

Vale of Glamorgan Local Development Plan 2011-2026

Minerals Planning



Background Paper

September 2014



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1. INTRODUCTION

- 1.1. This revised background paper has been prepared by Carmarthenshire County Council on instruction of the Vale of Glamorgan Council. It is one of a series of background papers produced as part of the evidence base for the Vale of Glamorgan Deposit Local Development Plan (LDP) covering the period 2011-2026. Each background paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the LDP have been developed to address issues facing the Vale of Glamorgan.
- 1.2. The purpose of this paper is to provide further information on the policies relating to Minerals contained within the Deposit LDP. The Minerals Background Paper of September 2013 accepted that it will of necessity be an evolving document, subject to update and revision as and when new data becomes available. The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties (RTS) was published in August 2014. The Minerals Background Paper needs to be revised in the light of that document.
- 1.3. Any further updates/revisions to the Background Paper will either form an addendum to this paper or will be set out in a revised paper(s). This paper updates and replaces the Minerals Background Paper of September 2013.

2. BACKGROUND

- 2.1. The Vale of Glamorgan is an important supplier of Carboniferous limestone for general aggregate use as well as for use in steel manufacture. Carboniferous and Liassic limestone is also used for cement manufacture. In the ten year period 2001- 2010 the active quarries in the Vale of Glamorgan produced an average of 1.09 million tonnes of aggregate per annum. This has reduced to 0.88 million tonnes in the ten year period 2004-2013.
- 2.2. In the period (2010-2012) an average of 528,000 tonnes per annum was produced for non-aggregate purposes from four sites.
- 2.3. In addition, the Vale of Glamorgan has an extensive secondary aggregate resource in the form of pulverised fuel ash (PFA) and furnace bottom ash (FBA) from Aberthaw Power Station.
- 2.4. Regular landings of marine dredged sand and gravel at Barry Docks ceased in 2005.
- 2.5. There are no sites with planning permission for the extraction of land-won sand and gravel within the Vale of Glamorgan.
- 2.6. Coal does not occur in the Vale of Glamorgan

3. PLANNING POLICY CONTEXT

- 3.1. Strategic Minerals Planning Policy and Guidance is set out in Minerals Planning Policy Wales (MPPW) – December 2000 and Minerals Technical Advice Note 1: Aggregates (MTAN1) – March 2004.
- 3.2. It is recognised in MPPW that mineral working is different from other forms of development in that – extraction can only take place where the mineral is found to occur; it is not a permanent land use; restoration should be to a high standard and to a beneficial and sustainable after use and adverse environmental and amenity impacts need to be mitigated to acceptable levels during working.
- 3.3. Minerals Technical Advice Note 1 – Aggregates – March 2004 (MTAN1) states that the overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.
- 3.4. MPPW and MTAN1 set out that this sustainable pattern of mineral extraction is to be achieved by adhering to five key principles that Local Planning Authorities must take into account in the formulation of Development Plan policies. These key principles are to:
 1. Provide mineral resources to meet society's needs and to safeguard resources from sterilisation
 2. Protect areas of importance to natural or built heritage
 3. Limit the environmental impact of mineral extraction
 4. Achieve high standard restoration and beneficial after-use
 5. Encourage efficient and appropriate use of minerals and the re-use and recycling of suitable materials

These principles are considered in more detail below.

- 3.5. MTAN1 paragraph 50 established a requirement for each of the Regional Aggregates Working Party's in Wales (North and South) to draw up a Regional Technical Statement (RTS) for their region to ensure that an adequate supply of primary aggregates can be maintained taking into account the sustainable objectives set out in MPPW. It also requires the RTS to be reviewed every 5 years. The RTS 1st Review was published in August 2014.
- 3.6. The main purpose of the RTS is to set out the strategy for the future supply of aggregates in the South Wales Region for the period up to 2036 taking account of the latest available information regarding the balance of supply and demand and current

notions of sustainability. It determines the contribution each LPA should make towards meeting regional needs – referred to as ‘apportionment’.

- 3.7. The RTS uses an annualised apportionment for each LPA based on the average historical sales figures for land based primary aggregates over the baseline period from 2001 to 2010. This annualised apportionment is used to calculate the total provision required for a 25 year supply of hard rock from the base date of 2010 (15 year plan period plus 10 years at the end- see 4.3 below) and a 22 year supply of sand and gravel (15 year plan period plus 7 years at the end- see 4.3 below).
- 3.8. The RTS 1st Review was endorsed by the Council in May 2014.

4. KEY PRINCIPLE 1 – PROVIDE AND SAFEGUARD MINERAL RESOURCES

- 4.1. MPPW states that each local planning authority should ensure that an appropriate contribution is made in its development plan to meet local, regional and UK needs for minerals, which reflects the nature and extent of resources in the area subject to relevant environmental and other planning considerations.

MTAN1 LANDBANK REQUIREMENTS

- 4.2. A landbank is a stock of planning permissions for aggregates composed of the sum of all permitted reserves at active and inactive sites at any given point in time and provides for a continuity of production even when there are fluctuations in demand. MTAN1 states that LPA’s should include policies in their development plans for maintenance throughout the plan period of landbanks for aggregates. There is recognition in MPPW that local planning authority boundaries may form a suitable area basis on which to base a landbank policy, but in most areas there is likely to be a need to adopt a regional approach to the assessment.
- 4.3. MTAN1 states that for the purposes of commercial stability the aggregate industry requires a proven and viable landbank. This must be a minimum of 10 years for crushed rock and 7 years for land won sand and gravel which must be maintained during the entire plan period of each development plan, except within National Parks and AONB’s, unless agreement is reached for other authorities to make a compensating increase in their provision. MTAN1 also states that where landbanks already provide for more than 20 years of aggregate extraction, new allocations in development plans will not be necessary, and LPA’s should consider whether there is justification for further extensions to existing sites or new extraction sites as these should not be permitted save in rare and exceptional circumstances. However, the Minister for Housing and Regeneration’s clarification letter dated 28 July 2014 indicates that this was based on the premise of 10 year Development Plan periods and does not reflect the LDP period of 15 years.

Therefore, it would be prudent to use a period of 25 years rather than 20 years as the appropriate threshold to justify no new allocations.

- 4.4. MTAN1 paragraph 45 states that landbank figures are derived from dividing the existing reserves of minerals with planning permission by the average of the last three years production. However, the RTS 1st Review has used a 10 year average as the basis for making the landbank calculation. This is considered by Welsh Government to be a pragmatic means of avoiding the risk of under-provision, which could occur if reliance were placed on the 3 year average that spanned the recent economic recession. Their support for the use of a 10 year average is contained within the Ministers clarification letter of 28 July 2014.

HARD ROCK

Aggregate Landbank – RTS Baseline

- 4.5. The RTS 1st Review states that the Vale of Glamorgan hard rock aggregate reserve at active and inactive sites was 13.7 million tonnes at December 2010. However, it acknowledges that this figure excludes limestone reserves allocated by the operator for non-aggregate use.
- 4.6. The figure of 13.7 million tonnes is only sufficient for a landbank of 12.57 years on the basis of the 10 year historical average production of 1.09 million tonnes per annum. This is some way short of the 25 years necessary to maintain a minimum 10 year supply for the entire plan period and some way short of the 27.25 million tonne provision identified for the Vale of Glamorgan in the RTS 1st Review. On that basis, the RTS 1st Review indicates that an allocation of 13.55 million tonnes of aggregate may be necessary in the LDP.
- 4.7. MTAN1 requires the Council to identify 'dormant reserves' where a further approval to recommence working is necessary and count these separately in the landbank. The RTS 1st Review has deliberately excluded such reserves in calculating the required allocations, pending an assessment of whether these reserves are likely to be capable of being worked. If dormant reserves are assessed as being capable of being worked within the LDP period then those reserves can be offset against any identified requirement for new allocations. The dormant aggregate reserve in the Vale of Glamorgan is identified in the RTS as 7.3 million tonnes at December 2010.

Aggregate Landbank – Current Position

- 4.8. The following sites are considered to contribute to the aggregate landbank in the Vale of Glamorgan:-

SITE	STATUS
Forest Wood*	Active
Pant	Active
Pantyffynnon	Active
Longlands	Active
Lithalun	Active
Ewenny	Inactive – last worked 2012
Wenvoe	Inactive – last worked 2012
Garwa Farm	Inactive – last worked 2006

- 4.9. It has been claimed that the inactive site at Garwa Farm is being held in reserve by the owners for non-aggregate purposes and that the vast majority of the output of Pant Quarry is used for non-aggregate uses. However, the RTS 1st Review included Garwa Farm in its list of inactive aggregate quarries which would appear to support an argument that it is an aggregate resource. However, the RTS 1st Review did not include Pant at all even though it produces aggregate as well as non-aggregate.
- 4.10. Notwithstanding that, both sites are Carboniferous Limestone sites so there appears to be no technical reason preventing their use for aggregate production. The current situation is driven primarily by market forces and these, together with the owners' intentions, could change over time. The Council considers that the reserves at both these sites should be included in the aggregate landbank.
- 4.11. In an attempt to seek clarity on the reserves within the Vale of Glamorgan, the Council commissioned Carmarthenshire County Council to carry out a re-assessment of the reserves at active, inactive and dormant sites within the County. This verification exercise was completed in October 2014. On the basis of this re-evaluation, the reserve of hard rock within the above active and inactive sites equates to some 35.6 million tonnes, compared to the 13.7 million tonnes identified in the RTS. This suggests that there was a very significant under estimate in the reserve figure provided for the RTS.
- 4.12. It must be noted that the planning permission at Garwa Farm expires in 2019. It is open to the owner to seek to extend it as the reserve will not be worked out by that date, if it is worked at all. However, the Council cannot pre-judge any potential application for an extension of the time period and if that permission were to expire there would be a reduction in the active/inactive reserve in 2019 of some 15 million tonnes, to 20.6 million tonnes.

4.13. The following sites in the Vale of Glamorgan are listed as dormant:-

SITE	STATUS
Ruthin	Dormant – last worked 1986
Argoed Isha	Dormant – last worked 1984
St Andrews	Dormant – last worked 1973
Beaupre	Dormant – last worked 1950's
Cnap Twt	Dormant – last worked 1950's

Reserves at Lavernock Quarry have not been included as it has been used as a waste disposal site and is not considered to be an available resource.

4.14. The Council has assessed the likelihood of reserves at the identified dormant sites being worked in the future. It is considered that Ruthin and Argoed Isha are likely to work in future and that Beaupre, Cnap Twt and St Andrews are unlikely to work in future. The reserves at Ruthin and Argoed Isha amount to 15.82 million tonnes and this amount can be considered to contribute to the landbank and can be offset against the allocation identified in the RTS 1st Review.

4.15. Since December 2010, the Council has granted planning permission for the extension of Forest Wood Quarry which has added a reserve which was not included in the RTS 1st Review. That figure is included in the active/inactive totals provided above.

4.16. Based on 2010-2012 production rates only one quarry will become exhausted prior to the end of the plan period in 2026 – Pantyffynnon Quarry which has limited reserves and limited output will become exhausted by 2016-17 at current rates of output.

Non – Aggregate Position

4.17 Paragraph 71 of MPPW states that in preparing development plans, LPA's should recognise the importance of maintaining a continuing supply of non-aggregate materials but there is no requirement for a specific landbank. In terms of non-aggregate reserves at active sites (Liassic limestone reserves which cannot be used as aggregate) which are used entirely in the cement industry, there is sufficient for some 26 years supply based on average extraction rates (2010-2012). Dormant non-aggregate reserves of Liassic Limestone amount to a further 4 million tonnes. Reserves at the following sites have not been included - Cosmeston Quarry is flooded to depth and is now included within Cosmeston Country Park and Southerndown Road has been used as a waste disposal site. Therefore, the reserves at these quarries are not considered to be available resource.

4.18 The following sites are considered to contribute to the Non-Aggregate Reserve.

SITE	STATUS
Aberthaw	Active
Cross Common	Dormant – last worked in 1960's
Downswood	Dormant – last worked in 1960's

4.19 In addition, if reserves at Pant and Garwa Farm were to be used for non-aggregate that would improve the non-aggregate supply position but would reduce the aggregate landbank over the plan period.

4.20 There is also the potential for PFA and FBA generated at Aberthaw Power Station to be used as secondary aggregate. PFA is used as a cement supplement and such use is more environmentally sustainable than its use for aggregate.

Conclusions

4.21 The 51.5 million tonne reserve of aggregate minerals in the Vale of Glamorgan is sufficient to meet the requirements of MTAN1, in that it equates to a 47.2 year landbank (based on a production rate of 1.09 million tonnes per annum). The landbank is even greater if the more recent 10 year average production of 883,000 tonnes for the period 2004-2013 is used, but the Council considers it prudent to use the higher than 10 year average as defined in the RTS 1st Review. The landbank is therefore sufficient for significantly more than 25 years and a 10 year landbank over the entire plan period. It is also significantly in excess of the RTS 1st Review requirement of 27.25 million tonnes up to 2036.

4.22 However, it has to be acknowledged that the current reserve at Garwa Farm cannot be relied upon post 2019 and loss of this reserve would reduce the reserve to 36.5 million tonnes – a landbank of 33.5 years. This is still sufficient for more than 25 years and a 10 year landbank over the entire plan period. It is also in excess of the RTS 1st Review requirement of 27.25 million tonnes up to 2036. On the basis that the landbank exceeds 25 years there is no requirement for the Council to make any allocations within the LDP.

4.23 The reserves of mineral suitable for non aggregate production are sufficient to sustain the production of cement for the plan period and therefore no further allocations are considered to be necessary. Monitoring will be necessary to ensure that situation remains.

4.24 The Council will include a criteria-based policy in the LDP so that it can respond to changes in market conditions and guide new quarry development to appropriate locations in the event that reserves and the landbank become depleted at a faster rate than forecast.

SAND & GRAVEL

Landbank

- 4.25. South Wales is highly dependent on marine dredged resources to supply sand and gravel. Significant quantities of marine dredged sand and gravel are landed at Cardiff, Newport, Swansea and Burry Port with smaller amounts being landed at Pembroke and Port Talbot. Material has historically been landed at Barry Docks but this ceased in 2005.
- 4.26. There are no land based sand and gravel sites with planning permission for extraction so there are no reserves of land won sand and gravel within the Vale of Glamorgan. The average annual output is therefore zero and in strict arithmetical landbank terms with a reserve of zero and output of zero then 7 years supply of nothing can be maintained over the entire plan period. However, continued reliance on marine resources in the long term is a position that is not considered to be sustainable.
- 4.27. The RTS does not indicate any resource requirements for sand and gravel in the Vale of Glamorgan. It merely recommends that land won sand and gravel resources are identified and where appropriate are safeguarded in the LDP in order to prevent sterilisation of a resource which may be required in the future to maintain supply.
- 4.28. There is a recognition in MTAN1 (paragraph 32) that land based extraction of sand and gravel is not considered appropriate at the present time, identified resources must be safeguarded in LDP's for potential use by future generations. Any proposals for working of the resource would be considered against a criteria- based policy in the same way as for hard rock.

SAFEGUARDING

- 4.29. The British Geological Survey produced a Mineral Resource Map of Wales and using that Resource Map as a starting point subsequently produced a Minerals Safeguarding Map of Wales. The intention of the Mineral Safeguarding Maps is that it should enable LPA's to delineate aggregate safeguarding areas in their development plans and adopt suitable policies for managing development in these areas so that unnecessary sterilisation of identified resources does not take place.
- 4.30. The BGS categorised the mineral resources in order of importance. Category One resources are of national importance to Wales (and in some cases the UK). This category includes those minerals that are specifically referenced in policy as being of limited occurrence and therefore particularly susceptible to sterilisation, and those which are particularly economically important due to their high quality and/or limited occurrence across the UK.
- 4.31. Category Two resources have been selected as those resources that are considered to be of more than local importance and may have some regional significance but are less

important nationally than the Category One resources. Category Three resources are resources that may be important for local supply.

- 4.32. The Aggregate Safeguarding Map for South East Wales indicates that the Vale of Glamorgan contains significant amounts of limestone resource. A belt of Category One carboniferous limestone outcrops along the boundary of the Vale of Glamorgan with Bridgend and RCT in the north. A further outcrop is evident along the central spine running from Cowbridge to Dinas Powys. The majority of the remainder of the Council area contains Category Two limestone resource. There are limited small pockets of Category Two sandstone resource.
- 4.33. There are extensive Category Two resources of sand and gravel primarily in the Thaw, Waycock and Ely valleys with very limited amounts of Category One resource included within these areas. A more significant area of Category One sand and gravel resource is located on the western side of the County and straddles the boundary with Bridgend.
- 4.34. The Vale of Glamorgan will safeguard the entire Category One and Category Two resources as defined in the Minerals Safeguarding Map of Wales to prevent the sterilisation of important mineral resources. Category Three resources will not be safeguarded. Resources beneath recognised settlements will also be excluded from safeguarding. It must be noted that safeguarding of the resource does not necessarily indicate the acceptance of working.
- 4.35. A policy will be included in relation to safeguarding these potential resources and the areas will be indicated on the Proposals Map. . Any planning application for a new mineral site or an extension of an existing site will be considered against a criteria-based policy included within the LDP. The policy will safeguard these resources from all forms of permanent built development which may sterilise the resource. Given the extent of safeguarded resources in the Vale the policy will permit new development but only under certain circumstances. For example, it will require the consideration of 'prior extraction' of safeguarded minerals prior to the commencement of development wherever appropriate (in terms of economic viability and environmental and amenity considerations). In all cases the proposed development should have no significant impact on the future working of the wider resource. The Council will consider the need for Supplementary Planning Guidance for assessing development proposals within minerals safeguarding areas to ensure that potential developers undertake a consistent approach.
- 4.36. In allocating sites within the LDP, the Council has considered the impact on the wider minerals resource and site allocations within these areas are considered to be justified for the reasons listed below. However, proposals will still need to be considered against the safeguarding policy and prior extraction should be considered in accordance with the policy. The Council has assessed the impact on the minerals resource and individual maps showing the extent of minerals safeguarding on allocated sites are shown at

Appendix 1. The justification for allocating sites affected by minerals safeguarding is considered to be:

- (i) the overriding need for the development (to meet housing and employment needs),
- (ii) the logical location of sites (adjoining existing settlements with services/facilities),
- (iii) the availability of appropriate alternative sites in that area given the extent of safeguarded resources in the Vale,
- (iv) the likelihood of having a significant impact on the resource (i.e. the area is already largely sterilised given the proximity to existing sensitive development) including the consideration of the potential of working from an existing or new quarry, and / or,
- (v) the site in question has an extant planning permission.

4.37. Any planning application for new mineral workings will be considered against a criteria-based policy included within the LDP. This policy will be applied to new mineral sites, extensions to existing workings and the reworking or reopening of old sites and will be used to consider applications for all types of mineral working.

4.38. Where a mineral resource is known to extend into a neighbouring authority, dialogue with that authority will take place to ensure (where practical) to ensure a consistent approach to safeguarding is maintained.

4.39. In the November 2011 Background Paper the Council indicated that it was not considered necessary to safeguard the wharf site at Barry Docks where marine sand was landed up until 2005. The reason for that was the activity had ceased and the land was within the operational area of Barry Docks. In response to consultation on the background paper the Welsh Government indicated that the wharf should be identified and safeguarded. The Council has re-considered the position and consider that the potential supply route for marine aggregate into the wharf at Barry Docks should be safeguarded.

5. KEY PRINCIPLE 2 – PROTECT AREAS OF IMPORTANCE TO NATURAL OR BUILT HERITAGE

5.1. The LDP will contain robust policies that ensure the protection of these areas. Such areas will include Special Areas of Conservation (SAC), Special Protection Areas (SPA), RAMSAR Sites, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), sites with known populations of European Protected Species, Special Landscape Areas, the Historic Environment, Surface and Groundwater Resources and the Best and Most Versatile Agricultural Land.

- 5.2. The extraction of minerals in these areas will only be permitted if it can be demonstrated that the provisions of MPPW, MTAN1 and relevant European and National legislation can be met.

6. **KEY PRINCIPLE 3 – LIMIT THE ENVIRONMENTAL IMPACT OF MINERAL EXTRACTION**

- 6.1. LDP's should set out clearly the criteria that will be applied to mineral proposals to ensure that they do not have an unacceptably adverse impact on the environment and the amenity of nearby residents.

Buffer Zones

- 6.2. MPPW established the principle of buffer zones around permitted and allocated mineral extraction sites. Within the buffer zone, no new sensitive development (buildings occupied by people on a regular basis) or mineral extraction should be approved.
- 6.3. The objective of the buffer zone is to protect sensitive land uses from the potential impacts of quarrying (dust, noise, traffic and blasting etc) by establishing a separation distance between these uses and quarrying operations. MTAN1 states that a minimum distance of 200m for hard rock quarries and 100m for sand and gravel operations (and sites where blasting is not permitted) should be adopted, and defined in LDP's, unless there are clear and justifiable reasons for reducing the distance. The buffer zone should be defined from the outer edge of the area where extraction and processing applications will take place rather than the site boundary, as there may be land within the site boundary where no operations are taking place.
- 6.4. In the background paper of November 2011 the Council promoted buffer zone dimensions based on blast monitoring and a series of assumptions. This gave rise to buffer zones ranging from 300m to 500m. Having given further consideration to this issue the Council considers such an approach is unduly complex given the significant improvements in blast design techniques; lack of consistency with the approach advocated in MTAN1; lack of consistency with the approach taken by neighbouring LPA's in their LDP's, and effective sterilisation of areas of land surrounding the quarries unnecessarily.
- 6.5. The Council will therefore establish buffer zones of 200m around all the hard rock quarries which are active or are defined as inactive/dormant and considered likely to be worked in the future. These buffer zones will be identified on the Proposals Map. A policy will be included in the LDP indicating a presumption against development within the defined buffer zones unless it can be demonstrated that there will be no adverse impact on any new development or the quarry.
- 6.6. The Council will seek to serve Prohibition Orders on long dormant and inactive quarries which are considered unlikely to be worked in the future. This will provide certainty for

nearby residents and remove reserves which are not realistically available. The amount of reserve at such sites is not counted in the landbank so their removal will have no impact on the landbank. Buffer zones will not be identified around these sites.

- 6.7. The Welsh Government wishes to see the use of rail or waterway instead of road wherever this is feasible. However, none of the aggregate quarries within the Vale of Glamorgan (with the possible exception of Ewenny) has any potential for rail transport.

7. **KEY PRINCIPLE 4 - ACHIEVE HIGH STANDARD RESTORATION AND BENEFICIAL AFTER-USE**

- 7.1. Restoration and aftercare should provide the means to at least maintain, and preferably enhance, the long term quality of land and the landscapes taken for mineral extraction. Reclamation can provide opportunities for creating, or enhancing sites for nature conservation and biodiversity gain.

- 7.2. In view of the long life of many of the quarries within the Vale, it is essential that opportunities for progressive restoration are identified where appropriate and practical. The increased use of progressive restoration can help to reduce the visual impact of mineral activity at any one time, provides a continuity of restoration and greater depth to planting as well as reducing the potential environmental damage left by any failure to restore sites once worked out.

- 7.3. Beneficial after-use for agriculture, forestry, nature conservation or informal recreation does not normally require separate planning permission. Any other after-use may require a separate planning permission.

- 7.4. The LDP will include within its policies a requirement to demonstrate that land used for mineral working can be reclaimed for beneficial after-use and a requirement to provide for progressive restoration where it is practical to do so.

8. **KEY PRINCIPLE 5 – ENCOURAGE EFFICIENT AND APPROPRIATE USE OF MINERALS AND THE RE-USE AND RECYCLING OF SUITABLE MATERIALS**

- 8.1. The Welsh Government wishes to promote the minimisation of waste and the use of industrial by-products, recycled materials and mineral waste as aggregate to reduce the demand for the production of primary resources.

- 8.2. A significant quantity of PFA/FBA combined is generated annually at Aberthaw Power Station. This material is actively marketed as an alternative to primary aggregates but sales fluctuate dependent on demand, with normally large surpluses of material being land filled in the adjacent Aberthaw Quarry or to an ash mound located adjacent to the power station. Whilst there is no planning permission in place for the removal of ash from

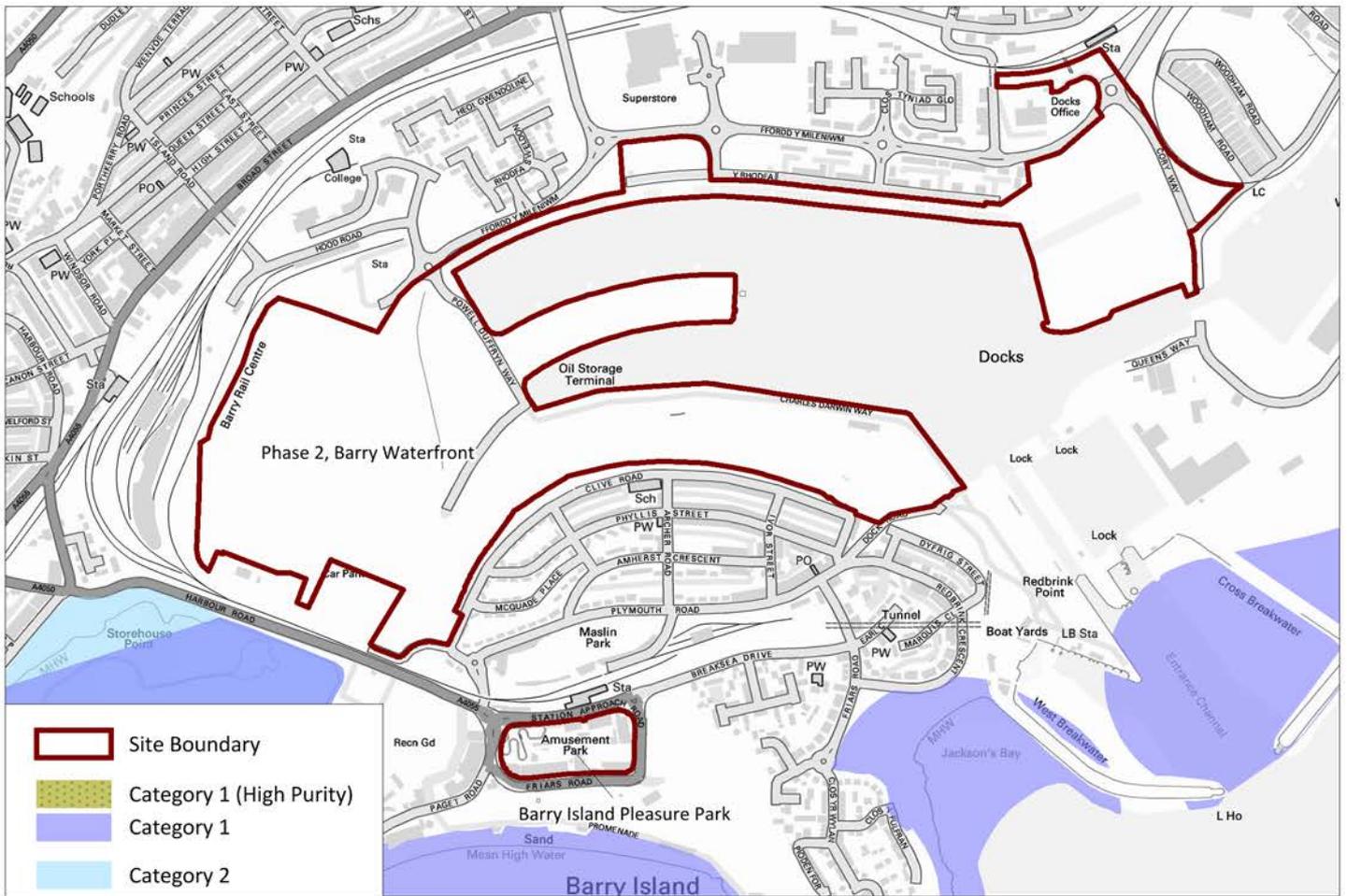
the quarry or the mound, this material remains available as a potential source of secondary aggregate.

- 8.3. One of the significant issues with the re-use and recycling of construction and demolition waste as aggregate is that there is a disconnect between the material becoming available and the demand for it. Demolition sites need to be cleared relatively quickly to allow for re-development of the site. It is not a realistic option for material to be left on the site awaiting a demand for it to materialise. Therefore, as that material is not in demand at the time it becomes available it results in the material being land filled and lost as a resource in the majority of cases. Therefore, there is a need for 'repositories' or 'urban quarries' where demolition material can be taken and stored until it is required for use.
- 8.4. The LDP will promote the use of secondary/recycled materials in preference to primary aggregates within a criteria-based policy. The LDP will also favour the development of 'repositories' or 'urban quarries' at appropriate locations where suitable material can be stored for re-use/recycling rather than being land filled. This is considered to be a sustainable solution to the current problem.

