

Cheshire West & Chester Council

Local Plan



Local Aggregate Assessment 2018

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Cheshire West
and Chester

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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 2017.

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 as part of a planning application on the border with Cheshire East 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 will continue to monitor silica sand.

3 Sales of aggregate land-won sand and gravel during 2017 have decreased relative to 2016 by 0.04 million tonnes, but still remain higher than annual sales experienced from 2009 to 2015. It appears to continue the higher levels of sales experienced since 2014 which 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 compared to figures recorded in 2015 and 2016, likely as a result of high level sales experienced in 2016 and 2017 and reassessment of reserves by operators. 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 NPPF, 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 of Cheshire during the 2017 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) (Submission document) 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 LAAs.

Summary of main conclusion from this Local Aggregate Assessment

Table 1

	Performance in 2017	Comparison to previous year (2016)
Land won sand and gravel sales (million tonnes)	0.67mt	↓ 0.04mt
3 year average sales (million tonnes)	0.66mt	↑ 0.08mt
10 year average sales (million tonnes)	0.58mt	↓ 0.03mt
Permitted reserves of sand and gravel (million tonnes)	6.04mt	↓ 0.79mt
Landbank based on annual apportionment figure (years)	7.55 years	↓ 0.99 years
Landbank based on 10 year average sales (years)	10.41 years	↓ 0.79 years
Permitted aggregates sites	4	No change
Active aggregate sites	3	No change

1 Introduction

1.1 Minerals planning authorities should plan for a steady and adequate supply of aggregates. The National Planning Policy Framework (NPPF) requires all mineral planning authorities to prepare a Local Aggregate Assessment which assesses annually the supply of, and demand for, aggregates in the minerals planning authority's area.⁽ⁱ⁾

1.2 This is the sixth annual Local Aggregate Assessment (LAA) prepared by Cheshire West and Chester Council and covers the period 1 January to 31 December 2017. In line with the NPPF and Planning Practice Guidance (PPG)⁽ⁱⁱ⁾, it contains the following core elements:

- a forecast of the demand for aggregates based on the ten year rolling average of sales data and other relevant information;
- an analysis of all supply options including landbanks, allocations, marine extraction and recycled aggregates;
- an assessment of the balance between demand and supply including any economic or environmental constraints/opportunities which may impact upon supply or demand; and
- a conclusion on whether there is a shortage or a surplus in supply and how any shortage is being addressed.

Information used to produce the LAA

1.3 The LAA should be based on a rolling average of 10 years sales data and other relevant local, regional and national information, plus an assessment of all supply options. The key information used to prepare this LAA includes:

- NW AWP Annual Monitoring Survey
- Data and information on marine dredged aggregates held by the Crown Estate
- NW AWP Annual Report
- British Geological Survey data
- Local information, including:
 - Data and correspondence related to planning applications

i National Planning Policy Framework (DCLG, 2012), paragraph 145

ii Planning Practice Guidance, Chapter 27 Planning for Aggregate Minerals, paragraph 062 (ID: 27-062-20140306)

- Levels of planned housing and employment development within and affecting the borough
- Details of other key projects within and affecting the borough
- Planned growth and strategies of the Local Enterprise Partnership

Aggregates in Cheshire West and Chester

1.4 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. Borehole evidence submitted as part of a recent planning application has demonstrated silica sand provision in the borough. Further detail relating to the borough's geology is set out in chapter 2 'Local context'.

1.5 The LAA includes an analysis of sales, reserves and landbanks alongside consideration of potential future demand from both within the borough and further afield, and provides an up to date landbank and supply position. The information contained within this report and LAAs from previous years forms part of the evidence base supporting the development and adoption of relevant policies and allocations in the Local Plan (Part Two) Land Allocations and Detailed Policies.

1.6 A glossary of key terms is provided at Appendix A 'Glossary'.

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 nearby, including Chester, Liverpool and Crewe.

Population and growth

2.2 Cheshire West and Chester has a resident population of 335,700⁽ⁱⁱⁱ⁾. 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. The population forecasts prepared by Cheshire West and Chester Council in June 2017 indicate that the total population of the borough is forecast to increase to 361,100 by 2030 and to around 366,700 in 2035.

Local geology

2.3 The solid geology of the borough comprises Triassic mudstones and sandstones, apart from a small outcrop of Carboniferous rocks in the north-east of the borough. The solid geology is predominantly overlain by 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 overlain 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 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.

