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| Subject: | Local Aggregate Assessment for East Sussex and Brighton & Hove | | |
| Date of Meeting: | 15 January 2015 | | |
| Report of: | Executive Director – Environment, Development & Housing | | |
| Contact Officer: | Name: | Steve Tremlett | Tel: 29-2108 |
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| Ward(s) affected: | All | | |

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 This report sets out to the Economic Development and Culture Committee the outcome of the joint Local Aggregate Assessment 2013/14 for the Mineral Planning Authorities (MPAs) of Brighton & Hove City Council, East Sussex County Council and the South Downs National Park Authority.
- 1.2 The National Planning Policy Framework requires MPAs to produce an annual Local Aggregate Assessment (LAA) to assess the demand for and supply of aggregates in their area. The LAA is based on the Plan Area for the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan which was adopted in February 2013. The Plan Area covers the administrative areas of East Sussex and Brighton & Hove including those parts which lie within the South Downs National Park.

2. RECOMMENDATIONS:

- 2.1 That the Local Aggregate Assessment 2013/14 for East Sussex and Brighton & Hove be approved and published.

3. CONTEXT/ BACKGROUND INFORMATION

- 3.1 The National Planning Policy Framework states that Mineral Planning Authorities should plan for a steady and adequate supply of aggregates by preparing an annual LAA. It is important to maintain an adequate supply of aggregates to ensure there is sufficient material available for construction activities and to facilitate economic growth in the city.
- 3.2 The National Planning Practice Guidance indicates that a LAA should contain three elements:
 - A forecast of the demand for aggregates based on the rolling average of 10 year sales data and other relevant local information;
 - An analysis of all aggregate supply options;

- An assessment of the balance between demand and supply, and the economic and environmental opportunities and constraints that might influence the situation. It should conclude if there is a shortage or surplus of supply and, if the former, how this is being addressed.
- 3.3 It is not considered that any of the main components in supply and demand have altered since the 2012/13 LAA was agreed by the Committee, although there have been some minor changes.

Forecast of Demand

- 3.4 Due to the limited amount of aggregate production in the Plan Area, a LAA based on a rolling average of 10 years sales data is not considered appropriate. Over half of the 10 years period would be zero returns and the rest is a confidential figure due to individual sites being involved. The figure is too volatile and not a good indicator of demand.
- 3.5 As a substitute, it is proposed to use the apportionment figure of 0.1m tonnes per annum utilised in the adopted Waste & Minerals Plan as the principal local indicator of demand. This was the figure proposed in the Secretary of State's Changes to Policy M3 of the South East Plan.

Supply

- 3.6 There are large scale permitted reserves in the far east of the Plan Area, totalling approximately 4m tonnes of sand and gravel, where extraction could last until 2026. Additionally, significant quantities of marine dredged aggregates have been imported through the ports of Shoreham, Newhaven and Rye, and this is likely to continue provided sufficient wharf capacity is safeguarded.
- 3.7 The best estimate of secondary (recycled) aggregates production in the Plan Area is 240,000 tonnes per annum (tpa). It is estimated that an additional 68,000 tonnes of secondary aggregate are produced from two main sources: Ashdown Brickworks, near Bexhill, produces approximately 10,000tpa of reject bricks and the Newhaven Energy Recovery Facility creates around 58,000tpa of incinerator bottom ash. The latter is exported by rail to Brentford for use as a road construction material.

Balance of Supply and Demand

- 3.8 The requirement for land-won aggregates of 0.1mtpa over the Plan period is more than met by the existing planning permissions in the far east of the Plan Area. However production of aggregates from Lydd Quarry in 2012 and 2013 were significantly higher than the anticipated rate, and the operators have estimated that if such a high production rate continues the reserves at the quarry will be exhausted much more quickly than originally planned. The adopted Waste & Minerals Plan includes a commitment that if it appears supply is not being maintained, the relevant policy in the Plan will be reviewed. The situation will be monitored.
- 3.9 Substantial marine aggregates reserves exist along the South Coast and there is more than adequate supply of marine dredged aggregates to meet demand if

land won sources were further depleted. The principle constraint on maintaining levels of marine aggregates is therefore not the level of reserves, but maintenance of wharf capacity.

- 3.10 A considerable quantity of construction and demolition waste is processed into secondary aggregates, as noted in paragraph 3.7. Policies in the WMP seek to increase the contribution of secondary aggregates to total demand, however the availability rate remains unpredictable and substitution is not always possible. Primary resources will be required to a significant extent for the foreseeable future.
- 3.11 The Authorities will continue to closely monitor the situation over aggregate supplies in relation to any decision to review the minerals policy in the Adopted WMP.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

- 4.1 None considered appropriate.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 A draft LAA was circulated to neighbouring Mineral Planning Authorities, the Marine Management Organisation and the Mineral Products Association for comments.
- 5.2 The South East England Aggregates Working Party (SEEAWP) was consulted on the draft LAA. The LAA was circulated to SEEAWP members and was reported to SEEAWP at its meeting on 27 October 2014, where the draft LAA was approved.

6. CONCLUSION

- 6.1 The City Council, as a Mineral Planning Authority is required by the National Planning Policy Framework to produce a Local Aggregates Assessment. The LAA has been produced jointly with East Sussex County Council and the South Downs National Park Authority to reflect the Plan Area of the adopted Waste and Minerals Plan.
- 6.2 The LAA concludes that existing planning permissions and marine reserves should be sufficient to main an adequate supply of aggregates to support development in East Sussex and Brighton & Hove until 2026. The situation will be monitored.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 There are no direct financial implications arising from the recommendations in the report. The cost to the council of producing the Local Aggregate Assessment 2012/13 for East Sussex and Brighton & Hove have been met from the existing revenue budget within the Planning service.

Finance Officer Consulted: Steven Bedford

Date: 21/11/14

Legal Implications:

- 7.2 There is no statutory requirement for Mineral Planning Authorities to produce Local Aggregate Assessments and there are no direct legal implications arising from the report.

Lawyer Consulted:

Name Hilary Woodward

Date: 26/11/14

Equalities Implications:

- 7.3 None arising directly from this report.

Sustainability Implications:

- 7.4 The planning system has a clear purpose to contribute towards the achievement of sustainable development. A steady and adequate supply of aggregates facilities the new development required to support economic growth in the city.
- 7.5 The LAA notes that there are moves to increase utilisation of recycled aggregates.

Any Other Significant Implications:

- 7.6 The City Council, as a Minerals Planning Authority is required by the National Planning Policy Framework to produce a LAA. Failure to do so would risk inadequately planning for the steady and adequate supply of aggregates required to support future development.

SUPPORTING DOCUMENTATION

Appendices:

1. Local Aggregates Assessment for East Sussex County Council, Brighton & Hove City Council and the South Downs National Park Authority 2013/14.
- 2.

Documents in Members' Rooms

- 1.
- 2.

Background Documents

1. East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (February 2013).