Cheshire West & Chester Council

Local Plan

Local Aggregate Assessment 2017

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Cheshire West and Chester

Executive summary

Executive Summary

1 The requirement to produce an annual Local Aggregate Assessment (LAA) was introduced through the publication of the National Planning Policy Framework (NPPF) in March 2012. Following publication of the NPPF, the Government issued further guidance on planning for minerals in the National Planning Policy Guidance (NPPG), incorporating previous guidance on the Managed Aggregate Supply System (MASS). This report covers the period from 1 January to 31 December 2016.

2 Sand and gravel is the main naturally occurring aggregate mineral within Cheshire West and Chester; the borough does not contain aggregate rock reserves and is therefore a net importer of this material. Evidence recently submitted to the Council with a planning application relating to silica sand extraction has demonstrated silica sand provision in the borough. There have been no sales of silica sand in the borough to date, however, the Council will work closely with Cheshire East Council and continue to monitor silica sand.

3 Sales of aggregate land-won sand and gravel during 2016 have increased relative to 2015, and represent the highest level of sales since 2007. This continuing increase is reflective of improvements in the economy and levels of construction. Subsequent monitoring will be important in determining if the overall trend of decreasing sales experienced over the past decade has now ended, with the prospect of growth.

4 The level of aggregate sand and gravel permitted reserves has decreased from that recorded in the previous monitoring period. The higher level of sales experienced in 2016 is likely to have contributed to this lower figure. However, reserve levels still remain much higher than those recorded between 2010 and 2014, and exceed the minimum seven years as required by paragraph 145 of the Framework, based on either ten year average sales or the annual apportionment figure.

5 The borough is a key supplier of high quality sand and gravel in the North West - the largest consumers outside the borough during the 2016 period were Greater Manchester, Merseyside, Halton and Warrington. There is likely to be an increase in requirements for aggregate sand and gravel due to continued increases in levels of development within the borough and in nearby areas. Provision will be reviewed on an annual basis to ensure it remains flexible and proportionate to growth aspirations alongside the reality of delivery and economic conditions.

6 The proposed approach to providing a steady and adequate supply of sand and gravel throughout the plan period proposed in Local Plan (Part Two) Publication Draft involves: continued provision of sand and gravel from permitted reserves at existing sites; allocation of a sand and gravel site; identification of a Preferred Area and identification of an Area of Search. This will help to alleviate potential issues beyond 2022 when, if reserves deplete in line with permissions, the borough would only have one operator and one site. This issue will need to be monitored through future local aggregate assessments.

Summary of main conclusion from this Local Aggregate Assessment

Table 1

	Performance in 2016	Comparison to previous year[1]
Land won sand and gravel sales (million tonnes)	0.71	Increase by 0.11
3 year average sales (million tonnes)	0.58	Increase by 0.10
10 year average sales (million tonnes)	0.61	Decrease by 0.01
Permitted reserves of sand and gravel (million tonnes)	6.83	Decrease by 1.17
Landbank based on annual apportionment figure (years)	8.54	Decrease by 1.46
Landbank based on 10 year average sales (years)	11.20	Decrease by 1.70
Permitted aggregates sites	4	Unchanged
Active aggregate sites	3	Increase by 1

1. Please note that general indicator figures are used for 2015 data due to confidentiality issues.

1 Introduction

1.1 Paragraph 145 of the National Planning Policy Framework (the Framework) requires all mineral planning authorities to prepare a Local Aggregate Assessment based on ten year rolling sales data and other relevant local information including an assessment of overall supply options. Planning Practice Guidance (PPG) requires Local Aggregate Assessments to include the following three core elements:

- a forecast of the demand for aggregates based on the ten year rolling average and other relevant information;
- an analysis of all supply options including marine, secondary and recycled aggregates; and
- an assessment of the balance between supply and demand including any economic or environmental constraints/opportunities which may impact upon supply or demand.

1.2 Sand and gravel is the main naturally occurring aggregate mineral within Cheshire West and Chester. The borough does not contain aggregate rock reserves and therefore is net importer of this material. The British Geological Survey minerals data does not show any provision of industrial silica sand within the borough. However, borehole evidence has recently been submitted to the Council relating to a planning application on a site which sits partly within Cheshire West and Chester and partly within Cheshire East, demonstrating silica sand provision in both the Cheshire East and Cheshire West and Chester parts of the site. Further detail relating to the borough's geology is set out in chapter 2'Local context'.

1.3 The following report represents the fifth Local Aggregate Assessment (LAA) prepared by Cheshire West and Chester Council, and covers the period 1 January to 31 December 2016. The report includes an analysis of sales, reserves and landbanks alongside the consideration of potential future demand from both within the borough and further afield. The report incorporates information from the British Geological Survey Annual Monitoring Survey 2014 tables on imports. The full national survey has not yet been published.

1.4 The LAA provides an up to date landbank and supply position. The information contained within this report has formed part of the evidence base to support development of policies and allocations within the sections of the Local Plan (Part Two) Land Allocations and Detailed Policies that relate to the provision of aggregates in the borough.

2 Local context

2.1 Cheshire West and Chester is located in the north west of England in the Cheshire sub-region. The borough is adjoined by the Merseyside authorities of Wirral, Liverpool, Halton and Warrington to the north, Cheshire East to the east, Shropshire to the South and the Welsh authorities of Wrexham and Flintshire to the West. There are major centres both within the borough and adjoining authorities including Chester, Liverpool and Crewe.

Population and growth

2.2 Cheshire West and Chester has a resident population of 335,700[i] . This is expected to continue to rise year on year over the period to 2030, accompanied by a corresponding increase in the number of households resulting in the need for further employment opportunities, housing and infrastructure.

Local geology

2.3 The borough contains large glacio-fluvial deposits of glacial till, sand and gravel deposited by glacial ice movements over the past two million years. These deposits have provided significant resources of aggregate sand and gravel, the majority of which is found in the east of the borough in the areas surrounding Delamere Forest and in the areas to the west of Northwich. The distribution of these deposits is illustrated in Map 2.1.

2.4 Sand and gravel deposits are generally thick with some deposits found to reach a depth of 30m. Resources are often overlaid by boulder clay and silt deposits, which in places can limit accessibility and workability of the underlying sand and gravel. The Delamere Sands, found in the areas immediately to the south west of Northwich, are economically significant deposits of outwash sand and gravel. This area also contains significant deposits of Over sands which are found in deeper narrower deposits reaching approximate depths of 30m.

2.5 These deposits are protected from incompatible development and therefore unnecessary sterilisation through the Minerals Safeguarding Area as shown on the Policies Map and covered by policy ENV 9 Minerals supply sand safeguarding of the Cheshire West and Chester Local Plan (Part One) Strategic Policies. The protection of Mineral Safeguarding Areas will also be covered by an additional policy in the Local Plan (Part Two) Land Allocations and Detailed Policies, which is currently being produced.

Current extraction

2.6 Historically, the Delamere and Over sand have been the main focus of sand and gravel extraction within the former Cheshire County Council area, with deposits of industrial silica sand being worked in the east of the area. In 2009 approximately 40 per cent of the total supply of sand and gravel in the north west was sourced from Cheshire, of which approximately 70 per cent was from the Delamere and Over sands in the western part of the former county area. An indication of supply patterns is also included in chapter 6'Exports and imports'.