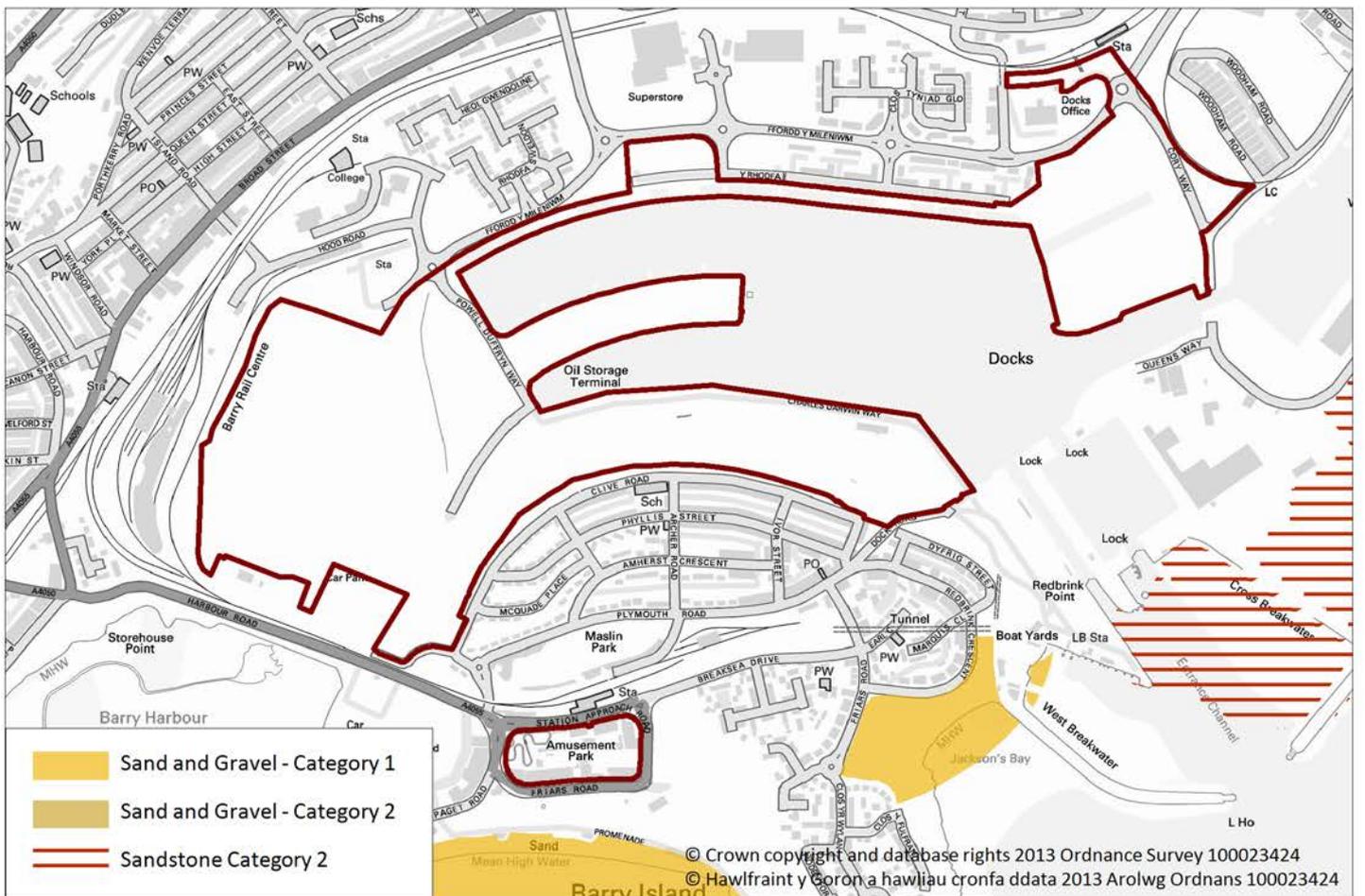
Appendix 1 – Minerals Safeguarding Maps for Allocated Sites

Housing Allocations

Limestone Safeguarding Areas

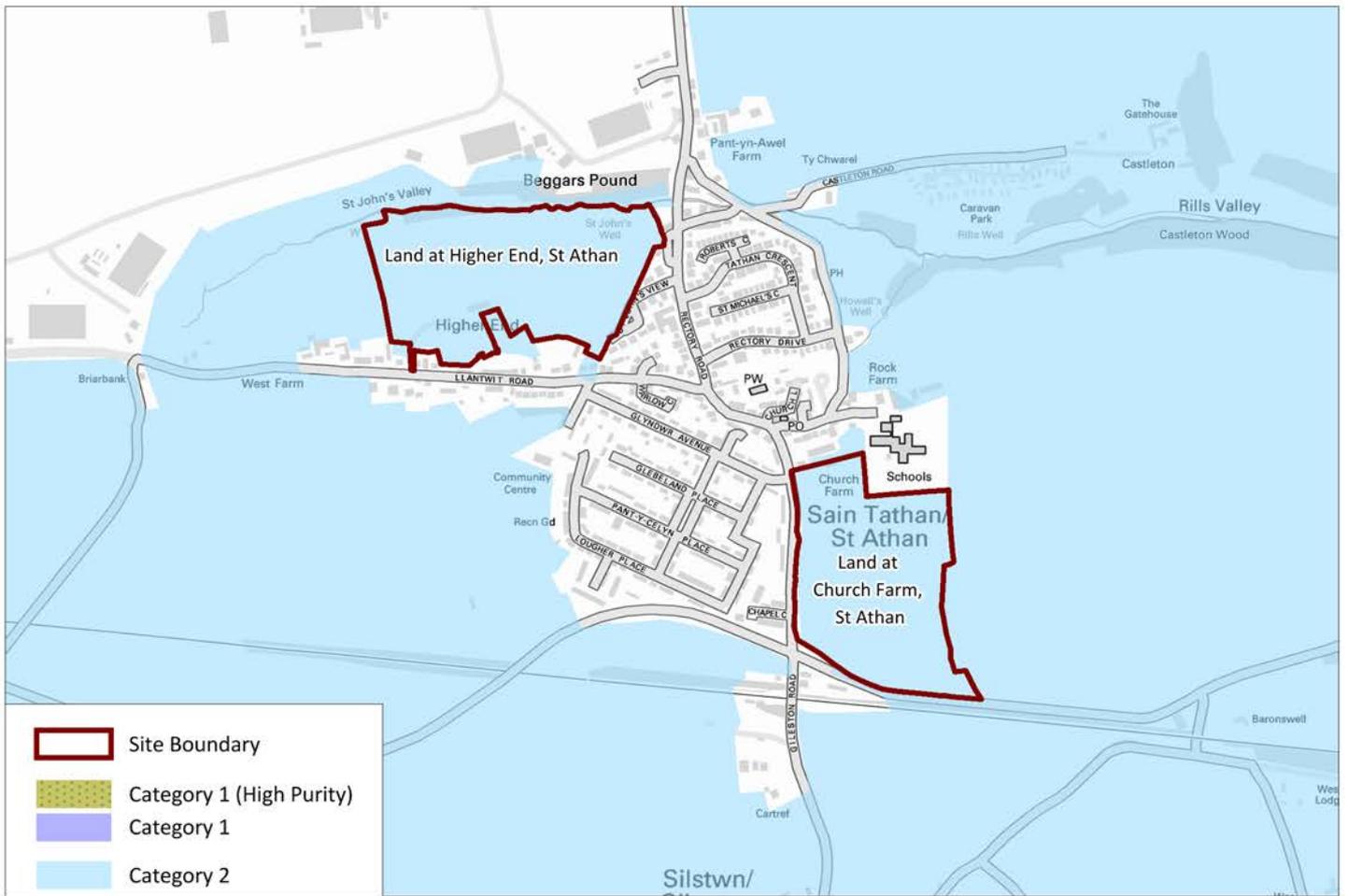


Sand and Gravel / Sandstone Safeguarding Areas

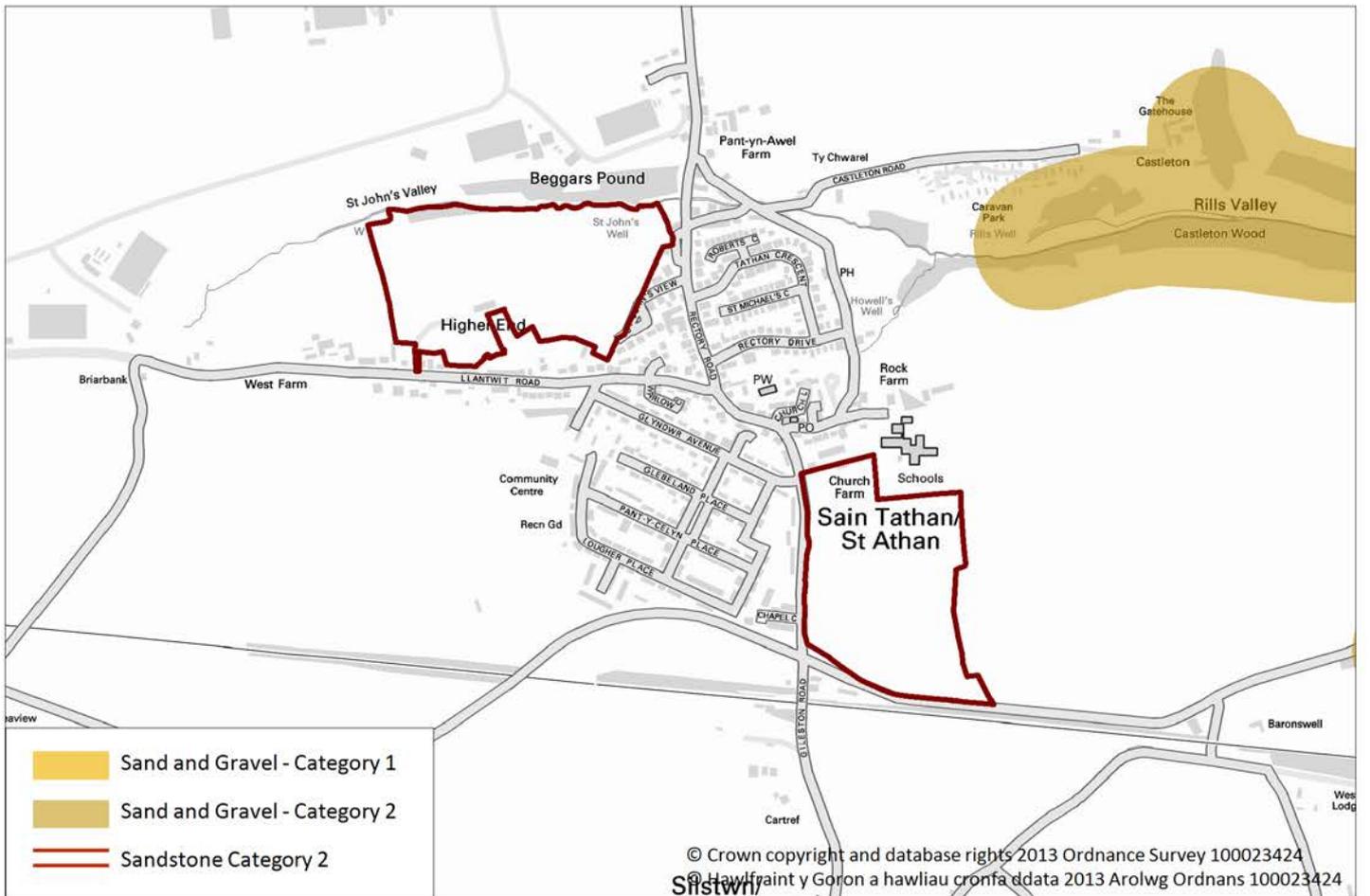


Housing Allocations

Limestone Safeguarding Areas

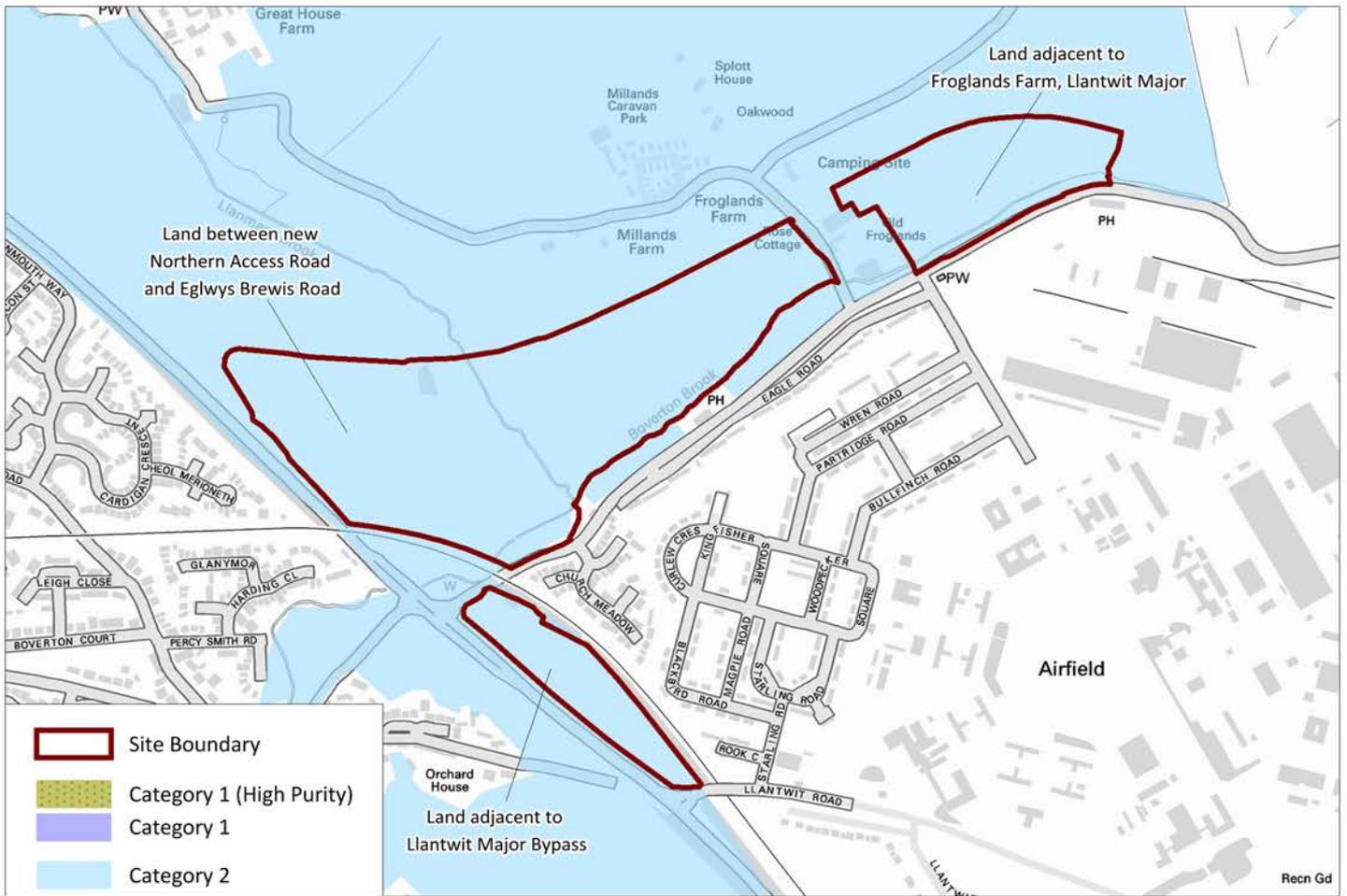


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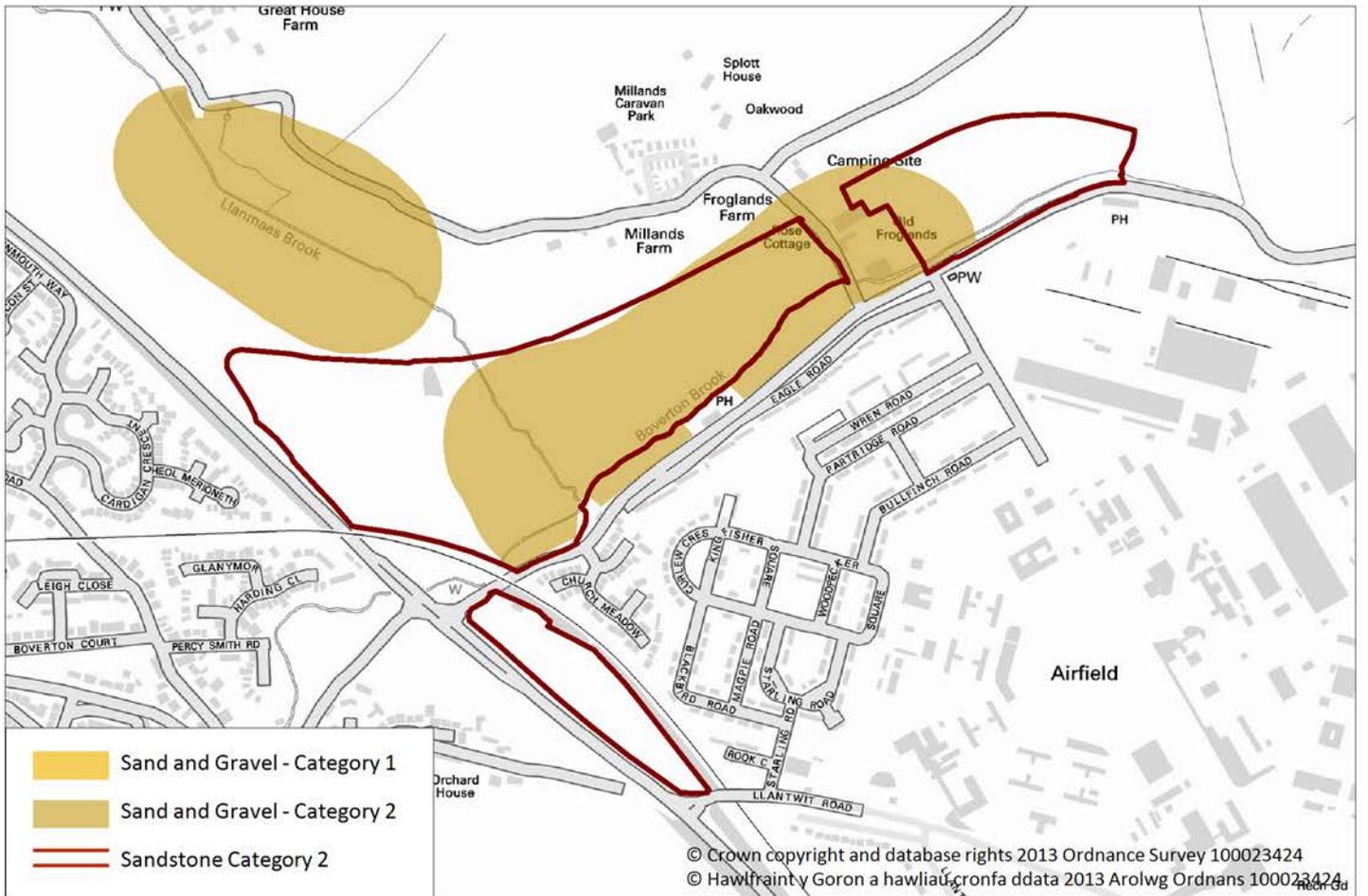


Housing Allocations

Limestone Safeguarding Areas

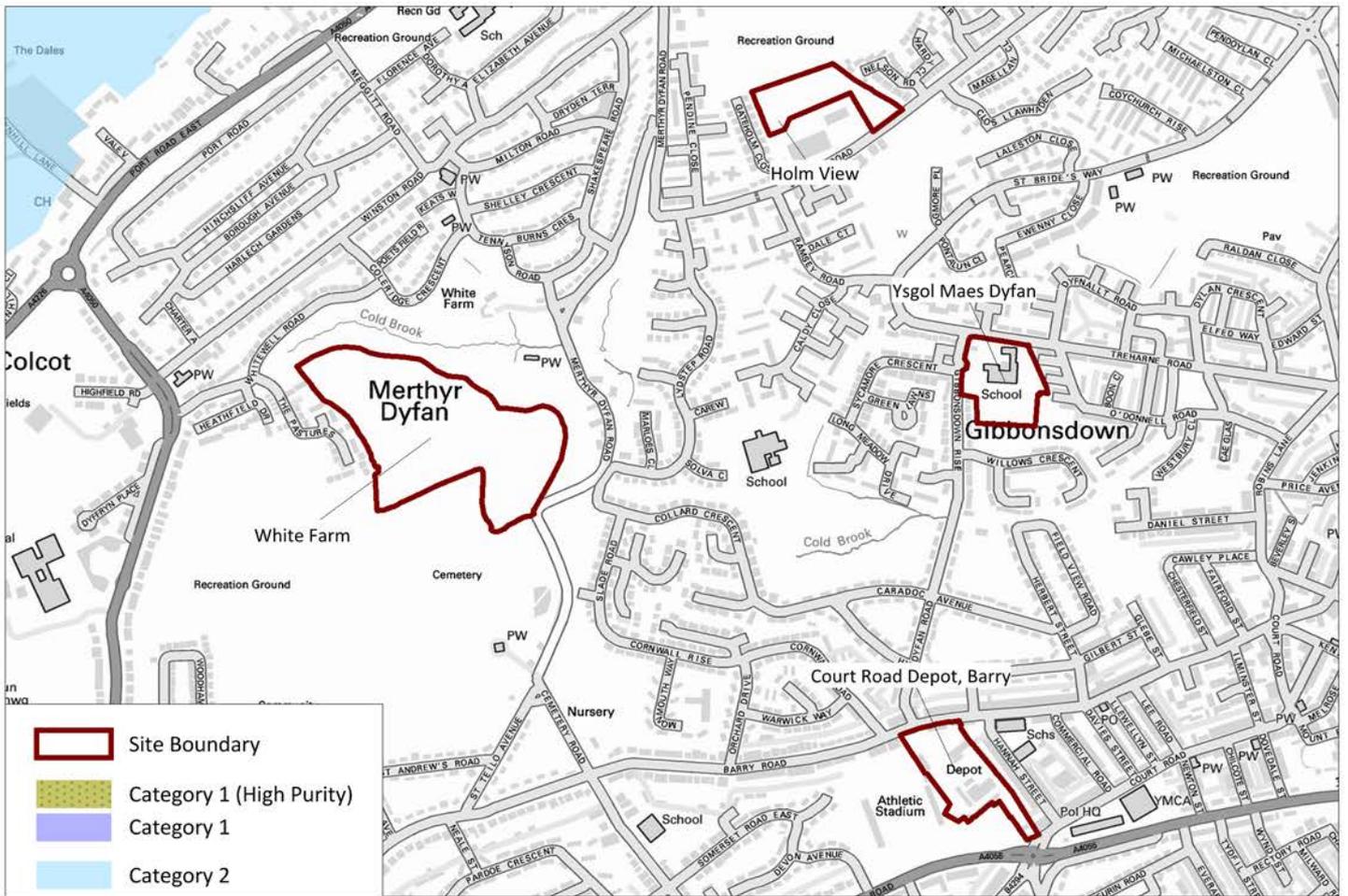


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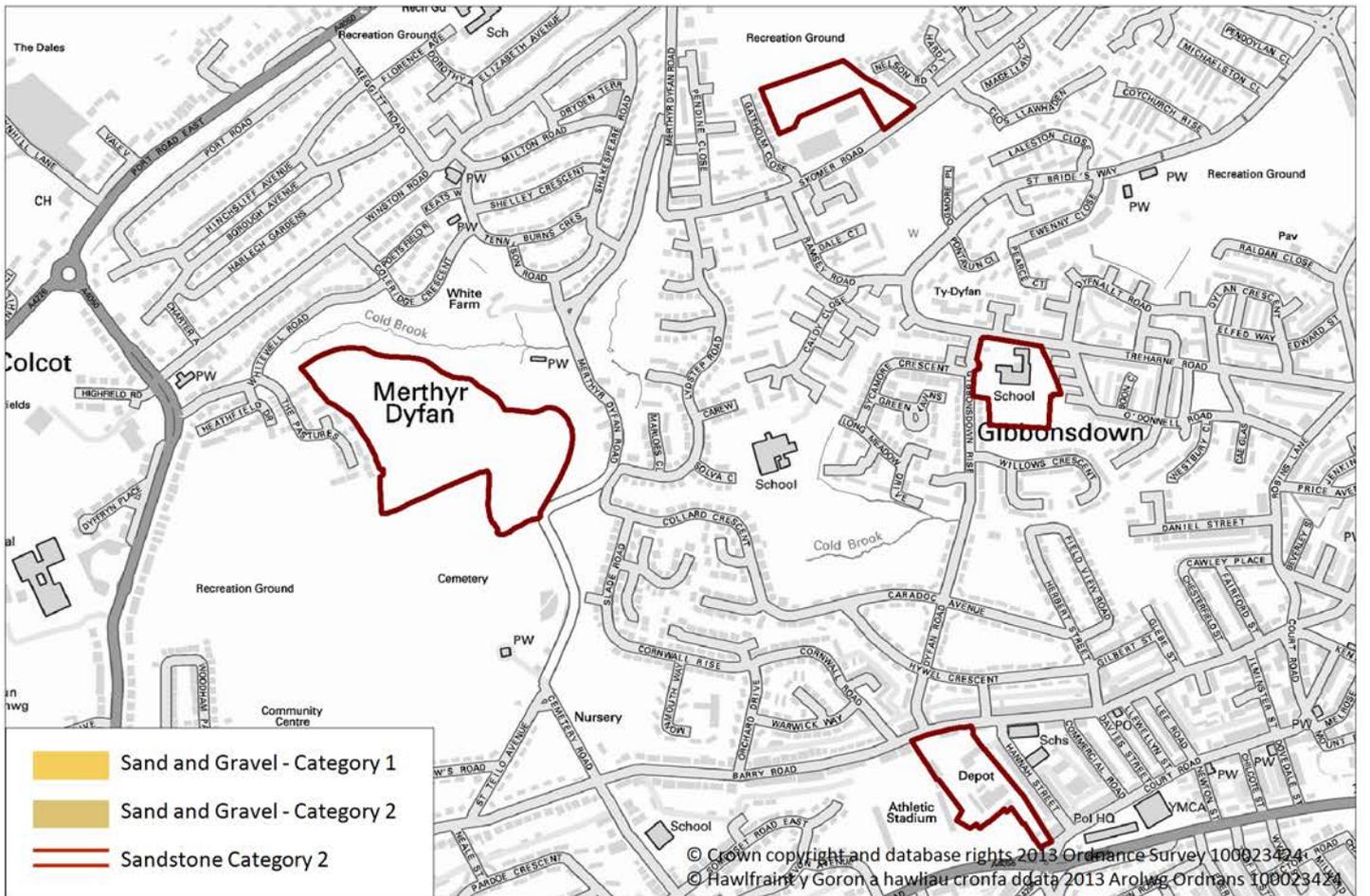


Housing Allocations

Limestone Safeguarding Areas

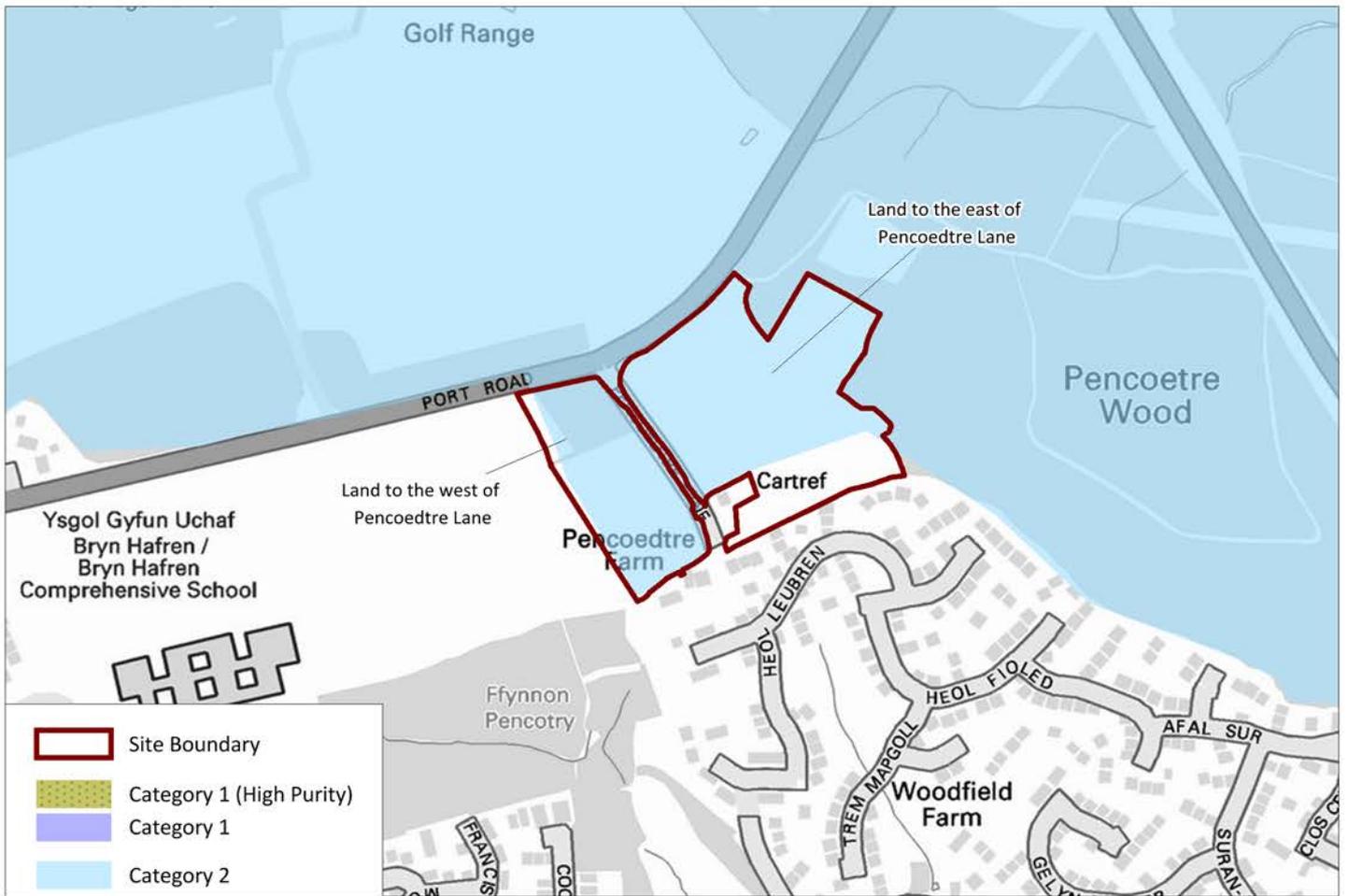


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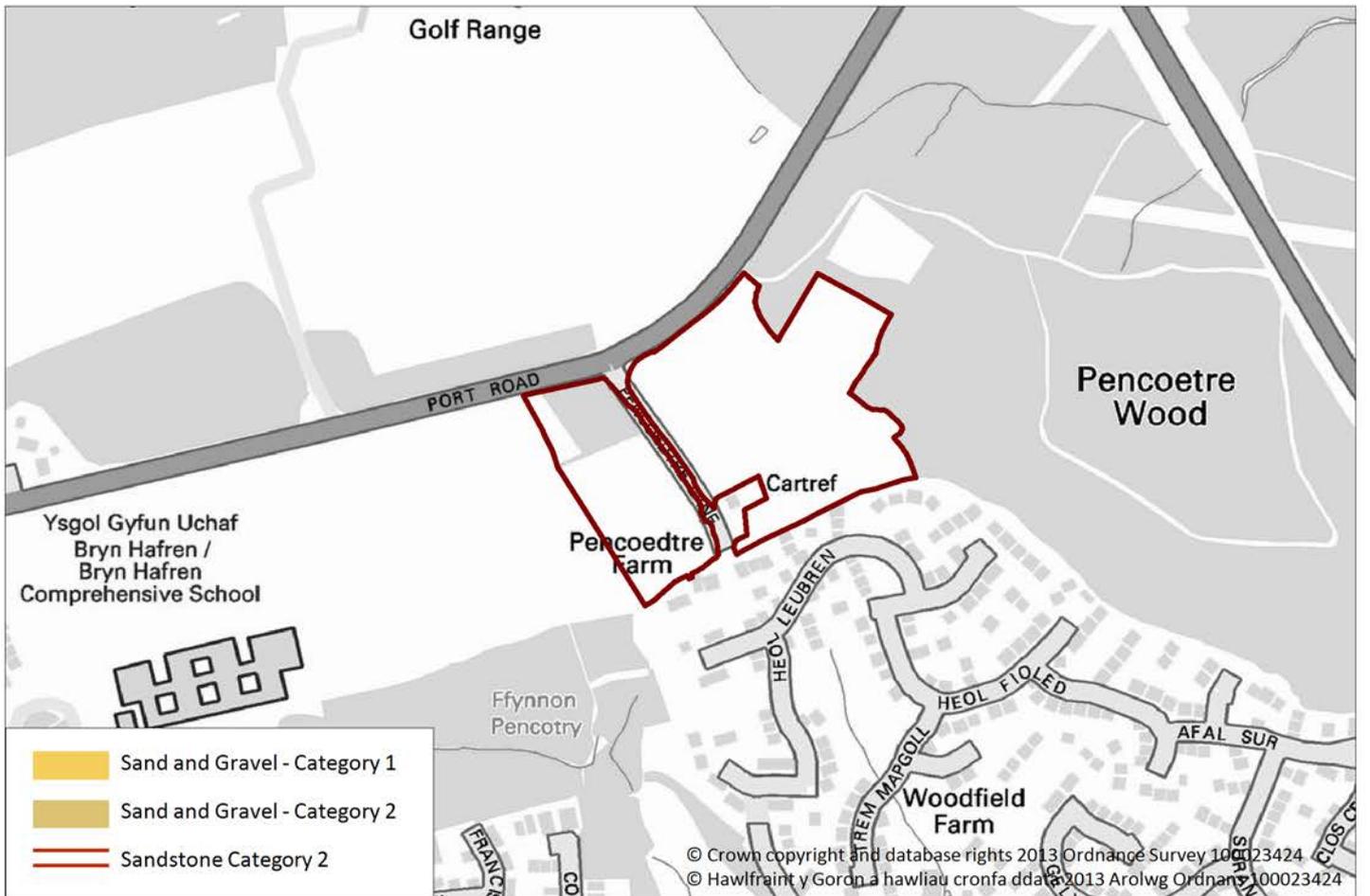


