

AtkinsRéalis



Final Report

Bath and North East Somerset Council

07 February 2024

5225248

MINERALS PLANNING POLICY ADVICE FOR LOCAL PLAN 2042

Notice

This document and its contents have been prepared and are intended solely as information for Bath and North East Somerset Council and use in relation to Final Report

AtkinsRéalis UK Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 112 pages including the cover.

Document history

Document title: Final Report

Document reference: 5225248

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.1	Internal working draft	Various	<initials>	<initials>	<initials>	<date>
1.0	First draft for client comment, with comments for reviewers	Various	CW	KR	AM	03.11.23
2.0	Final draft for comments	Various	AM	TP	AM	21.12.23
3.0	Final Report	Various	AM	FH	AM	07.02.24

Client signoff

Client	Bath and North East Somerset Council
Project	Bath and North East Somerset Minerals Planning Policy Review
Job number	5225248

Client signature/date



Contents

Executive Summary	7
1. Introduction	9
1.1 Scope of this document.....	9
2. Contextual Review	10
2.1 Minerals Planning Policy Guidance.....	10
2.2 Sustainability considerations.....	11
2.3 Adopted minerals policy precedents	11
2.4 Summary of contextual review outcomes.....	11
2.4.1 Policy wording.....	12
2.4.2 MSAs and safeguarding specific mineral needs	12
2.4.3 Re-use and recycling	13
2.4.4 Review of conditions	13
2.4.5 Prior extraction.....	13
2.4.6 Managing adverse impacts	13
2.4.7 Site restoration and aftercare.....	14
2.5 Planning history	14
2.5.1 Upper Lawn Quarry.....	14
2.5.2 Stoke Hill Mine	15
2.5.3 Stowey Quarry	15
2.5.4 Queen Charlton.....	15
3. Evidence review	16
3.1 Review of previous reports.....	16
3.1.1 Review of minerals allocations and safeguarding areas - Savills report (Nov. 2019)	16
3.1.2 Review of Upper Lawn Quarry, Combe Down, Bath – Savills report (Nov. 2019)...	16
3.1.3 Summary of implications of previous report review outcomes	17
3.2 Principal environmental considerations.....	18
3.2.1 Mineral Resources	18
3.2.2 Environmental Features	24
4. Consultation with minerals operators	28
4.1 Aggregate Industries.....	28
4.2 Bath Stone Co. and Land and Mineral Management	28



4.3	Breedon Group	29
4.4	Cemex.....	30
4.5	Chambers Trull	30
4.6	Heidelberg Materials	30
4.7	John Hancock and Sons	30
4.8	Lovell Stone Group	31
4.9	Tarmac.....	31
5.	Review of existing minerals policy framework.....	32
6.	Recommendations.....	44
6.1	Policy wording	44
6.1.1	Definitions	44
6.1.2	Existing Policy CP8a: Minerals	44
6.1.3	Existing Policy M1: Mineral Safeguarding Areas.....	47
6.1.4	Existing Policy M2: Minerals Allocations	49
6.1.5	Existing Policy M3: Aggregate Recycling Facilities	50
6.1.6	Existing Policy M4: Winning and Working of Minerals.....	51
6.1.7	Existing Policy M5: Conventional and Unconventional Hydrocarbons	53
6.1.8	Suggested New Policy: Minerals and the environment	54
6.2	Policies Map.....	55
6.2.1	Minerals Allocations M2	55
6.2.2	Minerals Safeguarding Areas M1	57
6.2.3	Minerals Search M2	60
6.2.4	Other Recommendations	61
Appendix A.	Review of minerals planning policy guidance.....	63
A.1	Introduction	63
Appendix B.	Sustainability considerations	70
B.1	Introduction	70
Appendix C.	Review of adopted minerals planning policy precedent	78
C.1	Introduction	78
Appendix D.	Relevant planning history.....	99
D.1	Introduction	99
Appendix E.	Review of previous minerals policy recommendations.....	104
E.1	Introduction	104



Tables

Table 5-1 - Analysis of continued suitability of minerals policy framework	33
Table A-1 - Summary of minerals planning policy guidance review	64
Table B-1 - Contextual review of B&NES Local Plan Sustainability Appraisal Framework.....	71
Table C-1 – Adopted planning policy precedent.....	79
Table D-1 - Relevant planning history	99
Table E-1 - Policy recommendations from 'Review of minerals allocations and safeguarding areas' (November 2019).....	105
Table E-2 - Policy recommendations from 'Review of Upper Lawn Quarry, Combe Down, Bath (November 2019)	109

Figures

Figure 3-1 - Extract from Somerset Mineral Resources Map	20
Figure 3-2 - Extract from Somerset Mineral Resource Map - Hydrocarbons (Source: British Geological Survey 2005)	21
Figure 3-3 - Fullers Earth Deposits - Extract from Somerset Mineral Deposits Map (Source: British Geological Survey)	22
Figure 3-4 - Bath and North East Somerset Biodiversity Features (Source: B&NES Online planning map).....	25
Figure 3-5 - Bath and North East Somerset Heritage Sites and Features (Source: B&NES online planning map).....	26
Figure 4-1 – Illustrations provided by Bath Stone Co. in support of a proposals for south and south-west extension of Chalfield Limestone safeguarding area	29
Figure 6-1 - Extract from Existing Policies Map showing the Minerals Allocation Area for Upper Lawn Quarry.....	56
Figure 6-2 – Extract from Location Plan for Planning Permission 16/05548/MINW	56
Figure 6-3 - Extract from Existing Policies Map showing the Minerals Allocation Area for Stoke Hill Mine	57
Figure 6-4 - Extract from Existing Policies Map showing Shaft Road Recreation Ground Minerals Safeguarded Area	57

Figure 6-5 - Extract from Existing Policies Map showing Hayes Wood to Hog Wood Minerals Safeguarded Area58

Figure 6-6 - Proposed Extension Area to the Hayes Wood to Hog Wood Minerals Safeguarded Area.....59

Figure 6-7 – Extract from existing policies map showing the three additional Minerals Safeguarded Areas59

Figure 6-8 - Extract from existing policies map showing the Upper Lawn Quarry Minerals Allocation Preferred Area60

Figure 6-9 - Extract from existing policies map showing the Stoke Hill Mine Minerals Allocation Preferred Area.....61



Executive Summary

This document has been prepared by AtkinsRéalis on behalf of Bath and North East Somerset Council (B&NES). The document provides recommendations to B&NES regarding the form of minerals planning policy that is considered most appropriate for inclusion within the forthcoming B&NES Local Plan.

The formation of recommendations is based on the following technical work:

- Contextual review for minerals planning policy formulation relevant to B&NES - encompassing guidance and precedents.
- Review of evidence reports produced in November 2019 on behalf of B&NES in support of the Local Plan 2016-2036, the production of which has since been halted.
- An overview of environmental considerations considered relevant to minerals policy formulation.
- Consultation with mineral operators active and prospectively active in B&NES, undertaken specifically for this commission.
- Analysis of the existing minerals planning policy within B&NES, drawing on the conclusions of the technical work.

Recommendations are made for changes to the minerals planning policy framework and Policies Map. Suggestions are made for themes that should be drawn out in greater detail through supporting text to the amended policies.

In broad terms, the recommendations are intended to work in a complementary manner to achieve the following:

- Enhanced ambition in terms of the environmental outcomes across the lifecycle of mineral workings, from planning, through operation, phased restoration and aftercare.
- Additional clarity on the full scope of relevant environmental considerations that must be taken into account by developers, supported by guidance on the evidence that will be required as part of applications for proposed development.
- The prioritisation of reuse and recycling of aggregates in preference to new mineral working, with strengthened policy around the evidence required to demonstrate need for new minerals development.
- Strengthened policy requirements regarding the impact of minerals development on transport.
- New policy relating to minerals and the environment, establishing clear parameters for decision making.
- Presumption against any activities relating to hydrocarbons that involve fracking, with an amended policy that has the flexibility to respond to any future technology changes for the working of this resource.
- South and south-west extension to the Hayes Wood to Hog Wood Minerals Safeguarding Area, to be shown on the Policies Map.

- Exclusion of MSAs relating to coal from the Policies Map.
- Amendment to the Upper Lawn Quarry Minerals Allocation Area on the Policies Map to match the existing extraction consent.
- The use of policy supporting text to better amplify both the context and rationale for the policy, as well as guide developers regarding the expectations of the Council for high quality and suitably evidenced applications.
- Reference to the intention to review planning conditions on a periodic basis, to ensure their alignment to latest Council priorities – to be included within supporting text and delivered as part of development management.
- Strengthened integration with other Plan policies, through clear cross-referencing to relevant policy provisions.

The report recommends that the findings of the forthcoming West of England Local Aggregate Assessment be reviewed. Direction is provided within the recommendations to ways in which the Council could further adapt the policies to allow for windfall minerals development applications to be considered. However, there is no recommendation to incorporate this aspect of policy until there is evidence from the LAA to suggest it may be relevant in the Plan period.



1. Introduction

This document has been prepared by AtkinsRéalis on behalf of Bath and North East Somerset Council (B&NES). The document provides recommendations to B&NES regarding the form of minerals planning policy that is considered most appropriate for inclusion within the forthcoming B&NES Local Plan.

1.1 Scope of this document

The scope of the document responds to the brief received from B&NES in September 2023. It encompasses the following:

- Contextual review for minerals planning policy formulation relevant to B&NES - encompassing guidance and precedents (Chapter 2, supported by Appendices A-D).
- Review of evidence reports produced in November 2019 on behalf of B&NES in support of the Local Plan 2016-2036, the production of which has since been halted. This includes an overview of environmental considerations considered relevant to minerals policy formulation (Chapter 3, supported by Appendix E).
- Reporting the findings of consultation with mineral operators active and prospectively active in B&NES, undertaken specifically for this commission (Chapter 4).
- Analysis of the existing minerals planning policy within B&NES, drawing on the material presented in the preceding chapters and appendices. This includes a review of the Mineral Safeguarding Area and other relevant designations, including mineral allocations, preferred areas and areas of search within the Placemaking Plan (Chapter 5).
- Recommendations for policy wording and relevant site boundaries, for B&NES to consider including within the forthcoming B&NES Local Plan (Chapter 6).



2. Contextual Review

This chapter explores the current context for formulation of minerals planning policy in B&NES. It provides a summary of relevant minerals planning policy guidance from the national scale downwards. Consideration is given to the environmental context relevant to planning policy formulation, including the sustainability appraisal framework that will be applied to the policy drafting. This chapter notes relevant guidance from the Coal Authority, NPPF and Minerals Planning Policy Guidance. The review summarises the principal implications of the updated guidance for the development of minerals policy.

As a supplement to the policy and guidance context, this chapter also includes some precedent from recently adopted minerals policy documents. These have been included to provide examples of the way in which the latest guidance has been integrated into adopted policy documents. The section concludes with a review of relevant planning history.

Section 2.4 of this chapter summarises the principal messages from the contextual review. This is supported by more detailed information, which is contained within Appendices A-D of this report.

2.1 Minerals Planning Policy Guidance

Existing minerals planning policy for B&NES was drafted in January 2023 and is contained within the Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update. Since the drafting of this policy content, the policy guidance has altered, with the following materials having been published:

- Advice from the Coal Authority.
- National Planning Policy Framework (NPPF) – updated in September 2023.

The following minerals-specific guidance remains the most recent adopted guidance and is therefore relevant.

- Minerals Planning Policy Guidance (Minerals NPPG) – published October 2014; not updated since

Appendix A provides a tabular summary (Table A-1) of the minerals planning policy guidance that has been used to inform the development of the recommendations within this report.

The minerals reserves in B&NES include coal and there has been previous developer interest in exploring the potential for extraction of hydrocarbons. This is evidenced in the granting of Petroleum Exploration and Development Licences (PEDL) for exploration within the Plan area under the 13th round of the Department of Energy and Climate Change (DECC) licensing (cited in para. 694-695 of the B&NES Local Plan 2011-2029). The PEDL licenses have since expired, but the resource remains and it may generate future developer interest. Given that hydrocarbons

are used for the generation of energy, the draft Overarching National Policy Statement for Energy (November 2023) has been reviewed to provide context to the likely future policy direction for hydrocarbons. It is noted that at para. 3.4.7, this document cites *'the need to move away from hydrocarbons as quickly as possible'* in the overall energy mix.

2.2 Sustainability considerations

B&NES officers have supplied the project team with the sustainability appraisal framework (SAF) that has been produced in support of the production of the forthcoming Local Plan.

The SAF objectives are intended as the basis for the completion of the sustainability appraisal of the Local Plan. However, they can also be used to provide a reference point for the drafting of policy insofar as they highlight matters that need to be reflected in the plan as a whole. On this basis, a review of the SAF objectives has been undertaken, leading to the identification of potential opportunities to reflect them within the minerals policy drafting recommendations. Table B-1 of Appendix B contains this review.

2.3 Adopted minerals policy precedents

Desk-based research has been undertaken to identify recently adopted minerals planning policy. The aim of the research has been to identify examples that could potentially influence the way in which B&NES develops updated minerals planning policies.

Table C-1 of Appendix C provides a summary of policy precedents that are considered to be transferable to the B&NES context. It includes policies from the following documents:

- Bexley Local Plan 2038 (Adopted April 2023).
- Worcestershire Minerals Local Plan 2018-2036 (adopted 2022).
- Nottinghamshire County Council Adopted Minerals Local Plan (adopted March 2021).
- Buckinghamshire Minerals and Waste Local Plan 2016-2036 (adopted July 2019).

Benchmarking the policies contained within the existing Local Plan against the policy scope and wording from the minerals policies of recently adopted local plans belonging to other county councils and unitary authorities, helps to guide the formation of policy wording, signposting approaches that have already been deemed acceptable by relevant Inspectors through other plan adoption processes.

2.4 Summary of contextual review outcomes

The review of guidance, SAF objectives and policy precedents has identified the following matters that are considered relevant in the generation of recommendations for updating minerals planning policy for B&NES.



2.4.1 Policy wording

Adopted minerals planning policy wording closely mirrors the terminology of the NPPF. This is particularly the case for the considerations cited in terms of the amenity impacts of minerals development.

2.4.2 MSAs and safeguarding specific mineral needs

Taken together, the contextual review has highlighted specific acceptable approaches in respect of Minerals Safeguarding Areas (MSA). These approaches are summarised below.

- Exempt development can be supported in MSAs.
- Non-exempt development can only be supported in MSAs where prior extraction of the mineral resources is practicable and environmentally feasible and does not harm the viability of the proposed development.
- Development proposals in MSAs should be controlled such that they do not generate unacceptable adverse impacts on the natural, built and historic environment; protect public health and safety; and safeguard the amenity and quality of life for residents of nearby communities.
- Policy should support the reuse of aggregates, including the secondary and recycling facilities that enable such reuse. Prioritisation and hierarchies of aggregates are contained within some adopted policies.
- Minerals workings should be supported by restoration programmes. These should seek to deliver progressive restoration to an acceptable condition, allied to high quality aftercare. Opportunities to provide public and environmental benefit through site restoration should be promoted.

Coal MSAs should not be included in policy.

MSAs should be sufficient to meet local needs and safeguard minerals that are of local and national importance – this should include Bath Stone MSAs, on the basis that this is a key mineral resource for B&NES, required for the maintenance and restoration of buildings within the World Heritage Site and setting.

The Worcestershire Minerals Local Plan (MLP42) affords safeguarding protection not just to the MSAs, but also the infrastructure needed to support the minerals industry (storage, handling, processes and transport sites). The criteria-based policies of this Local Plan also reiterate the need to consider the impacts of sites and their transport generation when evaluating planning applications, rather than sites in isolation.

There are examples of mineral-specific policies – these tie together the scale, supply and diversification of provision for each mineral separately. Worcestershire Local Plan policies MLP22 and 23 are examples of policies that provide future flexibility to enable mineral demand to be met in the authority – they acknowledge that development could generate a need, but that the location of certain minerals is not known. The SAF review has also highlighted opportunities for minerals working to enhance and diversify the economic and support education and training, which could include the history of mining and/or specific minerals.

The Worcestershire Minerals Local Plan sets out the need for minerals development to prioritise siting within MSAs (Policy MLP2). However, the Local Plan also provides a framework for windfall proposals to come forward (Policy MLP3). This is complemented by mineral specific policies that identify the potential need for specific resources (MLP22 and MLP23 are examples, referenced above), but manage uncertainties through reliance on the provisions of MLP3 where MSAs are not designated for the resources in question.

2.4.3 Re-use and recycling

There is strong support for aggregate re-use, facilitated through policies that support secondary aggregates processing and recycling facilities (Buckinghamshire Minerals and Waste Local Plan (Policy 7) and Nottinghamshire County Council adopted Minerals Local Plan (policy 11) both provide recent examples). Prioritisation of re-use is also supported, in preference to new extraction, which is well aligned to the SAF objectives.

2.4.4 Review of conditions

Policies can provide a means of reinforcing the importance of periodic review of conditions for active mineral operations, to ensure their continued relevance and effectiveness. This would also provide a means to better align operations with other Local Plan policies, such as sustainable transport and health considerations. It could also be used to introduce conditions that promote a shift towards reductions in carbon associated with extraction activities.

Worcestershire Local Plan MLP26: efficient use of resources introduces some elements that could be valuable in a condition review, as well as the pursuit of more sustainable extraction practices. The policy promotes sustainable management of water demand associated with extraction; on-site energy generation; critical evaluation of the amount of resource to be extracted from reserves, taking account of the balance of environmental effects and need. This could be a useful addition for B&NES that would complement the SAF.

2.4.5 Prior extraction

Prior extraction of minerals resources is supported in policies as a key means of enabling development without sterilising minerals resources (i.e. rather than safeguarding). Criteria-based policies can provide a sound framework – Buckinghamshire Minerals and Waste Local Plan is an example (Policy 1).

2.4.6 Managing adverse impacts

There are examples of policies drafted to ensure no unacceptable adverse effects arise from the impacts of mineral exploration and extraction, recognising that mineral operations are characteristically and necessarily noisy, but can be progressed when supported by suitable mitigation:

- Buckinghamshire Minerals and Waste Local Plan – policy 16: managing impacts on amenity and natural resources.
- Bexley Local Plan – DP27 – minerals and aggregates.



- Worcestershire Minerals Local Plan – Policy MLP 26: efficient use of resources; MLP28: amenity; MLP29: air quality (specifically AQMAs); MLP30: access and recreation; MLP32: historic environment; MLP33: landscape.

The policy wording varies from detailed issue-specific approaches, which are favoured in the Worcestershire Minerals Local Plan; to simpler and less prescriptive wording as used in the Bexley Local Plan. In all cases, there are examples of controls relating to amenity effects, with policy scope including dust, odour, noise and vibration, light, visual impacts and contamination. Water resources and landscape feature in the Worcestershire Local Plan. The SAF review has also identified opportunities to support relocation or alternative provision for resources adversely affected by minerals working. Water management, including pollution control, is also referenced within the SAF review.

2.4.7 Site restoration and aftercare

Site restoration and aftercare features in some precedent policies. Some policies include provisions relating to ensuring appropriate soil quality. There are also examples that provide clear guidance on how wider public benefits may be achieved through creative approaches to restoration following the conclusion of minerals operations – opportunities exist in terms of boosting natural capital and supporting recreation. The Worcestershire Minerals Local Plan includes a specific Green Infrastructure (GI) policy (MLP27) that provides useful precedent.

The SAF review highlights opportunities to help create GI for community use, which could be achieved through cross-reference to the GI and Nature Recovery policy requirements of the forthcoming Local Plan. The promotion of natural flood risk management and flood storage attenuation present options for consideration in remediation scheme, as well as opportunities for creative re-use that celebrates mining history to the benefit of the visitor economy and community resources.

The Worcestershire Local Plan soil protection policy (MLP34) and GI policy (MLP7) both consider these issues as a whole lifecycle matter rather than just an aftercare consideration. This would be a valuable approach for B&NES, particularly in the context of the climate and ecological emergencies that have been declared.

2.5 Planning history

A review of B&NES online planning applications search has been completed. The search has primarily focused on geographical areas covering the MSAs, looking at minerals related applications within the MSAs. Summary information is provided in this sub-section, supported by data within Appendix D.

2.5.1 Upper Lawn Quarry

In relation to active sites, Upper Lawn Quarry has no live applications to date. The latest applications approved in 2018 relate to the extension of the period of extraction to 2035 (app 16/05548/MINW), and change of use of an area of paddock land to the south of the site for use as allotments, enabling the expansion of the site.

2.5.2 Stoke Hill Mine

Stoke Hill Mine is an active site and benefits from extant permission up to 2042 (app 04/03910/MINW),. A new application has been submitted which is pending, with a target decision date of 06 October 2023. This application is for a variation of condition 24 to allow for underground processing of waste stone.

