

Technical Secretary: Richard Read BA. MRTPI

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Minutes of the meeting of the LAWP, 6 July 2018 at City Hall, Greater London Authority

Present

Tony Cook	Acting Chairman (SEEAWP)		
Richard Read	Secretary		
Tom Uglow	LAWP Secretariat		
Peter Heath (PH)	Greater London Authority (GLA)	Peter Unthank (PU)	Ingrebourne Aggregates
James Gleave (JG)	Hillingdon LB	Mark Wrigley (MW)	Crown Estate
Ewan Coke (EC)	Redbridge LB	James Trimmer (JT)	[Port of London Authority (PLA)]
Joe Collinson (JC)	Bexley		
Janet Laban (JL)	City of London		
Chris Hemmingsley (CH)	Brett Group		
David Payne (DP)	Minerals Product Association		
Phil Aust (PA)	Day Group		

1 Welcome, Introductions & Apologies

The Secretary opened the meeting and explained that as the former Chair, Richard Linton, had retired from the GLA and in the absence of a replacement it had been arranged that Tony Cook (Chair, SEEAWP) would Chair the meeting. This was agreed.

Owing to late running of the Chair's train it was agreed that the Secretary would commence proceedings.

The Secretary welcomed everyone. Apologies were received from John Luckhurst (Bexley),

Simon Treacy (Tarmac), Andrew Scott (Cemex), Nick Everington (Crown Estate), Susan Marsh (EEAWP)

It was agreed at JG's request that part of Item 4 (Hillingdon LAA) and Item 5 be dealt with first. This part of the Agenda was subsequently chaired by the Secretary. The Chairman presided over all other items

2 Minutes of meeting 21 November 2017 held at the GLA

Minutes: Agreed

Matters Arising not dealt with under other agenda items: The Secretary reported that actions noted on the Minutes had been carried out.

3 London Aggregate (AM) Monitoring 2017

- The Secretary introduced LAWP 18/03, London AM report and explained that it required further revisions in the light of information from the PLA and the Environment Agency's Waste Data Interrogator (WDI) which should be updated in the Autumn.
- The Secretary advised that conclusions of the current draft AM report are unlikely to change i.e. London is not making a full contribution to national and local aggregate requirements as it is not meeting the London Plan aggregate landbank requirements. The Capital, as ever, is dependent on imports and marine aggregates and this capacity need to be maintained
- It was noted that there were some grounds for optimism as the land bank has increased and there are prospects for it to be increased with applications in the pipeline. Moreover, the aggregate producing boroughs' local plans are supportive of the London Plan land bank requirements. EC stressed that Redbridge is committed to the London Plan requirements.
- It was noted that Peruvian Wharf would be active early in 2019. The application for the proposed housing scheme behind the wharf that could have caused it operational issues had been withdrawn. A multi-storey freight distribution facility is now proposed and considered a more acceptable neighbour.
- PU announced that Ingrebourne Aggregates had received permission for the extraction of 50,000 tonnes of sand and gravel at Cockhide Farm, Upminster, Havering.
- DP commented that the conclusion should read that London makes some contribution rather than a full contribution to national and local aggregate needs, and that all information should be included in LAA.
- It was agreed the Secretary would revise the AM report and circulate it for comments by the end of October

Action 1: Secretary to circulate a revised AM 2017 for comment by members by end of

October.

4 Local Aggregate Assessments

Hillingdon LAA 2017:

- The Secretary explained that the revised LAA covered the right issues and the conclusions were acceptable. He queried, the conclusion that aggregate demand should be based on 10-year average sales. The London Plan apportionment, which is a much higher requirement, should be used. This should be noted for future LAAs.

London LAA 2017:

- The Secretary suggested that it would make sense to roll forward the LAA with the AM 2017 data and re-title it as a 2018 LAA so it would be up to date for the London Plan EiP.
- It was also suggested that there should be more information on the aggregate producing boroughs and strengthened conclusions.

A number of further comments were made and PH said he was happy to receive comments by the beginning of the next week.

Action 2: PH to revise the LAA on receiving comments and upload it to the GLA web site.

NB - Action undertaken

5 Hillingdon Local Plan Part 2 (LPP2) Update

- The Secretary introduced LAWP 18/04, which explained that the original submission of LPP2 did not meet London Plan requirements. However, the Proposed Statement of Modifications (PSoM) addressed this by allocating sufficient land to meet the London Plan's seven-year land bank requirement. The concern however, is that the NPPF required safeguarding of mineral resources and LPP2 through the PSoM had failed to do this.
- JG advised the LAWP the back ground to LPP2. It had undergone two rounds of consultation and the hearing would take place on the 7th August for three days. The first day would address site allocations and the subsequent time would be on development management. Minerals are one of the matters to be discussed. He referred to the PSoM that identified a preferred site, preferred areas and an area of search 'Land at Bedfont Court'.
- DP explained the hierarchy of mineral provision in the NPPF and said the Borough should analyse the British Geological Survey (BGS) maps to define an appropriate Mineral Safeguarding Area (MSA)
- JG explained that publication of the PSoM was likely to take place in the Autumn if the Inspector agrees. He suggested that the PSoM could have minor alterations that

proposed that the review of LPP1 (adopted in 2012) would define a MSA. Meanwhile the LPP2 could have some minor wording change that indicated that the allocated land would be treated as 'safeguarded' for minerals.

- It was agreed that the Secretary would write to Hillingdon.

