

<b>SUBJECT:</b>	<b>Buckinghamshire Replacement Minerals and Waste Plan</b>
<b>REPORT OF:</b>	<b>Officer Management Team - Chief Executive</b> <b>Prepared by - Head of Sustainable Development</b>

## 1. Purpose of Report

- The purpose of this report is to advise Members that the County Council is preparing a Replacement Minerals and Waste Local Plan and to agree the basis for the District Council's response to the Regulation 18 Public Consultation Document.

## 2 Links to Council Policy Objectives

- 2.1 This particularly links to the Council's aim of striving to conserve the environment and promote sustainability".

## 3 The Consultation

- 3.1 The County Council on 19<sup>th</sup> February started their Regulation 18 consultation on a Replacement Minerals and Waste Local Plan (RMWLP) which will set out draft policies and site allocations. Also alongside the consultation is a Call for Sites. The consultation period ends at 5pm on 2<sup>nd</sup> April. This document will replace some of the saved policies from the Buckinghamshire Minerals and Waste Local Plan 2006. The plan period will be thus be extended until 2029 (according to the LDS but not clear from this consultation).

- 3.2 Details of the consultation can be found on the County website, <http://www.buckscc.gov.uk/environment/planning/minerals-and-waste-planning-policy/replacement-minerals-and-waste-local-plan/>

This Plan is likely to have significant implications for South Bucks particularly for future sand and gravel extraction. The District is currently all designated a minerals safeguarded area.

Suggested answers to the consultation questions are set out in Appendix 1.

## 3.3 Primary Aggregates

During 2013, there were six sites in South Bucks actively producing sand and gravel, with a further two sites holding valid planning permissions for mineral extraction which had either not yet been implemented, or which had temporarily ceased production, and a further one site having ceasing production. Sites with planning permission for mineral extraction are shown below.

### Active Sites

- Springfield Farm, Broad Lane, Beaconsfield operated by Springfield Farm Ltd
- Park Lodge Quarry, Pinewood Road, Iver Heath operated by Brett Aggregates
- All Souls Farm, Wexham Park Lane, Wexham operated by Tarmac Southern
- New Denham Quarry, Denham operated by Summerleaze Ltd
- Berry Hill Farm, Berry Hill, Taplow operated by Summerleaze Ltd

<ul style="list-style-type: none"> <li>• Wapseys Wood, Oxford Road, Gerrards Cross operated by Tarmac Ltd and London Concrete Ltd</li> </ul>
<p><b>Inactive Sites</b></p>
<ul style="list-style-type: none"> <li>• Beechwood Nurseries, Farnham Lane East Burnham operated by Summerleaze Ltd</li> <li>• Denham Park Farm, Denham Way, Denham operated by Harleyford Aggregates</li> </ul>
<p><b>Closed during 2013</b></p>
<ul style="list-style-type: none"> <li>• The Lea, Denham Court Drive, Denham operated by Harleyford Aggregates</li> </ul>

3.4 There is currently a land bank of 8.3 years production. The NPPG requires a land bank of at least 7 years. Buckinghamshire currently provides 12% of the South East's share of sand and gravel and all but one of the permitted primary aggregate sites are in South Bucks (one is in Marlow) and is generally self sufficient in sand and gravel but has to import rock from neighbouring counties. The Minerals and Waste Core Strategy has also identified an area of search in North Bucks and proposes further investigation to determine the extent of the potential sand and gravel resources. Most of these aggregates are used in house building and the construction of major infrastructure projects.

3.5 HS2, Western Rail Access and Heathrow expansion proposals are all local/nearby construction projects which will require aggregates. These may possibly result in pressure for local mineral extraction, and possibly waste management facilities in the District. Such extraction should count towards the landbank. Waste material which is dug in South Bucks in connection with these rail infrastructure schemes will need to be sorted to extract useable minerals, and where necessary transported preferably without too many additional HGV movements on the local roads. It will be important for the County Council to ascertain, from the promoter, the amount of usable minerals to be dug from these rail infrastructure schemes and for this to be included in the landbank. Alternative means of transport and waste management should always be explored using existing railways or the existing rail aggregate depot in Iver or canal to avoid wherever possible adding damaging spoil to the local landscape or adding to road traffic. For example on site construction of the concrete tunnel rings could use excavated sand and gravel. Few details of these projects are yet available so they need to be flagged up.

3.6 Beechwood Nuseries, a quarry south of Burnham Beeches which is currently dormant if reactivated will need particular safeguards to protect Burnham Beeches SAC - dust and hydrology was a real issue the last time it operated.

**3.7 Secondary and Recycled Aggregates**

Secondary materials are from industrial by-products such as incinerator ash from energy from waste plants. They are generally reused for construction materials and can reduce the need for primary aggregates and can conserve existing stocks. Recycled aggregates are materials recovered from demolition and excavation sites and can also be reprocessed into other suitable building materials. Existing policy in the Minerals and Waste Core Strategy is to increase the level of aggregate

recycling. Whilst some of these activities take place at sand and gravel pits, recycling also takes place at a number of other permitted sites in the district, namely; -

Wapseys Wood, Gerrards Cross Thorney Mill Road, Iver Denham Quarry, Denham Slough Recycling, Wexham Unit 13 Bison Industrial Estate, Iver
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### 3.8

#### Aggregate Supply

The table below shows the existing sand and gravel sites with planning permission, which will continue to contribute towards production and the time limit for completion of final restoration. The Replacement Plan will also include the allocation of ‘Preferred areas’ for mineral extraction. The economic downturn has over the last 7 years suppressed demand for construction materials but the Government intention to significantly boost the supply of housing together with the current stream of major infrastructure projects in the South East may increase the need for additional mineral extraction within South Bucks to ensure an ongoing 7 year supply.