2.5.3 Stowey Quarry

The inactive site at Stowey Quarry has fulfilled its extraction potential. In 2008 an application for the establishment and operation of a materials recycling facility and ancillary development was approved (app: 07/02326/MINW). An application for the restoration of Stowey Quarry by landfilling of Stable Non-Reactive Hazardous Waste (SNRHW) including asbestos and inert wastes was submitted and refused (10/05199/EFUL), and the decision was later quashed. Applications (12/04805/MVAR) to extend the extraction compliance period from 30 November 2012 to 30 November 2015 were also submitted in 2014 and refused.

2.5.4 Queen Charlton

The former quarry at Queen Charlton has been subject to a number of planning applications related to change of use of the site to a waste recycling facility. The latest application on this site was for the development of an anaerobic digester facility, which was refused in March 2022 (21/00419/EFUL).



3. Evidence review

This chapter provides key messages for minerals planning policy formulation derived from a review of the reports produced by Savills (on behalf of AtkinsRéalis) in November 2019. This is followed by an overview of the principal environmental considerations referenced within those reports, which are considered relevant to generating recommendations for mineral planning policy for B&NES.

3.1 Review of previous reports

This section provides a review of the following two reports, prepared by Savills to inform the preparation of the predecessor to the Local Plan 2024. The review has explored the continued validity of the previous report recommendations, taking account of the updated contextual drivers set out in Section 2 of this report.

- Savills report (Nov. 2019) – ‘Review of minerals allocations and safeguarding areas’: A report that reviews existing Mineral Safeguarding Areas (MSAs), minerals allocations and mineral policies defined through the B&NES Local Development Plan (2011-2029) and the current policy approach:
- Savills report (Nov. 2019) – ‘Review of Upper Lawn Quarry, Combe Down, Bath’: A report that reviews Upper Lawn Quarry in Combe Down, Bath, one of two existing quarries extracting Bath Stone.

3.1.1 Review of minerals allocations and safeguarding areas - Savills report (Nov. 2019)

Prepared by Savills on behalf of AtkinsRéalis, this report reviews existing MSAs, minerals allocations and mineral policies defined through the B&NES Local Development Plan (2011-2029) and the current policy approach. At the time the report was drafted, the intention was that it would inform the preparation of the B&NES Local Plan (2016-2036).

Table D-1 of Appendix D summarises the policy recommendations emerging from the Savills report and comments on their continued relevance, set against the backdrop of the contextual drivers summarised in Section 2.

3.1.2 Review of Upper Lawn Quarry, Combe Down, Bath – Savills report (Nov. 2019)

Prepared by Savills on behalf of AtkinsRéalis, this report reviews Upper Lawn Quarry in Combe Down, Bath, one of two existing quarries extracting Bath Stone. It examines further the outcomes of the Savills report referred to in section 3.1.1 by performing a more detailed review of the existing Mineral Safeguarding Area and minerals allocation relating to the Upper Lawn Quarry.



Table D-2 of Appendix D summarises the policy recommendations emerging from the Savills report and comments on their continued relevance, set against the backdrop of the contextual drivers summarised in Section 2.

3.1.3 Summary of implications of previous report review outcomes

This sub-section provides overall conclusions regarding the continued relevance of the previous report recommendations as set out in Appendix D. The commentary takes account of the contextual review (Section 2) and consultation activities (Section 4). It therefore provides an overview of the key areas identified previously that require addressing as part of the current recommendations (Section 6).

3.1.3.1 MSAs

The MSAs were identified in the previous reports as being sufficient for current needs. The contextual review (Section 2) suggests that this is currently the case; however, there is a need to review, understand and plan for future rising demand for Bath Stone. There is developer interest in an extension to the Chalfield Limestone MSA near Limpley Stoke (Section 4), which includes underlain layers of Bath Stone.

There is also considered merit in considering whether there is a need to develop a windfall sites policy using the Worcestershire Minerals Local Plan precedent (MLP3). This would provide a flexible policy framework for unforeseen changes in demand for different minerals. Specific policy wording is not proposed in this report; however, it is recommended that B&NES reviews this requirement depending on any new findings that could emerge from the WoE LAA review.

3.1.3.2 Minerals allocations

The previous reports concluded that there was no need to change the reserves of aggregates. This conclusion continues to be supported.

3.1.3.3 Active mineral sites

The previous reports supported the expansion of Upper Lawn Quarry, which provides Bath Stone. The contextual review (Section 2) and developer engagement (Section 4) support such an extension as well as consideration of extending Stoke Hill Mine. Policy wording should be reviewed to provide a robust framework for evaluating above ground proposals, such as allotment proposals, in the context of safeguarding future mineral extraction.

There is no current known developer interest in extending any other mineral sites for further mineral operations.

3.1.3.4 Policy maps

The previous reports noted the need to ensure policy maps matched current permissions. This conclusion is supported – there is a need to update the policy maps to reflect the housing consent at Upper Lawn Quarry. Further updates will be needed to incorporate extension to the Chalfield Limestone MSA that Stoke Hill Mine is within.

3.1.3.5 Inactive mineral sites

No recommendations were made for inactive mineral sites in previous reports. Developer engagement (Section 4) confirms that there is no current interest amongst the consultees. Notwithstanding this, there is considered merit in developing a policy framework to address any future applications, offering flexibility within the Local Plan. There are precedent examples to support this, either accommodating re-opening of workings; or progressing to sustainable restoration.

3.1.3.6 Aggregate recycling

The previous reports suggested no changes to this. In general terms, this conclusion is supported. The policy wording could benefit from review to ensure optimum alignment with the SAF in terms of actively promoting aggregate reuse and recycling and implementing a prioritisation.

3.1.3.7 Existing policies

These are reviewed separately in Section 5.

3.1.3.8 Proposed policies

The previous reports concluded that the existing level of mineral activity within the existing Plan area was unlikely to change during the next Plan period (which was to 2035). This conclusion is supported in general terms, based on the low number of active mineral sites and the committed level of extraction existing through extant planning permissions (Section 2 and Appendix D) with the sub regional apportionment of reserves of aggregates being primarily fulfilled by South Gloucestershire and North Somerset, as per the findings and forecasts contained within the WoE LAA 2012-2021. There is also limited developer interest in expansion (Section 4).

Notwithstanding this, the contextual review has highlighted some policy areas that could be addressed. In addition, the WoE LAA is being reviewed at present. The evidence review has identified the potential to provide a more flexible forward-looking framework of policies for potential windfall sites and changes in minerals demand (which may be identified through the current WoE LAA review); adding a focus on shifting to lower carbon practices (e.g. through review of existing conditions); strengthened amenity controls with prescriptive requirements for prospective developers; and additional considerations in terms of environmental quality during operation and as part of restoration and aftercare, with a connection to GI and nature recovery.

3.2 Principal environmental considerations

3.2.1 Mineral Resources

Figure 3-1 below is an extract of the Somerset Mineral Resource Map, produced by the British Geological Survey (2005). The map area shows B&NES. The map illustrates the geographical distribution of mineral resources, the extent of mineral planning permissions and the extent of selected nationally designated planning conditions. The map, and associated report are designed to assist interested parties in the preparation and review of development plans, both in relation to the extraction of minerals and the protection of mineral resources from sterilisation.

The mineral resources for B&NES include:

- Significant areas of Jurassic Limestone in the east of the area, north and south of Bath.
 - Sub-alluvial: Inferred resources following the route of the River Chew from the south of Chew Valley Lake to the north at Keynsham at its confluence with the River Avon.
 - Sub-alluvial: inferred resources along the route of the River Avon in the south east of the area, throughout its route north through the City of Bath and west towards Keynsham. There are also river terrace deposits along its route within the city of Bath and one area east of Keynsham.
 - Blue Lias foundation to the area between Sutton Wick and Clutton in the centre of B&NES.
- There are also small areas of High Purity limestone (>97% CaCO₃) along the B&NES south western border, with the majority of this deposit located within Somerset area as part of the Mendip Hills.

The following deposit types are not present within B&NES. On this basis, any demand for such minerals has to be supplied from outside the authority area:

- Blown Sand.
- Budleigh Salterton Pebble Beds formation.
- Peat.
- Carboniferous Limestone.
- Carboniferous Dolomite.
- Andesite / Tuff.
- Undivided Chalk.
- Salt.



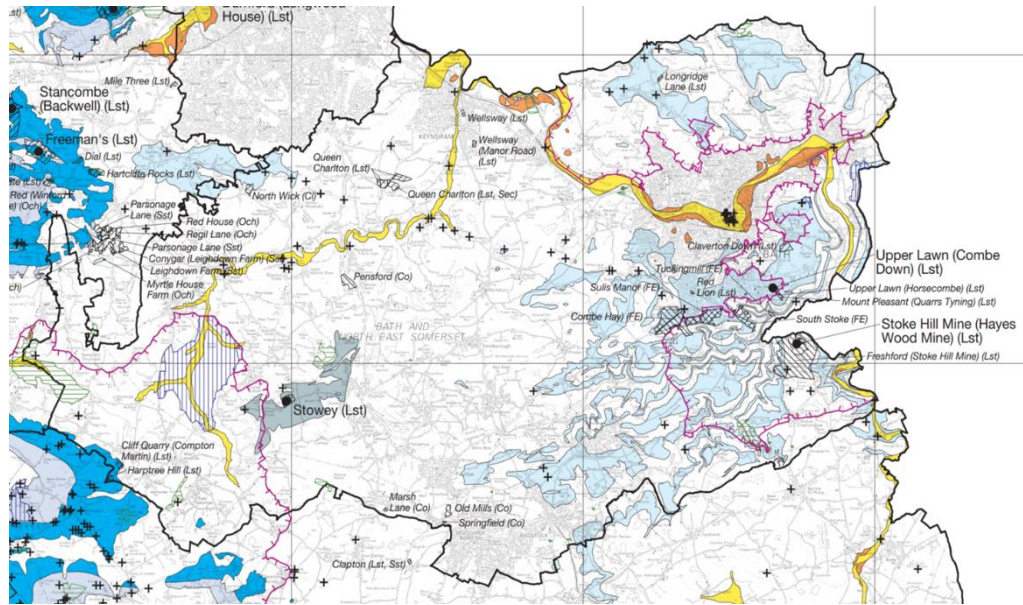
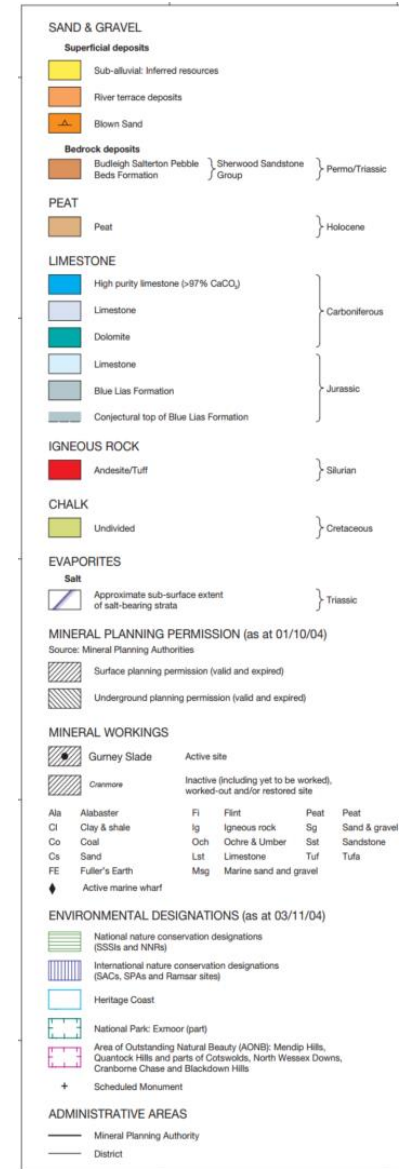


Figure 3-1 - Extract from Somerset Mineral Resources Map



3.2.1.1 Coal

Figure 3-2 below illustrates the extent the Bristol-Somerset Coalfield, which covers 836km². The coalfield is structurally complex and covers the majority of the B&NES area. Deep coal deposits between 50m and 1200m dominate the area, with a strip in the centre from the south of Keynsham to Midsomer Norton containing shallow coal with less than 50m overburden.

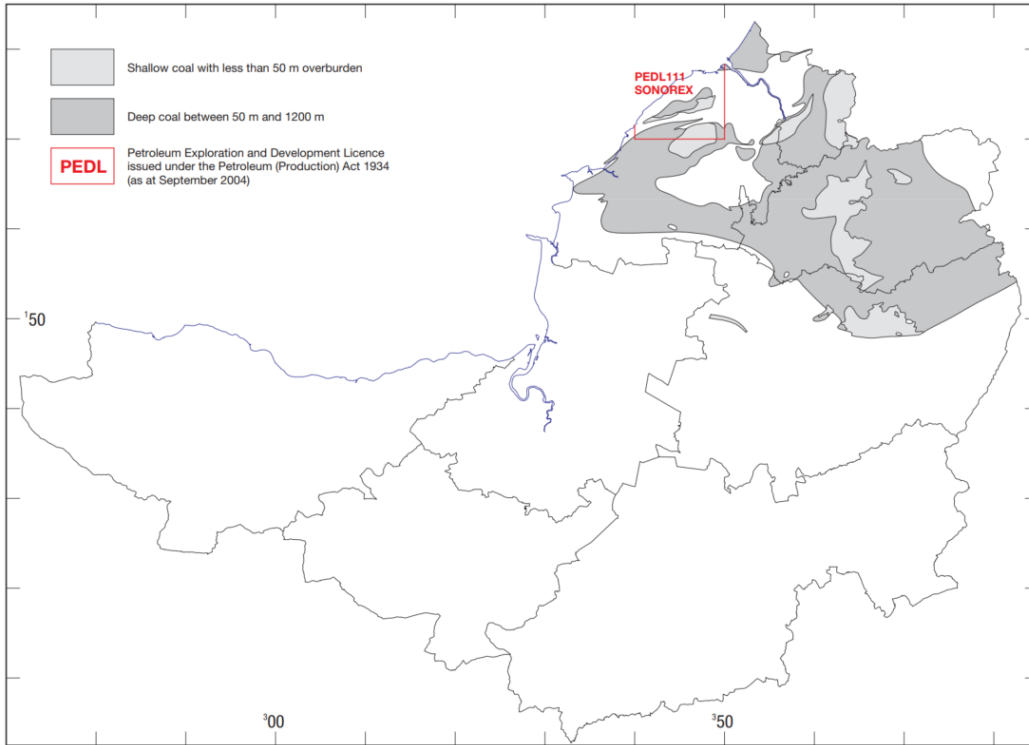


Figure 3-2 - Extract from Somerset Mineral Resource Map - Hydrocarbons (Source: British Geological Survey 2005)

3.2.1.2 Fuller’s Earth clay

B&NES contains ‘Fuller’s Earth’ clay deposits, a mineral which exhibits a unique combination of properties. Due to its complex accumulation, deposits of potential economic interest have restricted distribution in Britain. The extent of deposits are illustrated in Figure 3-3 .

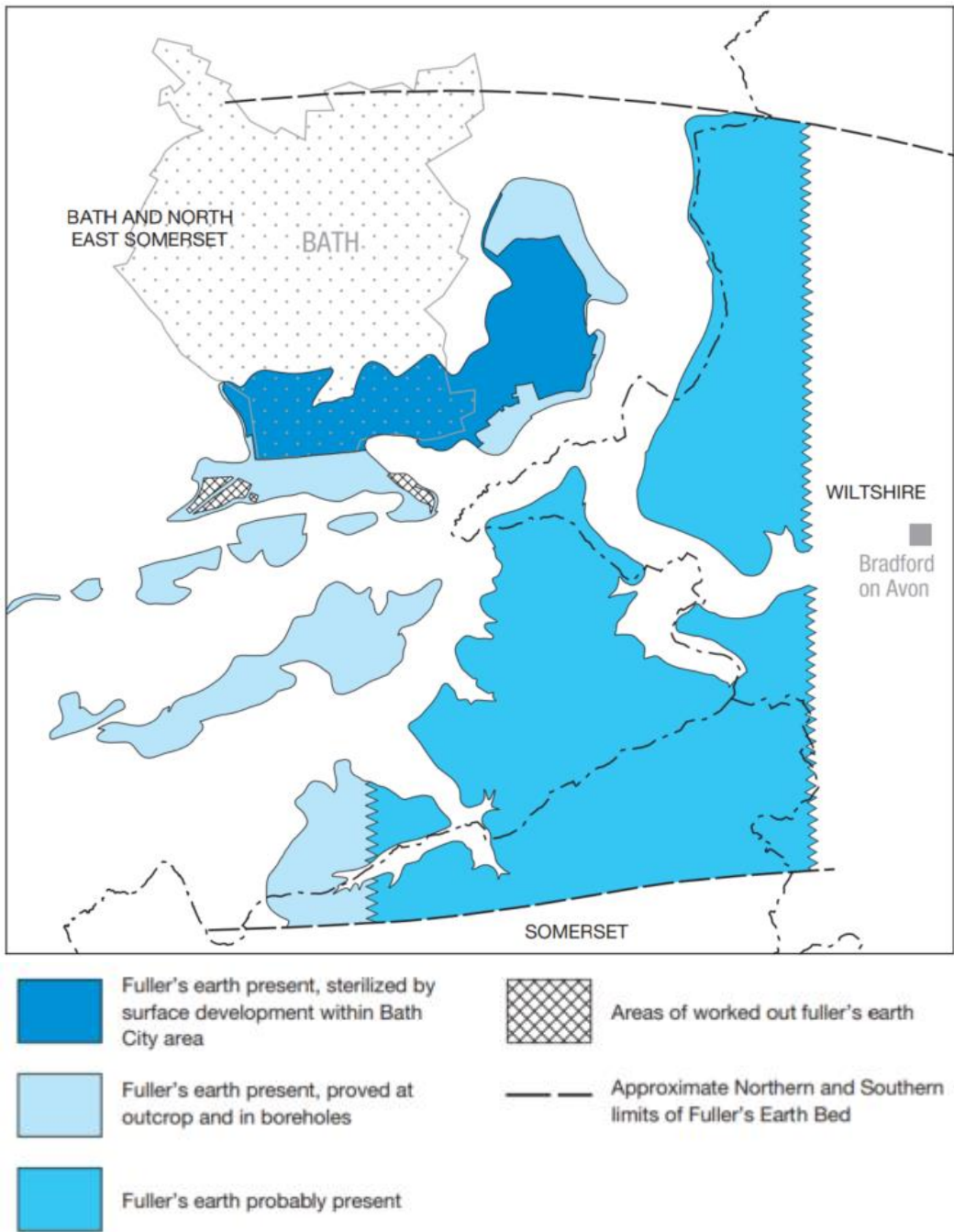


Figure 3-3 - Fullers Earth Deposits - Extract from Somerset Mineral Deposits Map (Source: British Geological Survey)

The extent of Fullers Earth Bed is well defined to the south of Bath, where resources in the Wellow outlier amount to several million tonnes. It is anticipated that underground mining is unlikely to prove viable; and surface extraction is difficult due to the high overburden thickness.

3.2.1.3 The West of England Local Aggregates Assessment (LAA) 2012-2021

This report includes data up to 2021 for the WoE (B&NES, Bristol City, North Somerset and South Gloucestershire) on aggregates production. The report forecasts future demand and highlights issues relevant to specific Mineral Planning Authorities.

The main element of aggregates production in the WoE is primary crushed rock from quarries in North Somerset and South Gloucestershire. The total permitted reserves of crushed rock in the West of England as of 31 December 2021 were 108.77 million tonnes, (mt) giving a landbank of 29.2 years based on the ten year sales average for 2012–2021 (3.72mt). The majority of this was produced in North Somerset and South Gloucestershire.

Consumption of sand and gravel in the WoE in 2019 was significantly lower than of crushed rock, totalling 0.236mt, (just 14% of all consumed primary aggregate), of which most (0.207mt) was marine, with only 0.029mt being land won. Consumption of sand and gravel in WoE appears to have fallen since the Annual Monitoring 2014 survey of about 0.401mt.

In the WoE, recycled aggregate production largely derives from the reprocessing of construction, demolition and excavation material (CDE waste) e.g., concrete, bricks, stone, road plainings, rail ballast. This is undertaken at fixed sites such as waste transfer stations, and quarries. At temporary construction sites, mobile plant is used to process materials arising from demolition on site, for use on site or for sale off-site. Data on arisings of CDE waste is difficult to obtain at a sub-regional level. Data estimates suggest that for the WoE in 2021 0.47mt of recycled aggregates were sold.

3.2.1.3.1 Future demand and supply

For crushed rock, future requirements reflect a split of the WoE figure 60:40 between South Gloucestershire (60) and North Somerset (40) to reflect past sales. Historically B&NES has not made a significant contribution to aggregates supply due to the scale and nature of mineral operations and geology of the area, and it is anticipated this will continue.

For recycled aggregates, the level of supply is influenced by the volume of arisings of CDE waste and the proportion of this waste that is recycled. A potential constraint on increased production is the availability of adequate capacity at recycling facilities located in close proximity to sources of CDE waste, and markets for recycled aggregates derived from that waste.