Current extraction

2.6 Historically, the Delamere sands 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

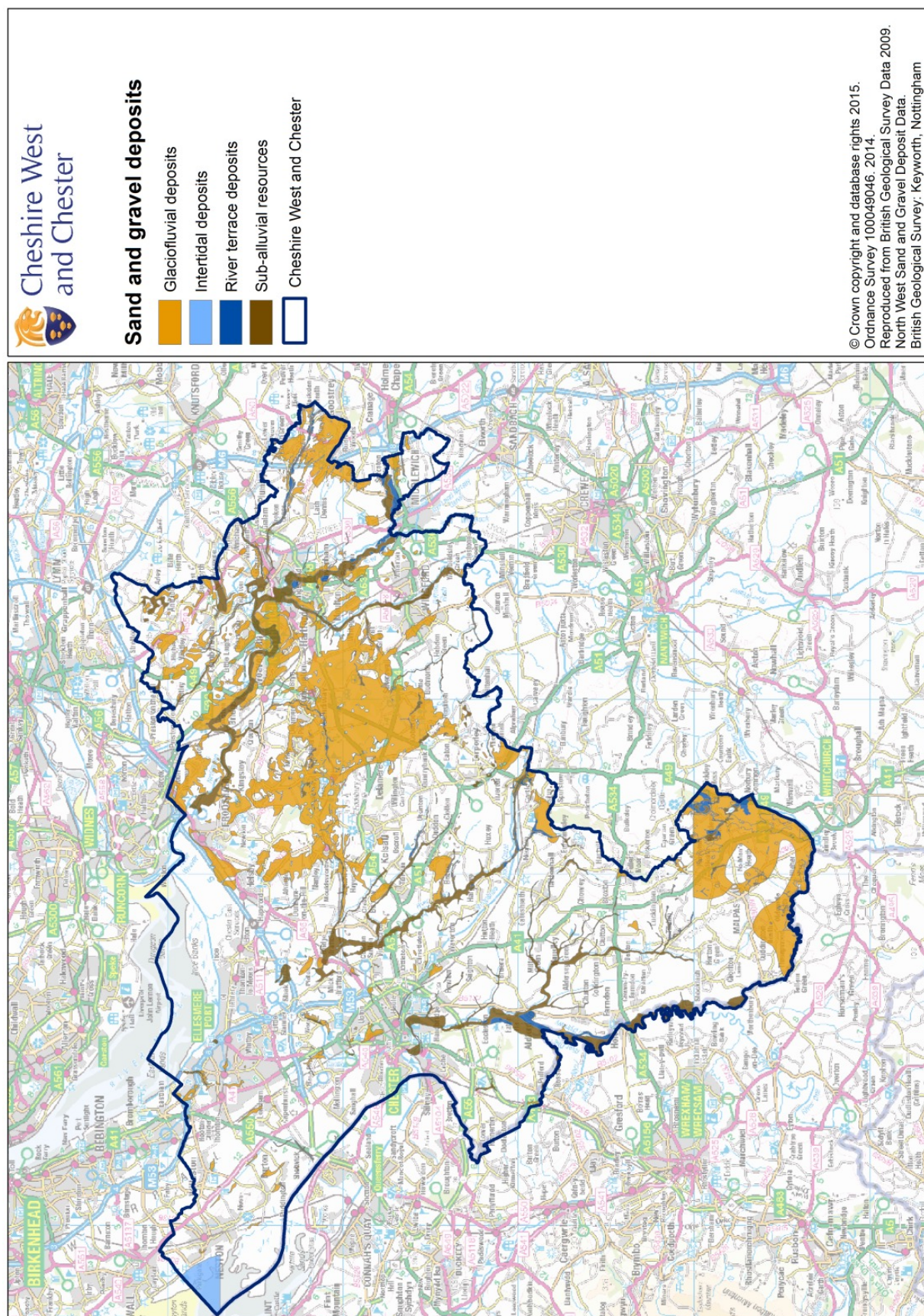
iii Source: Office for National Statistics, mid year population estimates 2016

west was sourced from Cheshire, of which approximately 70 per cent was from the Delamere sands area. An indication of current supply patterns is included in chapter 6 'Exports and imports'.

2.7 Current permitted reserves are concentrated in the superficial glacio-fluvial deposits found immediately surrounding Delamere Forest and to the west and 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.

