Cheshire West & Chester Council

Local Plan

Local Aggregate Assessment 2024

Covering sales and reserves data from January 2023 – December 2023
and 2019 import data from BGS

Visit: www.cheshirewestandchester.gov.uk/localplan

Cheshire West and Chester

Executive summary

Local Aggregate Assessment

Appendices

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 2023 (paragraph 219).

2 This report mainly covers sales and reserves data from January 2023 - December 2023 from the national Aggregate Minerals Survey (undertaken in 2024) 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.

4 The borough does not contain crushed rock aggregate reserves and has no operational crushed rock sites and no sites for crushed rock with planning permission. It therefore needs to import this material and around 1.6 million tonnes of crushed rock is imported into the sub-Cheshire region annually.

5 Sales of land won sand and gravel aggregate during 2023 were 0.54 million tonnes (mt). This is an decrease of 0.09 mt since the previous year of 2022 and this is the lowest figure in the past 5 years, reflecting the economic downturn since the impact of the Coronavirus pandemic.

6 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. The site is also 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 2023 (paragraph 219), based on the annual apportionment figure.

7 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 2023 period was Greater Manchester, Merseyside, Halton and Warrington (national Aggregate Minerals Survey). 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.

8 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 2022	Performance in 2023	Comparison of 2023 against 2022
Land won sand and gravel sales (million tonnes)	0.65	0.54	↓0.09 mt
3 year average sales (million tonnes)	0.66	0.64	↓0.02 mt
10 year average sales (million tonnes)	0.64	0.65	↑0.01 mt
Permitted reserves of sand and gravel (million tonnes)	3.61	2.94	↓0.67 mt
Crushed rock imports (million tonnes)	1.6	1.6	No change (No updated data since 2019)
Landbank based on annual apportionment figure (years)	4.51	3.68	↓0.83 years
Landbank based on 10 year average sales (years)	5.64	4.53	↓1.11 years
Landbank based on 3 year average sales (years)	5.47	4.60	↓0.87 years
Permitted aggregates sites	3	3	No change
Active aggregate sites	3	3	No change

9 Data for crushed rock imports is sub-regional, please refer to Table 6 for more information on sub-regional figures.

1 Introduction

1.1 Minerals planning authorities should plan for a steady and adequate supply of aggregates. The National Planning Policy Framework (NPPF) (2023) 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 219 NPPF 2023.)

1.2 This Local Aggregate Assessment (LAA) covers the period from 1 January to 31 December 2023 and has been prepared in accordance with the NPPF, Planning Practice Guidance (PPG) and the Practical 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 2023 data from the British Geological Survey (BGS), current draft data from November 2024.
- Data and information on marine dredged aggregates held by the Crown Estate.
- 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.

1.6 The borough does not contain crushed rock aggregate reserves and therefore needs to import this material. There is currently no operational crushed rock sites or any that have planning permission. Further detail relating to the borough's geology is set out in chapter 2 'Local context'.

1.7 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.

1.8 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 had a resident population of 361,994 at the time of the 2021 census. The population is forecast to increase by more than 10% by 2038.[i].

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 30 metres. 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. An indication of current supply patterns is included in chapter 6 'Exports and imports'.

---

i Source: State of the Borough narrative 2024 Cheshire West and Chester Council

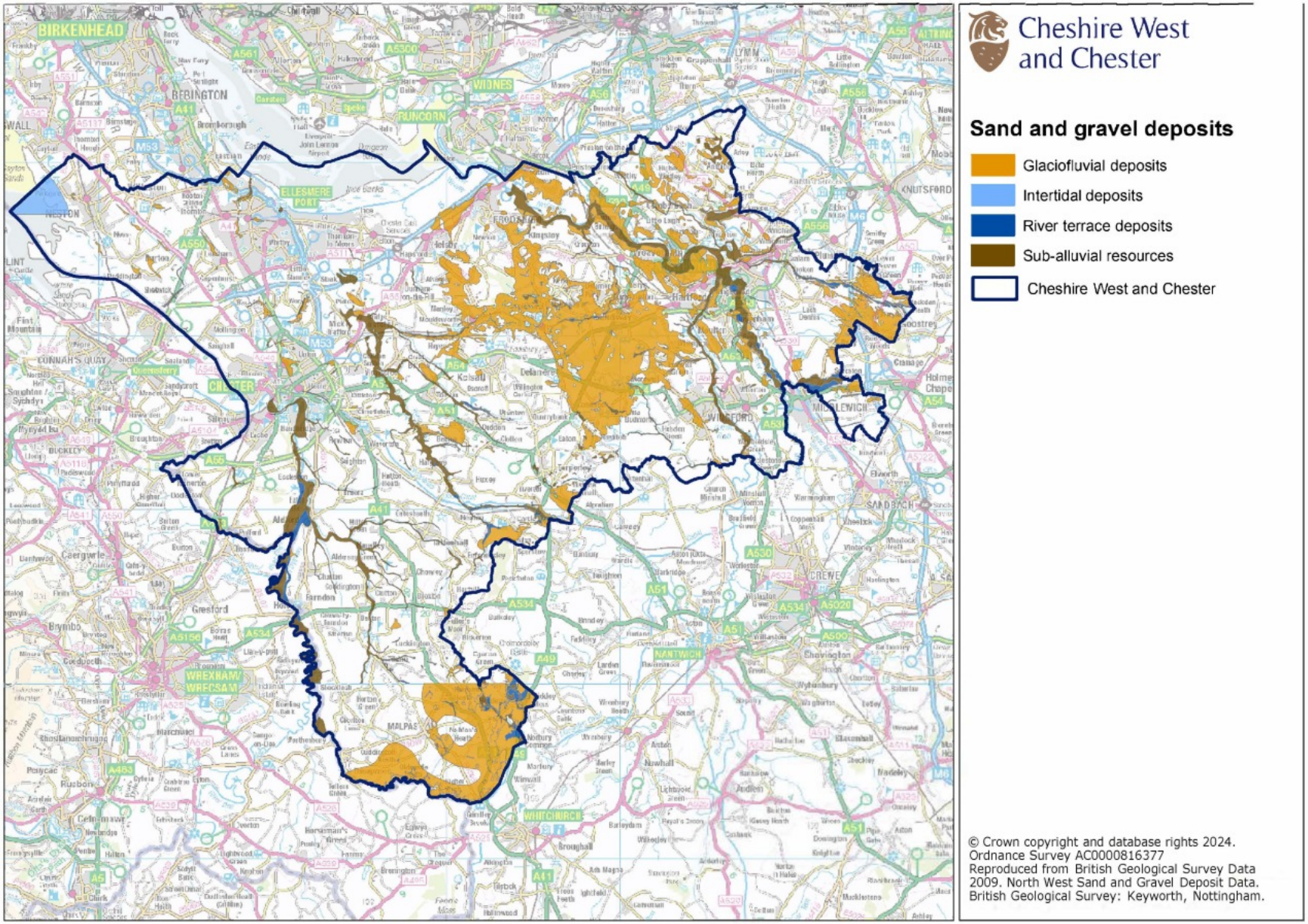
2.7 Current permitted reserves are concentrated in the superficial glacio-fluvial deposits found immediately surrounding Delamere Forest and to the west and southwest of Northwich. Material is primarily high-quality soft sand used for asphalt and mortar, and coarse sharp sand used in the manufacture 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. Consequently, this has had an impact on the production capacity within the borough.

