106.3
Danbury Aggregates	Royal Oak, Danbury	2029	Chelmsford	TL 805 050
Danbury Aggregates	St Cleres Pit, Danbury	2019 ²⁶	Chelmsford	TL 763 058
Tarmac Ltd	Wivenhoe Quarry, Wivenhoe	No extraction occurring on site. Current restoration end date is 30 th June 2020 ²⁷ .	Colchester	TM 046 224
Operational Sand & Gravel and Silica Sand Sites with Permitted Reserves				
SRC Ltd	Martells Quarry, Ardleigh	2026 ²⁸	Tendring	TM 049 283
Total Active Extraction Facilities in Essex (Sand & Gravel):				19
Of which, is also extracting Silica Sand:				1
Sand & Gravel Quarries with Permitted Reserves (Not Actively Extracting Mineral)				
Gent Fairhead & Co Ltd	Rivenhall Airfield (Waste Facility)	Planning Permission for waste management ESS/34/15/BTE was granted in February 2016 includes 100 thousand tonnes material to be extracted prior to development.	Braintree	X - 581819 Y - 221749
R W Mitchell & Sons	Elmstead Hall (AKA Elmstead Reservoir)	Not Yet Commenced, Commencement required within 5 years from the approval date of ESS/24/15/TEN (by Nov 2021), cessation 48 months after	Tendring	X - 605769 Y - 225753

²⁶ ESS/31/16/CHL requires extraction to cease 31/7/2019 and restoration to be completed by 2022. There is de-minimus extraction (not active) predominantly an infill/minerals processing site. The site is permitted to process the as dug material from Royal Oak, but there remains workable deposits of mineral, which are expected to be extracted within the next two years.

²⁷ At the time of writing (August 2020) there is no active extraction at Wivenhoe quarry. However, there is an application ([ESS/80/20/TEN](#)) currently being determined, which is for restoration only: there would be no further extraction.

²⁸ During 2019, a Screening Opinion request was submitted and considered with relevant pre-application advice provided (ref: ESS/92/19/TEN/SO), with an application pending validation in August 2020

Appendix H – Housing in Essex & Southend

Operator	Site Name	Cessation Date for Planning Permission	District /Borough	Grid Ref / GIS Co-Ordinate s (Approx.)
		commencement		
SRC	Sheepcotes	Not yet commenced, pre-commencement conditions awaiting discharge. Commencement required within 3 years from the approval date of ESS/01/18/CHL (by Aug 2022), cessation of extraction 5 years after commencement.	Chelmsford	X – 571862 Y - 213954
Tarmac	Rayne Quarry	Not yet commenced Commencement required within 3 years from the approval date of ESS/19/17/BTE (by Aug 2022), cessation of extraction 13 years after commencement.	Braintree	X – 570950 Y - 223099
JJ Prior Ltd	Fingringhoe Quarry, Fingringhoe	2042 Extraction has ceased on site	Colchester	TM 042 210
Widdington Recycling	Widdington Pit, Widdington	2022 (with restoration by 2023) Not actively extracting mineral	Uttlesford	TL 528 310
Facilities That Ceased Actively Extracting Minerals during 2019				
Brett Aggregates	Elsenham Quarry, Elsenham	Closed - and containing no further workable permitted reserves and no saleable stockpiles	Uttlesford	TL 545 267
New/Extension Site with Applications Pending Determination/Legal Agreements, Which If Permitted, Would Provide Additional Sand and Gravel Reserves.				
Tarmac Ltd	Wivenhoe Quarry, Wivenhoe	Resolution to approve, subject to legal agreements (ref ESS/17/18/TEN)	Colchester	TM 046 224
Dormant Sand & Gravel Quarries				
S.R. Finch	Straits Mill	N/A	Braintree	TL 768 246
-	Alton Park	N/A	Tendring	X – 615905 Y - 214146

Operator	Site Name	Cessation Date for Planning Permission	District /Borough	Grid Ref / GIS Co-Ordinates (Approx.)
-	Hodgnells Farm	N/A	Tendring	X – 620742 Y - 219329
Devernish Ltd	Hambro Hill	N/A	Rochford	TQ 814 919
Total sites with permitted reserves, but not actively extracting mineral:				12

Table 11: Other Primary Extraction Sites in Essex (31st March 2020)

Operator	Site Name	Cessation Date for Planning Permission	District /Borough	Grid Ref / GIS Co-Ordinates (Approx.)
Operational Brick Clay Sites with Permitted Reserves				
Bulmer Brick & Tile Co	Bulmer Brickworks, Bulmer Tye	2027	Braintree	X 583349, Y 237983
W H Collier Ltd	Marks Tey Brickworks	2042	Colchester	X 590569, Y 223247
Operational Chalk Sites with Permitted Reserves				
Needham Chalks Ltd	Newport Chalk Pit	2042	Uttlesford	TL 525 331

Source: Essex County Council (2021)

Table 12: Permitted Mineral Transhipment Sites in Essex (31 December 2019)

Operator	Site Name / Address	District/Borough	Grid Ref / GIS Co-Ordinates (Approx.)
Permitted Wharfs			
JJ Prior Ltd	Ballast Quay, Ballast Quay Road Fingringhoe Colchester CO5 7DB (Exporting until stockpiles exhausted)	Colchester	TM 043 210
Potential Wharfs (as Specified in the MLP)			
Hutchison Ports	Port of Harwich (F4) Parkeston Harwich CO12 4SR	Tendring	TM 238 326
Permitted Rail Depots			

Appendix H – Housing in Essex & Southend

Operator	Site Name / Address	District/Borough	Grid Ref / GIS Co-Ordinates (Approx.)
Aggregate Industries UK Ltd (Receiving Depot)	Chelmsford Rail Depot Brook Street Chelmsford CM1 1UQ	Chelmsford	TL 712 074
Tarmac Ltd (Receiving and loading point)	Marks Tey Rail Depot North Lane Marks Tey Colchester CO6 1ED	Colchester	TL 918 240
Aggregate Industries UK Ltd / Tarmac Ltd (Both Receiving Depots)	Harlow Rail Depot (x2) Station Approach, Harlow CM20 2EL	Harlow	TL 470 122
Total Transhipment Facilities in Essex - Permitted			5
Total Transhipment Facilities in Essex - Potential			1

Site Profiles for Mineral Transshipment Sites

This section of the appendix contains a complete set of individual Profiles for each of the transshipment sites subject to Policy S9. Each Site Profile covers the site location, site boundaries and site characteristics; and notes any detailed development requirements associated with operations at each site.

