

Cheshire West & Chester Council

Local Plan



Local Aggregate Assessment 2023

Covering sales and reserves data from January 2022 – December 2022 and 2019 import data from BGS

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Cheshire West
and Chester

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Executive summary

1 The National Planning Policy Framework (NPPF) identifies the requirement to prepare an annual Local Aggregate Assessment (LAA) to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options NPPF 2021 (paragraph 213).

2 This report mainly covers sales and reserves data from January 2022 - December 2022 and 2019 import data from British Geological Survey.

3 Sand and gravel are the main naturally occurring aggregate mineral within Cheshire West and Chester. The east of the borough also includes an area of silica sand, which is a nationally important industrial mineral. The borough does not contain crushed rock aggregate reserves and therefore needs to import this material. Any Local Plan review will include engagement under the duty to co-operate with relevant authorities who supply crushed rock and / or sand and gravel which would ensure better information gathering in future.

4 Sales of land won sand and gravel aggregate during 2022 were 0.65 million tonnes. This is a decrease of 0.07 mt since the previous year of 2021, when it was the lowest in the past 5 years, which reflected the economic downturn and low levels of construction due to the impact of the Coronavirus pandemic on sales from March 2020 onwards.

5 The level of sand and gravel aggregate permitted reserves has decreased steadily since 2015, as a result of the high level of sales compared to new permissions. There was a lack of additional sites or extensions to existing sites until 2019, when the Rudheath Lodge site was added and 2022 when the western extension of Forest Hill was added. However, these additions were not enough to maintain the reserves figure at pre-2020 levels. Since Rudheath Lodge is primarily an industrial sand site, this marginally increased aggregate reserves as the site is divided across Cheshire East and Cheshire West and Chester, thereby reducing the share of reserves within the borough. The landbank figure is lower than the 'at least' seven years as required by NPPF 2021 (paragraph 213), based on the annual apportionment figure.

6 The borough is a key supplier of high-quality sand and gravel in the North-West and the largest consumers of this sand and gravel outside of Cheshire during the 2022 period was Greater Manchester, Merseyside, Halton and Warrington (NW AWP annual monitoring survey 2023). High demand for sand and gravel aggregate is likely to continue due to continued increases in levels of development within the borough and in nearby areas and due to closure of some quarries 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.

7 The approach to providing a steady and adequate supply of sand and gravel throughout the plan period is set out in the Local Plan (Part Two). It 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 future supply issues. This issue will need to be monitored through future LAAs.

Summary of main conclusion from this Local Aggregate Assessment

Table 1

	Performance in 2021	Performance in 2022	Comparison of 2022 against 2021
Land won sand and gravel sales (million tonnes)	0.72	0.65	↓0.07 mt
3 year average sales (million tonnes)	0.65	0.66	↑0.01 mt
10 year average sales (million tonnes)	0.63	0.64	↑0.01 mt
Permitted reserves of sand and gravel (million tonnes)	5.32	3.61	↓1.71 mt
Landbank based on annual apportionment figure (years)	6.65	4.51	↓2.14 years
Landbank based on 10 year average sales (years)	8.44	5.64	↓2.80 years
Landbank based on 3 year average sales (years)	8.18	5.47	↓2.71 years
Permitted aggregates sites	4 (*Please note that from October 2021 there were only 3 aggregate sites as Cobden Farm ceased operation in September 2021. Since it was in operation for most part of 2021, it has been included in the number of active sites.)	3	↓ 1 site
Active aggregate sites	4 (*Please note that from October 2021 there were only 3 aggregate sites as Cobden Farm ceased operation in September 2021. Since it was in operation for most part of 2021, it has been included in the number of active sites.)	3	↓1 site

1 Introduction

1.1 Minerals planning authorities should plan for a steady and adequate supply of aggregates. The National Planning Policy Framework (NPPF) (2021) identifies the requirement to prepare an annual Local Aggregate Assessment (LAA) to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (paragraph 213 [NPPF 2021](#).)

1.2 This Local Aggregate Assessment (LAA) covers the period from 1 January to 31 December 2022 and has been prepared in accordance with the NPPF, Planning Practice Guidance (PPG) and the [Practice guidance on the production and use of LAAs \(May 2017\)](#) prepared by the Planning Officers Society and Mineral Products Association.

1.3 The LAA contains the following core elements:

- a forecast of the demand for aggregates based on both the rolling average of 10-years sales data and other relevant local information;
- an analysis of all aggregate supply options as indicated by landbanks, allocations, marine extraction and recycled aggregates;
- an assessment of the balance between demand and supply, and the economic and environmental opportunities and constraints that might influence the situation; 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

1.4 The key information used to prepare this LAA includes:

- National Aggregate Minerals Survey 2019 data from the British Geological Survey (BGS), published in 2021.
- Data and information on marine dredged aggregates held by the Crown Estate.
- NW Aggregate Working Party (AWP) Annual Report 2023 covering data from 2022 period.
- Data on recycled and secondary aggregates.
- Other BGS data.
- Local information, including:
 - Data and correspondence related to planning applications.
 - Levels of planned housing and employment development within and affecting the borough.
 - Details of other key projects within and affecting the borough.

Aggregates in Cheshire West and Chester

1.5 Sand and gravel is the main naturally occurring aggregate mineral within Cheshire West and Chester. The east of the borough also includes an area of silica sand, which is a nationally important industrial mineral. The borough does not contain crushed rock aggregate reserves and therefore needs to import this material. Further detail relating to the borough's geology is set out in chapter 2 'Local context'.

1.6 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, including the Local Plan (Part Two) Land Allocations and Detailed Policies.

1.7 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, Crewe, Liverpool and Manchester.

Population and growth

2.2 Cheshire West and Chester has a resident population of 357,147 ⁽ⁱ⁾. The population of the Cheshire West and Chester area is expected to reach 346,200, by 2026, according to the Office for National Statistics.

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 sand and gravel aggregate, 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 'Sand and gravel formations'.

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 southwest 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 and safeguarding](#) of the Cheshire West and Chester Local Plan (Part One) Strategic Policies and policy [M 2 Minerals safeguarding areas - prior extraction of minerals](#) of the Local Plan (Part Two).

Current extraction

2.6 Historically, the Delamere sands have been the main focus of sand and gravel extraction within Cheshire 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 aggregate sand and gravel in the northwest 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'.

i Source: [State of the Borough narrative January 2023 | Cheshire West and Chester Council](#)

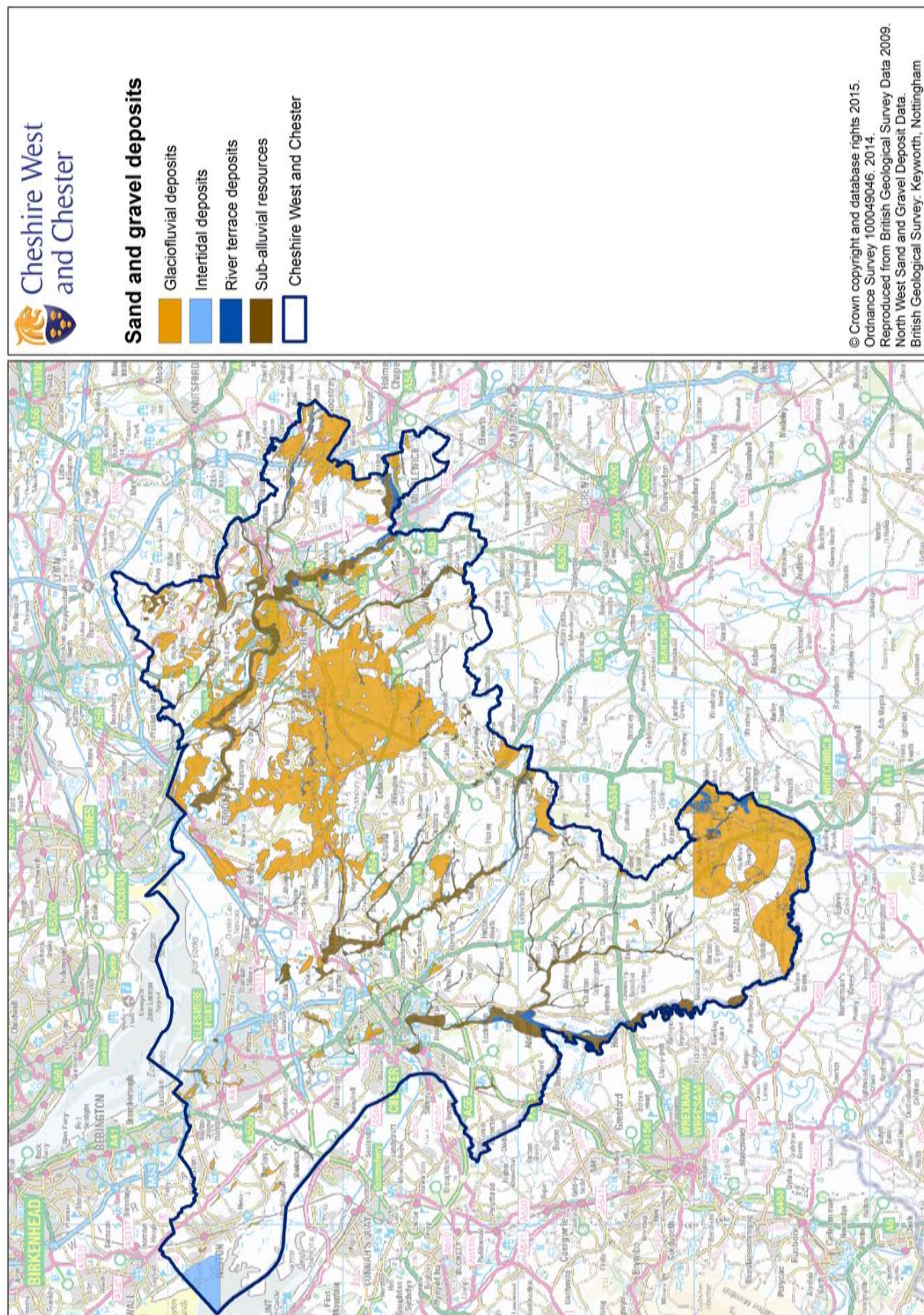
2.7 Current permitted reserves are concentrated in the superficial glacio-fluvial deposits found immediately surrounding Delamere Forest and to the west and southwest of Northwich. Material is primarily high-quality soft sand used for asphalt and mortar, and coarse sharp sand used in the manufacture of concrete and concreting products as well as general construction fill. These deposits have historically been a significant source of aggregate grade sand and gravel to markets in the northwest and beyond. However, the number of active permitted sites within the borough has reduced significantly in recent years.