2.8 The Managed Aggregates Supply System (MASS) seeks to ensure a steady and adequate supply of aggregates in England, taking into account the geographical imbalances in occurrence and need of suitable aggregates resources. It involves national, sub-national and local partners working together - from minerals planning authorities at the local level, Aggregate Working Parties at the sub-national level and a National Aggregate Coordinating Group who monitor the overall provision of aggregate in England. Cheshire West and Chester is a member of the North West Aggregate Working Party (NW AWP). The NW AWP is consulted on the draft LAA and ratify the final version.

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 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 the Local Aggregate Assessments. The policy identifies that specific sites and preferred areas will be identified within the Local Plan (Part Two).

3.4 Policy ENV 9 also 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.

3.5 The Council submitted the [Local Plan \(Part Two\) Land Allocations and Detailed Policies](#) for examination in March 2018. 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 and landowners relating to potential future areas for minerals extraction in the borough. The sites submitted to these consultations went through an assessment and consultation process and the results fed into preparation of relevant policies within the Local Plan (Part Two). Consultation on the Local Plan (Part Two) Preferred Approach was undertaken between August and September 2016, and comments received fed into the Publication Draft which was consulted upon from 11 December 2017 to 29 January 2018. The Examination hearing sessions began on 18 September and closed on 27 September 2018.

3.6 The Local Plan (Part Two) (Submission document) policy M 1 identifies that provision will be made for the extraction of 16 million tonnes of land-won sand and gravel over the plan period (0.8 million tonnes per annum), plus an additional 5.6 million tonnes to provide a 7 year land bank at the end of the plan period. This is a total requirement of 21.6 million tonnes which 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.

3.7 The Local Plan (Part Two) (Submission version) also allocates a site at Rudheath Lodge, New Platt Lane, Cranage, for silica sand extraction following borehole evidence provided with a planning application relating to the site. The protection of Mineral Safeguarding Areas is covered in more detail by policy M 2 Mineral safeguarding areas in the Local Plan (Part Two) (Submission version). Please note that these policies may be subject to modifications as a result of the Examination process.

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 2017 identified a planned provision of 0.80mt per annum of aggregate sand and gravel, which remains 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

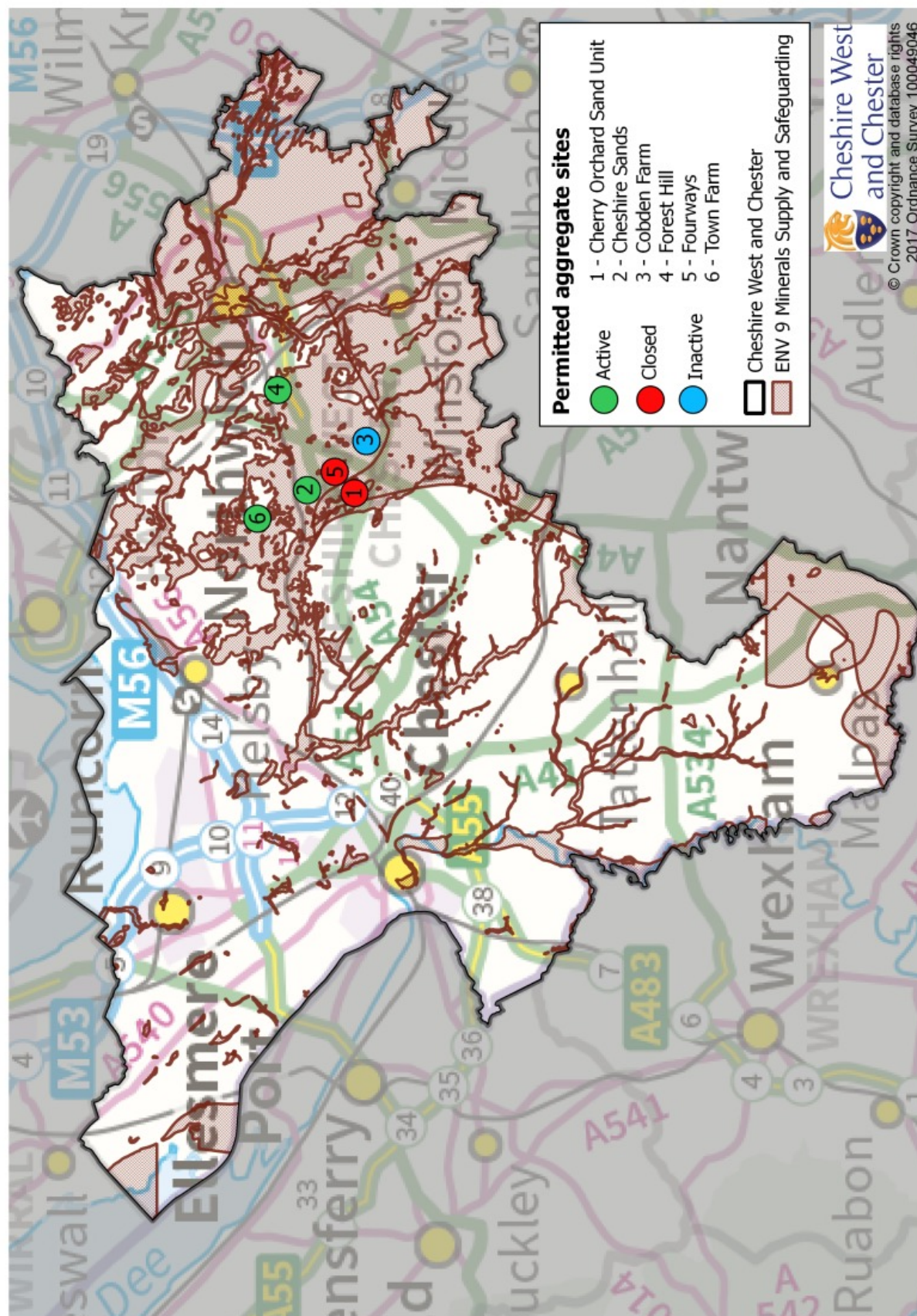
4.1 During 2017 there were 4 permitted aggregate sites within Cheshire West and Chester, supplying varying qualities of sand to markets across the northwest and beyond. One of the mothballed sites recorded in 2015 resumed extraction in June 2016. Table 2 provides the operational details of these sites.