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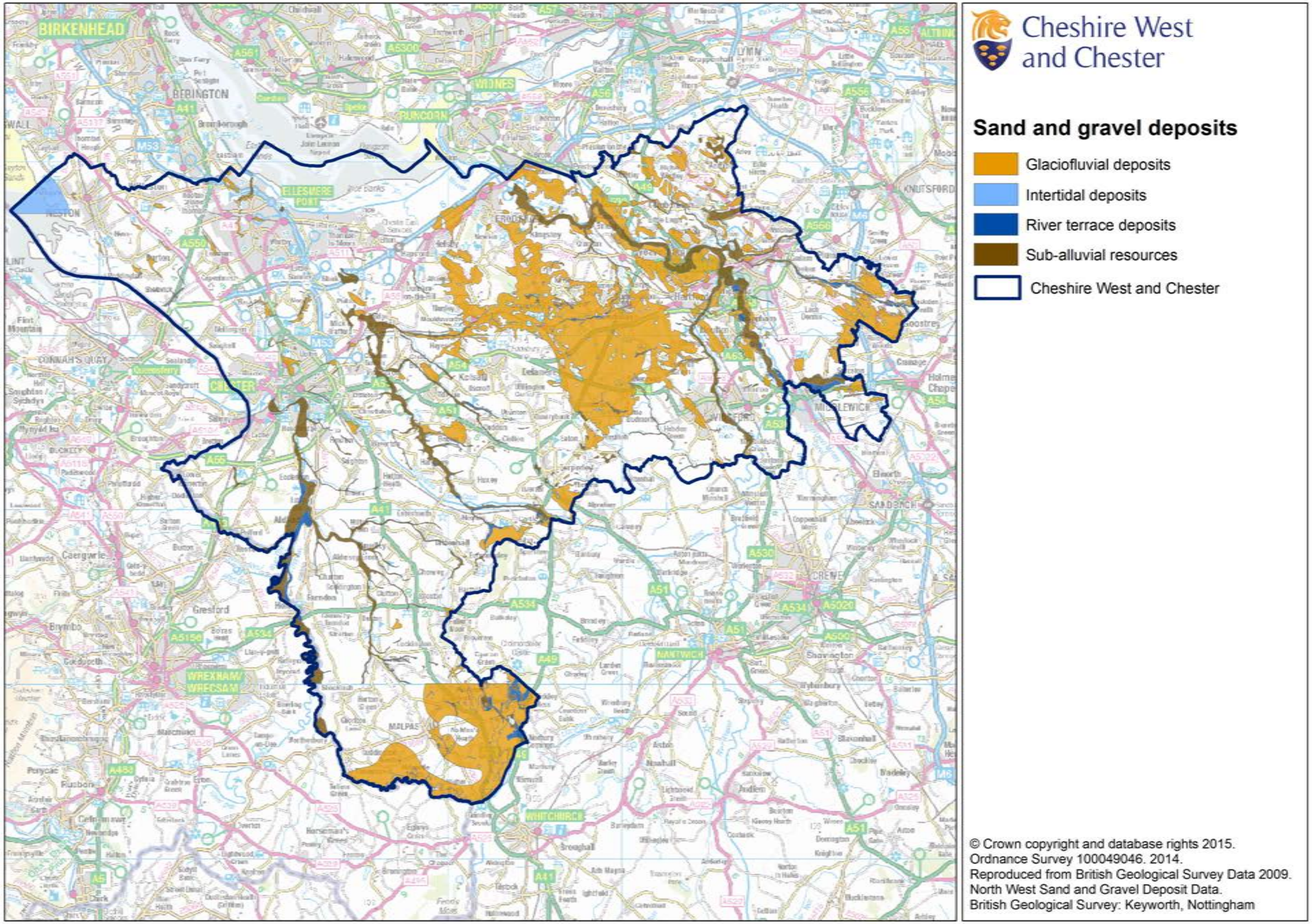
i Source: Office for National Statistics, mid year population estimates 2016

2.7 Current permitted reserves are concentrated in the superficial glacio-fluvial deposits found immediately surrounding Delamere Forest and to the south west of Northwich. Material is primarily high quality soft sand used for asphalt and mortar, and coarse sharp sand used in the manufacture of concrete and concreting products as well as general construction fill. As set out above these deposits have historically been a significant source of aggregate grade sand and gravel to markets in the north west and beyond. However, the number of active permitted sites within the borough has reduced significantly in recent years and therefore an assessment of current supply is needed to ensure supply is not constrained in future years.

Map 2.1 Sand and gravel formations



3 Local Plan

3.1 The Local Plan (Part One) Strategic Policies was adopted on 29 January 2015 and seeks the delivery of at least 22,000 new homes alongside 365ha of employment land over the period 2010 to 2030. The Local Plan (Part One) took account of and reflects the projected growth in the population set out in chapter 2'Local context' and the subsequent needs for additional homes, employment and infrastructure. It is therefore essential that the authority seeks to ensure an adequate supply of aggregate minerals to support this projected growth. Further detail relating to forecasted future requirements is contained within chapter 12'Future demand'.

3.2 Policy STRAT 1 Sustainable development sets out the Council's sustainable development principles which provide the basis for other policies within the plan, whilst reflecting the presumption in favour of sustainable development set out in the Framework. The policy seeks to facilitate economic growth and meet the social and environmental needs of the borough whilst ensuring 'the prudent use of our natural finite resources'. Policy STRAT 1 underpins policy ENV 9 Minerals supply and safeguarding which sets out the Council's approach to ensuring a steady and adequate supply of aggregate minerals.

3.3 Policy ENV 9 states that provision will be made for the adequate, steady and sustainable supply of sand and gravel contributing to the sub-national guidelines for aggregate land-won sand and gravel. This will be achieved by maintaining a minimum seven year landbank, in line with and monitored through the preparation of Local Aggregate Assessments on an annual basis, and providing a flexible approach to the location of future minerals development to ensure a diversity of supply. Additionally, policy ENV 9 safeguards the extent of sand and gravel in the borough from incompatible development within the Mineral Safeguarding Area as shown on the Policies Map and in Map 4.1.

3.4 The Council is currently preparing the Local Plan (Part Two) Land Allocations and Detailed Policies which will provide additional allocation and development management style policies for minerals development within the borough. An 'Issues and additional call for sites' consultation was carried out in May to June 2014 which was followed by a targeted 'Minerals call for sites' consultation in October to November 2014. Both consultations sought information from industry representatives relating to potential future areas for minerals extraction in the borough. The sites submitted to these consultations have now been through an assessment process and consultation process. The results have fed into preparation of the minerals policies and allocations within the Local Plan (Part Two) Land Allocations and Detailed Policies. Consultation on the Local Plan (Part Two) Preferred Approach was undertaken between August and September 2016, and comments received have been fed into the publication draft of the Local Plan (Part Two).

3.5 The Local plan (Part Two) Publication Draft sets out that provision for the extraction of 16 million tonnes of land-won sand and gravel over the plan period, plus an additional 5.6 million tonnes to provide a 7 year land bank at the end of the plan period will be achieved by:

- The continued provision of sand and gravel from the permitted reserves at the following existing sites – Cheshire Sands, Oakmere; Forest Hill, Sandiway; Cobden Farm, Oakmere; and Town Farm, Kingsley.
- The allocation of a site for sand and gravel north of the railway to extend Forest Hill, Sandiway.

- The identification of a Preferred Area at Moss Farm and north of the railway forming an extension to Forest Hill, Sandiway.
- The identification of an Area of Search.

3.6 The Local Plan (Part Two) publication draft also allocates a site at Rudheath Lodge, New Platt Lane, Cranage, for silica sand extraction following borehole evidence of silica sand provision that was provided with a planning application relating to the site.

3.7 It is expected that the Local Plan (Part Two) publication draft will be consulted upon at the end of this year.

Planned provision

3.8 As set out above, policy ENV 9 seeks to ensure a steady supply of aggregate sand and gravel in line with the sub-national guidelines and up to date Local Aggregate Assessments. The Local Aggregate Assessment 2016 identified a planned provision of 0.80mt per annum of aggregate sand and gravel. This provision remained at the annual apportionment figure for the borough as identified in the Local Plan (Part One). This Local Aggregate Assessment reviews the planned provision to ensure it remains proportionate to growth aspirations, supply, demand and the reality of current economic conditions. Chapter 13'Conclusions and policy considerations' sets out the future planned provision.

4 Aggregate sites

4.1 During 2016 there were 4 permitted aggregate sites within Cheshire West and Chester, supplying varying qualities of sand to markets across the northwest and beyond. One of the mothballed sites recorded in 2015 resumed extraction in June 2016. Table 2 provides the operational details of these sites.