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

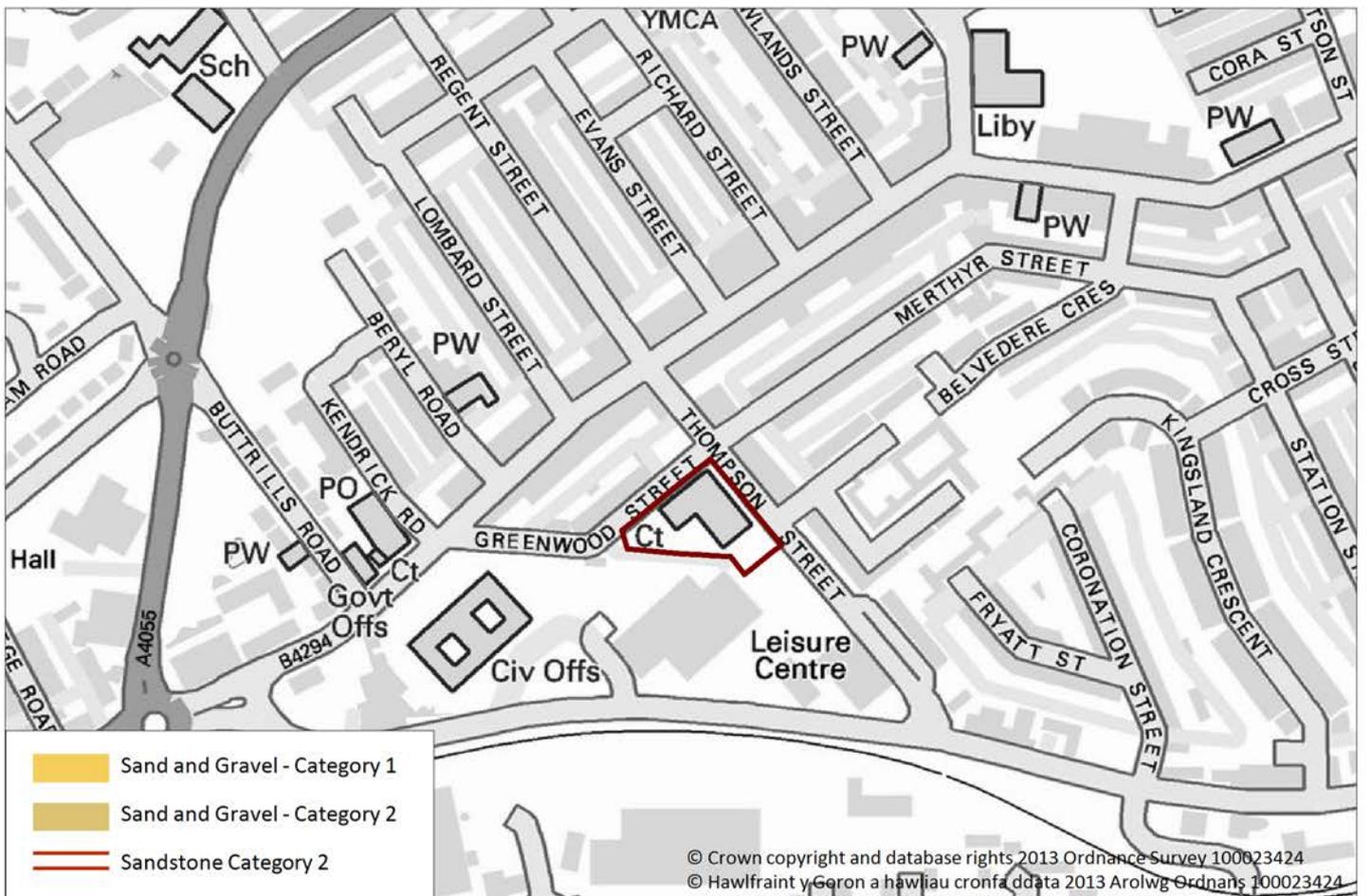


Housing Allocations

Limestone Safeguarding Areas

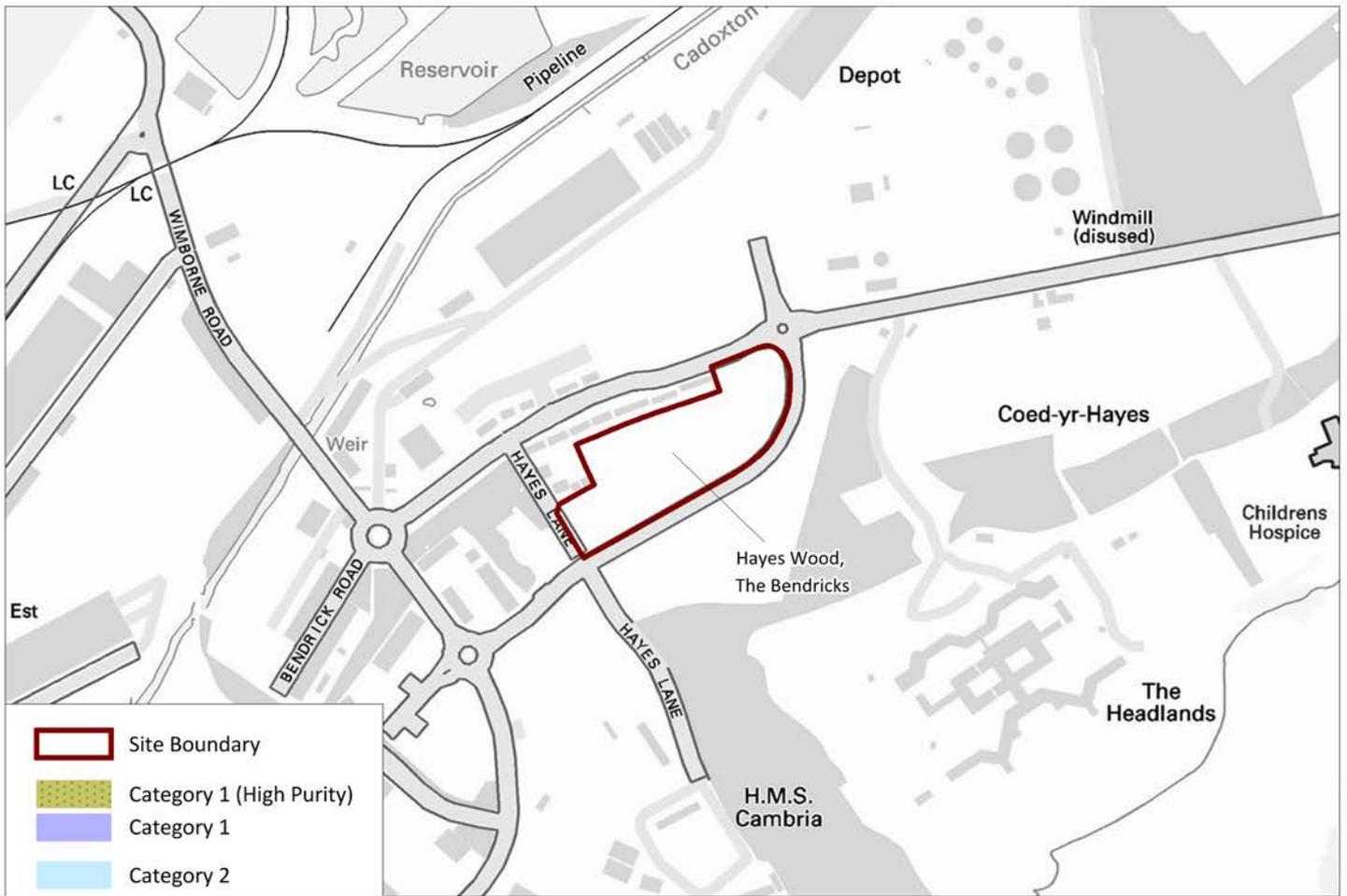


Sand and Gravel / Sandstone Safeguarding Areas

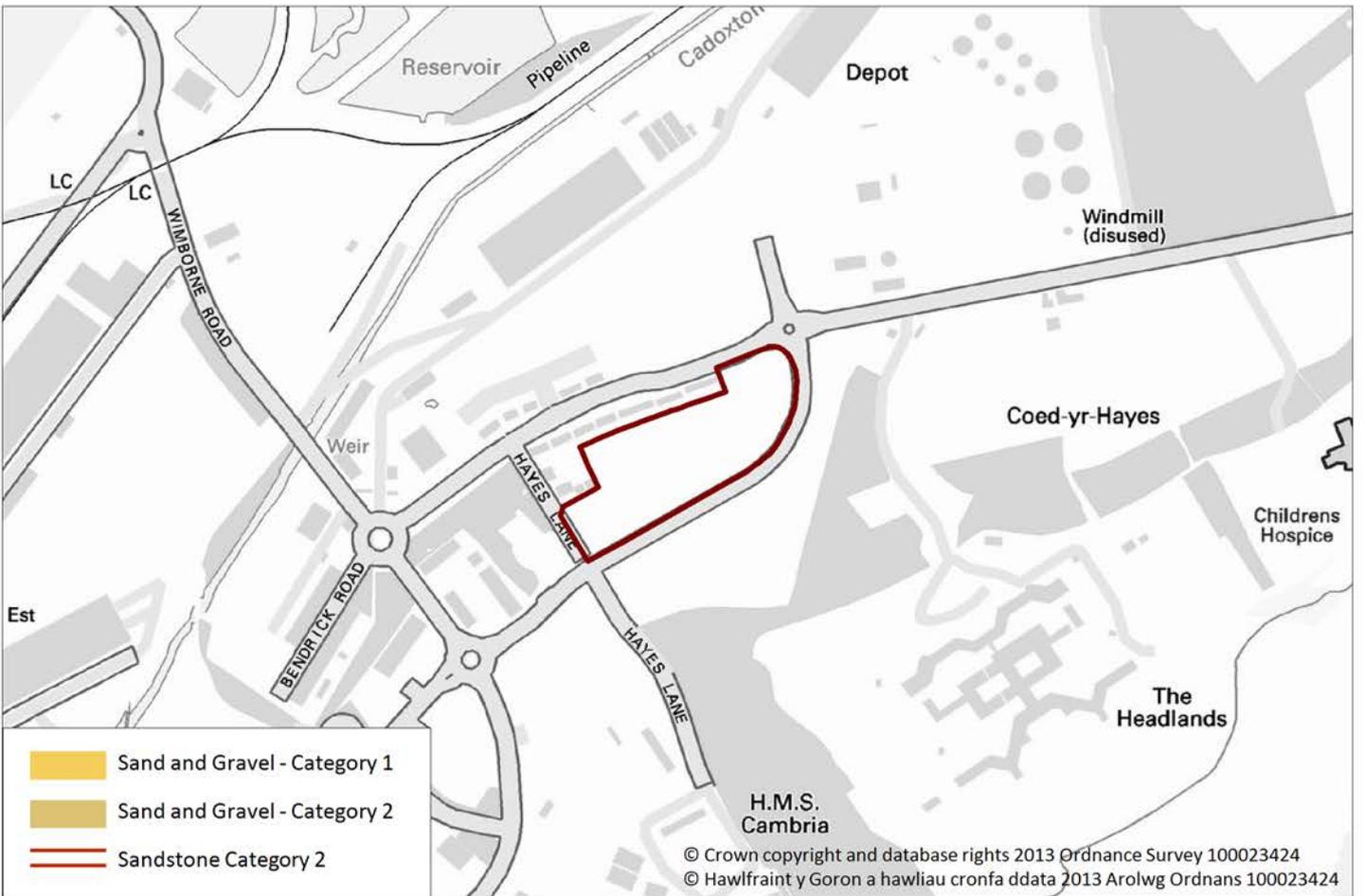


Housing Allocations

Limestone Safeguarding Areas

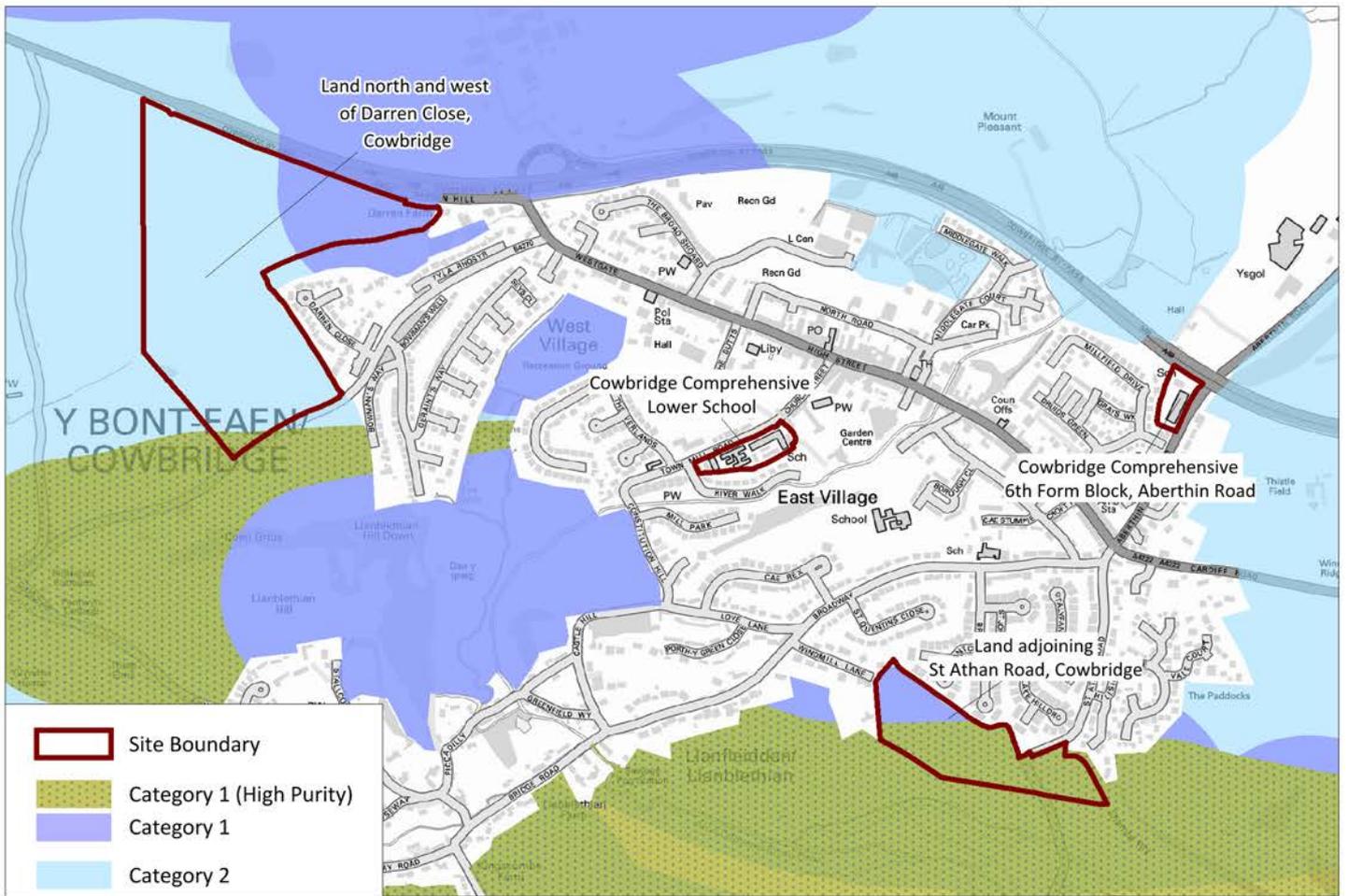


Sand and Gravel / Sandstone Safeguarding Areas

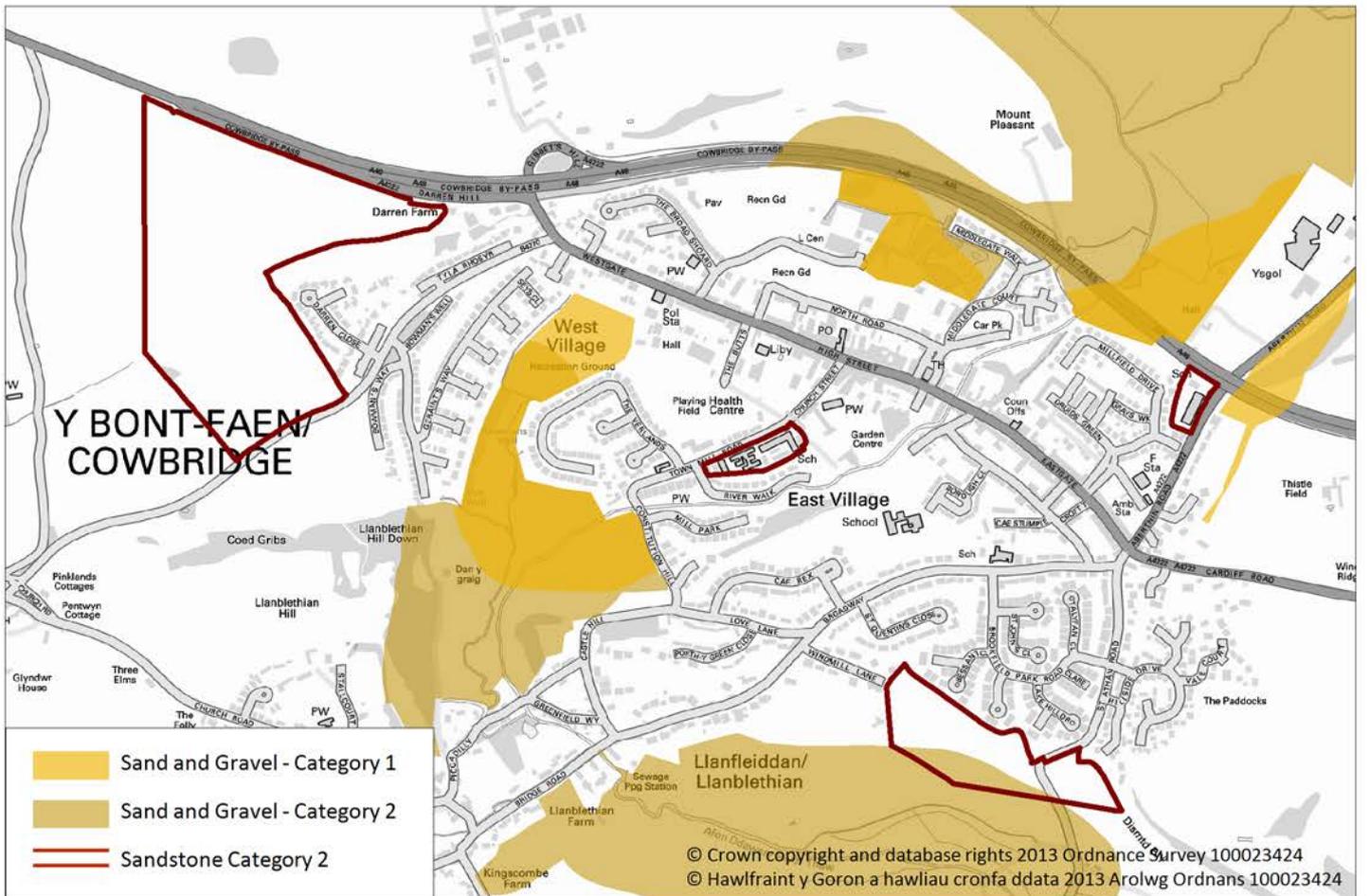


Housing Allocations

Limestone Safeguarding Areas

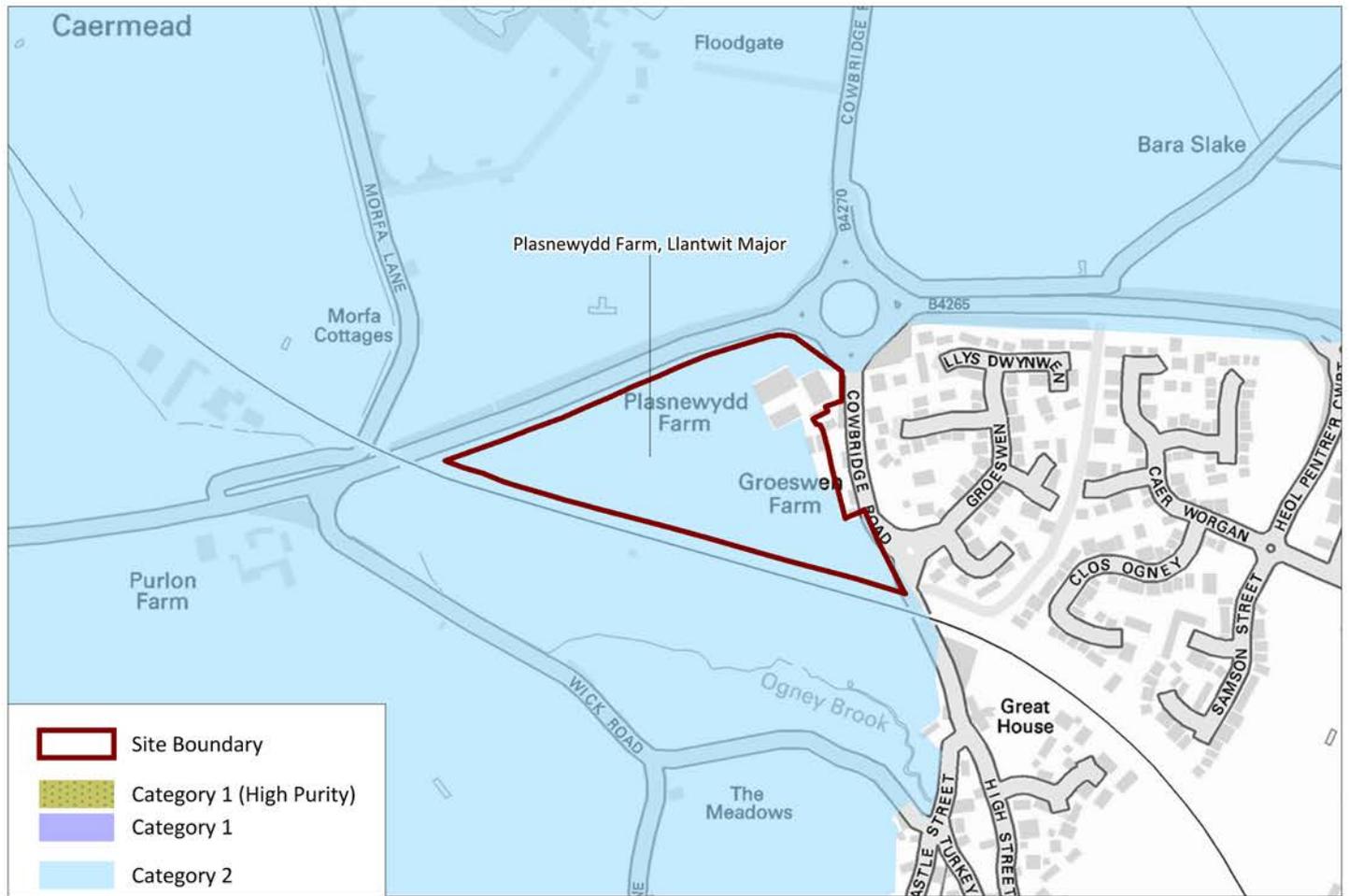


Sand and Gravel / Sandstone Safeguarding Areas

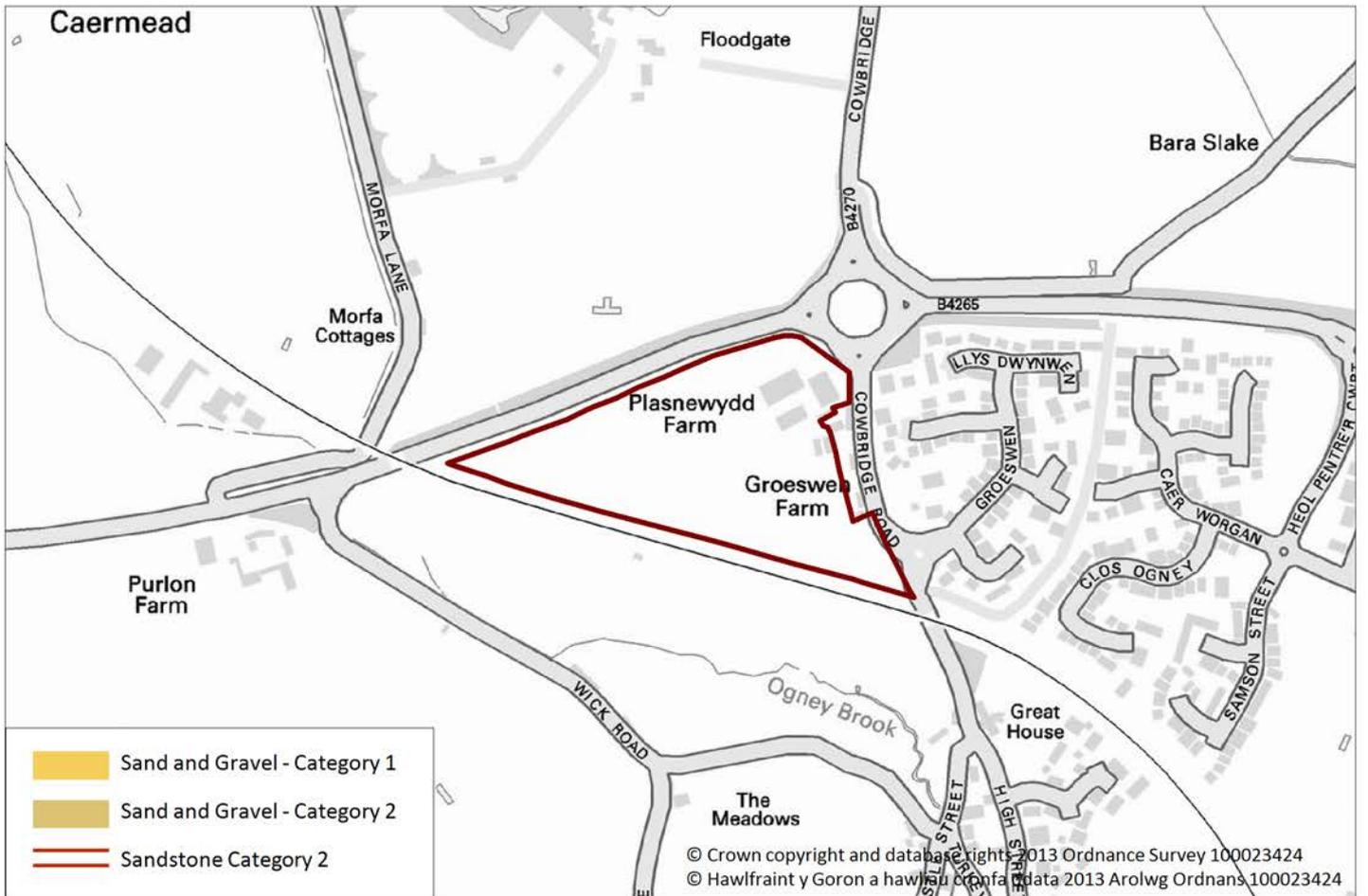


Housing Allocations

Limestone Safeguarding Areas

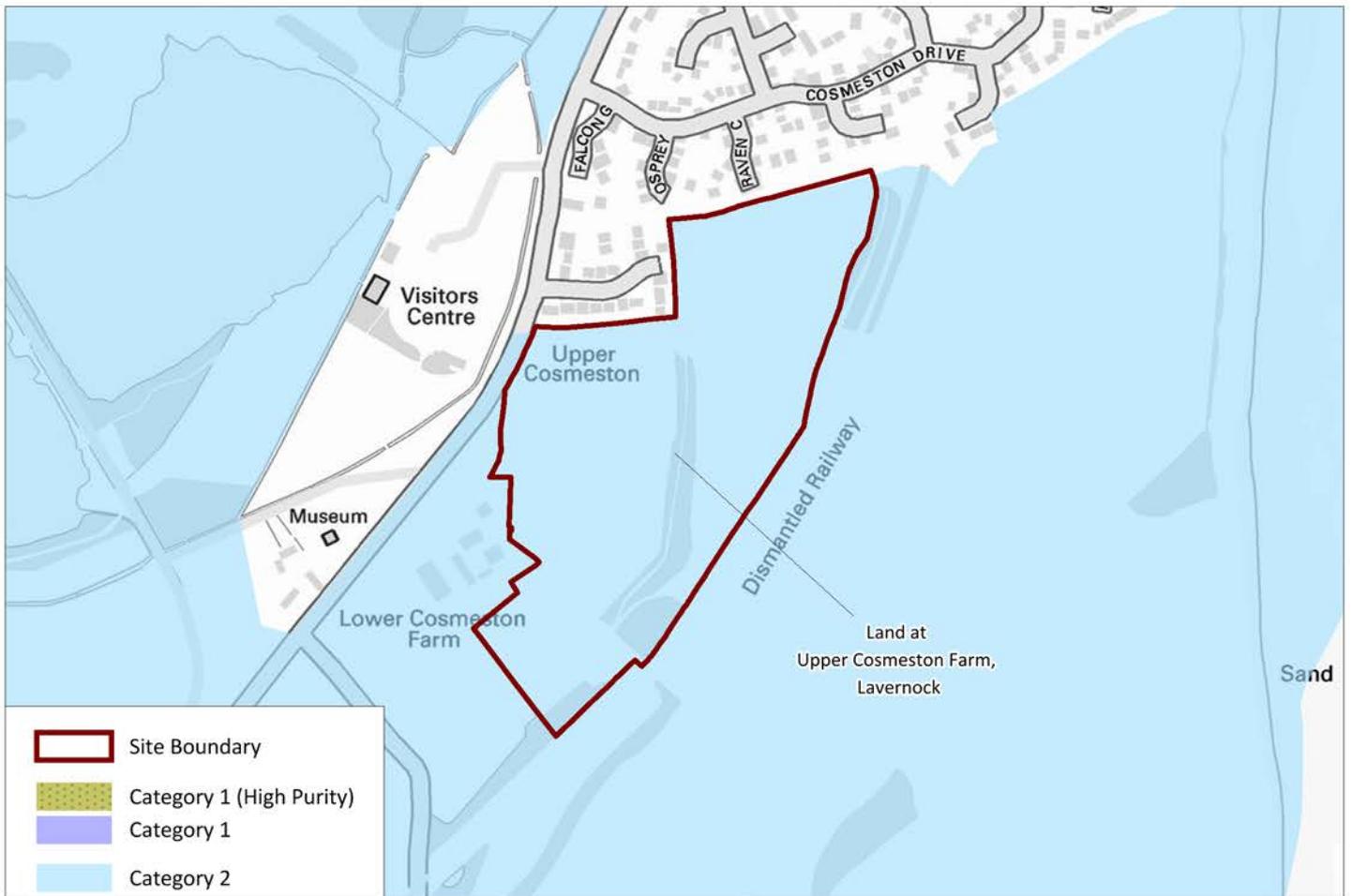


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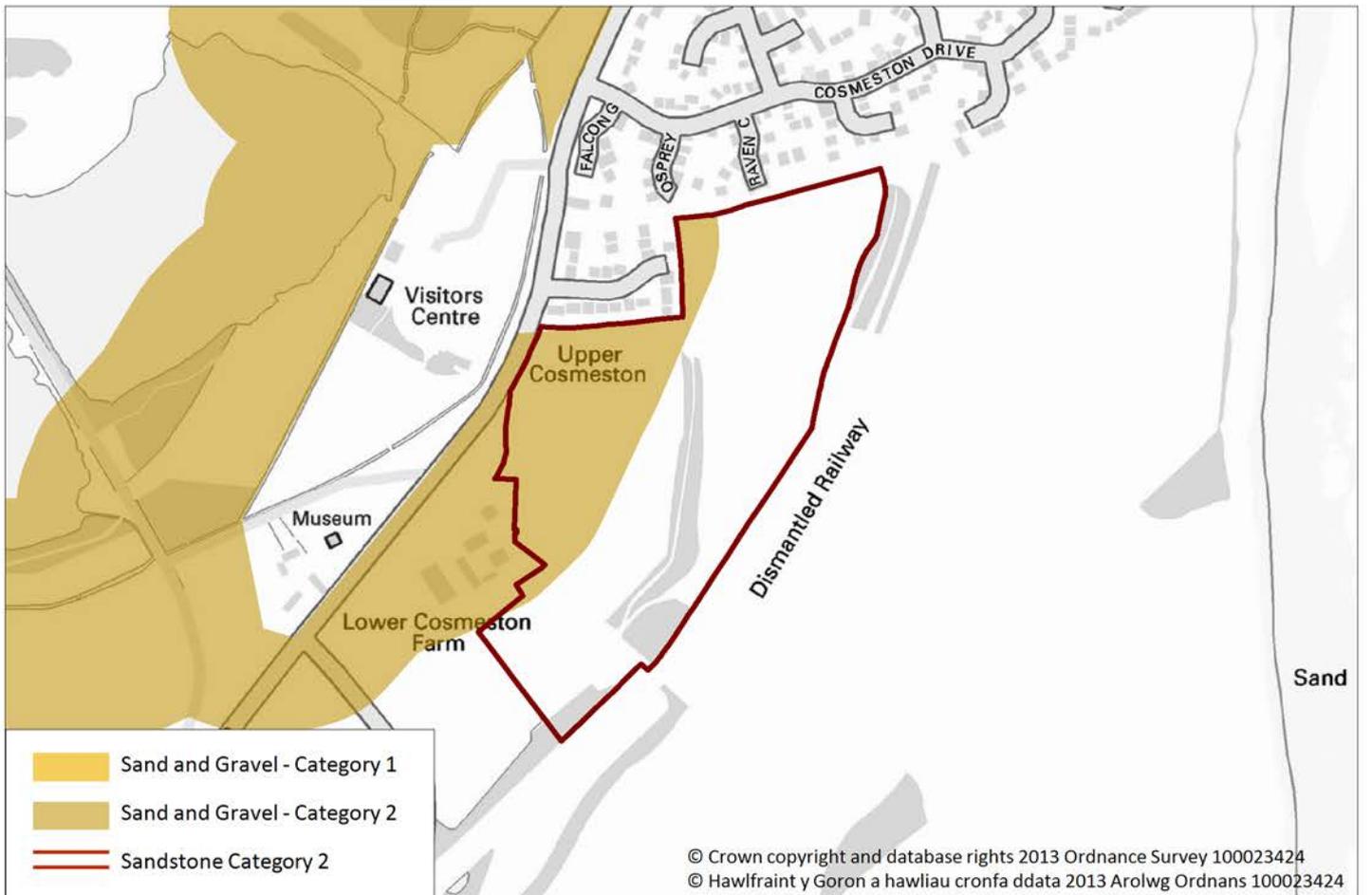


