



Planning for the Future

Core Strategy and Urban Core Plan for
Gateshead and Newcastle upon Tyne
2010-2030

Adopted March 2015

Policy CS20 Minerals

Mineral resources and related infrastructure will be managed and safeguarded to meet current and future needs. A contribution to the region's supply needs will be made to ensure an adequate and steady supply of minerals in a way that supports the Councils' social, environmental and economic objectives. This will be achieved by:

1. The whole of the plan area being identified as a Mineral Safeguarding Area.
2. Areas of Search being defined in subsequent LDD's.
3. Proposals for non-energy mineral extraction being assessed individually and cumulatively, in terms of their contribution to national and regional guidelines, and the social, environmental and economic impacts arising.
4. Proposals for energy mineral developments being determined in accordance with national policy.
5. All minerals of economic importance being safeguarded and protected from unnecessary sterilisation by non-mineral development.
6. Where non-mineral development is proposed within the Mineral Safeguarding Area, consideration being given to the feasibility of prior extraction of the mineral resource from the site or its immediate surroundings, unless the site is less than 1 hectare, or there is evidence that:
 - i. The mineral resource is not present, has already been extracted or is of insufficient extent to be of any economic value, or
 - ii. Extraction of the mineral would have an unacceptable impact on the environment, local communities and other neighbouring uses, or
 - iii. There is an exceptional overriding need for the development, which outweighs the value of the mineral resource.
7. Worked land being subject to high standards of restoration and aftercare to ensure it is returned to the most appropriate and beneficial after use at the earliest opportunity taking into account airport safety, and securing biodiversity, woodland and recreational enhancement.

- 13.4 The whole of the plan area has been identified as a Mineral Safeguarding Area (MSA), based on the extent of shallow coal and associated clays, whilst the extent of sand and gravel and known brick clay resources are also safeguarded. These various resources are shown broadly in Figure 13.1 along with the location of our existing facilities.



**Core Strategy and
Development Control Policies
Development Plan Document**
Adopted 2008



CP13 - MINERALS EXTRACTION

The Council recognises the strategic need to supply the construction industry with aggregates and, with regard to the current supply position it will identify specific sites/preferred areas in a separate dedicated Minerals DPD to ensure it makes an appropriate contribution towards the 0.5 million tonnes per annum East London apportionment in the London Plan.

Planning permission will only be granted for mineral workings outside of specific sites and/or preferred areas where:

- it is demonstrated that the proposal is sustainable, essential to maintain the East London landbank in accordance with national policy, and necessary to maintain apportioned provision for East London as set out in the London Plan
- suitable measures and controls are sufficient to ensure there is not an unacceptable adverse impact on the environment or human health
- the mineral workings can be restored to the highest standards using progressive restoration techniques, and secure a beneficial and acceptable after use in line with Green Belt objectives.

The Council will also apply these criteria on any applications received before specific sites/preferred areas have been identified in the minerals DPD.

Safeguarding

Planning permission will not be granted for non-mineral development within the Minerals Safeguarding Area defined on the Proposals Map unless the applicant can demonstrate that:

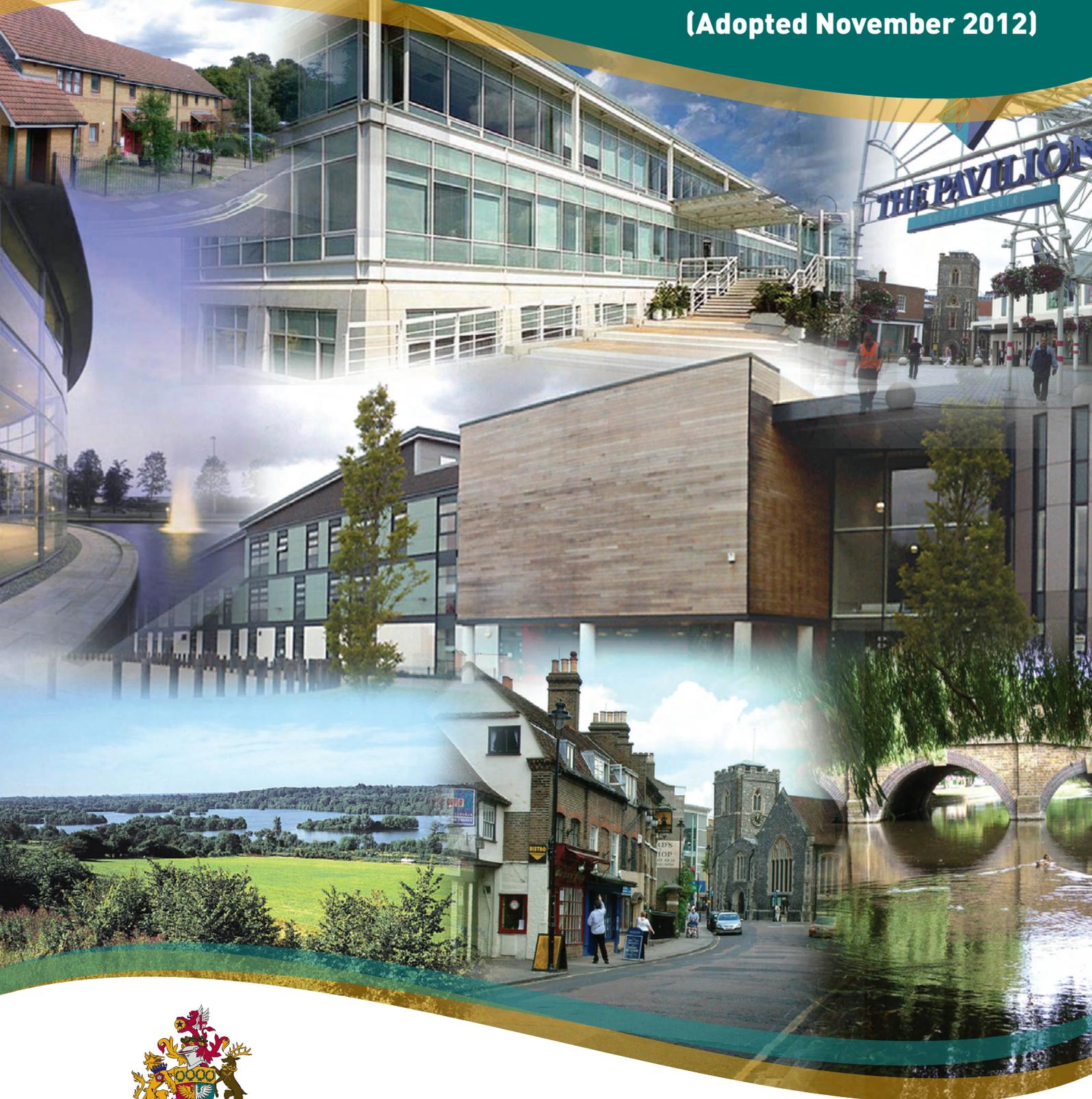
- the development will not sterilize the minerals resource within the timescale that the mineral is likely to be needed
- the mineral concerned is no longer of any value or potential value
- the minerals can be extracted prior to the development taking place and this does not render the site unsuitable for the proposed surface development
- it is not practicable or economic to extract the minerals prior to the development taking place
- in the Green Belt the development is required for agriculture, forestry or nature conservation or for open air recreation and would be otherwise acceptable in the Green Belt
- there is an overriding need for the incompatible development.