- D2 Ballast Quay, Fingringhoe
- F1 Chelmsford Rail Depot
- F2 Harlow Mill Rail Station
- F3 Marks Tey Rail Depot
- F4 Port of Harwich

D2 Ballast Quay Fingringhoe

Site:	D2	Status 31 March 2019
Address:	Ballast Quay, Fingringhoe	
District:	Colchester	ACTIVE
Area:	11.66ha	

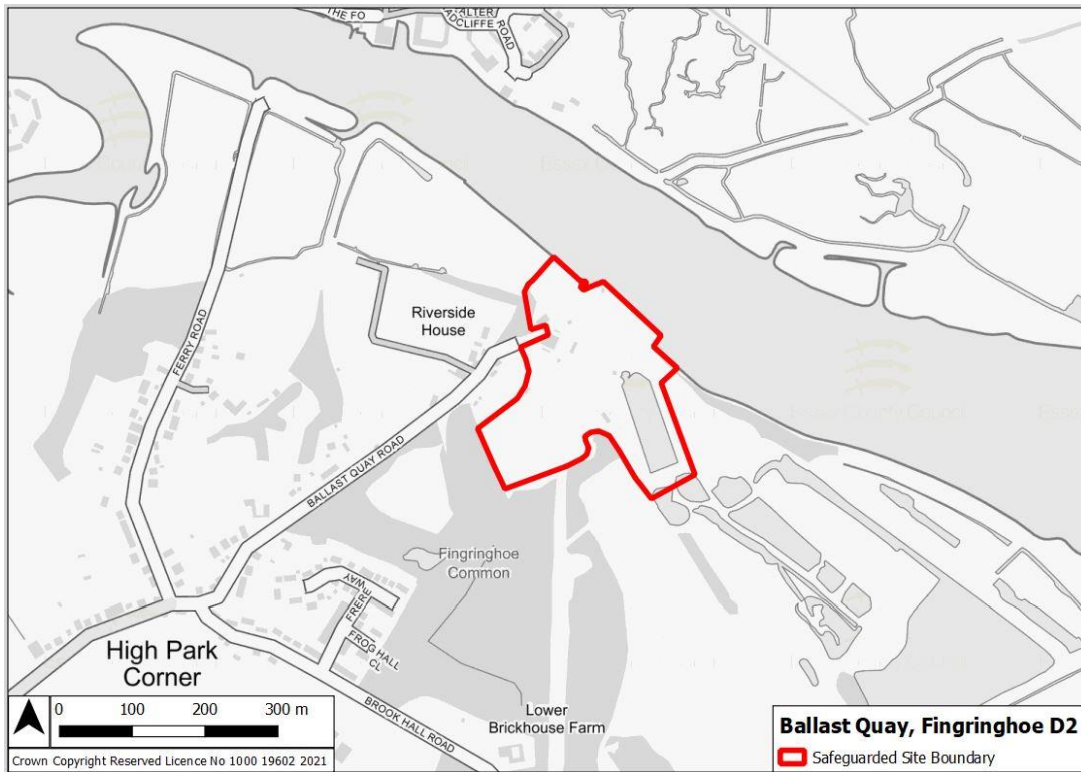
Notes:

Safeguarded status would be withdrawn once the current permitted mineral extraction at Fingringhoe Quarry is completed.

Only excavated mineral from Fingringhoe Quarry shall be **exported** by barge.

This site is not suitable for the importation and onward distribution of mineral by road due to the lack of suitable infrastructure.

Map 3 D2 Ballast Quay, Fingringhoe



Source: Essex County Council (2021)

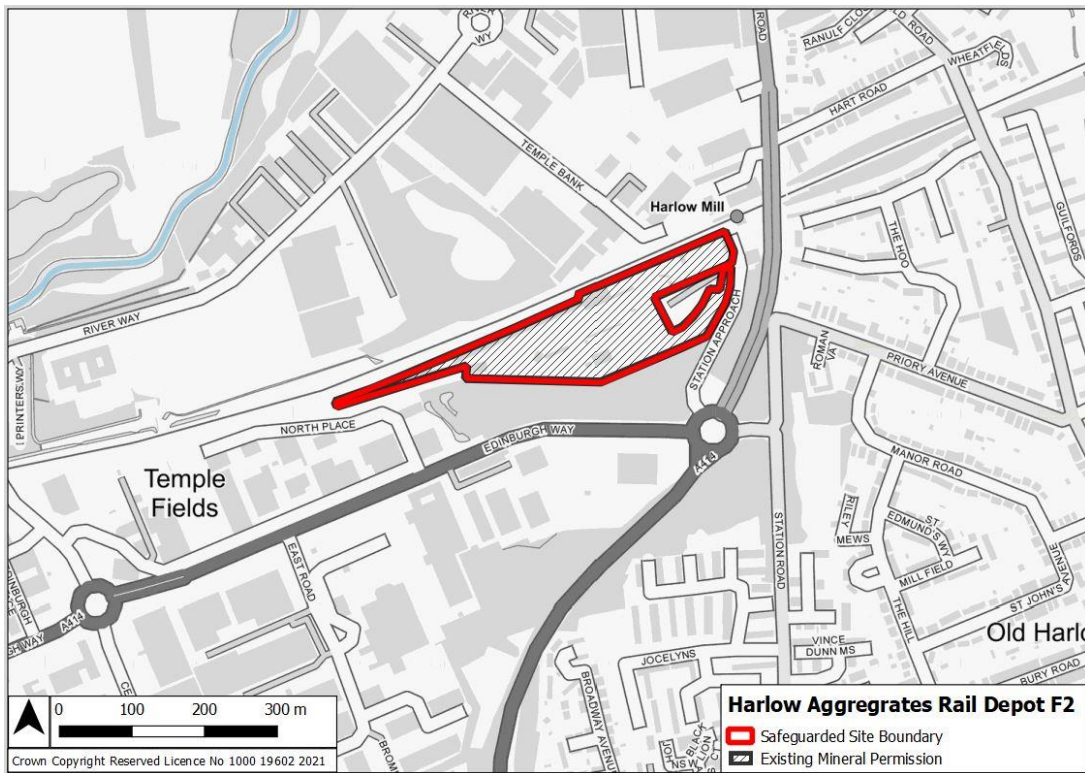
F1 Harlow Mill Station

Site:	F1	Status 31 March 2019
Address:	Harlow Mill Station	
District:	Harlow	ACTIVE
Area:	3.7ha	

Notes:

- Harlow Mill site is located within the River Way Industrial Estate, approximately 2.5km from Harlow town centre on the northern edge of the town. The site is situated west of Cambridge Road (A1184) and north of Edinburgh Way (A414). Access is via Station Approach Road.
- The area contains a coated roadstone plant and cement batching facility and it borders an aggregate unloading facility (run by Lafarge Tarmac). It is also bordered by a separately operated roadstone coating plant to the south (Aggregate Industries). Both sites are of the same use which is for the purpose of handling and processing aggregates for the manufacture and distribution of coated roadstone.