2.8 It is imperative to note here that in June 2021, the Sandstone Ridge has been shortlisted for Area of Outstanding Natural Beauty (AONB) designation, but this hasn't yet been decided. If designated, it would need to be taken into account when making decisions on future applications relating to sand and gravel extraction in Cheshire West and Chester.

2.9 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 Northwest AWP. The AWP are consulted on the draft LAA and ratify the final version.

2.10 The paragraph 24 [NPPF 2021](#) also identifies that local planning authorities are under a duty to co-operate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Cheshire West and Chester Council will co-operate with relevant local authorities and other bodies on strategic minerals issues.

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 a steady and 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 resources in the borough from incompatible development within the Mineral Safeguarding Area as shown on the [Policies Map](#) and in Map 4.1 'Permitted aggregate sites 2023'.

3.5 The Cheshire West and Chester Local Plan (Part Two) was adopted on 18 July 2019. Policy M 1 identifies that provision will be made for the extraction of at least 16 million tonnes of land-won sand and gravel over the plan period (0.8 million tonnes per annum). The requirement to provide a minimum seven year supply beyond the plan period would result in an additional requirement of at least 5.6 million tonnes. This is a total requirement of at least 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 ⁽ⁱⁱ⁾, 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.

ii Please note that Cobden Farm ceased operation in September 2021.

3.6 The Local Plan (Part Two) 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. Since the above were set out in the Local Plan policy, Rudheath Lodge (primarily silica sand quarry) and an extension to the Forest Hill quarry (in line with policy M1B and M1D) have been granted permission and have contributed to the supply. A further extension to Crown Farm quarry has been applied for and pending decision. The protection of Mineral Safeguarding Areas is covered in more detail by policy M2 Mineral safeguarding areas in the Local Plan (Part Two).

3.7 Following the Local Plan Conversation 2021 engagement exercise, the Council's Cabinet on 22 April 2022 decided that the Council should commence initial work, including evidence gathering and establishing a cross-party Member Working Group, in advance of an update of the Local Plan (Part One). A further report setting out the scope and timetable will be approved at a future Cabinet meeting.

3.8 The plan will be prepared under the Town and County (Local Planning) Regulations 2012, in accordance with current Government policy as set out in the National Planning Policy Framework (NPPF) 2021 and to also reflect the Government's online Planning Practice Guidance (PPG). In particular, the NPPF requires local authorities to take a positive approach to development, with an up-to-date local plan that meets objectively assessed needs, including local housing needs, as far as is consistent with sustainable development.

3.9 However, the Council is mindful of the recent consultation on the Levelling-up and Regeneration Bill and reforms to national planning policy that took place between 22 December 2022 and 2 March 2023. The [Levelling Up and Regeneration Bill](#) (currently in the Committee Stage in the House of Lords), which followed the [Planning for the Future White Paper\(2020\)](#) (and the [Levelling Up White Paper\(2022\)](#)) would introduce significant changes to the planning system. The Government said it would make [further changes to national planning policy \(2021\)](#), including the NPPF, alongside the Bill. As such, a different approach may have to be taken to the Local Plan update depending on the introduction, timing, and content of changes to national planning policy, legislation, national development management policies and Environmental Outcomes Reports.

Planned provision

3.10 As set out above, policy ENV 9 seeks to ensure an adequate, steady and sustainable supply of sand and gravel aggregate in line with the sub-national guidelines and up to date Local Aggregate Assessments. The previous Local Aggregate Assessment identified a planned provision of 0.80mt per annum of sand and gravel aggregate, 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 2022 there were three permitted aggregate sites within Cheshire West and Chester, supplying varying qualities of sand to markets across the northwest and beyond. There was also one silica sand site that provides a proportion of construction sand. Table 2 provides the operational details of the sites.

Map 4.1 Permitted aggregate sites 2023

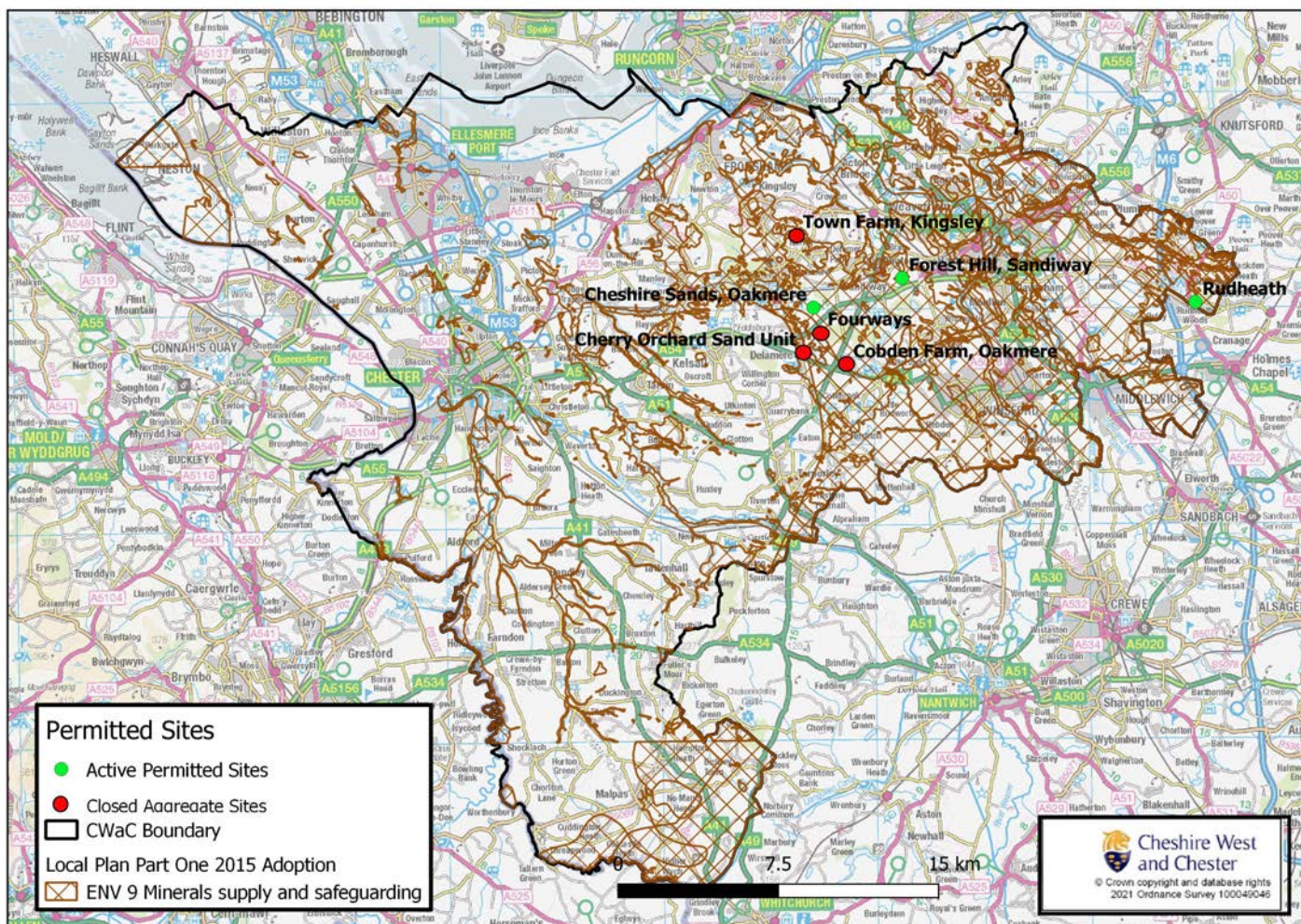


Table 2 Sand and gravel aggregate sites in Cheshire West and Chester

Site	Operator	2012 status	2013 status	2014 status	2015 status	2016 status	2017 status	2018 status	2019 status	2020 status	2021 status	2022 status	Material	Site area (ha)	Grid ref
Cherry Orchard Sand Unit	Cherry Orchard Sand Unit Limited	Active	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Sand	11ha	SJ 568 680
Cheshire Sands ⁽¹⁾	Tarmac Ltd	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Sand	135ha	SJ 572 699
Cobden Farm	Tarmac Ltd	Inactive	Inactive	Inactive	Inactive	Inactive	Inactive	Active	Active	Active	Active ⁽²⁾	Closed	Sand	24ha	SJ 587 673
Forest Hill	CEMEX UK	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Active	Sand	74ha	SJ 612 714
Fourways	Tarmac Ltd	Active	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Sand	143ha	SJ 577 690
Town Farm	P Casey Enviro Ltd	Active	Active	Active	Inactive	Active	Active	Active	Closed	Closed	Closed	Closed	Sand	42ha	SJ 565 735
Rudheath Lodge	Sibelco UK Ltd	-	-	-	-	-	-	-	Permitted but construction not started	Active	Active	Active	Silica Sand and Construction Sand	33.5ha	SJ 75286 69990

1. Formerly Station Road (Delamere) and Crown Farm quarries, planning permission granted subject to s106 which was signed 26 March 2015
2. Please note that from October 2021 there were only 3 aggregate sites as Cobden Farm ceased operation in September 2021. Since it was in operation for most part of 2021, it has been included in the table.)