2.8 In June 2021, the Sandstone Ridge was shortlisted for Area of Outstanding Natural Beauty (AONB) designation. This designation has not yet been decided and the boundary of the proposed AONB has not been confirmed. It is not currently clear whether the AONB would include significant areas of sand and gravel resources. 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 (AWPs) at the sub-national level and a National Aggregate Coordinating Group who monitor the overall provision of aggregate in England. Cheshire West and Chester is a member of the North West AWP. The AWP are consulted on the draft LAA and ratify the final version.

2.10 Paragraph 24 of the NPPF NPPF 2023 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, Oakmere and Town Farm, Kingsley [ii].
- 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 Town Farm ceased operation in 2019 and Cobden Farm ceased operation in 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 M1(B) and M1(D) 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 The Secretary of State for Levelling up, Housing & Communities wrote to Local Authorities on 8 September 2023 setting out that no local plans prepared under the current system of plan making can be submitted after 30 June 2025. This would give very limited time to prepare a comprehensive new local plan under the old system without already being at an advanced stage. At a meeting of Cabinet on 10 January 2024 (see item 79), the Council formally decided to prepare a new style Local Plan under the provisions of the Levelling Up and Regeneration Act 2023. Most provisions in the Act relating to the new local plan system have yet to commence and will need to be accompanied by regulations and new guidance as well as the publication of National Development Management Policies. In July 2024 the new Labour Government announced proposed reforms to the National Planning Policy Framework and other changes to the planning system. This was subject to a period of consultation until 24 September 2024. Until changes at a national level have been implemented and a new Local Plan is completed, the existing Local Plan (Part One) and (Part Two) will continue to operate.

Planned provision

3.8 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 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 2023 there were two 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