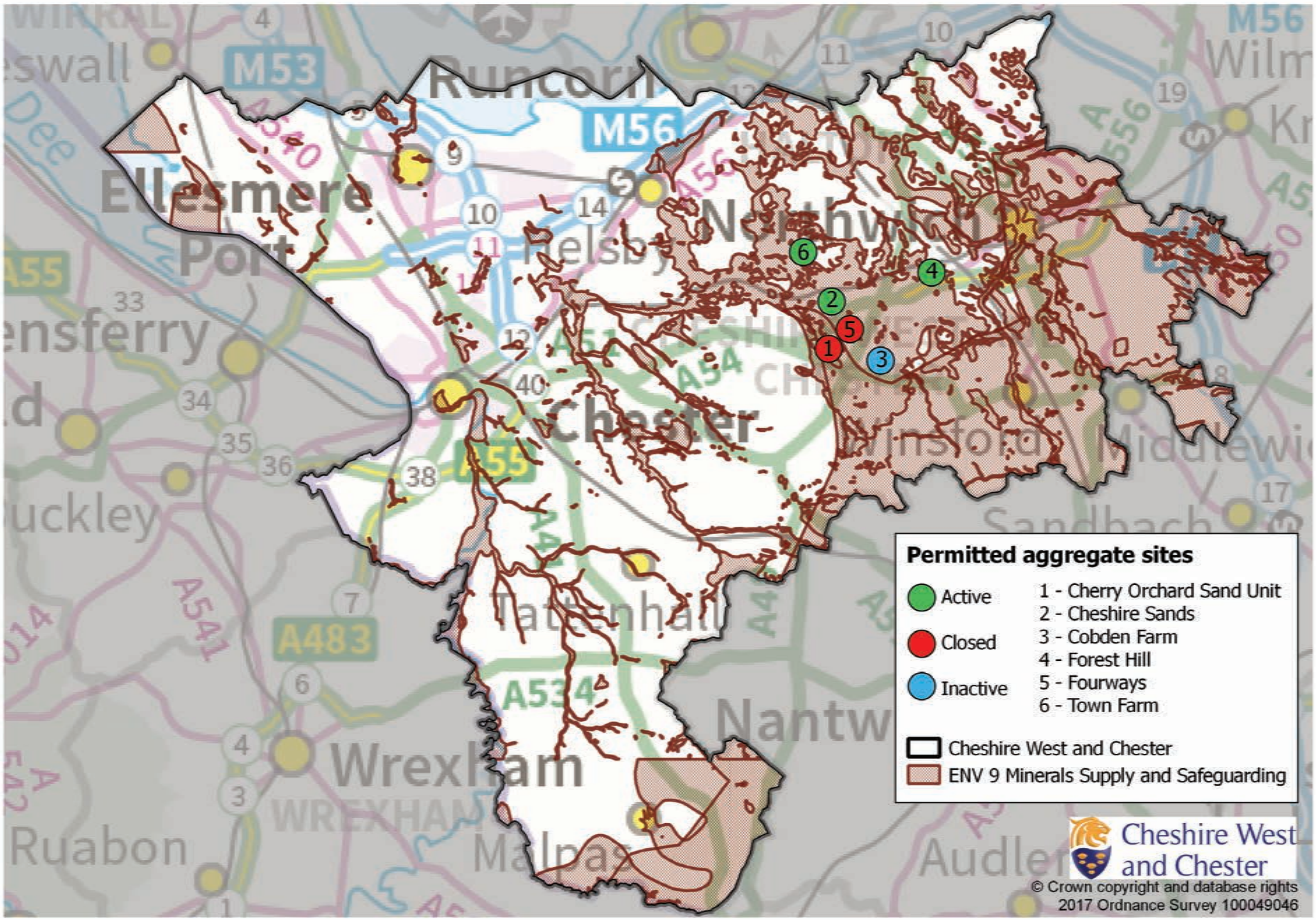
Table 2 Aggregate sand and gravel sites in Cheshire West and Chester

Site	Operator	2012 status	2013 status	2014 status	2015 status	2016 status	Material	Site area (ha)	Grid ref
Cherry Orchard Sand Unit	Cherry Orchard Sand Unit Limited	Active	Closed	Closed	Closed	Closed	Sand	11ha	SJ 568 680
Cheshire Sands[(1)]	Lafarge Tarmac	Active	Active	Active	Active	Active	Sand	135ha	SJ 572 699
Cobden Farm[(ii)]	Lafarge Tarmac	Inactive	Inactive	Inactive	Inactive	Inactive	Sand	24ha	SJ 587 673
Forest Hill	CEMEX UK	Active	Active	Active	Active	Active	Sand	74ha	SJ 612 714
Fourways	Lafarge Tarmac	Active	Closed	Closed	Closed	Closed	Sand	143ha	SJ 577 690
Town Farm[(2)]	Casey Pro Environment	Active	Active	Active	Inactive	Active	Sand	42ha	SJ 565 735

1. Formerly Station Road (Delamere) and Crown Farm quarries, planning permission granted subject to s106 which was signed 26 March 2015
2. Extraction ceased in March 2014 and site was inactive as at December 2015, but extraction resumed in June 2016

ii Application to extend lifetime until 2021 and amend permitted working area approved at Planning Committee on 6 December 2016

Map 4.1 Cheshire West and Chester aggregate sites 2017



4 Aggregate sites

Cherry Orchard Sand Unit

Status: Closed

4.2 The Cherry Orchard Sand Unit is located on Abbey Lane, Oakmere and began operation in 1993 supplying aggregate sand to local and wider markets. Extraction of sand at the site ceased unexpectedly in 2013 when resources depleted ahead of schedule. The landowners have since received planning permission for the seasonal change of use of agricultural land to provide an events venue.

Cheshire Sands

Status: Operational **-** Extraction permitted to 22 February 2042

4.3 Cheshire Sands is a quarry which links both Crown Farm and Delamere Quarry on Station Road and Chester Road in Oakmere. Delamere Quarry was a partially restored mothballed quarry which initially commenced in 1946, whilst Crown Farm quarry was an active sand quarry which had been active since 1987. Crown Farm gained planning permission for a significant extension in 1992 with an expected operational lifespan of ten years. However, due to fluctuations in the market a significant amount of reserve remained unworked and subsequent extensions of time were granted. In 2011 the application to link and extend the permissions at both Delamere Quarry and Crown Farm was submitted to the Council. The application was subsequently granted planning permission in October 2012, subject to s106 legal agreement which was signed 26 March 2015. The permission makes provision for the extraction of approximately nine million tonnes of sand over a 30 year period with an average extraction rate of between 300,000 to 650,000 tonnes per annum. The permission also involves surrender of reserves of 5,000,000 tonnes beneath areas subject to constraints such as ecological issues, increased overburden and beneath the water table. Based on the level of reserves stated in the planning application (11/04200/MIN) and the maximum extraction rate per annum, the remaining reserves at Cheshire Sands are estimated to be approximately 5,750,000 tonnes.

Cobden Farm

Status: Inactive - Extraction permitted to 17 September 2021

4.4 Cobden Farm Quarry is located on Longstone Lane, Commonside north of Little Budworth. Permission for the extraction of sand was granted in 2001 and operations commenced in 2005. The site was mothballed in 2008 due to the drop in demand caused by the economic crisis and has remained inactive since. An extension of time was granted in 2012 providing a five year extension to the original permission which provided for a working life of six years. An application to extend the lifetime of Cobden Farm Quarry by 5 years until 2021 and amend the permitted working area in Phase 3 of planning application 15/04063/S73 was approved at Planning Committee on 6 December 2016, subject to completion of an updated S.106 agreement which was issued on 13th September 2017. The site remains inactive and based on figures provided in the most recent planning application, there are 488,000 tonnes of reserves remaining on the site.

Forest Hill

Status: Operational - Extraction permitted to 11 May 2021

4.5 Forest Hill Quarry is located on Chester Road, Sandiway west of Northwich. The site has been worked for sand since the 1970s with various extensions permitted over time. The most recent permission was granted in March 2014 for a western extension to the site which makes provision for the extraction of approximately 635,000 tonnes of soft sand. Extraction in this western extension is permitted for a period of six years from the date of commencement. Based on the level of reserves stated in the planning application 13/03715/MIN and the average extraction rate per annum, the remaining reserves at Forest Hill are estimated to be approximately 530,000 tonnes.

