

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

18 NOVEMBER 2020

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

ENDORSEMENT OF REGIONAL TECHNICAL STATEMENT 2020

1. Purpose of report

- 1.1 The purpose of this report is to seek endorsement of the Regional Technical Statement in order to meet the requirements of National Planning Policy and agree the progression of the Statement of Sub-Regional Collaboration (SSRC).

2. Connection to corporate well-being objectives / other corporate priorities

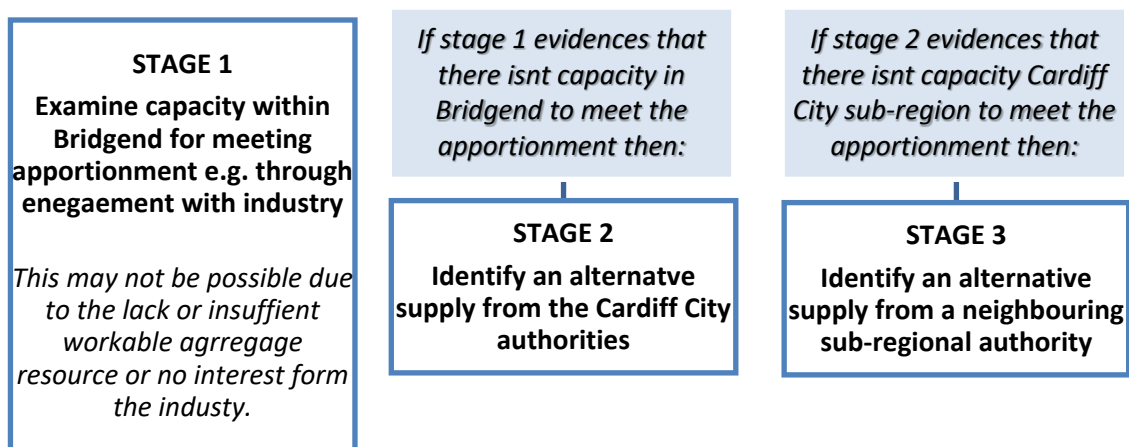
- 2.1 This report assists in the achievement of the following corporate well-being /objectives under the **Well-being of Future Generations (Wales) Act 2015:-**

1. **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.
2. **Smarter use of resources** – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 Minerals Technical Advice Note 1: Aggregates (2004) (MTAN 1) requires the preparation of Regional Technical Statements (RTS) for the areas covered by both the South Wales and North Wales Regional Aggregates Working Parties (RAWPs). The original RTS documents for both regions were completed in 2008 and are required, by MTAN 1, to be reviewed every five years. The First Review was undertaken in 2013/2014 and this, the Second Review, which commenced in 2018.
- 3.2 The methodology used in the previous (First) Review, in 2014, had been based primarily on historical sales averages, combined with an assessment of the various 'drivers' of potential future change. For the Second Review, this has been combined with an attempt to reflect planned future requirements for housing construction activity, and to avoid perpetuating historical supply patterns in areas where there is scope to encourage more sustainable patterns of supply.
- 3.3 The change in methodology means that Bridgend is required, through its Local Development Plan process, to meet the apportionment set out in the RTS. For

Bridgend this requirement is set at 17.471MT of crushed rock for the LDP period. An explanation of the calculations are set out in section 4. The authority currently has zero existing landbanks for sand & gravel and 27.27MT for crushed rock (as at 31st December). The RTS requires the apportionment to be met through the allocation of Specific Sites or, failing that, Preferred Areas. If, as a last resort, it is only possible to identify broad Areas of Search, these should be sufficient to offer the potential of much greater quantities of reserves, in order to reflect the uncertainties involved. If it is not possible for Bridgend to meet this requirement then a sub-regional approach is required. Bridgend has been grouped with Cardiff, the Vale of Glamorgan, Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly and the Brecon Beacons National Park. To satisfy this requirement several stages will need to be undertaken, set out in figure 1, the outcome of which is a Statement of Sub-Regional Collaboration.



A Statement of Sub Regional Collaboration is required to be prepared by the Cardiff City Authorities as part of the evidence base needed to support each Local Development Plan (LDP). The timescale for preparing SSRCs will need to be geared towards the timescale for the earliest LDP submission within that sub-region. The purpose of the SSRC is to confirm that all constituent Local Planning Authorities within a particular RTS sub-region accept the individual apportionments for aggregates for their individual Authority areas, as set in the latest Review of the RTS, and that (*as a minimum*) the RTS requirements for that sub-region as a whole will therefore be met.

If a SSRC cannot be achieved this will have a serious impact on the progression of the Local Development Plan for each authority area because the requirements of National Policy have not been met. The Welsh Government will, can as a last resort, consider its default powers to intervene in the Development Plan process (MTAN 1, paragraph A3).