3.2.1.3.2 Implications for B&NES

It is acknowledged that the distribution of mineral resources and supporting infrastructure across the WoE is uneven.

The report highlights that transport is a key issue, noting that the availability of wharves at docks that handle or could handle aggregates, should be safeguarded. Similarly, it highlights that it would be advantageous to safeguard railheads that have been or could be used for the transport of aggregates to and from the WoE by rail.

The report notes that B&NES continues to safeguard a railhead at Westmoreland Station Road, Bath, as a rail freight facility and interchange through the Placemaking Plan. This site was used previously to transport compacted waste and may have the potential to be used in the transport of aggregates in the future.

The report also states that for B&NES maintaining processing capacity for recycled aggregates will help to meet aggregate demand for the future.

3.2.2 Environmental Features

The key environmental features and sensitivities for B&NES are outlined below.

3.2.2.1 Biodiversity

B&NES includes a variety of important semi-natural habitats, which support a number of bat species of international importance. There are also a number of waterways, rivers and canals that support a variety of wildlife including otters, kingfishers, watervoles and some important migratory fish. The post-industrial coalmining landscapes exhibit rich mosaics of habitat supporting notable botanical and invertebrate interests. The key sites outlined below are illustrated in Figure 3-4.

Chew Valley Lake Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) - The site is 575.94ha, the largest artificial freshwater lake in South West England. The open water of the reservoir and margins are of high value for wintering waterbirds, specifically overwintering Northern Shoveler. This site is located in the west of B&NES, south of Chew Magna.

Bath and Bradford on Avon Bats Special Area of Conservation (SAC) – The site is a total of 107.16 ha and comprises a network of caves, mines and man-made tunnels and grassland, scrub and woodland used by bats. The qualifying species include, Bechstein’s bat, Greater Horseshoe Bat, and Lesser Horseshoe Bat. This site is functionally supported by four SSSIs which include Box Mine SSSI, Brown’s Folly SSSI, Combe Down and Bathampton Down Mines SSSI and Winsley Mines SSSI. This site is located in the east of Bath along the border with Wiltshire, with small sites located within Combe Down south of Bath.

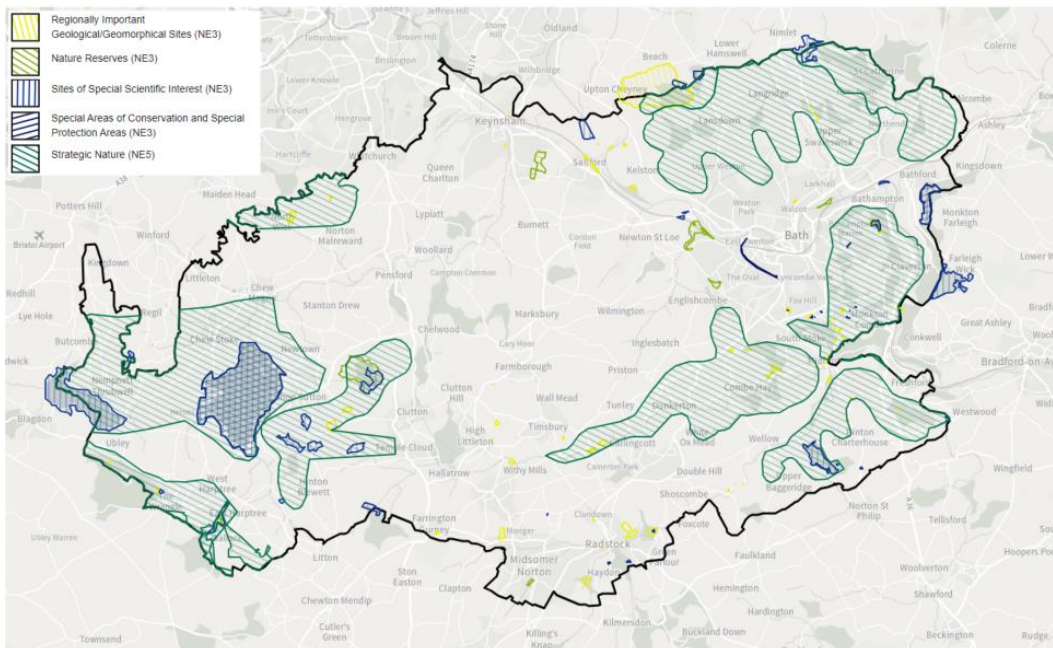
North Somerset and Mendip Bats SAC – This site is a total of 561.19ha, with a small site located in the southwest of B&NES at Compton Wood. The majority of the site lies within neighbouring Somerset. The designated features include, semi-natural grasslands and scrubland on calcareous substrates, caves, Tilio-Acerion forests of slopes, screes and ravines, Lesser Horseshoe bats, and Greater Horseshoe bats.

Other features include:

- 7 Local Nature Reserves. These include Folly Farm (in the west), Silver Street in the south at Midsomer Norton, Manor Road Community Woodland south east of Keynsham, Camerton Batch in the south near Carlingcott, and Twerton Roundhill, Carrs Wood, Kensington Meadow in Bath.
- 26 SSSIs either wholly or partially lie within B&NES. The majority of SSSIs are concentrated east and south east of Bath, and in the south west, west of the A37.
- There are a number of Regionally Important Geological/ Geomorphological Sites (RIGS) scattered throughout B&NES. There are higher concentrations of these south of Bath around Midford, near Saltford and North Stoke in the north. In the south near Midsomer Norton, and near Bishop Sutton in the south west. There is a large site at Pipely Bottom Catchment, approximately 239ha. of which is on the border between B&NES and Bristol.

- There are also a number of locally identified Strategic Nature sites, which are located around designated sites in the east and west of B&NES.

**Figure 3-4 - Bath and North East Somerset Biodiversity Features
(Source: B&NES Online planning map)**



3.2.2.2 Heritage

The key heritage sites including Conservation Areas, Scheduled Monuments and World Heritage Sites within B&NES are illustrated on Figure 3-5 below.

Bath is a UNESCO World Heritage Site, designated because of its Roman remains, 18th century architecture and town planning, social setting, hot springs and landscape setting. In 2021, Bath received a second UNESCO World Heritage Site inscription as one of the 11 Great Spa Towns of Europe.

There are 37 Conservation Areas, 11 Historic Parks and Gardens, 84 Scheduled Ancient Monuments, and approximately 6400 listed buildings and structures in B&NES (of which 5,000 lie within the City of Bath).

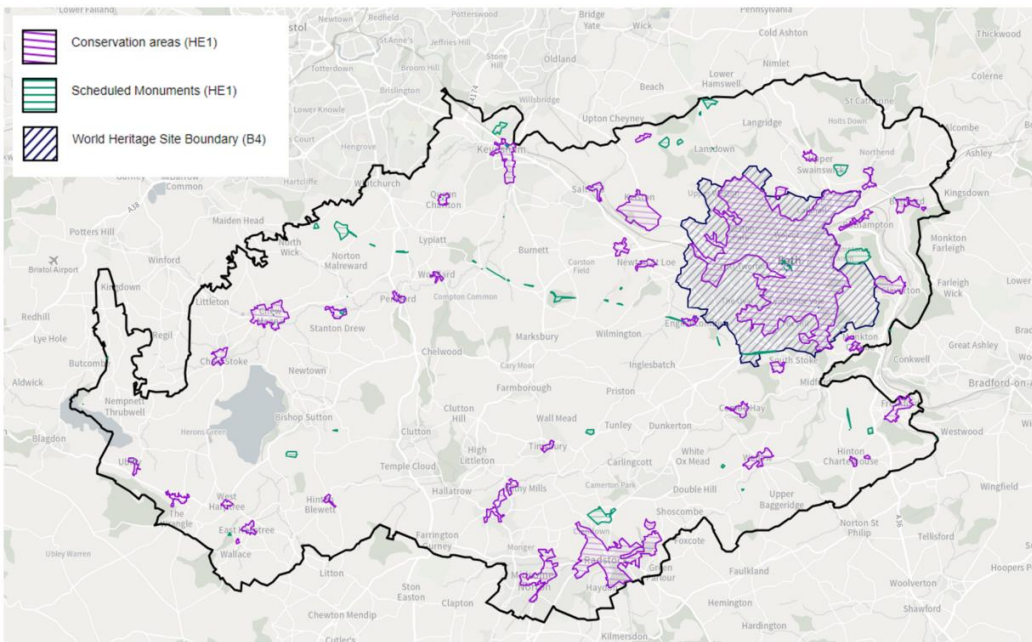


Figure 3-5 - Bath and North East Somerset Heritage Sites and Features (Source: B&NES online planning map)

3.2.2.3 Landscape

Approximately 61% of the district is within the Green Belt. This covers land surrounding Bath, and Keynsham, and north of West Harptree, Clutton, Timsbury and Carlingcott.

There are two Areas of Outstanding Natural Beauty (AONB) located within B&NES. These include Cotswold AONB (designated as AONB in 1966 and now termed Cotswold National Landscape (Cotswolds NL)) in the east of the district, which surrounds Bath to the north, east and south. The Mendip Hills AONB (now termed Mendip Hills National Landscape (Mendip Hills NL)) is located to the south west of the district, just south of Chew Stoke. The NLs include key ecological sites, including Chew Valley Lake and Blagdon Lake, which are also important landscape features.

The City of Bath World Heritage Site setting is an area of varied landscape around the site itself, which reflects the importance of landscape in relation to the designation. The setting of the city has equal protection to the World Heritage Site itself.

The principal river is the River Avon, which has a number of tributaries within B&NES. The largest of which are the River Chew, the Cam and Midford Brooks and the Wellow Brook, all of which lie in prominent valley landscapes. In addition, the Kennet and Avon Canal runs parallel to the river Avon east of Bath before joining it in Bath.

3.2.2.4 Water

The River Avon enters the district at Dundas Aqueduct to the east of Bath and leaves west of Keynsham. There are also a large number of watercourses and tributaries throughout B&NES, including the Bybrook, the Frome, the Mells, the Somer, the Chew, the Boyd, the Newton, and the Sistor.

The City of Bath is located above three natural hot springs, which are at the centre of economic, social, and cultural developments in the city. The County of Avon Act 1982 gives B&NES Council powers to protect the natural thermal springs that arise under artesian pressure in the centre of Bath from damage that could result from excavations, piling operations or bore holes in the Bath area.

The prominent source of historic flooding within B&NES has been from fluvial flooding associated with the main watercourses within the area, namely the River Avon, River Chew, Cam Brook and Wellow Brook. The most significant incidents of flooding within the district have been in the settlements of Bath, Keynsham, Midsomer Norton, Radstock and Chew Magna.

Parts of the south of Bath to North Stoke, Bathampton, Combe Hay, Monkton Combe and Upper Swainswick and Chew Magna are Groundwater Source Protection Zones.

3.2.2.5 Transport

The key transport routes in B&NES include:

- The A4 which links Bath to Keynsham, and Bristol.
- The A39 and A368, which link villages in the centre of B&NES to Bath in the east and towards Blagdon in the west, ultimately linking to the A38 south of Bristol.
- The A367 connecting Midsomer Norton, Westfield and Radstock in the south to Bath in the north east. This road experiences high levels of congestion, which is attributed to commuter traffic.
- The A37 runs through the centre of B&NES linking villages such as Whitchurch, Pensford Clutton, and Farrington Gurney, leading to Bristol to the north.
- Bath is located on the main railway line, linking Bath to Bristol, Swindon, and London. There are stations at Keynsham, Oldfield Park and Bath Spa.
- There are three park and ride facilities providing bus services linking to the centre of Bath, based at Lansdown, Newbridge and Odd Down.
- There are several National Cycle Network routes within B&NES including route 3 running west of Chew Valley Lake north towards Bristol; Route 24 linking Radstock to Bath; Route 244, which connects Midford and Bath; Route 4, which runs along the banks of the River Avon in the south east, through Bath and links Bath to Bristol via the Bristol and Bath railway path.



4. Consultation with minerals operators

This chapter reports on pertinent matters arising from consultation with mineral operators.

AtkinsRéalis contacted ten companies. Two of these were planning consultancies active in the region, two were local companies known to operate in the consultation area, and one is a company operating regionally and very close to the consultation area. The remaining five companies are major aggregates businesses operating across the UK.

Information sources included prior reports, a search of the internet (including the websites of the companies contacted), and examination of GIS data.

The purpose of the consultation was:

- To ascertain details of current operations, where relevant.
- To understand future needs and aspirations of operators.
- To gauge levels of interest in potential future minerals workings within the B&NES administrative area.
- To discuss any concerns or opportunities regarding the current minerals planning policy framework for B&NES.

This section presents findings for each operator in turn.

4.1 Aggregate Industries

Aggregate Industries is a major national aggregates business with extensive mineral interests in the UK, although none are known within the consultation area.

John Penny (National Land Management) (john.penny@aggregate.com) was contacted via email on 13 Oct 2023.

A response was received on the 3 Nov 2023 confirming that they had no comments to make.

4.2 Bath Stone Co. and Land and Mineral Management

Bath Stone Co. is a local company that operates Stoke Hill Mine. The mine is active and extracts Bath Stone. Bath Stone is an oolitic limestone comprising granular fragments of calcium carbonate. Bath Stone has been used extensively as a building material throughout southern England.

Mr Matthew Hawker, Mine Manager, (mh@bathstone.com) and Oliver Laidler (Minerals & Waste Surveyor - Land & Mineral Management (ol@landandmineral.co.uk)) were contacted on 13 Oct 2023.



Land and Mineral Management (who undertake planning work for Bath Stone Co.) responded on 19 Oct 2023. Bath Stone Co. and Messrs Land & Mineral Management propose a south and south-west extension of approximately 700m of the Chalfield Limestone Safeguarding Area near Stoke Hill Mine to target the mineral Chalfield Oolitic limestone (see illustrations below at Figure 4-1, provided by Land and Mineral Management). Allied to this, the operator would also request an extension to the related Area of Search.

Correspondence clarified that the target mineral is shown light blue in the BGS bedrock mapping, which the operator supplied (see Figure 4-1); and that this is overlain by Forest mudstone, which is shown in brown. The correspondence also confirmed that the operator does not intend to extend mineral workings in the near future, but is instead seeking future safeguarding of the Chalfield Oolitic limestone reserves.

(Bath Stone Co. – Stoke Hill Mine, Limpley Stoke, Bath BA2 7GP; Land and Mineral Management - Roundhouse Cottage, Bridge Street, Frome, Somerset, BA11 1BE).

Bath Stone (Chalfield limestone) Safeguarding near Stoke Hill Mine

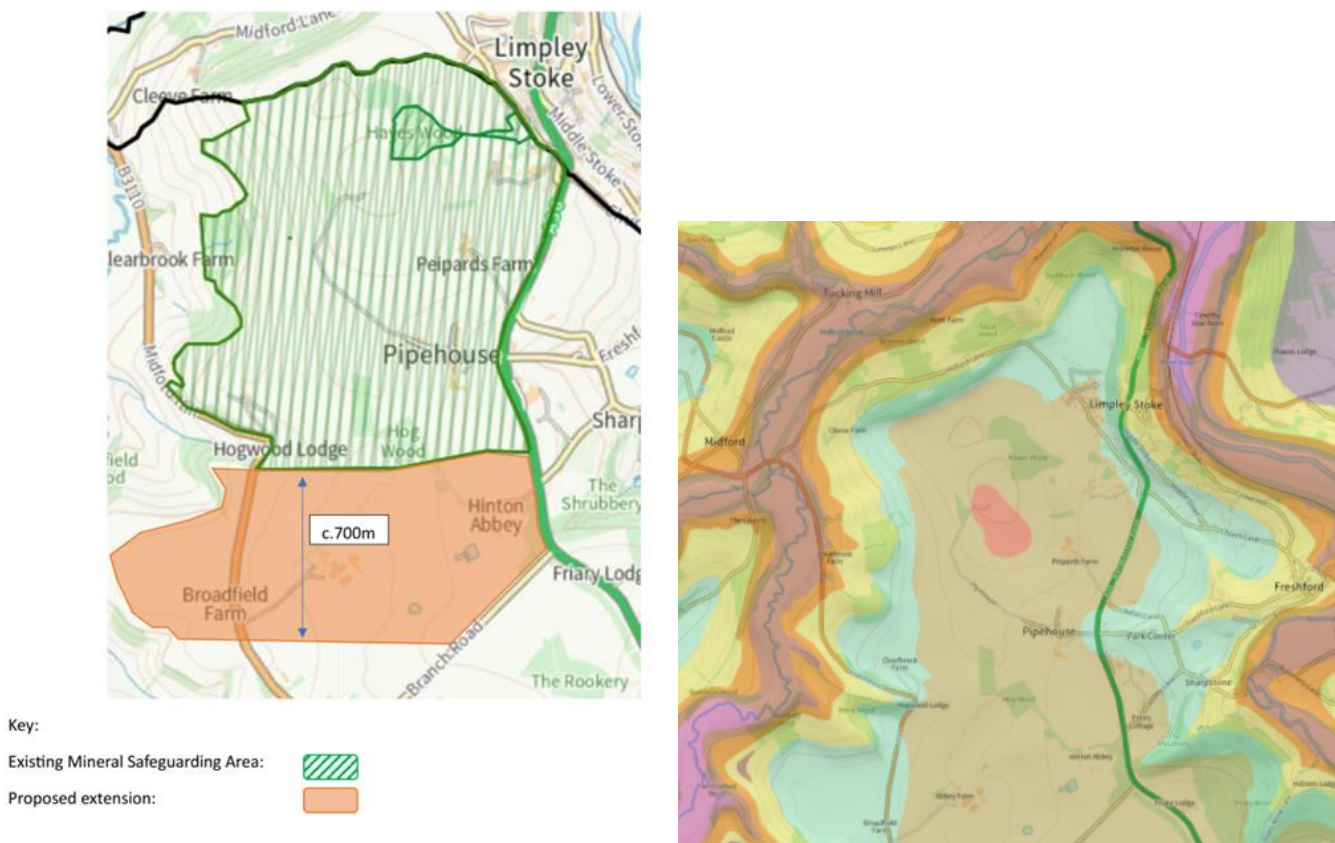


Figure 4-1 – Illustrations provided by Bath Stone Co. in support of a proposals for south and south-west extension of Chalfield Limestone safeguarding area

4.3 Breedon Group

Breedon Group is a major national aggregates business with extensive mineral interests in the UK, although none are known within the consultation area.

Chris Burgess (National Planning Manager) (chris.burgess@breedongroup.com) was contacted via email on 13 Oct 2023.

Nil response by 20 Oct 2023. (Breedon Group – Breedon on the Hill DE73 8AP). A follow up email was sent on 3 Nov 2023, with no response received.

4.4 Cemex

Cemex is a major national aggregates business with extensive mineral interests in the UK, although none are known within the consultation area.

A communication was sent to Development Manager James Carling on 13 Oct 2023 and a response was received from Rachel Jones, Cemex Principal Planning Officer UK – National Reserves (Rachel.jones@cemex.com) on 19 Oct 2023.

Cemex had no comments to make with regards to the consultation, however they stated that they wished to remain informed of any further mineral development related consultations with regard to the development of the new Local Plan. (Cemex – Rugby CV21 2DT).

4.5 Chambers Trull

Chambers Trull/LPC Trull are a planning consultancy active in the region.

Simon Chambers was contacted on 13 Oct 2023 (admin@lpctrull.com), he acknowledged receipt and stated that he was interested in acting for his clients, however no further response was received by 20 Oct 2023. (Chambers Trull, Trull, Tetbury, Gloucs GL8 8SQ).

A follow up email was sent on 3 Nov 2023.

4.6 Heidelberg Materials

Heidelberg Materials (formerly Hanson) is a national major aggregates business with extensive mineral interests in the UK, although none known within the consultation area.

Ben Ayres (Regional Lands and Planning Manager (ben.ayres@heidelbergmaterials.com) was contacted via email on 13 Oct 2023.

Nil response by 20 Oct 2023. (Heidelberg Materials - Maidenhead SL6 8QZ).

A follow up email was sent on 3 Nov 2023.

4.7 John Hancock and Sons

John Hancock and Sons is a local company that operates Upper Lawn Quarry, Bath.



Upper Lawn Quarry extracts Bath Stone, which is an oolitic limestone. Bath Stone has been used extensively as a building material throughout southern England.

Communication was sent to an email address obtained by telephoning the sales office (hancockquarry@aol.com) on 13 Oct 2023.

Nil response by 20 Oct 2023. (John Hancock and Sons - Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath, BA2 7HR).

A follow up email was sent on 3 Nov 2023.

4.8 Lovell Stone Group

Lovell Stone Group is a regional operator based in Swanage with interests across the Southwest, including Hartham Park Mine (Bath Stone), which is close to Bath although outside the area of the consultation.