Fourways

Status: Closed

4.6 Fourways Quarry is located on Chester Road (A556) east of Chester. The site was worked for sand extraction since the 1970s with various extensions to the permitted working areas over time. Extraction at the quarry ceased in March 2013 with stockpiles remaining during 2014. The site is now closed and an application for the construction of holiday lodges and a new sailing facility at the site (15/01803/FUL) has been approved.

Town Farm

Status: Operational - Extraction permitted to 31 March 2018

4.7 Town Farm Quarry is located on Mill Lane in Kingsley. The site has been worked for sand and gravel extraction since the early 1980s with various extensions to the permitted working areas over time. Extraction at the quarry ceased in March 2014. A number of applications for variations and discharge of conditions have been submitted relating to the restoration of the site. An application (14/01677/S73) was submitted to vary conditions of permission 11/00816/S73 and allow an additional three years for extraction. This was approved on appeal in February 2016, allowing for extraction to be undertaken until 31 March 2018 and requiring restoration to be complete by 30 December 2019. Extraction re-started in June 2016. An application has since been submitted (17/00829/S73) to revise the restoration scheme and extend the time period for extraction until 31 June 2019. A decision on this application is pending. Based on the planning application (14/01677/S73) which related to the extraction of 93,000 tonnes, and the average extraction rate per annum, remaining reserves on the site are estimated to be at least 81,000 tonnes.

4.8 Table 3 provides an overview of when reserves in the borough are expected to deplete over time. This can only be used as an indication and only reflects planning permission expiration. As has been seen in previous years reserves can remain for far longer than predicted and thus require extension of time applications or conversely deplete far faster than expected.

4.9 If reserves deplete in line with permissions the borough will only have one operator and one site by 2022. This could result in the market being unnecessarily constrained and consideration therefore needs to be given to paragraph 145 of the Framework. Paragraph 145 states that authorities should plan for a steady and adequate supply of aggregate minerals by, amongst other things, "ensuring that large landbanks bound up in very few sites do not stifle competition".

4.10 In line with the findings of the previous LAA and the approach set out in policy ENV 9 to the future supply of aggregate minerals, the Council carried out a minerals call for sites consultation. A number of sand sites were submitted to this consultation and initial screening was carried out. The sites were then assessed and the details of the assessment were subject to consultation with interested groups and bodies. The results of the call for sites and the assessment of the sites has fed into the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies. This currently allocates an extension to Forest Hill, identifies a Preferred Area and an Area of Search. This will contribute to maintaining a steady and adequate supply of aggregate land-won sand and gravel, and help to increase the number of operators after 2022. The Local Plan (Part Two) also allocates a site at Rudheath Lodge, Cranage, for silica sand extraction following evidence submitted with an application for silica sand extraction on this site. Chapters 12'Future demand' and 13'Conclusions and policy considerations' examines the wider implications of the limited number of sites and future options in more detail.

Table 3 Overview of reserve depletion to 2042

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Cherry Orchard Sand Unit	Closed																										
Cheshire Sands																											
Cobden Farm																											
Forest Hill																											
Fourways	Closed																										
Town Farm																											

5 Aggregate sales

5.1 Sales of aggregate land-won sand and gravel for the period 1 January to 31 December 2014 are shown in Table 4. Sales data is provided for asphalt, soft, sharp and other sand and gravels. Data has not been available to provide this breakdown by typology for the past two monitoring periods, however, it is excepted that the proportion of sales by type would be similar. During the 2016 period, the economy and levels of construction have continued to increase and as a result sales of aggregate land-won sand and gravel also increased.

5.2 Sales for 2007 - 2016 are provided in Table 5 alongside the ten and three year average sales figures. It should be noted that sales figures for 2007 - 2010 are estimates based on monitoring data for the former Cheshire County Council area.

Table 4 Aggregate sand and gravel sales (tonnes) 1 January - 31 December 2014

Asphalt	Soft (building)	Sharp (concreting)	Other	Total
39,567	285,373	58,615	33,309	416,864

Table 5 Aggregate sand and gravel sales 2007 - 2016 (million tonnes)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 year average	3 year average
Cheshire West and Chester(1)	0.91	0.70	0.55	0.54	0.66	0.56	0.42	0.42	0.60 (2)	0.71	0.61	0.58

1. Data for the years 2007-2010 are estimates based on data from the former Cheshire County Council area
2. Data for 2015 is a general representation of the increase experienced during this period, given issues experienced with confidentiality

5.3 Sales of aggregate sand and gravel from within the borough had been steadily declining since 2007, except for a small rise in 2011. However, sales stabilised during 2013 and 2014 at 0.42mt per annum and have increased since then.

5.4 In line with the approach outlined in the Framework and Planning Practice Guidance, a ten year average sales figure has been calculated for Cheshire West and Chester as 0.61 million tonnes. Ten year average sales takes account of the period of high sales experienced during 2007-2008, and the decline and then increase experienced since. This approach therefore provides a realistic representation of average sales going forward. The ten year average sales figure is slightly lower in this report than in previous years, which reflects the loss of the very high sales figures during 2005 - 2006 (0.95mt and 0.86mt) from the calculation. A three year average sales figure is also included in Table 5 which has increased from the last three monitoring periods (0.55mt in 2014, 0.47mt in 2015 and 0.48mt in 2016).

5.5 The annual apportionment figure for Cheshire West and Chester remains at 0.80mt as set out in the Local Aggregate Assessment 2014. Aggregate sales were above aggregate apportionment figures for the period 2005 - 2007 but fell sharply in 2008 and declined until 2013 when they stabilised and have since begun to increase. Aggregate sales remain below the apportionment figure, but were only approximately 10 percent below this figure in 2016. This has increased from 2013 and 2014 when aggregate sales were nearly 50 percent below the annual apportionment figure and in 2015 when sales were approximately 20 percent below. Aggregate sales during this monitoring period are, for the first time since Cheshire West and Chester Council produced its first LAA in 2012, above the 10 year average sales figure.

5.6 The recent increase in sales is encouraging and is a reflection of the improvement to the economy and levels of construction in the area. The increase has been limited by closure of sites over the last few years; future iterations of the LAA will identify if the increase in sales is a continuing trend.

6 Exports and imports

6.1 Cheshire West and Chester is a key supplier of high quality sand and gravel in the North West. Material is exported to neighbouring mineral planning authorities as well as to destinations further afield. In 2009, 40 per cent of material sold from the North West was from sites within Cheshire. Table 6 provides destination data for the period 1 January to 31 December 2016 for all active sites within the borough in this period alongside export data for 2013 and 2014 for comparison. It has not been possible to provide information for sales by destination for the 2015 period due to confidentiality issues.

Table 6 Sales by destination 1 January to 31 December 2016

Destination	Export amount (tonnes) 2013	Export amount (tonnes) 2014	Export amount (tonnes) 2016	Percentage of overall 2016 sales
Derbyshire and Peak District	4,672	4,062	2,270	<1%
Cheshire West and Chester and Cheshire East	70,078	211,292	345,858	50%
Greater Manchester, Merseyside, Halton and Warrington	109,485	78,633	207,451	29%
Lancashire	23,825	15,109	10,448	1%
Shropshire	183	118	20	<1%
Staffordshire	24,529	26,923	30,426	4%
South Yorkshire	6,967	6,188	-	0%
West Yorkshire	47,957	51,821	65,555	9%
North East Wales	8,100	6,068	8,932	1%
North West Wales	1,372	3,243	1,167	< 1%
North West (unknown destination in the North West)	117,975	13,407	34,645	5%
Total	415,143	416,864	706,772	

6.2 Table 6 illustrates that in 2016 the largest consumer of aggregate sand and gravel from Cheshire West and Chester (outside of the borough) was the Greater Manchester, Merseyside, Halton and Warrington area.