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 reserves 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 Quarry and Delamere Quarry on land off Stoneyford Lane, and Station Road in Oakmere. Delamere Quarry was a partially restored and mothballed quarry which initially commenced in 1946, whilst Crown Farm Quarry was an active sand quarry which had been active since 1987. Crown Farm Quarry 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 planning application [11/04200/MIN](#) to link and extend the permissions at both Delamere Quarry and Crown Farm Quarry was submitted to the Council. The application was subsequently granted planning permission at the Strategic Planning Committee in October 2012, subject to a Section 106 legal agreement and the permission issued on 13th January 2015.

4.4 The permission (11/04200/MIN) 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. A planning application [20/01012/S73](#) for the variation of a condition on permission 11/04200/MIN was approved in August 2020 to allow the importation of recycled soil compost for mixing with sand for construction and landscaping markets. The most recent application for this site is [21/04693/S73](#) to extend the extant planning permission consents at Delamere Quarry (Ref 4/31844) and Crown Farm Quarry (Ref 4/APP/2002/1514) in order to work sand and gravel reserves in a phased manner.

4.5 The latest application for this site is [23/00320/FUL](#) for a lateral and deepening extension of the approved excavation area within Crown Farm Quarry for the winning and working of an additional 5.58 million tonnes of sand, along with the remaining approved reserves and provision of ancillary electrical substations. This is for mineral extraction to 22 February 2042 and restoration to be completed within a further 12 months of the cessation of mineral extraction. This is still pending decision and depending upon the result, this would be added to future provision in following LAAs.

4.6 An application for construction of a concrete batching plant at Cheshire Sands Quarry ([18/01210/FUL](#)) was approved in November 2018. This relates to provision of 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: Closed

4.7 Cobden Farm Quarry is located on Longstone Lane, Commonsides 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 recession. 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 by the Planning Committee on 6th December 2016, subject to an updated S.106 agreement and permission was issued on the 13 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. Extraction resumed in 2018.

4.8 In August 2018, [18/03346/MIN](#) was approved for construction of two stock bays (one retrospective) for use in connection with the importation of up to 50,000 tonnes of limestone fines per annum to produce mortar sand, building sand and concrete grade sand. This does not amount to any additional reserves but includes importation of limestone fines to produce mortar sand, building sand and concrete. A non-material amendment application [19/00673/NMA](#) was also approved in February 2019 for Alteration of the Dust Monitoring Scheme submitted on 4 May 2004 (except for Phase 3 as amended by Planning Permission number 15/04063/S73 dated 13 September 2017). The latest application on this site is [22/03564/S73](#) for variation of condition 4 to extend the lifetime of the quarry by 5 years until 2021 and amend the permitted working area in Phase 3 of planning application 10/04344/MIN - This application is to vary Condition 8 (Completion) of planning permission 15/04063/S73 to extend the timescale for restoration until 31st December 2025.

Forest Hill

Status: Operational - Extraction permitted to 2027 (or later, depending on date of commencement of extension)

4.9 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 11 May 2015. An extension of time for the bagging plant was permitted until 11 May 2021 or within twelve months of the completion of mineral extraction ([15/04076/S73](#)).

4.10 In January 2021, [19/02452/MIN](#) was approved for a Proposed Northern extension to the quarry (north of the railway line) for the extraction of approximately 350,000 tonnes of sand with restoration to nature conservation, including a temporary access and extension of the existing haul road across the site. The latest discharge of condition for 19/02452/MIN is 22/01299/DIS which is an application to

discharge conditions 10 (Weaverham Road Access details), 15 (Refuelling details), 21 (Haul Road Materials), 23 (Lighting), 26 (Welfare unit & fencing), 31 (Noise Scheme), 32 (Dust Scheme), 33 (Dust Monitoring), 35 (Ground Water Monitoring), 45 (Construction Environmental Management Plan), 46 (Footpath Scheme), 48 (Archaeology) and 56 (Liaison Group).

4.11 In April 2021, application [21/01861/S73](#) was submitted to vary conditions on permission [13/03715/MIN](#) to allow an extension of time to complete the working and restoration of the current working area, and amendments to the phased working pattern. The application was granted planning permission in October 2021 by the Planning Committee, subject to a Section 106 legal agreement which is awaited. The application includes amending the cessation of the winning and working of sand until 31st December 2023. It estimates that a maximum of 170,000 tonnes of sand remains to be extracted and rate of extraction is approximately 75,000 tonnes per annum. It states that the northern extension ([19/02452/MIN](#)), which is anticipated to contain 350,000 tonnes will follow on once extraction of the remaining 170,000 tonnes of sand on the current site is extracted. The capacity increase as a result of 21/01861/S73 has been incorporated within this LAA.

Fourways

Status: Closed

4.12 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](#)) was approved. The sailing facility was completed and operational in 2020. The holiday lodges are being built out in phases with up to 20 lodges built every year till completion of 143 lodges by year 8 or 10. A planning application [21/01191/NMA](#) was approved for amendment to application 18/02091/NMA for amendment to the layout of holiday lodges on the south western part of the approved development.

Town Farm

Status: Closed

4.13 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 and 2018, but the site closed in 2018 and the operators have stated that the remaining sand is of poor quality and is not worth extraction. Since its closure, a variation of condition ([19/03409/S73](#)) has been approved for the restoration of the site.

Rudheath Lodge

Status: Operational since September 2020

4.14 In addition to the sites listed above, there is a silica sand site at Rudheath Lodge, Cranage. This site is partly within Cheshire West and Chester and partly within Cheshire East. The planning application submitted for this site for silica sand extraction and associated development provided 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 and 25% would be construction sand. No information is provided as part of the planning application to show the exact reserves in each authority. However, since 33.5 hectares (approximately 44% of the total area) is within Cheshire West and Chester, the reserves in CWaC are estimated to be 44% of the 3.3 million tonnes of total reserves, that is, 1,452,000 tonnes. This is to prevent double counting of reserves across both boroughs. In terms of Cheshire West and Chester, keeping in mind the 75%/25% split as mentioned above, approximately, 1,089,000 tonnes would be silica sand and 363,000 tonnes would be construction sand.

4.15 The application [17/03104/MIN](#) (for silica sand extraction and associated development- mineral extraction by dredging, progressive restoration, mineral processing and despatch) was approved at the Planning Committee and issued in July 2019. There have also been several approvals for discharge of conditions of this planning permissions, such as [19/04069/DIS](#), [20/00562/DIS](#), [20/02035/DIS](#) and [20/02468/DIS](#). Most of these were regarding habitat management and protection of ecology.

Overview of Reserves

4.16 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.

4.17 As seen in the table below, in line with permissions, Cheshire Sands will remain operational until 2042 (reserves may deplete by 2027 as mentioned in Table 3). There has been an extension approved at Forest Hill and extraction will be permitted until 5 years after commencement and, but this has not yet started, so it is likely that reserves will be available until 2027. Rudheath Lodge with reserves of silica sand and aggregate sand, has been operational since July 2019. However, actual extraction began in September 2020. Only having two operational sites beyond 2027 could result in the market being unnecessarily constrained and consideration therefore needs to be given to paragraph 213 of the [NPPF 2021](#). Paragraph 213 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". Cobden Farm ceased operation in September 2021.

4.18 The Local Plan (Part Two) Land Allocations and Detailed Policies allocates an extension to Forest Hill (which now has an extant planning permission), identifies a Preferred Area and an Area of Search. This contributes to maintaining a steady and adequate supply of aggregate land-won sand and gravel and should help to increase the number of operators after 2022.

4.19 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 expiry of Planning Permissions to 2042

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Cherry Orchard Sand Unit												
Cheshire Sands (Tarmac Ltd advise that reserves may deplete by 2027)												
Cobden Farm												
Forest Hill												
Rudheath Lodge												
Fourways												
Town Farm												

Table 3 continued Overview of expiry of Planning Permissions to 2042

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Cherry Orchard Sand Unit												
Cheshire Sands (Tarmac Ltd advise that reserves may deplete by 2027)												
Cobden Farm												
Forest Hill												
Rudheath Lodge												
Fourways												
Town Farm												

5 Aggregate sales

5.1 Sales for 2013 - 2022 are provided in Table 4 alongside the ten and three year average sales figures.

Table 4 Sand and gravel aggregate sales 2013 - 2022 (million tonnes)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	10 year average	3 year average
Cheshire West and Chester	0.42	0.42	0.60 ⁽¹⁾	0.71	0.67	0.80	0.80	0.60	0.72	0.65	0.64	0.66

1. Data for 2015 is a general representation of the increase experienced during this period, given issues experienced with confidentiality

5.2 Sales of sand and gravel aggregate from within the borough had generally been relatively stable, except for a decline to 0.42mt per annum during 2013 and 2014 and a rise in 2018. Sales in 2018 and 2019 were higher than at any other point over the last 10 years. They dipped in 2020 but have increased by 0.12 mt in 2021 when the economy and building work started recovering after the pandemic. In 2022, the sales have dropped again but not to 2020 level. This decrease is further mentioned as a national trend in paragraph 5.5

5.3 In line with the approach outlined in the NPPF and Planning Practice Guidance, a ten-year average sales figure has been calculated for Cheshire West and Chester as 0.64 million tonnes. The ten-year average sales take account of the lower levels experienced at the start of the ten-year period and the higher sales over 2018-19. A three-year average sales figure is also included in Table 4.

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 have been below the aggregate apportionment every year apart from 2018 and 2019.

5.5 The Mineral Product Association (MPA) report 'Profile of the UK Mineral Products Industry' (2020) identified that growth in mineral products sales in Great Britain levelled off in 2017 across all major markets, except for mortar. The MPA also identified that demand for mineral products essential in construction slowed in the third quarter of 2021. The MPA further mentions that feedback from the producers of aggregates, asphalt, ready-mixed concrete and mortar in Great Britain suggests the slowdown is the result of several factors – the pent-up demand for materials from 2020's lockdowns is starting to subside, pinch points elsewhere in the supply chain are impeding progress on construction projects, and mineral products companies are wrestling with limited haulage capacity and rising costs of energy, raw materials, labour and carbon. ⁽ⁱⁱⁱ⁾

iii Source: [Slowdown for mineral products in Q3 due to shortages and rising costs](#)

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 2019, 40 per cent of sand and gravel aggregate sold in the north west was from sites within Cheshire. Table 5 provides export destination data for the period 1 January to 31 December 2022 for 2 active sites within the borough alongside export data for 2018, 2019 and 2021 for comparison. Please note that for 2021 and 2022, the table does not include data from Rudheath Lodge.