Lovell Stone Group was contacted on 16 Oct 2023 (sales@lovellstone.com).

Nil response by 20 Oct 2023 (Lovell Stone Group, Downs Quarry Swanage BH19 3JP). A follow up email was sent on 3 Nov 2023.

Notwithstanding the above, Lovell Stone Group are part of the Johnstone Quarry Group who made a representation on behalf of Bath Stone Company.

4.9 Tarmac

Tarmac is a national major aggregates business with extensive mineral interests in the UK, although none known within the consultation area.

Communication was sent to the national office (Stancombe.reception@tarmac.com) and Geological Managers Craig Arditto and Mark Friel (Craig.Arditto@tarmac.com, Mark.Friel@tarmac.com) on 13 Oct 2023.

Nil response by 20 Oct 2023. (Tarmac - Portland House, Birmingham B37 7BQ).



5. Review of existing minerals policy framework

This chapter provides a critical analysis of the existing minerals planning policies within B&NES, drawing on the B&NES Local Plan (2011-2029). This existing Local Plan combines the Core Strategy (adopted in 2014), Placemaking Plan (adopted in 2017), and the Local Plan Partial Update (LPPU) into one Adopted Development Plan.

Published in January 2023, Vol.1 of this Adopted Development Plan concerns district-wide strategy and policies. In terms of minerals and waste, the Development Plan contains the following policies, which are analysed in Table 5-1.

- Policy CP8a Minerals (Core Strategy Policy).
- Policy M1 Mineral Safeguarding Areas (Placemaking Plan Policy).
- Policy M2 Mineral Allocations (Placemaking Plan Policy).
- Policy M3 Aggregate Recycling Facilities (Placemaking Plan Policy).
- Policy M4 Winning and Working of Minerals (Placemaking Plan Policy).
- Policy M5 Conventional and Unconventional Hydrocarbons (Placemaking Plan Policy).

The purpose of the following analysis is twofold. It takes account of the material presented in the preceding chapters in order to signpost those aspects of existing policies that remain robust and may be proposed for retention. It also identifies aspects of the existing mineral policy framework that are not supported by the alterations in context.

For the latter category of existing policies, this chapter cross-references the evidence that supports the basis for recommending a change. This is used as the basis for the recommendations, which are then presented in Chapter 6.



Table 5-1 - Analysis of continued suitability of minerals policy framework

Ref.	Content	Evaluation and recommendation
B&NES Local Plan CP8a	<p data-bbox="309 284 846 512"><u>Minerals (Core Strategy Policy):</u> <i>“Mineral sites and allocated resources within Bath & North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met.</i></p> <p data-bbox="309 571 846 715"><i>The production of recycled and secondary aggregates will be supported by safeguarding existing sites and identifying new sites.</i></p> <p data-bbox="309 774 846 1177"><i>Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported.</i></p> <p data-bbox="309 1236 846 1337"><i>Potential ground instability issues, including those associated with the historical mining legacy, and the need</i></p>	<p data-bbox="875 284 2123 363">In general terms, the policy accords with the scope of policy matters highlighted through the contextual review. It incorporates content on the following:</p> <ul data-bbox="965 371 2123 1010" style="list-style-type: none"> - Designation of MSAs and allocated resources – intention (supported by M1 and M2). - Safeguarding of sites and identification of new sites for the production of recycled and secondary aggregates – intention (supported by M3). - Avoidance of sterilisation of viable minerals resources, with support for prior extraction. - Addressing ground instability through remediation in the interests of public safety (supported by material in the Unstable Land section of the Environmental Quality chapter of the Plan). - Refusal of mineral extraction proposals that cannot be mitigated to remove unacceptable impact on the environment, climate change, local communities, transport routes and integrity of European wildlife sites - Requirement for the scale of operations to be appropriate to the landscape and serving road network. - High quality reclamation and restoration to be carried out to deliver improvements to the local environment. <p data-bbox="875 1066 2123 1169">The tone of the policy is that of a statement of intent. Some aspects are general in nature and will benefit from more headline detail to guide developers (recognising that there are more detailed policies for some aspects), for example:</p> <ul data-bbox="965 1185 2123 1329" style="list-style-type: none"> - There is a specific need for Bath Stone and developer interest in future working of this mineral. It is an important local building material, particularly in the context of the WHS designation (i.e. to support conservation, restoration and development). This should be referenced.



Ref.	Content	Evaluation and recommendation
	<p><i>for related remedial measures should be addressed as part of the proposal in the interests of public safety.</i></p>	<ul style="list-style-type: none"> - The ambition of the environmental aspects of the policy should be elevated – for example, through direct reference and connection to the GI and Nature Recovery policies of the Plan. Additional detail should be included in supporting policies. - The list of environmental considerations cited should be expanded to capture all relevant matters. Additional detail should be included in supporting policies.
	<p><i>Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it.</i></p>	<p>The phrasing ‘identifying new sites’ in respect of recycled and secondary aggregate production is ambiguous. The supporting text for Policy M3 states that specific sites/areas will not be allocated and that a criteria-based policy is to be used instead (para. 688). The CP8a policy wording should be amended for consistency with this approach.</p>
	<p><i>Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment.</i></p>	<p>Additional policy content should be incorporated to relate to a transition to lowering carbon in the minerals industry. This may conflict with the reference at paras. 680 and 681 (related to Policy M1) to potentially seeking prior extraction of coal and governance around seeking consent for this. It is recommended that this part of the supporting text be removed, in recognition of the move away from fossil fuels.</p>
	<p>Delivery: <i>will be through the Development Management process. Minerals Safeguarding Areas will be identified in a separate Development Plan Document and other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.”</i></p>	<p>The reference to reclamation and restoration being carried out ‘as soon as reasonably possible’ leaves the timeline open to interpretation. A change to the language should direct phased reclamation with a requirement for the programme to be agreed with the LPA.</p> <p>The policy clearly indicates that the MSAs relate to active sites (lined to Policy M2). Given the known distribution of the minerals and their nature within B&NES, this is likely to be appropriate for the Local Plan period. However, there are policy precedents for adding flexibility, for example, providing a framework for assessing windfall sites. It is recommended that B&NES reviews whether to add this flexibility depending on the</p>



Ref.	Content	Evaluation and recommendation
B&NES Local Plan M1	<p data-bbox="311 464 707 533"><u>Mineral Safeguarding Areas (Placemaking Plan Policy):</u></p> <p data-bbox="311 544 792 687"><i>“Non mineral development within Mineral Safeguarding Areas as shown on the Policies Map will be permitted provided:</i></p> <ol style="list-style-type: none"> <li data-bbox="311 746 837 927">1. <i>It will not sterilise or unduly restrict the extraction of mineral deposits which are, or may become, of economic importance and which are capable of being worked; and</i> <li data-bbox="311 986 819 1166">2. <i>It will not adversely affect the viability of exploiting a mineral resource or be incompatible with an existing or potential minerals development; or</i> <li data-bbox="311 1225 844 1327">3. <i>It is practicable and environmentally acceptable to extract the mineral before development</i> 	<p data-bbox="875 209 2123 316">outcome of the current WoE LAA review. Should additional flexibility be sought, then the wording in Policy M2 regarding extraction outside the named minerals allocations would need to be revised accordingly.</p> <p data-bbox="875 375 2078 443">In general terms, the policy continues to be appropriate in the updated context, subject to some editing to introduce new policy themes and add emphasis.</p> <p data-bbox="875 464 2123 644">In general terms, the policy delivers the basic requirement of safeguarding minerals through the designation of MSAs and a presumption against sterilising development. It offers a choice of safeguarding existing or future working of a mineral resource, or extracting it to facilitate proposed non-minerals development. It incorporates content on the following:</p> <ul style="list-style-type: none"> <li data-bbox="972 655 2074 724">- Reference to the need for non-sterilisation of mineral deposits of economic importance and capable of being worked. <li data-bbox="972 735 2063 804">- Preserving the viability of exploiting a mineral resource, currently on in the future. <li data-bbox="972 815 2123 884">- As an alternative, it supports the prior extraction of a mineral to be secured by the prospective developer, to be undertaken prior to non-mineral development. <p data-bbox="875 943 2123 1123">The policy should clarify which mineral deposits are considered to be of economic importance and/or clarify how this will be determined if an application were to come forwards. The contextual review highlights Bath Stone and Fuller’s Earth clay in this context; and notes the presence of coal but that it should no longer be worked (including through processes involving fracking – see commentary relating to Policy M5).</p> <p data-bbox="875 1182 2123 1294">The policy is not clear on who must demonstrate whether a mineral deposit is capable of being worked. Similarly, there is a need for clarity on how viability will be considered and what evidence is required in support of proposals. Policy precedents (e.g.</p>



Ref.	Content	Evaluation and recommendation
	<i>commences and this is secured as part of the development.”</i>	<p>Worcestershire Minerals and Local Plan) clearly place an assessment requirement onto developers – the policy should be expanded to do this.</p> <p>If a developer seeks to undertake prior extraction, policy should establish the framework for acceptable remediation/ condition of sites post-extraction. This should be delivered through a combination of clarity in the policy and cross-reference to appropriate other Plan policies (e.g. GI and Nature Recovery Network).</p> <p>The Coal MSA is recommended for deletion. In light of this, the wording at paras. 680-682 will need to be updated accordingly.</p> <p>In general terms, the policy continues to be appropriate in the updated context, subject to additional requirements around evidence that developers should provide in support of planning applications. It cross-refers the MSAs shown on the policies maps – it is recommended (see above and at Chapter 6) that the Coal MSA be deleted.</p>
B&NES Local Plan M2	<p><u>Mineral Allocations (Placemaking Plan Policy):</u></p> <p><i>“The following sites, as shown on the Policies Map, are allocated for mineral extraction:</i></p> <p><i>1.Upper Lawn Quarry, Bath and preferred area; and</i></p> <p><i>2.Stoke Hill Mine, Limpley Stoke and area of search.</i></p>	<p>The contextual review and consultation has confirmed that the interest in active mineral working remains in the two named locations. It is also noted from the WoE LAA review that there is a strong reliance on adjoining authorities in meeting needs within B&NES.</p> <p>Engagement with the Stoke Hill Mine operators has indicated that they are seeking an extension to the MSA and area of search. However, their stated motivation is longer term safeguarding of the Chalfield Oolitic limestone reserves, rather than an imminent expansion of the active workings. On this basis, it is considered that it is the policies map that needs to alter to extend the MSA, rather than the policy wording. Notwithstanding this, the supporting text could benefit from highlighting the relevant policies that would be used to assess any future application for expansion and cross-references should be added (e.g. to amenity matters and environmental evaluation).</p>



Ref.	Content	Evaluation and recommendation
	<p><i>Mineral extraction outside of these areas will not be permitted unless it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas.</i></p> <p><i>Proposals for mineral extraction involving the production of crushed rock or other aggregate minerals as a primary activity will not be permitted.”</i></p>	<p>The presumption against production of crushed rock or other aggregates as a primary activity accords with supporting re-use and recycling of aggregates as a preference. This connection would be useful and should be signposted in the supporting text – cross-referring to relevant Plan policies (e.g. Policy M3)</p> <p>The policy does not afford flexibility for windfall sites or alternative mineral workings to be readily supported. As noted above (in relation to Policy M1), this is not considered a likely scenario in the Plan period based on available evidence; however, the need for additional flexibility should be reviewed depending on the outcomes of the WoE LAA review.</p> <p>The policy cross-refers to the Policies Map. There are separate recommendations regarding the boundary of the Upper Lawn Quarry allocation, which should be amended to follow the latest relevant planning consents at the site (see Appendix E – Table E-1 and Section 6).</p> <p>Overall, the updated context continues to support Upper Lawn Quarry and Stoke Hill Mine as the minerals allocations for the Plan period. Both require amendments within the Policies Map (to the minerals allocation boundary for Upper Lawn Quarry; and the MSA related to Stoke Hill Mine – see Section 6); however, this Policies Map update does not require changes to the policy wording. It is recommended that relevant policy cross-references are included in updated supporting text for the policy.</p>
<p>B&NES Local Plan M3</p>	<p><u>Aggregate Recycling Facilities (Placemaking Plan Policy):</u></p>	<p>The policy is based on the assumption that the existing facilities within B&NES will continue to operate and meet needs. Based on the existing WoE LAA, the trends suggest that this may be the case; however, there is no certainty and the LAA is being</p>



Ref.	Content	Evaluation and recommendation
	<p><i>“The development of aggregate recycling facilities will only be permitted at the following locations:</i></p> <p><i>1) Active mineral or waste management sites where the development will not conflict with or unreasonably delay the restoration of the site; or</i></p> <p><i>2) Land used for general industrial (B2 use); or</i></p> <p><i>3) Previously developed land not already allocated for alternative uses.”</i></p>	<p>reviewed at present. There is not considered to be a need to allocate additional sites at present, but B&NES should review this once the WoE LAA review is complete.</p> <p>Policy M3 is presented as a criteria based policy. Insofar as it identifies the types of land uses/locations where aggregate recycling facilities will be permitted, there are criteria. However, the policy as currently drafted, including the supporting text, does not provide policy direction on the considerations that will be taken into account should an application be made. In addition, set against a strengthened policy context of prioritising aggregate re-use and recycling, the approach should be more pro-active.</p> <p>The policy emphasis should be altered from a ‘presumption against’, to support for proposals that enable increased reuse and recycling of aggregates as part of meeting demonstrable need in B&NES. As part of this, the policy and supporting text should be expanded to provide the following:</p> <ul style="list-style-type: none"> - Direction on what will be accepted to demonstrate need for new facilities; and requirement for developers to provide this. - Criteria relating to suitable development proposals, in terms of environmental considerations and the protection of amenity. This could be through a combination of a report requirement but also cross-reference to other relevant Plan policies (to avoid duplication). - Expectations for restoration of sites once activities cease, recognising that they are often temporary in nature. This should connect to relevant Plan policies (e.g. specific mineral sites restoration, GI, nature recovery).
		<p>In summary, there is a need to continue to enable the development of aggregate recycling facilities. It is recommended that the policy should be redrafted to actively support new sites, subject to meeting specific environmental and</p>



Ref.	Content	Evaluation and recommendation
B&NES Local Plan M4	<p data-bbox="311 300 792 368"><u>Winning and Working of Materials (Placemaking Plan Policy):</u></p> <p data-bbox="311 427 846 568"><i>“Within the context of Policy CP8a the winning and working of minerals and ancillary minerals development will be permitted where:</i></p> <ol style="list-style-type: none"> <li data-bbox="311 627 846 804">1. <i>The need for the mineral is demonstrated having had regard to the availability of alternative sources of primary, secondary and recycled materials</i> <li data-bbox="311 863 846 970">2. <i>The scale and nature of the proposed development is compatible with the character of the area</i> <li data-bbox="311 1029 846 1169">3. <i>Adequate safeguards can be secured for the protection of the environment and the amenities of the area</i> <li data-bbox="311 1228 846 1294">4. <i>Satisfactory provision is made for the restoration of the site which</i> 	<p data-bbox="875 209 2119 277">locational criteria, which need to be set out (either through the supporting text, or in cross-reference to other relevant Plan policies).</p> <p data-bbox="875 300 2033 406">This policy provides a framework for the consideration of new applications coming forward. It reflects the following established mineral policy themes, which remain important:</p> <ul style="list-style-type: none"> <li data-bbox="972 421 2119 523">- The requirement to research the availability of alternative sources of primary, secondary and recycled materials as part of demonstrating need for new minerals development. <li data-bbox="972 539 1957 566">- The need to consider landscape impacts of minerals development. <li data-bbox="972 582 2018 651">- The need to consider environmental protection and amenity impacts of minerals development. <li data-bbox="972 667 2119 769">- Requirement for site restoration proposals to be set out at the commencement of development proposals, referencing the baseline of ‘maintaining’ value to the environment and/or community. <li data-bbox="972 785 2119 812">- Consideration of the potential impacts of mineral working on the road network. <p data-bbox="875 871 1991 940">In general terms, the level of precision and ambition within the policy should be increased.</p> <p data-bbox="875 999 2078 1179">Criterion 1 should be rephrased to clearly set the order of preference for alternative mineral sources – secondary aggregates and recycled materials should be prioritised over alternative sources of primary materials, with new extraction forming the final option. In addition it should be clear that the developer must demonstrate the need, ideally with reference to a specific assessment that B&NES will require.</p> <p data-bbox="875 1238 2085 1303">Guidance is needed to clarify the evidence B&NES requires to assess compatibility of proposals with the character of an area (criterion 2), placing this requirement on the</p>



Ref.	Content	Evaluation and recommendation
	<i>maintains or enhances its value to the environment and/or community and</i>	developer. This could be via a cross-reference to another Plan policy, or specific landscape and visual impact assessment requirements.
	<i>5. The access roads are adequate for the type and volume of traffic or can be upgraded without comprising the character or adversely affecting the environment in the vicinity of the road.”</i>	<p>In the same vein as the above point, guidance is needed to clarify the type of studies B&NES will require to evidence the protection of the environment and assessment of amenity impacts (criterion 3). Ideally this should be with reference to commonly recognised assessments and may be through cross-reference to other Plan policies. It should be clear that the developer will be responsible for preparing such assessments.</p> <p>Site restoration proposals are, correctly, mandated (criterion 4). However, the language should be strengthened here. Clarity is needed on what constitutes ‘satisfactory provision’ and the ambition should be enhancement of value (in the context of securing biodiversity net gain (BNG) and responding to the B&NES climate and ecological emergencies). It should be clear that the onus will be on the developer to propose and implement restoration; and that this should be phased throughout the lifecycle of the proposed works, supported by measures to safeguard soil quality and prevent pollution of the water environment. This will require amendments to the policy wording, as well as cross-references to other relevant Plan policies.</p> <p>Criterion 5 is ambiguous. Greater precision is needed in terms of the expectation of B&NES on the developer – they should provide evidence (e.g. a transport assessment, potentially supported by counts) of the transport impacts of the proposed development. Specific requirements in terms of the assessment of transport impacts on the environment need to be added, to indicate how developers should assess and report on environmental effects and landscape effects arising from traffic impacts. Furthermore, if there is a need demonstrated for highway works, it should be clear that this will be the responsibility of the developer and should be delivered as part of any consented scheme.</p>



Ref.	Content	Evaluation and recommendation
B&NES Local Plan M5	<p data-bbox="311 759 790 863"><u>Conventional and Unconventional Hydrocarbons (Placemaking Plan Policy):</u></p> <p data-bbox="311 922 846 1340">1 Development involving the exploration and/or appraisal of oil and gas resources in Bath and North East Somerset will only be permitted provided it can be demonstrated that: a. well sites and associated facilities would be sited in the least sensitive location from which the target reservoir can be accessed; and b. drilling at the proposed location will not generate unacceptable adverse</p>	<p data-bbox="875 209 2132 464">Setting the Policy in the context of CP8a restricts the locations to those within MSAs, therefore narrowing the focus to essentially continuing the current trends. This policy will therefore not serve to support any windfall proposals that emerge outside MSAs if, for example, unforeseen demand for different mineral types were to emerge as building practices alter. The commentary against other policies has indicated a number of places where policy content would need to alter if the WoE LAA review, or the SAF were to indicate merit in providing a policy framework for this scenario.</p> <p data-bbox="875 520 2132 735">In summary, the general themes that the policy covers are commensurate with guidance, However, much greater precision is required within the policy and supporting text to set out the precise requirements of B&NES in terms of evidence needed to support new proposals coming forward under this policy. This will benefit from cross-reference to other relevant plan policies in order to avoid duplication.</p> <p data-bbox="875 759 2132 1015">Support for these types of extraction is waning from the coal authority and in national policy. This is particularly the case in the unique geological context provided by the Bath thermal springs, the presence of the AONB, as well as the B&NES Council’s declared Climate and Ecological Emergency. Furthermore, the draft Overarching National Policy Statement for Energy suggests the need to <i>‘move away from hydrocarbons as quickly as possible, but...manage the transition in a way that protects jobs and investment, maintains security of supply, and minimises environmental impacts.’</i> (para. 3.4.7).</p> <p data-bbox="875 1070 2132 1326">However, it is also recognised that B&NES has suitable resources within the coal bed and that this may generate interest in the future, particularly if technologies for extraction of hydrocarbons change (i.e. away from fracking). It is therefore recommended that the policy is amended to provide a framework that would indicate the continued presumption against approving proposals involving fracking during the Plan period. This should build on the NPPF guidance specifically regarding AONB and WHS designations, as noted in para. 701 of the Local Plan. Such a policy would therefore provide a safeguard against</p>



Ref.	Content	Evaluation and recommendation
	<p>impacts on the integrity of the underlying geological structure or groundwater resource(s); and</p> <p>c. the proposal does not give rise to any potential adverse impacts on amenity, human health, public safety and the natural and historic environment which cannot be successfully mitigated; and</p> <p>d. possible effects that might arise from the development would not adversely affect the integrity of a European site or species.</p> <p>2 In the case of proposals for the production of oil or gas development permission will only be granted provide it can be demonstrated to the satisfaction of the Council that, in addition to the above requirements:</p> <p>a. a full appraisal of the oil and /or gas resource has been undertaken that confirms production will be viable; and</p> <p>b. a development framework for the site, incorporating or supplemented by justification for the number and extent of the proposed production</p>	<p>future pressure for permissions should any speculative developers successfully gain a Petroleum Exploration and Development Licence (PEDL).</p> <p>This policy should be reframed in the context that fracking would be inconsistent with B&NES’ declared Climate Emergency and unacceptable in the context of the geological characteristics of the Bath Thermal Springs and the AONB. The policy should state a presumption against extraction via fracking.</p>



Ref.	Content	Evaluation and recommendation
	facilities and assessment of the economic impacts.	
	3 Development that is likely to have any adverse impact on the quality or yield of the Bath Hot Springs will not be permitted.	
	4 Permission will only be granted for extraction in the AONBs in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional.	
	5 The decommissioning, restoration and aftercare of a site will be required to be carried out to a high standard in the shortest possible time, at the earliest possible opportunity, to a timescale to be agreed with the Council.	
	6 In all cases, where investigations identify a need for safeguards or mitigation, appropriate conditions may be imposed, or agreements sought.	