6.3 Between 2014 to 2015 the amount exported to West Yorkshire and unknown destinations in the North West decreased significantly and the amount exported to Derbyshire, South Yorkshire and North West Wales also decreased. The amount used in Cheshire increased significantly, as did the amount exported to the Greater Manchester, Merseyside, Halton and Warrington area and the amount exported to Staffordshire also increased. The exports to the other areas remained similar.

6.4 Compared to 2014, while the overall export amount increased in 2016, the proportions of aggregate exported by destination remained fairly consistent. Outside of Cheshire, greatest levels of exports were to Greater Manchester, Merseyside, Halton and Warrington and West Yorkshire, and the lowest levels of exports were to Shropshire, North West Wales and Derbyshire and Peak District.

Imports

6.5 The most recent import data is for the 2014 monitoring period, gathered as part of the Annual Minerals Survey. This data is for Cheshire as a whole, and is not split down for Cheshire West and Chester and Cheshire East. Table 7 below shows quantities of imported primary aggregates in Cheshire in 2014.

Table 7 - Imports of primary aggregates in Cheshire in 2014

	Land won Sand and gravel	**Marine sand and gravel**	**Total sand and gravel**	**Crushed rock**	**Total primary aggregates**
Imports (in million tonnes).	0.135	0.036	0.171	2.059	2.230

6.6 The summary data on consumption of sand and gravel in Cheshire (Cheshire West and Chester and Cheshire East) is provided in Table 8 and the summary data on consumption of crushed rock in provided in Table 9.

Table 8 Consumption of total sand and gravel in Cheshire (land-won and marine-dredged) for aggregate use in 2014, identifying the principal supplying Mineral Planning Authorities

Source Mineral Planning Authority	**Consumption of total sand and gravel**
Cambridgeshire County Council	<1%
Central Bedfordshire Council	<1%
Nottinghamshire County Council	<1%

Source Mineral Planning Authority	Consumption of total sand and gravel
Shropshire Council	1-10%
Staffordshire Council	1-10%
Cheshire East Council	10-20%
Cheshire West and Chester Council	40-50%
Cumbria County Council	<1%
Lancashire County Council	1-10%
Liverpool City Council	1-10%
Salford City Council	<1%
Doncaster Metropolitan Borough Council	<1%
North Yorkshire County Council	<1%
South Tyneside Metropolitan Borough Council	<1%
Flintshire	<1%
Wrexham	10-20%

6.7 As Cheshire West and Chester does not contain any permitted resources of aggregate crushed rock, all material consumed within the borough will be imported from other mineral planning authorities.

Table 9 Consumption of crushed rock for aggregate use in Cheshire in 2014, identifying the principal supplying Mineral Planning Authorities

Source Mineral Planning Authority	Consumption of crushed rock for aggregate use
Outside England and Wales	<1%
Derbyshire County Council	20-30%
Leicestershire County Council	10-20%
Peak District National Park	1-10%
Shropshire Council	1-10%
Staffordshire Council	<1%

Source Mineral Planning Authority	Consumption of crushed rock for aggregate use
Cumbria County Council	1-10%
North Yorkshire County Council	<1%
Yorkshire Dales National Park	<1%
Durham County Council	<1%
Northumberland County Council	<1%
Northumberland National Park	<1%
Powys	1-10%
Rhondda, Cynon, Taf (Taff)	<1%
Conwy (Aberconwy & Colwyn)	1-10%
Flintshire	30-40%
Gwynedd	<1%

7 Reserves

7.1 Table 10 provides reserve data for the period 2006 - 2016. Data for the period 2006 - 2010 is estimated as it was collected based on the former County area.

7.2 During 1 January to 31 December 2015 there were only two operational aggregate sites within Cheshire West and Chester which resulted in issues with confidentiality and meant that information relating to sales and reserves could not be published. The figure provided for 2015 is based on the permitted reserves according to the latest planning application, minus potential extraction since date permitted. Further information on this figure is provided in the 2016 LAA report.

Table 10 Aggregate sand and gravel reserves 2006-2016 (million tonnes)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Cheshire West and Chester	10.8	9.99	9.41	10.04	4.4	4.3	4.4	4.5	4.7	8.0	6.8

7.3 Aggregate sand and gravel reserves as at 31 December 2016 were 6.83 million tonnes. This is a slight decrease from the previous year, which could be partly attributed to the higher levels of sales during this monitoring period and accentuated by the rounding applied to reach the indicative reserves figure for the 2015 period given issues of confidentiality. The level of reserves during 2016 is still much higher than that between 2010-2014 and reflects the inclusion of figures for the larger Cheshire Sands site which was granted permission in 2012, but could not be included in the reserves figures until 2015 until the Section 106 was signed.

7.4 Chapter 4 provides details on the expected depletion dates and levels of remaining reserves for each aggregate site.

7.5 As part of the Minerals Call for Sites, a site at Rudheath Lodge, Cranage was put forward for industrial silica sand. This site is partly within Cheshire West and Chester and partly within Cheshire East. Initial information submitted as part of the Minerals Call for Sites did not provide sufficient evidence of silica sand at this location, however, a planning application has since been submitted for silica sand extraction and associated development which provides borehole evidence of silica sand provision at the site, in both Cheshire West and Chester and Cheshire East. The site contains 33.5 hectares within Cheshire West and Chester and 41.8 hectares within Cheshire East. The application identifies that the amount of sand to be extracted, processed and sold from the site as a whole is likely to be approximately 3.3 million tonnes, of which 75% will be suitable for sale as high quality silica sand to industrial end uses.

7.6 The Framework suggests that the required stock of permitted reserves for each silica sand site should be based on the average of the previous 10 years sales. There have not been any silica sand sites or sales within Cheshire West and Chester over the past 10 years so it is not possible to set a requirement figure at this time. The Council will work closely with Cheshire East Council and continue to monitor silica sand provision in future Local Aggregate Assessments.

8 Landbank

8.1 Table 11 provides aggregate sand and gravel landbank calculations for the borough as at 31 December 2016 using both the current apportionment figure of 0.80mt per annum and 10 year average sales of 0.61mt per annum.

Table 11 Aggregate landbanks as at 31 December 2016

Method	Ten year average sales (million tonnes)	Annual apportionment (million tonnes)	Reserves as at 31 December 2016 (million tonnes)	Landbank (years)
Ten year average sales	0.61		6.83	11.20 years
Annual apportionment figure		0.80	6.83	8.54 years

8.2 Table 11 shows that the landbank provides more than the minimum seven years as required by paragraph 145 of the Framework based on either ten year average sales or the annual apportionment figure. The landbank figure for 2016 is slightly lower than the previous monitoring period when the landbank position was 12.90 years based on ten year average sales and 10.0 years based on annual apportionment figure. This may be attributed to higher sales during 2016 and accentuated by rounding applied to reach the indicative figures for 2015 given issues of confidentiality.

8.3 It is recommended that the annual apportionment figure is used to calculate the landbank and potential future requirements for aggregates within the borough. This is because the annual apportionment figure is based on the 'Future of sub-regional apportionment in the Cheshire sub-region' report and the research and consultation undertaken in association with preparation of this document. The ten year average sales figure has been lower in recent years which is likely to be due to the impact of the recession as figures before this were generally higher, and figures have begun to increase over the past few years. As such, the annual apportionment figure provides a sensible level of provision for the future.

9 Marine wharves and dredging areas

9.1 Manisty Wharf in Ellesmere Port is the only operational marine wharf in Cheshire West and Chester, however, this is not currently used for landing or transporting aggregates. Outside Cheshire West and Chester, material is currently landed at wharves across the North West including Garston and Bramley-Moore Dock in Liverpool.

9.2 There is currently an additional wharf which is expected to become operational during the Local Plan period (2010-2030). The wharf is identified at Ince as part of the permitted Ince Park. Ince Park has planning consent for a rail connection giving rise to the potential for this wharf to be utilised for minerals landings and onward distribution by sustainable transport modes. As such, it is identified as minerals infrastructure proposed to be safeguarded in the Local Plan (Part Two).