Map 4 F1 Harlow Mill Station



Source: Essex County Council (2021)

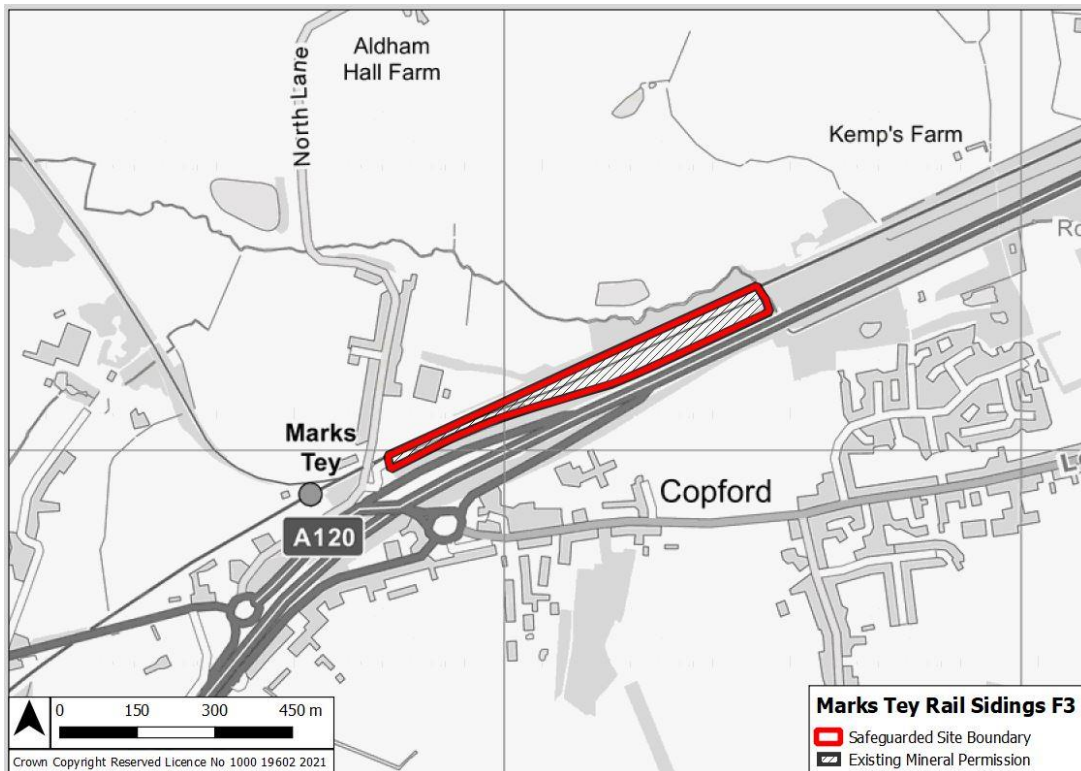
F2 Chelmsford Rail Sidings

Site:	F2	Status 31 March 2019
Address:	Chelmsford Rail Sidings	
District:	Chelmsford	ACTIVE
Area:	1.2ha	

Notes:

- The site is currently used to import, and store aggregate delivered by both road and rail. The site is accessed via Brook Street which itself is accessed off New Street to the West of Chelmsford Town Centre, with good access to major strategic routes including the A12.
- The site adjoins allocated employment land within Chelmsford City Council’s adopted Chelmsford Town Centre Area Action Plan’ which forms part of the Council’s adopted Local Development Framework. The northern half of the site is identified as the Railway Sidings, Brook Street ‘Opportunity Site’. Any proposal for development within this area will need to be in conformity with both Local Plans.

Map 5 F2 Chelmsford Rail Sidings



Source: Essex County Council (2021)

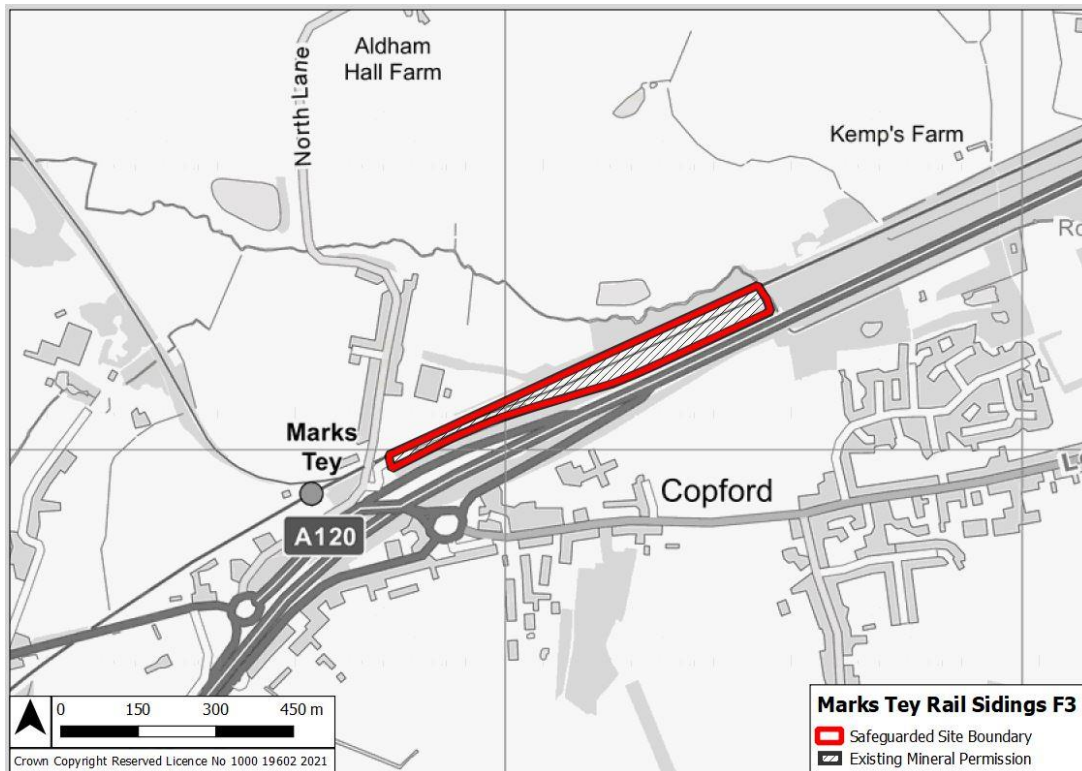
F3 Marks Tey Rail Sidings

Site:	F3	Status 31 March 2019
Address:	Marks Tey Rail Sidings	
District:	Colchester	ACTIVE
Area:	3.4	