6. Recommendations

This chapter provides the recommendations for policy wording and relevant site boundaries for B&NES to consider within the forthcoming B&NES Local Plan.

6.1 Policy wording

6.1.1 Definitions

This sub-section provides a reference point for the common definitions used in relation to minerals planning and development. They provide context for the recommendations.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. (NPPF, p.70)

“Designating Specific Sites/Site Allocations – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms. Such sites may also include essential operations associated with mineral extraction.

Designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or

Designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.”¹

6.1.2 Existing Policy CP8a: Minerals

We recommend that the title of this policy is updated to **‘Strategic Approach to Minerals’** as this provides more clarity on what this policy relates to and ties in more appropriately to the current supporting text.

The review in Section 5 highlighted the following:

- Need to specifically reference Bath Stone as a key mineral resource.
- Need to elevate the ambition of the environmental aspects of the policy and cross-refer relevant plan policies (including GI, Nature Recovery).
- Expansion of the environmental considerations to cover all matters referenced in national policy.

¹ Guidance Minerals - Paragraph: 008 Reference- <https://www.gov.uk/guidance/minerals>

- Clarify that new sites for recycled and secondary aggregate production will be subject to consideration against the criteria in Policy M3 (i.e. they will not be allocated) – add support and reference to prioritisation.
- Merit in adding reference to the need to transition to lowering carbon in the minerals industry.
- Amendment to the text relating to reclamation and restoration, emphasising phased reclamation on a programme to be agreed with the LPA.
- Expansion of the supporting text to provide greater clarity of the intended interpretation of the policy, signpost relevant supporting minerals policies and highlight additional plan policies that are relevant in the consideration of applications for minerals development.

In response to the findings in this report, the wording in existing policy CP8a meets the guidance in the NPPF and NPPG regarding minerals, whereby reference is made to minerals extraction, prior extraction of minerals where required, reclamation and restoration, protecting the environment and mineral safeguarding areas.

We recommend additional wording is added to this policy within the forthcoming Local Plan, as shown in blue emboldened text below, for the following reasons:

- Specific reference is made to building stone as the research here suggests that there are concerns over the long term supply of Bath Stone; as well as opportunities in terms of contributing to the SAF objectives.
- The Minerals Safeguarding policy is cross referenced here for greater emphasis on safeguarding finite mineral reserves.
- The research here highlights that development proposals which increase the supply of secondary and/or recycled aggregates will be supported, and that secondary and recycled facilities should be prioritised.
- Progressive restoration is favourable to limit environmental impacts and re-create priority habitats at the earliest opportunity at the same time as addressing the impacts of climate change.
- The research here shows that the cumulative impacts of minerals development should be addressed as part of the reclamation and restoration process.

*“Mineral sites and allocated resources within Bath & North East Somerset will be safeguarded, , to ensure that existing and future needs for building stone, **including Bath Stone**, can be met.*

*The production of recycled and secondary aggregates will be supported **and prioritised over new minerals development**. ~~by safeguarding Existing sites~~ **will be safeguarded**. ~~and identifying new sites~~. **Proposals for new Secondary and recycled aggregate facilities will be supported in line with Policy M3: Aggregate Recycling Facilities, subject to satisfying relevant policy requirements to ensure that no significant adverse environmental effects will arise.***

*Minerals Safeguarding Areas **are** designated, **in line with Policy M1: Minerals Safeguarding Areas**, to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior*

extraction of minerals will be supported **subject to satisfying relevant policy requirements to ensure that no significant adverse environmental effects will arise.**

Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of **mineral extraction the proposals** in the interests of public safety **and environmental enhancement.**

Mineral extraction that has an unacceptable **effect** ~~impact~~ on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it.

Reclamation and restoration, **including progressive and effective restoration**, of a high quality should be carried out **to a programme approved by the local planning authority** as soon as reasonably possible. **Such** ~~and~~ proposals will be **required** ~~expected~~ to improve the local environment **through biodiversity and habitat creation, carbon storage and flood alleviation, as well as showing recognition of cumulative impacts**”.

In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should be expanded. It should include text to cover the following:

- The importance of Bath Stone as a local material that is internationally recognised, in the context of the WHS and its setting.
- Explanatory text regarding coal beds not being subject to MSAs, referencing policy and the B&NES context. This should cross-reference to the detail in the hydrocarbons policy.
- Explanation of the prioritisation of the sources of aggregates and minerals to serve the needs of the Plan area and policy support for suitable new re-use and recycling facilities coming forward, signposting the relevant criteria-based policy. This should also highlight the interdependence with the neighbouring authorities for aggregates.
- Emphasis that there must be demonstrable need for non-exempt development within MSAs, with cross-reference to the relevant policies that specify requirements in support of such proposals. Reiterate that such proposals must incorporate prior extraction and ensure that there are no unacceptable adverse environmental effects.
- Additional detail on the environmental considerations relevant to minerals operations throughout the lifecycle. Include the list of considerations in MPPG, which notes that issues can arise in relation to noise, dust, air quality, lighting, visual impact, landscape character, archaeological and heritage features, traffic, contamination of land, the best and most versatile agricultural land, flood risk, blast vibration, land instability, ecological designations, landscape designations, site restoration and aftercare and the water environment. Cross-refer to the relevant plan policies (minerals and broader policy themes) that address these matters and therefore need to be considered.
- Clarification that site restoration needs to be considered throughout the lifecycle of a minerals development and that phased implementation will be expected. Note that this aspect of the policy must also be considered when proposals are for prior extraction. Add detail around the requirement for programmes to be submitted and approved and signpost what restoration should take into account, such as aligning to the GI and Nature Recovery policies and cross-referencing other relevant Plan policies.

- Add supporting text to indicate that conditions for mineral operations will be subject to periodic review to secure continued alignment with best practice and prevailing B&NES priorities.

6.1.3 Existing Policy M1: Mineral Safeguarding Areas

The current wording of existing Policy M1 remains relevant and we recommend an adapted policy should be included in the forthcoming Local Plan. We recommend that the title of this policy is updated to **‘Protection of Mineral Safeguarding Areas and supporting minerals infrastructure’** as this provides more clarity on what this policy relates to (once adapted) and ties in more appropriately to the supporting text proposed.

The review in Section 5 highlighted the following:

- Need to clarify which mineral deposits are considered to be of economic importance currently (i.e. Bath Stone, Fuller’s Earth Clay), as well as how this status will be determined if an application were to come forwards.
- Note that coal is present, but signpost to Policy CP8a and the hydrocarbons policy as an explanation of why this is not considered economically important; and therefore why there is no MSA for this resource.
- Need to clearly express the role of the developer (seeking permission for non-mineral development in an MSA) in demonstrating whether a mineral can continue to be worked once the proposed non-mineral development is in place – how viability is to be assessed and what evidence is needed.
- Explanation of the meaning of ‘environmentally acceptable’ in relation to criterion 3 of the existing policy – clarifications and policy cross-references needed.

We recommend additional wording is added to this policy within the forthcoming Local Plan, as shown in blue emboldened text below, for the following reasons:

- The current wording does not make specific reference to what is covered in a Minerals Safeguarding Area, therefore words have been added to this effect for clarity of the reader.
- The research here suggests that important minerals infrastructure should be protected and therefore safeguarded in the same way that minerals reserves are.
- There is a need for additional detail regarding the evidence that must be provided in support of proposals, clarifying that the onus will be on the developer to deliver this.

***“Locally and nationally important mineral resources, permitted reserves and allocated sites will be safeguarded from unnecessary sterilisation by non-minerals development through the designation of Minerals Safeguarding Areas as identified on the Policies Map.*”**

Non mineral development within Mineral Safeguarding Areas as shown on the Policies Map will be permitted provided:



1. A proposal for non minerals development is supported by suitable minerals assessment to demonstrate that it will not sterilise or unduly restrict the extraction of mineral deposits which are, or may become, of economic importance and which are capable of being worked; and

2. The developer will provide evidence that the proposal for non-minerals development ~~it~~ will not adversely affect the viability of exploiting a mineral resource or be incompatible with an existing or potential minerals development; or

3. The proposal for non-minerals development incorporates a ~~it~~ is practicable and environmentally acceptable programme of works to extract the mineral before development commences and this is secured as part of the development”.

Minerals infrastructure necessary to support minerals development shall be safeguarded, such as important storage, handling, processing and bulk transport facilities, Non minerals development proposals affecting minerals infrastructure shall be subject to criteria 2 of this policy in order to ensure the continued production and distribution of minerals and mineral products”.

We recommend the removal of all reference to coal mining in the forthcoming Local Plan policies and the removal of the Coal Mining Safeguarding Area diagram, in order to be in line with B&NES’ recently declared Climate and Ecological Emergency and the resultant move away from surface coal extraction.

We recommend the extension of the MSA within which Stoke Hill Mine is located – see Section 6.2.

In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should be expanded. It should include text to cover the following:

- Clarification of the minerals that are considered to be of economic importance to B&NES, with an explanation of their use (e.g. Bath Stone is of historic importance and required to safeguard future townscape quality in the WHS, which in turn, is of key economic importance).
- Text to acknowledge that coal is present, but signpost to Policy CP8a (as proposed for amendment) and Policy M5 (hydrocarbons, as proposed for amendment) as an explanation of why this is not considered economically important; and therefore why there is no MSA for this resource (Policies Map to updated accordingly).
- Clarification of what a minerals assessment submitted against criterion 1 should contain.
- Clarification of what a minerals viability assessment submitted against criterion 2 should contain. This will need to be presented in the context of a non minerals development affecting extraction, as well as such development affecting supporting infrastructure. Reference to the railhead safeguarded for minerals transportation could be cited, if this is not covered elsewhere in the final updated Plan.
- Explanation of what a developer will need to provide to evidence ‘practicable and environmentally acceptable’ proposals for prior extraction. This could link back to the MPPG criteria, which are recommended for inclusion in the supporting text for Policy CP8a and/or

cross reference other relevant Plan policies (e.g. including, but not limited to: environmental protection/pollution control, soil quality, GI, Nature Recovery and residential amenity)

6.1.4 Existing Policy M2: Minerals Allocations

The research has identified a need to support future increases in extraction of Bath Stone, recognising its local importance in the maintenance, restoration and development of the Bath WHS and its setting. Consultation with the existing operator of Stoke Hill Mine has indicated an interest in extending the associated MSA to the south and this is supported. It is not considered necessary to extend the Area of Search also. These recommendations are reflected in Section 6.2 and do not affect the policy wording.

The review in Section 5 highlighted the following:

- The existing active mineral sites are unchanged and there is no known developer interest in alternative locations.
- Bath Stone Co., which operates Stoke Hill Mine, has proposed an MSA extension to the south and south-west; but have no intention to extend minerals activities into these areas in the Plan period.
- Supporting text could be expanded to highlight the criteria that would apply in the assessment of any future application for expansion, using cross-references as appropriate.
- The policy does not support windfall allocations. A windfall policy is not a recommendation at present; however, B&NES is encouraged to review this position once the updated WoE LAA is published.

No changes to the existing wording of Policy M2 are proposed. It is recommended to remain as follows:

“The following sites, as shown on the Policies Map, are allocated for mineral extraction:

1. Upper Lawn Quarry, Bath and preferred area; and

2. Stoke Hill Mine, Limpley Stoke and area of search.

Mineral extraction outside of these areas will not be permitted unless it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas.

Proposals for mineral extraction involving the production of crushed rock or other aggregate minerals as a primary activity will not be permitted”.

We recommend the extension of the MSA within which Stoke Hill Mine is located – see Section 6.2.

We propose a change to the site allocation and preferred area at Upper Lawn Quarry – see Section 6.2.



Although there are no changes proposed to the policy wording, we suggest that the supporting text/ reasoned justification for the policy should be expanded. It should include text to cover the following:

- Clarification of what evidence would be required to demonstrate that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas. This should also clearly state that the onus will be on the prospective developer to provide this.
- Inclusion of the criteria that would apply in the assessment of any future application for expansion within the allocated sites, using cross-references to other Plan policies as appropriate.

6.1.5 Existing Policy M3: Aggregate Recycling Facilities

Given the drive to prioritise secondary and recycled aggregate facilities, as noted in the section above regarding existing Policy CP8a, Policy M3 remains relevant for inclusion in the forthcoming Local Plan.

The review in Section 5 highlighted the following:

- There is an absence of policy guidance on the considerations to be taken into account should an application be made relating to sites falling into one of the three specified land use types. This should be provided.
- The policy should be converted from a presumption against development, to support for proposals that increase aggregate reuse and recycling.
- Prioritisation of reuse and recycling over new mineral extraction should be clear in the policy (noting that the proposed updates to Policy CP8a will set this context).

We recommend that the wording of this policy is amended to demonstrate a more pro-active approach and specify additional siting considerations (shown in blue emboldened text), as the following:

*“The development of aggregate recycling facilities will **be supported, subject to meeting relevant policy tests**, at the following locations:*

1) Active mineral or waste management sites where the development will not conflict with or unreasonably delay the restoration of the site; or

2) Land used for general industrial (B2 use); or

3) Previously developed land not already allocated for alternative uses”.

Proposals must demonstrate that the proposed development is environmentally feasible during and post operation. They must secure a good standard of amenity and should not give rise to unacceptable environmental effects, including to the water environment, soil resources, air emissions, human health and well being and amenity to communities,



migration of contamination from the site, potential land use conflict and cumulative effects”.

In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should be expanded. It should include text to cover the following:

- Direction on what will be accepted to demonstrate need for new facilities; and clarity that it will be a requirement for developers to provide this.
- Criteria relating to suitable development proposals as an amplification of the final paragraph of the policy. The Buckinghamshire Minerals and Waste Local Plan Policy 16 provides examples - ground and surface waters, Source Protection Zones and flood risk, best and most versatile agricultural land, dust etc. This could be achieved through specific references in the supporting text, or cross-references to other relevant plan policies that provide the criteria.
- Expectations for restoration of sites once activities cease, recognising that they are often temporary in nature. This should connect to relevant Plan policies (e.g. specific mineral sites restoration, GI, nature recovery).

6.1.6 Existing Policy M4: Winning and Working of Minerals

This policy provides a framework for the consideration of new minerals development applications coming forward and it encompasses established mineral policy themes. On that basis, it is appropriate to retain this policy, subject to amendments that will increase the level of precision within the policy and increase the ambition in terms of environmental outcomes.

The review in Section 5 highlighted the following:

- The need to clearly state the prioritisation of reuse and recycling in preference to new mineral extraction and to ensure that developers take responsibility for demonstrating need.
- Clarification is required regarding the nature of assessment work and evidence that B&NES will require from a developer in order to evaluate new proposals – this relates to criterion regarding landscape character, environment, amenity and transport.
- Policy wording regarding site restoration should be strengthened to achieve better and more sustainable outcomes – the ambition should clearly be an enhancement of value through restoration. It should be clear that the onus will be on the developer to propose and implement restoration; and that this should be phased throughout the lifecycle of the proposed works, supported by measures to safeguard soil quality and prevent pollution of the water environment. This will require amendments to the policy wording, as well as cross-references to other relevant Plan policies.
- Clarification should be added to ensure that should any transport works be identified as necessary to enable development, it will be the responsibility of the developer to deliver these as part of the proposals (i.e. not as a commuted sum or other alternative delivery route).
- Opportunity to incorporate additional flexibility to accommodate windfall sites, should the updated WoE LAA indicate that this might become a requirement over the Plan period. However, addition of wording for this is not recommended in this report.

We recommend that the wording of this policy is amended to demonstrate a more prescriptive and ambitious approach that provides clarity on the expectations of B&NES in terms of applications made under this policy. Proposed amendments are shown in blue emboldened text:

“Within the context of Policy CP8a the winning and working of minerals and ancillary minerals development will be permitted where:

- 1. The need for the mineral is demonstrated **by the developer using evidence that shows evaluation of the availability of alternatives in the order of preference of**, ~~having had regard to the availability of alternative sources of primary, secondary and recycled materials,~~ **then existing primary sources, concluding that new workings are necessary.***
- 2. The **developer provides a level of technical assessment appropriate to the proposed development to demonstrate that, throughout its lifetime, the scale and nature of the proposed development will conserve and enhance** ~~is compatible with~~ **the environmental value and** the character of the area.*
- 3. **The developer demonstrates to the satisfaction of the Council that Adequate safeguards will** ~~can~~ be secured for the protection of the environment and the amenities of the area.*
- 4. **Suitable** provision is made for the **phased** restoration of the site which ~~maintains or~~ enhances its value to the environment and/or community **in accordance with the principles of Policy CP8a and other relevant plan policies;** and*
- 5. The **developer provides a level of technical assessment appropriate to the development to demonstrate that** access roads are adequate for the type and volume of traffic without comprising the character or adversely affecting the environment in the vicinity of the road; **or the developer incorporates proposals for suitable** ~~can be~~ **highway upgrades that satisfy this criterion, as part of the development”.***

In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should be expanded. It should include text to cover the following:

- Clarification regarding the nature of assessment work and evidence that B&NES will require from a developer in order to evaluate new proposals – this relates to criterion regarding conservation and enhancement of environmental value and landscape character; protection of the environment and amenity; and transport impacts and effects. In order to avoid duplication, it would be appropriate to cross-refer to other Plan policies where they provide compatible and relevant policy controls.
- Policy wording regarding site restoration should be strengthened to achieve better and more sustainable outcomes – the ambition should clearly be an enhancement of value through restoration. Cross-reference should be made to the GI and Nature Recovery policies, as a minimum; however, this report also recommends an additional minerals policy that would be suitable to cross-refer to.



6.1.7 Existing Policy M5: Conventional and Unconventional Hydrocarbons

The contextual review has highlighted that it is no longer advisable to provide a policy framework that enables the exploration, appraisal and commercial production (extraction) of hydrocarbons (oil and gas), particularly through fracking techniques. However, we would not recommend a policy which prohibits such activities as there do not appear to be any precedents of Minerals Local Plan policies which take this approach.

It is therefore recommended that the policy is amended to provide a framework that would express a presumption against approving proposals involving fracking during the Plan period. This should build on the NPPF guidance specifically regarding AONB (NL) and WHS designations, as noted in para. 701 of the Local Plan. Such a policy would therefore provide a safeguard against future pressure for permissions should any speculative developers successfully gain a Petroleum Exploration and Development Licence (PEDL).

We suggest the following wording is used as a reworked Policy M5 (proposed additions are shown in blue emboldened text; and some elements of the current policy are proposed for retention):

“Policy M5: Conventional and Unconventional Hydrocarbons

There is a presumption against development involving the exploration and/or appraisal of oil and gas resources using fracking techniques in Bath and North East Somerset.

Should alternative technologies and techniques emerge for the exploration and/or appraisal of oil and gas resources, developers would be required to provide compelling evidence of need, having regard to the hierarchy of mineral sources set out in Policy M4. Developers would be required to provide a level of technical assessment appropriate to the development to demonstrate that there would be no unacceptable adverse effects on the environment, climate change, local communities and the transport network as a consequence of the proposed development.

Development that is likely to have any adverse impact on the quality or yield of the Bath Hot Springs will not be permitted.

*Permission will only be granted for extraction in the **National Landscapes (former AONBs)** in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional.*

The decommissioning, restoration and aftercare of a site will be required to be carried out to a high standard in the shortest possible time, at the earliest possible opportunity, to a timescale to be agreed with the Council.

In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should be altered. It should include text to cover the following:

- The rationale for the presumption against fracking, with reference to relevant policy and local contextual drivers (e.g. Climate emergency, NLs (former AONBs), the geology of the thermal springs, the WHS designation).
- Additional detail regarding the technical assessment work that will be required. For example, through cross-reference to policies that address the detail of impacts on amenity, human health, public safety and the natural and historic environment.
- Reference that in all cases, where investigations identify a need for safeguards or mitigation, appropriate conditions may be imposed, or agreements sought.
- Clarification on the expectations for the decommissioning, restoration and aftercare – this should cross-refer to appropriate policies, which will include the additional minerals policy proposed in this report.