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

Site	Operator	2012 status	2013 status	2014 status	2015 status	2016 status	2017 status	Material	Site area (ha)	Grid ref
Cherry Orchard Sand Unit	Cherry Orchard Sand Unit Limited	Active	Closed	Closed	Closed	Closed	Closed	Sand	11ha	SJ 568 680
Cheshire Sands ⁽¹⁾	Lafarge Tarmac	Active	Active	Active	Active	Active	Active	Sand	135ha	SJ 572 699
Cobden Farm	Lafarge Tarmac	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Sand	24ha	SJ 587 673
Forest Hill	CEMEX UK	Active	Active	Active	Active	Active	Active	Sand	74ha	SJ 612 714
Fourways	Lafarge Tarmac	Active	Closed	Closed	Closed	Closed	Closed	Sand	143ha	SJ 577 690
Town Farm ⁽²⁾	P Casey Enviro Ltd	Active	Active	Active	Inactive	Active	Active	Sand	42ha	SJ 565 735

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

Map 4.1 Cheshire West and Chester aggregate sites 2017



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 the Section 106 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. Various conditions of planning permission [11/04200/MIN](#) have since been discharged and an amendment to the permitted restoration scheme has been approved ([17/00444/NMA](#)). An application for construction of a concrete batching plant at Cheshire Sands Quarry is pending ([18/01210/FUL](#)), which would provide an on-site production unit utilising concrete sand from the quarry, together with the bulk delivery of cement and limestone aggregates to produce concrete.

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 to amend the permitted working area in Phase 3 of planning application [15/04063/S73](#) to enable the extraction of additional mineral reserve 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 additional permitted working area provides approximately 25,000 tonnes of additional mineral reserves. Various conditions on permission [15/04063/S73](#) were also discharged in November 2017. The site remains inactive.

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. Mineral extraction under permission [10/04021/MIN](#) was completed in May 2015 and a further permission was granted for a western extension to the quarry ([13/03715/MIN](#)) necessitating the continued need to retain the bagging plant infrastructure. Permission [13/03715/MIN](#) makes provision for the extraction of approximately 635,000 tonnes of soft sand for a period of six years from the date of commencement which was 11th May 2015. An extension of time for the bagging plant was permitted until 11th May 2021 or within twelve months of the completion of mineral extraction ([15/04076/S73](#)).

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 30 June 2019

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. Planning permission [17/00575/S73](#) allows for the winning and working of sand and gravel until 30 June 2019 and has approved amendments to the permitted restoration scheme. Extraction was undertaken during 2017, but the site closed in 2018 as the remaining sand is of poor quality.

