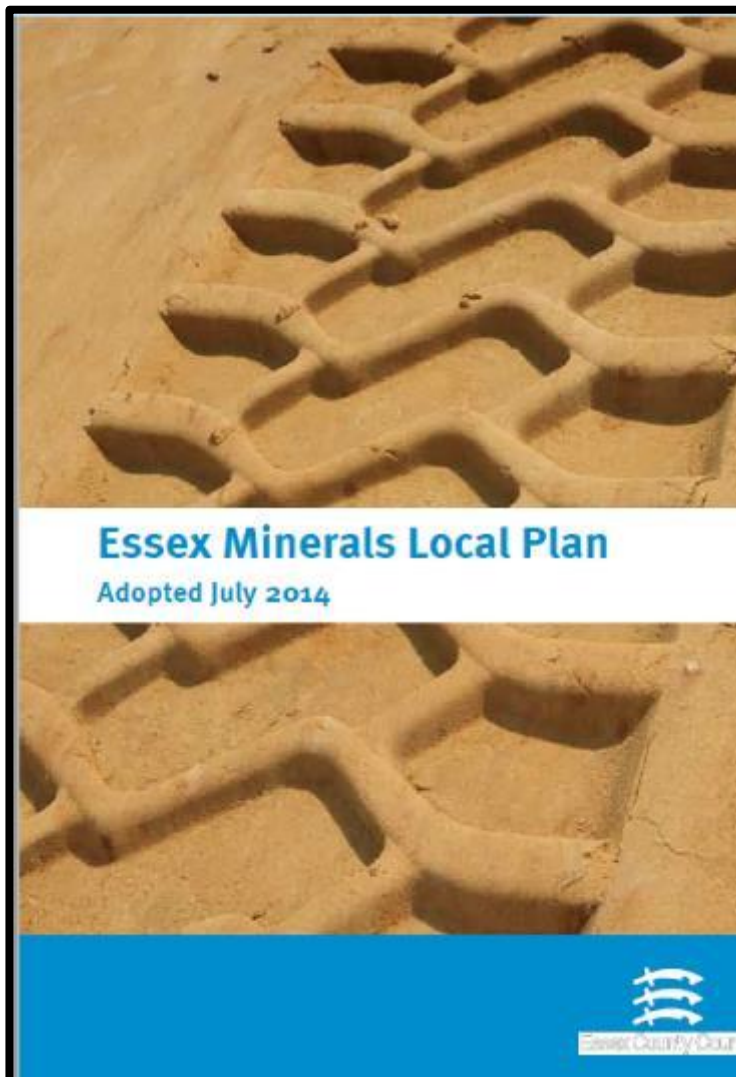


# Minerals Local Plan Review Update

**Richard Greaves, Chief Planning Officer, County Planning and Major Development**

**Phil Dash, Principal Planning Officer**



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## Guidance Minerals

Guidance on the planning for mineral extraction in plan making and the application process.

Published 17 October 2014

From: [Ministry of Housing, Communities & Local Government](#)

### Contents

- Minerals overview
- Minerals safeguarding
- Planning for minerals extraction
- Assessing environmental impacts from minerals extraction
- Charging for site visits
- Restoration and aftercare of minerals sites
- Planning for aggregate minerals
- Planning for industrial minerals
- Planning for hydrocarbon extraction
- Planning for coal extraction
- Minerals planning orders
- Review of minerals planning conditions
- Flowchart and forms relating to review of mineral planning conditions
- Definitions/terms used in the minerals guidance

### Related content

[National and regional aggregates provision 2020](#)

[Community Right to Buy advice note for local authorities](#)

[Guidance on competition coordination under the Competition Act 1998](#)

[Renewable and low carbon energy](#)

### Collection

[Planning practice guide](#)

## Minerals and waste planning policy

### Contents

- Minerals and waste planning policy development
- [Minerals and Waste Development Framework](#)
- [Minerals and Waste Development Scheme](#)
- [Waste Local Plan](#)
- [Minerals Local Plan](#)
- [Authority Monitoring Report](#)
- [Statement of Community Involvement](#)

## Minerals and waste planning policy development

As minerals and waste planning authority for Essex, we must ensure that:

- there are enough minerals for construction to meet the needs of Essex
- we provide sites for facilities to meet the waste needs of Essex