Housing Allocations

Limestone Safeguarding Areas

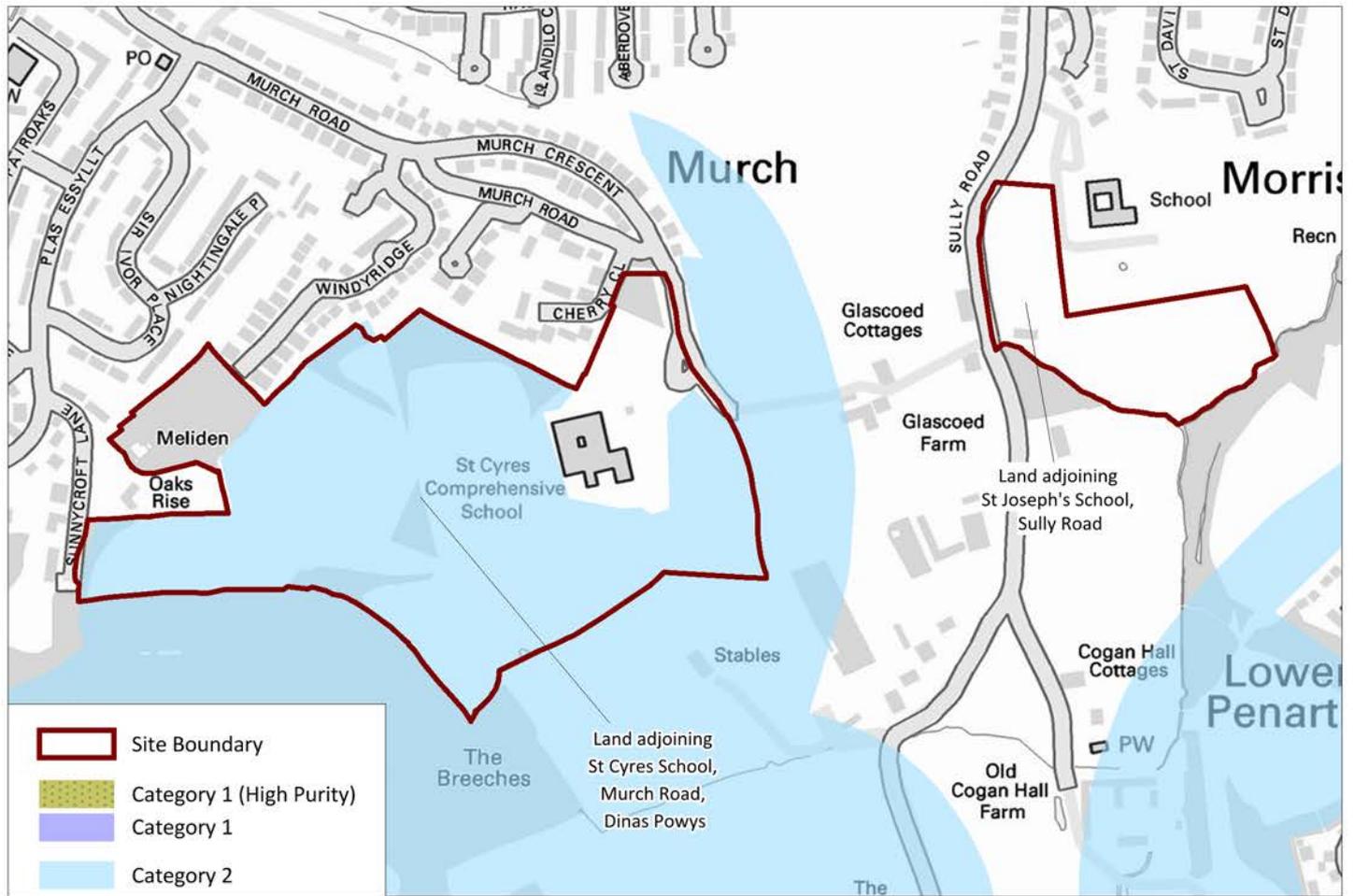


Sand and Gravel / Sandstone Safeguarding Areas

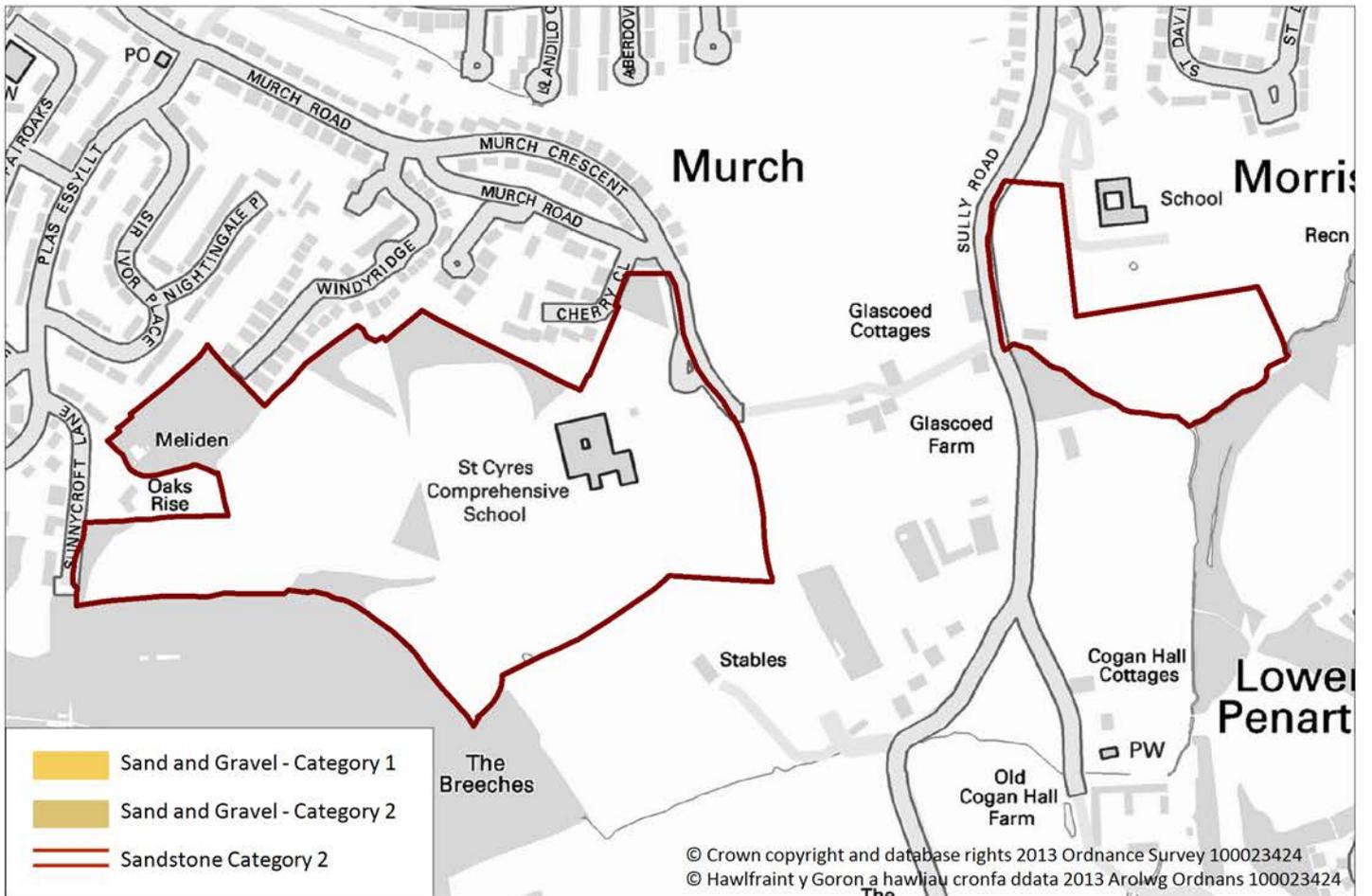


Housing Allocations

Limestone Safeguarding Areas

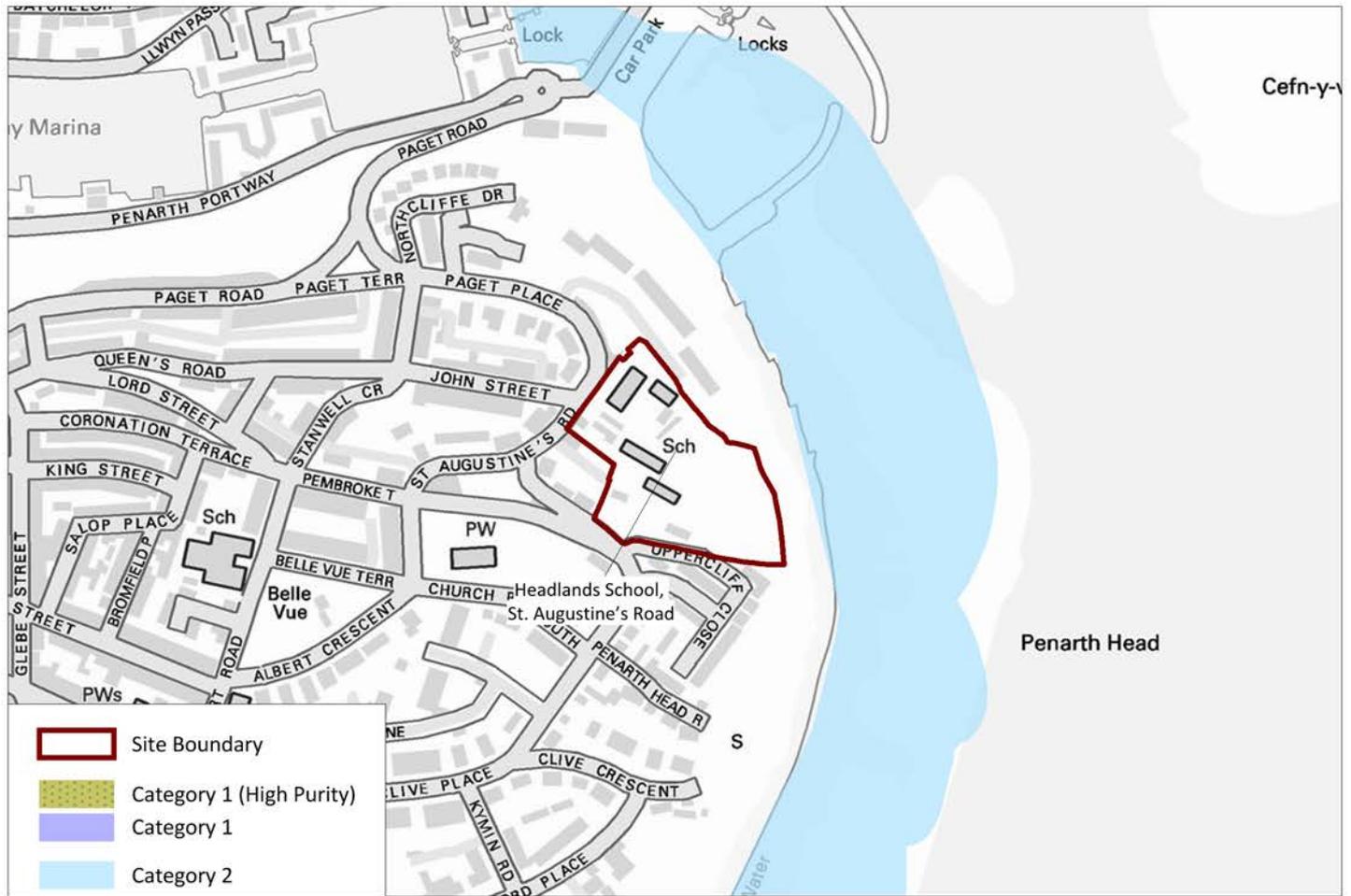


Sand and Gravel / Sandstone Safeguarding Areas

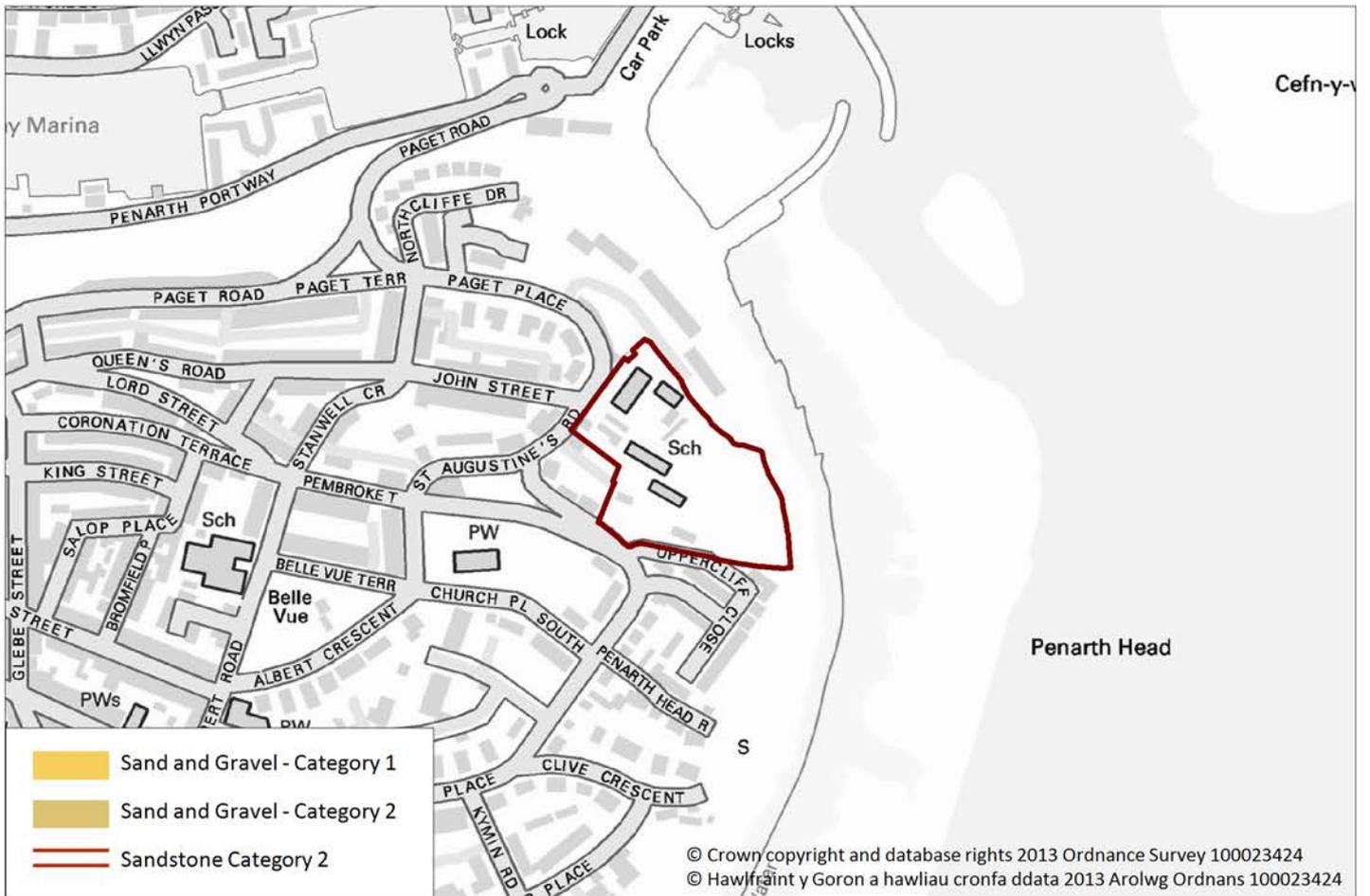


Housing Allocations

Limestone Safeguarding Areas

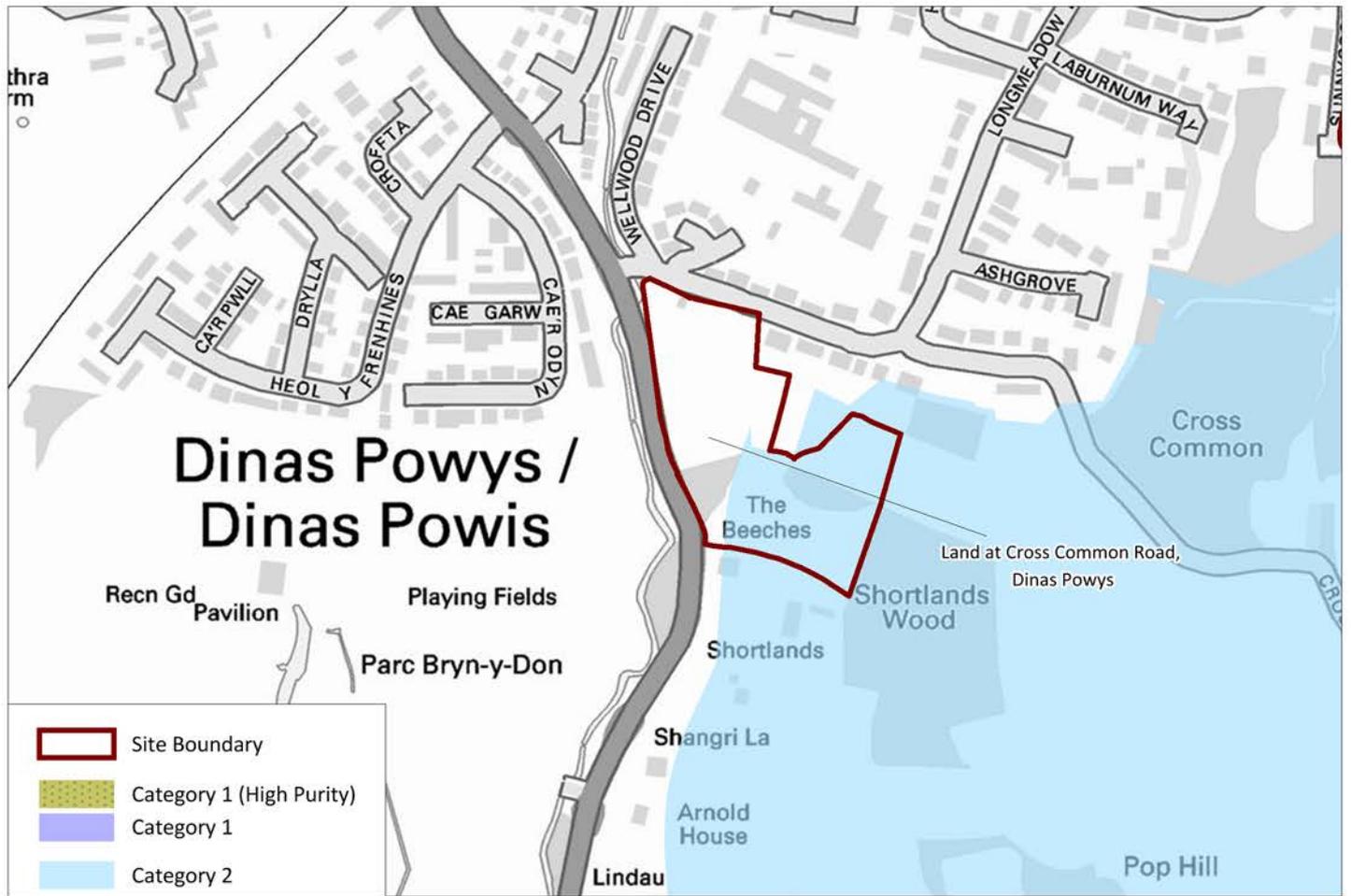


Sand and Gravel / Sandstone Safeguarding Areas

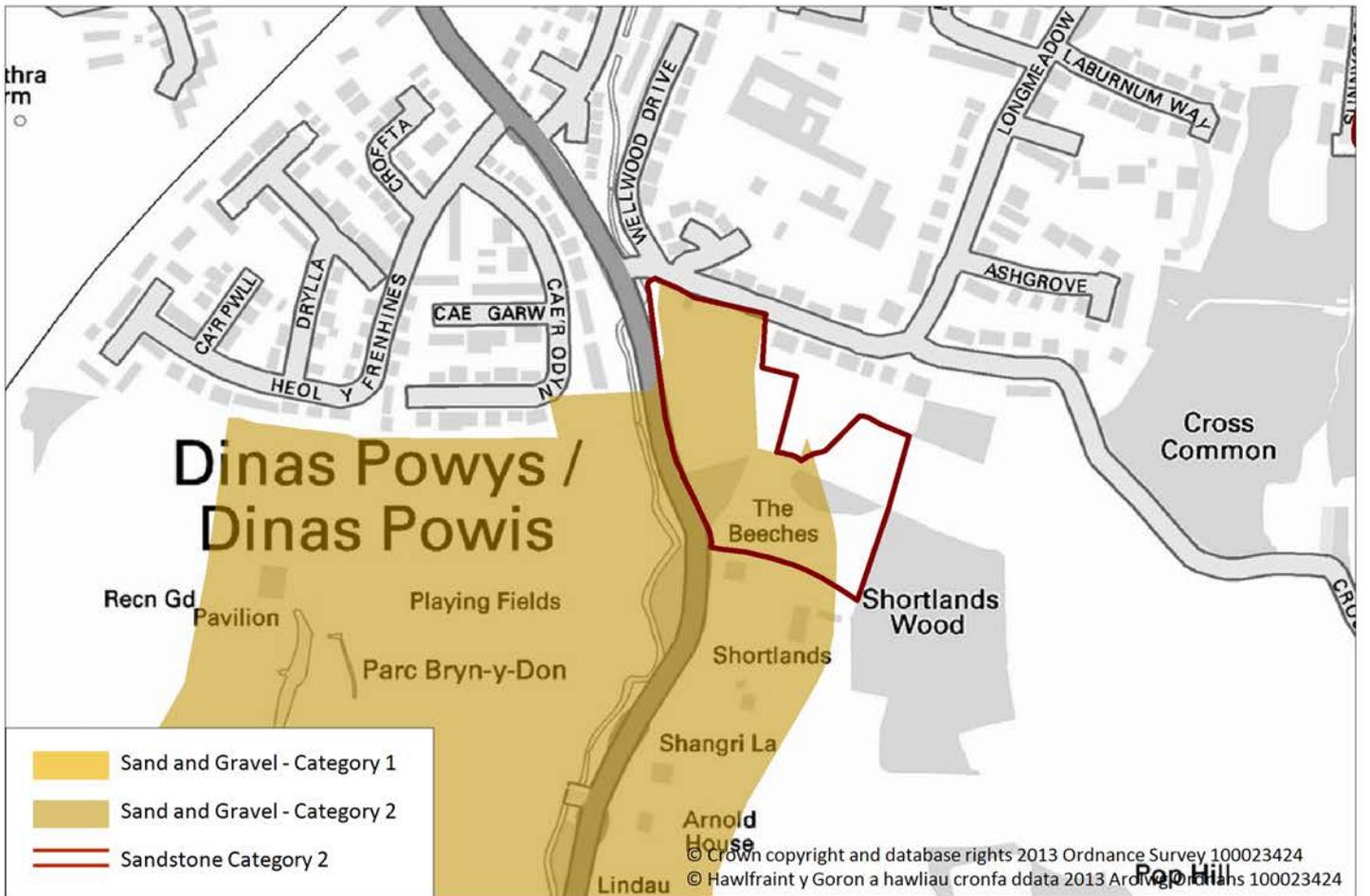


Housing Allocations

Limestone Safeguarding Areas

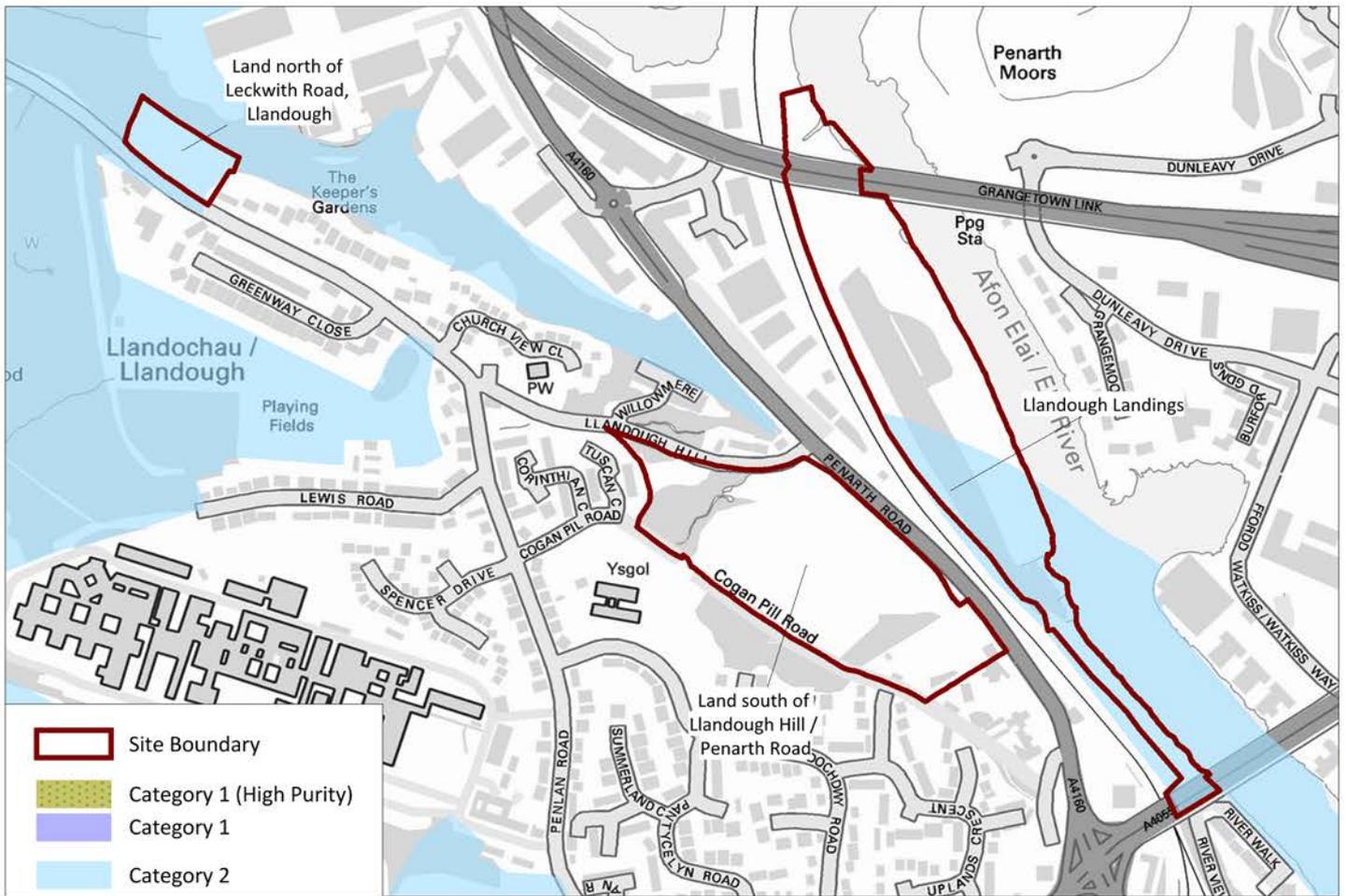


Sand and Gravel / Sandstone Safeguarding Areas