4. Current situation/proposal

4.1 The calculation of the apportionments set out in the RTS followed a four-stage process. Each stage and its relevance to Bridgend is set out below:

- 4.2 **Stage 1 – Setting the national level for future aggregates provision.** According to Welsh statistics there is a high degree of correlation between housing completions and aggregate sales. Statistics show that housing accounts for approximately 30% by value of all new construction. At a national level, therefore, and on the basis of being consistent in terms of planned provision for both housing and aggregates, it was agreed that the provision required for aggregates should be guided by a 30% uplift on historical sales figures.

The National Figure is 20.224 Million Tonnes Per Annum (MTPA)

- 4.3 **Stage 2 – Calculation of the regional split between North and South Wales.** The national figure, set out in stage one, is split between North and South Wales. This split is based on the historical sales, that is 38% North Wales and 62% South Wales.

The South Wales figure is 12.486MTPA.

- 4.4 **Stage 3 – Calculation of Sub-Regional and LPA apportionments.** South Wales has been split into seven sub-regions which reflect distinct market areas, between which there is relatively little movement of aggregate. The percentage of historic sales and house build rates for each authority provides the basis for the LPA apportionment. For Bridgend this meant that the average historic sales was 0.600mtpa and the average housing completions over the baseline period (2007-2016) was 365 units pa which makes up 10.47% of the sub-regions supply. This resulted in an annualised apportionment of 0.601mtpa. The combination of the sales and house build rates meant that the preferred annualised apportionment is 0.699mtpa.

The LPA apportionment is 0.6.99MTPA.

- 4.5 **Stage 4 – Sand and gravel and crushed rock total apportionment.** This final stage took the figures calculated in stage 3 and multiplied them by the number of years required (25 years for crushed rock) for the LDP allocation. The total requirement is for 17.471MT of crushed rock. Bridgend has a surplus of existing permitted reserves (27.27MT) to put towards this requirement, therefore no further allocations for future working are required to be identified within the LDP. There is no requirement for sand & gravel.

Bridgend apportionment for allocation in the LDP is 17.471 MTP of crushed rock.

Additional Impacts

- 4.6 In addition to the SSRC the Bridgend LDP will also need to safeguard primary aggregate resources. This will mean that relevant resources of both crushed rock aggregates and land-based sand & gravel should be safeguarded within the LDP, in accordance with detailed advice based on the use of British Geological Survey mapping.

4.7 The LDP will also need to safeguard railheads in order to provide a full range of sustainable transport options (whether or not they are currently utilised).

5. Effect upon policy framework and procedure rules

5.1 The Planning and Compulsory Purchase Act 2004 and regulations of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 requires that a Local Planning Authority must commence a full Review of its LDP every 4 years.

6. Equality Impact Assessment

6.1 There are no direct implications associated with this report. The RTS has been developed through a series of consultation events and processes which was open to anyone with an interest.

7. Well-being of Future Generations (Wales) Act 2015 implications

7.1 The Well-being and Future Generations (Wales) Act seeks to improve the social, economic, environmental and cultural well-being of Wales. Public bodies should ensure that decisions take into account the impact they could have on people living in Wales, in the future. It should be noted that the planning system is central to achieving sustainable development and the five ways of working are an intrinsic part of the planning system. The RTS is clear in its overarching objective to ensure sustainability is at the heart of all future mineral planning in Wales. The 5 main considerations of the WBFG Act are set out below with an explanation of how this work meets their objective:

Long term: The RTS sets out the nationally approved approach for sustainable management of aggregate resource over at least a 25 year period. The RTS is subject to review every 5 years to ensure it can react to any significant change in circumstances.

Prevention: The aim of the RTS and indeed the LDP which this report influences, is to create sustainable places by influencing a future supply of aggregate in the most sustainable manner.

Integration: The RTS is required by Welsh Government Planning Policy and is one aspect that the LDP will have to meet. The RTS take into account changes in approach and policy requirements and this is reflected in the reviewed methodology.

Collaboration: The RTS will require Bridgend to work within a sub-region of the Cardiff City authorities. This regional work will provide part of the evidence base and influence the policy outcomes for Bridgend e.g. meeting the requirements of Planning Policy Wales. This work has been undertaken in collaboration with the mineral industry and other groups including natural resources Wales. This collaborative approach will be continued in the work to fulfil the requirements of the RTS.

Involvement: The endorsement of the RTS will finalise the process that has seen involvement from technical and non-technical stakeholders. The resultant work will require input from those affected by the

requirements including neighbouring authorities, the mineral industry and through the Local Development Plan process.

8. Financial implications

- 8.1 Endorsement of the RTS does not have a financial cost to the authority. The work associated with the RTS will however require further workstreams which will be funded through the Local Development Plan process.

9. Recommendation

- 9.1 That Council endorses the Regional Technical Statement.

Janine Nightingale
Corporate Director – Communities

18th November 2020

Contact officer: Louis Pannell
Senior Strategic Planning Policy Officer

Telephone: (01656) 643169

Email: Louis.Pannell@bridgend.gov.uk

Postal address: Development Planning
Communities Directorate
Civic Offices, Angel Street
Bridgend
CF31 4WB

Background documents:

None.