Table 5 Sales by destination 2016 - 2021

Destination	Export amount (tonnes) 2018	Export amount (tonnes) 2019	Export amount (tonnes) 2021	Export amount (tonnes) 2022	Percentage of overall 2021 sales
Derbyshire and Peak District	1,480	1,172	354	-	-
Cheshire West and Chester and Cheshire East	454,462	554,895	490,096	467,361	72.30 %
Greater Manchester, Merseyside, Halton and Warrington	166,893	176,601	150,711	104,727	16.20 %
Lancashire, Blackpool and Blackburn with Darwen (1)	16,516	19,827	17,304	17,191	2.70 %
Shropshire and Telford and Wrekin (2)	2,127	4,189	4,914	1,224	0.19 %
Staffordshire	587	1,041	14,229	16,916	2.62 %
South Yorkshire	-	-	-	-	-
West Yorkshire	92,541	23,071	1,558	-	-
North East Wales	12,232	14,031	13,829	8,461	1.31 %
North West Wales	523	318	-	-	-
North West (unknown destination in the North West)	41,345	(3)	-	-	-

Destination	Export amount (tonnes) 2018	Export amount (tonnes) 2019	Export amount (tonnes) 2021	Export amount (tonnes) 2022	Percentage of overall 2021 sales
Unknown	7,351	(4)	-	-	-
Remainder of West Midlands. (5)	-	-	-	2,227	0.34 %
Total	796,066 (6)	795,145	693,076	646,434	

1. In the previous years, this has been called 'Lancashire'
2. In the previous years, this has been called 'Shropshire'
3. This data has not been collected in the latest survey
4. This data has not been collected in the latest survey
5. This category has been introduced only in 2023 NW AWP survey form
6. This includes sand and gravel for non-aggregate use

6.2 In comparing with the previous years, proportions of overall sales by destination remain fairly consistent in trend, apart from sales to northeast Wales which shows a decrease of about 5368 t and sales to Staffordshire which has decreased considerably by 3690 t.

Imports

6.3 The most recent import data is for the 2019 monitoring period, gathered as part of the Aggregate Minerals Survey by the British Geological Society. 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 2019. ^(iv)

Table 6 Imports of primary aggregates in Cheshire in 2019

	Land won Sand and gravel	Marine sand and gravel	Total sand and gravel	Crushed rock	Total primary aggregates
Imports (in thousand tonnes)	219	29	248	1612	1860

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.

iv Import data taken from Table 10 in 'Collation of the results of the 2019 Aggregate Minerals Survey for England and Wales', British Geological Survey, 2021.

Table 7 Consumption of total sand and gravel in Cheshire (land-won and marine-dredged) for aggregate use in 2019 by source, identifying the principal supplying Mineral Planning Authorities

Source Mineral Planning Authority	Consumption of total sand and gravel
Cambridgeshire County Council	<1%
Petersborough	<1%
Derbyshire County Council	<1%
Nottinghamshire County Council	<1%
Shropshire Council	<1%
Staffordshire County Council	1-10%
Cheshire East Council	1-10%
Cheshire West and Chester Council	60-70%
Liverpool City Council	1-10%
Salford City Council	1-10%
Flintshire	<1%
Wrexham	20-30%

6.5 As Cheshire West and Chester does not have any permitted crushed rock aggregate reserves, all material consumed within the borough is imported from other mineral planning authorities. More detailed data on crushed rock movement is currently unavailable. However, any future Local Plan review will include engagement under the duty to co-operate with relevant authorities who supply crushed rock and sand and gravel which could ensure more detailed and accurate information.

Table 8 Consumption of crushed rock for aggregate use in Cheshire in 2019, identifying the principal supplying Mineral Planning Authorities

Source Mineral Planning Authority	Consumption of crushed rock for aggregate use
Derbyshire County Council	30-40%
Shropshire Council	1-10%
Staffordshire County Council	1-10%

Source Mineral Planning Authority	Consumption of crushed rock for aggregate use
Leicestershire County Council	10-20%
Peak District National Park	10-20%
Telford and Wrekin Council	<1%
Neath Port Talbot	<1%
Lancashire County Council	1-10%
Cumbria County Council	1-10%
Yorkshire dales National Park	<1%
Northumberland National Park	<1%
Powys	1-10%
Rhondda, Cynon, Taf (Taff)	<1%
Conwy (Aberconwy & Colwyn)	1-10%
Denbighshire	<1%
Flintshire	10-20%
Gwynedd	<1%

7 Reserves

7.1 Table 9 provides reserve data for the period 2013 - 2022.

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 then latest planning application, minus potential extraction since date permitted. Hence the high number. Further information on this figure is provided in the 2016 LAA report.

Table 9 Sand and gravel aggregate reserves 2013-2022 (million tonnes)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Cheshire West and Chester	4.50	4.70	8	6.80	6.60	5.80	6.10	6.00	5.32	3.61

7.3 Sand and gravel aggregate reserves as of 31 December 2022 were 3.61 million tonnes. This is a decrease from reserves in 2021 due to no additional sites of significant capacity coming forward. The level of reserves during 2022 has fallen below 2013/2014 numbers, which had been lowest in the past 10 years till 2021. The Cheshire Sands site, Rudheath Lodge site and minor extensions had come forward since then. However, none of these made any significant addition to the existing reserves in the borough. The current year's sales taken away from the previous year's reserves revealed a higher number than that returned by the operators on the survey. This is mainly because, one of our main quarry operators have confirmed that they have undergone a reassessment of reserves.

7.4 Chapter 4 'Aggregate sites' provides details on the expected depletion dates for each aggregate site. The NPPF 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, but 10-year sales figures are not available for Cheshire West and Chester or Rudheath Lodge as this is the first silica sand quarry in the borough for some time and it has only been operating since 2020. The Rudheath Lodge site is partly within Cheshire West and Chester and partly within Cheshire East. The Planning application was decided and S106 agreement was signed in 2019. The Mineral Reserve Assessment submitted as part of the application mentions that the extraction would be approximately 3.3 million tonnes of sand over a 12-year period, of which around 75% (2.5 million tonnes) would be suitable for sale as silica sand for industrial purposes. In terms of reserves within Cheshire West and Chester, approximately, 1,089,000 tonnes would be silica industrial sand and 363,000 tonnes would be construction sand.

8 Landbank

8.1 Table 10 provides sand and gravel aggregate landbank calculations for the borough as of 31 December 2022 using both the current apportionment figure of 0.80mt per annum and 10-year average sales of 0.64 mt per annum.

Table 10 Aggregate landbanks as at 31 December 2022

Method	Ten-year average sales (million tonnes)	Annual apportionment (million tonnes)	Reserves as at 31 December 2022 (million tonnes)	Landbank (years)
Ten-year average sales	0.64		3.61	5.64
Annual apportionment figure		0.80	3.61	4.51

8.2 Table 10 shows that the landbank provides less than the 'at least' seven years required by paragraph 213 of the [NPPF 2021](#).

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. In chapter 12 'Future demand' there is more information on forecasting of future demand, including how the annual apportionment figure has been further consolidated by other forecasting methods.

8.4 The ten-year average sales figure includes lower sales resulting from the impact of the recession and over recent years sales figures had begun to increase. The figures were then impacted by the Coronavirus pandemic, and have not quite recovered since then. Prior to 2020 it was anticipated that sales would increase as a result of additional development within CWaC and nearby and because closure of quarries in other areas would increase demand from CWaC. The Coronavirus pandemic will have impacted on this, and it was expected that there would be a reduction in sales 2020 onwards due to temporary closures of quarries and building sites, however after the initial lockdown period quarry operations resumed and building work continued, so the sales figures had begun to pick up slightly in 2021, but again fell in 2022. As such, the annual apportionment figure provides a sensible level of provision for the future. Chapter 12 'Future demand' includes more details on predicted future demand, which has informed the decision on the figure to use to calculate the landbank.

8.5 As it can be seen from the table that Cheshire West and Chester has a less than seven years landbank based on the annual apportionment figure. Paragraph 213 f) of the NPPF 2021 mentions, "maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock,

whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised". As mentioned in chapter 3 'Local Plan' that as part of the update to the Local Plan (Part One) we will take account of the aggregate landbank and any requirement to identify additional sites.

9 Marine wharves and dredging areas

9.1 Port Bridgewater (formerly Manisty Wharf), operated by Peel Ports Group 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 in Merseyside 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 Protos scheme, which 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 or the future potential for this. The [Mineral Products Association](#) identifies that marine dredged sand and gravel is principally used by the construction industry, with marine resources providing 22% of overall sand and gravel demand in the UK.

9.4 It is difficult to determine how much of the marine aggregate dredged in the North West region is currently supplied to meet demand in CWaC. Marine aggregate sales to the Cheshire sub-region (which includes the Cheshire West & Chester and Cheshire East MPA areas) were 29,000 tonnes in 2019, using the most recently available information.^(v)

9.5 According to the most recent information provided by The Crown Estate's [2023-summary-statistics.pdf \(thecrownestate.co.uk\)](#), 0.2 million tonnes of primary aggregate were extracted out of the permitted 0.7 million tonnes from two licences in the northwest as of March 2023. This is less than 1.10 million tonnes (approximate) of material extracted from the region through three licenses in 2020. Material extracted from the region was mainly delivered to North West Welsh wharves (97.1%). There is also an application for a marine licence that could, if approved, increase the permitted tonnage by 0.5 million tonnes. Current estimates suggest there are 33 years of primary marine aggregate production permitted in the North West region. This is a decrease in the reserve life from 35 years in 2020.