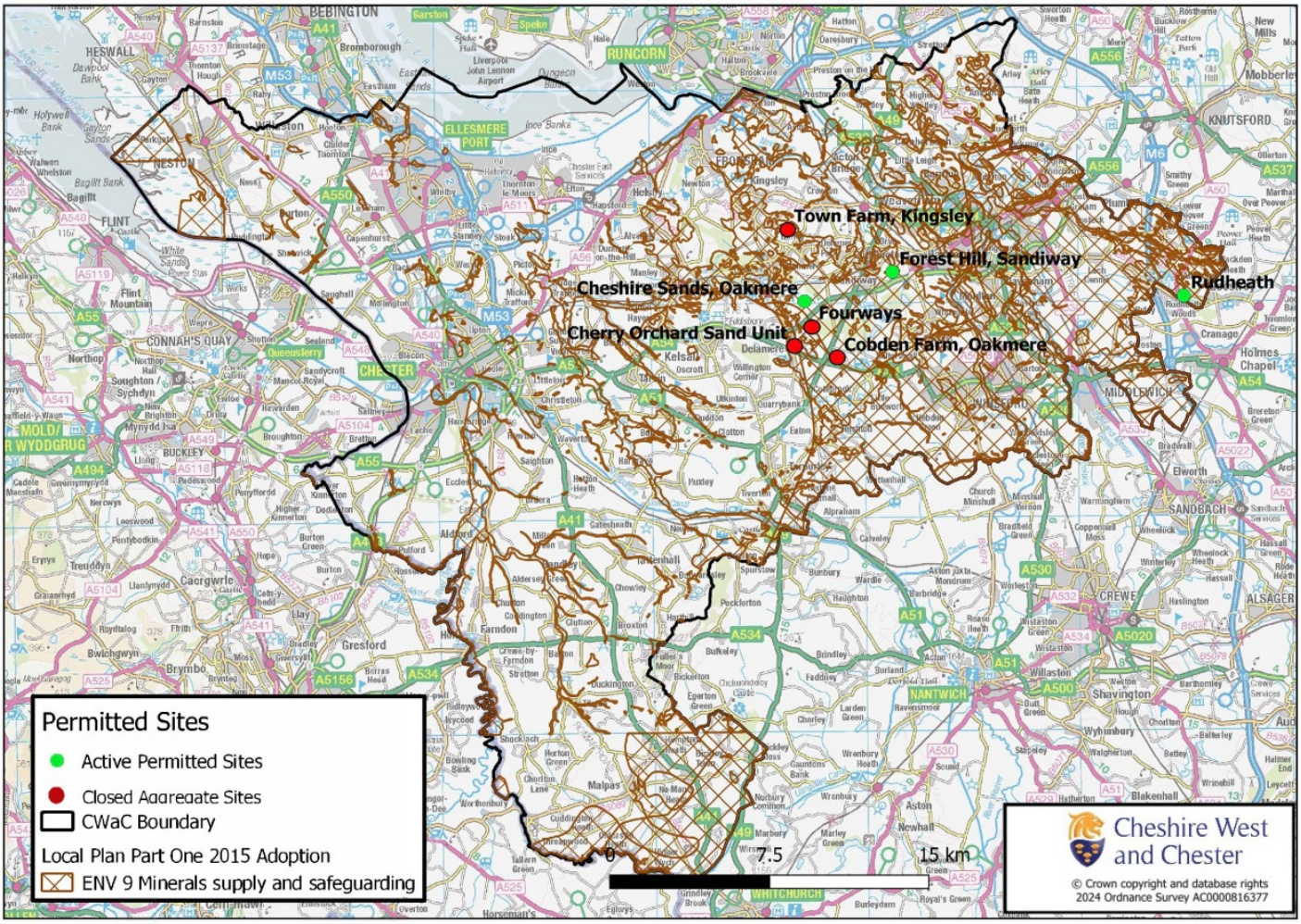


Table 2 Sand and gravel aggregate sites in Cheshire West and Chester

Site	Operator	2013 status	2014 status	2015 status	2016 status	2017 status	2018 status	2019 status	2020 status	2021 status	2022 status	2023 status	Material	Site area (ha)	Grid ref
Cherry Orchard Sand Unit	Cherry Orchard Sand Unit Limited	Closed	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	Active	Active	Active	Active	Closed	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	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Closed	Sand	143ha	SJ 577 690
Town Farm	P Casey Enviro Ltd	Active	Active	Inactive	Active	Active	Active	Closed	Closed	Closed	Closed	Closed	Sand	42ha	SJ 565 735
Rudheath Lodge	Sibelco UK Ltd	-	-	-	-	-	-	Permitted but construction not started	Active	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

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.

4.5 An application for construction of a concrete batching plant at Cheshire Sands Quarry (18/01210/FUL) was approved in November 2018. This permission has never been implemented and has now lapsed.

4.6 The latest application for this site is 23/00320/FUL for a lateral and deepening extension of the approved excavation area within Cheshire Sands 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 application was approved at planning committee on 1 October 2024, but the decision has not yet been issued. This will be added into the reserves figures in future LAAs.

Cobden Farm

Status: Closed

4.7 Cobden Farm Quarry is located on Longstone Lane, Commonside north of Little Budworth. Permission for the extraction of sand was granted in 2001 and operations commenced in 2005. The site was mothballed in 2008 due to the drop in demand caused by the 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 15/04063/S73to extend the lifetime of Cobden Farm Quarry by 5 years until 2021 and to amend the permitted working area in Phase 3 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 November 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 approved in April 2019 for Alteration of the Dust Monitoring Scheme. The latest application on this site is 22/03564/S73 which proposes to vary conditions 1 (plans), 5 (aftercare), 6 (woodland management), 8 (completion) and to extend the timescale for restoration until 31 October 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). 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 and storage bays 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 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.

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 work the site until December 2023, along with changes 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 and the decision was issued in August 2022. The application 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 completed.

4.12 A non-material amendment to 19/02452/MIN to alter the configuration of the hardstanding / compound location (22/03342/MIN) was approved in October 2022. In March 2023 application 23/00110/S73was approved for variation of condition to permit cessation of use, removal of plant, structures and hardstanding and site restoration by 9 January 2028 or within 12 months of the date of completion of mineral extraction under planning permission 19/02452/MIN, to retain the bagging plant and infrastructure. A non-material amendment 23/02030/NMAwas approved on 8 August 2023 for relocation of the screener from the south side of the railway to the north side.

Fourways

Status: Closed

4.13 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 until 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

4.14 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

4.15 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.

4.16 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. Discharge of condition application 22/03896/DIS 22/03896/DIS for conditions 28 (progressive species surveys and mitigation proposals) and 45 (method statement for precautions during works for large mammals and twice yearly checks) of planning permission 17/03104/MIN was also issued in February 2023.

Overview of Reserves

4.17 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 can deplete far faster than expected.

4.18 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, 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 219 of the NPPF 2023. Paragraph 219 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.

4.19 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 may help to increase the number of operators.

4.20 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	**Closed**											
Cheshire Sands (Tarmac Ltd advise that reserves may deplete by 2027)												
Cobden Farm	**Closed**											
Forest Hill												
Rudheath Lodge												
Fourways	**Closed**											
Town Farm	**Closed**											

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	**Closed**											
Cheshire Sands (Tarmac Ltd advise that reserves may deplete by 2027)												
Cobden Farm	**Closed**											
Forest Hill												
Rudheath Lodge												
Fourways	**Closed**											
Town Farm	**Closed**											

5 Aggregate sales

5.1 Sales for 2014 - 2023 are provided in Table 4 alongside the ten and three year average sales figures.

Table 4 Sand and gravel aggregate sales 2014 - 2023 (million tonnes)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10 year average	3 year average
Cheshire West and Chester	0.42	0.60 (1)	0.71	0.67	0.80	0.80	0.60	0.72	0.65	0.54	**0.65**	**0.64**

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 started relatively low in 2014 at 0.42 million tonnes per annum and increased to a high point during 2018 and 2019 of 0.80 million tonnes per annum. Sales have generally decreased since 2019, possibly due to the Covid pandemic and associated impacts on the economy and housebuilding. 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 0.65 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. Aggregate sales have been below the aggregate apportionment every year apart from 2018 and 2019.