6.1.8 Suggested New Policy: Minerals and the environment

The climate and ecological emergency that we are facing globally should be addressed in all aspects of policy. The research indicates that existing extraction consents will expire within the Plan period. It is therefore possible that phased restoration of some areas could commence within the Plan period. In addition, the recommendations relating to amendments to the existing policies include raising the level of ambition in terms of the strength of the policy framework for conserving and enhancing the environment, as a core element of minerals development proposals throughout their lifecycle. This approach has also emerged from the review of the opportunities linked to enhanced alignment to the SAF.

As a result, we recommend that a new policy ‘*Minerals and the Environment*’ is included in the forthcoming Local Plan. This will advocate consideration of the environmental outcomes of mineral working as a part of planning proposed developments, such that phased restoration can commence as soon as possible with the overall aim of achieving high quality restoration that delivers green and blue infrastructure enhancement, as follows:

“All minerals exploration and extraction proposals will be expected to be supported by a level of technical assessment appropriate to the proposed development that demonstrates:

- 1. The important characteristics of the environmental baseline and how they will be affected by impacts from the proposed development; and***
- 2. The developer proposals for ensuring that there will be no unacceptable environmental effects during all stages of the proposed development; and***
- 3. Proposals for the phased restoration and aftercare of the site in order to ensure an appropriate and beneficial re-use, including recreational, leisure and other related uses that have a wider public benefit.***

Restoration proposals should improve the environment, with particular regard to the quality of soil, water, biodiversity and geodiversity, as well as flood risk, climate change, land stability and landscape character.”



In addition to the recommendations for the policy wording above, we suggest that the supporting text/ reasoned justification for the policy should include text to cover the following:

- Clarification of the meaning of ‘important characteristics of the environmental baseline’. It is recommended that a broad definition be set out that cites international, national and local designations (e.g. WHS, NLs (former AONBs), LCAs, SACs, SSSIs, LWS, Ancient woodland), as well as the presence of protected species and any site specific features. Examples or guidance through cross-reference to other policies should be stated to guide developers on the types of reporting that would be sought for different scales of proposed development. The aim should be to guide developers on what to prepare when EIA is not necessary.
- In relation to avoiding unacceptable adverse environmental effects, guidance should be provided to other relevant plan policies (e.g. pollution prevention, GI, nature recovery) as well as best practice industry standards. It would be helpful to cite the role of environmental management plans as a core mitigation approach.
- Context should be provided regarding the ambition in criterion 3. This should cross reference the relevant plan policies (GI, nature recovery) as well as broader initiatives, such as the Green Infrastructure Strategy, AONB management plan and/or equivalents.

6.2 Policies Map

6.2.1 Minerals Allocations M2

6.2.1.1 Upper Lawn Quarry Minerals Allocation Area

The Minerals Allocation Area for Upper Lawn Quarry should be extended in the forthcoming Local Plan to include the extension area as approved under planning permission reference 16/05548/MINW in 2016.

Figure 6-1 shows an extract of the Minerals Allocation Area for Upper Lawn Quarry on the existing policies map.

Figure 6-2 shows the extension area for the Quarry as per its 2016 permission. This covers a period of extraction up to 2035, therefore within the new plan period.

We recommend that the Minerals Allocation Area for Upper Lawn Quarry is extended to include this extension area within the policies map for the forthcoming Local Plan.

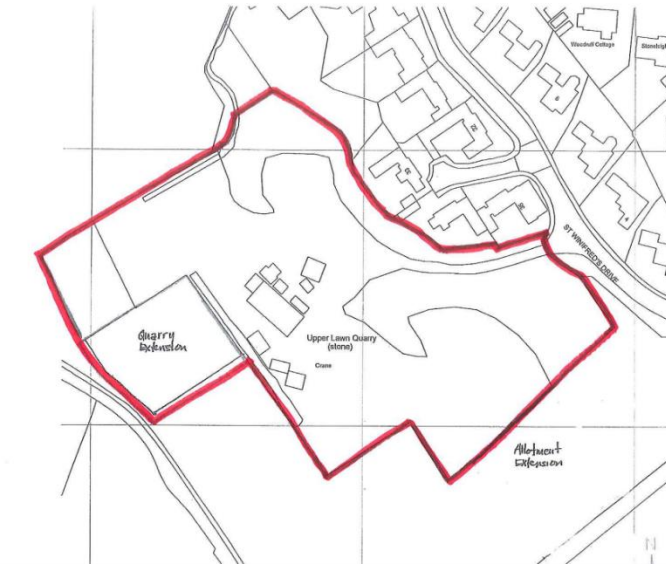


Figure 6-1 - Extract from Existing Policies Map showing the Minerals Allocation Area for Upper Lawn Quarry



Source: B&NES Existing Policies Map

Figure 6-2 – Extract from Location Plan for Planning Permission 16/05548/MINW

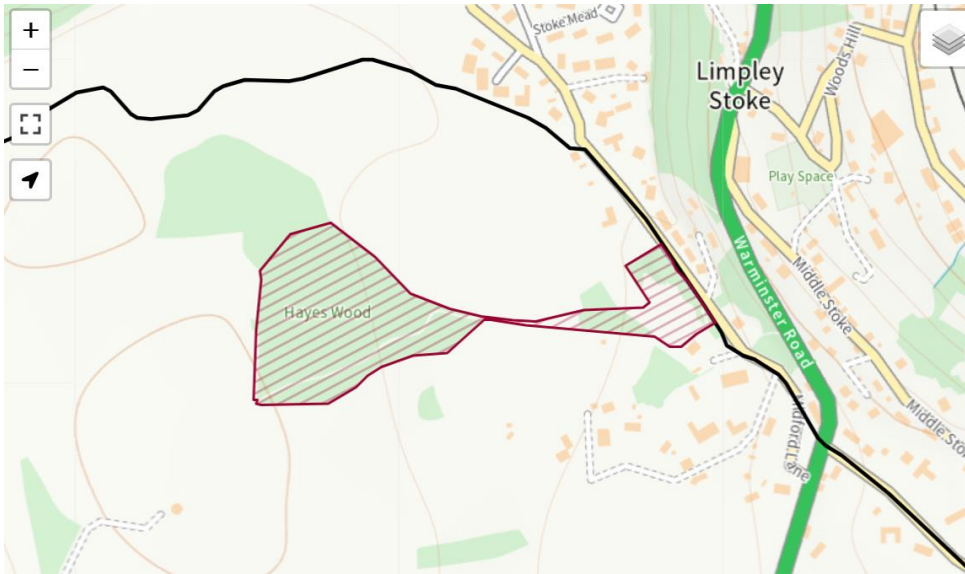


Source: B&NES' Planning Portal

6.2.1.2 Stoke Hill Mine Minerals Allocation Area

Figure 6-3 below shows an extract of the Minerals Allocation Area for Stoke Hill Mine, Limpley Stoke on the existing policies map. The outcomes of this minerals review do not suggest that any changes should be made to this area within the forthcoming Local Plan.

Figure 6-3 - Extract from Existing Policies Map showing the Minerals Allocation Area for Stoke Hill Mine



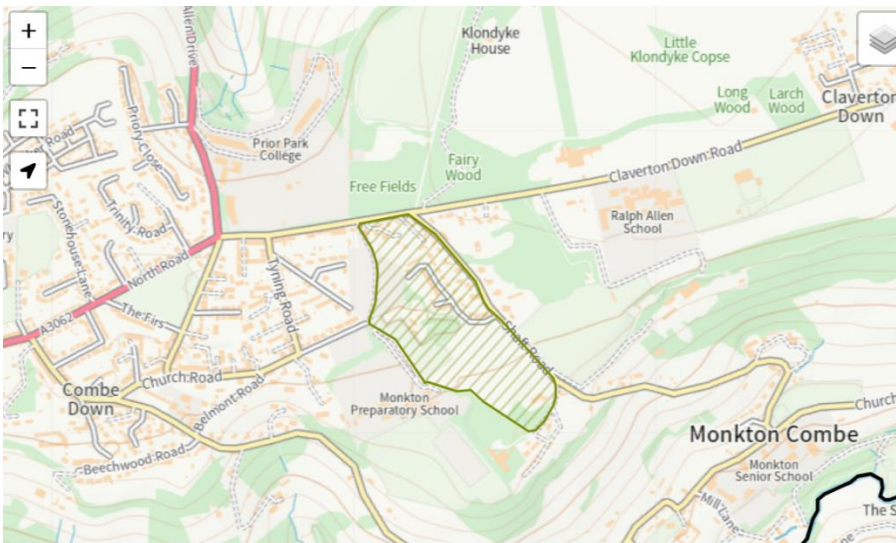
Source: B&NES Existing Policies Map

6.2.2 Minerals Safeguarding Areas M1

6.2.2.1 Shaft Road Recreation Ground Minerals Safeguarding Area

The research here does not suggest any changes to be made to the Shaft Road Recreation Ground Minerals Safeguarding Area within the forthcoming Local Plan, which Upper Lawn Quarry is located within. Figure 6-4 shows an extract of the Shaft Road Recreation Ground Minerals Safeguarded Area, which we recommend is retained within the forthcoming Local Plan.

Figure 6-4 - Extract from Existing Policies Map showing Shaft Road Recreation Ground Minerals Safeguarded Area



Source: B&NES Existing Policies Map

6.2.2.2 Hayes Wood to Hog Wood Minerals Safeguarding Area

In consultation with the Bath Stone Co. which operates Stoke Hill Mine, and with Messrs Land and Mineral Management, they have indicated a desire to secure a south and south-west extension to the Hayes Wood to Hog Wood Minerals Safeguarding Area, which Stoke Hill Mine is located within, of approximately 700m. This area has further Chalfield Oolitic limestone resource important to the local and regional supply of Bath Stone.

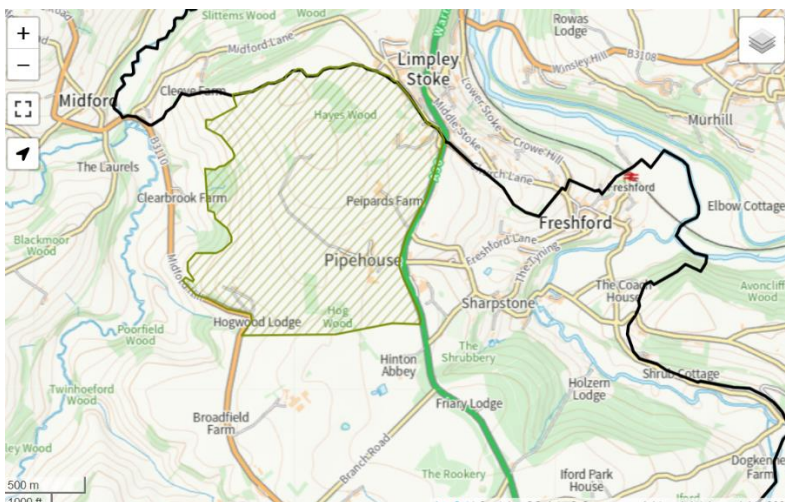
Figure 6-5 shows the existing coverage of the Hayes Wood to Hog Wood Minerals Safeguarding Area and Figure 6-6 shows the 700m extension to this area that is proposed by the operator of Stoke Hill Mine.

The extension area identified in Figure 6-6 is subject to several environmental designations, which include:

- Inclusion within the Cotswolds NL and Bath Green Belt.
- Three Scheduled monuments within and partially within the site including Hinton Priory, Part of a Roman Road 565m north of Abbey Farm and Bowl Barrow 150m north of Abbey Farm.
- Hog Wood is Ancient Woodland and a Site of Nature Conservation Interest (SNCI), partially within the extension area.
- Regionally Important Geological Site at Broadfield Farm.
- North west Hinton Complex SNCI adjacent to the western boundary of the proposed extension.

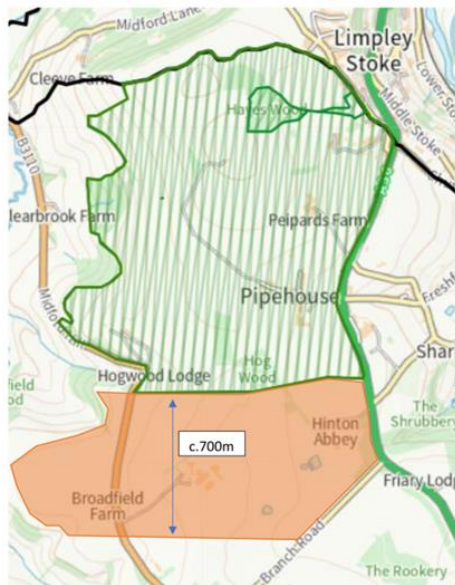
The extension proposed to the MSA by the operator is within the Area of Search designation. Assuming adoption of the recommendations to the minerals policy (Section 6.1), it is considered that there will be a robust policy framework for ensuring the suitability of any minerals proposals coming forward within an extended MSA (as per Figure 6-6), taking account of the environmental designations that relate to the area. We therefore recommend that the Hayes Wood to Hog Wood Minerals Safeguarding Area is extended to reflect the operator request.

Figure 6-5 - Extract from Existing Policies Map showing Hayes Wood to Hog Wood Minerals Safeguarded Area



Source: B&NES Existing Policies Map

Figure 6-6 - Proposed Extension Area to the Hayes Wood to Hog Wood Minerals Safeguarded Area



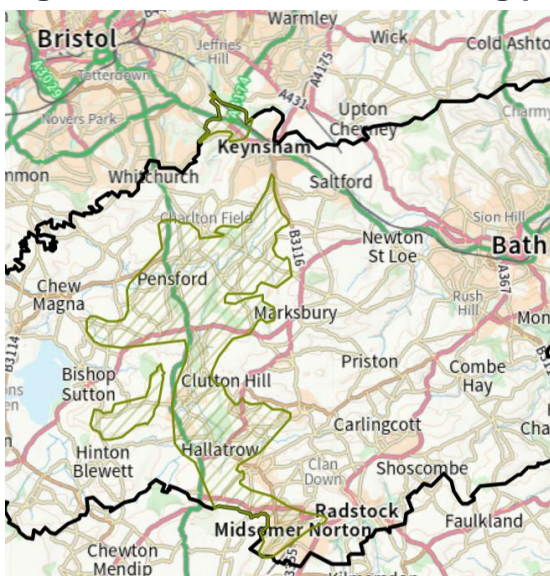
Key:
 Existing Mineral Safeguarding Area: 
 Proposed extension: 

Source: Messrs Land and Mineral Management

6.2.2.3 Three Additional Minerals Safeguarded Areas

There are three other Minerals Safeguarding Areas within B&NES, consisting of two small areas (163ha on the northern boundary and 299ha in the southwest of the administrative area) and a larger area (4,245ha) between these two smaller areas. Figure 6-7 illustrates the locations of these additional Mineral Safeguarding Areas.

Figure 6-7 – Extract from existing policies map showing the three additional Minerals Safeguarded Areas



Minerals Planning Policy advice
 BANES Local Plan 2042 (FINAL Feb
 24)
 5225248



Source: B&NES Existing Policies Map

Stowey Quarry, currently inactive, is located within the Minerals Safeguarded Area in the southwest of B&NES. The consultation has indicated that there is no active developer interest in re-commencing workings at Stowey Quarry or other land parcels and no new mineral allocations are proposed.

Notwithstanding the current developer context, retention of the MSA in conjunction with the recommended amended policies (Section 6-1) would offer flexibility and a decision making framework should proposals come forward within the Plan period. It is recommended that these MSA be retained.

6.2.3 Minerals Search M2

6.2.3.1 Upper Lawn Quarry Minerals Allocations Preferred Area

The Upper Lawn Quarry Minerals Allocation Preferred Area covers the extension area to the Quarry (see recommendation at Section 6.2.1) and is within the related Minerals Safeguarded Area. We therefore recommend that this Preferred Area is taken forward, unchanged, into the forthcoming Local Plan.

Figure 6-8 shows the Upper Lawn Quarry Minerals Allocation Preferred Area.

Figure 6-8 - Extract from existing policies map showing the Upper Lawn Quarry Minerals Allocation Preferred Area



Source: B&NES Existing Policies Map

6.2.3.2 Stoke Hill Mine Minerals Allocations Preferred Area

The Stoke Hill Mine Minerals Allocations Preferred Area currently covers the same areas as the Stoke Hill Mine Minerals Safeguarded Area.

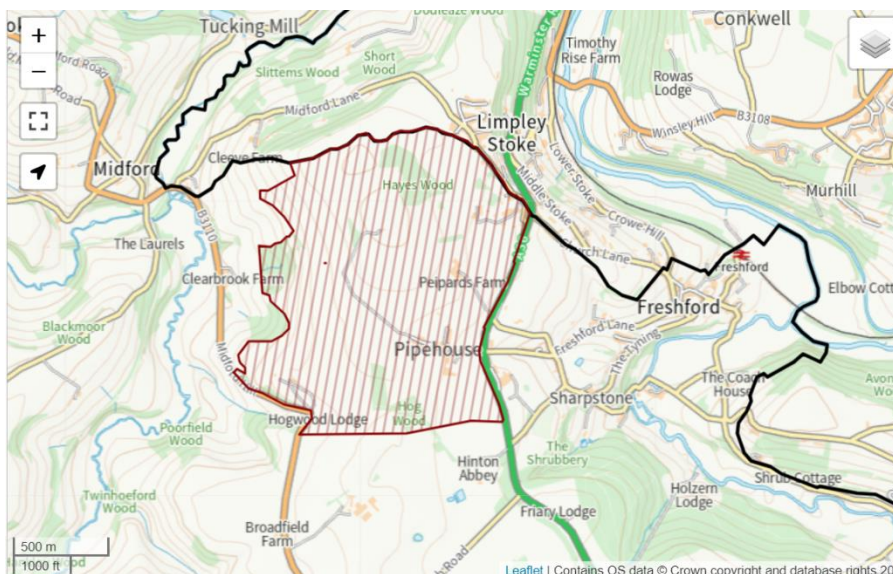
From recent correspondence from the land and mineral agent acting on behalf of the quarry operator, Stoke Hill Co., they suggest that there is considerable certainty of the presence of Chalfield Oolitic limestone in the extension area to the south of the current MSA and AOS as this is shown in the BGS depicted geology of the area (See Section 4).

Minerals Planning Policy Guidance (para. 008 Reference ID: 27-008-20140306) defines Areas of Search as “*areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply*”. Given the detail provided by the agent on the certainty of this strategically important mineral reserve in the southern extension area and based on the definition of AOSs in the Minerals Planning Practice Guidance, we do not see the need to extend the AOS further south along with the proposed extension area to the MSA.

Therefore we recommend that the area to the south of the existing MSA is only extended as part of the MSA and not the AOS.

Figure 6-9 shows the existing Minerals Allocations Preferred Area for Stoke Hill Mine.

Figure 6-9 - Extract from existing policies map showing the Stoke Hill Mine Minerals Allocation Preferred Area



Source: B&NES Existing Policies Map

6.2.4 Other Recommendations

The outcome of this minerals review has highlighted that the Policies Map should show the locations of supporting minerals infrastructure, including storage, handling, processing and transportation sites. We therefore recommend that these are included in the Policies Map of the forthcoming Local Plan.

As per Section 6.1.7 of this report, the extraction of hydrocarbons by fracking would be contrary to the Council’s declared Climate and Ecological Emergency to enable carbon neutrality in the district by 2030. Coal MSAs should be excluded from the Policies Map.



APPENDICES



Appendix A. Review of minerals planning policy guidance

A.1 Introduction

This appendix comprises a tabular summary of the aspects of minerals guidance that are considered of greatest relevance in proposing updated minerals planning policy for B&NES to 2042. The final column highlights the implications for consideration in policy drafting, based on professional judgement. These have been used as a starting point for developing recommendations for the policy wording.