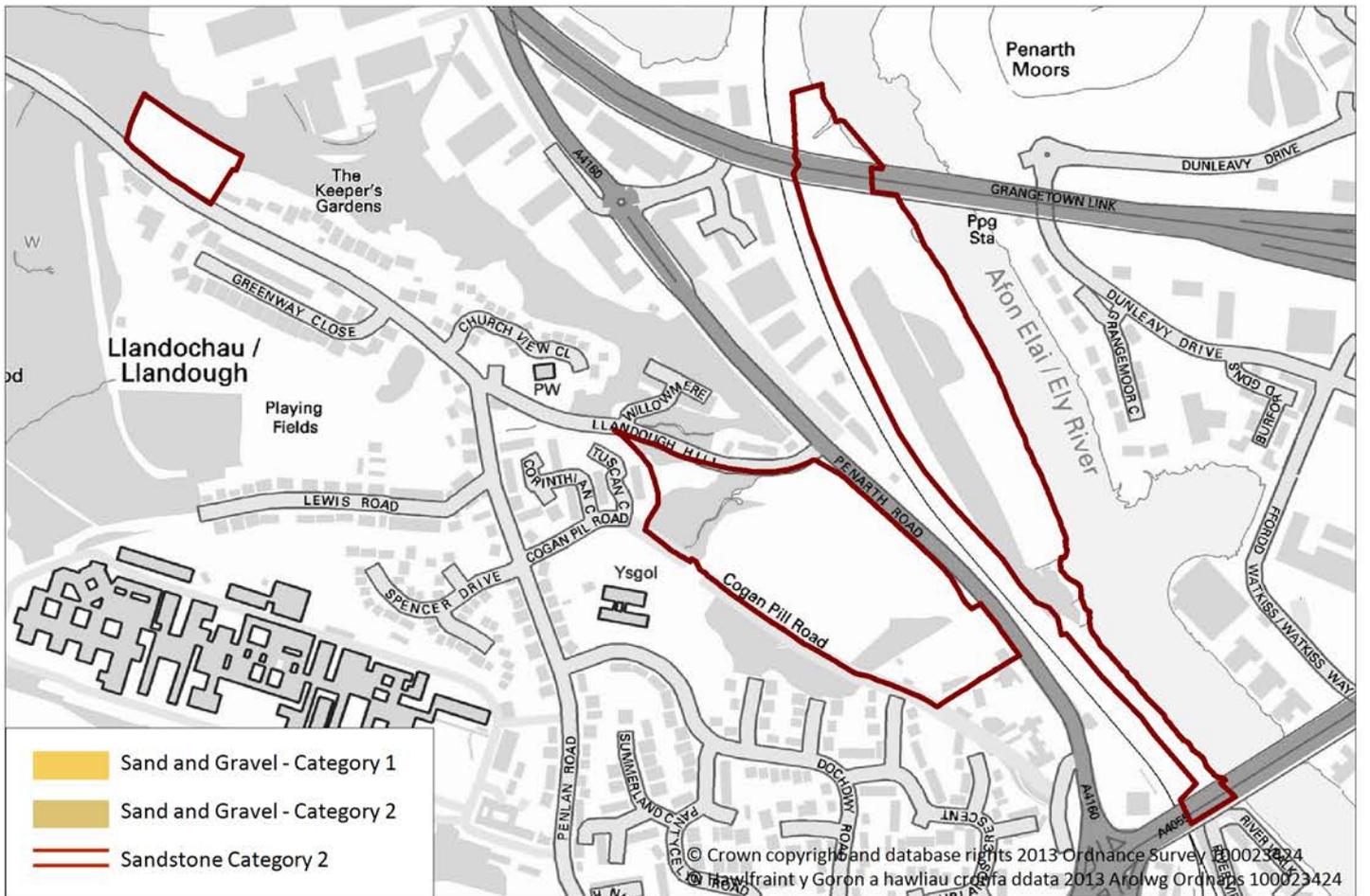


Housing Allocations

Limestone Safeguarding Areas

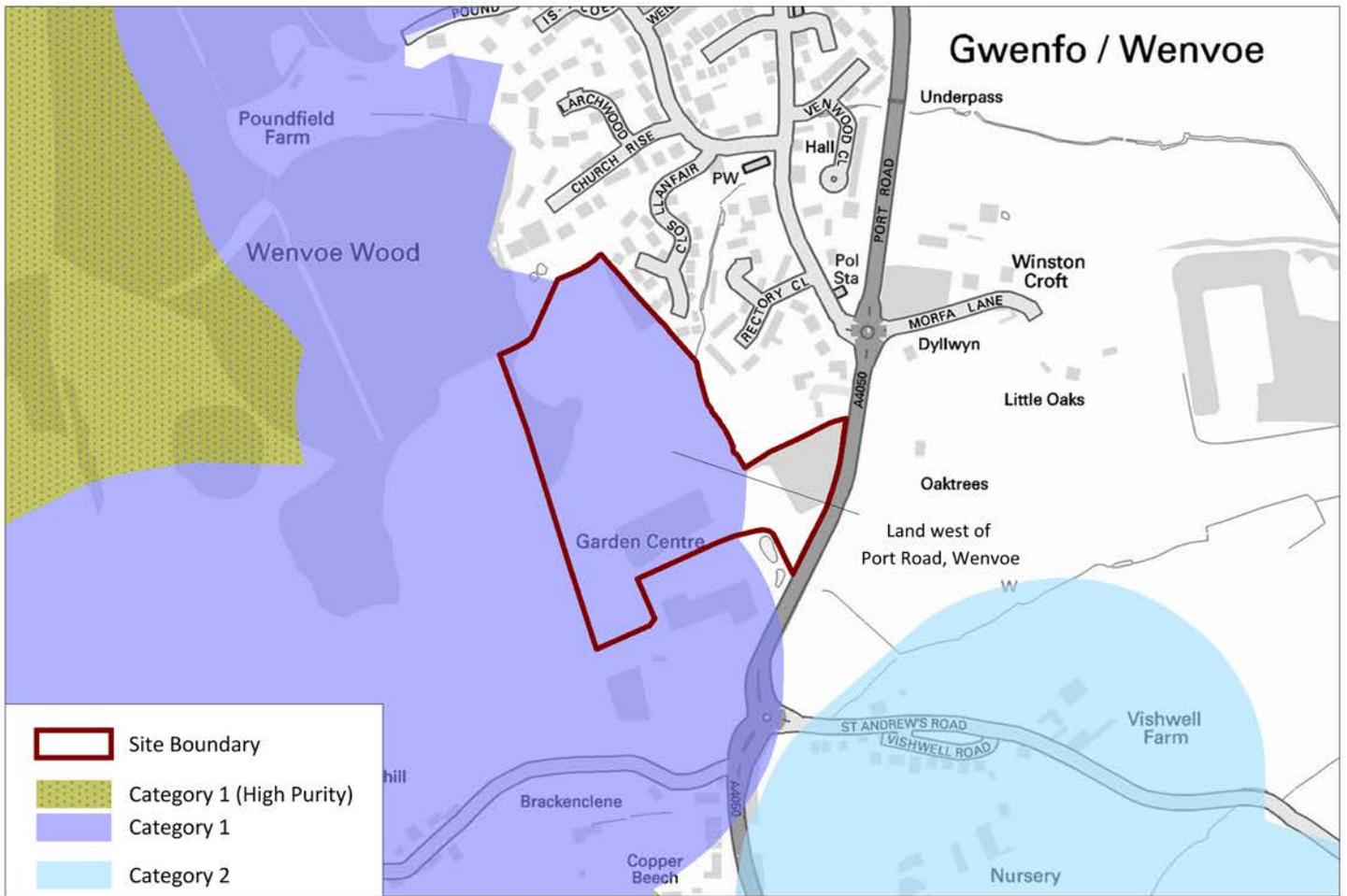


Sand and Gravel / Sandstone Safeguarding Areas

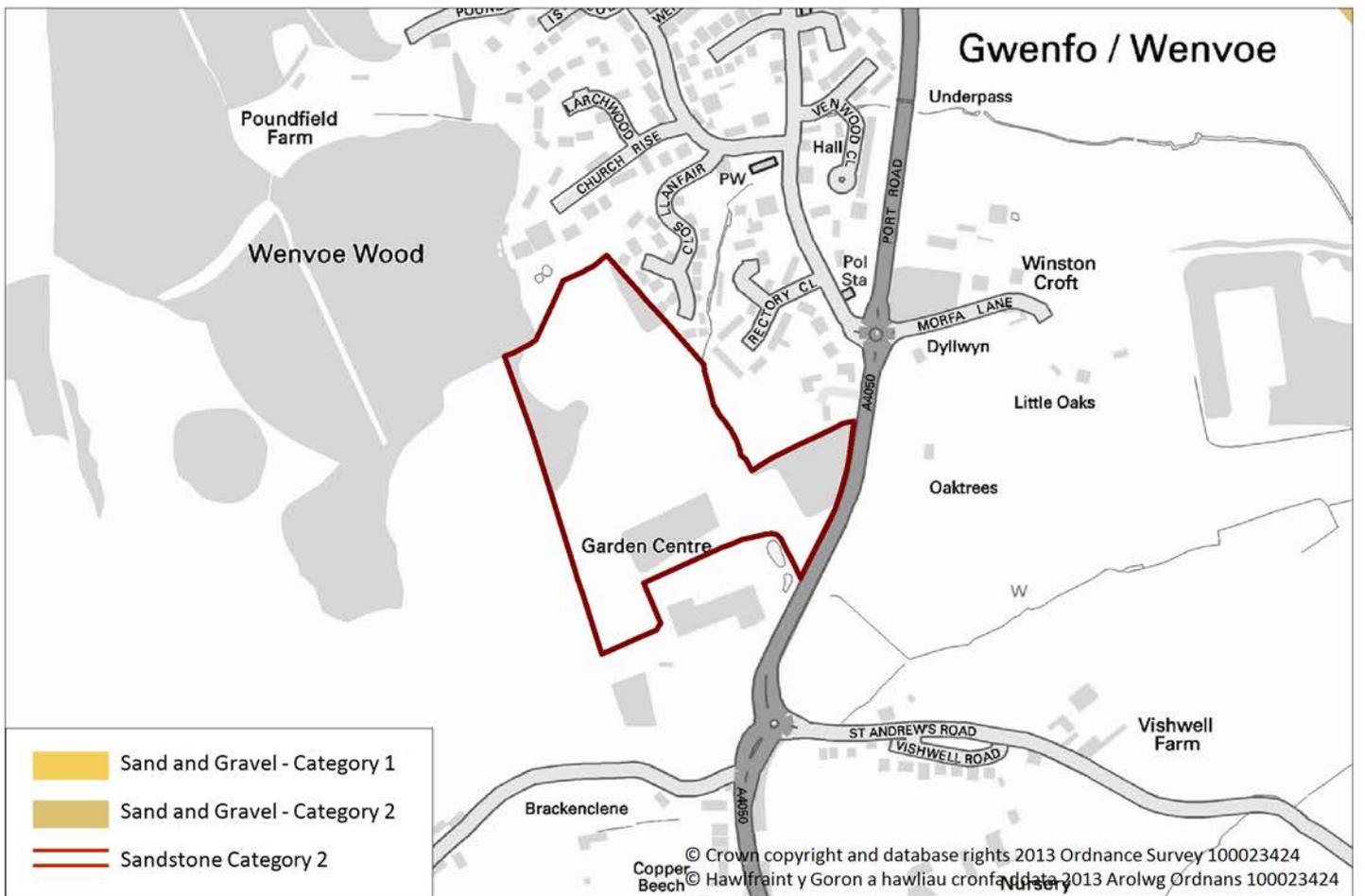


Housing Allocations

Limestone Safeguarding Areas

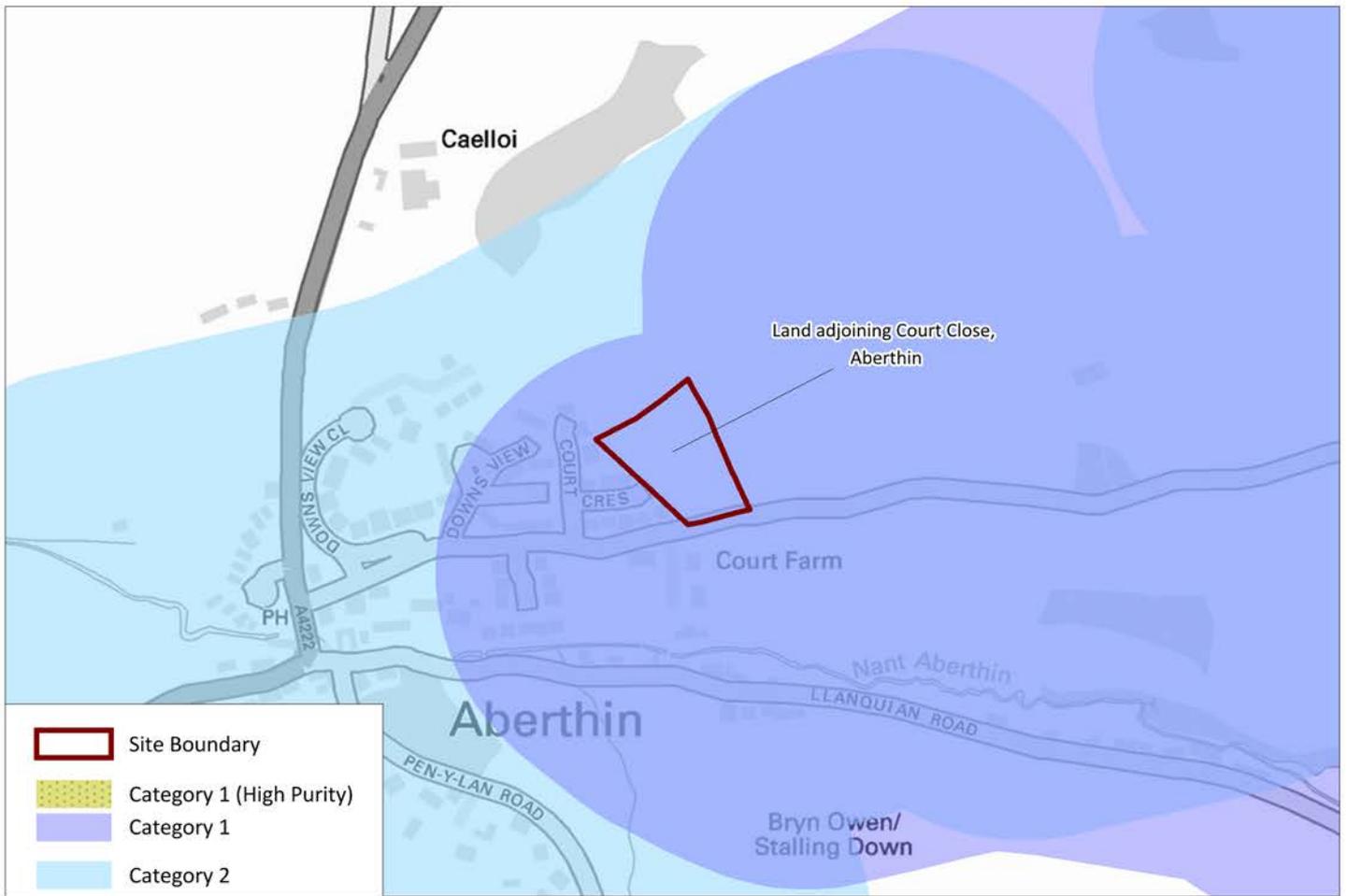


Sand and Gravel / Sandstone Safeguarding Areas

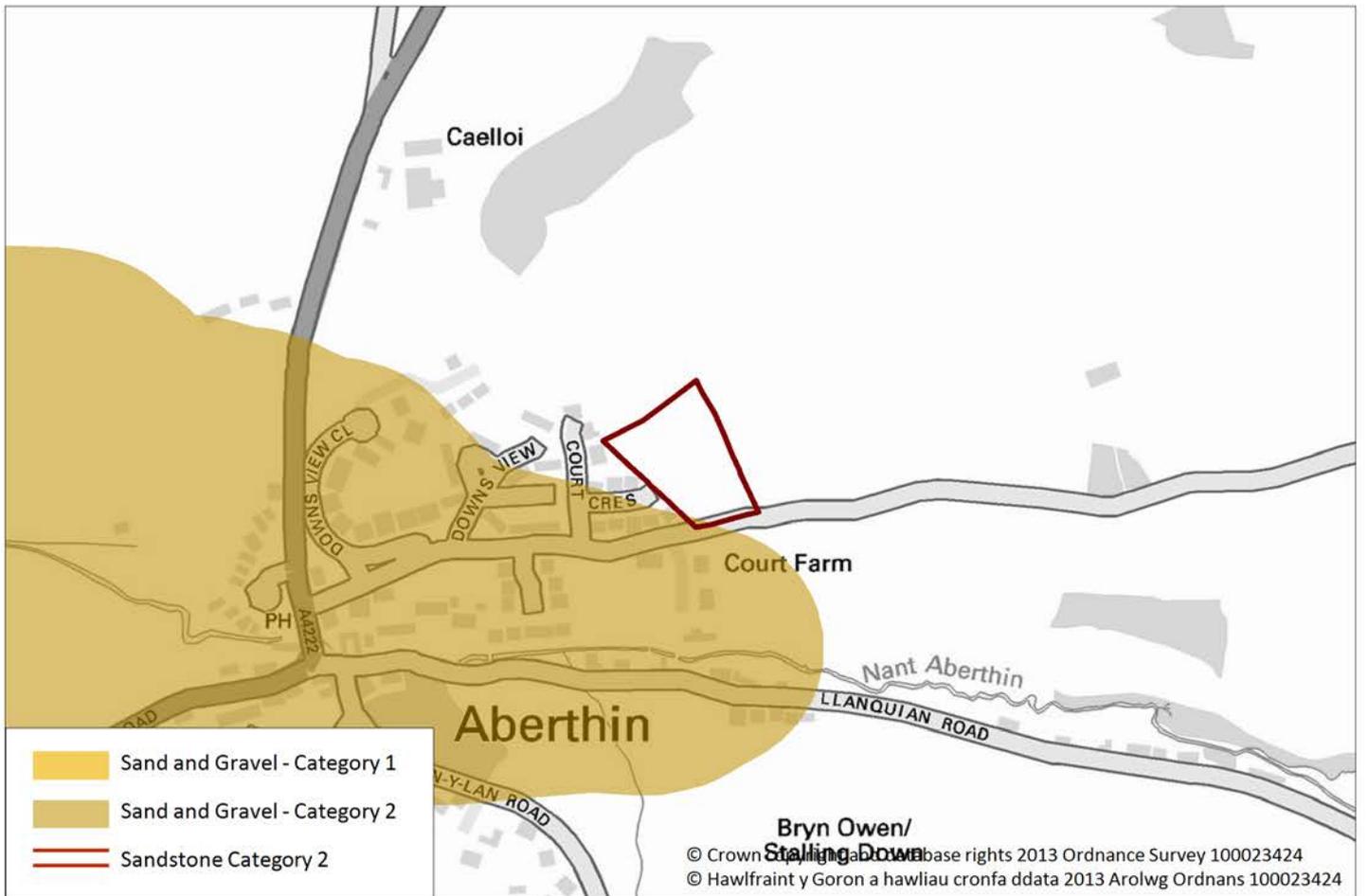


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

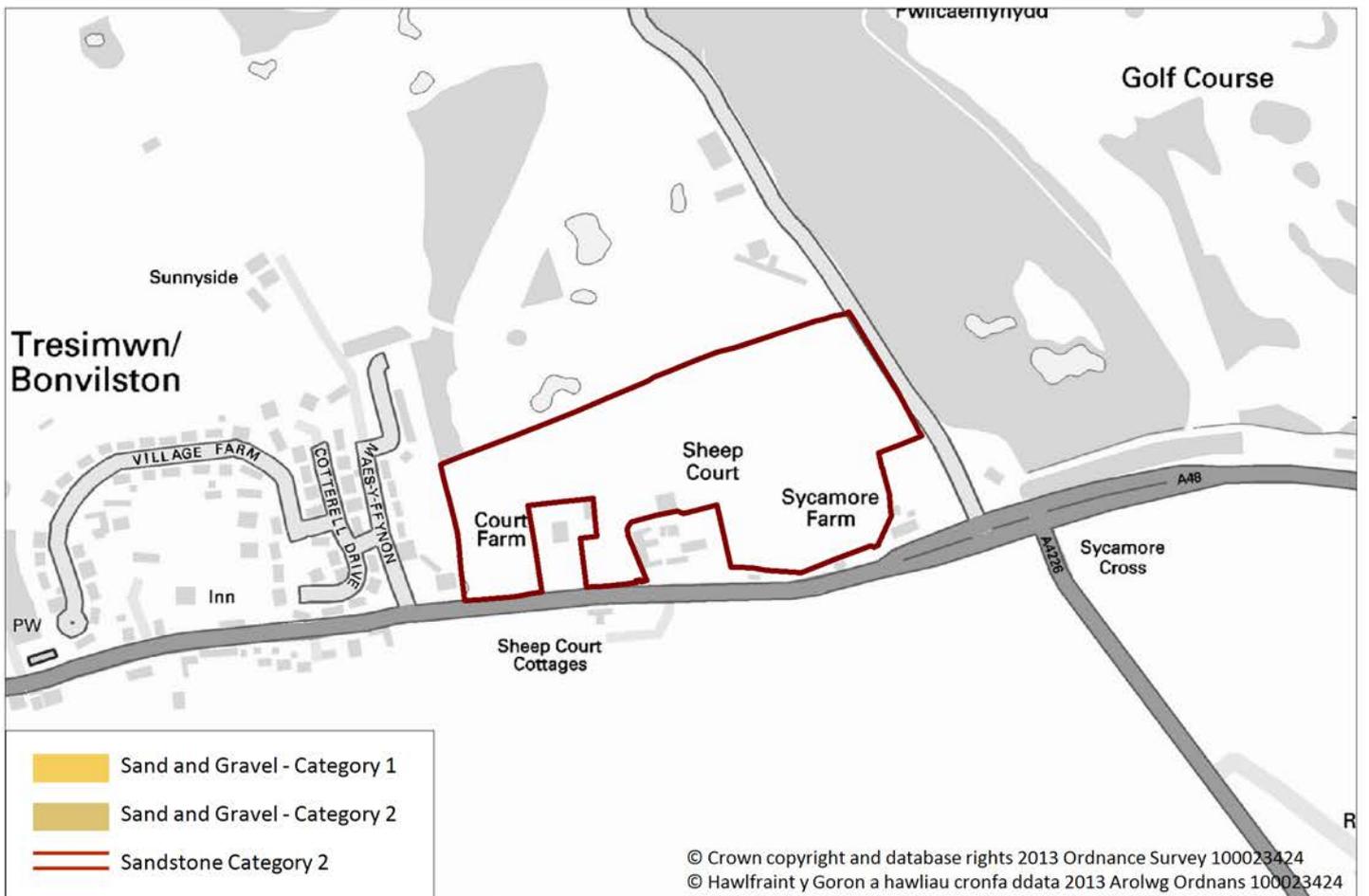


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

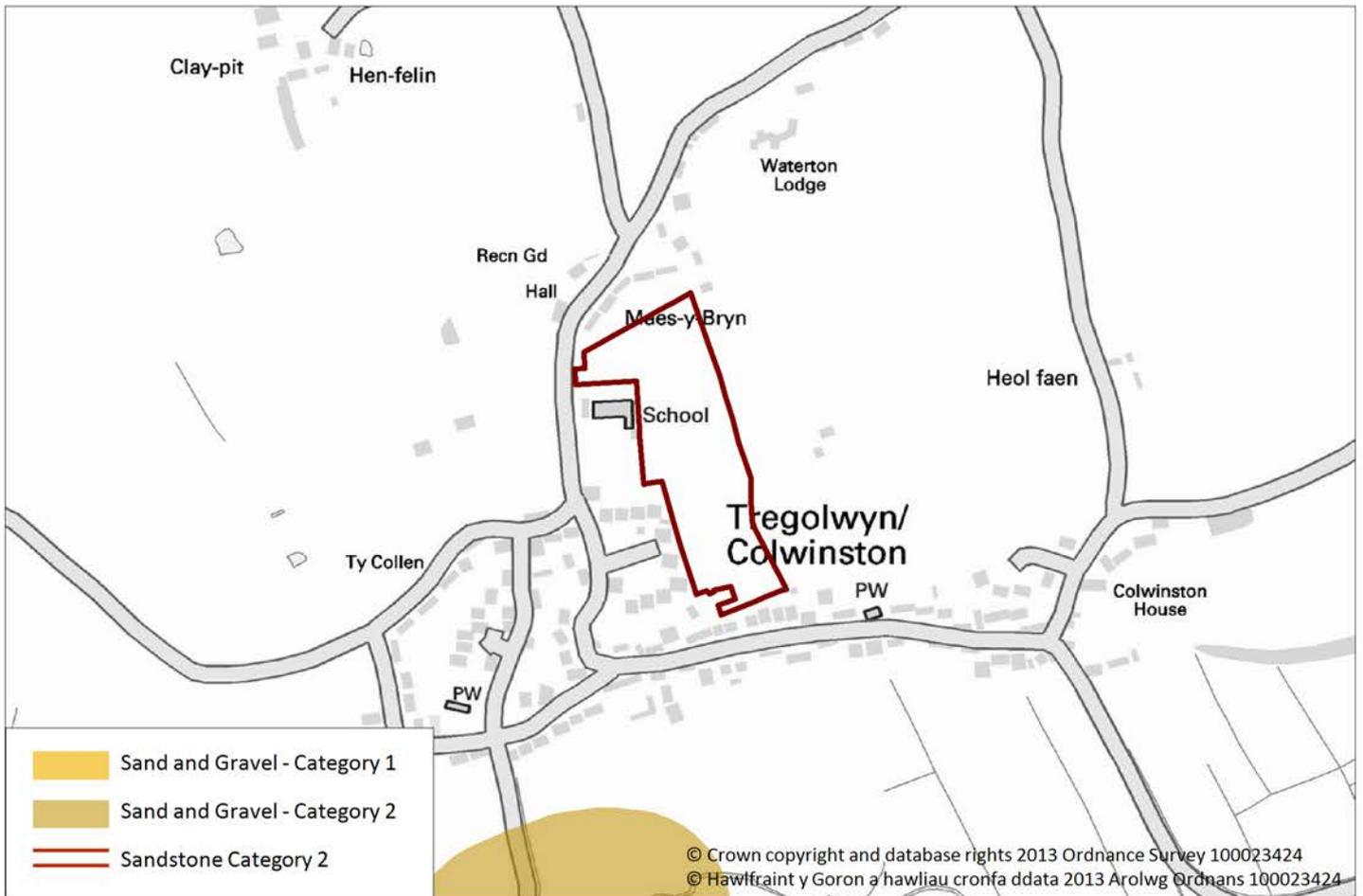


Housing Allocations

Limestone Safeguarding Areas