Action 3: Secretary to write to Hillingdon LB about its views on the Hillingdon LPP2

NB – Action undertaken letter attached

6 The London Plan - Progress

- PH reported that the review of the London Plan had generated 20,000 comments (3,000 representations), which was far more than anticipated. The response would be published later in the summer. The Examination in Public (EiP) is likely to take place in three parts. The minerals would be examined by the EiP Panel mid-January to March 2018.
- PH advised that all the LAWP suggestions *NB* had been recommended. Otherwise the LAWP could request invitation to the EiP.

Notes:

1. See letter attached to Minutes for the LAWP meeting 21 November 2017
2. London Plan Programme Officer is: carmel.edwards@london.gov.uk
3. The LAWP has been invited to attend the EiP for the session on Aggregates – date to be confirmed

7 Future of AWP

- The Chairman raised the concern that there is no certainty about the AWP contracts continuing in the next financial year. He announced that the AWP Chairs and Secretaries are meeting in Birmingham on 18 October
Note: Meeting since cancelled
- DP said the MPA had a positive meeting with Simon Gallagher, Head of Planning at MHCLG recently. Apparently the NPPF is intended to be published by end of July.
Note: Revised NPPF published at end of July – minerals policy substantially unchanged including references to role of AWP
- The Chairman added that the AM2018 survey needs to commence at the beginning of 2019. This left, in the meantime, a limited amount of time for the MHCLG to secure funding for the AWP/National AM 2018 and secure the AWP contracts. Accordingly, the AWP would continue to lobby MHCLG on this.

8 AoB

- PH said the GLA's Safeguarded Wharf Strategy had been published. Two redundant wharves are proposed for release for other uses. Both MPA and PLA are content with

the Strategy and it was felt that the LAWP was content to follow their lead.

- Peter Heath announced that he was leaving the GLA on 13 July. The LAWP wished to record its thanks for all the help Peter had given the Working Party over the years and wished him well for the future.
- MH announced that he was leaving Brett and Simon Treacy, late of Tarmac, was replacing him.
- JT referred to the online newsletter 'Planning in London' as a useful source of information. The latest included an article on wharf safeguarding by DP – *link below*
<https://www.dropbox.com/s/vuaouob2pm4o8vw/PRINT%20ED%2078pp%20pil106%20JULY-SEPT18.pdf?dl=0>
- MW provided an update – *circulated separately* - from the Crown Estate. The Capability and Portfolio report 2018 will be published in due course. The Crown Estate have migrated documents on marine aggregates to:
<http://www.marineaggregates.info/downloads-and-links.html>

9 Date of Next Meeting

A meeting will be arranged for late November

Secretary to circulate details of next meeting in due course.

Actions

- 1** Secretary to circulate a revised AM 2017 for comment by members by end of October.
- 2** PH to revise the LAA on receiving comments and upload it to the GLA web site.
NB - Action undertaken
- 3** Secretary to write to Hillingdon LB about its views on the Hillingdon LPP2
NB – Action undertaken letter attached
- 4** Secretary to circulate details of next meeting in due course.

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James Gleave

Planning Policy Team Manager

London Borough of Hillingdon

Via email

08 July 2018

Dear James

Hillingdon Local Plan Part 2 – Minerals

Thank you for attending the meeting of the London Aggregate Working Party on 6 July. It was very helpful for the LAWP to be brought up to date about progress on the Hillingdon Local Plan – Part 2 (LPP2).

The Proposed Statement of Modification (PSoM) address LAWP's principal concern about the LPP2. The Plan, as submitted, does not comply with the requirements of the London Plan for Hillingdon to make provision for its aggregate 'apportionment' of 1.75 million tonnes. However, the PSoM addresses this matter by allocating sufficient land for a landbank of 4.75 million tonnes by way of 'preferred' areas and a site. It is noted that an 'Area of Search' has also been added.

The LAWP supports the PSoM, including the other changes it contains as they strengthen the 'soundness' of the Plan's mineral policies. It is suggested that the Inspector for the Examination be advised of the LAWP's support.

There are however, some points in LPP2 that could be addressed as 'minor changes'.

The first is that the Hillingdon Local Plan – Part 1 (LPP1) (Strategic policies) requires LPP2 to define, in accordance with the provisions of the NPPF, a Mineral Safeguarding Area. However, the PSoM removes the safeguarded site as proposed in the LPP2 submission. This leaves a disconnect between LPP1 and LPP2.

The suggestion that some wording be introduced as a minor change that states the review of LPP1 would propose a Mineral Safeguarding Area (MSA) based on the recently revised British Geological Survey (BGS) maps would be

supported by the LAWP. Likewise, a statement that the preferred sites, areas and areas of search should in the meantime be treated as an MSA would also be supported.

A second matter is there are inconsistencies in 'site names' in LPP2 documents and this should be corrected to avoid confusion at a later date.

It is understood that subject to the Inspector accepting the minerals PSoM it would be published in the autumn. The LAWP wishes to be engaged in this process and would appreciate you notifying the LAWP in good time so it can make representations.

I hope you find these comments helpful and I attach the LAWP report on this matter for information.

I would appreciate your views on the above suggestions and If you need any further help please contact me.

Yours sincerely

A handwritten signature in blue ink that reads "Richard Read". The signature is written in a cursive style with a large 'R' and 'R'.

Richard Read BA, MRTPI
LAWP Technical Secretary