9.6 Meetings have been undertaken in 2022 with the Crown Estate, relevant operators and other local authorities to get a better understanding of the current position with regard to marine reserves and future resources. Meetings and further work will continue over the next few months in order to understand the potential future use of marine aggregates in more detail.

v MHCLG & BGS Aggregate Minerals Survey for England & Wales, 2019, Table 10 Imports of primary aggregates by sub-region. [Aggregate minerals survey for England and Wales, 2019 - GOV.UK \(www.gov.uk\)](#)

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(v) 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 According to the Mineral Products Association publication [The Contribution of Recycled and Secondary Materials to Total Aggregates Supply in Great Britain - 2021 Estimates](#), total recycled and secondary sources of aggregates accounted for 28% (69.6 million tonnes) of total aggregates supply in Great Britain, a leading position internationally in the use of recycled and secondary aggregates.

10.3 The Waste Data Interrogator 2021 indicated that there are 17 sites in Cheshire West and Chester which have potential to provide for the recycling of CD&E waste stream (details of the sites are included in Appendix B 'Recycled aggregate sites'). In the NAWAP survey 2022, none of the operators responded. The difficulty in retrieving data from operators has presented challenges to understanding the exact level of contribution that secondary and recycled materials make to the supply of mineral aggregates. It is also 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 are not a ready source of recycled aggregates. The volume of waste of a suitable composition delivered to 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.

10.4 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 through future work.

10.5 The Environment Agency's Waste Data Interrogator (WDI) provides information to identify the amount of construction, demolition and excavation (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). It is to be noted here that there is also some loss of quantities recycled where processing takes place at the point of source, i.e. at a demolition/construction site, which would not necessitate the use of a transfer station.

10.6 Data from the latest WDI shows that in 2021, 0.28 million tonnes of inert / construction and demolition waste was received at waste management facilities permitted by the Environment Agency within the borough. This shows a decrease since 2020 when the figure was 0.61 mt. The Environment Agency has less detailed information on waste removed than waste received.

10.7 Due to the differences in trends between waste handled and waste produced and the robustness of the data, it is difficult to confirm whether this data represents a general increase or decrease in the amount of recycled aggregate available for use in the borough. The data from the WDI only includes material that has been sent to or from waste management facilities permitted by the Environment Agency. As explained above, due to the nature of aggregate recycling, this only forms a relatively small part of the total recycled aggregate generated and used within the borough.

Table 11

Cheshire West and Chester	2013	2014	2015	2016	2017	2018	2019	2020	2021
CD&E waste Received	0.08mt	0.10mt	0.07mt	0.07mt	0.13mt	0.24mt	0.32mt	0.61mt	0.28mt
CD&E waste Removed	0.25mt	0.28mt	0.18mt	0.53mt	0.15mt	0.10mt	0.13mt	0.12mt	0.20mt

10.8 Please note that the figures for 2012 onwards in the above table do not match to the figures in the previous years' LAAs. This is because the figures have now been recalculated by removing 'Landfill' as Fate of Waste within the Inert/C+D Waste category.

10.9 With regards to recycled or secondary material, planning application [20/00361/WAS](#) is pending decision for change of use to inert and excavation waste recycling facility.

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

Facility type	Site	Planning status	Operator
Rail sidings	Rail terminal, Ellesmere Port	Operational	Peel Ports
	Resource Recovery Park, Ince	Operational	MWH Construction Services
	Lostock Works rail sidings	Inactive as of 2021	
Wharves	Resource Recovery Park, Ince	Operational	MWH Construction Services
	Manisty wharf (Port Bridgewater), Ellesmere Port	Operational	Peel Ports
Asphalt plant	Stanlow	Operational	Cemex
	Wincham Lane, Northwich	Operational	Aggregate Industries
	The Quarry, Hobb Hill, Malpas	Operational	Quarry Plant Surfacing
Concrete batching plant	Bridges Road, Ellesmere Port	Operational	Cemex
	Liverpool Road, Chester	Operational	Aggregate Industries
	Wharton Industrial Estate, Nat Lane, Winsford	Operational	Cemex
	Tattenhall Road, Tattenhall	Operational	TG Concrete (Tattenhall)
	<u>Breedon Northwich Concrete Plant</u>	Operational	Breedon
Substitute, recycled and secondary aggregate operators	Indigo Road, Ellesmere Port	Status Unknown	Unknown

11.2 The above table of Mineral Infrastructure safeguarded sites has been taken from the Local Plan (Part Two) Policy M8. There is also additional substitute, recycled and secondary aggregate operators that are shown in Appendix B 'Recycled aggregate sites'.

11.3 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.

11.4 The minerals infrastructure identified within Table 12 is safeguarded by policy M 8 within the adopted Local Plan (Part Two) Land Allocations and Detailed Policies. This policy safeguards 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 safeguards 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.

11.5 The minerals infrastructure identified within Table 12 is safeguarded by policy M8 within the adopted Local Plan (Part Two) Land Allocations and Detailed Policies. This policy safeguards 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 safeguards 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.

11.6 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. The listed sites were reviewed as part of preparation of the Local Plan (Part Two), however, the list is now out of date. Recently, CWaC has commissioned BPP Consultants to produce a Waste Needs Assessment 2023. As part of this a survey is being conducted to consolidate a list of secondary and recycled aggregate operators. Once consolidated, these sites would be monitored annually.

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 sales 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 of aggregates.

12.3 Population and economic growth and construction activity forecasts are factors that influence the demand of minerals. In the coming sections, we have attempted to forecast aggregate demand till the end of the Local Plan period (2030) based on past housing and employment completions. We have compared this with our approach in previous LAAs of following the annual apportionment figure as the future yearly aggregate demand.

12.1 Demand from within the borough

12.4 Current monitoring of sales by destination is available for 2013 - 2022 (excluding 2015 where this data could not be published due to confidentiality issues). In 2019, 60-70% of the total sand and gravel aggregate from the Cheshire region was consumed within Cheshire West and Chester. This has increased from 40-50% in 2014. It is possible that a continuing pattern is emerging in relation to consumption within the borough as a percentage of overall sales and it suggests that consumption may be rising in line with housing completions and employment land development over the same period.

12.5 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 reserve within the borough. Other indicators of demand include increases in population, which in turn result in increases in employment levels, housing completions and economic development completions in the borough. These factors are explored further below.

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. The employment rate is at 98.1% (2022) ^(vi) which is higher than the Northwest average of 73.1% in 2022 ^(vii). Taken alongside a marginally falling unemployment rate (3.7% in 2021 compared to 1.9% in 2022) ^(vi). While this would generally indicate a continuing trend of a strengthening economy in the borough, the long-term impacts of the Covid-19 pandemic on the economy, businesses and jobs within the borough are not fully known.

vi [Cheshire West and Chester Economy | Labour Market & Industries \(varbes.com\)](https://varbes.com)

vii [Labour market in the regions of the UK - Office for National Statistics](https://www.gov.uk/labour-market-in-the-regions-of-the-uk)

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 2010/11- 2021/22. This has been relatively unstable as it is influenced by the completion of large schemes, with a peak in 2019 of 77,204 m² but they dropped as low as 5,019 m² in 2013/14. Table 13 includes aggregate sales between 2010 and 2021 and it also shows forecasted employment floorspace. This uses the forecasting function in MS Excel, based on past sales levels to generate forecasted future sales up to 2030. All the forecasted information is shown in ***bold italics***.

12.8 The correlation-coefficient between Employment Floorspace completions (2011-2022) shows a high figure of 0.66 and hence have given us the confidence to use it to forecast future aggregate demand.

Table 13

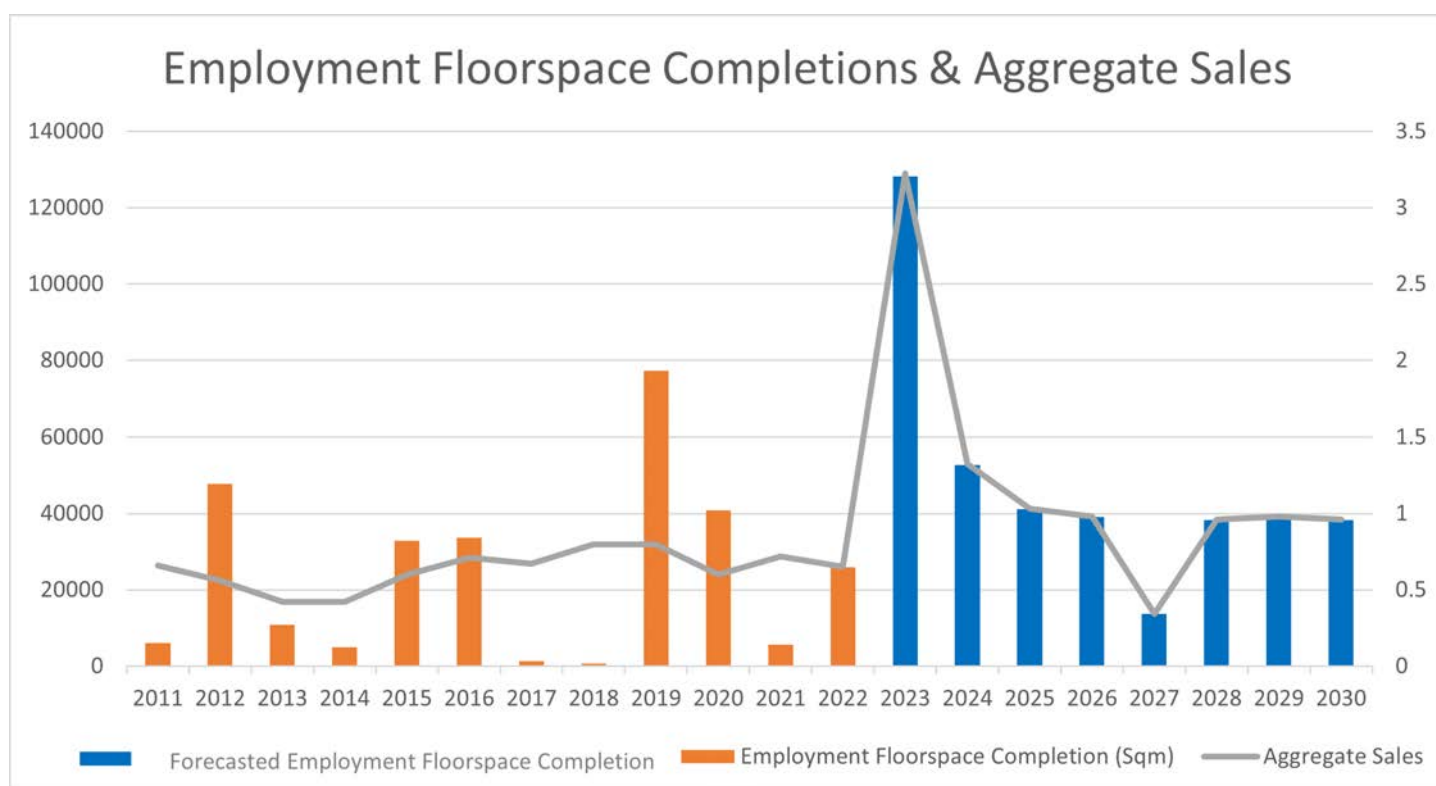
Year	Employment Floorspace Completion (Sqm)	Aggregate Sales
2011	6025	0.66
2012	47740	0.56
2013	10874	0.42
2014	5019	0.42
2015	32842	0.6
2016	33692	0.71
2017	1266	0.67
2018	703	0.8
2019	77204	0.8
2020	40,741	0.6
2021	5658	0.72
2022	25859	0.65
2023	128194.62	3.22
2024	52689.00	1.32
2025	41057.00	1.03
2026	39003.70	0.98
2027	13621.00	0.34
2028	38234.00	0.96