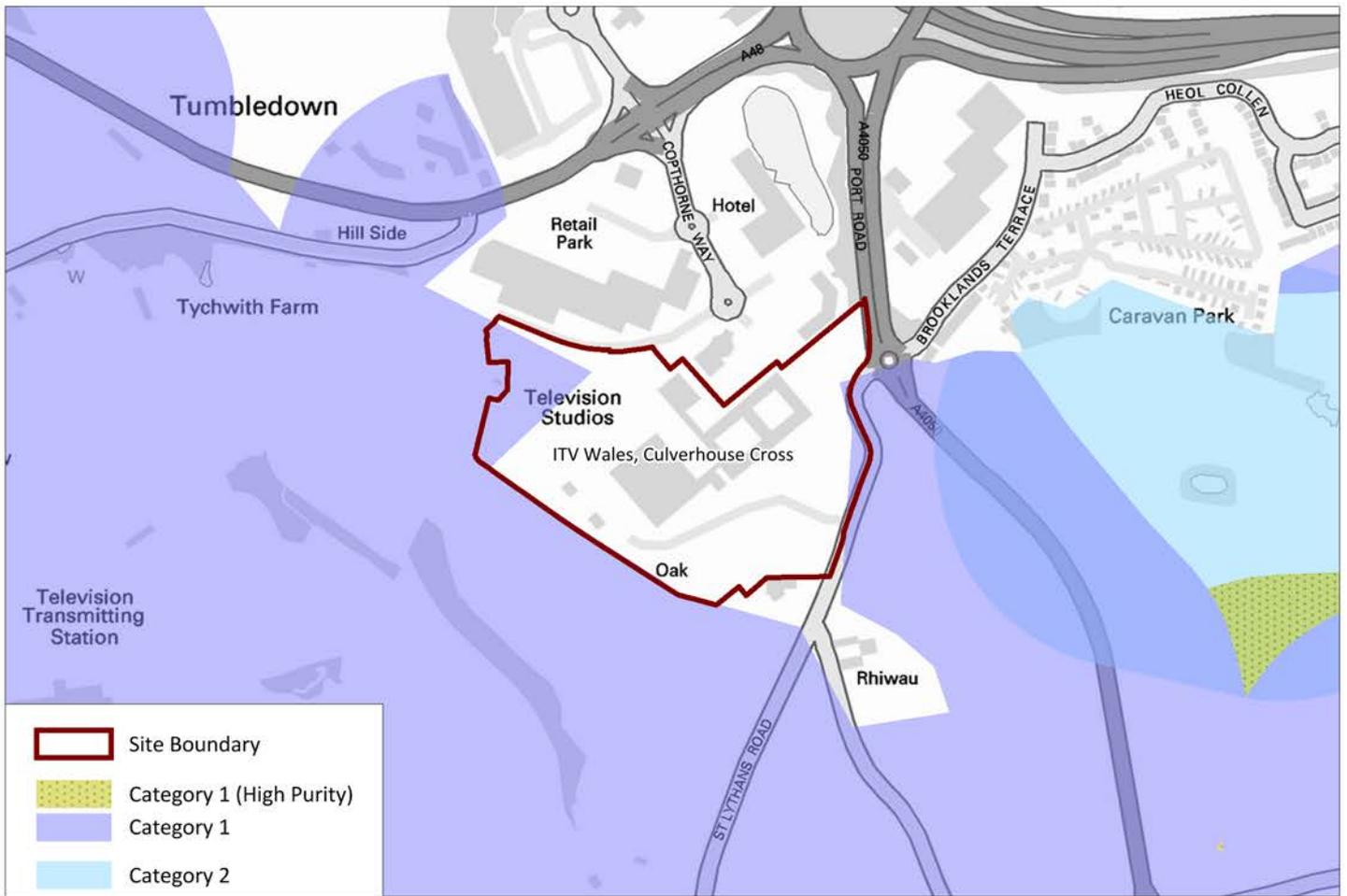


Sand and Gravel / Sandstone Safeguarding Areas

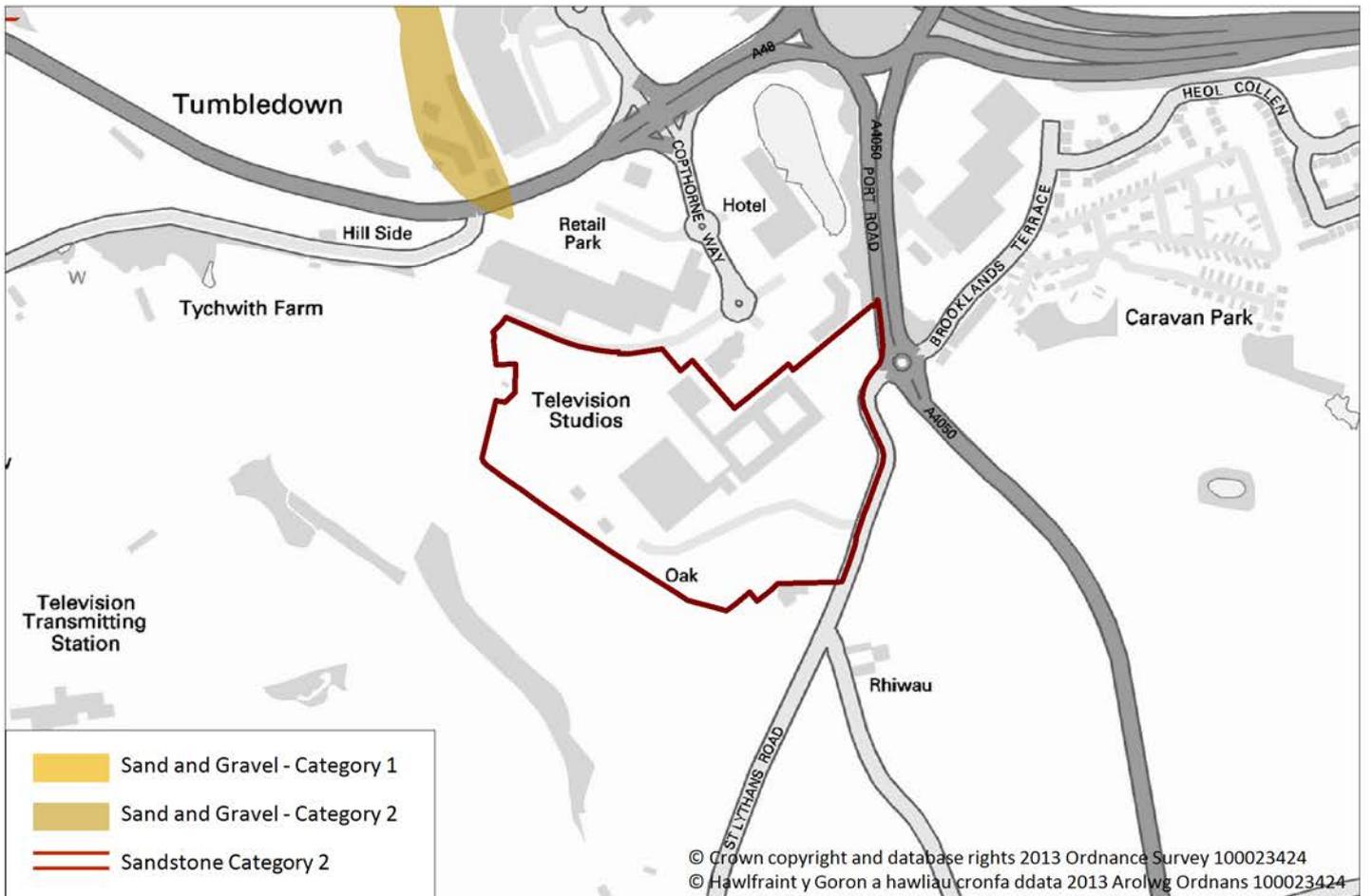


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

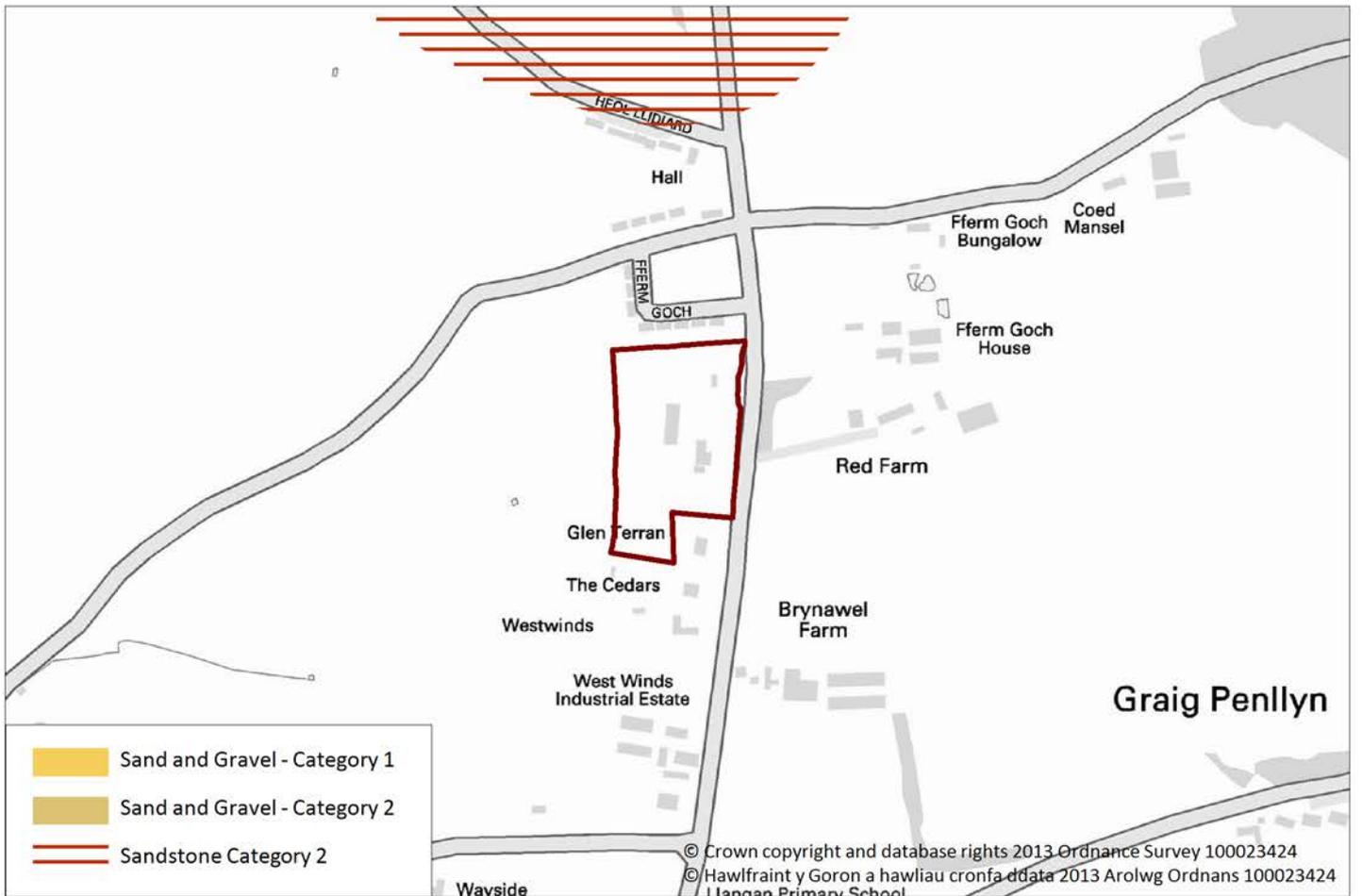


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

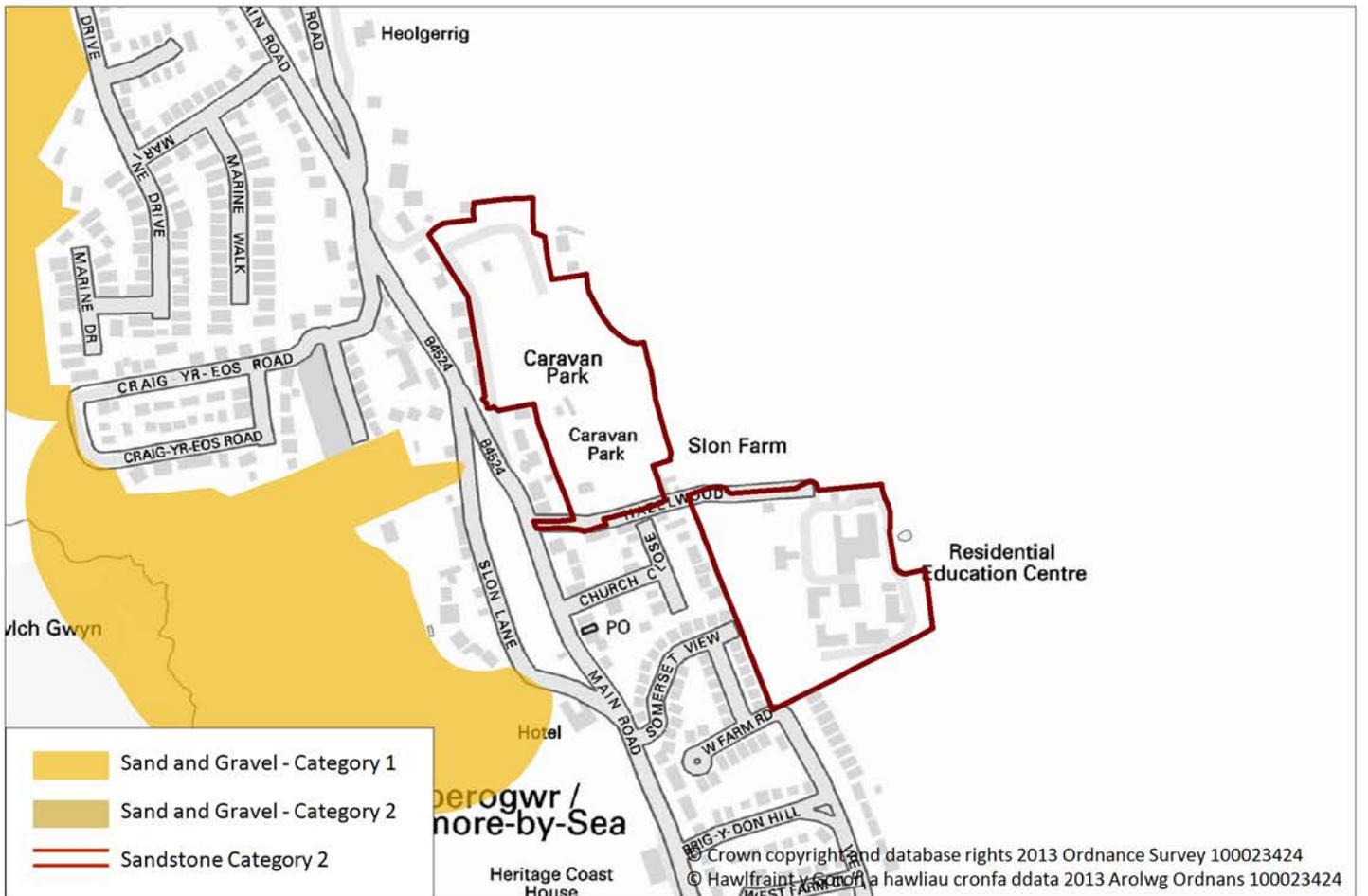


Housing Allocations

Limestone Safeguarding Areas

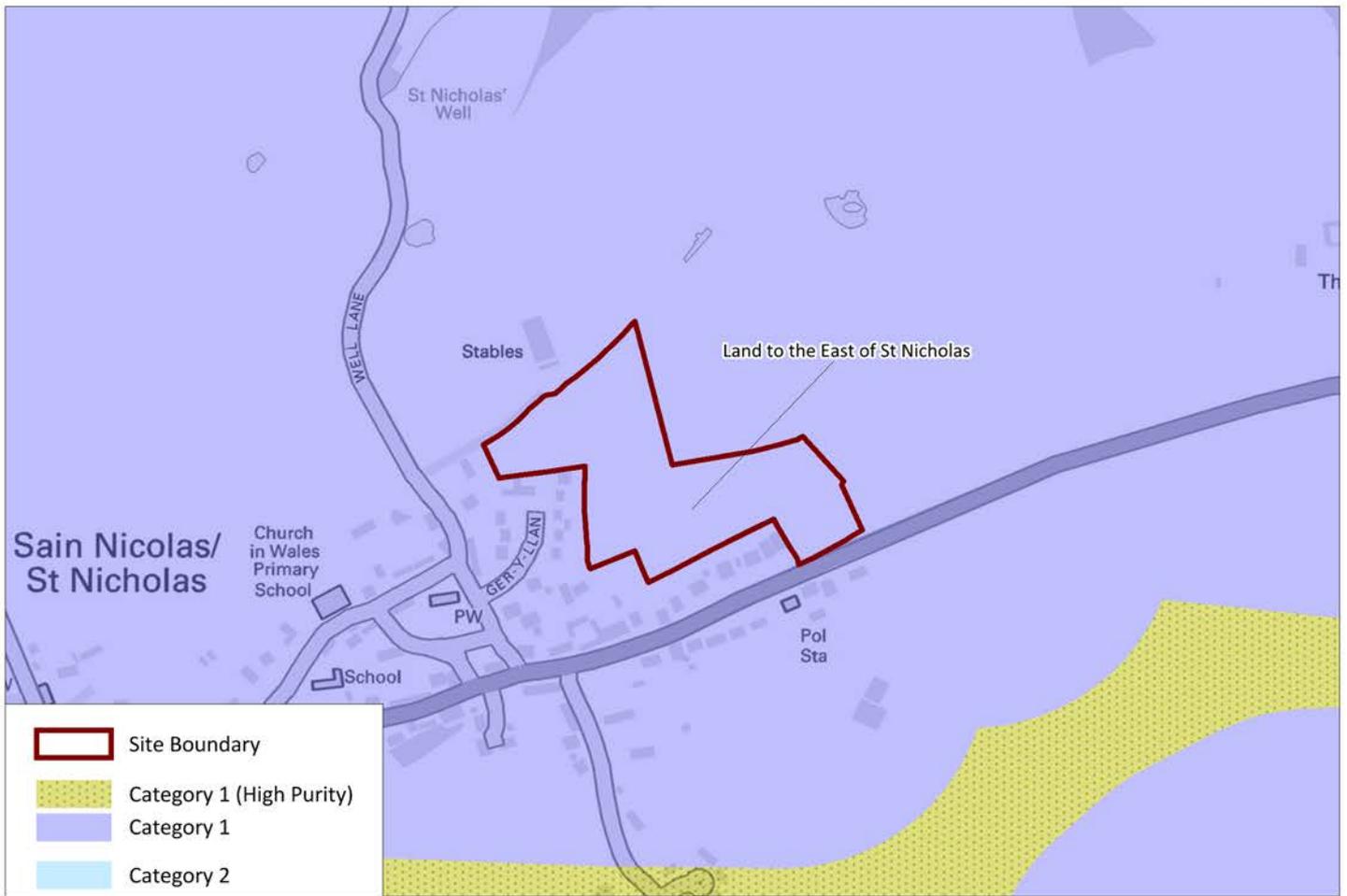


Sand and Gravel / Sandstone Safeguarding Areas

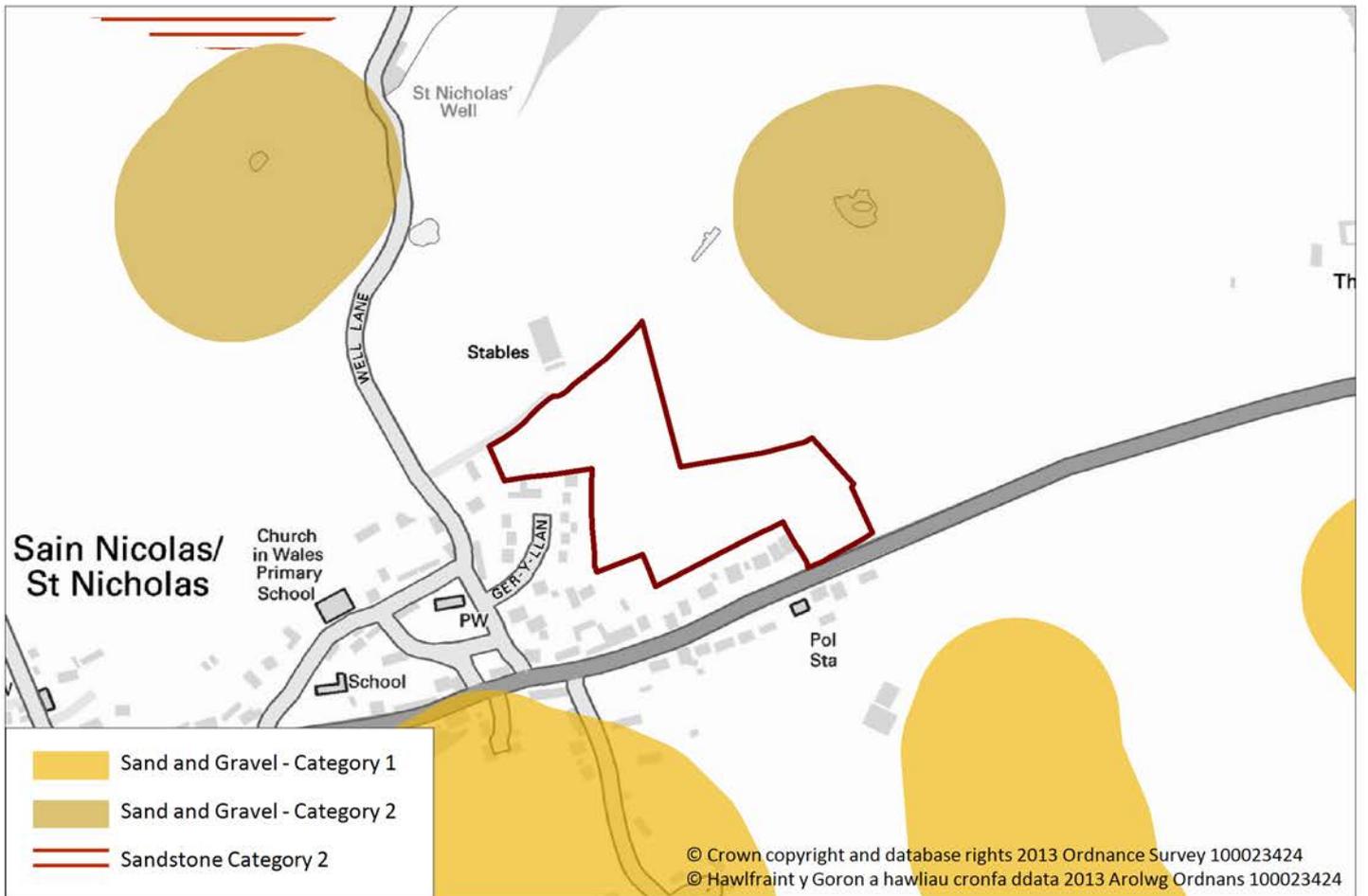


Housing Allocations

Limestone Safeguarding Areas



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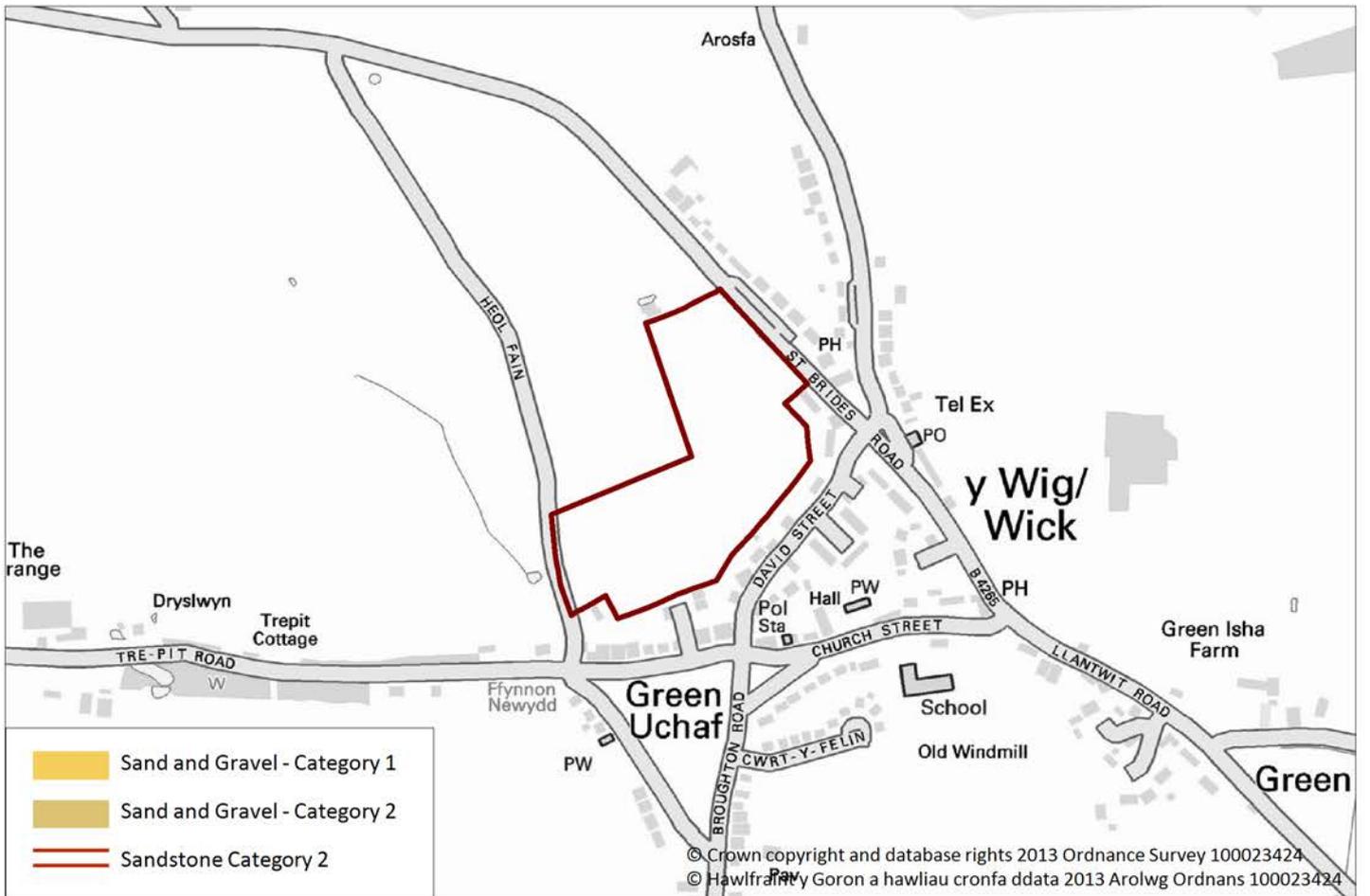