The local planning policies that govern minerals and waste development in Essex are:

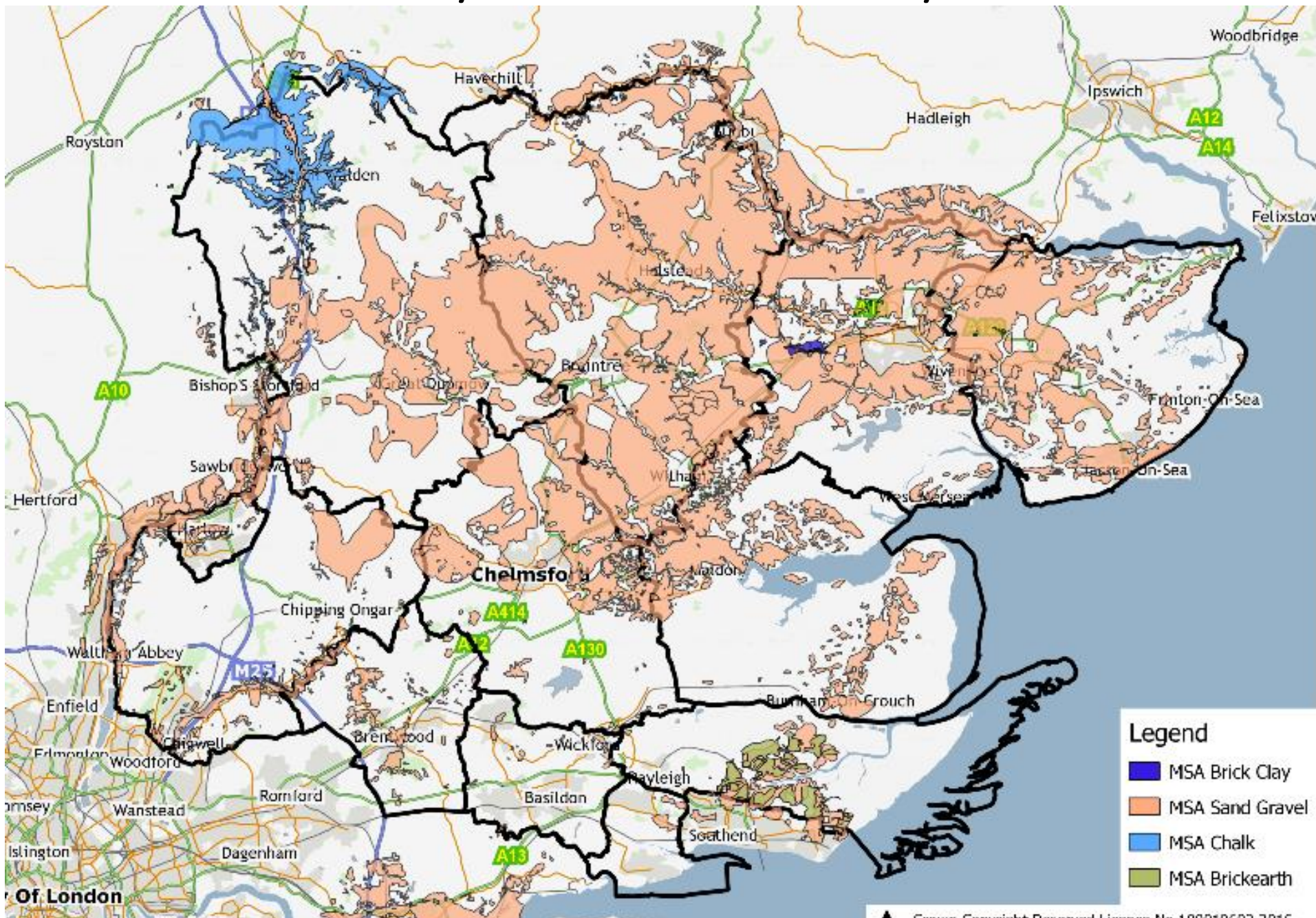
- the [Essex Minerals Local Plan 2014 \(PDF, 8.267KB\)](#)
- the [Essex and Southend-on-Sea Waste Local Plan 2017 \(PDF, 10MB\)](#)

The documents form part of the statutory Development Plan for Essex. The relevant district or borough's Local Plan is also part of this Development Plan. Those determining planning applications must refer to these documents.