9.3 The active dredging areas in the North West are currently located in the Irish Sea. Material landed from dredging areas across the North West is of a varying quality with minimal gravel content. It is currently difficult to assess the contribution marine aggregate makes to fulfilling demand in the borough and beyond. However, based on the assumptions set out in the 'National and regional guidelines for aggregate provision'[iii] 22 per cent of aggregate sand and gravel produced in the North West should be from marine sources. Further work to ascertain final destinations and consumption will need to be carried out in future monitoring periods to gain a more thorough understanding of the contributions marine aggregate makes now and its potential for the future.

9.4 According to the most recent information provided by The Crown Estate 2016 Capability and Portfolio document, approximately 1.5 million tonnes of material was extracted from the marine aggregate licences in the North West region during 2015, for a mixture of construction aggregate and beach nourishment. Of the 0.26 million tonnes delivered for construction aggregate usage, the bulk of this is delivered to the two wharves in Liverpool. If required, 2 million tonnes of material can be extracted in a year from the three licences in the North West region. There is also a single exploration area, which could be licensed for extraction in the future and supply an additional 0.5 million tonnes per annum. The current marine aggregate reserves in the North West total 18.76 million tonnes, which provides a reserve life of 44 years at the 10 year average annual offtake levels.

iii National and regional guidelines for aggregate provision in England 2005 - 2020, Communities and Local Government, June 2009

10 Secondary and recycled aggregates

10.1 Data for construction, demolition and excavation waste recycling is by its nature difficult to compile. The majority of material is reprocessed and utilised at source using mobile plants and therefore does not give rise to monitoring the quantities recycled nor their end use. However, the National and regional guidelines for aggregate provision[iv] set out an assumption that approximately 30 per cent of aggregate will be sourced from alternative materials (including recycled aggregate) over the period 2005 - 2020.

10.2 The Mineral Products Industry at a Glance 2016 Edition produced by The Mineral Products Association states that recycled and secondary materials now account for 28% of the Great Britain aggregates market.

10.3 Further opportunities will be sought to facilitate the effective monitoring of this aggregate resource within the borough and beyond.

10.4 Cheshire West and Chester Council's recently updated Waste Needs Assessment (2016) considers construction, demolition and excavation (CD&E) waste. It identifies that establishing the current waste arising from CD&E waste is challenging due to lack of data sources for this type of material and uses data from 2014 given the time lag for this data to become available. Data from the Environment Agency's Waste Data Integrator shows that in 2014, 335kt of CD&E waste was produced in the borough and handled by a licensed waste facility [v]. Material managed through permitted facilities was dealt with in the following ways: 9% to landfill, 35% to some kind of treatment, 14% reused ore recycled, 9% sent to composting/land recovery, while 33% was 'unknown'. The main destination of this CD&E waste (40%) was handled in Cheshire East, with the majority being transferred through a waste transfer station and/or treated. In addition, 15% of the waste was treated within Cheshire West and Chester itself. In total, over 99% of the CD&E waste was handled within the North West region. The Waste Needs Assessment (2016) forecasts that an increase in CD&E waste arisings from 335kt to 358kt by 2030.

10.5 A Secondary and Recycled Aggregate Survey was undertaken as part of the NW AWP Annual Monitoring Survey. 19 sites which have potential to provide for the treatment, transfer or recycling of CD&E waste stream were surveyed. Details of the sites are included in Appendix A'Recycled aggregate sites'. Of only 8 responses, 4 operators had sales of secondary and recycled material or industry bi-products or minerals waste. This accounted for a total of 15,800 tonnes of recycled and secondary materials, which is approximately 2% of total sales. This is significantly lower than the national assumption of 28% of aggregates being from recycled sources. However, this low recorded figure for secondary and recycled aggregates in the borough is likely to be because the majority of transfer stations are small in scale and operate as bulking stations and whilst some waste streams are segregated, they

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iv National and regional guidelines for aggregate provision in England 2005 - 2020, Communities and Local Government, June 2009

v This include 26.5kt directly attributed to Cheshire West and Chester and a further 308kt reported as 'Cheshire'. The Waste Needs Assessment uses the proportions of the population employed in the construction sector across Cheshire West and Chester and Cheshire East as a proxy to break down the waste arisings.

are not a ready source of recycled aggregates. The volumes of waste of a suitable composition delivered to the transfer stations is unlikely to be sufficient to justify a fixed plant to separate and screen into individual sizes. The material is more likely to be moved to another site outside of the borough where economies of scale allow crushing and screening plant to be installed.

10.6 Sales data for recycled aggregates has only been obtained for one year. This lack of evidence presents difficulties to understanding the specific level of contribution secondary and recycled materials make to the supply of minerals. However, support for the use of secondary and recycled mineral resources is set out in policy ENV 9 of the Local Plan (Part One), and the Council will continue to monitor and seek to obtain further evidence on secondary and recycled aggregates with future Local Aggregate Assessments.

10.7 The Council is not aware of any major new sources of recycled or secondary material, but has been made aware of operator interest in finding a site for a secondary aggregate recycling facility within Cheshire West and Chester.

11 Aggregates infrastructure

11.1 There are several important minerals infrastructure facilities within Cheshire West and Chester, as shown in the table below.

Table 12 Minerals infrastructure

Facility type	Site	Planning status	Operator
Rail sidings	Freight terminal, Ellesmere Port	Operational	Quality Freight Ltd
	Resource Recovery Park, Ince	Planned / non-operational	
	Lostock works rail sidings	Non-operational former minerals sidings	
Wharves	Resource Recovery Park, Ince	Planned / non-operational	
	Manisty wharf (Port Bridgewater), Ellesmere Port	Operational	Quality Freight Ltd
Asphalt plant	Stanlow	Operational	Cemex
	Wincham Lane, Northwich	Operational	Express Asphalt
	The Quarry, Hobb Hill, Malpas	Operational	Quarry Plant Surfacing
Concrete batching plant	Deakin's Road, Winsford	Operational	Hanson
	Sealand Trading Estate, Chester	Operational	Hanson
	Bridges Road, Ellesmere Port	Operational	Hanson
	Liverpool Road, Chester	Operational	Bardon Concrete
	Wharton Industrial Estate, Nat Lane, Winsford	Operational	Cemex
	Tattenhall Road, Tattenhall	Operational	T G Group
Substitute, recycled and secondary	Middlewich Road, Rudheath, Northwich	Operational	AAA Skip Hire
	Liverpool Road, Chester	Operational	Cheshire Waste Skip Hire

Facility type	Site	Planning status	Operator
aggregate operators	Indigo Road, Ellesmere Port	Operational	Dig and Shift Ltd

11.2 Manisty Wharf in Ellesmere Port is the only operational marine wharf in Cheshire West and Chester, however, this is not currently used for landing or transporting aggregates. The proposed wharf at Ince Park is expected to become operational during the Local Plan period (2010-2030). The site also has planning consent for a rail connection giving rise to the potential for this wharf to be utilised for minerals landings and onward distribution by sustainable transport modes.

11.3 It is proposed that all of the minerals infrastructure identified within Table 12 will be safeguarded by a policy within the Local Plan (Part Two) Land Allocations and Detailed Policies. This policy will protect significant infrastructure that supports the supply of minerals in Cheshire West and Chester in line with Policy ENV 9 in the Local Plan (Part One) Strategic Policies. It will safeguard this infrastructure against development that would adversely affect operations at an existing mineral site and the use of associated mineral infrastructure by creating incompatible land uses nearby. Consultation on the Local Plan (Part Two) Preferred Approach was undertaken in August - September 2016, and comments received have been fed into the publication draft of the Local Plan (Part Two).

12 Future demand

12.1 Demand forecasting is required in order for the Council to fully assess the capacity, capability and future policy requirements for aggregate minerals within the borough. The Council must take account of factors other than the ten and three year rolling averages and apportionment figures when calculating demand patterns going forward.

12.2 The following chapter assesses the demands from both within the borough itself and the areas to which the borough has exported significant quantities to over the past two monitoring periods. Whilst this does not represent any long term monitoring and therefore established export patterns, it will provide the basis upon which future monitoring and therefore demand calculations can be made.