Notes:

- The land including the sidings is used for the loading of sand and aggregates from their Stanway workings onto railway wagons for transport to London. The site comprises of little more than an access road and sidings with some limited aggregate storage area. Access is from Station Road which connects to the A120, and the site is reasonably well screened.
- The facility remains in active use and it is proposed that the area should continue to be safeguarded to ensure it remains available for mineral transhipment.

Map 6 F3 Marks Tey Rail Sidings



Source: Essex County Council (2021)

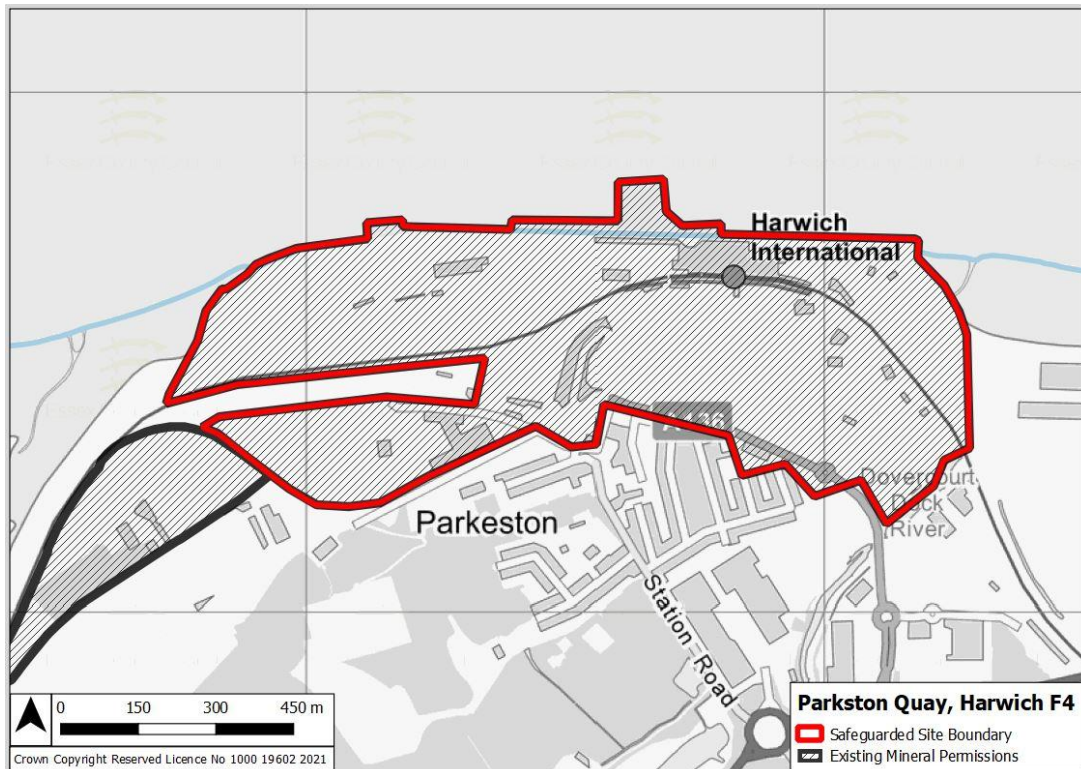
F4 Port of Harwich

Site:	F4	Status 31 March 2019
Address:	Port of Harwich	
District:	Tendring	POTENTIAL
Area:	6.2ha	

Notes:

- All deliveries are delivered to this site via rail and sourced from Somerset (Limestone Type 1) and Acton, West London (spent rail ballast). The site is operated by virtue of it being rail-operational land used specifically for the purpose of the bulk handling of rail delivered aggregates.
- The site, adjacent to Harwich International Port, is accessed via West Dock Road with good access to major routes, primarily the A120. The site is allocated as an existing employment area within Tendring District Council’s Local Plan adopted 2007.

Map 7 F4 Port of Harwich



Source: Essex County Council (2021)

Profiles for Aggregate Recycling Facilities in Excess of 100,000tpa

This section of the appendix contains a list of each of the Aggregate Recycling Facilities in excess of 100,000tpa subject to Policy S5:

- Purdey's Industrial Estate, Rochford
- Bulls Lodge, Chelmsford
- Stanway, Colchester