We're responsible for creating, reviewing and updating the minerals and waste planning policy documents. This includes ensuring they're consistent with the [National Planning Policy Framework \(2018\)](#) on the government's site. We last confirmed consistency with [a compatibility exercise \(PDF, 222KB\)](#) in September 2018.

We develop policy using a solid evidence base. We use:

# 'Minerals can only be worked where they are found'





# Active S&G Extraction Sites (31/12/20), pt. 1

Operator		Site		End Date	District/ Borough
1.	Blackwater Aggregates	1.	Bradwell Quarry, Silver End	2022	Braintree
2.	Brett Aggregates	2.	<b>Alresford Creek, Alresford</b>	<b>2042</b>	<b>Tendring</b>
		3.	Brightlingsea Quarry	2026	Tendring
		4.	Lufkins Farm, Thorrington Road	January 2022.	Tendring
3.	Brice Aggregates	5.	<b>Colemans Quarry, Witham</b>	<b>2036</b>	<b>Braintree</b>
4.	Danbury Aggregates	6.	Royal Oak, Danbury	2029	Chelmsford
		7.	St Cleres Pit, Danbury	2019	Chelmsford
5.	Dewicks	8.	Curry Farm, Bradwell-on-Sea	End on site 2023, restoration by 2024	Maldon
6.	Edviron Ltd	9.	<b>Crumps Farm, Gt Canfield</b>	<b>2031</b>	<b>Uttlesford</b>
7.	Frank Lyons Plant Services Ltd	10.	<b>Blackley Quarry, Great Leighs</b>	<b>2045</b>	<b>Chelmsford</b>
8.	G&B Finch Ltd	11.	Asheldham Quarry, Southminster	2029	Maldon
9.	Gent Fairhead & Co Ltd	12.	Rivenhall Airfield (Waste Facility)	Prior to development of ESS/34/15/BTE,	Braintree
10.	Hanson Aggregates	13.	Birch Quarry, Birch	2018	Colchester
		14.	<b>Bulls Lodge Quarry, Boreham</b>	<b>CHL/1890/87 = 2030</b>	<b>Chelmsford</b>

# Active S&G Extraction Sites (31/12/20)... Con't

Operator		Site		End Date	District/ Borough
11.	R W Mitchell & Sons	15.	Elmstead Hall (AKA Elmstead Reservoir)	November 2021	Tendring
12.	SRC Ltd	16.	Cobbs Farm, Goldhanger	30 September 2021	Maldon
		17.	Crown Quarry, Ardleigh	2028	Tendring
		18.	Highwood Quarry, Little Easton	2026	Uttlesford
13.	Tarmac Ltd	19.	<b>Colchester Quarry, (aka Stanway Quarry)</b>	<b>2042</b>	<b>Colchester</b>
Silica Sand Extraction					
N/A	SRC Ltd	20.	Martells Quarry, Ardleigh	2026	Tendring

# Active Silica Sand Extraction Sites (31/12/20)

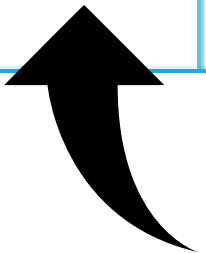
Operator		Site		End Date	District/ Borough
N/A	SRC Ltd	20.	Martells Quarry, Ardleigh	2026	Tendring