A VISION FOR 2026

Local Plan: Part 1

Strategic Policies

(Adopted November 2012)



HILLINGDON
LONDON

Policy EM10: Mineral Extraction

The Council will make an appropriate contribution towards the West London apportionment figure in the London Plan in the form of mineral working at the principal Broad Locations and will aim to maintain a minimum land bank equivalent to seven years production for the West London area at a rate of 0.25 million tonnes per annum. The principal Broad Locations for mineral development are land west of the present Harmondsworth Quarry, land north of the village of Harmondsworth, and land at Sipson Lane, east of the M4 spur. Outside the allocated areas identified in this Plan mineral extraction will not be permitted except where:

- It is demonstrated that the proposal is sustainable, essential to maintain the West London land bank in accordance with national policy, and necessary to maintain apportioned provision for West London as set out in the London Plan.
- Suitable measures and controls can be put in place to ensure there is not an unacceptable adverse impact on the environment or human health.
- Restoration and aftercare proposals will outweigh the negative impacts caused by extraction. The restoration proposals will result in an overall positive impact on the environment, considering the quality of soils, water, biodiversity and future land uses.

Implementation of Policies EM9 and EM10 - how we will achieve this

The Council will implement Policies EM9 and EM10 by:

- Reviewing the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.
- Determining individual planning applications. This will include the use of conditions and Section 106 legal agreements as appropriate.
- Monitoring the West London land bank of at least 7 years in the Annual Monitoring Report (AMR) and, if necessary maintaining it.
- Promoting the restoration of the site to the highest standards.

Flexibility

Figures for mineral apportionment in Hillingdon take account of targets set in the London Plan (2011).

Core Strategy

Version following High Court Judgement March 2013
and re-adoption of Policy CS13 (September 2015)



**Adopted
April 2012**

Living within environmental limits**CS8: Minerals planning**

Provision will be made for North Somerset to contribute towards approximately 40% of the West of England's crushed rock aggregate sub regional apportionment for 2005–2020 rolled forward to 2026 on a pro rata basis, with a deduction to take account of extraction since the start of that period, consistent with national policy, subject to the principles of sustainable development, provided that local testing of that apportionment, through preparation of the Local Development Framework, shows that it is deliverable and environmentally acceptable. Based on the sub regional apportionment for the West of England that was submitted by the South West regional Aggregates Working Party (SWRAWP) to the Department of Communities and Local Government in September 2010, the Council have calculated that apportionment for North Somerset to be approximately 36.9 million tonnes.

The council will seek to maintain a land bank for crushed rock of at least 10 years.

The council will seek to protect mineral resources where appropriate, by such means as identification of Mineral Safeguarding Areas. This will be addressed in the Sites and Policies Development Plan Document.

Detailed development management policies on minerals development will be established through the Sites and Policies Development Plan Document.

Background

3.112 Government guidance in the National Planning Policy Framework paragraph 142 states that minerals are essential to support sustainable economic growth and our quality of life. It is essential that there is an adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs. However this should be in accordance with the principles of sustainable development.

The Core Strategy approach

3.113 North Somerset primarily contributes to minerals supply by the winning and working of carboniferous limestone, producing aggregate (crushed rock). The aggregate is mainly used for building and repairing roads, but also in producing asphalt, concrete and concrete products.

3.114 Currently there are three active quarries in North Somerset. These are:

- Stancombe Quarry near Flax Bourton;
- Durnford Quarry near Long Ashton;
- Freemans Farm Quarry off the A38 near Bristol Airport.

Requirement for supply of primary aggregates:

3.115 The Department for Communities and Local Government (CLG) published national and regional guidelines for aggregates provision in England 2005–2020 on 29 June 2009. It includes a regional guideline that the South