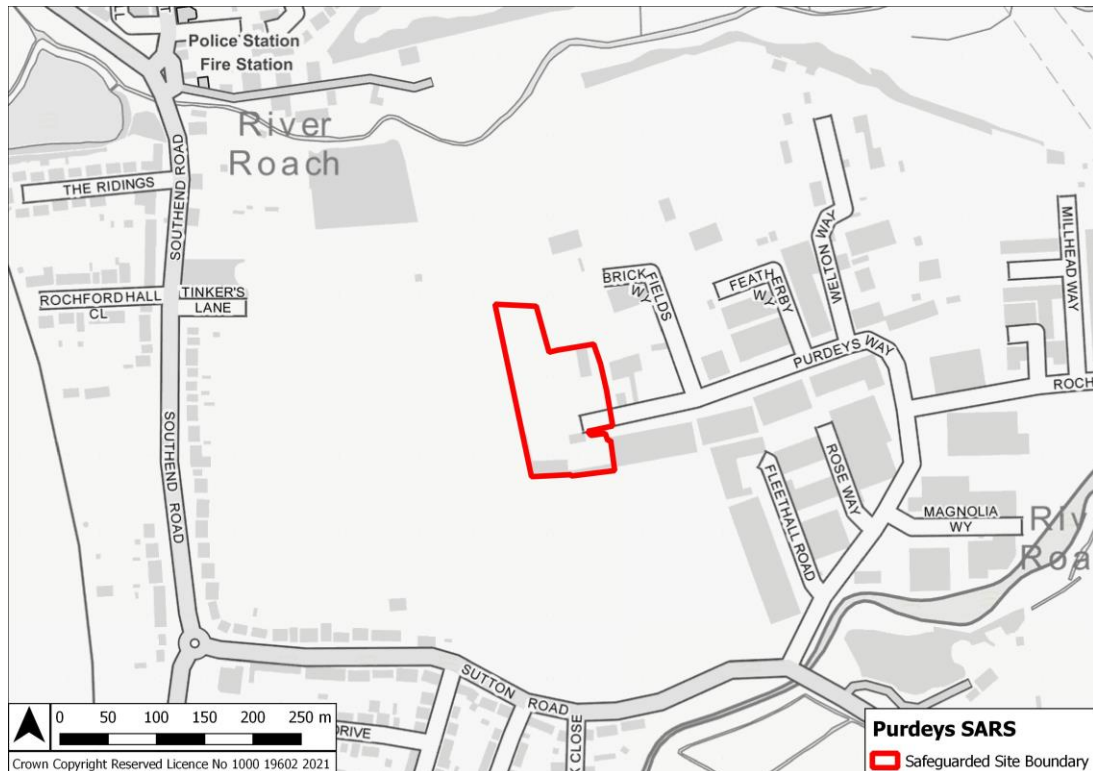
Purdey's Industrial Estate

Site:	Purdey's Industrial Estate ARF	Status 31 March 2019
Address:	Purdey's Industrial Estate	
District:	Rochford	ACTIVE
Area:	1.4ha	

Notes:

- This site, located within Purdey's Industrial Estate, is safeguarded for the life of the Plan, subject to planning permission (ref: ESS/25/07/ROC) which is permanent.

Map 8 Purdey's Industrial Estate ARF



Source: Essex County Council (2021)

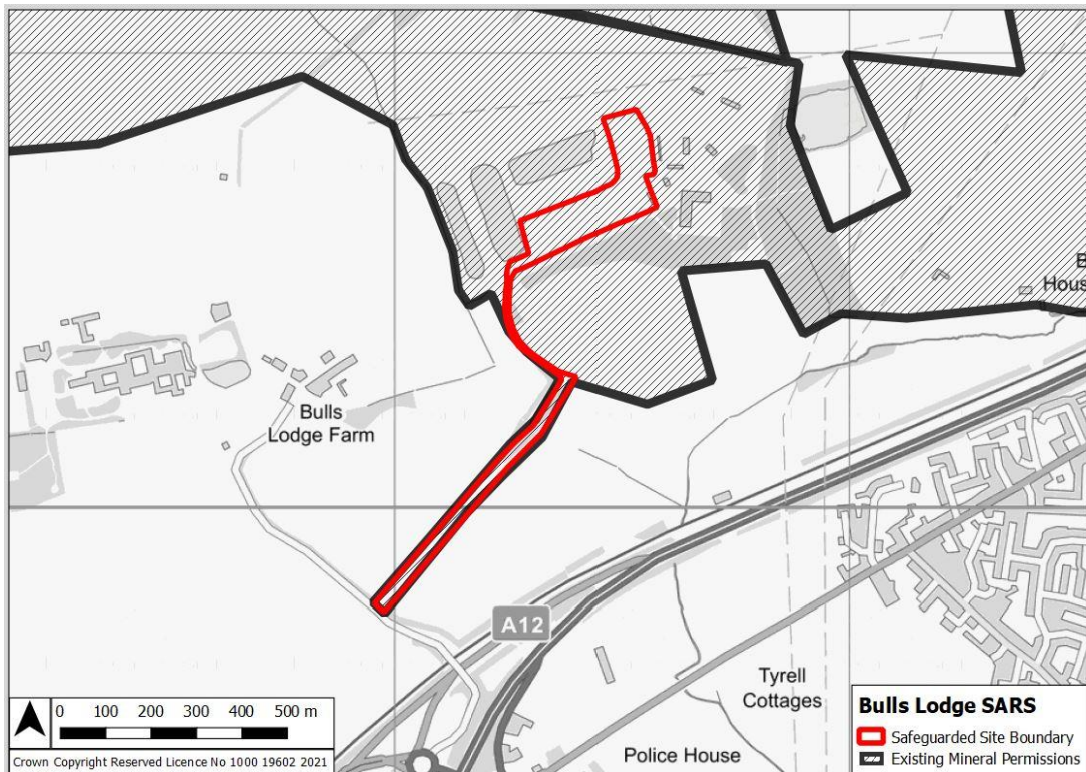
Bulls Lodge ARF

Site:	Bulls Lodge ARF	Status 31 March 2019
Address:	Bulls Lodge Quarry	
District:	Chelmsford	ACTIVE
Area:	1.2ha	

Notes:

- The Aggregate Recycling Plant at Bulls Lodge Quarry is subject to temporary planning permission (ESS/25/08/CHL) with an expiry date of 30 June 2030, which is beyond the plan period.

Map 9 Bulls Lodge ARF



Source: Essex County Council (2021)