Table 5. Preferred and Reserve Sand and Gravel Sites

Site No.	Location	Proposer	Area (ha)	Approx. tonnage (mt)	MPA comments
Preferred Sand and Gravel Sites					
A3	Bradwell Quarry, Rivenhall	Blackwater Aggregates	9	1.0	Extension to existing quarry. Working and restoration to be integrated with A4-A7 ✓
A4	Bradwell Quarry, Rivenhall	Blackwater Aggregates	25.5	3.0	Extension to existing quarry. Working and restoration to be integrated with A3 & A5-A7 ✓
A5	Bradwell Quarry, Rivenhall	Blackwater Aggregates	35	3.0	Extension to existing quarry. Working and restoration to be integrated with A3-A4/ A6-A7 ✓
A9	Broadfield Farm, Rayne	Lafarge Tarmac	90	4.28	New Site ✓
A13	Colchester Quarry, Fiveways	Lafarge Tarmac	15.5	2.95	Extension to existing quarry ✓
A20	Sunnymead, Alresford	Lafarge Tarmac	65	4.67	Extension to existing quarry ✓
A22	Little Bullocks Farm, Little Canfield	Edviron	6.9	0.65	Extension to existing quarry ←
A23	Little Bullocks Farm, Little Canfield	Edviron	5.5	0.06	Extension to existing quarry ←
A31	Maldon Road, Birch	Hanson	25	4	Extension to existing quarry ←
A38	Blackley Quarry, Gt Leighs	Frank Lyons Plant Services	22	1.07	Extension to existing quarry ✓
A39	Blackley Quarry, Gt Leighs	Frank Lyons Plant Services	21	0.75	Extension to existing quarry ✓
A40	Shellows Cross, Roxwell / Willingale	Lafarge Tarmac	105	3.5	New site ←
A46	Colemans Farm	Simon Brice	46	2.5	New site ✓
B1	Slough Farm, Ardleigh	Aggregate Industries	11.6	0.46	Extension to existing quarry ✓

Site No.	Location	Proposer	Area (ha)	Approx. tonnage (mt)	MPA comments
Reserve Sand and Gravel Sites					
A6	Bradwell Quarry, Rivenhall	Blackwater Aggregates	37.5	2.5	Extension to existing quarry. Working and restoration to be integrated with A3-A5 / A7 ←
A7	Bradwell Quarry, Rivenhall	Blackwater Aggregates	95	6.5	Extension to existing quarry. Working and restoration to be integrated with A3-A6 ✓
		Total Provision		40.824MT	

					int
		Total Provision		40.824MT	



# The Need to Review the Essex Minerals Local Plan 2014

- The Essex Minerals Local Plan (MLP) was adopted in 2014.
- Legislation requires that every five years, an assessment must be carried out of the need to review an adopted plan.
- Duty to Cooperate on the scope of the MLP Review is taking place at officer level as required by planning guidance.

# The Review is being based on:

- Conformity with extant national policy.
- Success of policies against indicators in the Minerals Local Plan (as informed by the AMR and Local Aggregate Assessment).
- Whether issues have arisen that may impact on the deliverability of an allocated site.
- Whether any new social, environmental or economic priorities have arisen.
- Any other change that may better clarify policy intentions or improve its operation.

# Indicative Work (Prior to Consultation)

- Allocated mineral reserves are considered adequate – there is no current need to allocate sites as part of this review. However Reserve Sites will need to be re-allocated as Preferred Sites to maintain supply although sites would be needed before the end of the plan period.
- The approach to the safeguarding of mineral resources and infrastructure needs to be updated to be in conformity with national policy.
- There are some overly prescriptive restoration requirements that could be removed to facilitate more beneficial after-use. Restoration policy will be more closely aligned with natural capital growth and green infrastructure provision



