

# LOCAL PLAN SUB-COMMITTEE AGENDA

**Tuesday, 20 April 2021 at 6.00pm**

In accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, this meeting will be held via Zoom and by the Council's YouTube channel – Braintree District Council Committees.

Members of the public will be able to view and listen to this meeting via YouTube.  
To access the meeting please use the link below:

<http://www.braintree.gov.uk/youtube>

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**Members of the Local Plan Sub-Committee are requested to attend this meeting to transact the business set out in the Agenda.**

**Membership:-**

Councillor J Abbott	Councillor P Horner
Councillor K Bowers	Councillor D Hume
Councillor G Butland	Councillor Mrs W Scattergood (Vice Chairman)
Councillor J Coleridge	Councillor Mrs G Spray (Chairman)
Councillor T Cunningham	Councillor P Thorogood
Councillor T Everard	Councillor J Wrench

Members unable to attend the meeting are requested to forward their apologies for absence to the Governance and Members Team on 01376 552525 or email [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk) by 3pm on the day of the meeting.

A WRIGHT  
Chief Executive

## INFORMATION FOR MEMBERS – DECLARATIONS OF MEMBERS' INTERESTS

### Declaration of Disclosable Pecuniary Interests (DPI), Other Pecuniary Interests (OPI) or Non-Pecuniary Interests (NPI).

Any Member with a DPI, OPI or NPI must declare the nature of their interest in accordance with the Code of Conduct. Members must not participate in any discussion of the matter in which they have declared a DPI or OPI or participate in any vote, or further vote, taken on the matter at the meeting. In addition, the Member must withdraw from the Chamber where the meeting considering the business is being held unless the Member has received a dispensation from the Monitoring Officer.

### Public Question Time – Registration and Speaking:

In response to the Coronavirus the Council has implemented procedures for Public Question Time for its virtual meetings which are hosted via Zoom.

The Agenda allows for a period of up to 30 minutes for Public Question Time.

Participation will be via the submission of a written question or statement which will be read out by an Officer or the Registered Speaker during the meeting. All written questions or statements should be concise and should be able to be read **within 3 minutes** allotted for each question/statement.

Members of the public wishing to participate are requested to register by contacting the Governance and Members Team on 01376 552525 or email [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk) by midday on the working day before the day of the Committee meeting. For example, if the Committee meeting is due to be held on a Tuesday, the registration deadline is midday on Monday, (where there is a bank holiday Monday you will need to register by midday on the previous Friday).

The Council reserves the right to decline any requests to register for Public Question Time if they are received after the registration deadline.

Upon registration members of the public may indicate whether they wish to read their question/statement or to request an Officer to read their question/statement on their behalf during the virtual meeting. Members of the public who wish to read their question/statement will be provided with a link to attend the meeting to participate at the appropriate part of the Agenda.

All registered speakers are required to submit their written questions/statements to the Council by no later than 9am on the day of the meeting by emailing them to [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk). In the event that a registered speaker is unable to connect to the virtual meeting their question/statement will be read by an Officer.

Questions/statements received by the Council will be published on the Council's website. The Council reserves the right to remove any defamatory comment in the submitted questions/statements.

The Chairman of the Committee has discretion to extend the time allocated for public question time and to amend the order in which questions/statements are presented to the Committee.

**Documents:** Agendas, Reports, Minutes and Public Question Time questions and statements can be accessed via [www.braintree.gov.uk](http://www.braintree.gov.uk)

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We welcome comments to make our services as efficient and effective as possible. If you have any suggestions regarding the meeting you have attended, you can send these to [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk)

## **PUBLIC SESSION**

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**1 Apologies for Absence**

**2 Declarations of Interest**

To declare the existence and nature of any Disclosable Pecuniary Interest, other Pecuniary Interest, or Non-Pecuniary Interest relating to Items on the Agenda having regard to the Code of Conduct for Members and having taken appropriate advice where necessary before the meeting.

**3 Minutes of the Previous Meeting**

To approve as a correct record the Minutes of the meeting of the Local Plan Sub-Committee held on 4th February 2021 (copy previously circulated).

**4 Public Question Time**

(See paragraph above)

**5 Essex Minerals Local Plan Review - Consultation**

**5 - 15**

**6 Urgent Business - Public Session**

To consider any matter which, in the opinion of the Chairman, should be considered in public by reason of special circumstances (to be specified) as a matter of urgency.

**Exclusion of the Public and Press**

To agree the exclusion of the public and press for the consideration of any Items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972.