Overview of Reserves

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 to the future supply of aggregate minerals set out in Local Plan (Part One) policy ENV 9, 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, which proposes to allocate an extension to Forest Hill, identify 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. 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

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

5 Aggregate sales

5.1 Sales for 2008 - 2017 are provided in Table 4 alongside the ten and three year average sales figures. It should be noted that sales figures for 2008 - 2010 are estimates based on monitoring data for the former Cheshire County Council area.

Table 4 Aggregate sand and gravel sales 2008 - 2017 (million tonnes)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	10 year average	3 year average
Cheshire West and Chester ⁽¹⁾	0.70	0.55	0.54	0.66	0.56	0.42	0.42	0.60 ⁽²⁾	0.71	0.67	0.58	0.66

1. Data for the years 2008-2010 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

5.2 Sales of aggregate sand and gravel from within the borough had been steadily declining since 2008, except for a small rise in 2011. However, sales stabilised during 2013 and 2014 at 0.42mt per annum and have increased since then, back up to 2008 levels.

5.3 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 0.58 million tonnes. Ten year average sales takes account of the period of higher sales experienced around 2008 as well as the decline and subsequent increase. 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 - 2007 (0.95mt, 0.86mt and 0.91mt) from the calculation. A three year average sales figure is also included in Table 4 which is higher than the last three monitoring periods (0.47mt, 0.48mt and 0.58mt).

5.4 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 15 percent below this figure in 2017. This has increased from 2013 and 2014 when aggregate sales were nearly 50 percent below the annual apportionment figure. Aggregate sales during this monitoring period are, for the second year running, above the 10 year average sales figure.

5.5 The Mineral Product Association (MPA) has identified that growth in mineral products sales in Great Britain ground to a halt in 2017 across all major markets, except for mortar (MPA Press Release, 7 February 2018). Whilst the trend in mortar sales provides strong evidence of continued momentum in housebuilding, sluggish markets for all other materials suggest construction activity nationally has

slowed down in all other sectors through the year. Sales data by typology is not available for Cheshire West and Chester for this monitoring period, however, generally sales of aggregate sand and gravel in the borough in 2017 have decreased slightly relative to 2016 and therefore follow this national 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 5 provides destination data for the period 1 January to 31 December 2017 for all active sites within the borough alongside export data for 2013, 2014 and 2016 for comparison. It has not been possible to provide information for sales by destination for the 2015 period due to confidentiality issues.

Table 5 Sales by destination 1 January to 31 December 2017

Destination	Export amount (tonnes) 2013	Export amount (tonnes) 2014	Export amount (tonnes) 2016	Export amount (tonnes) 2017	Percentage of overall 2017 sales
Derbyshire and Peak District	4,672	4,062	2,270	4,517	< 1%
Cheshire West and Chester and Cheshire East	70,078	211,292	345,858	274,278	40%
Greater Manchester, Merseyside, Halton and Warrington	109,485	78,633	207,451	186,596	27%
Lancashire	23,825	15,109	10,448	4,601	<1%
Shropshire	183	118	20	36	<1%
Staffordshire	24,529	26,923	30,426	10,023	1%
South Yorkshire	6,967	6,188	-	-	0
West Yorkshire	47,957	51,821	65,555	112,248	16%
North East Wales	8,100	6,068	8,932	24,948	4%
North West Wales	1,372	3,243	1,167	314	<1%
North West (unknown destination in the North West)	117,975	13,407	34,645	77,464	11%
Total	415,143	416,864	706,772	695,025 ⁽¹⁾	

1. This includes sand and gravel for non-aggregate use

6.2 Compared to 2016, proportions of overall sales by destination remain fairly constant. Table 5 illustrates that in 2017, as in previous years, the largest consumer of aggregate sand and gravel from Cheshire West and Chester (outside of Cheshire) was the Greater Manchester, Merseyside, Halton and Warrington area. There was a reduction in the proportion of sales within Cheshire (by approximately 10% of overall sales), and an increase in exports to West Yorkshire and North West (unknown destination) by approximately 6-7% of overall sales.

Imports

6.3 The most recent import data is for the 2014 monitoring period, gathered as part of the Aggregate Minerals Survey. This data is for Cheshire as a whole, and is not split down for Cheshire West and Chester and Cheshire East. Table 6 below shows quantities of imported primary aggregates in Cheshire in 2014 ^(iv)

Table 6 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

6.4 The summary data on consumption of sand and gravel in Cheshire (Cheshire West and Chester and Cheshire East) is provided in Table 7 and the summary data on consumption of crushed rock in provided in Table 8.

