Policy Title:

LPS13 - Mineral working and restoration

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**Core Strategy Policy CS10 – Minerals** **Policies, Sites and Places (PSP) Plan Policy PSP23 – Mineral working and extraction**
Non-Strategic / Strategic	**Strategic**

Purpose

Ensuring that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs is a key objective of our new Local Plan.

National Planning Policy Guidance on Minerals paragraph 060 states that as part of the Managed Aggregate Supply System, at local level, mineral planning authorities are expected to prepare Local Aggregate Assessments (LAAs) to assess the demand for and supply of aggregates.

Paragraph 213 of the NPPF states that minerals planning authorities should plan for a steady and adequate supply of aggregates by various means, including preparing LAAs, and using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans.

The purpose of this policy is to:

- ensure that there is a steady and adequate supply of minerals and maintain a 10-year land bank throughout and beyond the plan period through allocating areas for mineral working;
- set out the environmental considerations that will need to be taken into account for proposals for new extraction, and;
- set out the Council's expectations for the restoration of quarries once they have ceased extraction operations.

Policy wording

The Council will plan for a steady and adequate supply of aggregates by seeking to maintain a land bank for crushed rock of at least ten years, and allocating areas for mineral working where necessary, having regard to the need to promote deliverability of permitted reserves of crushed rock. To this end, provision is made for the extraction of crushed rock through the following 'preferred areas', as defined on the Policies Map and in line with the considerations set out at Schedule 1 of this policy:

1. **Cromhall Quarry**
2. **Tytherington Quarry southwest (phases 1-3)**
3. **Wickwar Quarry northwest**

As part of this approach, the Council will also encourage the provision of recycled aggregates.

If, through annual monitoring, it appears that the 10-year landbank might not be maintained, the need to permit further reserves will be considered through a review of the Local Plan.

Ancillary and Secondary Operations

Development proposal(s) related to operations ancillary or secondary to the primary activity on the mineral site will be acceptable where the development proposal(s) primarily uses material extracted from the site. The operation and retention of such development will be limited to the permitted life of the site for mineral extraction.

Proposals for new ancillary and secondary operations should be located within the extent of the permitted mineral working site area to minimise impacts on the wider environment.

Minimising waste

Adequate measures must be taken to ensure minimum waste of resources during extraction and processing, and that any waste material generated is used for a productive purpose where economically viable or, where this is not possible, safely disposed of.

Environmental Considerations

Development proposals for new mineral workings will need to demonstrate that permitted operations will not have unacceptable adverse impacts on the natural and historic environment, human health, or local amenity. Proposals will also need to comply with the Plan as a whole however, in considering unique issues associated with mineral workings, proposals will also, in line with government guidance, likely need to consider:

a. **blasting/vibration; and**
b. **separation and buffer zones.**

Restoration

Restoration and aftercare of mineral development should be in keeping with the character and setting of the local area and should contribute to the delivery of uses, which include, agriculture, geodiversity, biodiversity and habitats, native woodland, the historic environment or recreation, where these are consistent with the Local Plan. Restoration schemes should include on site biodiversity gain, and opportunities for public access to restored or newly created green space, where it is safe and practical to do so.

Progressive/ phased restoration and aftercare will be required, to occur alongside and be integrated with extraction, so that it is not left until extraction on site has been completed. Where this is not possible, restoration and aftercare should be carried out following completion of mineral working at the earliest possible opportunity, to a timescale to be agreed with the Council and completed without delay.

Supporting text

1. National policy requires that provision is made for a steady and adequate supply of minerals to support the economy, that the best use is made of these resources and that they are protected for the longer term. Provision of supplies to meet current needs is achieved through the maintenance of 'landbanks' (mineral reserves with planning permission for extraction), while future supplies are protected through Mineral Safeguarding Areas (areas with mineral resources which do not yet have planning permission for extraction).
2. South Gloucestershire 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 and producing asphalt, concrete and concrete products. To a lesser extent, South Gloucestershire also produces brick making clay, and historically other minerals have also been worked in the area.

Existing supply and establishing need

3. Based on a long-standing agreement, the required crushed rock provision for the WoE is split 60%/40% between South Gloucestershire and North Somerset.

4. On this basis, given the ten-year average in the emerging WoE LAA for 2013-2022 of 3.89mtpa, the annualised required level of crushed rock provision for South Gloucestershire can be calculated as 60% of 3.89mtpa, which is 2.33mtpa. If this was to be extrapolated, the total crushed rock requirement for South Gloucestershire for 2023-2040 inclusive (17 years) would be 39.61mt. To allow for a ten-year landbank at the end of that period, a further 10 years requirement can be added on (23.34mt), so, on that basis, the total South Gloucestershire crushed rock requirement for that 27 year period (to 2050) would be 62.95mt. This figure is based on the ten-year sales average in the latest published LAA (covering the period 2013-2022). Future LAAs are likely to give different ten-year averages, and hence different figures. Therefore, it is simpler and more meaningful to aim to maintain a ten-year landbank (with the landbank to be measured annually and based on 60% of the ten-year average sales figure in the latest LAA), in line with national planning practice guidance.