*At the time of compiling this Agenda there were none.*

## **PRIVATE SESSION**

**Page**

**7 Urgent Business - Private Session**

To consider any matter which, in the opinion of the Chairman, should be considered in private by reason of special circumstances (to be specified) as a matter of urgency.

<b>Essex Minerals Local Plan Review - Consultation</b>		<b>Agenda No: 5</b>
<b>Portfolio</b>	<b>Planning</b>	
<b>Corporate Outcome:</b>	<b>Connecting People and Places</b>	
<b>Report presented by:</b>	<b>Julie O'Hara – Senior Planning Policy Officer</b>	
<b>Report prepared by:</b>	<b>Julie O'Hara – Senior Planning Policy Officer</b>	
<b>Background Papers:</b>	<b>Public Report: Yes</b>	
<ul style="list-style-type: none"> <li>• Essex Minerals Plan Review 2020 (available: <a href="https://www.essex.gov.uk/minerals-local-plan-consultation/consultation-documents-mineral-local-plan">https://www.essex.gov.uk/minerals-local-plan-consultation/consultation-documents-mineral-local-plan</a>)</li> <li>• Essex Minerals Plan 2014</li> <li>• Essex Minerals Plan 2014: Draft Amendments</li> <li>• Essex Minerals Plan 2014: Amendments Made</li> <li>• Essex Schedule of Amendments 2021</li> <li>• Essex Mineral Local Plan Review 2021: Report setting out the Rationale behind the proposed amendments (The Rationale Report)</li> <li>• Essex Minerals Plan 2014: Evidence Base Documents</li> <li>• Duty to Cooperate Report in relation to the preparation of the minerals local plan review 2020</li> <li>• Duty to Cooperate Report in relation to the preparation of the minerals local plan review 2021</li> <li>• Sustainability Appraisal Environmental Report 2021</li> <li>• Sustainability Appraisal Environmental Report 2021 non technical summary</li> <li>• Sustainability Appraisal Environmental Report 2021: Annexes</li> <li>• Habitats Regulations Assessment 2021</li> <li>• Health Impact Assessment 2021</li> <li>• Equality Impact Assessment 2021</li> </ul>	<b>Key Decision: No</b>	
<b>Executive Summary:</b>		
<p>The Minerals Local Plan was adopted by Essex County Council in 2014. Braintree District Council had raised objections to the plan at its Examination based on the scale of minerals extraction concentrated in the Braintree area and their cumulative impacts. However these were rejected by the Planning Inspector.</p>		

The Minerals Plan is now under formal review, and a public consultation has opened into a revised version of the plan. This runs from the 18<sup>th</sup> March to the 29<sup>th</sup> April and this report is being presented in order to agree a formal response to the Review.

This report outlines the planning history in relation to the Minerals Local Plan 2014 and broadly outlines alterations proposed by Essex County Council. An assessment of the changes is outlined and authorisation to respond to the Public consultation is sought.

**Recommended Decision:**

The Local Plan Sub-Committee agree that a formal response in the form set out in paragraph 8 is issued to Essex County Council following the Public Consultation into the Minerals Local Plan Review 2020.

**Purpose of Decision:**

**To support the Council in its engagement with Essex County Council with regard to their Mineral Local Plan.**

<b>Any Corporate implications in relation to the following should be explained in detail.</b>	
<b>Financial:</b>	The cost of responding to the consultation and any future representations through the examination process will be met within existing budgets
<b>Legal:</b>	The Local Planning Authority, as a stakeholder is permitted to make representations to the consultation issued by Essex County Council. In doing so the response should be formally considered and approved in accordance with the Constitution, and within the timeframe of the public consultation period.
<b>Safeguarding:</b>	No matters arising out of this report
<b>Equalities/Diversity:</b>	This decision has a neutral impact on people with protected characteristics.
<b>Customer Impact:</b>	The Essex County Council Minerals Local Plan seeks to support the economic and construction activity within the district however without careful control it can result in harm to the living conditions of residents.
<b>Environment and Climate Change:</b>	This report seeks to support improvements in the way development adapts to and mitigates the impacts of climate change. Support is given to proposals which improve the environment.
<b>Consultation/Community Engagement:</b>	This response is to a community engagement exercise being undertaken by Essex County Council as Minerals Authority, hence no further consultation is appropriate.
<b>Risks:</b>	Adverse planning related impacts on the District
<b>Officer Contact:</b>	Julie O'Hara
<b>Designation:</b>	Senior Planning Policy Officer
<b>Ext. No:</b>	2559
<b>E-mail:</b>	<a href="mailto:julie.ohara@braintree.gov.uk">julie.ohara@braintree.gov.uk</a>