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas

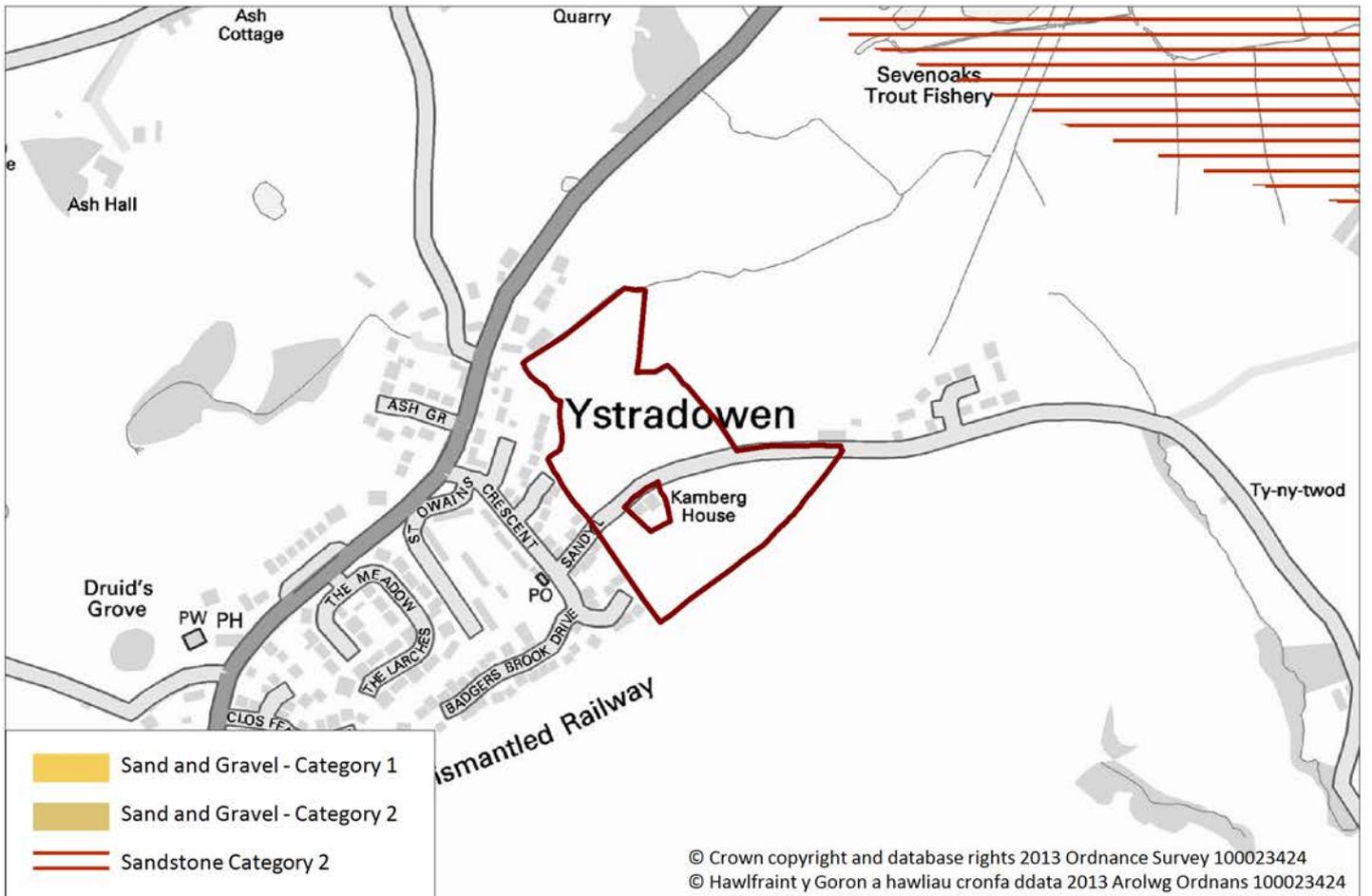


Housing Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas



Housing Allocations

Limestone Safeguarding Areas

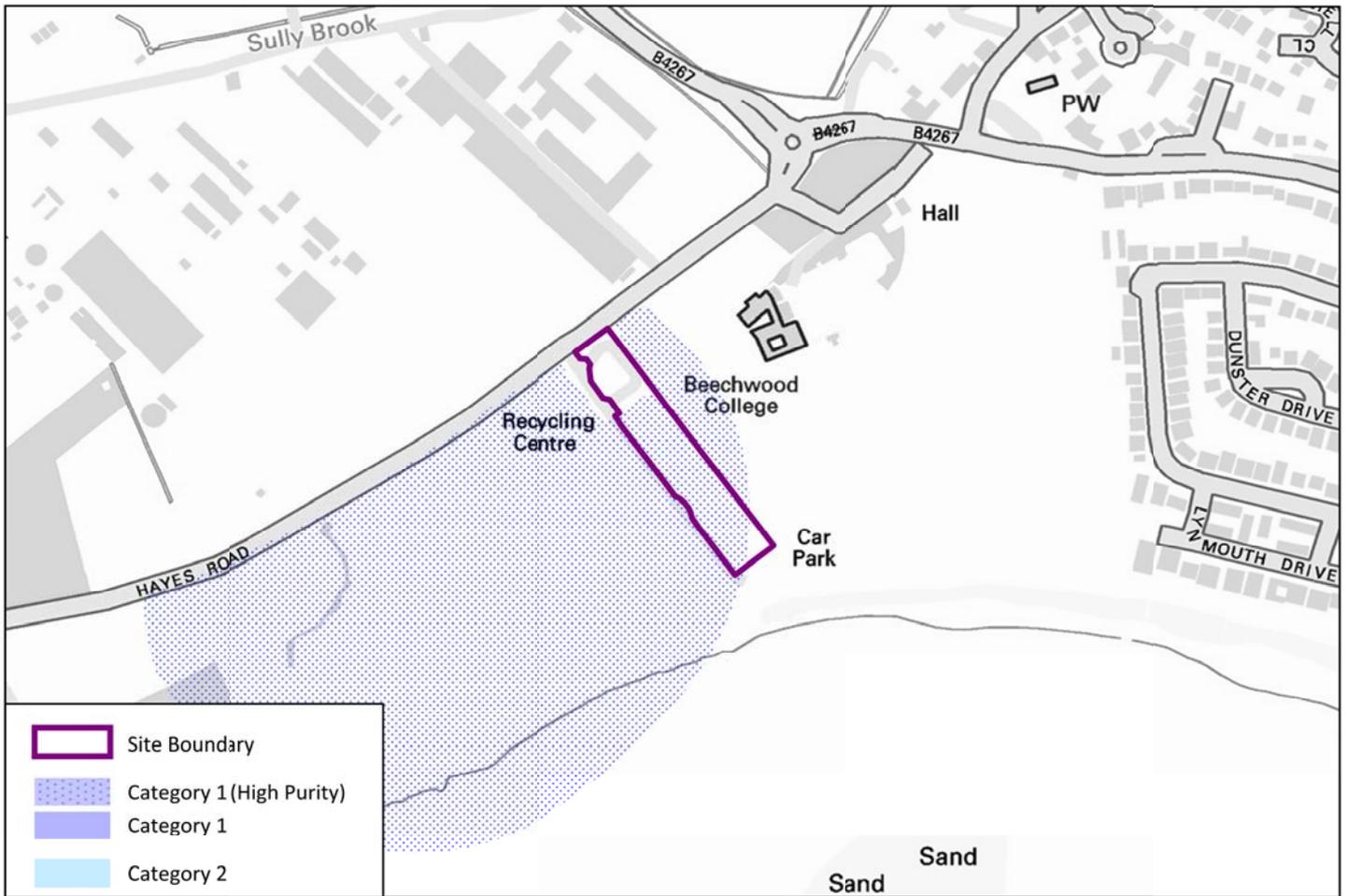


Sand and Gravel / Sandstone Safeguarding Areas

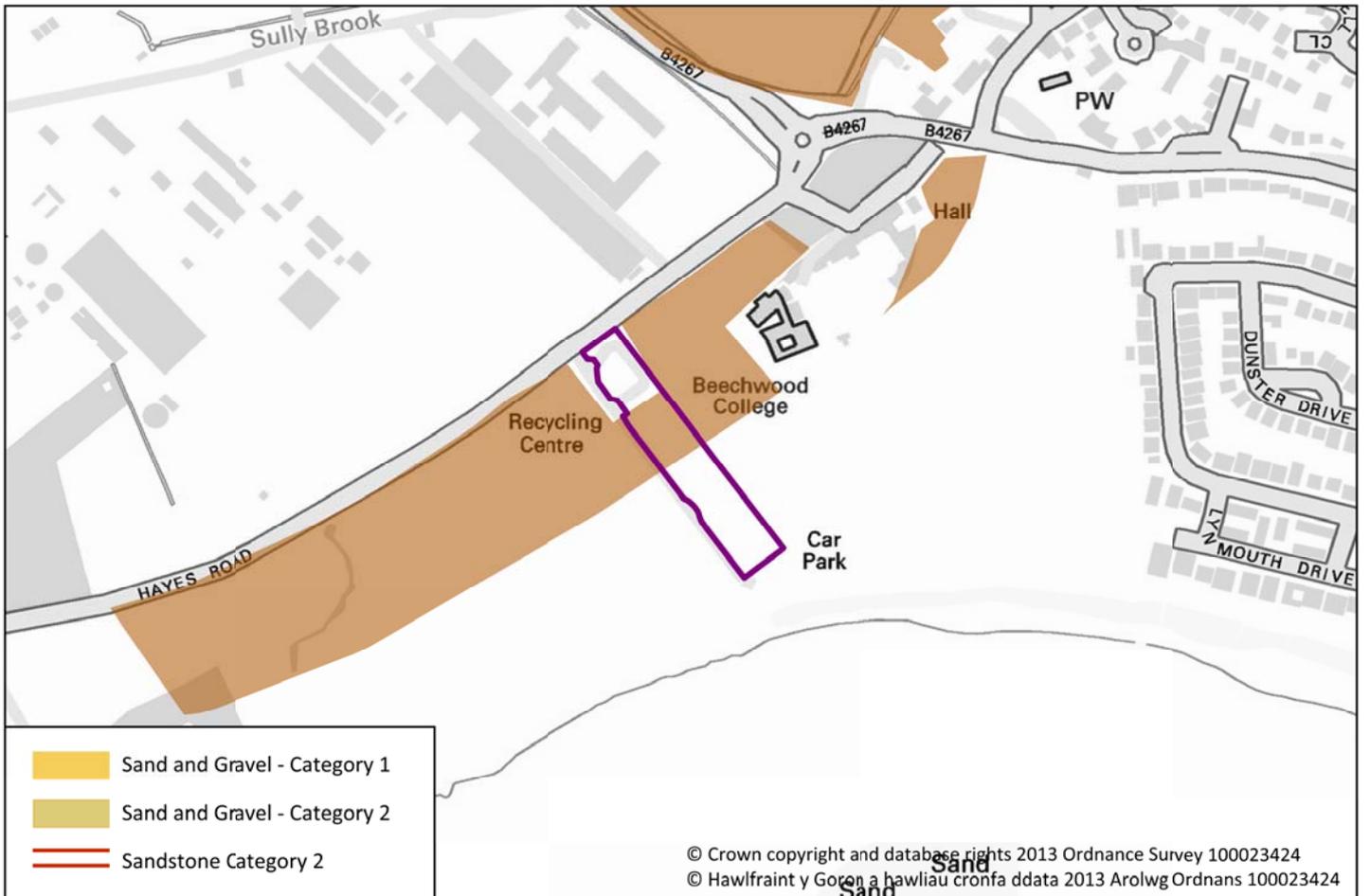


Gypsy and Traveller Site Allocation

Limestone Safeguarding Areas

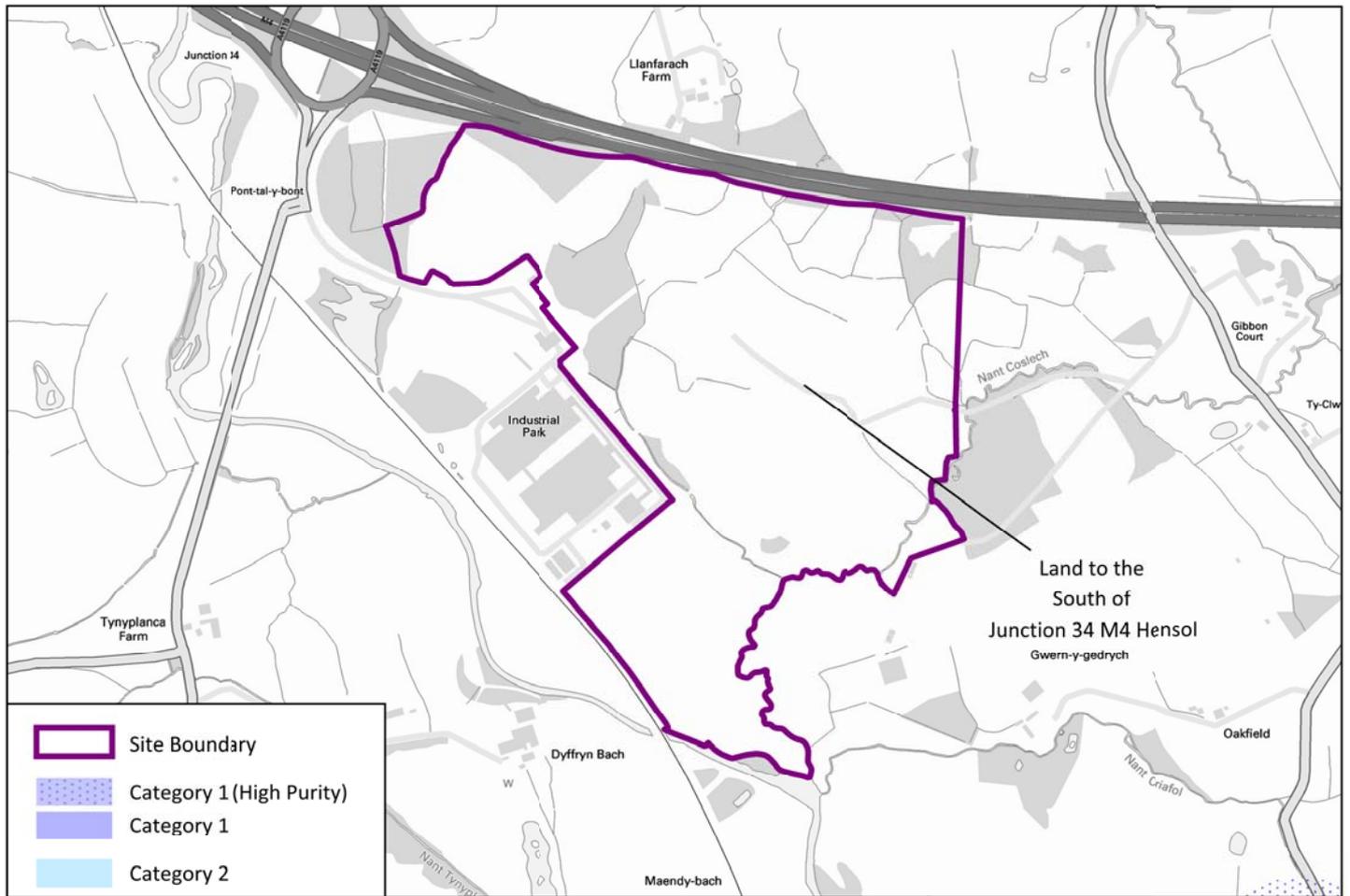


Sand and Gravel / Sandstone Safeguarding Areas

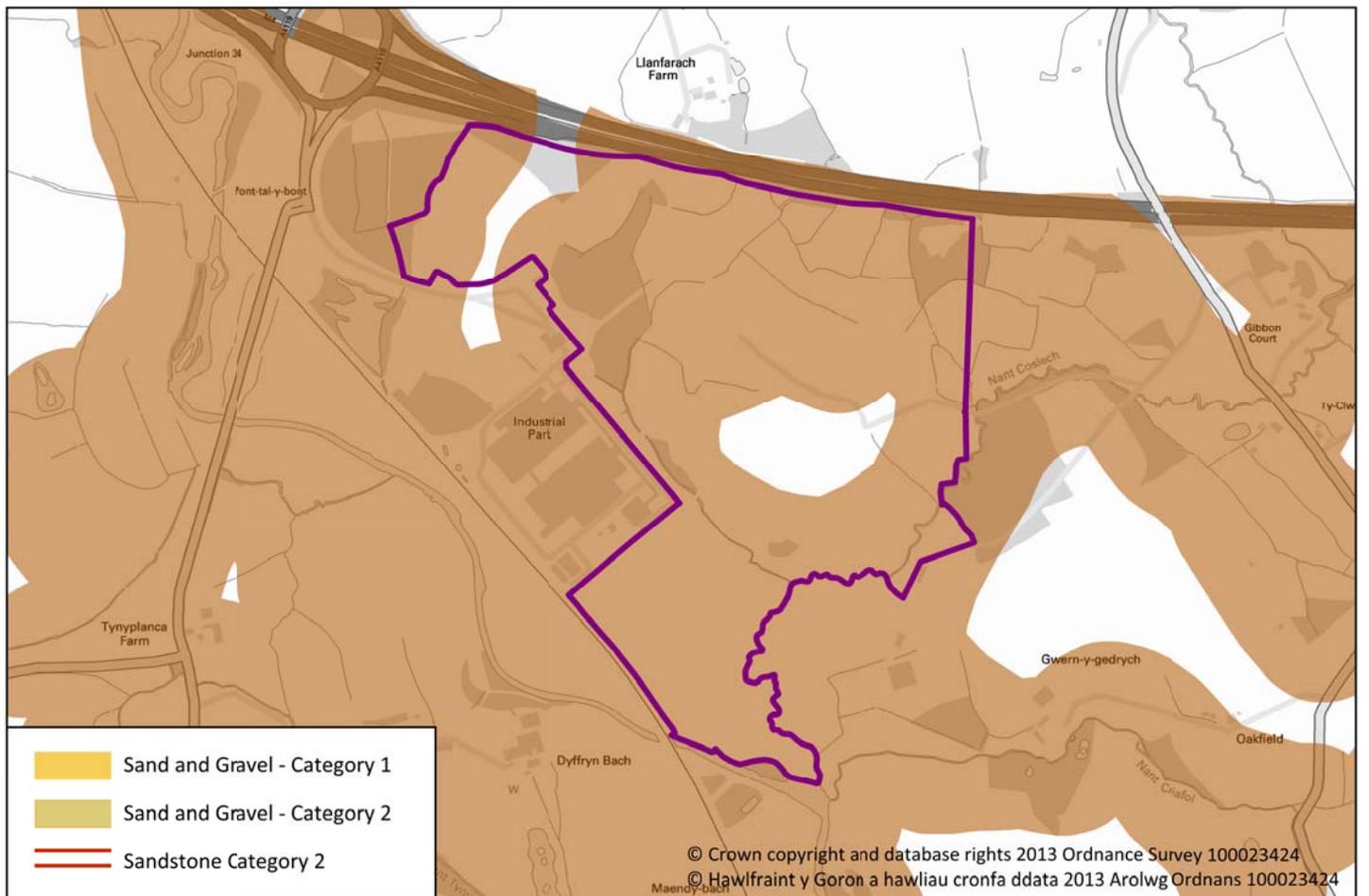


Employments Allocations

Limestone Safeguarding Areas

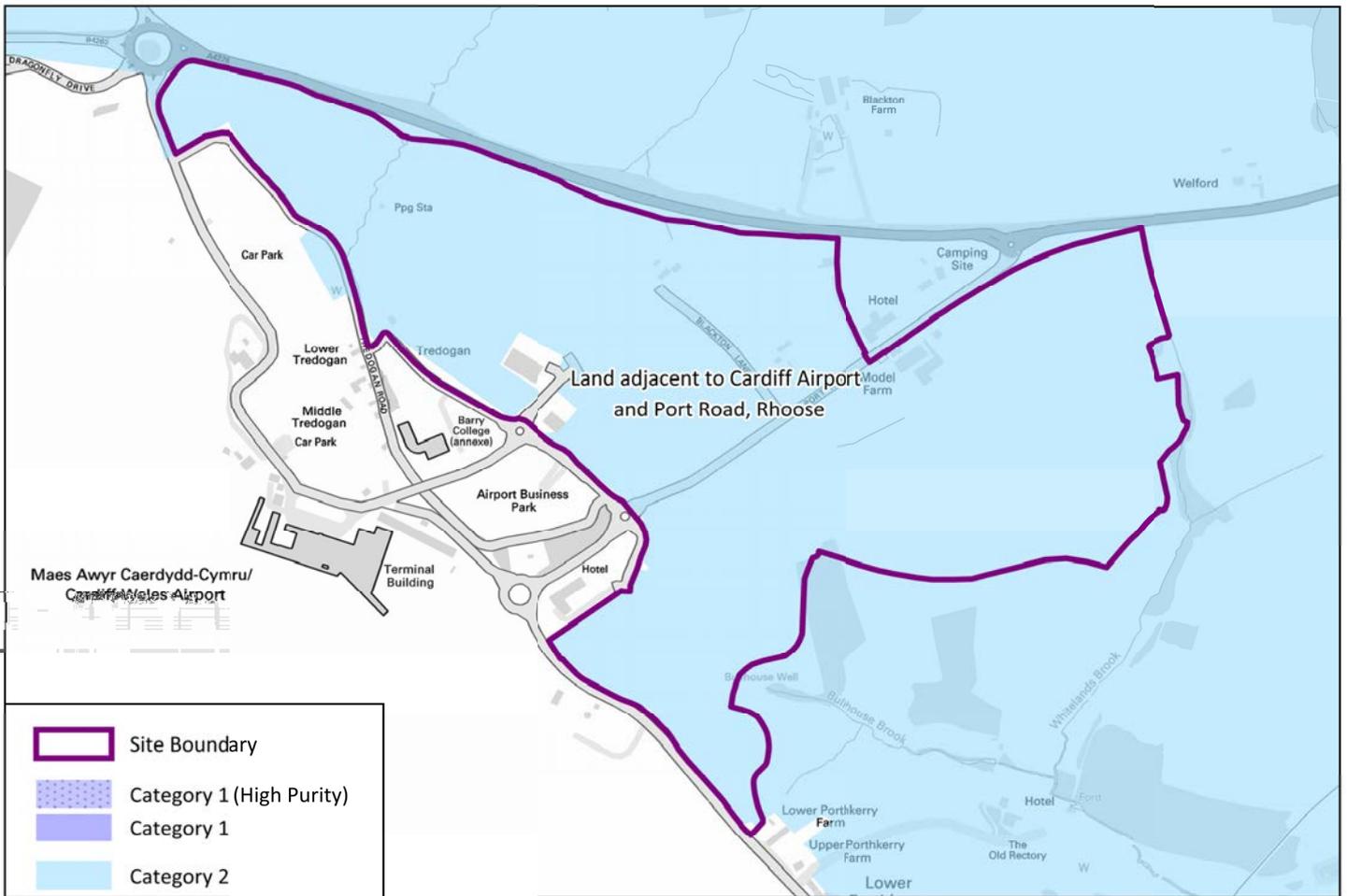


Sand and Gravel / Sandstone Safeguarding Areas

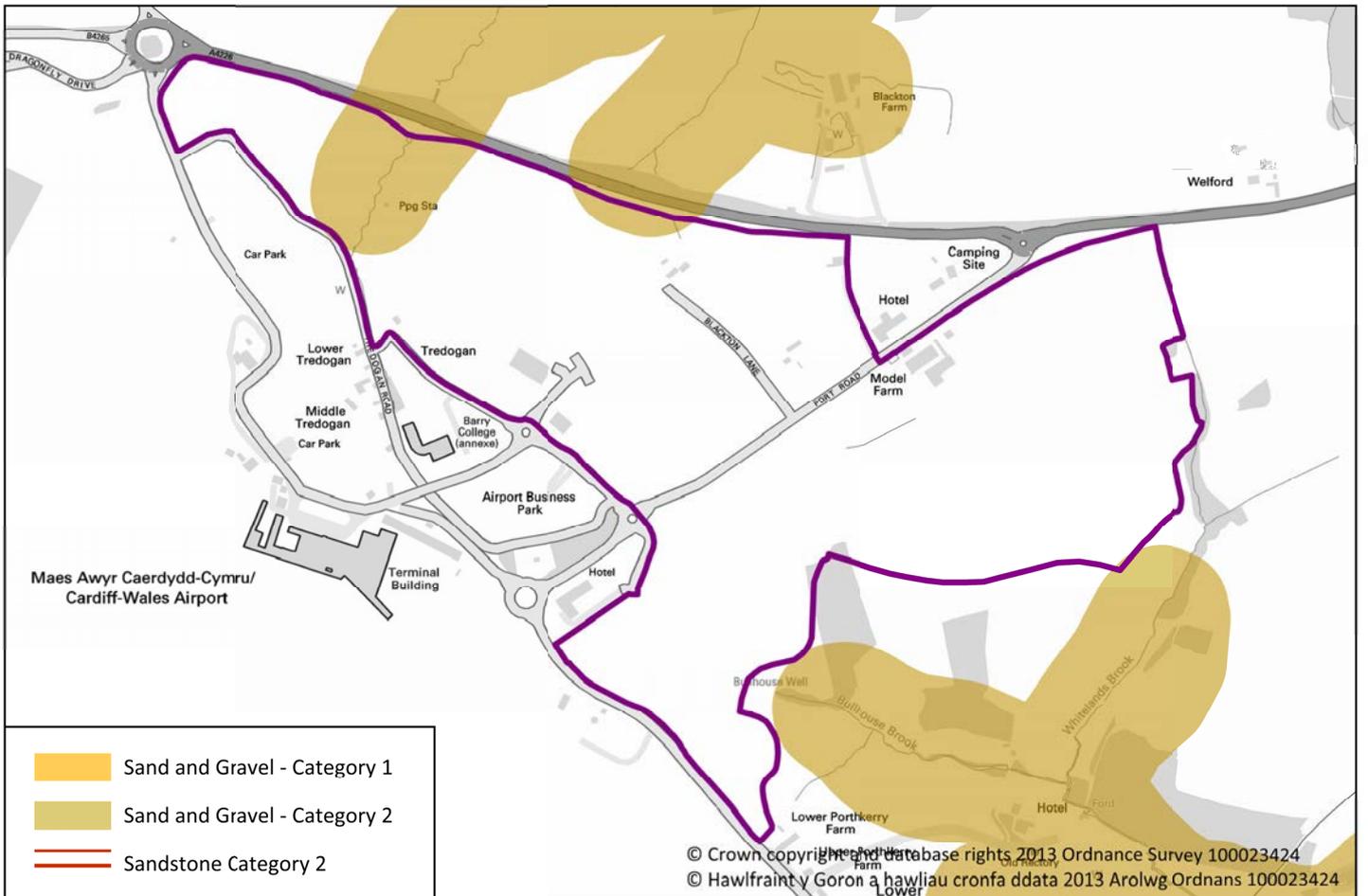


Employment Allocations

Limestone Safeguarding Areas

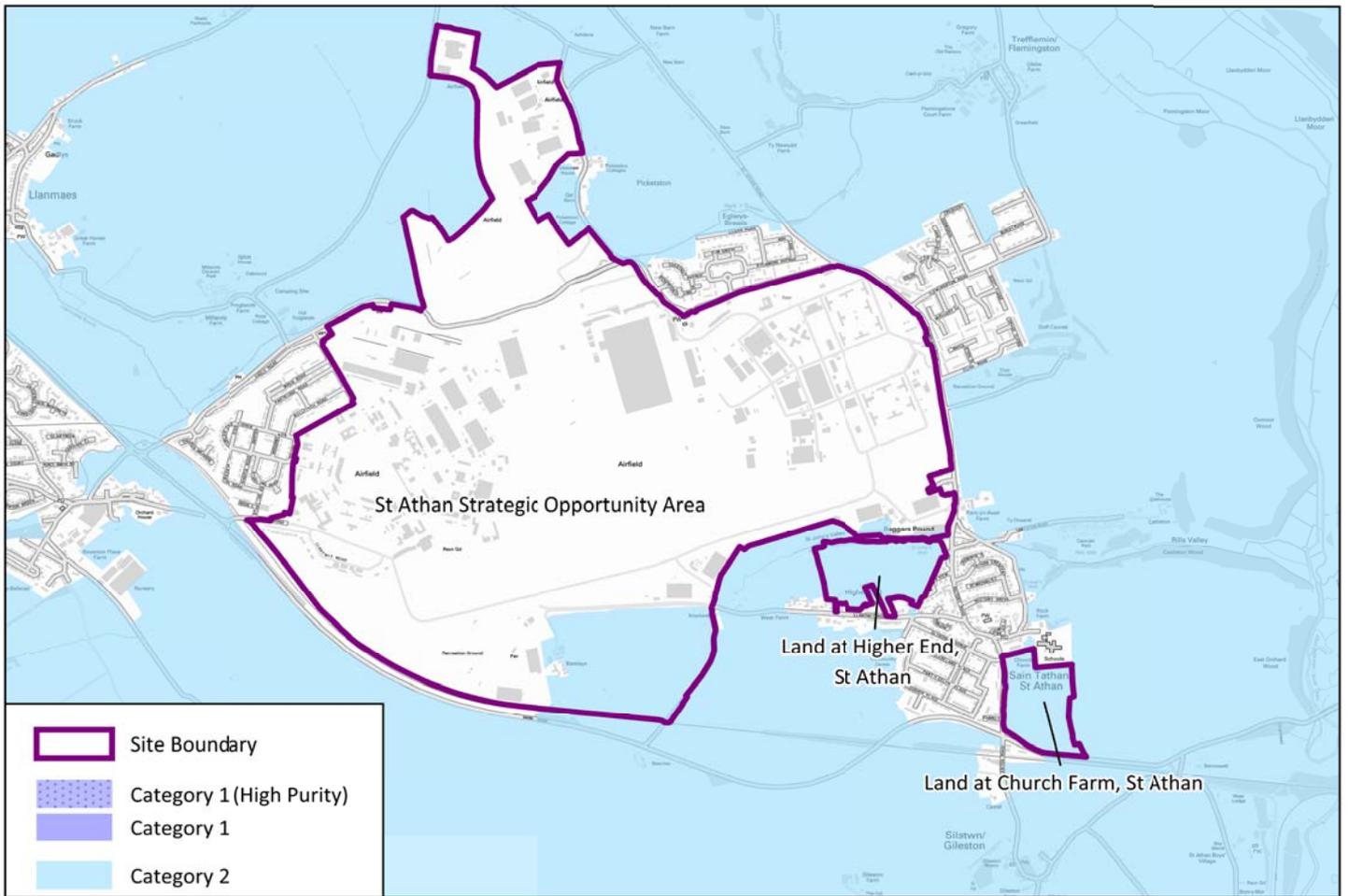


Sand and Gravel / Sandstone Safeguarding Areas

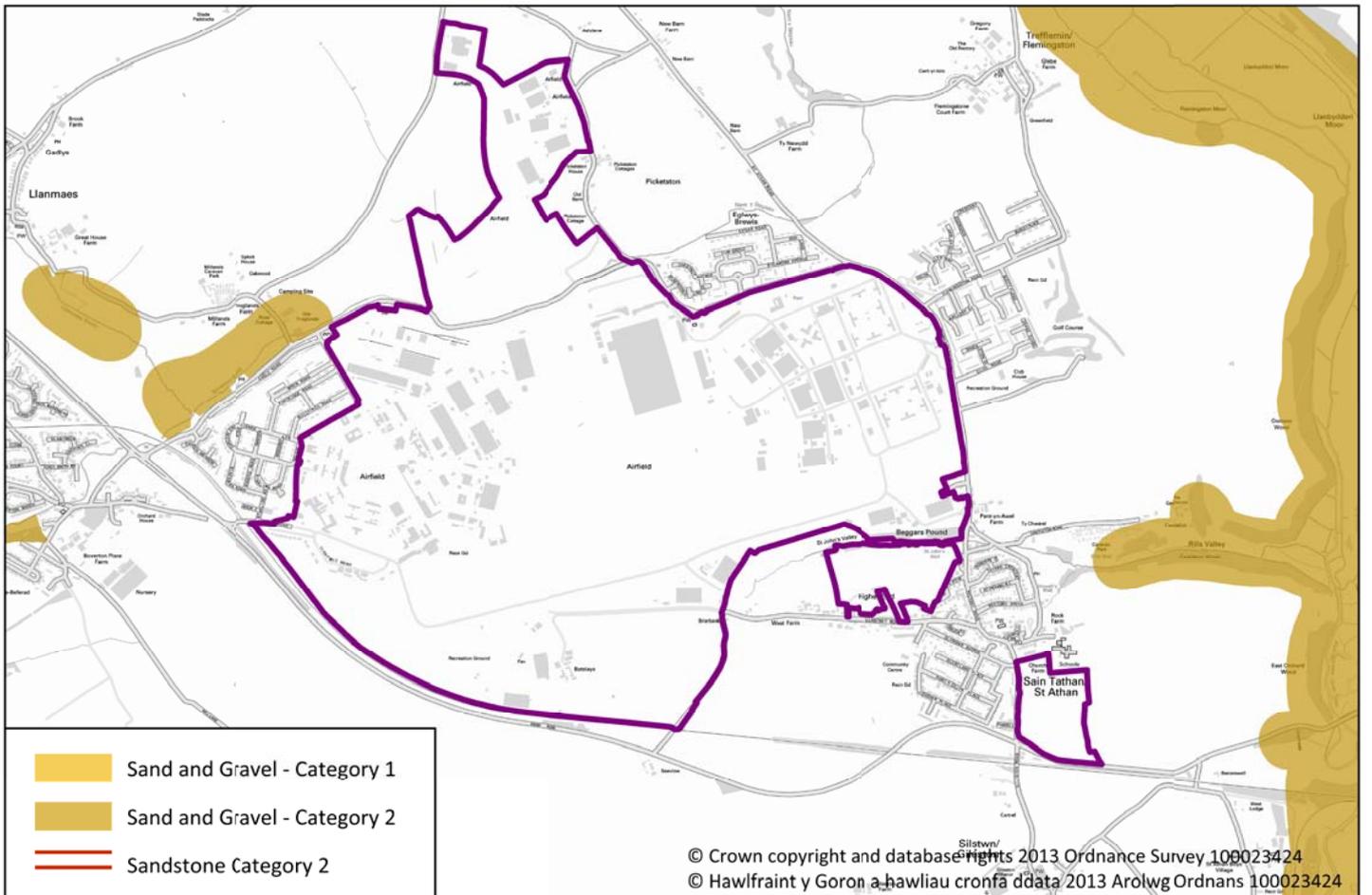