Table 7 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%
Shropshire Council	1-10%
Staffordshire Council	1-10%
Cheshire East Council	10-20%

iv Import data taken from Table 10 in 'Collation of the results of the 2014 Aggregate Minerals Survey for England and Wales', British Geological Survey, 2016.

Source Mineral Planning Authority	Consumption of total sand and gravel
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%

6.5 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 8 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%
Cumbria County Council	1-10%
North Yorkshire County Council	<1%
Yorkshire Dales National Park	<1%

Source Mineral Planning Authority	Consumption of crushed rock for aggregate use
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 9 provides reserve data for the period 2007 - 2017. Data for the period 2007 - 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 9 Aggregate sand and gravel reserves 2007-2017 (million tonnes)

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Cheshire West and Chester	9.99	9.41	10.04	4.4	4.3	4.4	4.5	4.7	8.0	6.8	6.0

7.3 Aggregate sand and gravel reserves as at 31 December 2017 were 6.04 million tonnes. This is a slight decrease from reserves in 2015 and 2016, likely a result of higher levels of sales over the past two monitoring periods and a reassessment of reserves at one site in 2017 which determined that the quality of remaining sand was too poor for extraction. Impacts of this site which consequently closed in 2018 will be considered further in next year's Local Aggregate Assessment. The level of reserves during 2017 still remains 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. The large drop in sand and gravel reserves (from 10.04 – 4.4 million tonnes) from 2009 to 2010 is due to the reassessment of reserves at one site in the borough, where recoverable resources were found to be far lower than as previously reported.

7.4 Chapter 4 provides details on the expected depletion dates 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 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, which is likely to be considered by planning committee later this year, 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 LAAs.

8 Landbank

8.1 Table 10 provides aggregate sand and gravel landbank calculations for the borough as at 31 December 2017 using both the current apportionment figure of 0.80mt per annum and 10 year average sales of 0.58 mt per annum.

Table 10 Aggregate landbanks as at 31 December 2017

Method	Ten year average sales (million tonnes)	Annual apportionment (million tonnes)	Reserves as at 31 December 2017 (million tonnes)	Landbank (years)
Ten year average sales	0.58		6.04	10.41
Annual apportionment figure		0.80	6.04	7.55

8.2 Table 10 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 2017 is slightly lower than in 2016 when the landbank position was 11.20 years based on ten year average sales and 8.54 years based on annual apportionment figure. This could be attributed to higher sales over 2016 and 2017 and the reassessment of remaining reserves by operators.

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 includes lower sales likely an impact of the recession as figures before this were generally higher and have begun to increase in recent 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'^(v) 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 2017 Capability and Portfolio document, 0.31 million tonnes of material was extracted from the marine aggregate licences in the North West region during 2016. This is substantially less than the 1.5 million tonnes (approximate) of material extracted from the region in 2015, but is comparable to the extracted tonnage in 2014 (0.5MT). Material extracted from the region was mainly delivered to North West England (88%). 1.3 million tonnes can be extracted annually from the 3 licences in the North West and there is also an application for a licence that could, if approved, increase the permitted tonnage by 0.5 million tonnes. The current aggregate reserves in the North West region is 15.26MT which is equivalent to a reserve life of 40.48 years at the 10 year annual offtake level.

v 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 or their end use. However, the National and regional guidelines for aggregate provision^(vi) 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. The latest Mineral Products Industry at a Glance (2018 Edition) produced by The Mineral Products Association states that recycled and secondary materials accounted for 29% of total aggregates supply in Great Britain in 2016.

10.2 A Secondary and Recycled Aggregate Survey has been undertaken as part of the NW AWP Annual Monitoring Survey for the past two monitoring periods. 21 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 B'Recycled aggregate sites'). Of only 9 responses in 2017, no operators reported sales of secondary and recycled material or industry bi-products or minerals waste. In 2016, results of the Secondary and Recycled Aggregate Survey reported 15,800 tonnes of recycled and secondary materials, which accounted for approximately 2% of sales. This could be because the majority of transfer stations are small in scale and operate as bulking stations and whilst some waste streams are segregated, they 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. Difficulties retrieving data from operators has presented challenges to understanding the exact level of contribution that secondary and recycled materials make to the supply of minerals. 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 information and evidence on this with future Local Aggregate Assessments.

10.3 The Environment Agency's Waste Data Interrogator (WDI) provides information to identify the amount of CD&E waste produced and handled at licenced facilities in the borough. This is likely to represent only a proportion of the recycled aggregates in circulation, and it excludes data which is coded as 'Cheshire' (i.e. not specifically specified to Cheshire West and Chester or Cheshire East).