5.5 There were no sales of crushed rock from the borough due to there being no active sites, therefore the borough is solely reliant on crushed rock being imported.

5.6 The Mineral Product Association (MPA) report 'Profile of the UK Mineral Products Industry' (2023) identified that market demands for aggregates in recent years have been volatile and following a pandemic-induced downturn in 2020, construction demand for aggregates saw a rapid rebound in 2021. Demand slowed again in 2022 due to the knock-on effects of a wider economic and construction slowdown. The report states that having already seen declines in 2022, sales volumes for aggregates are expected to see another year of decline in 2023. However, the MPA consider that the long-term prospects for the aggregates market remain positive, with substantial construction demand expected over the next 15 years to deliver the green growth agenda, including the energy transition and Net Zero.

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 2023 for two active sites within the borough alongside export data for 2018, 2019, 2021 and 2022 for comparison. Please note that the table does not include data from Rudheath Lodge.

Table 5 Sales by destination 2018 - 2023

Destination	Export amount (tonnes) 2018	Export amount (tonnes) 2019	Export amount (tonnes) 2021	Export amount (tonnes) 2022	Export amount (tonnes) 2023	Percentage of overall 2023 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	396,108	73.51 %
Greater Manchester, Merseyside, Halton and Warrington	166,893	176,601	150,711	104,727	96,941	17.99 %
Lancashire, Blackpool and Blackburn with Darwen **(1)**	16,516	19,827	17,304	17,191	10,665	1.98 %
Shropshire and Telford and Wrekin **(2)**	2,127	4,189	4,914	1,224	53	0.01 %
Staffordshire	587	1,041	14,229	16,916	33,013	2.62 %
West Yorkshire	92,541	23,071	1,558	-	-	-
North East Wales	12,232	14,031	13,829	8,461	2,047	0.38 %
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	Export amount (tonnes) 2023	Percentage of overall 2023 sales
Unknown	7,351	(4)	-	-	-	-
Remainder of West Midlands. (5)	-	-	-	2,227	-	-
Total	796,066 (6)	795,145	693,076	646,434	538,827	

1. Prior to 2022 this was called 'Lancashire'
2. Prior to 2022 this was 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 Staffordshire, which have increased from 2.62% of the total to 6.13%. Sales to North East Wales have reduced from 1.31% to 0.38% of the total.

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. (iii)

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.

iii 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.

6 Exports and imports

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%
Peterborough	<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 2014 - 2023.

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 2014-2023 (million tonnes)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Cheshire West and Chester	4.70	8	6.80	6.60	5.80	6.10	6.00	5.32	3.61	2.94

7.3 Sand and gravel aggregate reserves as of 31 December 2023 were 2.94 million tonnes. This is a decrease in reserves compared to 2022 as no additional sites of significant capacity have been permitted during that period, whilst sales have continued. The level of reserves in 2023 is the lowest point over the past 10 years.

7.4 The borough does not have any permitted crushed rock aggregate reserves.

7.5 Chapter 4 4 'Aggregate sites' provides details on the expected depletion dates for each aggregate site.

7.6 As explained in chapter 4, there is a current application 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. This application was approved at planning committee on 1 October 2024, but the decision has not yet been issued. It will add significantly to the available reserves in CWaC and will be included in the reserves figures in future LAAs.

7.7 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 2023 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 2023 (million tonnes)	Landbank (years)
Ten-year average sales	0.65		2.94	4.53
Annual apportionment figure		0.80	2.94	3.68

8.2 Table 10 shows that the landbank provides less than the 'at least' seven years required by paragraph 219 of the NPPF 2023.

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.

8.4 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 has impacted on this and the ten-year average sales figure includes lower sales due to the pandemic and associated economic downturn and reductions in building. However, it is anticipated that building levels and aggregate sales will pick up over the longer term and 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. This explains how the annual apportionment figure has been further consolidated by other forecasting methods.

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 219 f) of the NPPF 2023 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". The update to the Local Plan, mentioned in chapter 3 'Local Plan' 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.[iv]

9.5 According to the most recent information provided by The Crown Estate's 2024 Summary Statistics, 0.29 million tonnes of primary aggregate were extracted out of the permitted 0.70 million tonnes from permitted licences in the North West during the 2023 calendar year. This is an increase on the 2.00 million tonnes (approximate) of material extracted from the region in 2021. Material extracted from the region was mainly delivered to North West Welsh wharves (97.3%).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 39 years of primary marine aggregate production permitted in the North West region. This is an increase in the reserve life from 33 years in 2022. According to the Crown Estate's Annual Review 2022, the North West has 9.28 million tonnes of primary reserves.

9.6 Due to the lack of land-based aggregate resources in the North West region, marine aggregates may play an increasingly important role in aggregate provision in the future. Meetings have been undertaken in 2023 and 2024 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.

---

iv 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.

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 Environment Agency's Waste Data Interrogator (WDI) 2023 (waste received) indicated that there are 10 sites in Cheshire West and Chester which have potential to provide for the recycling of construction, demolition and excavation (CD&E) waste stream (details of the sites are included in Appendix B 'Recycled aggregate sites'). In addition to these 10 sites, additional sites that may have the potential to accept, process or sell recycled aggregates were also consulted as part of the North West Aggregate Working Party annual monitoring survey in 2024 (based on 2023 data). Five responses were received from operators. Three of these responses identified that the site did not currently produce or process any secondary aggregates or recycled aggregates or waste that could be used for aggregate purposes. One response identified that quantities at two sites were extremely small (i.e. not at recordable levels). Only one response provided details of aggregate sales. The figures have not been reproduced in this report due to commercial confidentiality.

10.4 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. 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.

10.5 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.