Year	Employment Floorspace Completion (Sqm)	Aggregate Sales
2029	39003.70	0.98
2030	38234.00	0.96

12.9 It is to be noted that the forecasted floorspace for 2026, 2029 and 2030 in the above table is actually zero because there are no planned phased completions of large employment floorspace in the borough in those years, however, MS Excel's forecasting function works on a rolling average. However, this is not to say that there wouldn't be any windfall smaller sites which would be completed in those years which is why the forecasting function of Excel is appropriate to use.

12.10 The Local Plan (Part One) Strategic Policies makes provision for at least 3,650,000 sqm of employment land which make provision for significant economic growth in the borough. The following diagram shows how closely the aggregate demand correlates with employment floorspace completion.

Figure 12.1



Housing completions

12.11 Table 14 shows that housing completions began to rise during the 2013/14 monitoring period and there has been a sustained yearly increase in net completions since, reaching a 10-year high of 2,542 net completions in 2017/18 (1 April 2017 - 31 March 2018). 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. In 2020, a sharp decrease in housing completions can be seen due to Covid19 impacts on the construction sector. 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.

12.12 The following table housing completions (historical and forecasted up to 2030) and aggregate sales up to 2021. Additionally, it also shows forecasted aggregate sales up to 2030 using the historical forecasting method using the forecasting function in MS Excel. All the forecasted information is shown in ***bold italics***. The correlation-coefficient between Housing completions (2010-2022) shows a moderate figure of 0.52 and hence could be used to forecast future aggregate demand.

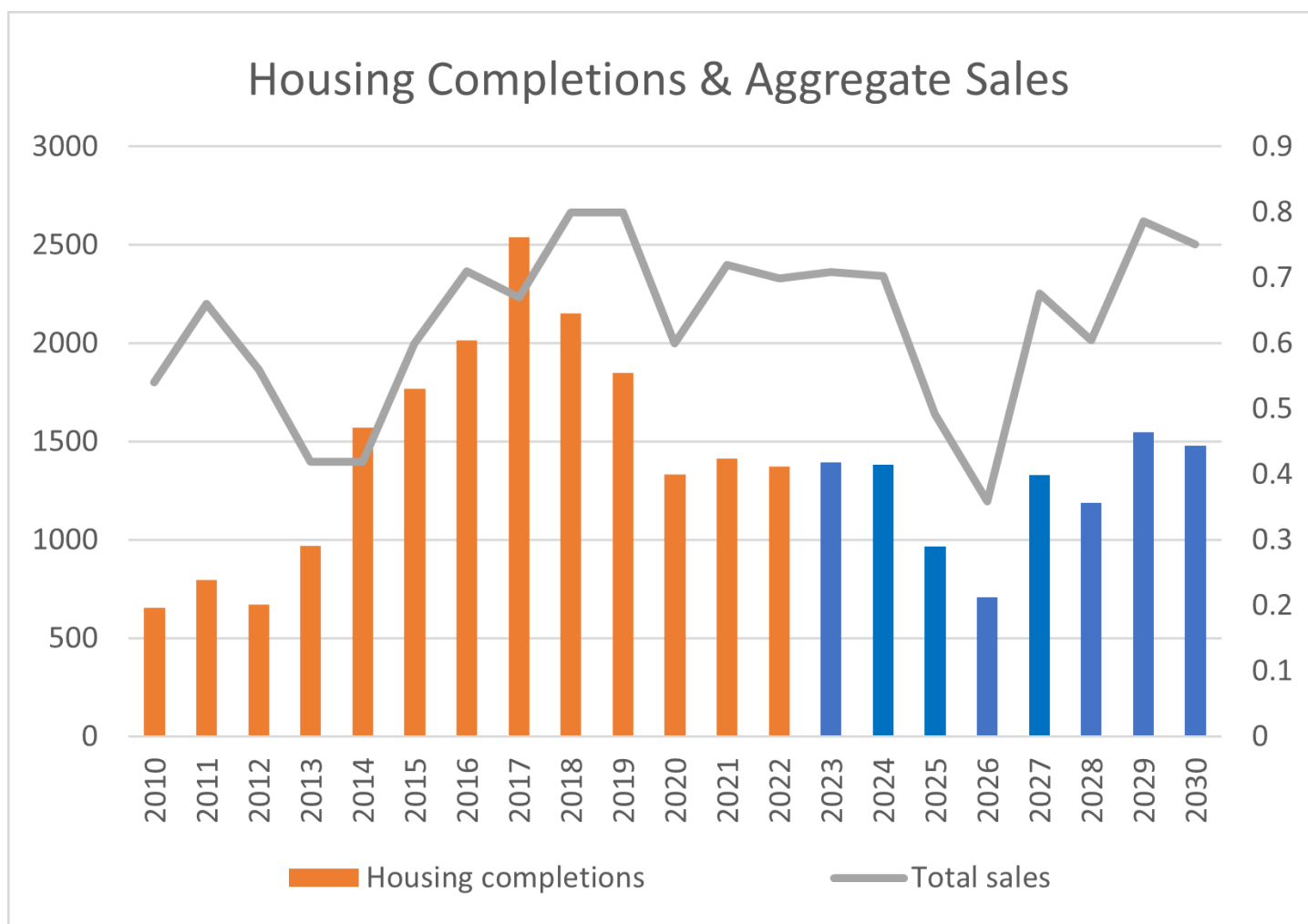
12.13 The housing trajectory set out in the Local Plan (Part One) predicted that total completions would rise up to a peak in 2017/18 before gradually declining towards the end of the plan period (2030). However, the predicated completions have been exceeded from 2014/15 onwards. In line with the predictions, completions in 2018/19 and 2021/22 have declined and plateaued. The following diagram shows the information in a graph where the correlation is visually clear.

Table 14

Year	Housing completions	Total sales
2010	654	0.54
2011	796	0.66
2012	673	0.56
2013	970	0.42
2014	1571	0.42
2015	1769	0.6
2016	2017	0.71
2017	2542	0.67
2018	2152	0.8
2019	1849	0.8
2020	1335	0.6
2021	1416	0.72
2022	1517	0.65
2023	<i>1393</i>	<i>0.6</i>
2024	<i>1381</i>	<i>0.6</i>

Year	Housing completions	Total sales
2025	967	0.4
2026	707	0.3
2027	1329	0.6
2028	1189	0.5
2029	1547	0.7
2030	1478	0.6

Picture 12.1



12.14 There are several large housing schemes within the borough that have either commenced recently or will start shortly, including: (Since AMR 2023 is not yet published, the monitoring info is still from previous AMR):

- Land At Wrexham Road, Chester: Phased delivery of 1400 dwellings and the provision of associated infrastructure (including roads, footpaths, cycleways, landscaping, playing fields, children's play areas and other open spaces). There are two different developers on site. The delivery of this development by both developers have commenced. There were 420 dwellings outstanding as of April 2022 for Taylor Wimpey and 708 dwellings outstanding for Redrow Homes. (Source: [Housing Monitor and Forecasts_2021.2022.xls](#))
- Roften Works site, Hooton Road, Hooton, Ellesmere Port: Residential development comprising 265 residential units and a care home together with access from Hooton Road. 27x2bed flats / 66x bed, 34x3bed, 138x4bed houses). As of April 2022, 137 dwellings were outstanding.
- Ledsham Garden Village: (12/02091/OUT) - Sutton New Hall Farm, Ledsham Road, Little Sutton, Ellesmere Port, CH66 4QG: Residential development of up to 2,000 dwellings, up to to 400 sqm of retail floor space for a local shop, new primary school, community building, linear park, playing fields and other public open space. As of April 2022, 989 dwellings were outstanding.