10.4 Data from the WDI shows that in 2016, 0.7mt of CD&E waste was handled in the borough which follows a continued year-on-year decrease since 2012. Similarly, CD&E waste produced in the Cheshire West and Chester shows continued decrease, with production reducing from 0.029mt in 2015 to 0.028mt in 2016. This may represent a reduction in the amount of recycled aggregate available for use.

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

Table 11

Cheshire West and Chester	2012	2013	2014	2015	2016
CD&E waste handled	0.29mt	0.27mt	0.16mt	0.17mt	0.07mt
CD&E waste produced	0.076mt	0.041mt	0.029mt	0.029mt	0.028mt

10.5 The Council is not aware of any major new sources of recycled or secondary material. However, a planning application (18/03199/FUL) was submitted in August 2018 for a construction, demolition and excavation waste wash plant and recovery facility. A decision has not yet been made on the application.

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 The minerals infrastructure identified within Table 11 is proposed to 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. An informal, targeted consultation on safeguarding minerals and minerals infrastructure was undertaken in 2011 and the results of the consultation have informed the identification of mineral infrastructure.

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. Population and economic growth and construction activity forecasts are factors that influence the demand of minerals. 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 2012 - 2017 (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. In 2017, the amount of material sold within Cheshire as a percentage of overall sales decreased relative to the previous year but still remains at 40% 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 most recent mid year estimate (2016) 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. The employment rate dropped slightly to 73.6 per cent in 2017 but is still slightly above the North West average of 73 per

cent. Taken alongside a falling unemployment rate (7.0 per cent in 2012 compared to 3.7 per cent in 2017), 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 12 sets out the amount of completed employment floorspace for the period 2009/10 - 2016/17. This has been relatively unstable: completions peaked in 2008-09 at 66,734m² but dropped as low as 5,019 m² in 2013/14. The total amount of employment floorspace completed had 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 (AMR) and therefore this LAA should be read alongside the AMR for the relevant period.

Table 13 Total amount of employment floorspace completed (m²)

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Amount completed	46,025	10,270	47,740	10,422	5,019	32,842	33,692	36,192

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 13 sets out the number and percentage change in net housing completions over the last ten year period. Housing completions had generally 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. Housing completions began to rise during the 2013/14 monitoring period and there has been a sustained yearly increased in net completions since, reaching a 10 year high of 2,017 net completions in 2016/17 (1 April 2016 - 31 March 2017). This pattern is generally mirrored in aggregate sales which have also increased year on year since 2013-14, other than a slight decrease from 2016 to 2017. This would suggest that there is a strong relationship between housing completions and aggregate sales from the borough, with the potential for continuing increase in housing completions to increase demand for aggregates.

12.10 The Local Plan housing trajectory projects that total completions will continue to rise and peak in 2017/18 before gradually declining towards the end of the plan period (2030). This trajectory is informed by forecasts that are an estimated level of completions that could be realised on a range of assumptions - however, it can give an indication of future construction activity and associated 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	16/17
Completions	799	707	723	733	564	803	673	970	1,571	1,796	2,017
% change	-40%	-12%	+2%	+1%	-23%	+42%	-16%	+44%	+62%	+14%	+12%

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. Policy T1 in the emerging Cheshire West and Chester Local Plan (Part Two) identifies construction of a Chester Western Relief Road as a priority local road network scheme. Joint working with Flintshire County Council, Highways England and the Welsh Assembly Government is ongoing to identify potential alignments for the 'Chester - Broughton Growth Corridor' which, if implemented, would be a major consumer of aggregate within the borough.
- Other regeneration schemes within borough will also demand provision of primary aggregate.
- The Local Plan (Part Two) Land Allocations and Detailed Policies (Submission version) proposes several allocations for employment use and housing. Future development of these site allocations would result in requirements for aggregates.
- The Council's Community Infrastructure Levy came into effect on 1st September 2017. 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' accounts for approximately 40 per cent of overall sales. It is therefore important 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 to 2014, from 49.6 per cent to 19 per cent of overall sales. There has been an increase in material exported to this area in 2016 and 2017, equating to 29% and 27% of overall sales respectively. It should be noted that 77,464 tonnes of material was also exported to an unknown destination within the North West (11 % of overall sales) 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 higher quantities of exports over the past few years.

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 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 recently updated the Greater Manchester Strategy which includes a target to deliver over 10,000 new houses a year until 2035, alongside significant business growth and infrastructure improvements. 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 and a second draft of the plan is set to be published for further consultation late Summer 2018.