10.6 The Waste Data Interrogator (WDI) is prepared by the Environment Agency and the latest data available is from 2023. The 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 as processing may take place at the source (i.e. at the demolition / construction site), which would not necessitate the use of a transfer station. Information from the WDI 2023 was used, based on the approach set out in the National Waste Technical Advisory Board and Aggregate Working Party Chairs report " (January 2024). This indicates that in 2023 there were 0.40 million tonnes of relevant CDE waste received at sites within CWaC (where the fate was not incineration, landfill or long-term storage) and 0.60 million tonnes of relevant CDE

waste removed from sites within CWaC. The Environment Agency has less detailed information on waste removed than waste received.

10.7 The latest Waste Needs Assessment (2023) identifies in Appendix 4 that the total CD&E baseline 2021 arisings are 543,645 tonnes, 78,237 of which is recycled aggregate. The Waste Needs Assessment also identifies that there is a total capacity of 481,922 tonnes per annum at recycled aggregate facilities located within CWaC.

10.8 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	2022	2023
CD&E waste Received	0.08mt	0.10mt	0.07mt	0.07mt	0.13mt	0.24mt	0.32mt	0.61mt	0.28mt	0.56mt	0.40mt
CD&E waste Removed	0.25mt	0.28mt	0.18mt	0.53mt	0.15mt	0.10mt	0.13mt	0.12mt	0.20mt	0.78mt	0.60mt

10.9 With regards to recycled or secondary material, a planning application 20/00361/WAS for an inert waste and inert excavation waste recycling facility was approved on 16 January 2024. This application is part-retrospective and permission was sought for the mechanical processing and recovery of up to 37,500 tonnes per year of non-hazardous CD&E waste to produce secondary aggregates.

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	Planned / non-operational	
	Lostock Works rail sidings	Inactive since 2021	
Wharves	Resource Recovery Park, Ince	Planned / non-operational	
	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)
	Breedon Northwich Concrete Plant	Operational	Breedon
Substitute, recycled and secondary aggregate operators	Middlewich Road, Rudheath, Northwich	Operational	Cheshire West Skip Hire
	Liverpool Road, Chester	Operational	Cheshire Waste Skip Hire
	Indigo Road, Ellesmere Port	Inactive since 2019	

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 AppendixB '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 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 there are now additional substitute, recycled and secondary aggregate operators, details of which are provided in Appendix B 'Recycled aggregate sites'.,

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 2018 - 2023 (excluding 2015 where this data could not be published due to confidentiality issues). In 2018 57% of the sand and gravel sold in CWaC was consumed within Cheshire. This figure increased to 70% in 2019 and in 2023, 74% of sand and gravel sold in CWaC was consumed within Cheshire. This suggests 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 The Council's Annual Monitoring Report's include contextual indicators relating to the borough's economy. It is important to note that employment and business activity levels will be affected by a range of other factors outside the influence of the local plan. Employment levels in the borough have fluctuated since 2010, remaining fairly stable until 2017 (around 72.7%). There was rising employment from 2017 to 2020 to a peak of 81.4%, however, since then, there has been a sharp decline to 68.9% in September 2023. This is indicative of the covid-19 pandemic. The period 2022-2023 has shown an increase back to the pre-covid levels (76.5%). Despite these fluctuations, the model based unemployment rate has declined from 6.3% in 2010, to 2.7% in 2023 and is consistently below the north west and great Britain unemployment levels.

12.7 The Local Plan promotes economic growth in the borough, supporting existing and future business growth and allocating employment land for new development. The completion of employment land and floorspace over the plan period since 2010 provides an indication of economic growth in the borough. Table 13 sets out the amount of completed employment floorspace for the period 2011-2023. The annual take up of employment land fluctuates, as this varies with the size and type of employment development taking place. Employment floorspace completion for 2024-2030 has been forecast, based on allocations in the Local Plan and Neighbourhood Plans and sites with planning permission. The employment floorspace completions forecasts are based on financial year - with 2011 for example, covering the April 2011-March 2012 financial year.

12.8 Table 13 includes aggregate sales between 2011 and 2023. It also shows forecast sales for 2024-2030, using the forecasting function in Microsoft Excel, based on past sales levels to generate forecasted future sales up to 2030. All the forecasted information is shown in ***bold italics.***

12.9 The correlation-coefficient between employment floorspace completions and aggregate sales from 2011 - 2023 is 0.40, showing a positive, but relatively weak relationship. This is probably due to the fact that employment floorspace completions in the borough can vary significantly, depending upon whether particularly large individual schemes have been completed that year. As such, employment floorspace completions may link to future aggregate demand but the relationship is variable. The relationship between the two sets of figures is not strong enough to forecast aggregate sales based on employment completions.