12.15 Table 14 sets out the number and percentage change in net housing completions over the last ten-year period.

Table 15 Housing completions in the past 10 years

	11 / 12	12 / 13	13 / 14	14 / 15	15 / 16	16 / 17	17 / 18	18 / 19	19 / 20	20 / 21	21 / 22
Completions	803	673	970	1,571	1,796	2,017	2,542	2,152	1,849	1335	1416
% change	+42%	-16%	+44%	+62%	+14%	+12%	+26%	-15%	-14%	-28%	+6.10

12.16 In an attempt to come up with a single average figure for future yearly demand for aggregates for the rest of the plan period, we have calculated an average figure of the forecasted aggregate sales correlated to both future housing and employment completions. The figure of 0.88 mt as shown in the below table is marginally higher than the planned provision or annual apportionment figure of 0.80 mt. In previous years, the apportionment figure of 0.80 mt has been considered to be the forecasted need for CWaC. For LAA 2021, the forecasted value and the apportionment figure was the same at 0.80 mt and for LAA 2022 it was 0.90 mt. As mentioned in chapter 13 Conclusions and policy considerations, the planned provision has been kept at 0.80 mt as in the past. However, it can be seen that the forecast depending upon the actual past completions of housing and employment floorspace is very close to the planned provision figure.

Table 16

Year	Forecasted Aggregate Sales dependent on future housing completions (mt)	Forecasted Aggregate Sales dependent on future employment floorspace completions (mt)
2023	0.6	3.22
2024	0.6	1.32

Year	Forecasted Aggregate Sales dependent on future housing completions (mt)	Forecasted Aggregate Sales dependent on future employment floorspace completions (mt)
2025	0.4	1.03
2026	0.3	0.98
2027	0.6	0.34
2028	0.5	0.96
2029	0.7	0.98
2030	0.6	0.96
Yearly Average	0.88	

Major projects

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

12.18 The Local Plan (Part One) Strategic Policies allocates a number of strategic sites which include employment and housing development alongside additional infrastructure requirements as seen in the previous section.

12.19 In March 2020 the MDA launched an Investment Programme to support delivery of the priorities outlined in the Growth Prospectus. The overall objectives of the Mersey Dee Growth Prospectus and the Investment Programme are to:

- To improve cross border rail connectivity by lobbying for investment in Chester, Shotton and Deeside Stations, the Wrexham to Bidston/Liverpool line and ultimately the electrification of the North Wales Coast Mainline.
- To improve cross border road connectivity by lobbying for investment to improve the A494, A483, A550 and A41, Chester Broughton Growth Corridor primarily, as well as several other major cross border routes.
- To improve the efficiency of the cross-border labour market and skills development.
- To promote and facilitate cross border collaboration around digital connectivity.
- To promote and facilitate cross border collaboration around low carbon and clean growth.

12.20 In partnership with the North Wales Economic Ambition Board and the Cheshire & Warrington LEP, the MDA has also developed the North Wales and Mersey Dee Energy Prospectus which demonstrates that the Mersey Dee area is ideally placed to respond to and provide leadership on the affordable and clean growth agenda, with particular focus on nuclear, hydrogen, storage, renewables and smart networks.

12.21 Cheshire West and Chester Council has set out its preferred option in seeking Government support and endorsement of its approach for the Winnington Corridor and Bridge following a Levelling Up Fund application of £45.8 million submitted in August. This was discussed at the Council's Cabinet meeting in September 2022.

12.22 The Winnington Corridor and Bridge would provide a much-improved route to and from Northwich, making travel times by car or bus more reliable for residents, improving the environment for cyclists and walkers and ensuring that the transport network can accommodate new housing and business growth.

12.23 Local authorities have been designated into three priority areas for Levelling Up purposes. Cheshire West and Chester has been deemed a Priority 2 area. This is a highly competitive fund - in Round 1, of the 305 applications submitted nationally, 35 per cent were approved in total. Of these, 75 per cent were in Priority 1 areas. The Department for Levelling Up, Housing and Communities' Levelling Up announced Round 2 of the £4.8 billion Levelling Up Fund in April 2022. This fund aims to supporting investment in infrastructure and schemes that improve everyday life across the UK, including regenerating town centres and high streets, upgrading local transport options, and investing in cultural, heritage and leisure assets. The outcome of round 2 of this competitive capital grant programme was announced on 17 January 2023 and CWaC has successfully secured the fund for transforming Ellesmere Port Town Centre.

12.24 While the transport infrastructure project was not successful, delivering a new bridge for Northwich is a key element for tackling a traffic bottleneck as well as unlocking regeneration. A successful bid to Government, plus council funding, would enable a new two-way road bridge to be erected nearby, with the swing bridge converted for walkers and cyclists only, who would also benefit from better accessibility into the town centre along Winnington Lane corridor through road and junction improvements^(viii). Policy T1 in the Local Plan (Part Two) also identifies that priority local road network schemes include improvements to the link between Winsford / Middlewich and the M6 Junction 18 and interventions to the north of Northwich, including the Winnington Swing Bridge. The A51 Tarvin to Chester Improvement Scheme received full approval in August 2019. In March 2020, all land acquisitions were completed, and construction is underway. This is now complete.

12.25 Other regeneration schemes within the borough will also demand provision of primary aggregate. Cheshire West and Chester Council is delivering a wide range of regeneration projects across the borough; to transform Winsford town centre and industrial estate, Weaver Square, Winnington Bridge Corridor in Northwich, Chester's Northgate, Chester's Rows, and the area around Chester railway station. Chester's Northgate and the waste management sites of Protos should be noted as they would amount to a considerable amount of built floorspace.

12.26 Further work is taking place in Northwich to address challenges along the Winnington Lane corridor. The plans include a new road bridge across the river Weaver and converting the existing Listed Bridge for use by cyclists and pedestrians. Improving the links to the town centre, station and bus

viii source:

<https://www.northwichguardian.co.uk/news/20170248.new-winnington-bridge-play-key-role-46m-scheme/>

interchange through a number of road and junction improvements will provide better access for cyclists and walkers to use the Winnington corridor and reduce car traffic.

12.27 Transforming Ellesmere Port Town Centre has 3 elements of transformation of Ellesmere Port market hall, improved walking, wheeling and cycling links and bringing forward sites for new housing.

12.28 The Local Plan (Part Two) identifies several allocations for employment use and housing. Future development of these site allocations would result in requirements for aggregates.

12.29 The Council's Community Infrastructure Levy came into effect on 1 September 2017. The Annual Infrastructure Funding Statement 2021-22 (CIL and S106) List is the latest includes education, public realm and several transport and highways projects, which could result in requirements for aggregates. The list currently includes some large section 106 funds allocated but not spent in 2021/2022 for Moss farm, Stanney Grange and Knights Grange play pitches, Winnington to Northwich Cycle & Pedestrian Route, Little Sutton regeneration which could warrant large quantities of aggregates.

12.30 The current proposed route alignment of HS2 (phase 2b) passes through eastern parts of the borough. Creation of HS2 and its associated infrastructure, will have significant aggregate requirements.

12.31 An updated borrow pit report for HS2 indicates that there are likely to be three large borrow pits located within CWaC to meet part of the shortfall of sand, gravel, crushed rock and clay. Para 10.1.5 of the borrow pit report says that the deficit of high-quality engineering fill materials will be approximately 1.9 million cubic meters. This would not all need to be provided by CWaC, but nonetheless, it could have major impact on CWaC's reserves / landbank. A recent amendment to the HS2 scheme (Additional Provision 1) has resulted in a reduced need for aggregates and as a result, one of the borrow pits would no longer be required. CWaC have submitted comments at various stages of consultation and will continue to seek further clarification on the exact requirements for sand and gravel and details of how this will be provided. Additional provision 2 may result in additional aggregate requirements but details have not yet been provided by HS2 Ltd. There is ongoing work to create more transparency to assessing demand through projected volumes.

12.32 The HyNet Northwest Nationally Significant Infrastructure Project (NSIP) will also result in aggregate requirements and will impact on existing MSAs, but opportunities for re-use of extracted material and additional volumes required are not currently clear. The project includes a hydrogen production plant in Ellesmere Port, a carbon dioxide pipeline from Ellesmere Port to depleted gas reservoirs under Liverpool Bay and a hydrogen pipeline from the production plant to storage areas and users.

12.33 Large parts of the Mineral Safeguarding Area is within the area covered by the Sandstone Ridge, which has been shortlisted as a potential AONB. If the designation continues, there may be difficulty in allocating sites for quarries in this area.

12.2 Demand from outside of the borough

12.34 Demand from within Cheshire, as outlined in chapter 6 'Exports and imports' accounts for approximately 60 - 70% of overall sales. There is no data available to split this down between Cheshire West and Chester and Cheshire East, but it would be expected that the majority of the sales would be within the Borough, but sales to Cheshire East would still be significant.

12.35 The Local Plan Strategy for Cheshire East was adopted in July 2017. This identifies that provision will be made for a minimum of 380 hectares of employment land and a minimum of 36,000 homes between 2010 and 2030. Regeneration is a priority for the Cheshire East area and the Council continues to drive forward a number of key regeneration schemes, to help improve and build more attractive town centres and develop sustainable communities and rural areas, to provide the best possible environment for businesses and residents. The main schemes are as follows:

- [Crewe Town Centre Regeneration Programme](#)
- [Basford Employment Areas](#)
- [Macclesfield Town Centre Regeneration](#)

12.36 All of the above schemes include plans for substantial infrastructure construction, along with significant residential and economic schemes.

12.37 The 2023 LAA for Cheshire East identified that the sand and gravel landbank was 4.11 years and the shortfall likely to be addressed through a mixed policy approach involving new allocations, extensions to existing quarries and the designation of preferred areas and areas of search. The draft Minerals and Waste Plan (Regulation 18) was subject to public consultation between the 9 November 2022 and the 21 December 2022 and the representations to the draft plan are currently being considered by the Council.

12.38 The region which buys most sand and gravel aggregate (Table 5 'Sales by destination 2016 - 2021') from Cheshire West and Chester(outside Cheshire) is Manchester, Merseyside, Halton and Warrington and have been historically the most significant consumer. Hence the growth aspirations in this area should be considered when assessing future demand.