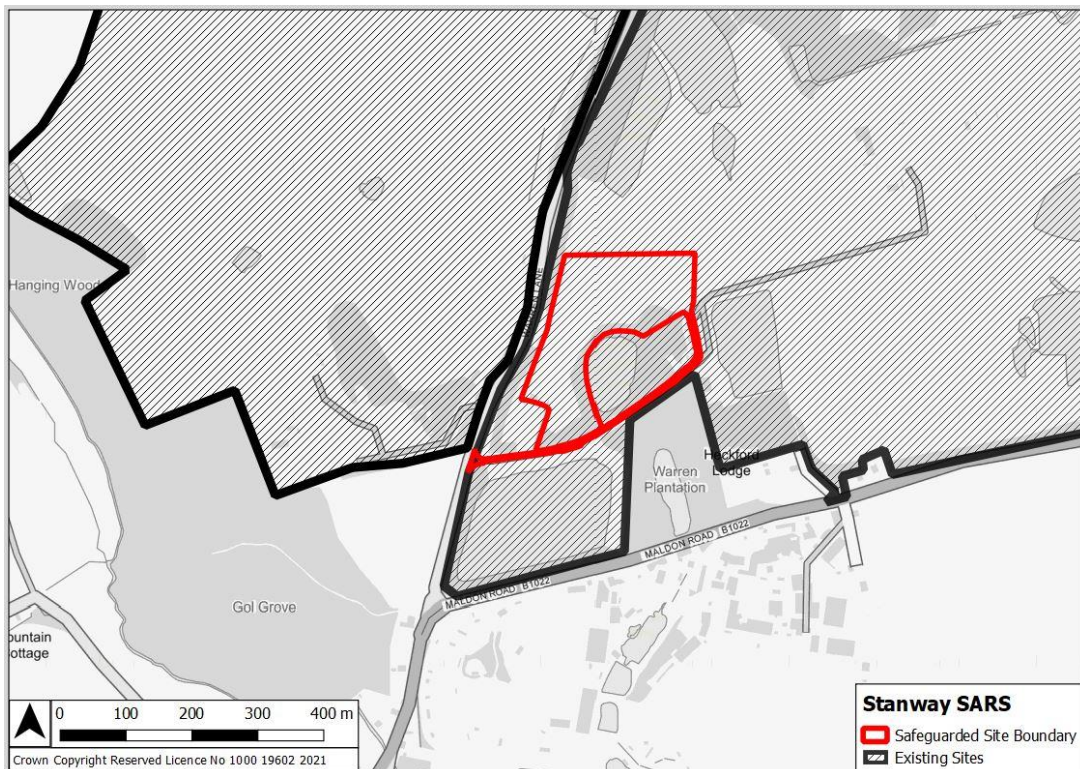
Stanway ARF

Site:	Stanway ARF	Status 31 March 2019
Address:	Stanway Quarry	
District:	Colchester	ACTIVE
Area:	4ha	

Notes:

- Stanway is safeguarded subject to planning permission (ref: ESS/17/05/COL).
- Safeguarding status will be withdrawn on expiry of the permission on 11 January 2015 (as stipulated within condition 1) unless a new application is granted for continuation of the temporary activity.

Map 10 Stanway ARF



Source: Essex County Council (2021)

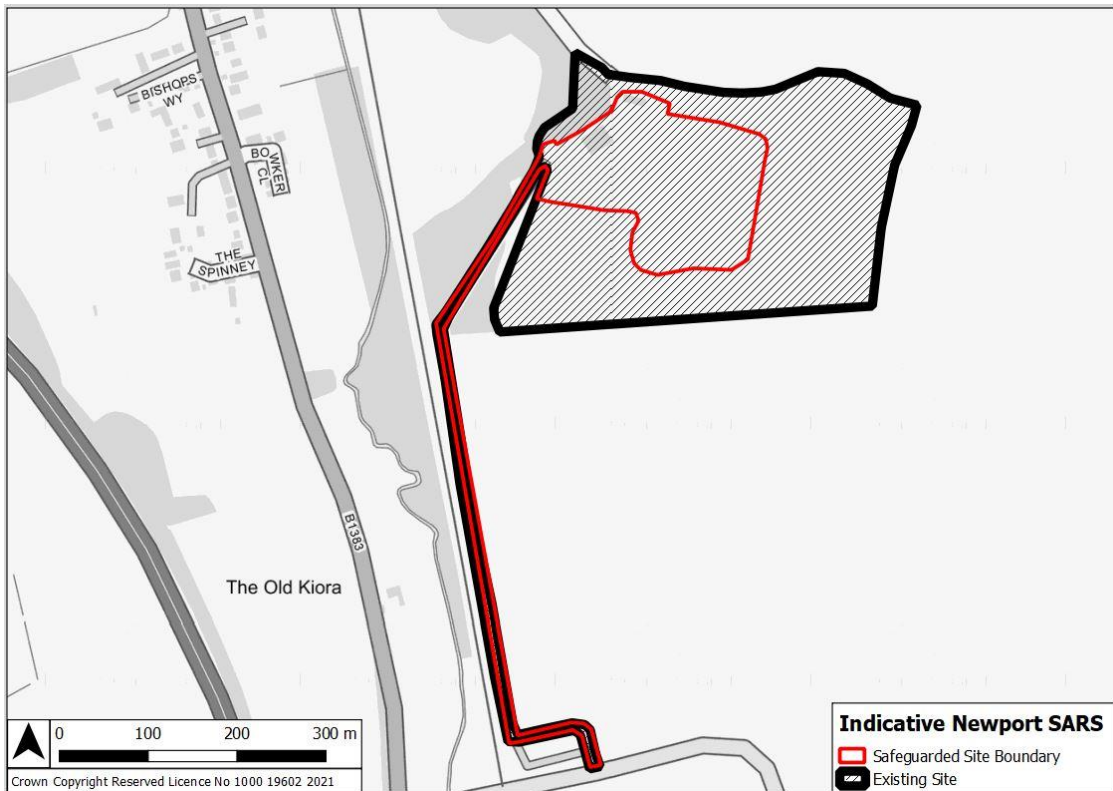
Newport ARF

Site:	Newport ARF	Status 31 March 2020
Address:	Newport Quarry	
District:	Uttlesford	Application granted, submission of details outstanding.
Area:	4ha	

Notes:

1. Newport is safeguarded subject to planning permission (ref: ESS/42/18/UTT).
2. Safeguarding status will be withdrawn on expiry of the permission 10 years, from the notified date of commencement of the development, (as stipulated within condition 3) unless a new application is granted for continuation of the temporary activity.
3. The boundary of the aggregate recycling facility processing area (as shown on the map below) is indicative. There is a condition currently outstanding, seeking to confirm the extent/layout of this area. Although a submission of details is still required, it is unlikely that the extent of the existing area would change significantly.