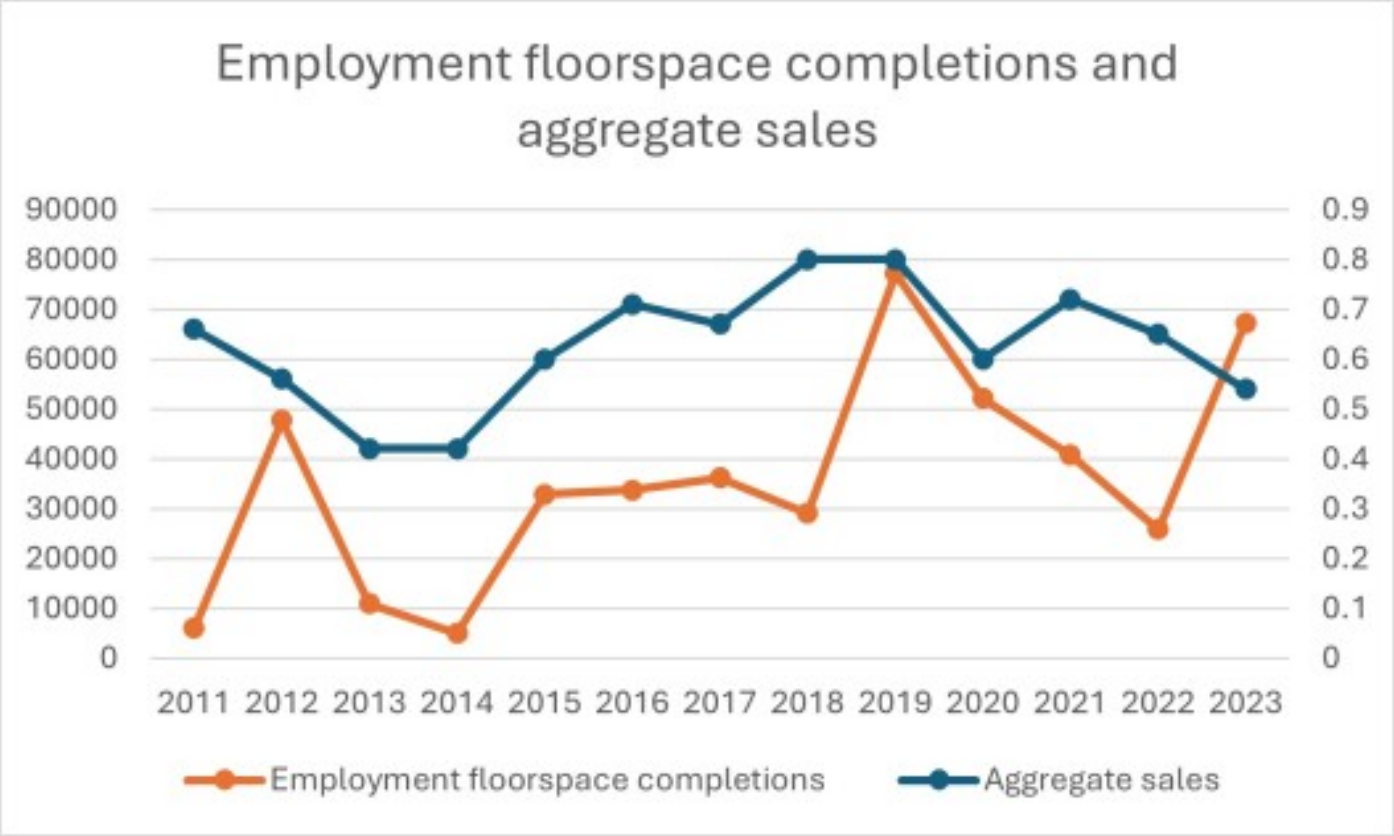
Table 13

Year	Employment floorspace completion (Sqm)	Employment floorspace completion forecast based on sites with planning permission	Total aggregate sales	Forecasted aggregate sales using Excel forecasting function
2011	6025		0.66	
2012	47740		0.56	
2013	10949		0.42	
2014	5019		0.42	
2015	32842		0.6	
2016	33692		0.71	
2017	36192		0.67	
2018	29041		0.8	

Year	Employment floorspace completion (Sqm)	Employment floorspace completion forecast based on sites with planning permission	Total aggregate sales	Forecasted aggregate sales using Excel forecasting function
2019	77204		0.8	
2020	52157		0.6	
2021	40741		0.72	
2022	25859		0.65	
2023	67268		0.54	
2024	***61956***			***0.68***
2025	***55864***			***0.69***
2026	***50113***			***0.70***
2027	***79026***			***0.71***
2028	***73728***			***0.72***
2029	***67636***			***0.73***
2030	***61885***			***0.74***

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 graph shows the relationship between employment floorspace completions and aggregate sales.

Figure 12.1 Employment floorspace completions and aggregate sales



Housing completions

12.11 Table 14 shows housing completions and aggregate sales. Please note that the housing completions figures relate to the financial year (e.g. 2011 refers to the period from 1 April 2011 to 31 March 2012), whereas the aggregate sales figures relate to the calendar year. The figures up to 2023 are based on monitoring.

12.12 The information within the table up to 2023 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 high of 2,542 net completions in 2017/18 (1 April 2017 - 31 March 2018). This pattern was generally mirrored in aggregate sales which have also increased year on year since 2013, other than a slight decrease from 2016 to 2017. In 2020, a sharp decrease in housing completions can be seen due to Covid 19 impacts on the construction sector and this is also reflected in aggregate sales. The correlation coefficient for the housing completions and aggregate sales from 2011 to 2023 is 0.5. This shows a moderate correlation between the two sets of figures.

12.13 The housing completion figures beyond 2023 have been forecasted using the forecasting function in Microsoft Excel, based on the figures from 2011 - 2023. The forecasting function has been used because the CWaC housing land monitoring report and associated forcasting have not yet been published. In addition, the housing land monitoring report just provides figures based on existing sites

within planning permission and does not take account of allocated sites without planning permission or windfalls. All the forecasted information is shown in ***bold italics.***

12.14 The aggregate sales have been forecasted in two different ways, via the Excel forecasting function and linked to predicted housing completions. The forecast of aggregate sales linked to predicted housing completions has been prepared using linear regression. Linear regression uses the linear relationship between the two variables to generate an equation and the predicted housing completions for each year are then fed into the equation to provide a forecast of aggregate sales for each year. The forecasted housing completions remain relatively similar from 2024 to 2030 and therefore the forecasted aggregate sales also remain at the same level following this approach.