Table A-1 - Summary of minerals planning policy guidance review

Document	Summary of relevance	Implications/ considerations for policy drafting
Coal Authority advice to Local Planning Authorities (LPAs) – Jan 2023	In its January 2023 guidance for LPAs, the Coal Authority declared that it is no longer required for LPAs to safeguard surface coal. This mineral asset is present in the B&NES area.	There is no need to include MSAs for surface coal within B&NES. This reflects the coal authority advise, as well as aligning to the Climate and Ecological Emergencies declared by the LPA.
NPPF guidance Sep 2023 (p.60, 213a.) / Minerals NPPG (paras. 62-65)	<p data-bbox="472 539 1290 651">It is necessary for mineral policy to identify sufficient supply, in contributing to sufficient supply at a national level.</p> <p data-bbox="472 703 1290 959">According to Minerals NPPG, assessing demand for and supply of aggregates is achieved via a Local Aggregate Assessment (LAA), which examines the forecast of demand for aggregates based on both the rolling average of 10-years sales data and other information relevant to the local area e.g. levels of planned construction which may influence supply and demand.</p> <p data-bbox="472 1011 1290 1310">Mineral Planning Authorities should also examine average sales over the last 3 years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply. This LAA also analyses all aggregate supply options as indicated by landbanks, mineral plan allocations and capacity data, recycled aggregates and the potential throughputs from wharves.</p>	<p data-bbox="1317 539 2123 687">A requirement to review existing MSAs to ensure sufficient areas are safeguarded to meet anticipated supply needs, seeking to extend MSAs if there are instances where meeting supply is considered an issue.</p> <p data-bbox="1317 740 2123 995">For the West of England, the ten year average total supply (2012-21) of aggregates was 4.85Mt per year. This suggests a theoretical total aggregate demand forecast of 48.5Mt over the next 10 years until 2031 (in line with previous supply), although subsequent LAAs may suggest a different ten year average and therefore a different demand forecast.</p> <p data-bbox="1317 1048 2123 1166">It is worth bearing in mind that for B&NES, there are no active quarries producing aggregates, as per the West of England LAA 2012-2021.</p>



Document	Summary of relevance	Implications/ considerations for policy drafting
NPPF guidance (p.59, 209.)	<p>Finally, in determining supply, an LAA will assess the balance between demand and supply, and the economic and environmental opportunities and constraints that might influence the situation. Para. 65 of Minerals NPPG provides a list of sources containing minerals sales data.</p> <p>It is necessary for mineral policy to recognise that best use of minerals must be made</p>	<p>Local Plan 2042 will need to show consideration for how mineral extraction can help supply the crucial infrastructure, buildings, energy and goods for the B&NES area, as dictated by NPPF guidance.</p> <p>According to Minerals NPPG, assessing demand for and supply of aggregates is achieved via the LAA (see above). For the West of England (WoE), the ten year average total supply (2012-21) of aggregates in the West of England was 4.85Mt per year. This suggests a theoretical total aggregate demand forecast of 48.5Mt over the next 10 years until 2031 (in line with previous supply), although subsequent LAAs may suggest a different ten year average and therefore a different demand forecast.</p> <p>Supply of crushed rock from quarries in WoE averaged 3.72Mt per year from 2012-2021, with an increase in the average to 4.71Mt for the 3-year period from 2019-2021. This suggests theoretical demand forecast for crushed rock of 37.2Mt over the next 10 years until 2031.</p>



Document	Summary of relevance	Implications/ considerations for policy drafting
		<p>Supply of recycled aggregates from WoE averaged 0.64Mt per year from 2012-2021, with a decrease in the average to 0.54Mt for the 3-year period from 2019-2021. This suggests a theoretical demand forecast for recycled aggregates of 6.4Mt over the next 10 years until 2031.</p> <p>Local Plan 2042 will benefit from the inclusion of similar supply and demand statistics for B&NES area, albeit this is not a specific requirement set out in the NPPF (it supports individual or joint production of LAAs). It is recommended that B&NES continues to be involved in the joint plan with the other three West of England (WoE) authorities given its likely future reliance on aggregates provision from adjacent LPAs. However, it is also recommended that B&NES seeks to input specific data relating to the supply and demand for Bath Stone, recognising the importance of this resource to the local area.</p>
NPPF guidance (p.59, 209.)	Policy must identify the characteristic constraints of mineral extraction and use, such as their finiteness.	MSAs in Local Plan 2042 will need to recognise that in safeguarding future extraction potential and securing their long-term conservation, minerals are a finite resource and cannot be endlessly exploited. This indirectly supports the need for efficient use and the promotion of re-use and recycling.
NPPF guidance (p.60, 212.)	LAs must not allow further development in MSAs if this might inhibit potential future use for mineral extraction and processing.	NPPF guidance states that minerals can only be worked where they are found, and so policy must prioritise this parameter over permitting further development that may inhibit working or sterilise development. This will influence the types of development that can be supported



Document	Summary of relevance	Implications/ considerations for policy drafting
NPPF guidance Sep 2023 (p.59, 210b.)	It is necessary for policies to consider the role of secondary, recycled and minerals waste in supplying materials before extracting primary materials.	within defined MSAs and policy should therefore provides clear guidance on this matter. Minerals policy needs to be developed with an awareness of the contribution to meeting needs expected from secondary aggregates, recycled and minerals waste and prioritise these sources over primary extraction.
NPPF guidance Sep 2023 (p.59, 210c.)	It is necessary for policies to identify locations of locally and nationally important minerals and prevent their sterilisation by non-mineral development.	Bath stone is a locally important mineral for B&NES, forming a key building material intrinsic to the character and quality of the built environment that underpins the UNESCO world heritage site designation – it is essential that the locations of this mineral are suitably safeguarded in policy to ensure that there is continuity of supply.
NPPF guidance Sep 2023 (p.59, 210d.)	It is necessary for policies to encourage mineral extraction beforehand, to allow non-mineral development to occur.	Consider whether there is a need to develop a criteria-based policy to manage instances where development proposals may come forward on land within MSAs. This should provide guidance on prior-extraction to avoid the sterilisation of minerals.
NPPF guidance Sep 2023 (p.59, 210e.)	It is necessary for policies to safeguard existing and future ancillary sites in support of mineral extraction, such as aggregate recycling facilities.	Aggregate recycling facilities and other ancillary quarry services (workshops, storage etc.) are in operation within B&NES area, and so the continual safeguarding of these will be relevant under Local Plan 2042. This should be informed by the findings of engagement with operators (see Section 4).
NPPF guidance Sep 2023 (p.59, 210f.)	It is necessary for policies to ensure permitted and proposed activities do not adversely affect natural, historic and human health environments, reflecting a consideration for cumulative effects from individual sites and/or a number of sites in a locality.	Local Plan 2042 should provide a policy basis for ensuring that minerals operations do not adversely affect natural, historic and human environments. Consideration should be given to developing a criteria-based policy.



Document	Summary of relevance	Implications/ considerations for policy drafting
NPPF guidance Sep 2023 (p.59, 210g.)	It is necessary for noise limit policies to be drafted in an acceptance that mineral extraction is associated with unavoidable instances of short-term, noisy activities.	Local Plan 2042 policy drafting should acknowledge specific noise characteristics of minerals extraction as inevitable and unavoidable; policy wording must be developed to be compatible with drafting of other environmental control policies with the Local Plan 2042. In addition, consideration should be given to this characteristic of minerals working when defining the MSAs, taking account of proximity to sensitive receptors (human and natural environment).
NPPF guidance Sep 2023 (p.59, 210h.)	It is necessary for policies to ensure worked land is reclaimed as soon as possible, while overseeing high quality mineral site restoration.	The extant permissions for active sites within B&NES include some that expire within the Plan period (e.g. Upper Lawn is currently consented to 2035 under 16/05548/MINW). It is possible that extensions will be sought; however, there should also be a policy framework for restoration and aftercare. This will also be beneficial for sites where extraction has ceased (e.g. Stowey Quarry and Queen Charlton – see Section 2 (planning history)). Policy content should reflect the NPPF requirements for high quality design.
Minerals NPPG (para.17)	It is necessary for mineral planning authorities to consider the cumulative impacts of minerals development on communities and the environment, and include policies in the Local Plan, where appropriate, to ensure that these cumulative impacts will be acceptable.	Local Plan 2042 draft policies need to be considered in the context of the environmental impacts from minerals working activities that could contribute to cumulative adverse effects (as per NPPF 210f (p.59). Furthermore, the nature of cumulative effects relative to receptors needs to be reviewed and if there are potentially significant adverse effects then there will be a need to incorporate suitable robust environmental controls within the Local Plan.



Document	Summary of relevance	Implications/ considerations for policy drafting
Minerals NPPG (para.180)	It is law for mineral development on dormant sites to have had an application submitted for appropriate minerals conditions, and agreed by the mineral planning authority.	Action needed to check whether any dormant sites are intended for use under Local Plan 2042. This will be informed by consultation within minerals operators (see Section 4).
Minerals NPPG (para.178)	It is necessary for active sites where mineral extraction is taking place to undergo a periodic review of the conditions attached to the original planning permission.	Policy should include reference to the need for periodic review of the conditions attached to the original planning permissions at active sites. This would be intended to check continued relevance and suitability, with a mechanism for amendment if appropriate.



Appendix B. Sustainability considerations

B.1 Introduction

This appendix includes a tabulated summary of potential opportunities for minerals planning policy formulation to fully align with the promotion of sustainable development, as defined through the B&NES SAF.

It should be noted that these opportunities are not necessarily all suitable for, or most effectively realised through the minerals policies – the SAF is developed to reflect the way in which a plan should work as a whole. On this basis, there is a role for other Local Plan policies to achieve benefits and the purpose of this analysis is to highlight opportunities on a whole-plan basis.



Table B-1 - Contextual review of B&NES Local Plan Sustainability Appraisal Framework

SAF Objective	Implications for minerals policy formulation
<p>Improve the health and well-being of all communities and create healthy places</p>	<p>Mineral site allocations should, wherever possible, avoid impacting access to existing green infrastructure [NB In WoE and B&NES Green Infrastructure strategy GI- includes green and blue] .</p> <p>In relation to remediation, Local Plan policies should encourage high quality remediation of sites, which could help to create green infrastructure for community use.</p> <p>Site allocations for extraction sites within MSA should consider the proximity to community assets in order to limit and reduce adverse impacts on community spaces e.g. noise pollution, and adverse impacts to visual amenity. Policy controls should be included and/or cross-reference provided to other Local Plan policies that deliver suitable controls on amenity.</p> <p>Policy could provide a framework to ensure suitable alternative spaces are provided where community facilities are impacted by mineral development e.g., allotments, community gardening, outdoor play facilities.</p> <p>Policy should require the use of best practice and recognised health and safety guidelines on extraction sites in order protect employees from harm.</p>
<p>Meet identified needs for sufficient, high quality housing including affordable housing</p>	<p>This objective is not directly relevant to mineral policy formulation.</p> <p>If there is demand for housing on land that is underlain by workable mineral resources, consideration may be given to drafting a policy to support prior-extraction such that the site can be released for development post-extraction.</p>
<p>Promote stronger more vibrant and cohesive communities and</p>	<p>Minerals policies should ensure any minerals sites that have interfaces with communities within the locality are suitably cohesive and create a safe environment.</p>



SAF Objective	Implications for minerals policy formulation
reduce anti-social behaviour, crime and fear of crime	<p>In determining locations for mineral site allocations within MSA, where possible community severance should be avoided.</p> <p>Where extraction sites have an interface or are in proximity to local communities, the policy should provide a framework to encourage phased remediation, to include the creation of accessible community amenities e.g. sports, recreation, and leisure facilities.</p> <p>Policy could highlight consideration for closed extraction sites, which may be safeguarded for future use, (rather than remediation) to be made safe in order to reduce the potential for criminal activity or risk of public harm on site. E.g., fencing, gates, security presence.</p>
Build a strong, competitive economy and enable local businesses to prosper	<p>Minerals policies could promote existing and new mineral extraction sites as opportunities to enhance and diversify the rural economy, and to enhance educational and training opportunities. This will also need to be informed by consultation (see Section 4).</p> <p>Minerals policies should promote the production and sale of recycled aggregates associated with construction and demolition sites, to support a hierarchy of materials sourcing that prioritises re-use and recycling ahead of mineral extraction.</p>
Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	<p>Allocation of mineral sites should consider accessibility for employees, where practical, encouraging employee access via active travel or public transport modes and require travel plans (which may be through other plan policies).</p> <p>Mineral policy should consider impact on active travel routes, particularly in relation to the impact of increased presence of HGVs on local transport routes, which may pose safety risks to active travel users in the vicinity of sites. A requirement for traffic management plans at extraction sites may help to mitigate the risk. This may also present opportunities to enhance the networks through requiring local transport network improvements e.g., provision of cycle lanes where regular interaction with HGVs is anticipated.</p>



SAF Objective	Implications for minerals policy formulation
Protect and enhance local environmental distinctiveness and the character and appearance of landscapes	<p>Policy should encourage the protection and management of soils as a living natural capital resource on new and existing extraction sites. It could also promote its re-use locally to support enhancements to local landscapes, green infrastructure and for biodiversity gain.</p> <p>Policy, and site allocations should ensure great weight is attached to conserving and enhancing landscape and scenic beauty of designated AONBs (now termed NLs), including the setting of the City of Bath World Heritage site, in conjunction with other relevant plan policies. This should include ensuring the ability to continue extraction of building materials (e.g. Bath Stone) is possible in order to support conservation of the local built and natural environment in a manner that reflects the distinctive townscape present within B&NES (including the WHS and its setting).</p> <p>Mineral policy should value and protect diversity and local distinctiveness including cultural distinctiveness such as rural ways of life, local history and traditions. For example this could be through encouraging the use of traditional mining, or mineral processing techniques as part of B&NES local history, and living heritage.</p>
To conserve and enhance the historic environment, heritage/ cultural assets and their settings	<p>Mineral policy should support the extraction of minerals for building material required to support the conservation of heritage assets within the area e.g. Bath Stone. Ideally, this should be underpinned by data relating to anticipated supply and demand (as recommended in relation to the LAA update).</p> <p>Mineral sites within the setting of heritage assets should be designed to minimise adverse impacts to such assets e.g., using landscape design to reduce impacts on visual setting of heritage assets. This should connect/rely on other plan policies.</p> <p>Policy could encourage alternative types of site remediation which celebrate local heritage value and traditions associated with mineral development e.g. mining. This could also contribute to the visitor economy and be used as community resource.</p>
Conserve and enhance the condition and extent of	<p>In accordance with the NPPF, minerals should be worked where they are present and the siting of MSAs necessarily reflected this. However, where possible, when determining site allocations for extraction sites,</p>



SAF Objective	Implications for minerals policy formulation
Biodiversity in the district and geodiversity (taking account of climate change)	<p data-bbox="613 209 2107 277">the mitigation hierarchy should be applied to first avoid and then minimise adverse impacts on biodiversity and geodiversity.</p> <p data-bbox="613 336 2130 480">Mineral policy should encourage mineral development and remediation, which incorporates biodiversity into design e.g. creating green corridors, adding to green infrastructure networks (e.g. the West of England Nature Recovery Network) in order to make a positive contribution to biodiversity net gain. For example, some SSSIs within B&NES which are former mine sites support a number of important bat species.</p> <p data-bbox="613 539 2123 644">Policy should ensure ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced. This could be achieved through cross-reference to the Green Infrastructure and Nature Recovery policy requirements that are being developed for the Local Plan.</p> <p data-bbox="613 703 1989 772">Site allocations and policies should avoid net loss, damage to or fragmentation of designated and undesignated wildlife sites, protected species and priority species.</p> <p data-bbox="613 831 2123 863">Policy and site allocations should avoid impacts to and loss of ancient woodland and aged or veteran trees.</p> <p data-bbox="613 922 2047 986">Policy could encourage the conservation, restoration and re-creation of priority habitats, particularly in relation to site remediation.</p>
Reduce land, water, air, light and noise pollution	<p data-bbox="613 1011 2119 1155">Policy should aim to reduce increases in traffic congestion. It could do this by requiring traffic management plans that incorporate measures to maintain free traffic flow, targeting locations where sites have the potential to have adverse impacts on traffic. This could be achieved through cross-reference to other relevant plan policies.</p> <p data-bbox="613 1214 2119 1278">Site allocations should include recognition of the need to minimise exposure of receptors to poor air quality and noise pollution; and include measures identified in Air Quality Management Plans.</p>



SAF Objective	Implications for minerals policy formulation
	<p>Where mineral allocations are located within areas that are sensitive to noise, policy could require noise management plans, which should include measures to reduce the impact of noise and vibrations on the local environment. This could be delivered through an amenity-related policy and/or cross-reference to other relevant plan policies.</p> <p>Mineral policy and site allocations should protect the Bath natural thermal spring under County of Avon Act 1982.</p> <p>Policy should consider the conservation, protection and enhancement of water resources. It could encourage the use of water management plans for extraction sites. This could be delivered through cross-reference to other relevant plan policies</p>
<p>Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	<p>Minerals policies should encourage the use of Natural Flood Risk management for site remediation schemes, in order to improve resilience to the impacts of climate change.</p> <p>Mineral policies should highlight the potential opportunities for site remediation to provide additional flood storage capacity, and where appropriate, should be incorporated into their design.</p> <p>Mineral policies should highlight the risks of groundwater in mineral extraction. It could require specific flood risk assessments, and water management strategies where sites are located in proximity to groundwater protection zones.</p>
<p>Reduce negative contributions to and increase resilience and promote adaptation to climate change</p>	<p>Minerals policies should encourage reductions in greenhouse gas emissions and eliminate fossil fuel use in new development. This could relate to both the types of mineral resources the authority wishes to target (low carbon) as well as the engineering methods and plant used in mineral extraction.</p> <p>Policy should seek to encourage high quality design for the remediation of extraction sites to increase resilience to future climate changes e.g. where appropriate use of SuDS, green infrastructure cooling methods, tree cover and biodiversity net gain</p>



SAF Objective	Implications for minerals policy formulation
Encourage careful, efficient use of natural resources including energy and encourage sustainable construction	<p>In accordance with the NPPF, minerals can only be worked where they are present. However, where possible, site allocations within MSA should avoid and protect grades 1-3a agricultural land and consider mineral extraction techniques that minimise impacts on soils and land.</p> <p>Policy should encourage lower carbon mineral extraction methods in order to reduce embodied carbon associated with raw materials. Policy should also encourage a move towards net zero carbon extraction technologies to support the declared Climate and Ecological Emergency.</p> <p>Site allocations should also consider the locations of stockpiles, processing plants, storage areas, and the local transport network in order to reduce embodied carbon associated with raw materials as far as possible.</p> <p>Policy should also require water efficient design to reduce water consumption required for mineral extraction e.g. rainwater harvesting.</p>
Promote waste management in accordance with the waste hierarchy (Reduce, reuse and recycle)	<p>Minerals policy should encourage the re-use and recycling of minerals where possible to reduce the need for further mineral extraction. Where possible on-site recycling should be favoured as that will reduce the need to transport waste to processing sites.</p> <p>Policy should ensure extraction sites employ waste management plans.</p>
Ensure the needs of equalities groups are considered and negative impacts are mitigated	<p>Policy should consider the needs of all groups within the community, avoiding potential negative impacts on people with protected characteristics.</p> <p>Site allocation and MSA should avoid disproportionate potential adverse impacts to groups of people with protected characteristics e.g. rural communities, socio-economically disadvantaged groups, ethnic minorities, the elderly and children, or people with disabilities.</p>



SAF Objective**Implications for minerals policy formulation**

Policy should be connected to other relevant policies of the Local Plan that encourage the employment of diverse groups, highlighting opportunities that may be available at extraction sites, either during operation or as part of post-remediation proposals.



Appendix C. Review of adopted minerals planning policy precedent

C.1 Introduction

This appendix provides a tabular summary of recently adopted minerals planning policies. These have been reviewed and included to provide examples of policies that have been through the examination process – the final column is used to signpost potential relevance for the formulation of recommendations for minerals planning policy in B&NES.