## 1. Introduction

- 1.1. The Essex Minerals Local Plan, was adopted by Essex County Council in July 2014 and runs from 1<sup>st</sup> January 2012 until 31<sup>st</sup> December 2029. Essex County Council are required by legislation and National Planning Practice Guidance to complete an assessment of the adopted plan within five years of adoption to ensure that its policies remain relevant and effectively address the needs of the local community.
- 1.2. Accordingly, Essex County Council have commenced a public consultation consisting of 6 weeks commencing on 18<sup>th</sup> March 2021 and ending at 17:00 on 29<sup>th</sup> April 2021.

## 2. History

- 2.1. Braintree District Council (the Council) original considered the Minerals Plan 2014 (the Plan) at its Council meeting on 20<sup>th</sup> February 2013, submitting its objection to the proposals on the following basis:
  - i) That the allocation of sites for sand and gravel extraction fails to meet the Plan's strategy for a geographic dispersal of sites across the County and therefore fails in its target to minimise mineral miles.
  - ii) That the Plan is not justified as it has failed to adequately assess the cumulative impact of such a high proportion of extraction sites within a small area of the Essex.
  - iii) That the Council strongly objects to the inclusion of site A9 Broadfield Farm, Rayne due to the impacts on:
    - The local landscape
    - The Local Population
    - The Protected Lane at Pods Lane and two Local Wildlife Sites
    - The B1256 and other roads in the vicinity
    - Historic Environment
    - Agricultural Land
    - Public rights of way
  - iv) That the Council strongly objects to the inclusion of site A46 Colemans Farm, Rivenhall due to the impacts on;
    - Little Braxted Lane and A12 from the access
    - Residents in Braxted Road
    - The local landscape including on the river valley and the reservoir
    - Impact on the local environment
    - Public rights of way
  - v) That the Council strongly objects to the inclusion of sites A5 and A6 Bradwell Quarry, Rivenhall Airfield due to the impacts on;
    - The local population including residents of Coggeshall Hamlet and Silver End Garden Village

- The local landscape including Storeys Wood Local Wildlife Site
  - The historic environment
  - The businesses at the Former Polish Camp Site
  - Agriculture
  - Public rights of way
  - The cumulative impact of all development proposals for the area, in particular, those relating to waste disposal
- vi) That the Council strongly objects to the inclusion of site A7 at Bradwell Quarry, Rivenhall Airfield due to the impacts on;
- The landscape including the Protected Lane and bridleway
  - The size of the site
  - Agriculture
  - The historic environment
  - Public rights of way
- vii) That the Council should *not* object to sites A3 and A4 at Bradwell Quarry, Rivenhall Airfield.

### **3. Local Plan Examination Inspector's Conclusions**

- 3.1. The Minerals Local Plan Examination Inspector in his report considered the Council's representations on the number and distribution of sites and made the following comments;

*"138. The function of the RMLP is to establish the pattern of future mineral development across Essex as a whole without an overconcentration of mineral sites in any one location. However, it is no part of the Plan strategy, or of the Site Assessment process, to seek to balance the distribution of development on the basis of district boundaries. Notwithstanding the wide choice of potentially developable sites in other districts it is appropriate that sites are selected with reference to their individual merits and planning impacts.*

*139. The Minerals Plan has chosen sites as environmentally, socially and strategically acceptable. Although it seeks to avoid an over concentration in one location, it does not seek to do so by spreading sites among Districts. There is sufficient separation between the sites that these would be no unacceptable cumulative planning impact on any one any community. These matters can be addressed satisfactorily at Development Management stage. The remit of the Examinations was not to improve the plan but assess soundness. It would be against the principles of Localism to vary the sites of an elected body on a subjective judgment between alternatives and that the selection of sites was justified.*

*140. Given the available planning controls by way of the development management policies of the Plan and the Specific Issues to be addressed in connection with each site, there is no ground to find the Plan unsound with respect to potential cumulative impact. This question would fall to be reconsidered in connection with any future planning application in any event.*

*141. Given the limited remit of the Examination to assess soundness but not seek to improve the Plan, it would be inappropriate, and against the principles of Localism, to vary the allocations of the Plan contrary to the views of the elected County Council as MPA, merely on a subjective judgement between alternatives. It is concluded that, judged pragmatically on its logic and outcomes, the selection of sites for inclusion in the Plan is justified and that the Site Profiles, tabulated in Appendix 5, set down appropriate and sufficient criteria for their development in terms of Specific Issues to be addressed”.*