12.39 The Liverpool Local Plan has been adopted on 26 January 2022, which mentions that the city has an overall requirement for 145 hectares of land for industrial and business uses over the period of the Local Plan, to meet the needs of the City and the sub-regional demand resulting from planned development associated with Super Port. For the period 2013-2033, Liverpool's housing requirement is for at least 34,780 net additional dwellings. Therefore, the average level of housing growth equates to 1,739 or more dwellings per year.

12.40 A Liverpool City Region (LCR) Spatial Development Strategy (SDS) is being developed in partnership with Local Authority Planning teams within the Liverpool region who are able to provide insight into what is needed in each constituency, borough and neighbourhood. The SDS will set out a spatial planning framework for the LCR for the next 15 years, covering the City of Liverpool and the Metropolitan Boroughs of Knowsley, St Helens, Sefton, Wirral and Halton. The SDS will be different to the Greater Manchester Spatial Framework [GMSF] in that it will not allocate housing and employment

sites throughout the region and will not make changes to Green Belt boundaries. In the LCR, these policies will be contained within the development plans for the constituent local authorities. A significant project that could increase aggregate demand considerably is the Mersey Tidal Power Project. The project is currently in Phase 3 Concept Development which is looking to better understand how a barrage and/or lagoon project can fit in River Mersey and Liverpool Bay.

12.41 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'.

12.42 The Warrington Updated Proposed Submission Version Local Plan (UPSVLP) 2021–2038 was submitted to the Secretary of State for Levelling Up, Housing and Communities on 22 April 2022 for independent examination which identifies objectives to deliver a minimum of 18,900 new homes and provide 362 hectares of employment land between 2017 and 2037. The Warrington Western Link road between the A56 Chester Road in Higher Walton and the A57 Sankey Way in Great Sankey is also anticipated to start within the next two years. Consultation on the draft proposed submission version has been closed in November 2021. In October 2022, the Combined Authority has decided that, before consulting further on the SDS, it needs to gain a greater understanding of the Government's policy direction, timing and implications on matters such as, Investment Zones, awaited updates to the national planning policy framework and simplification of the planning regime.

12.43 The Joint Local Aggregate Assessment 2019 for Greater Manchester, Merseyside and Halton, and Warrington indicates that there is only one remaining operational sand and gravel quarry in that area and the landbank is well below the requirement of at least 7 years at 4.4 years. This may impact on sales within Cheshire West and Chester.

12.44 Nine councils in Greater Manchester (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan) have now submitted the [Places for Everyone Plan \(2021\)](#) to the Secretary of State for Levelling Up, Housing and Communities. The plan has been submitted together with all the supporting documents, background evidence, and representations received during the final stage of public consultation, which took place from 9 August to 3 October 2021. No modifications were considered necessary prior to Submission, therefore the Submission Plan remains unchanged from that published under Regulation 19 in August 2021. This plan sets out how the nine boroughs should develop up until 2037 and identifies the amount of new development that will come forward across the 9 districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused. The baseline economic forecast foresees an increase of around 100,000 jobs by 2037 (of which approximately 90% is forecast to be within the PfE Plan area). With a 45% population growth forecasted in the area, there will be considerable housing demand which are addressed through various allocations across the plan area. Needless to say, all this will give rise to a sizeable demand for aggregate.

12.45 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.

12.46 All of the above Local Plans, 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 sand and gravel aggregate from within the borough throughout the Plan period and beyond. While the level of demand has been impacted by the Coronavirus pandemic since 2020, there has also been a decrease in reserves, leading to a decrease in landbank.

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. However, for 2022, the landbank is below the minimum required 7 years.

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 Local Plan (Part Two) was adopted in July 2019 and policy M 1 identifies that provision will be made for the extraction of at least 16 million tonnes of land-won sand and gravel over the plan period (0.80 million tonnes per annum). The requirement to provide a minimum seven-year supply beyond the plan period would result in an additional requirement of at least 5.60 million tonnes. This is a total requirement of at least 21.60 million tonnes. It sets out that this will be achieved by: continued extraction. However, as revealed above, as of 31 Dec 2022, CWaC does not have at least 7 year landbank. However, the current application at Crown Farm / Cheshire Sands and the difference this would make to the landbank if approved. This application has not yet been decided and therefore cannot be counted as part of the landbank.

13.5 The Council has commenced initial work, including evidence gathering, in advance of an update to its Local Plan (Part One). The updated Local Plan will replace the current Local Plan (Part One) Strategic Policies document. Once in place, it will establish a strategy for growth and change over the plan period (of at least 15 years) from 2030, allocate sites to deliver the strategy as well as to allocate new sites for

non-strategic development in the local authority area. The Local Plan update will also set out the suite of planning policies that will be used to deliver sustainable development in Cheshire West. As part of the Local Plan (Part One) update, new allocations would be sought for aggregate.

Conclusion

13.6 The current landbank for sand and gravel aggregate is 4.51 years based on the current annual apportionment figure of 0.80mt per annum. If calculated using ten-year average sales of 0.64 mt per annum the landbank increases to 5.64 years.

13.7 The Coronavirus pandemic has had some impact on sand and gravel sales, but in 2021, sales increased a bit, before falling again in 2022. The future requirement is likely to increase due to continued increase in levels of development within the borough and in nearby areas. There are several nearby authorities promoting growth in their areas, but with reducing sand and gravel supplies. As such, this is likely to result in an increase in future sand and gravel demand experienced in the borough in the short to medium term. HS2 may also have significant impacts on demand for aggregates, but the amount required to be provided from CWaC is not yet clear.

13.8 As seen in the above sections, CWaC has under 7-year landbank of minerals when calculated against the annual apportionment figure of 0.80mt. In the previous section, it became clear that depending upon housing and employment floorspace completions, CWaC could potentially require 0.88 mt per annum of aggregates for the rest of the plan period till 2030. This figure would reduce the landbank calculations further. However, previously, annual apportionment figure of 0.80 mt has been traditionally used for landbank calculations and forecasting and as seen above, the current land bank figure is at 4.51 years.

13.9 The policies within the Local Plan (Part One and Part Two) aim to ensure an adequate, steady and sustainable supply of sand and gravel. Policy M1 identifies that the Council will maintain a steady and adequate supply of aggregate land-won sand and gravel by the continued provision of sand and gravel from permitted reserves at existing sites; the allocation of a sand and gravel site as an extension to Forest Hill, Sandiway; identification of a Preferred Area; and identification of an Area of Search. An extension to Forest Hill has now been approved and has been added to the landbank in this monitoring period. An extension for Crown Farm quarry has been applied for in January 2023 and if approved, would add considerably to the reserves of CWaC increasing the landbank to at least 11.5 years in the first year of its working. However, this is still pending decision and depending upon the result, this would be added to future provision in following LAAs.

13.10 If future LAA 2024 also finds a landbank lower than 7 years, this will be considered in the imminent Local Plan (Part One) update.

13.11 In the above section of [12 'Future demand'](#) it was found that on the basis of the forecasted aggregate sales correlated to both future housing and employment completions a figure of 0.88 mt was calculated as a forecasted yearly requirement for the rest of the plan period.

13.12 However, it has been decided that the planned provision should remain at the annual apportionment figure for this LAA 2022. The 3 and 10 year average sales are below the apportionment figure. 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 slightly higher annual apportionment figure of 0.80mt per annum.

13.13 The lack of an at least 7 year landbank and the possible increase in future demands for aggregates will be taken into account in the Local Plan (Part One) update.

13.14 The sales, reserves, landbank and planned provision will be assessed through future LAAs 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 and the minerals industry.

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

Area of Search - areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.

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 - 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.

Mineral resource - concentration of minerals that are of economic interest.

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

Preferred Area - areas of known resources where planning permission might reasonably be anticipated by industry.

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. This also includes crushed rock aggregates, although no consented crushed rock reserves are currently available in Cheshire West and Chester.

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

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

Specific sites - sites where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms.

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	Operator
A S H Skip Hire	Non-Haz Waste Transfer	A S H Skip Hire Ltd
Aggregates Yard	Inert Waste Transfer / Treatment	U K Aggregates & Plant Ltd
Ash Aggregates Ltd	Physical Treatment	Ash Aggregates Limited
Ash Metal Recycling Limited	Non-Haz Waste Transfer	Ash Metal Recycling Limited
Bridges Road Transfer Station	Non-Haz Waste Transfer	Alchem Merseyside Ltd
Cheshire Waste Management Centre - EPR/EP3933XF	Haz Waste Transfer	Tradebe Northwest Limited
Cheshire Waste Skip Hire Limited	Non-Haz Waste Transfer	Cheshire Waste Skip Hire Limited
Davenham Highways Depot	Non-Haz Waste Transfer	Ringway Infrastructure Services Ltd
Ellesmere Port Incinerator - EPR/BS5193IE	Hazardous Waste Incinerator	Veolia ES Cleanaway (UK) Limited
Frodsham Marsh Lagoons	Inert LF	Manchester Ship Canal Company
Gowy Landfill EPR/BV1844IM	Non-Haz LF	3C Waste Limited
Guilden Sutton Depot	Non-Haz Waste Transfer	Ringway Infrastructure Services Ltd
Tattenhall Transfer Station	Non-Haz Waste Transfer	Tudor Griffiths Ltd
Household waste recycling centres: Winsford, Tattenhall, Northwich, Neston, Frodsham, Ellesmere Port, Chester	Household Waste Recycling Centres	HW Martin
Lostock Works, CW9 7NU (Not yet operational)	Recycled aggregate processing	Northwich O&M Limited

Site	Facility type	Operator
Ince Resource Recovery Park, CH2 4RB (Not yet operational)	Recycled aggregate processing	Not yet known

Please note that this table has been derived from 'Active Waste Sites' data of the Waste Data Interrogator 2021 filtered by sites which process/recycle or transfer mineral waste and construction and demolition waste. In future versions of the LAA, this data will be derived from the latest Waste Data Interrogators as well as in the absence of survey responses from secondary and recycled aggregate operators, this presents a reliable source. In previous versions, the table was based upon survey responses as response rate was higher.

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