12.15 The Liverpool City Region (LCR) LEP covers the authorities of Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral. The LCR Growth Strategy (2016) sets targets to create over 100,000 new jobs by 2040, alongside additional investments and targets including development of Liverpool2 container terminal, development of the Mersey Waters Enterprise Zone including Liverpool and Wirral Waters schemes and the Northern Powerhouse Rail proposals. The Cheshire and Warrington LEP covers the authorities of Cheshire East, Cheshire West and Chester and Warrington. By 2040 the LEP aims to create 120,000 jobs and build up to 127,000 new homes as identified in the updated '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: Wrexham Energy Centre; Whitemoss Landfill Western Extension in Skelmersdale; Meaford Energy Centre in Staffordshire; Keuper Gas Storage Project, Northwich; Hydrodec Oil Re-refinery Eastham Wirral; Burbo Bank Extension offshore wind farm, Wirral; Clocaenog Forest Wind Farm, North Wales; and North Wales Wind Farms Connection.

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 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 been through an assessment process and consultation process, and 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 Having been through a Preferred Approach consultation and Publication Draft consultation, the Local Plan (Part Two) was submitted in March 2018 for Examination and the hearing sessions began on 18 September and closed on 27 September 2018. The Local Plan (Part Two) (Submission document) proposes that provision will be made for the extraction of 16 million tonnes of land-won sand and gravel over the plan period (0.8 million 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) Submission document 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 7.55 years based on the current annual apportionment figure of 0.80mt per annum. If calculated using ten year average sales of 0.58mt per annum the landbank increases to 10.41 years. The increase in landbank from 2015 can be attributed to the signing of the Section 106 agreement for Cheshire Sands in 2015 meaning the additional reserves at this site could then be included in the figures.

13.8 There is likely to be continuing increase in requirement for aggregate sand and gravel due to continued increase in levels of development within the borough and in nearby areas. Whilst the borough currently has a landbank of 7.55 years, there may be a need to provide additional sites or extensions to existing sites in order to provide an adequate supply and ensure that 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. In order to ensure that a steady and adequate supply can be provided throughout the plan period, the Local Plan (Part Two) (Submission document) proposes 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, making provision for a steady and adequate supply over the Local Plan period in line with national policy.

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 Glossary

Aggregate - Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials.

Aggregate Working Party (AWP) – a technical working group with members from mineral planning authorities, the minerals industry and the Ministry of Housing, Communities and Local Government.

Apportionment – a specific amount of aggregates to be produced annually on a sub-regional basis.

Landbank – a sum of all permitted reserves in active and inactive sites at a specified time and for a given area which provides a monitoring tool of the provision of aggregates in a particular area.

Managed Aggregate Supply System - The system used by Government to ensure that there is a steady and adequate supply of aggregate minerals to meet national and local requirements.

Marine aggregates – sand and gravel dredged from the sea.

Permitted reserves - sites where planning permission has been granted for development but where extraction has still to take place or is not yet completed.

Primary aggregates – land-won and marine-dredged sand and gravel produced from naturally occurring minerals deposits, extracted specifically for use as aggregate and used for the first time.

Recycled aggregates – produced by recycling construction, demolition, excavation and other wastes.

Reserve – a mineral resource that has a valid planning permission for mineral extraction.

Secondary aggregates – aggregates obtained as a by-product of other quarrying and mining operations or as a by-product of other industrial processes.

B 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
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
Holford Brinefield Landfill Site, CW9 7TD	Landfill	Operational	INOVYN Enterprises Limited

Site	Facility type	Status	Operator
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
The Recycling Yard, CH65 4AJ	Transfer Station	Operational	Dig And Shift Limited
Aggregates Yard, CW9 7GG	Transfer Station + treatment	Operational	DG Cummins and Co Ltd
Road 3 Depot, CW7 3PD	Transfer Station	Operational	Cheshire West and Chester
Lostock Works Fertiliser Production and Metal Recovery Plant, CW9 7XU	Transfer Station	Operational	Eco- Option (U K) 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

B.1 Whilst all of the above sites have the potential to provide recycling and reprocessing of construction, demolition and excavation (CD&E) waste, the Council is only aware of processing and sales of CD&E waste for aggregate use on one of the sites. Some of the sites have screening facilities on-site whilst others only operate mobile facilities where material is recycled and reprocessed at source.

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at **equalities@cheshirewestandchester.gov.uk**

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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