#### **4. The Present Minerals Local Plan Review**

##### 4.1 The Plan includes:

- The Minerals Core Strategy, setting out the long-term direction for minerals development and the policies to deliver this strategy
- Development Management Policies specifically for assessing planning applications,
- Site Allocations for mineral extraction, transshipment facilities and other related activities
- Eleven Mineral Monitoring Indicators (MMIs) against which the policies can be ‘tested’ to ensure that they are performing as intended, and
- The Policies Map

4.1 In addition Monitoring Reports are published annually, and a Supplementary Planning Guidance Document (SPG) was completed in 2016 regarding biodiversity through mineral site restoration

4.2 The consultation documents also include the following document explaining the reasons behind the alterations: Essex Minerals Plan Review 2021- Report setting out the rationale behind the proposed amendments 2021

#### **5 Proposed Sites and Scale of Extraction**

5.1 The site allocations shown in the Plan represent the amount needed to achieve a supply of 40.67 mtpa sand and gravel, which is Essex County Councils sub-regional apportionment needed to achieve an adequate supply of the aggregate. At the time of the Minerals Local Plan Examination, the sales of the aggregate were lower than this figure due to economic recession (at 29.13mtpa). Representations raised at Examination to reduce the supply figure required - as the 40.67 mtpa was seen as excessive - and following from that, the number of sites would be reduced. The Inspector however, took the view that the Plan should be positively prepared to cater for an upturn in the economy, and allow for an upturn in sales though he did recognise the need to prevent an oversupply at that time hence sites with reserve status were supported. He recommended that provision remain based on 40.824 mtpa sand and gravel production with 31.824mt coming from Preferred Sites and 9mt coming from Reserve sites. Reserve sites should be released only when the landbank fell below 7 years.

5.2 Essex County Council as part of their review, have now calculated that the Reserve sites will be required within the plan period. Given a long lead time from permission to extraction commencement which can take years it would

be appropriate to remove the reserve status without initiating an oversupply of the aggregate.

- 5.3 No new sand and gravel extraction sites have been proposed in the review and in Table 5 it sets out the sites allocated for Sand and Gravel Extraction. This shows previously reserved sites A6 and A7 (both at Bradwell quarry) reclassified as preferred sites. The sites in Table 5 have been through Examination in 2013 and found acceptable to the Planning Inspector. Their deliverability has been checked as part of the review. Unless there have been clear and fundamental changes to their planning merits there would not be reasonable grounds on which to challenge their validity. No such grounds have been identified.
- 5.4 Since the Plan was adopted, the following Braintree District preferred/reserve sand and gravel extraction sites have been either granted permission or a resolution to grant permission pending legal agreements;
- A3 and A4 Bradwell Quarry
  - A5 Bradwell quarry
  - A7 Bradwell Quarry Rivenhall
  - A9 Broadfield Farm Rayne
  - A46 Colemans Farm
- 5.5 Site A6 (Bradwell Quarry) has no permission but the operator has confirmed its intention to submit a planning application during the plan period.
- 5.6 It is noted that there is likely to be a call for sites needed before the end of the Plan period in 2029. The timing will be informed by monitoring the adequacy of existing provisions.
- 5.7 Since adoption of the Plan, land immediately north of preferred site A7 has become the subject of public consultation by the Environment Agency for use as a flood alleviation area. This would involve excavating the landscape to provide a dam on the River Blackwater and a large area to hold floodwater. The extraction would be undertaken by the site operator and would remove useable aggregate. This would require consent from Essex County Council.
- 5.8 This site has not been allocated in the plan and Essex County Council intend treating it as a windfall site. The possible flood alleviation site was taken into account when determining planning application ESS/44/18/BTE/SO on Minerals Plan reserve site A7. A resolution to grant planning permission has been granted subject to legal agreements being signed and as of the writing of this report the signing of the agreement is still pending.
- 5.9 The Minerals Plan Review refers to Silica Sand, Brickearth, Brick Clay and Chalk as industrial mineral rather than aggregates (Policy S7). No sites are allocated and proposals will be considered on their merits.