# Minerals Local Plan Review – where we were and where we are now

## Essex Minerals Local Plan

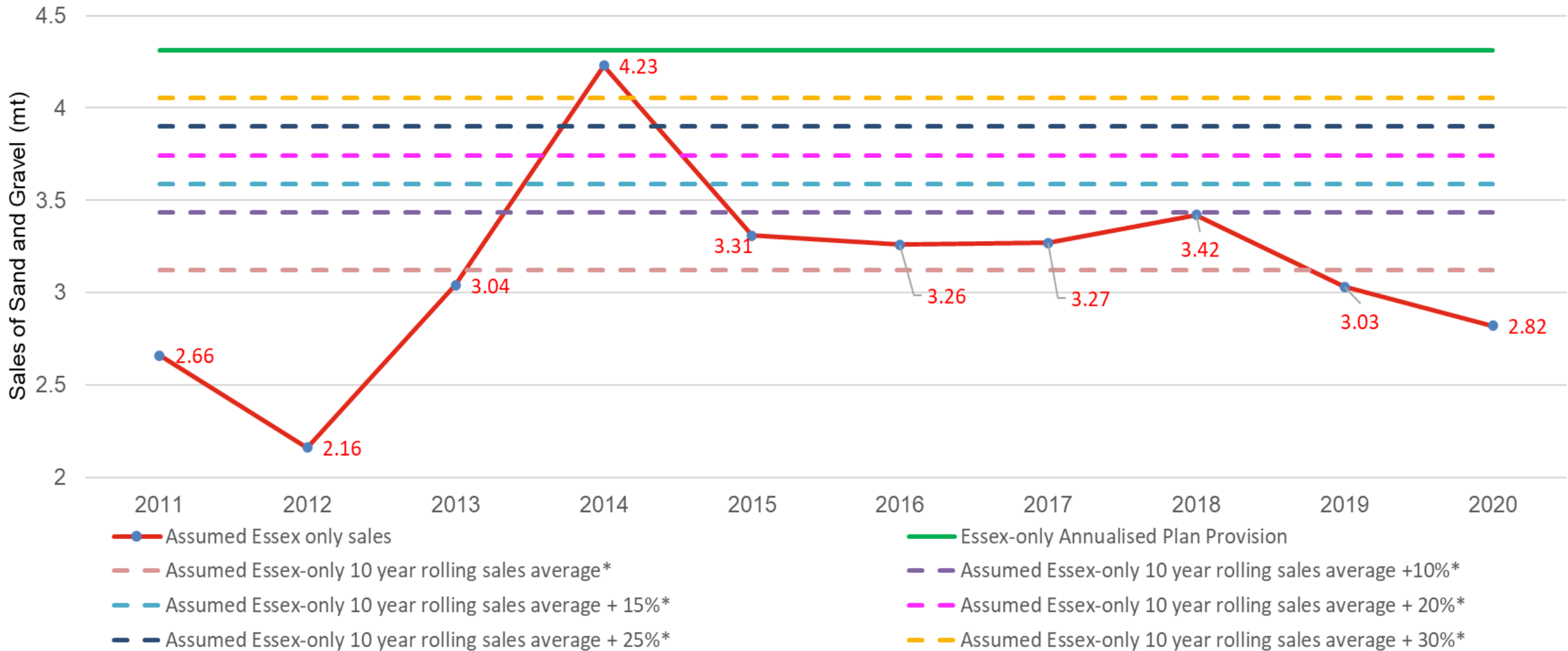
Adopted July 2014

- Prepared a detailed assessment of the effectiveness of the Plan
- Numerous rounds of Duty to Cooperate (DTC) esp. with LPA partners
- Consulted on proposed update and changes earlier this year.
- Over 60 responses with many from Industry challenging our approach esp. that no new sites are needed.
- **Recommendation is we need additional sites to have a 'steady and adequate' supply of aggregates in Essex to 2029 and beyond.**

# Calculating Mineral Provision

- 'Apportionment' – the amount of mineral, expressed as an annual figure, that equates to a 'steady and adequate' supply of mineral to support development needs.
- NPPF derived methodology is to '....forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information...'
- Previously derived from 'National and regional guidelines for aggregates provision in England 2005 to 2020'.