Site	End Date on Planning Permission	Restrictions
All Souls Farm Quarry, Wexham Park Lane, Wexham	30/06/2013	No more than 60 vehicle movement per day
The Lea Quarry, Denham Court Drive, Denham	31/12/2013 (closed during monitoring period)	
Berry Hill Farm, Berry Hill, Taplow	01/10/2015	No more than 100 vehicle movements per day
Park Lodge Quarry, Pinewood Road, Iver Heath	31/12/2015	No more than 146 vehicle movements per day
Wapseys Wood, Oxford Road, Gerrards Cross	31/12/2017	No more than 1.1 million tonnes per annum of minerals and waste into and out site
<i>Beechwood Nurseries, Farnham Lane, East Burnham</i>	<i>31/12/2020</i>	<i>No more than 100,000tonnes per annum</i>

New Denham Quarry, Beaconsfield	23/06/2021	No more than 296 vehicle movements per day
Springfield Farm Quarry, Broad Lane, Beaconsfield	30/09/2029	No more than 250,000 tonnes per annum
<i>Denham Park Farm, Denham Way, Denham Green</i>	<i>31/08/2031</i>	<i>No more than 124 vehicle movements per day Monday to Friday. No more than 60 vehicle movements per day on Saturday</i>

Sites in italics are currently inactive

3.9 The description of the numbers of lorry movements is of particular interest to the District where there are frequent concerns about HGV lorry movements particularly in the Iver area (see Core Strategy policy 7 and 16). One objective for the Plan could be to better manage and control movements through phasing, routing, etc. and the need to take into account the cumulative impact from waste and mineral sites and other major developments likely in the area such as HS2, Western Rail Access and Heathrow expansion (possibly looking at co-ordinated/joint investment and mitigations).

**Other sites in the District affected by current designations in the Minerals and Waste Local Plan**

3.10 In Iver, off Thorney Mill Road there is the only rail accessed aggregates depot in the County. This site is safeguarded in the current Minerals and Waste Local Plan. The site is currently vacant and is owned by Network Rail. In view of the proposed rail infrastructure projects in the locality it is essential that this site is retained in order to provide an alternative transport mode and assist in reducing HGV movements in the local area.

3.11 There is also a safeguarded multi modal facility for the transfer of waste to the east of the Thorney Business Park. This site will be heavily affected by the proposals for Western Rail Access to Heathrow until 2021 when the project is due for completion. Both this site and the rail depot at Thorney Mill Road are considered alternates. The site should therefore be deleted in the forthcoming Plan in preference to Thorney Mill Road.

3.12 Much of the District is currently designated a safeguarded area for sand and gravel extraction. Extensions of existing sites are preferred over the identification of new preferred areas which would require careful assessment to avoid cumulative impacts adversely affecting the environment and local communities.

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## 4. Waste

- 4.1 The Council's municipal waste that is not recycled is currently landfilled at Wapseys Wood between Gerrards Cross and Beaconsfield, but in future will go to an Energy from Waste facility (currently under construction at Greatmoor near Calvert in the north of the county) by spring 2016. Although the Grondon incinerator at Colnbrook is closer, it is already operating at capacity. Government and European policy is to reduce the amount of waste going to landfill. Collection of waste is the duty of South Bucks and the disposal is the duty of Bucks County Council. Waste is transported by road but in modern efficient vehicles. No alternative forms of transport are considered feasible. A link to the Waste Regulation Compliance report presented to Environment PAG on 18<sup>th</sup> February is attached as a background paper.
- 4.2 Construction waste (including demolition materials) needs to be addressed to avoid so much material going to landfill. This should include the production of good practice guidance as referenced in the M&W Core Strategy para. 5.26. Landfill fees are an additional cost to developers and their clients which could be saved if the more materials were recycled.

## 5. Conclusions

- 5.1 South Bucks will continue to be the primary focus for sand and gravel extraction in the future. There is potential for some primary aggregates in North Bucks and this will be identified as part of the call for sites process. Bucks CC should actively explore the potential to relieve the pressure from the South Bucks area. Demand has been sluggish over the last few years but will probably need to increase to meet the required average 10 years of sales data (this replaces the previous 'apportionment' when Counties were allocated a total as part of the regional planning process) as more houses are built and with the implementation of major infrastructure proposals such as HS2 starting in 2017. The call for site process may throw up additional areas of search. Issues such as HGV movements and noise, air quality and dust will be of primary concern. Members will be kept informed as the Local Plan progresses. There will be a need to co-ordinate emerging outcomes with the South Bucks Local Plan and other infrastructure projects.
- 5.2 A response to the consultation can be prepared by the Cabinet Member taking the issues raised in this report together with the appendix and discussions at PAG and Cabinet.

## 6. Resources, Risk and Other Implications

- 6.1 Ongoing involvement in the Local Plan process will have an impact on officer time.

## 7. Summary

- 7.1 It is recommended that Members agree that the report should form the basis of the response to Bucks County Council.

<b>Officer Contact:</b>	Jane Griffin, Principal Planner - Policy, 01895 837315
<b>Background Papers:</b>	<a href="http://www.sbdc-spider.southbucks.gov.uk/documents/s17937/TEEP%20Report.pdf">http://www.sbdc-spider.southbucks.gov.uk/documents/s17937/TEEP%20Report.pdf</a>