Employment Allocations

Limestone Safeguarding Areas

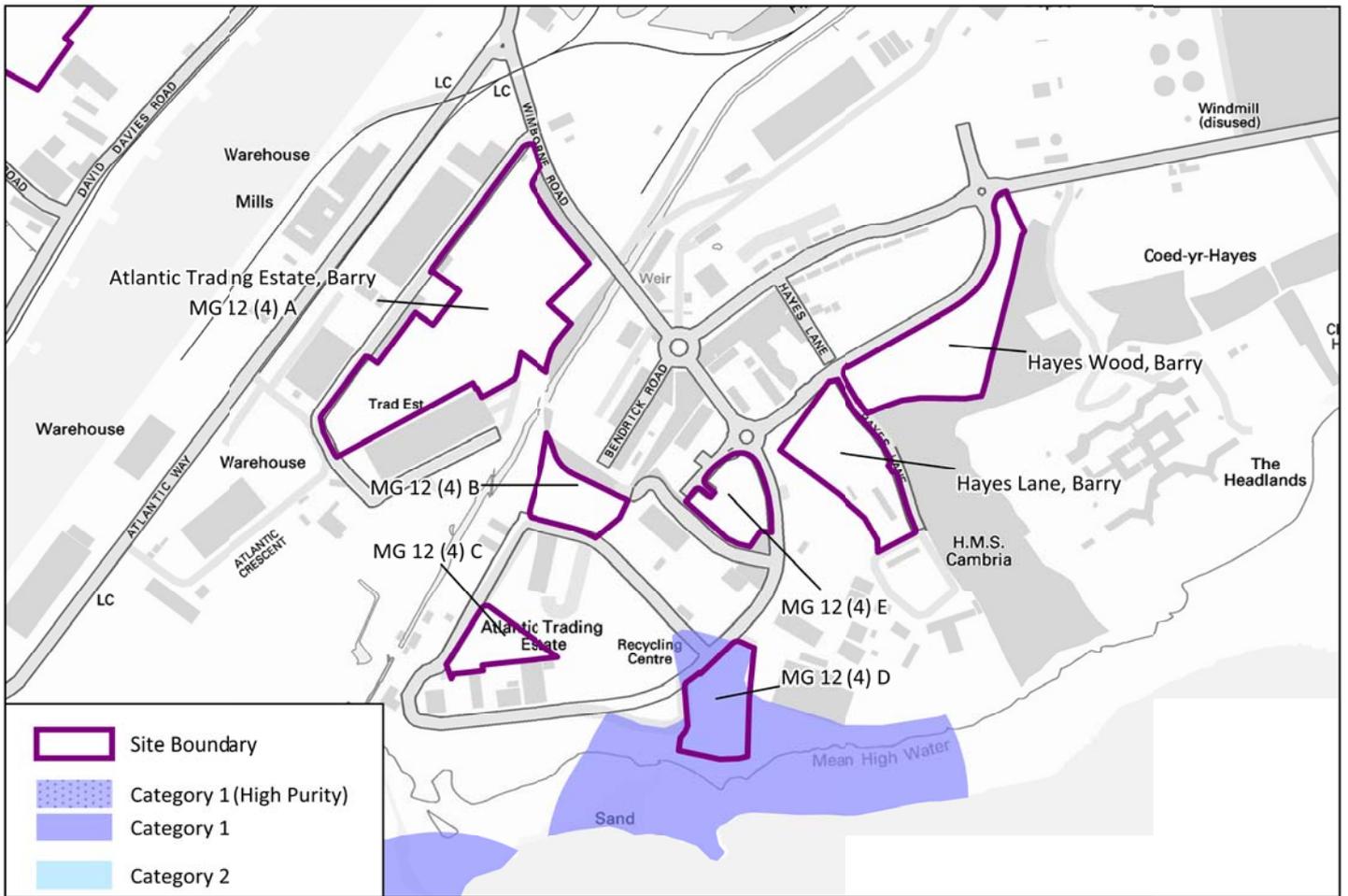


Sand and Gravel / Sandstone Safeguarding Areas

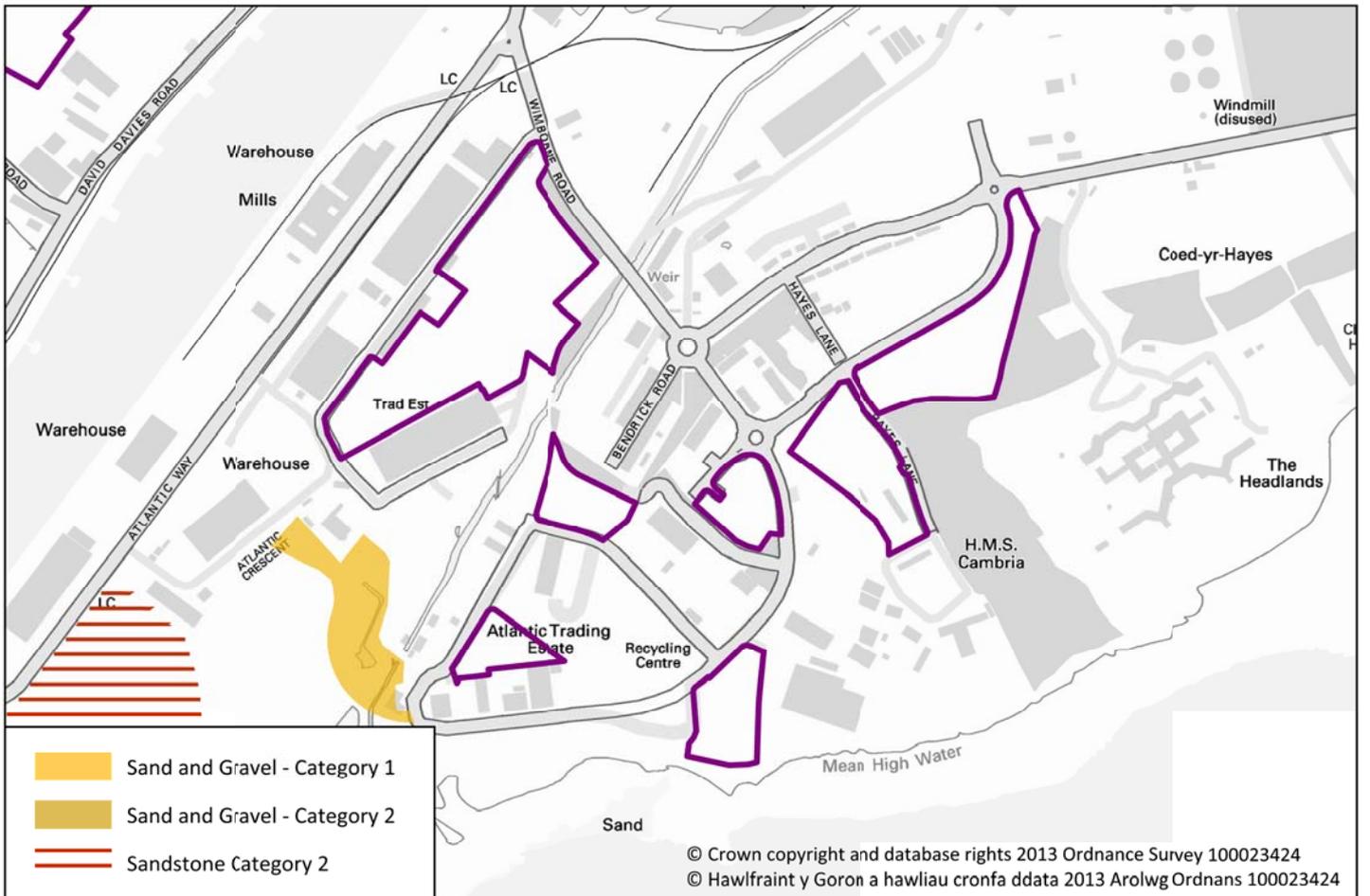


Employment Allocations

Limestone Safeguarding Areas

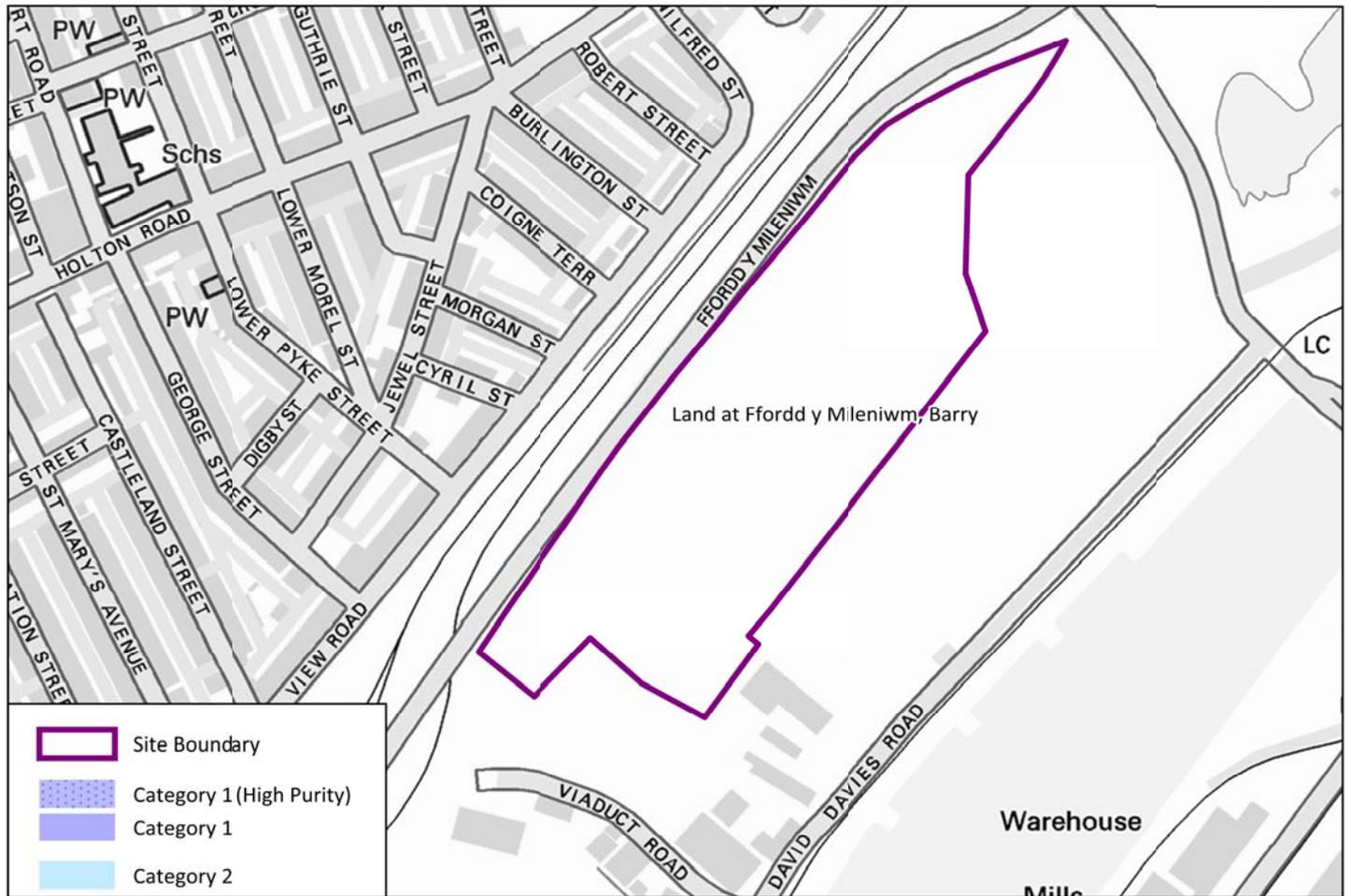


Sand and Gravel / Sandstone Safeguarding Areas

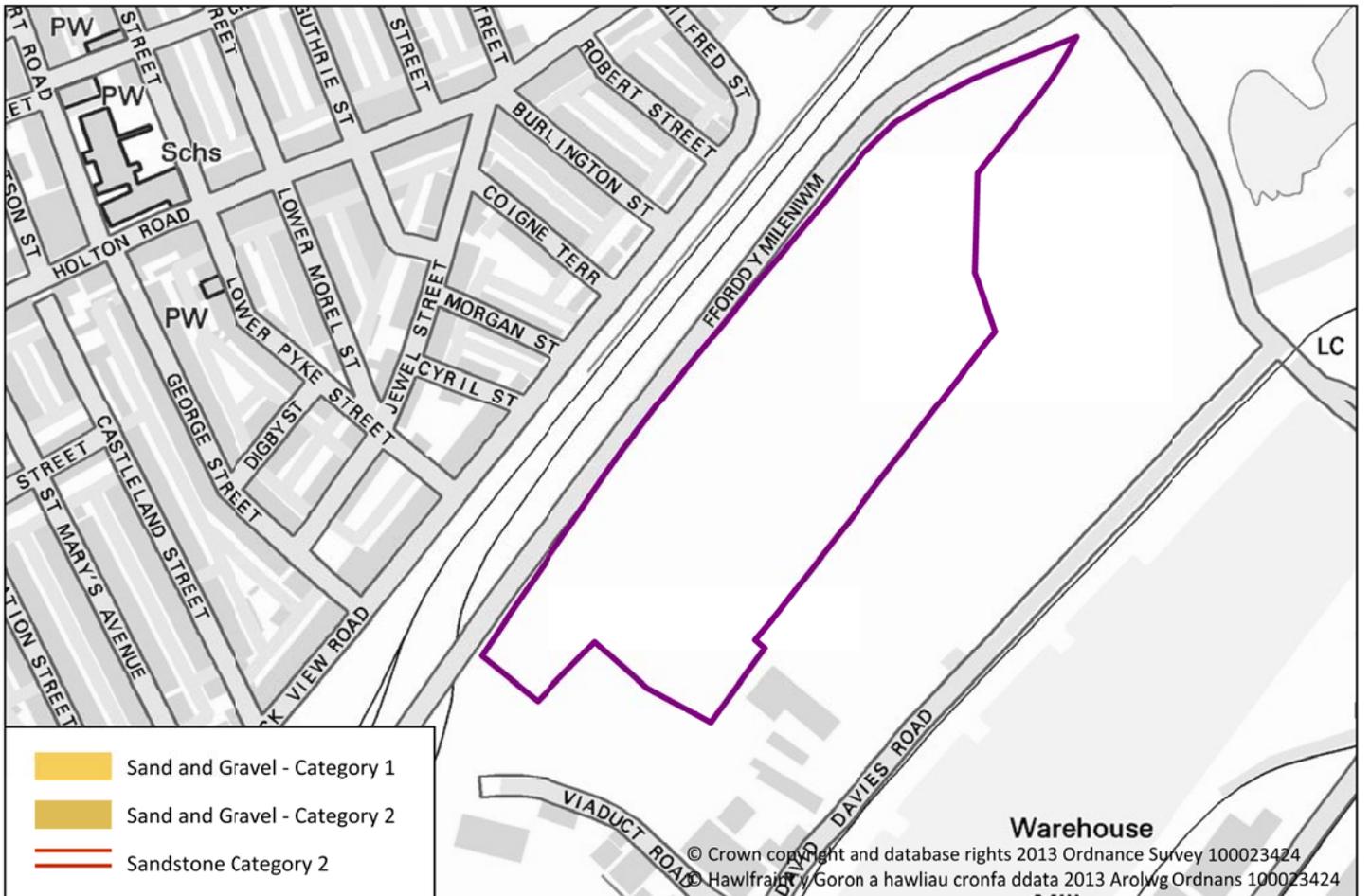


Employment Allocations

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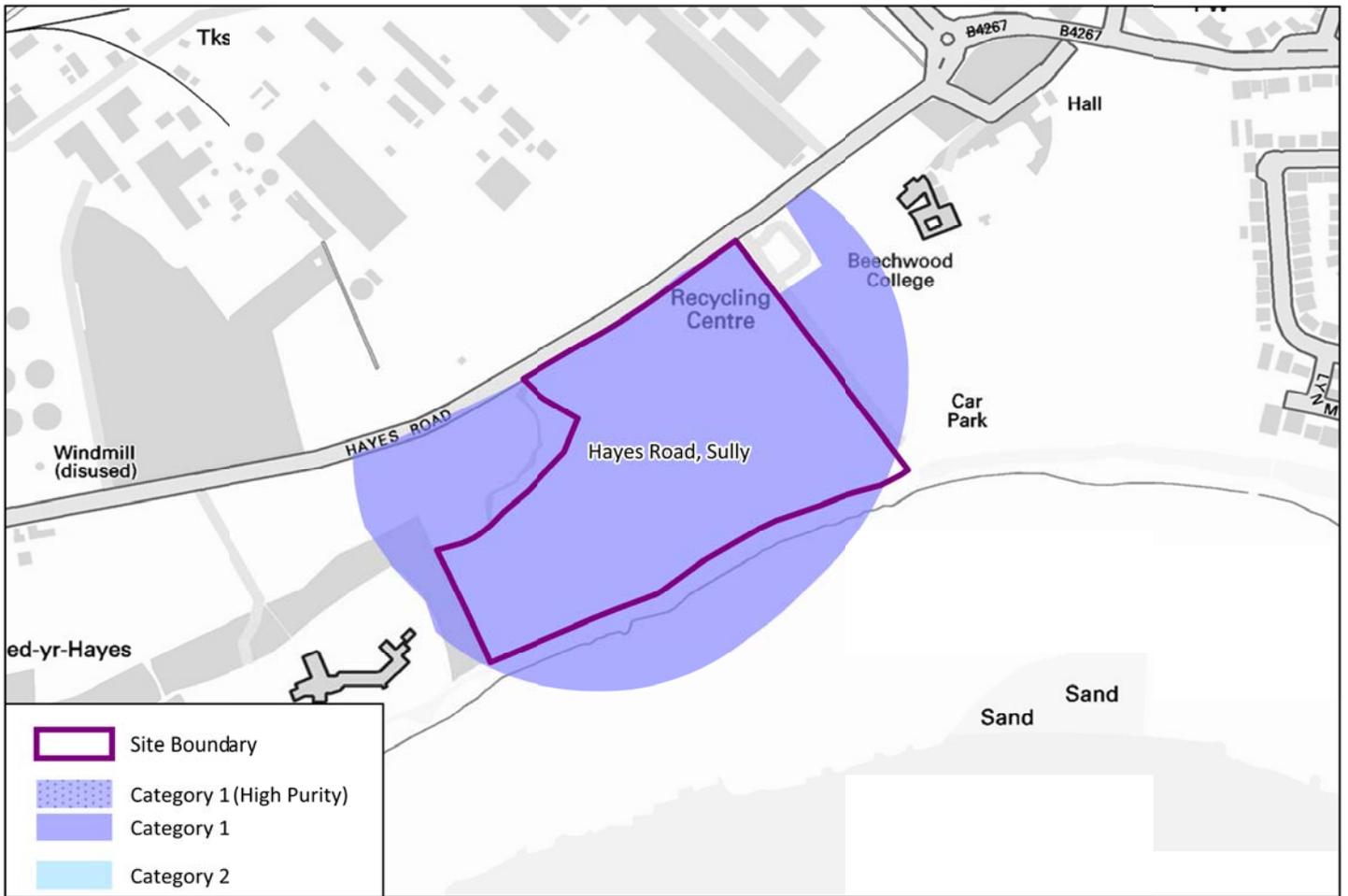


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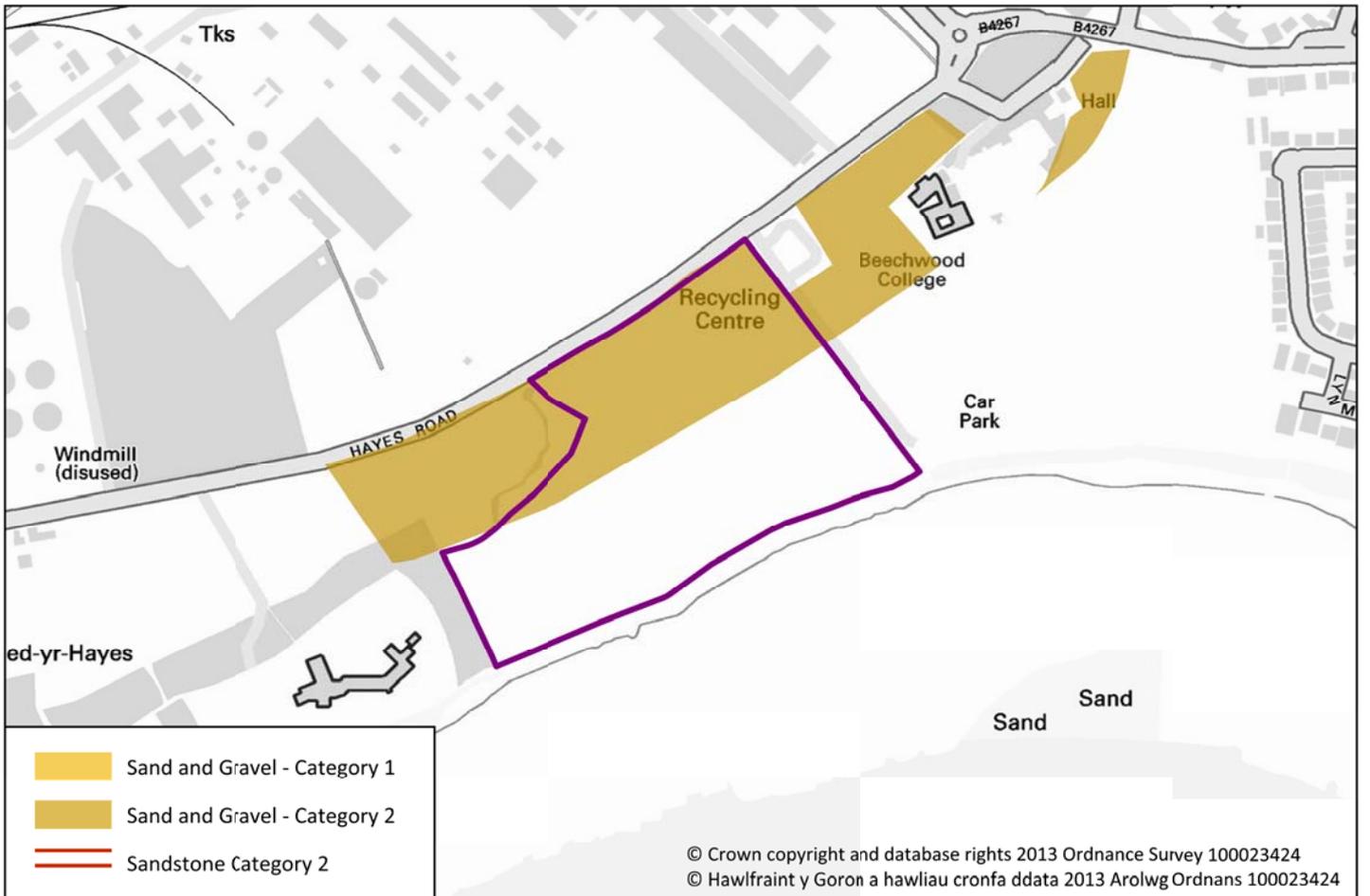


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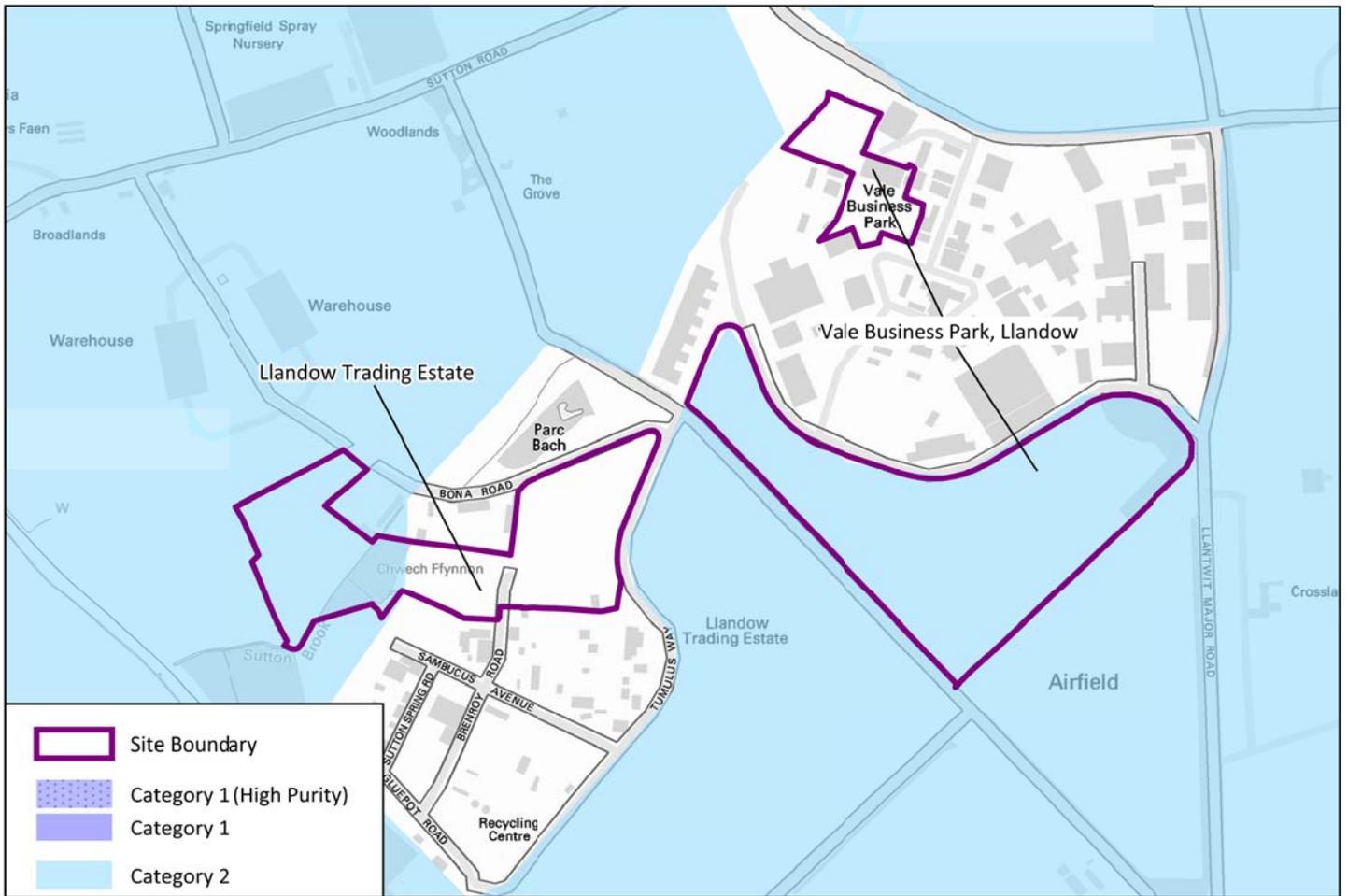


Sand and Gravel / Sandstone Safeguarding Areas

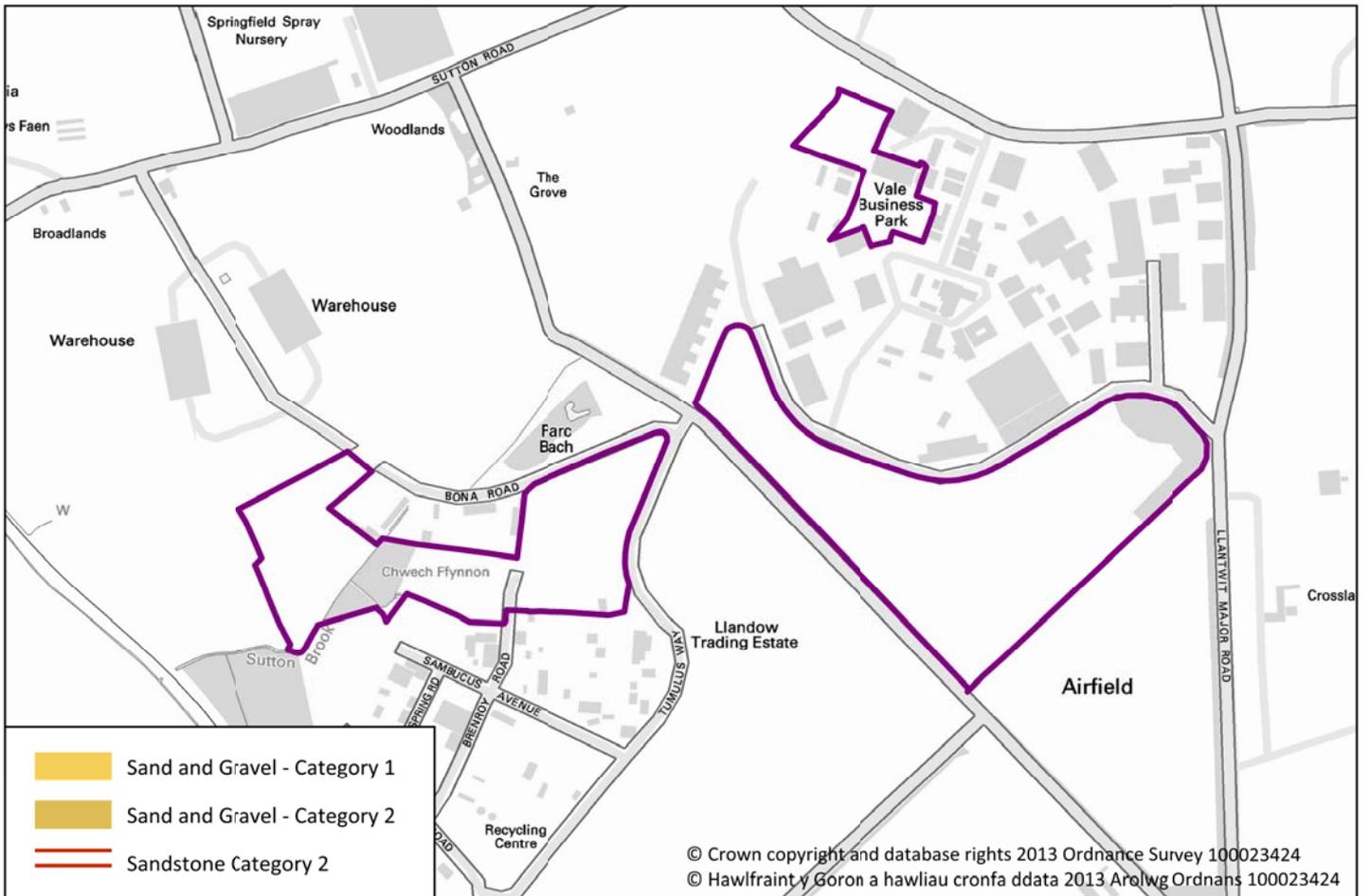


Employment Allocations

Limestone Safeguarding Areas



Sand and Gravel / Sandstone Safeguarding Areas





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