Table 14

Year	Housing completions	Total aggregate sales	Forecasted aggregate sales using Excel forecasting function	Forecasted aggregate sales linked to predicted housing completions
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	1517	0.72		
2022	1355	0.65		
2023	1384	0.54		
2024	***1376***		***0.68***	***0.59***
2025	***1369***		***0.69***	***0.59***
2026	***1362***		***0.70***	***0.59***

Year	Housing completions	Total aggregate sales	Forecasted aggregate sales using Excel forecasting function	Forecasted aggregate sales linked to predicted housing completions
2027	***1354***		***0.71***	***0.59***
2028	***1347***		***0.72***	***0.59***
2029	***1339***		***0.73***	***0.59***
2030	***1332***		***0.74***	***0.59***

12.15 The graph below shows the correlation between housing completions and aggregate sales. It includes the forecasts of aggregate sales, linked to housing completions.

Figure 12.2 Housing completions and aggregate sales

12.16 There are several large housing schemes within the borough that are either underway, or will start shortly, including:

- 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. At April 2024 there were 110 dwellings under construction and 546 dwellings not started across both sites.
- Ledsham Garden Village: Sutton New Hall Farm, Ledsham Road, Little Sutton, Ellesmere Port. 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. At April 2024, 116 dwellings were under construction and 1,021 dwellings were not started.
- Verdin: Playing fields off Grange Lane, Winsford. Erection of 268 dwellings, new vehicular access and associated infrastructure, landscaping, sports pitches, public open space, ecological habitat and ancillary works. At April 2024, 63 units were under construction and 114 were not started.
- Winnington Place: Phase 2, Winnington Avenue, Northwich. At April 2024, 103 dwellings were not started.
- Cable Drive, Helsby: At April 2024, 20 units were under construction and 221 units were not started.
- Land at Premier House: Phases 8 and 9, Charterhall Drive, Chester. At April 2024, 113 dwelling were not started.
- Rossfield Park: Outline permission granted for residential development of approximately 500 units in several phases, including highways and drainage works, pedestrian/cycle level rail crossing and associated works. AT April 2024, 27 units were under construction and 258 not started.

12.17 Please note that the housing data provided in the list above is from the 2024 Housing Land Monitor, which is currently in draft and has not yet been finalised or published.

Overview

12.18 The average forecast aggregate sales for 2024-2030 dependent on future housing completions is 0.59mt. The average forecast aggregate sales based on the Excel forecast is 0.71mt. These figures are similar to the 10 year average sales figure of 0.65mt and less than the annual apportionment figure of 0.8mt.

Major projects

12.19 Major projects alongside employment and housing growth will create further increased demand for aggregate. The Local Plan (Part One) Strategic Policies allocates a number of strategic sites which include employment and housing development alongside additional infrastructure requirements.

12.20 Last year, Cheshire West and Chester Council successfully secured Levelling Up Funding for transforming Ellesmere Port Town Centre. Transforming Ellesmere Port Town Centre has three elements: transformation of Ellesmere Port market hall; improved walking, wheeling and cycling links and bringing forward sites for new housing; as well as improvements to the Chester to Ellesmere Port canal towpath.

12.21 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.

Cheshire West and Chester Council remains committed to making improvements to the Winnington Corridor and Bridge, despite being unsuccessful in a Levelling Up Fund application for £45.8 million, which was submitted last year.

12.22 In addition, 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.

12.23 In addition to the schemes mentioned above, other regeneration projects 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, Chester's Northgate, Chester's Rows, and the area around Chester railway station.

12.24 The Council's Community Infrastructure Levy came into effect on 1 September 2017. The Annual Infrastructure Funding Statement 2022/23 (CIL and Section 106) provides details of Section 106 funds allocated but not spent in 2022/23. This includes education, regeneration, public realm and several transport and highways projects, which could result in requirements for aggregates. The list currently includes some large funds for: education facilities/improvements at Sutton Green and Upton Heath; football pitch investment at Moss Farm, Stanney Grange and Knights Grange; highways works in Cuddington; and Winnington to Northwich cycle and pedestrian route. All of these schemes may require relatively large quantities of aggregates.

12.25 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.

12.26 Large parts of the Mineral Safeguarding Area is within the area covered by the Sandstone Ridge, which has been shortlisted as a potential Area of Outstanding Natural Beauty. If the designation is taken forward, this could impact on future opportunities for mineral extraction in that area.

12.2 Demand from outside the borough

12.27 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.

12.28 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

12.29 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. However, it is now proposed that minerals and waste will form part of the new Local Plan and initial consultation on the Local Plan was undertaken between 8 April and 1 July 2024. This includes consultation on a minerals topic paper. The minerals topic paper identifies that in Cheshire East there is a declining sand reserve of less than 2 years remaining at the end of 2022.

12.30 Enterprise Cheshire and Warrington 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'.

12.31 The Warrington Local Plan 2021/22 - 2038/39 was adopted on 4 December 2023. It identifies objectives to deliver a minimum of 14,688 new homes and provide 168 hectares of employment land between 2021/22 and 2038/39. 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.

12.32 The region outside Cheshire which receives most sand and gravel aggregate from Cheshire West and Chester is Manchester, Merseyside, Halton and Warrington. Hence the growth aspirations in this area should be considered when assessing future demand.

12.33 The Joint Local Aggregate Assessment 2020-2023 for Great Manchester, Merseyside and Halton, and Warrington (including data for the period from 1 January 2019 to 31 December 2022) indicates that there was only one remaining operational sand and gravel quarry in that area in 2022. There are now no active quarries in the area, so the sand and gravel reserves are now nil and the landbank is also nil, so this is well below the requirement of at least 7 years. The consumption levels within the area remain high. Marine aggregates may provide for part of this demand but the imports of sand and gravel from surrounding authorities is also likely to increase and this may impact on sales within Cheshire West and Chester. The Greater Manchester Joint Minerals Plan is from 2013 and doesn't take account of the current lack of sand and gravel supply in the area.