12.1 Demand from within the borough

12.3 Current monitoring of sales by destination is available for the monitoring periods 2012 - 2016 (excluding 2015 where this data could not be published due to confidentiality issues). In 2012, 85,338 tonnes of aggregate sand and gravel was consumed within the Cheshire area, amounting to 15 per cent of total sales from the borough. This rose to 211,292 tonnes equating to 51 per cent of overall sales in 2014, and 345,858 tonnes in 2016 which equates to 50 per cent of overall sales. It is possible that a continuing pattern is emerging in relation to consumption within the borough as a percentage of overall sales. Whilst this is not a long term monitoring pattern, it suggests that consumption may be rising in line with housing completions and employment land development over the same period.

12.4 Sales of aggregate from within the borough only provide a limited illustration of demand. Material from elsewhere will be imported in to the borough to meet demand alongside material which is sourced locally. This is most significant for crushed rock due to the absence of any resource within the borough. Other indicators of demand include employment levels, housing completions and economic development completions in the borough. These factors are explored further below.

12.5 The population within Cheshire West and Chester is increasing. According to ONS, it was 333,900 in 2015 and the 2016 mid year estimate is 335,700. The predicted population by 2035 is 366,700. This increase in population will result in increased requirements for houses, employment, shops, services and infrastructure, with an associated impact on demand for aggregates.

Employment

12.6 A key indicator of the health of a local economy is the level of employment and employment levels are strongly linked to consumption of aggregate. Total employment in the borough has been rising since 2007, peaking in 2014 with an employment rate of 75.5 per cent. In 2016, the employment rate dropped slightly to 75.1 per cent but remains comparable to the North West average of 75.6 per cent. Taken alongside a falling unemployment rate (7.0 per cent in 2012 compared to 4.0 per cent in 2016), this would indicate a continuing trend of a strengthening economy in the borough.

12.7 Alongside the changes in employment, the completion of employment floorspace provides an indication of economic growth in the borough. Table 13 sets out the amount of completed employment floorspace for the period 2009/10 - 2015/16. This has been relatively unstable: completions peaked in

2008-09 at 66,734m^2 but dropped as low as 5,019 m^2 in 2013/14. The total amount of employment floorspace completed has generally been declining since 2008/09, but since 2014/15 looks to be increasing. This information is also reported in the Council's Annual Monitoring Reports (AMRs) and therefore this LAA should be read alongside the AMR for the relevant period.

Table 13 Total amount of employment floorspace completed (m^2)

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Amount completed	46,025	10,270	47,740	10,422	5,019	32,842	33,692

12.8 The Local Plan (Part One) Strategic Policies makes provision for at least 365ha of employment land which, alongside the growth aspirations of the Cheshire and Warrington LEP which make provision for significant economic growth in the borough.

Housing completions

12.9 Table 14 sets out the number and percentage change in net housing completions over the last ten year period. Housing completions had been declining over the period 2005/06 to 2012/13 when completions fell significantly, by 49.6 per cent, from 1,336 to 673. This pattern was in line with sales of aggregate sand and gravel where sales peaked in 2005 at 0.95mt and fell by 55.7 per cent to 0.42mt in 2013. This would suggest that there is a strong relationship between housing completions and aggregate sales from the borough.

12.10 Housing completions began to rise during the 2013/14 monitoring period and reached a ten year high in 2014/15 at 1,571 net completions. Aggregate sales remained at 2013 levels during 2014, but have increased during 2015. Since April 2015 the net housing completions have increased further to 1,769 (1 April 2015 to 31 March 2016) and this continued increase in completions could increase demand for aggregates.

Table 14 Housing completions in previous years 2006/07 - 2015/16

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Completions	799	707	723	733	564	803	673	970	1,571	1,796
% change	-40.0%	-11.5%	+2.3%	+1.4%	-23.1%	+42.4%	-16.2%	+44%	+62%	+14.3%

Major projects

12.11 Major projects alongside employment and housing growth will create further increased demand for aggregate.

- The Local Plan (Part One) Strategic Policies allocates a number of strategic sites which include employment and housing development alongside additional infrastructure requirements. Allocations at Ledsham Road, Ellesmere Port; Wrexham Road, Chester and the Station Quarter, Winsford all include provision for associated infrastructure including schools and community facilities.

- Chester Western Relief Road - allocated in the Chester District Local Plan under Policy TR7 which is retained through the Local Plan (Part One) Strategic Policies pending further feasibility work. If found to be feasible this project would be a major consumer of aggregate within the borough.
- Other regeneration schemes within borough will also demand provision of primary aggregate.
- Preparation on the Local Plan (Part Two) Land Allocations and Detailed Policies is underway, which proposes several allocations for housing and employment uses. Future development of these site allocations would result in requirements for aggregates.
- The Council has recently adopted its Community Infrastructure Levy. The Regulation 123 list includes education, public realm, and several transport and highways projects, which could result in requirements for aggregates. The Regulation 123 list currently includes the following projects: Chester Western Relief Road, a new Chester Park and Ride site, highway improvement schemes and improvements to station car parking and accessibility at railway stations across the borough.
- The current proposed route alignment of HS2 (phase 2) passes through eastern parts of the borough. Creation of HS2 and its associated infrastructure will have significant aggregate requirements.

12.2 Demand from outside of the borough

12.12 Demand from within the borough, as outlined in chapter 6'Exports and imports' only accounts for approximately 25 per cent of overall sales when taking account of the split between Cheshire West and Chester and Cheshire East. It is therefore essential to take account of demand from areas outside of the borough which appear to be regular consumers of aggregate from sites within Cheshire West and Chester.

12.13 The largest consumer of aggregate sand and gravel exported from the borough is the Greater Manchester, Merseyside, Halton and Warrington area. The level of material being exported to this area declined from 2012 when 238,834 tonnes was exported, equating to 49.6 per cent, to 78,633 tonnes equating to 19 per cent in 2014. There has been an increase in material exported to this area in 2016 to 207,451 tonnes which equates 29 per cent of overall sales. It should be noted that some 34,645 tonnes of material was also exported to an unknown destination within the North West and it remains a possibility that this material was consumed in the Greater Manchester area. It is possible that the decline in exports experienced from 2012 to 2014 was due to falling demand from within this area but the more likely explanation was that the borough's capacity to supply and meet this demand was becoming constrained due to the falling number of sites. However, as of June 2016 another aggregate sand and gravel site has become active which is likely to have contributed to the higher quantities of exports in this year.

12.14 As a historically significant consumer of material from Cheshire West and Chester, the Greater Manchester, Merseyside, Halton and Warrington area's growth aspirations should still be considered when assessing future demand. The Greater Manchester Local Enterprise Partnership (LEP) covers the authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan. The Greater Manchester LEP alongside the Greater Manchester Combined Authority

(GMCA) have identified a 'Greater Manchester Strategy 2013 - 2020' which identifies the provision of 61,000 new homes between 2013 - 2020 alongside significant business growth and infrastructure improvements including extensions to the Metrolink. Greater Manchester is now a devolved city region and is in the process of preparing the Greater Manchester Spatial Framework Development Plan Document. This will be the overarching framework within which the 10 local planning authorities identify and manage the supply of land for jobs and new homes up to 2035. Consultation on the first draft was undertaken between October 2016 and January 2017.

12.15 The Liverpool City Region (LCR) LEP covers the authorities of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral. The LCR has identified Growth Deal targets of 10,000 new homes and 10,000 new jobs by 2021 alongside additional investments including improvements to the A5300 Knowsley Expressway and M58 junctions. The Cheshire and Warrington LEP covers the authorities of Cheshire East, Cheshire West and Chester and Warrington. The target of 3,125 additional homes between 2014 - 2017 and a total of 70,000 new homes and 75,000 new jobs by 2030 is identified in 'A Strategic and Economic Plan for Cheshire and Warrington'.

12.16 Cheshire West and Chester is a member of the Constellation Partnership, a partnership between two LEPs and seven Local Authorities which seeks to maximise growth and investment opportunities associated with HS2. The partnership's ambition is to deliver 100,000 new homes and 120,000 new jobs across the Constellation region by 2040.