## **6 Minerals Plan Review Details**

- 6.1 The Plan took guidance from the 2012 National Planning Policy Guidance (NPPF) and contemporaneous Planning Policy Guidance (PPG). The review

updates the Plan to take into account requirements of the 2019 NPPF and Planning Policy Guidance. Proposed changes include more recent thinking on planning priorities. They include updates to strengthen wording on climate change and sustainability, public health, biodiversity net gain and to reflect recent work on developing Green/Blue Infrastructure policy (particularly as relates to site restoration). It includes the need to consult Lead Local Flood Authority in major development with SUDs requirements.

- 6.2 Detailed guidance has been introduced to prevent sterilisation of mineral deposits and this includes measures which District Planning Authorities would be required to follow to remain in conformity.
- 6.3 As referred to above, references to reserve sites have been removed throughout the plan.
- 6.4 The plan has been updated to refer to up to date plans strategies, permissions as well as advice from government and statutory consultees.

### **Policy S3: Climate Change**

- 6.5 New wording permits offsetting greenhouse gas emissions and includes consideration of site operations. Strengthened wording to consider layout in reducing energy consumption and maximising summer cooling as well as decentralised and zero carbon energy technologies. The wording makes reference to Green/Blue infrastructure strategies and the benefits to wildlife/habitat creation. Alterations supporting climate change mitigation and adaption in both policy and supporting text are supported.

### **Policy S4: Reducing the Use of Mineral Resources and S5 Aggregate Recycling**

- 6.6 This looks to strengthening the requirement to reduce the use of mineral resources is supported.
- 6.7 S5 has been altered to provide protection to all sites rather than strategic sites only, in order to better comply with the NPPF and this required amendments the supporting text. Amendments were required to remove the references to specific growth locations that may be supported by recycling facilities. References to mineral safeguarding are removed for covering in S9
- 6.8 A more widespread network of facilities for recycling building materials is to be encouraged. However, such facilities might result in noise, disturbance and dust etc and could cause other forms of pollution. Location of such facilities on demolition sites and construction sites should be dependent on impacts on neighbouring land uses, the environment and should consider impacts on wildlife

### **Policy S9 Avoiding sterilisation of mineral deposits by non mineral related development**

- 6.9 A scheme has been added throughout the plan advising on how non mineral related applications should be approached when they involve areas containing

workable mineral deposits. It sets a 100m Mineral Consultation Area (150m less than the 250m sought in the 2014 plan). It also sets out Mineral Resources Assessment requirement which should form part of pre application discussions and when the Minerals Planning Authority (MPA) should be consulted.

- 6.10 The MPA consider that where workable mineral resources exist prior extraction must form part of the planning application coming forward and not be left to planning condition. Conditions should not be given for non mineral applications that would in effect give authorisation to prior extraction.
- 6.11 Much of the detail relates how the Mineral Planning Authority and Local Planning Authority work together in considering applications where cooperation is highly beneficial. This has implications for Development Management and will be useful when producing future Local Plan documents.
- 6.12 Mineral processing infrastructure is important to supply and must also be safeguarded not just from loss but from the location of incompatible uses close enough to be harmfully affected by its operation. Compromising the resources can render it uneconomic. Development within 250m is within a Mineral Infrastructure Consultation Area and must have a Mineral Infrastructure Impact Assessment.
- 6.13 Consultation arrangements already exist as do methods of considering minerals in the context of a non-minerals application. These recommendations set out a more formalised, coordinated way of working together than exist at the moment and require more consideration on how they would work in practice.

## **7 Conclusion**

- 7.1 The Minerals Plan Review continues with the sites and site strategy proposed in the Plan, and which were subject to examination. The Council have already objected to these proposals which locate the bulk of Essex County Council's sand and gravel extraction within the District and close to Braintree and its nearest villages. It was and is still a disappointment that the Minerals Local Plan Inspector chose to view the location of these sites as being too dispersed to have an unacceptable impact on any one locality. The Inspector is entitled under government guidance to take such a view, however officers would argue that the wider setting of Braintree is important to consider. Minerals extraction sites have an industrial character and although some mitigation is generally possible, are unavoidably noisy, ugly, busy places which cause disturbance to nearby residents over a prolonged period and result in considerable heavy vehicle traffic movements on roads throughout the area many of which are already heavily congested. Additional heavy vehicle traffic will add to congestion and pollution around those sites.
- 7.2 Whilst Bradwell Quarry has been an extraction site for decades, the Plan designations do extend more into the countryside and closer to nearby villages - particularly A7 and A5, and the wider setting of Witham is also affected by the A46 Coleman's Farm site. Braintree has typically had a strong sense of being set in rural countryside hinterland and not a wider industrial landscape.