Map 11 Newport ARF



Source: Essex County Council (2021)

Profiles of Safeguarded Coated Stone Plants (Asphalt)

This section of the appendix contains the list of each of the safeguarded coated stone plants subject to Policy S9, as specified in the MLP appendices:

- Stanway, Colchester
- Bulls Lodge, Chelmsford
- Essex Regiment Way, Chelmsford
- Harlow Mill Station, Harlow (Two facilities)

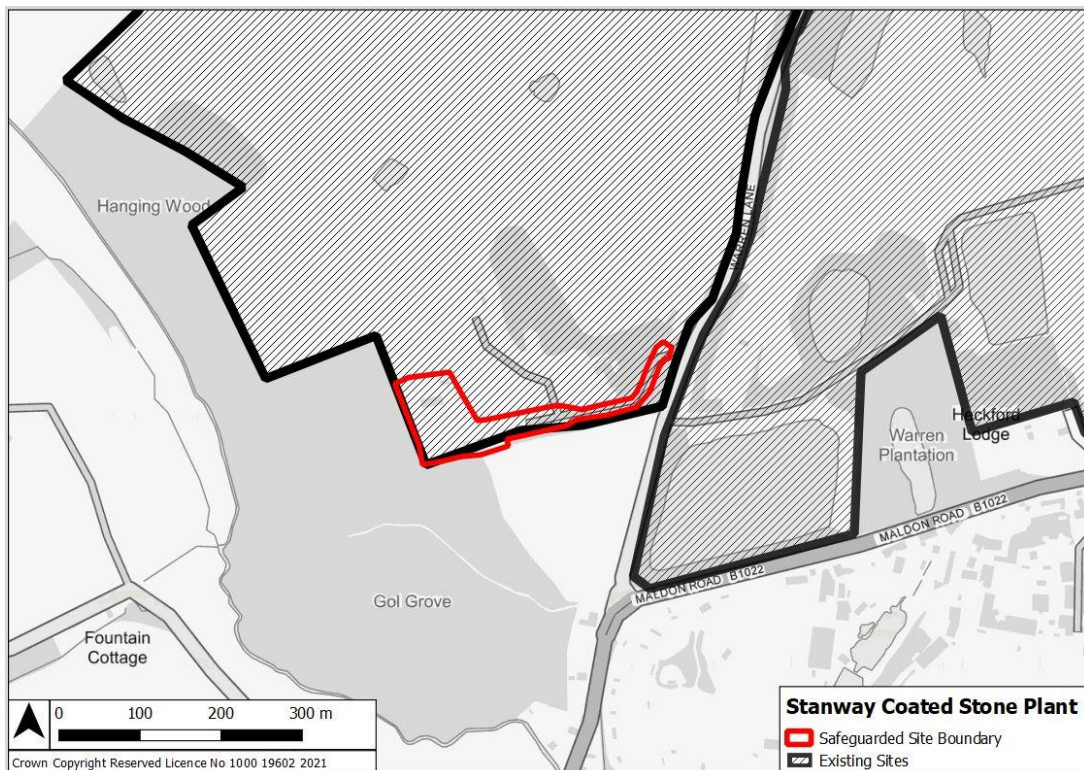
Stanway Coated Stone Plant

Site:	Stanway Coated Stone Plant	Status 31 March 2019
Address:	Warren Lane, Stanway	
District:	Colchester	ACTIVE
Area:	1.6ha	

Notes:

- The coated stone plant is operational and safeguarded subject to permission ref COL/1644/77.
- The permission requires that the plant is demolished and removed from the site once the winning, working and processing of sand and gravel from Bellhouse Pit has been completed; at this time the safeguarding status will be withdrawn.

Map 12 Stanway Coated Stone Plant



Source: Essex County Council (2021)

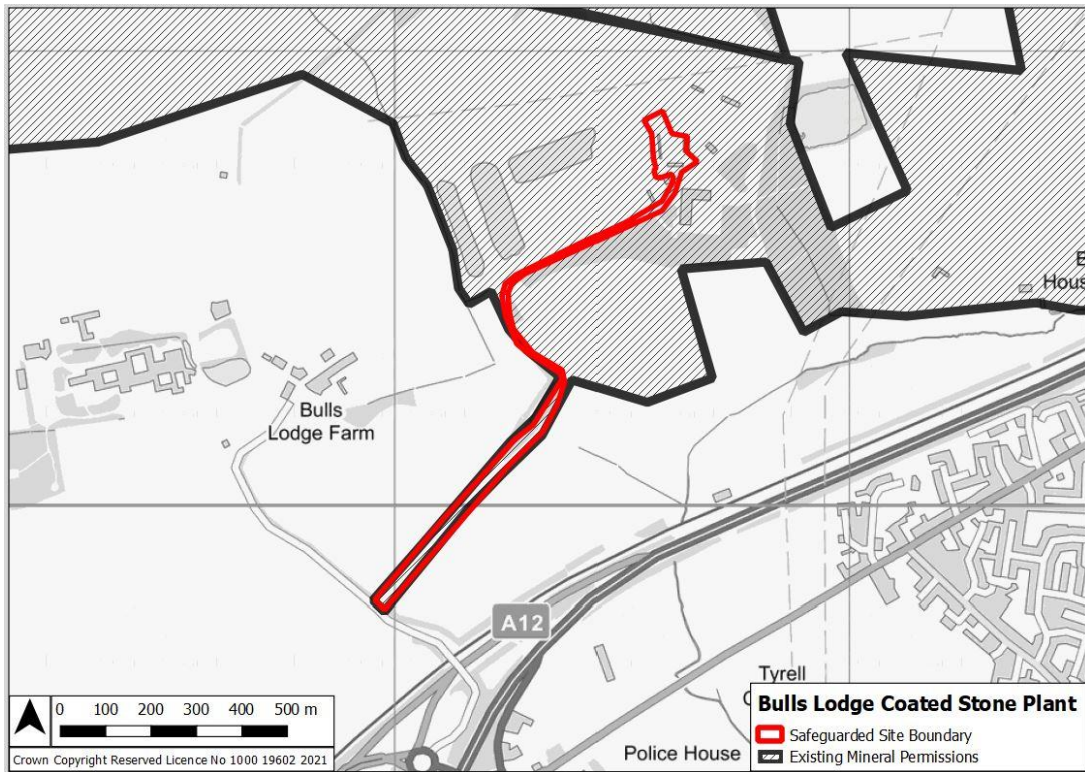
Bulls Lodge Quarry Coated Stone Plant

Site:	Bulls Lodge Quarry Coated Stone Plant	Status 31 March 2019
Address:	Bulls Lodge Quarry	
District:	Chelmsford	ACTIVE
Area:	1.2ha	

Notes:

- The coated stone plant is located within Bulls Lodge Quarry and is safeguarded subject to planning permission (ref: ESS/01/11/CHL). The planning permission expiry date is 31 December 2030, which is beyond the plan period.