12.34 The Places for Everyone Plan 2024 took effect and became part of the statutory development plan in March 2024. it covers nine councils in Greater Manchester (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan). This plan sets out how the nine boroughs should develop up until 2039 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 strategy aims to provide: 20,122 dwellings in allocations, with a total land supply of 198,888 dwellings; at least 2,019,000 square metres of new office floorspace; and at least 3,513,000 square metres of industrial and warehousing floorspace.

12.35 The Liverpool Local Plan was adopted on 26 January 2022 and identifies 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.

12.36 A Liverpool City Region (LCR) Spatial Development Strategy (SDS) is being developed in partnership with Local Authority Planning teams within the Liverpool region. 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.

12.37 In October 2022, the Combined Authority decided that before consulting further on the SDS, it needed to gain a greater understanding of the Government's policy direction, timing and implications on matters such as Investment Zones, awaited updates to the NPPF and simplification of the planning regime.

12.38 A significant project that could increase aggregate demand considerably is the Mersey Tidal Power Project. In March 2024 the LCR Combined Authority agreed to start the formal planning process for this project by preparing a scoping opinion.

12.39 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.The programme of offshore wind farms in the Irish and Celtic Seas and the proposed new nuclear plant in Wylfa Newydd, Wales may require a significant amount of aggregate, but these are at early stages and are very difficult to quantify.

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 2023, 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.

13.4 The Local Plan (Part Two) 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:

A. the continued provision of sand and gravel from the permitted reserves at the following existing sites - Cheshire Sands, Oakmere; Forest Hill, Sandiway; Cobden Farm, Oakmere; and Town Farm, Kingsley (note that Cobden Farm and Town Farm have now ceased extraction).
B. the allocation of a site for sand and gravel north of the railway to extend Forest Hill, Sandiway (this now has planning permission and extraction has begun).
C. the allocation of a Preferred Area at Moss Farm and north of the railway forming an extension to Forest Hill, Sandiway.
D. the identification of an Area of Search.

13.5 As of 31 Dec 2023, CWaC does not have a 7 year landbank - only 3.68 years based on the annual apportionment figure. The Cobden Farm and Town Farm quarries have closed, but Cheshire Sands is still operational. Rudheath Lodge quarry became operational after the Local Plan (Part Two) was made. This quarry provides some aggregate sand alongside silica sand.

13.6 An application on the allocated site north of the railway at Forest Hill was approved and is now operational.

13.7 There is a current application at Cheshire Sands 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. This was approved at planning committee on 1 October 2024, but the decision has not yet been issued. This makes a significant addition to reserves and would take the landbank above the required 7 years. This will be included in future versions of the LAA.

13.8 The Council has commenced initial work, including evidence gathering and consultation, in advance of an update to the Local Plan. The new Local Plan will include minerals and waste.

Conclusion

13.9 The current landbank for sand and gravel in CWaC is 3.68 years based on the current annual apportionment figure of 0.80mt per annum. If calculated using ten-year average sales of 0.65 mt per annum the landbank increases to 4.53 years.

13.10 There is a significant shortage of crushed rock aggregate in the Cheshire sub-region. The continued importation of crushed rock to the borough and the Cheshire sub-region is likely to be required for the foreseeable future in order for the demand to be met. Any future Local Plan review will include engagement under the duty to co-operate with relevant authorities who supply crushed rock.

13.11 The Coronavirus pandemic has had some impact on sand and gravel sales, but in 2021, sales increased slightly, before falling again in 2022 and 2023. 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 severely reduced 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.

13.12 CWaC currently has less than the required 7-year landbank of minerals when calculated against the annual apportionment figure of 0.80mt. As set out in Chapter 12, 12.1 'Demand from within the borough'The average forecast aggregate sales for 2024-2030 is 0.59mt when linked to housing completions. The average forecast aggregate sales based on Excel forecasting from historical sales is 0.71mt. These figures are similar to the 10 year average sales figure of 0.65mt and less than the annual apportionment figure of 0.8mt. However, there are some large projects coming forward within CWaC and surrounding areas in the next few years. The assessment of future demand from outside the borough in Chapter 12 also indicates that landbanks in nearby authorities have reduced significantly and are at very low levels in some areas, this may place additional demands on aggregate supply in

13 Conclusions and policy considerations

the future. As such, use of the annual apportionment figure of 0.8mt seems to be a sensible approach given past trends, future forecasts and additional flexibility to respond to increased future demands.

13.13 The policies within the Local Plan (Part One and Part Two) aim to ensure an adequate, steady and sustainable supply of sand and gravel. As the current planning application for the extension to Cheshire Sands quarry has been approved, this will add considerably to reserves and would increase the landbank to above the required 7 years. It has not been included in the figures in this LAA as the decision has not yet been issued.

13.14 The sand and gravel supply position and landbank will be considered within the updated Local Plan and consideration will be given to whether additional allocations or preferred areas are required.

13.15 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.

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

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

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
Bridges Road Transfer Station	Non-Haz Waste Transfer	Alchem Merseyside Ltd
Cheshire Waste Skip Hire	Non-Haz Waste Transfer	Cheshire Waste Skip Hire Ltd
Davenham Highways Depot	Non-Haz Waste Transfer	Colas Limited
Guilden Sutton Depot	Non-Haz Waste Transfer	Colas Limited
Tattenhall Transfer Station	Non-Haz Waste Transfer	Tudor Griffiths Ltd
Northwich Mini Skips	Non-Haz Waste Transfer	Thomas Bagley
Northwich Recycling and Demolition	Non-Haz Waste Transfer / Treatment	Northwich Recycling and Demolition Ltd

Please note that this table has been derived from 'Active Waste Sites' data of the Waste Data Interrogator 2023 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.

Accessing Cheshire West and Chester Council information and services

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

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

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

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

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

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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

Tel: 0300 123 8 123 **Textphone**: 18001 01606 867 670
email: equalities@cheshirewestandchester.gov.uk
web: www.cheshirewestandchester.gov.uk