12.17 Alongside projects and investments identified within these growth strategies, additional demand for aggregate will be created through the delivery of additional infrastructure permitted by the Planning Inspectorate at the National Infrastructure Directorate. Significant projects that are currently underway include: 145km^2 660 MW Walney Extension Offshore Wind Farm in the Irish Sea; Wrexham Energy Centre (onshore power station with a generating capacity of over 50MWe); Whitemoss Landfill Western Extension in Skelmersdale for the disposal of hazardous waste; and Meaford Energy Centre in Staffordshire (299MWe combined cycle gas turbine power station).

12.18 All of the above growth strategies and significant projects fall within the geographical area where material from Cheshire West and Chester is consumed. These strategies and projects will continue to place demand on sites from within the borough and therefore form a significant consideration when assessing future policy requirements.

13 Conclusions and policy considerations

13.1 There will be continuing demand for aggregate sand and gravel from within the borough throughout the Plan period and beyond and the level of demand is likely to increase in the future. The ten year and three year average sales suggest that demand had reduced but is now increasing.

13.2 The Local Plan (Part One) Strategic Policies makes provision for the adequate, steady and sustainable supply of sand and gravel. It states that a minimum seven year landbank will be maintained for aggregate land-won sand and gravel. It makes provision for the allocation of specific or preferred minerals sites as either new sites or extensions to existing ones.

Policy considerations

13.3 Policy ENV 9 of the adopted Cheshire West and Chester Local Plan (Part One) Strategic Policies sets out:

Cheshire West and Chester will make provision for the adequate, steady and sustainable supply of sand, gravel, salt and brine, contributing to the sub-national guidelines for aggregate land-won sand and gravel, whilst ensuring the prudent use of our important natural finite resources.

This will be achieved by:

- Maintaining a minimum seven year landbank for aggregate land-won sand and gravel, making provision for a steady and adequate supply over the Plan period in line with national policy and Local Aggregate Assessments, providing a flexible approach to the location of future minerals development to ensure a diversity of supply for the market.

Local Plan (Part Two) Land Allocations and Detailed Policies

13.4 The Council is currently preparing the Local Plan (Part Two) Land Allocations and Detailed Policies. An 'Issues and additional call for sites' consultation was carried out in May to June 2014 which was followed by a targeted 'Minerals call for sites' consultation in October to November 2014. Both consultations sought information from industry representatives relating to potential future areas for minerals extraction in the borough. The sites submitted to these consultations have now been through an assessment process and consultation process. The results fed into preparation of the minerals policies and allocations within the Local Plan (Part Two) Land Allocations and Policies Preferred Approach.

13.5 Following consultation on the Local Plan (Part Two) Preferred Approach between August - September 2016, preparation of the publication draft is underway. The Local Plan (Part Two) Publication Draft states that provision will be made for the extraction of 16 million tonnes of land-won sand and gravel over the plan period (0.8 tonnes per annum), plus an additional 5.6 million tonnes to provide a 7 year landbank at the end of the plan period. This is a total requirement of 21.6 million tonnes. It sets out that this will be achieved by: continued extraction of permitted reserves at existing sites; allocation of a new site to extend Forest Hill, Sandiway; identification of a Preferred Area and an Area of Search.

13.6 The Local Plan (Part Two) Publication Draft also allocates a site at Rudheath Lodge, New Platt Lane, Cranage, for silica sand extraction.

Conclusion

13.7 The current landbank for aggregate land-won sand and gravel is 8.54 years based on the current annual apportionment figure of 0.80mt per annum. If calculated using ten year average sales of 0.61mt per annum the landbank increases to 11.20 years. This is an increase on previous years as the Section 106 agreement for Cheshire Sands has been signed and the additional reserves at this site can now be included in the figures.

13.8 There is likely to be an increase in requirements for aggregate sand and gravel due to continued increase in levels of development within the borough and in nearby areas. However, due to the landbank of 8.5 years, it is considered that sufficient supply is provided for the majority of the plan period. However, towards the end of the plan period there may be a need to provide additional sites or extensions to existing sites in order to provide an adequate supply and to ensure the 7 year landbank is maintained by the end of the plan period. This is because beyond 2022 extraction on three of the sites is likely to have ceased and there could be reliance on one remaining site, managed by a single operator. The approach to providing a steady and adequate supply throughout the plan period proposed in Local Plan (Part Two) Publication Draft involves: continued provision of sand and gravel from permitted reserves at existing sites; allocation of a sand and gravel site as an extension to Forest Hill, Sandiway; identification of a Preferred Area and an Area of Search. This approach will help to reduce reliance on a small number of sites / operators. These issues will be dealt with in detail in future versions of the Local Aggregate Assessment.

13.9 In order for the provision of aggregates in the borough to be flexible enough to respond to increased growth, the planned provision will remain at the annual apportionment figure of **0.80mt per annum**. This provision will be reviewed on an annual basis to ensure provision remains flexible and proportionate to growth aspirations alongside the reality of delivery and economic conditions.

Planned provision

Planned provision will remain at the annual apportionment figure of **0.80mt per annum**.

A Recycled aggregate sites

Construction, demolition and excavation waste sites

Site	Facility type	Status	Operator
Ash Skip Hire, CW8 4EB	Transfer station with screening facility	Operational	Ash Skip Hire Limited
Cheshire Waste Skip Hire, CH1 6PE	Transfer station	Operational	Cheshire Waste Skip Hire Limited
Cheshire Waste Management Centre, CH65 4UU	Hazardous waste transfer station	Operational	Tradebe North West Limited
Northwich Mini Skips, CW9 7DR	Transfer station	Operational	Eric Nelson
Bridges Road Transfer Station, CH65 4LB	Transfer station	Operational	Alchem Merseyside Limited
Davenham Highways Depot, CW9 8JU	Transfer station	Operational	Ringway Infrastructure Services Ltd
Guilden Sutton Highways Depot, CH3 7EX	Transfer station	Operational	Ringway Infrastructure Services
Ellesmere Port Municipal Depot, CH65 3AW	Transfer station	Operational	Ringway Infrastructure Services
Gowy Landfill Site, CH2 4JP	Landfill and composting	Operational	3C Waste Ltd (FCC)
Manisty Wharf, CH65 1AB	Glass reprocessing facility	Operational	Recresco Limited
Ash Metal Recycling Ltd, CH1 6LZ	Transfer station	Operational	Ash Metal Recycling Ltd
AAA Skip Hire Ltd, CW9 7DR	Transfer station	Operational	AAA Skip Hire Ltd
Canalside Operations Hub, CH65 4EF	Transfer station	Operational	Kier M G Limited
Chapterhouse Transfer Station, CH65 4EP	Transfer station	Operational	F C C Waste Services (UK) Ltd

Site	Facility type	Status	Operator
Holford Brinefield Landfill Site, CW9 7TD	Landfill	Operational	INOVYN Enterprises Limited
Lostock Sodium Carbonate Manufacturing Site, CW9 7TH	Physical treatment facility	Operational	Brunner Mond (UK) Ltd
Tattenhall Transfer Station, CH3 9QQ	Transfer station	Operational	Tudor Griffiths Ltd
Winsford Depot, CW7 4EH	Transfer station	Operational	Kier M G Limited
Dig and Shift Ltd, CH65 4AJ	Transfer Station	Operational	Dig And Shift Limited
Lostock Works, CW9 7NU	Recycled aggregate processing	Not yet operational	Broadthorn Construction Limited
Ince Resource Recovery Park, CH2 4RB	Recycled aggregate processing	Not yet operational	Not yet known

A.1 The Council has been made aware of an inert waste transfer station on Indigo Road, Ellesmere Port, which recycles construction, demolition and excavation waste to produce recycled aggregates. This site will be included in future local aggregate assessments.

A.2 Whilst all of the above sites have the potential to provide recycling and reprocessing of construction, demolition and excavation waste, processing does not take place on any of these sites. Some of the sites have screening facilities on-site whilst others only operate mobile facilities where material is recycled and reprocessed at source.

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