Map 13 Bulls Lodge Quarry Coated Stone Plant



Source: Essex County Council (2021)

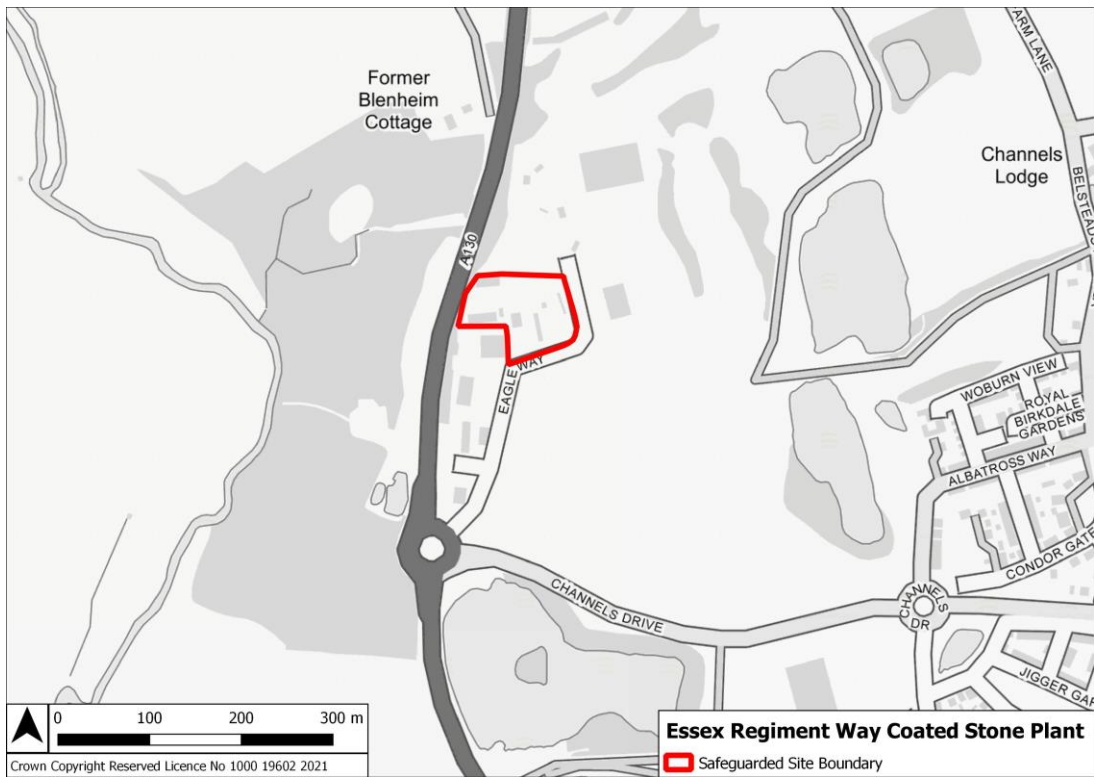
Essex Regiment Way Coated Stone Plant

Site:	Essex Regiment Way Coated Stone Plant	Status 31 March 2019
Address:	Essex Regiment Way (A130)	
District:	Chelmsford	ACTIVE
Area:	0.85ha	

Notes:

- The coated stone plant is safeguarded subject to planning permission (ref: 08/00372/ FUL) for the retention of the existing urban coating plant in its current location within the Mid Essex Gravel site adjacent to Essex Regiment Way (A130), as granted by Chelmsford City Council in 2008.

Map 14 Essex Regiment Way Coated Stone Plant



Source: Essex County Council (2021)

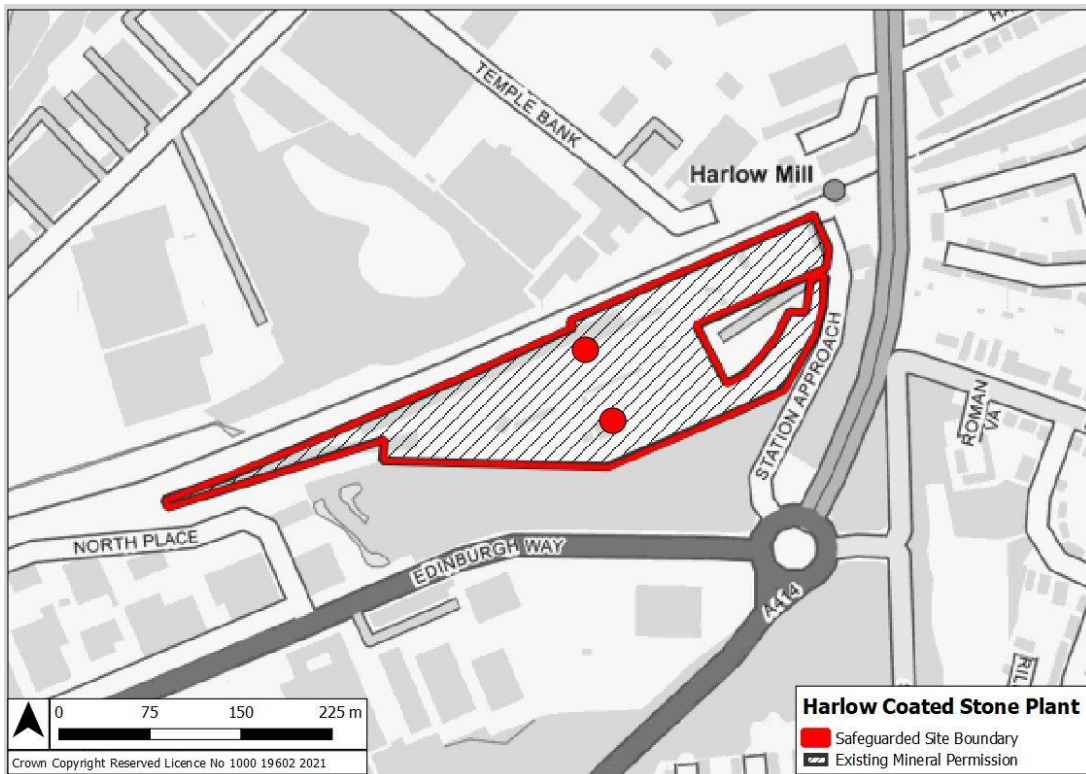
Harlow Rail Coated Stone Plant

Site:	Harlow Rail Coated Stone Plant	Status 31 March 2019
Address:	Harlow Mill Station	
District:	Harlow	ACTIVE
Area:	1.9ha	

Notes:

- The **two** coated roadstone plants are located in Harlow Mill Station, Harlow and are permanent facilities subject to planning permission (ref: ESS/05/11/HLW and ESS/23/08/ HLW).

Map 15 Harlow Mill Coated Stone Plant



Source: Essex County Council (2021)

Note: The two red circles identify the location of the two separate Coated Stone Plant

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