Meeting the demand

5. The preferred areas allocated through the Local Plan contribute to achieving a 10 year landbank for crushed rock.

1) Cromhall Quarry

6. Cromhall Quarry includes an identified resource of circa 18mt. As it stands, the intention is that output will be on a relatively small scale, initially with a saleable output of circa 0.25mt per annum, although scope exists for this to be scaled up mid-way through the Plan period if required.

7. Future working and restoration should provide for appropriate enhancement and connectivity to the GI network and specifically Corridor B, for woodlands, wetland or grasslands as appropriate and in response to nearby green and blue assets. Future development should refer to detailed Green Infrastructure Audit report as to nature of GI in this area of the network.

2) Tytherington Quarry

8. The three-phased extension to Tytherington Quarry includes the potential for extraction over approx 60 hectares of land, with an identified resource of circa 76mt, which will help to ensure a landbank through this Plan period and into the next.

9. The first proposed extension includes an area previously allocated (through the Policies, Sites and Places (PSP) Plan), which includes the potential for extraction of an identified resource of 6mt to be worked in the short to medium term.

10. The second proposed extension includes an area previously allocated (through the Policies, Sites and Places (PSP) Plan), which includes the potential for the extraction of a further 20mt in the medium to long term. Through working this area, it is anticipated that a utilities and public rights of way corridor can be created, and Itchington Road will be retained.

11. The third extension proposed is beyond any areas allocated through previous Local Plans and is estimated to contain over 50mt of resource. It is anticipated that this area is likely to be realised in the long term, and beyond this plan period.

12. Taken together, these extensions will help to ensure a landbank through this Plan period and into the next.

13. In operational terms, any extension of the Quarry would continue to use the existing processing and access facilities, which includes the rail connection that will continue to be used to transport approximately material from the site.

3) Wickwar Quarry northwest

14. The extension to Wickwar Quarry includes an identified resource of circa 35-40mt. As it stands, the intention is that, following allocation through the Local Plan, planning permission will be secured by 2033. This would facilitate the continuity of a supply of up to 1.2mt per annum into the nearby markets.

Outside Preferred Areas

15. Extraction of crushed rock outside of the preferred areas and area of search will not be permitted, except at the boundaries of existing quarries, where this would prevent mineral sterilisation. Considerations should include protection of designated sites and the amenity of local communities.

Environmental considerations

16. National policy requires that operations for mineral workings, where practical, occur outside of nationally designated sites, such as Areas of Outstanding Natural Beauty. The scope of issues to be included is likely to be wide and varied, and other policies in this plan will also be appropriate to apply to proposals. In addition, some specialist issues associated with mineral workings will also need to be taken into account, such as blasting/vibration and separation and buffer zones and impacts on water resources8. The issues to be considered in relation to a particular site proposal should be agreed with the Council.

Restoration and aftercare

17. Restoration and aftercare proposals for a mineral working site will be conditioned as part of planning permission. Schemes for restoration and aftercare should be in place prior to any approval of permission for mineral workings and should be reviewed prior to works commencing, to take account of changing local circumstances and environmental needs. The Council requires that all quarry sites are subject to restoration, and that it be carried out at the earliest possible opportunity, to an agreed timescale, and completed without delay.

18. Where additional landfilling and/or the importation of waste is required, this would normally require separate permission, the timescales of which would be addressed as part of the determination of such an application.

Additions	
Key evidence	Local Aggregates Assessment (LAA) - see Local Plan evidence base page
Other relevant policies to cross-reference?	

Schedule 1 – Development Principles

Cromhall Quarry

Future working and restoration should provide for appropriate enhancement and connectivity to the GI network and specifically Corridor B, for woodlands, wetland or grasslands as appropriate and in response to nearby green and blue assets. Future development should refer to detailed Green Infrastructure Audit report as to nature of GI in this area of the network.

Tytherington Quarry southwest

There are a number of important development considerations that will need to be taken into account in the design of detailed proposals to deliver the extension of Tytherington Quarry, in addition to the general policy requirements associated with developments of this type. In this instance, there will be a need for Heidelberg to consider, as a minimum, the:

- future of Itchington Road which runs along the southern boundary of the current extraction area and the northern boundary of the proposed extension area
- need to reposition the National Grid overhead lines and pylons which cross the site in line with NGET Design Guide and Principles.
- need to ensure future development and restoration maintains and enhances connectivity of GI Corridor B, in particular east west connectivity for biodiversity and take opportunities to extend and enhance habitat, landscape and active travel (including public rights of way) connections south of the existing corridor as the proposed quarry area is worked out and in future ameliorated
- need to ensure the connectivity and quality of the rights of way network, including the Jubilee Way which links the Severn Way and the Cotswold Way
- need to understand the site's archaeological potential

Wickwar Quarry northwest

There are a number of important development considerations that will need to be taken into account in the design of detailed proposals to deliver the extension of Wickwar Quarry, in addition to the general policy requirements associated with developments of this type. In this instance, there will be a need for Breedon to consider, as a minimum, the:

- relocation of the B4509 Downs Road
- relocation of a high-pressure gas main, and
- need for future working and restoration to take opportunities to connect into and enhance the existing Strategic Green Infrastructure Network Corridor B. Future development should refer to detailed Green Infrastructure Audit report as to nature of GI in this area of the network.