The location of two such large sites close to together in the District, with heavy vehicle movements increases the industrial character of the surrounding countryside on or near important approaches to the town. This is particularly acute at the Broadfield Farm site at Rayne which edges onto one of the quieter rural parts of the district. It is disappointing that this site now has been given permission and will be progressing. It is hoped that planning conditions relating to reduce noise and disturbance to residents are strictly enforced and that impacts on the wider landscape can be successfully minimised.

- 7.3 These sites will generate a great deal of heavy vehicle traffic and will add to the already heavy traffic congestion in area. This concentrated location within the District will likely lead to longer journeys to sites elsewhere inside Essex and add to the already overburdened road network particularly at junctions in the Braintree area. Whilst road network improvements are planned many movements pass close to residential development, particularly on the A120 where the additional noise and vibration of heavy vehicles will be apparent.
- 7.4 The arguments surrounding the Plan have been concluded already and this review relates to the Plan period. It cannot reduce those impacts. Thus although the Officers could not recommend an objection on this basis, concerns about the site impacts remain. The Plan review does mention decision making in relation to windfall sites (paragraph 3.98- 103 and policy S6. Future attempts to extend the duration or area of workings through windfall applications whilst already discouraged in the plan (paragraph 3.98- 103 and policy S6) can be further amended include consideration on the distribution of sites and to avoid or exacerbate an overconcentration in one area.
- 7.5 The plan will consider the prospective scheme for a Flood Alleviation site as a windfall site. If approved, it would generate a considerable amount of saleable sand and gravel which the Council would request, by view of its scale, be counted towards meeting Essex County Council's requirements the next plan period or this plan period if developed ahead of A7 as is sought by Essex County Council. Essex County Council would not wish the Flood Alleviation Site and A7 to be developed concurrently. Officers agree with this view. Essex County Council are seeking that this requirement be written into a legal agreement tied to the recent decision to approve the application on this site for mineral extraction.
- 7.6 Site A7 and the anticipated flood alleviation scheme lie adjacent. It would be beneficial if the Plan review could include production of a masterplan to shape remediation/restoration of the landscape and incorporating elements such as rights of way biodiversity improvements etc. This could be inserted into Policy S6.

## **8 Response**

- 8.1 Having regard to the content of this report, the Local Plan Sub Committee is recommended to respond to the Consultation issued by Essex County Council on the following terms:

Braintree District acknowledge the outcome of the Local Plan Examination, however remain concerned that the concentration of minerals extraction sites

in the area will have adverse impacts on residents, the road network and the countryside setting for a number of years. It is acknowledged that a number of these sites have now been given permission and conditions designed to minimise disruption to residents as required in the plan should be strictly applied.

Given these concerns it is welcomed that no new sand and gravel extraction sites have been allocated.

Braintree District Council recommends alterations to the wording of Paragraph 3.98 formerly 3.105 and P6 to be more explicit that windfall sites would be considered in relation to the existing distribution of allocated sites and would not be permitted where they result in or contribute to overconcentration of mineral extraction sites in one area of the County.

The plan review should take Braintree District Council's concerns into account by including text with the section entitled "MPA consideration of non-Preferred Sites *allocated sites*" (Para 3.98 formerly 3.105) to recognise that there is a concentration of extraction sites within the Braintree area and that further concentration through windfall sites within this area would be resisted.

Braintree District Council support the strengthening of policies intended to adapt to and mitigate the impacts of climate change and also improving public health, biodiversity net gain and to reflect recent work on developing Green/Blue Infrastructure policies.

Braintree District Council also support proposals to recycle building materials on suitable sites and to encourage reductions in the use of minerals.

Whilst not wishing to prejudge the contents or outcome of the anticipated flood alleviation scheme this is a large scheme that has the capacity to produce a considerable amount of sand and gravel. If the scheme were to be approved the amount should be set against the needs.

The plan will consider the prospective scheme for a Flood Alleviation site as a windfall site. If approved, it would generate a considerable amount of saleable sand and gravel which Braintree District Council would request, by view of its scale, be counted towards meeting the County's requirements the next plan period or this plan period if developed ahead of A7.

In the event of the Flood Alleviation scheme coming forward, Braintree District Council would welcome production of a masterplan of the area covering the area of the scheme and Allocation A7 and to govern the final treatment of the landscape and incorporating other features such as public access, biodiversity and habitat improvements. This should be written into the policy and text surrounding policy S6.