# Scenarios for Revising MLP Sand and Gravel Apportionment (sales in mt)



# Forecasting the Sand and Gravel Landbank (based on Apportionment of 3.74mtpa)

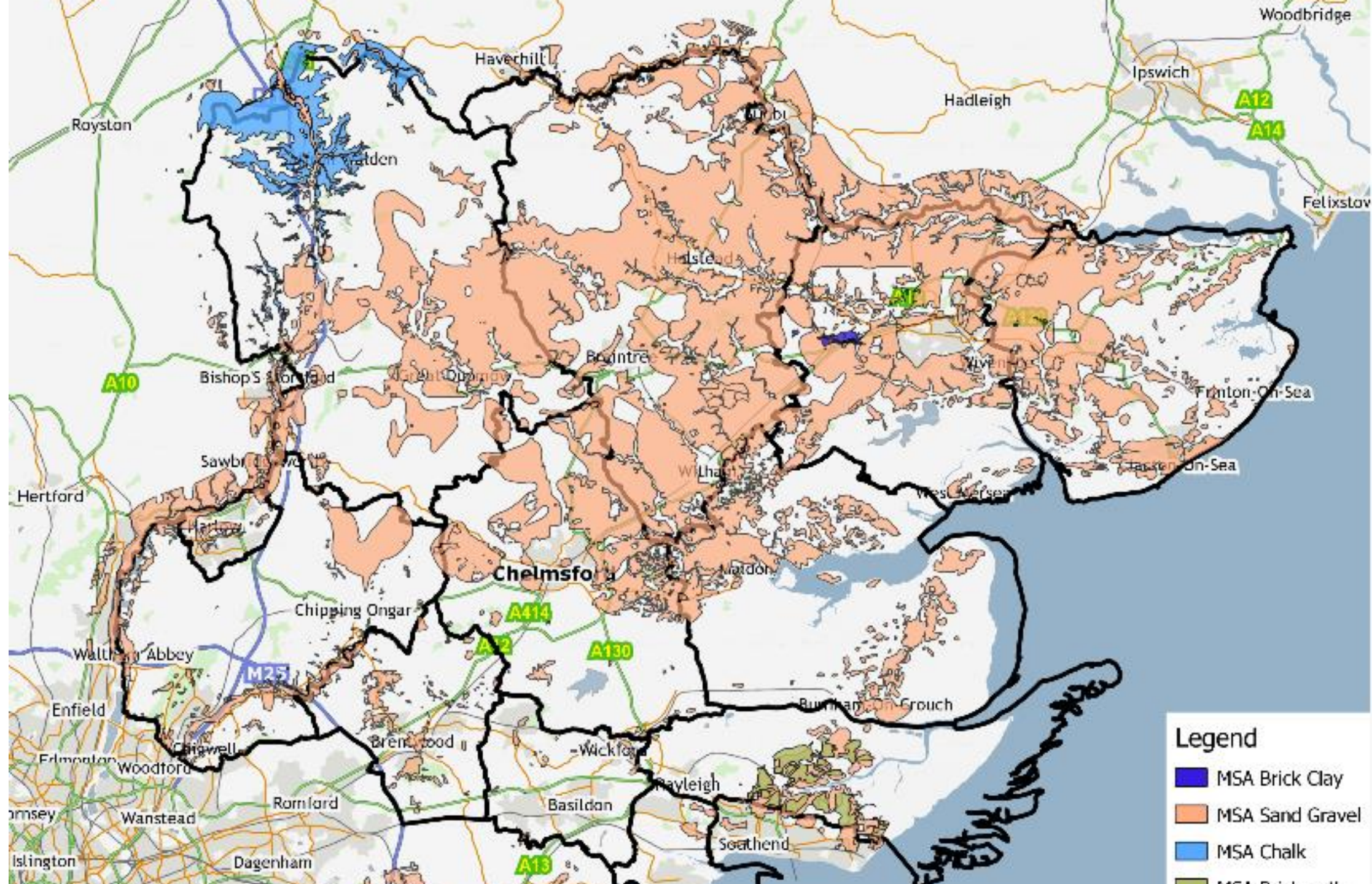
	Year (As of 31 Dec)	Scenario One	Scenario Two	Scenario Three	Scenario Four
		Permitted Landbank (years)	Permitted & Pending Landbank (years)	Permitted/ Pending & All Remaining Allocated Sites Landbank (years)	Permitted/ Pending & All Remaining Allocated & Reserve Sites Landbank (years)
Plan Period	2020	8.93	10.88	10.88	10.88
	2021	7.93	9.88	9.88	9.88
	2022	6.93	8.88	8.88	8.88
	2023	5.93	7.88	7.88	7.88
	2024	4.93	6.88	6.88	6.88
	2025	3.93	5.88	5.88	5.88
	2026	2.93	4.88	7.02	7.02
	2027	1.93	3.88	6.02	6.02
	2028	0.93	2.88	5.02	5.02
	2029	-0.07	1.88	4.02	4.69
Beyond Plan Period	2030	-1.07	0.88	3.02	3.69
	2031	-2.07	-0.12	2.02	2.69
	2032	-3.07	-1.12	1.02	1.69
	2033	-4.07	-2.12	0.02	0.69
	2034	-5.07	-3.12	-0.98	-0.31
	2035	-6.07	-4.12	-1.98	-1.31
	2036	-7.07	-5.12	-2.98	-2.31

## The Need for Additional Site Allocations (based on Apportionment of 3.74mtpa)

	Scenario One	Scenario Two	Scenario Three	Scenario Four
	Permitted Landbank Only	Including Permitted & Pending Landbank	Including Permitted/ Pending & All Remaining Allocated Sites Landbank	Including Permitted/ Pending & All Remaining Allocated & Reserve Sites Landbank
<b>Permitted Reserve Remaining 2029</b>	-0.25mt	7.02mt	15.05mt	17.55mt
<b>Additional Material Required to Secure Seven Year Landbank (26.18mt)</b>	26.47mt	19.19mt	11.17mt	8.67mt

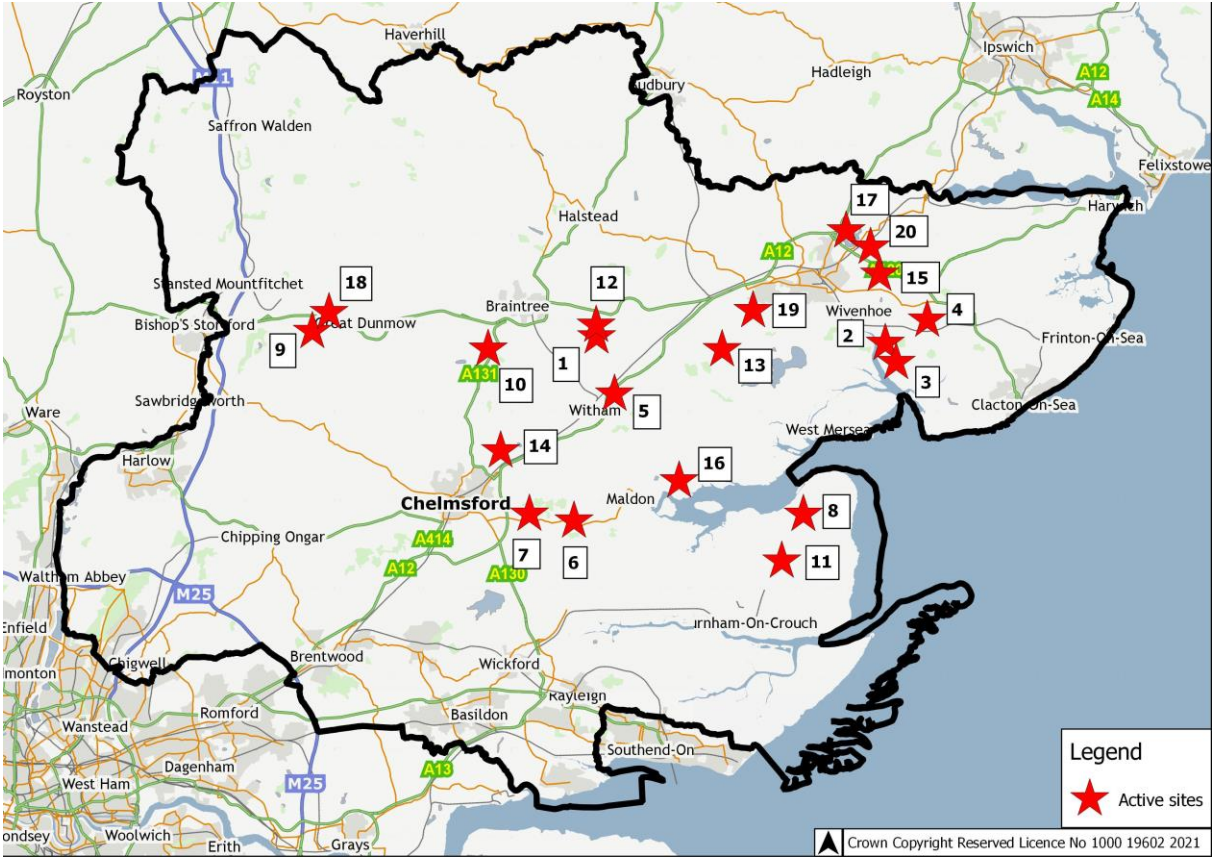
# Allocating Additional Material for Extraction

- 8.67mt should be seen as a minimum as it is derived from the highest risk scenario
- It will also not be practical to allocate exactly 8.67mt. Sites of different yields will be submitted that wont exactly sum.
- It is also not purely a numbers game. Must consider whether proposals are extensions and when they can come on-stream.
- Sites will be run through a site selection methodology to understand those that are the most sustainable, then need to apply planning judgement to secure an appropriate distribution.

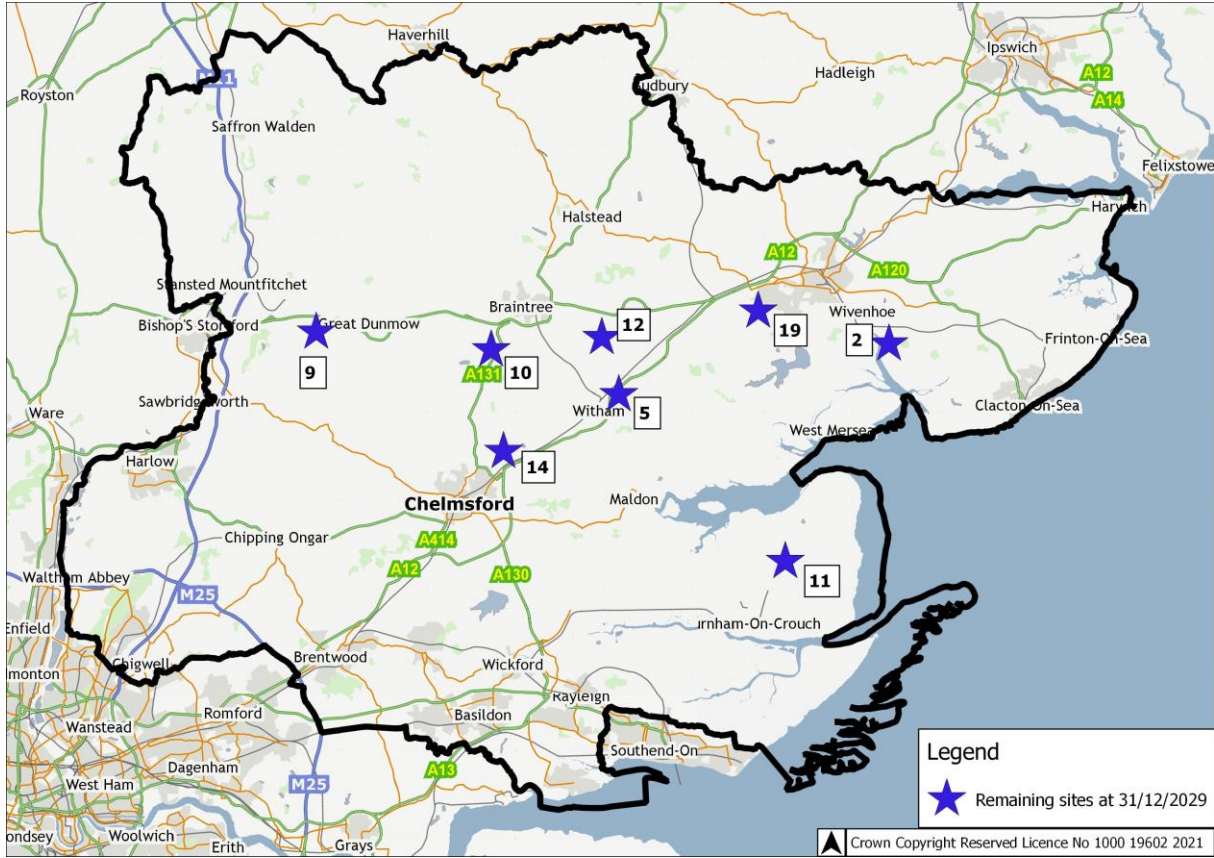


# Spatial Distribution of Mineral Sites, 2021 and 2029

2021



2029



# Conclusion

- MLP Review allows for a reduction in the annual apportionment to better reflect sales since the MLP was adopted.
- However, even with that reduction, we are not able to demonstrate a seven year landbank from 2024.
- 8.67mt of sand and gravel is the minimum that forecasts suggest would need to be allocated.
- If we run out of sites, we lose the ability to have a Plan-led approach to sustainable mineral provision.

# Next Steps

- CMA cleared by Cabinet member to carry out 6 week Call for Sites and engagement of revised approach (notably policy S6 and Revised plan provision)
- Should sites come forward appoint consultants to carry out independent site selection exercise based on robust methodology
- Carry out full consultation on Revised Policy approach and any preferred sites (Reg 18)
- Consult final consultation on soundness (Reg 19) before submission to SoS

# Minerals Local Plan Review Update

- **Richard Greaves, Chief Planning Officer, County Planning and Major Development**
- **Phil Dash, Principal Planning Officer**