Table C-1 – Adopted planning policy precedent

Document	Policy	Implications for B&NES
<p>Buckinghamshire Minerals and Waste Local Plan 2016-2036 (adopted July 2019) – Policy 1: Safeguarding Mineral Resources</p>	<p><i>“Proposals for development within MSAs, other than that which constitutes exempt development, must demonstrate that prior extraction of the mineral resource is practicable and environmentally feasible and does not harm the viability of the proposed development”</i></p> <p><i>“A Mineral Assessment will be required to accompany the planning application for the proposed non-minerals development, detailing: ... whether it is feasible and viable to extract the mineral resource ahead of the proposed development to prevent sterilisation and the potential for use (of the mineral resource) in the proposed development”</i></p>	<p>Paragraph 3 of this policy provides a good example of responding to the NPPF requirement for mineral sterilisation by non-mineral development to be prevented where possible, together with promoting prior extraction and use of locally won materials in new developments, offering sustainability benefits and reinforcing local distinctiveness.</p> <p>Given that this has been an issue historically with Upper Lawn Quarry, such a policy approach may be valuable in the policy wording of B&NES Local Plan 2042.</p>
<p>Buckinghamshire Minerals and Waste Local Plan 2016-2036 (adopted July 2019) – Policy 7: Provision of Secondary and Recycled Aggregates</p>	<p><i>“Favourable consideration will be given to proposals for facilities for secondary and recycled aggregates...Development of temporary facilities for the recovery and recycling of inert materials, including inert wastes, must demonstrate that the materials will be recycled and re-used (as far as practicable) on-site”</i></p>	<p>Paragraphs 1 and 5 of this policy provide a good example of responding to the NPPF requirement for policies to consider the role of substitute, secondary and recycled materials in supplying materials before considering extraction of primary materials.</p> <p>Given that B&NES already has aggregate recycling facilities (Table D-1), it is important these are retained, supported by policy wording that</p>



Document	Policy	Implications for B&NES
Buckinghamshire Minerals and Waste Local Plan 2016-2036 (adopted July 2019) – Policy 16: Managing Impacts on Amenity and Natural Resources	<i>“All proposals for minerals and waste development must demonstrate that the proposed development is environmentally feasible, secures a good standard of amenity and would not give rise to unacceptable adverse impacts on the following: quality and quantity of water resources (including ground and surface waters), Source Protection Zones and flood risk, soil resources (including best and most versatile agricultural land), air emissions (including dust), human health and wellbeing and amenity to communities, noise, vibration, light, – visual impacts and/or intrusion, migration of contamination from the site, potential land use conflict, and cumulative impacts”</i>	<p>prioritises the use of these facilities prior to supporting new mineral extraction in B&NES Local Plan 2042.</p> <p>This policy addresses the control and prevention of various, specific environmental impacts, and also considers the cumulative impacts of minerals proposals.</p> <p>It provides a useful example of a policy mandating that mineral development proposals must show recognition of the cumulative impacts of such operations in ensuring that unacceptable adverse effects are not caused, as per NPPF guidance.</p> <p>It provides a prompt for how greater recognition for cumulative (in-combination) impacts could be incorporated in the policy wording of B&NES Local Plan 2042 as per Minerals NPPG.</p>
Buckinghamshire Minerals and Waste Local Plan 2016-2036 (adopted July 2019) – Policy	<i>“Minerals and waste development of a temporary nature must include a restoration scheme that will result in the site being progressively restored to an acceptable condition and stable landform as soon as is practicable and provide for high quality aftercare arrangements including ongoing management and monitoring where necessary.”</i> - The theme of ‘aftercare’ is	Provides a useful example of a policy that affords important to high quality restoration and aftercare in line with NPPF guidance, stating not only that efforts will take place at the earliest opportunity, but exactly what these



Document	Policy	Implications for B&NES
25: Delivering High Quality Restoration and Aftercare	mentioned several times as part of various mineral policies in this Local Plan	efforts will involve, and the objectives and requirements they will have. Similar policy wording could be proposed in Local Plan 2042 to manage aftercare of existing MSAs, particularly set against the context that some of the existing MSAs in B&NES may cease within the Plan period.
Nottinghamshire County Council Adopted Minerals Local Plan (adopted March 2021) – Policy 11: Secondary and Recycled Aggregates	<i>“Development proposals which will increase the supply of secondary and/or recycled aggregates will be supported where it can be demonstrated that there are no significant environmental, transport or other unacceptable impacts.”</i>	Clearly satisfies (including with contextual examples) NPPF requirements for planning policies to support the principle of developing capacity for supplying secondary and recycled materials and minerals waste. This could be reflected in B&NES policy, and extended further to connect to a preferred hierarchy for materials supply. Adopting such an approach to policy wording in Local Plan 2042 would align with B&NES Council’s declared Climate and Ecological Emergency. This could build on the existing policy.
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	MLP 2: <i>Specific sites and preferred areas will be allocated within the Avon and Carrant Brook, Lower Severn, North East Worcestershire,</i>	Complies with NPPF and government guidance that defines this area while also maintaining a supply.



Document	Policy	Implications for B&NES
<p>Policy MLP 2: Strategic Location of Development – Specific Sites and Preferred Areas and Policy MLP 3: Strategic Location of Development – Areas of Search and Windfall Sites within the Strategic Corridors</p>	<p><i>North West Worcestershire and Salwarpe Tributaries Strategic Corridors in a separate Mineral Site Allocations Development Plan Document and defined on the Policies Map*</i></p> <p><i>a) Planning permission will be granted for new mineral developments and extensions to extant sites within allocated specific sites.</i></p> <p><i>b) Planning permission will be granted for new mineral developments and extensions to extant sites within allocated preferred areas where one of the following applies:</i></p> <p><i>i. There is a shortfall in allocated specific sites to meet the scale of provision required over the life of the plan; or</i></p> <p><i>ii. There is a demonstrated shortfall in the landbank or stock of permitted reserves in the most recent Local Aggregate Assessment (for aggregate development proposals) or Authority Monitoring Report (for non-aggregate development proposals); or</i></p> <p><i>iii. There is a demonstrated shortfall in productive capacity in the most recent Local Aggregate Assessment (for aggregate development proposals) or Authority Monitoring Report (for nonaggregate development proposals); or</i></p> <p><i>iv. There is a demonstrated shortfall in supply of the relevant mineral for particular uses or specifications which would be addressed by the proposed development; or</i></p> <p><i>v. There is a demonstrated shortfall for a particular geographic market area which would be addressed by the proposed development.</i></p> <p>MLP3:</p>	<p>This could be reflected in B&NES policy to ensure that any mineral development would utilise the hierarchy of areas as well as provide alternative areas should there need to be a short-fall while also protecting areas. It states, for example, that areas of search must be used if there is a shortfall. This would suggest developers would need to demonstrate a commercial case to not use a MSA or preferred area as a location for extraction.</p> <p>In order to adopt such a policy effectively, B&NES would need to work with the WoE authorities to add specific local authority elements for B&NES within the LAA (for example, for Bath Stone).</p> <p>The MLP3 policy addresses potential windfalls. Such a policy is necessary only where it is considered likely that applications outwith MSAs may come forward. The consultation with operators (Section 4) does not indicate that this is anticipated in B&NES.</p>



Document	Policy	Implications for B&NES
	<p><i>Areas of search are allocated within the Avon and Carrant Brook, Lower Severn, North East Worcestershire, North West Worcestershire and Salwarpe Tributaries Strategic Corridors, as shown on Figure 4.1 (Key diagram) and defined on the Policies Map.* a) Planning permission will be granted for new mineral developments and extensions to extant sites within allocated areas of search where there is a shortfall in supply as demonstrated by part c. b) Planning permission will be granted for new mineral developments and extensions to extant sites on windfall sites within the strategic corridors where there is both a shortfall in supply as demonstrated by part c and either: i. the mineral resource was not allocated due to viability, environmental or amenity constraints, and it is clearly demonstrated by the applicant that those constraints can be satisfactorily managed or mitigated; or ii. the deposits were not known, or were not considered to be resources of local or national importance, and therefore did not inform the identification of mineral allocations, and sufficient geological and market data is provided by the applicant to demonstrate the presence of a nationally or locally important mineral resource. c) A shortfall in supply for a broad mineral type will be considered to exist where: i. there is a shortfall in extant sites and allocated specific sites and/or preferred areas to meet the scale of provision required over the life of the plan; or ii. there are sufficient extant sites and allocated specific sites and/or preferred areas to meet the scale of provision required over the life of the plan but one of the following applies: » there is a demonstrated shortfall in the landbank or stock of permitted reserves demonstrated in the most recent Local Aggregate Assessment (for aggregate development proposals) or Authority Monitoring Report (for non-aggregate development proposals); or » there is a demonstrated shortfall in productive capacity in the most recent</i></p>	



Document	Policy	Implications for B&NES
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	<p><i>Local Aggregate Assessment (for aggregate development proposals) or Authority Monitoring Report (for non-aggregate development proposals); or » there is a demonstrated shortfall in supply of the relevant mineral for particular uses or specifications which would be addressed by the proposed development; or » there is a demonstrated shortfall for a particular geographic market area which would be addressed by the proposed development.</i></p>	
Policy MLP 7: Green Infrastructure	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development will conserve and enhance networks of green infrastructure throughout the life of the development.</i></p> <p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate how, throughout its lifetime, the delivery of multiple benefits will be optimised, taking account of:</i></p> <ul style="list-style-type: none"> <i>a) the local economic, social and environmental context of the site;</i> <i>b) the potential impacts of climate change;</i> <i>c) site-specific opportunities to: <ul style="list-style-type: none"> <i>i. protect and enhance inherent landscape character;</i> <i>ii. conserve, restore and enhance ecological networks and deliver net gains for biodiversity;</i> <i>iii. conserve and enhance the condition, legibility and understanding of heritage assets and their setting;</i> <i>iv. reduce the causes and impacts of flooding;</i> <i>v. protect and enhance the surface water and groundwater resources at the local and catchment scale;</i> </i> 	<p>Congruent with NPPF 17, f- which states that planning policies should ‘set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>Incorporating a similar policy would require developers in the area to produce a plan on how the site will maintain green infrastructure throughout the lifetime of the development. This is a relevant Local Plan aim for B&NES; however, it may be sufficient to cross-refer to the GI and Nature Recovery policies of the Plan, set within the context of a policy framework promoting not just aftercare of minerals sites, but GI support throughout the development lifecycle.</p>



Document	Policy	Implications for B&NES
	<p><i>vi. improve the condition, legibility and understanding of geodiversity; and</i></p> <p><i>vii. enhance the rights of way network and provision of publicly accessible green space;</i></p> <p><i>d) the green infrastructure priorities of the relevant strategic corridor (where the proposed development is within a strategic corridor) or the strategic context of green infrastructure components within the wider green infrastructure network (where the proposed development is not within a strategic corridor); and</i></p> <p><i>e) how green infrastructure benefits will be secured for the long term.</i></p> <p><i>Where the proposed development is within a strategic corridor and the proposal would make very limited or no contribution to the delivery of the priorities of the relevant strategic corridor as a whole, this will only be considered appropriate where the economic, social and/or environmental benefits of the proposed development outweigh the benefits which could be realised by delivering the priorities of the relevant strategic corridor.</i></p>	
<p>Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)</p> <p>Policy MLP 22: Scale of Building Stone Provision and Policy MLP 23: Delivering an Adequate and</p>	<p>Policy MLP 22</p> <p><i>The Minerals Local Plan seeks to secure an adequate and diverse supply of building stone from indigenous resources.</i></p> <p><i>a) There is no information available to indicate the scale of provision required for building stone over the life of the plan, but demand for building stone resources may arise from conservation projects and/or new development.</i></p> <p><i>b) An adequate and diverse supply of building stone will be delivered from new developments:</i></p>	<p>This policy reflects a situation of uncertainty regarding the level of need and potential distribution of building stone resources. It is therefore designed as a safeguard for potential future demand; and is intended to work with the windfall policy as a complement.</p> <p>Taken together, these policies would ensure that building stone requirements are met through local supply. It also</p>



Document	Policy	Implications for B&NES
Diverse Supply of Building Stone	<p><i>i. Proposals for building stone development will be supported on areas of search within the North East Worcestershire, North West Worcestershire and Salwarpe Tributaries Strategic Corridors (see policy MLP 3).</i></p> <p><i>ii. As the presence and distribution of building stone has not been instrumental to the definition of the strategic corridors, and the areas of search they contain for building stone are not extensive, proposals for building stone development on windfall sites either within or outside the strategic corridors will be supported where they meet the tests set out in policies MLP 3 or MLP 4.</i></p> <p>Policy MLP 23</p> <p><i>Planning permission will be granted for minerals development that will contribute to achieving an adequate and diverse supply of building stone.</i></p> <p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate the contribution the proposed development will make towards:</i></p> <p><i>a) Increasing or maintaining Worcestershire’s stock of permitted reserves of building stone; and/or</i></p> <p><i>b) Enabling Worcestershire’s productive capacity for different types of building stone to be maintained or enhanced.</i></p>	<p>encourages developers to seek areas which could provide building stone while also ensuring technical assessment is provided to justify the need for the scheme.</p> <p>Worcestershire has a similar policy for all its key minerals as well as a generic ones. B&NES could incorporate a specific target for levels of building stone if they are known; or adopt the principles of this policy to account for future changes. Having targets would allow for better management of building stone supply (see recommendations regarding detail to be added to the LAA, if possible).</p>
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	<p><i>Mineral development will be permitted where it is demonstrated that the proposed development will make efficient use of natural resources.</i></p> <p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate that, throughout its lifetime, the proposed development will:</i></p>	<p>This policy, if incorporated, will embed the importance of ensuring that other practices on mineral sites are geared towards mitigating the negative impacts of mineral extraction. The policy promotes responsible extraction of minerals as primary resources, advocating lower carbon approaches</p>



Document	Policy	Implications for B&NES
Policy MLP 26: Efficient Use of Resources	<p><i>a) minimise use of water and energy in buildings, plant and transport;</i></p> <p><i>b) optimise on-site energy generation from renewable and low-carbon sources; and</i></p> <p><i>c) balance the benefits of maximising extraction with any benefits of allowing sterilisation of some of the resource, taking account of:</i></p> <p><i>i. the need for the mineral resource;</i></p> <p><i>ii. the ability to deliver the relevant strategic corridor priorities;</i></p> <p><i>iii. the ability to provide a stable and appropriate landform for beneficial after-use;</i></p> <p><i>iv. the ability to deliver high-quality restoration at the earliest opportunity;</i></p> <p><i>v. the appropriateness of importing fill materials on to site, and the likely availability of suitable fill materials;</i></p> <p><i>vi. the need to protect and enhance inherent landscape character; and</i></p> <p><i>vii. the need to manage or mitigate impacts on the built, historic, natural and water environment and amenity.</i></p>	<p>and highlighting the need for balance with adverse impacts.</p> <p>As B&NES has declared a climate emergency it is important that negative impacts can be balanced with the creation of renewable technology.</p>
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development, including associated transport, will not give rise to unacceptable adverse effects on amenity or health and well-being.</i></p> <p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate that, throughout its lifetime and taking into account the cumulative effects of multiple impacts from the site and/or a number of sites in the locality, the proposed development will not cause unacceptable harm to sensitive receptors from:</i></p>	<p>The policy stipulates a requirement for the applicant to prepare an appropriate level of technical assessment to be submitted with each application. This also highlights the need for transport impacts to be considered as part of the minerals development.</p> <p>The criteria listed draw directly from the NPPF.</p>
Policy MLP 28: Amenity		



Document	Policy	Implications for B&NES
	<p>a) dust; b) odour; c) noise and vibration; d) light; e) visual impacts; and/or f) contamination.</p>	<p>Incorporation of a similar policy will mean that developers will have to ensure due consideration of impacts and relevant measures to ensure health and well-being of residents and other receptors that could be affected.</p>
<p>Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)</p> <p>Policy MLP 29: Air Quality</p>	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development, including associated transport, will not give rise to unacceptable adverse effects on air quality, and will help secure net improvements in overall air quality where possible.</i></p> <p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate that, throughout its lifetime, and taking into account the cumulative effects of multiple impacts from the site and/or a number of sites in the locality, the proposed development will:</i></p> <p><i>a) not cause unacceptable harm to sensitive receptors, sensitive habitats, or designated sites of importance for biodiversity from air quality. Particular consideration will need to be given to air quality impacts in or impacting upon areas where air quality is known to be poor, such as designated Air Quality Management Areas (AQMs) or areas that are at risk of designation; and</i></p> <p><i>b) deliver improved air quality even when legally binding limits for concentrations of major air pollutants are not being breached, unless it is clearly demonstrated that this is not possible.</i></p>	<p>Incorporation of this policy places an obligation onto developers to consider the impacts not only of their site but also the transport movements that site will produce. Incorporation of this policy may deter development from areas that would have lower air quality.</p> <p>In the context of B&NES, the spatial relationship of mineral deposits (and MSAs) relative to the five AQMs (Bath, Keynsham, Saltford, Temple Cloud and Farrington Gurney) would dictate whether it was necessary to separate air quality out into separate policy. Alternatively, this may be addressed satisfactorily by an amenity policy, or other policies of the Local Plan.</p>
<p>Worcestershire Minerals Local</p>	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development will protect and enhance rights of way and public access provision.</i></p>	<p>This policy conveys specific protection to rights of way (on land and inland</p>



Document	Policy	Implications for B&NES
Plan 2018-2036 (adopted 2022) Policy MLP 30: Access and Recreation	<p><i>A level of technical assessment appropriate to the proposed development will be required to demonstrate that, throughout its lifetime, and taking into account the cumulative effects of multiple impacts from the site and/or a number of sites in the locality, the proposed development will:</i></p> <p><i>a) optimise opportunities to enhance the rights of way network and provision of publicly accessible green space, integrating other green infrastructure components where appropriate;</i></p> <p><i>b) not have an unacceptable adverse effect on the integrity and quality of publicly accessible green space;</i></p> <p><i>c) not have an unacceptable adverse effect on the integrity and quality of the existing rights of way network or navigable waterways; and</i></p> <p><i>d) retain rights of way in situ unless it is demonstrated that this is not practicable:</i></p> <p><i>i. where it is demonstrated that retaining rights of way in situ is not practicable, temporary or permanent diversions will be expected to achieve an enhanced route and level of access provision over that which was previously available and must be for as short a distance and duration as practicable; and</i></p> <p><i>ii. closure of any rights of way must only occur where it is demonstrated that it is not practicable to retain rights of way in situ and no suitable temporary or permanent diversion is possible.</i></p> <p><i>Compensatory provision must be made.</i></p>	<p>navigable waterways) in the context of impacts from minerals extraction.</p> <p>The policy also requires compensatory provision, depending on the levels of impact.</p> <p>Such a policy could be considered for B&NES, depending on the context of anticipated development proposals.</p>
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development will conserve and, where possible, enhance the historic environment.</i></p>	<p>A policy like this conveys a very high level of protection to heritage assets arising from minerals development.</p>



Document	Policy	Implications for B&NES
Policy MLP 32: Historic Environment	<p><i>A level of technical assessment appropriate to the proposed development and its potential impact on the historic environment and proportionate to the significance of any affected heritage asset(s) and their setting will be required to demonstrate that, throughout its lifetime, and taking into account the cumulative effects of multiple impacts from the site and/or a number of sites in the locality, the proposed development will:</i></p> <p><i>a) optimise opportunities to enhance the historic environment, including enhancing the condition, legibility and understanding of heritage assets and their setting, integrating other green infrastructure components where appropriate;</i></p> <p><i>b) avoid causing substantial harm to, or total loss of significance of, any designated heritage assets.</i></p> <p><i>Where there will be such harm or loss, the development will not be permitted unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or if a specific set of circumstances are all satisfied*. Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional. Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional;</i></p> <p><i>c) avoid causing less than substantial harm to the significance of any designated heritage assets.</i></p> <p><i>Where there will be such harm, it will be weighed against the public benefits of the development including, where appropriate, securing the optimum viable use of the heritage asset(s);</i></p>	<p>Theoretically, this could be beneficial in B&NES where there is a designated WHS. It would ensure that specific care is taken to conserving the historic environment. However, it may be more appropriate to cross-refer to the relevant historic environment policies within the Local Plan, rather than support such specific policy requirements.</p>



Document	Policy	Implications for B&NES
	<p><i>d) avoid causing unacceptable harm to, or unacceptable loss of significance of any non-designated**heritage assets. The benefits of the proposal will be balanced against the scale of any harm or loss and the significance of the non-designated heritage assets; and</i></p> <p><i>e) record and advance understanding of the significance of any heritage asset(s) to be lost (wholly or in part), including assets of archaeological interest, in a manner proportionate to their importance and the impact of the loss, and make this evidence and any archive generated publicly accessible.***</i></p> <p><i>*</i></p> <p><i>These specific circumstances are set out in Ministry of Housing, Communities and Local Government (July 2021) National Planning Policy Framework, paragraph 201.</i></p> <p><i>** Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be considered subject to the policies for designated heritage assets.</i></p> <p><i>*** The ability to record evidence of our past will not be a factor in deciding whether such loss should be permitted under part b, c or d of this policy.</i></p>	
<p>Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)</p>	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development will conserve and enhance the character and distinctiveness of the landscape.</i></p> <p><i>A level of technical assessment appropriate to the proposed development and its potential impact on the landscape will be required to demonstrate that, throughout its lifetime, and taking into</i></p>	<p>This policy would seek to protect landscapes, recognising the specific qualities of the local area – similarly to B&NES this includes designated landscapes.</p>



Document	Policy	Implications for B&NES
Policy MLP 33: Landscape	<p><i>account the cumulative effects of multiple impacts from the site and/or a number of sites in the locality, the proposed development will:</i></p> <p><i>a) optimise opportunities to enhance inherent landscape character, integrating other green infrastructure components where appropriate;</i></p> <p><i>b) not have an unacceptable adverse effect on the inherent landscape character. The benefits of the proposal will be balanced against the significance of any impacts where the proposed development is likely to:</i></p> <p><i>i. result in significant change to the key characteristics of the landscape identified in the Worcestershire Landscape Character Assessment and Worcestershire Historic Landscape Characterisation; or</i></p> <p><i>ii. introduce landscape features that conflict with, or dilute, the inherent landscape character of the area; and</i></p> <p><i>c) not have an unacceptable adverse effect on an Area of Outstanding Natural Beauty, taking into account its special qualities and the provisions of the relevant Management Plan:</i></p> <p><i>i. great weight will be given to conserving and enhancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty and proposals within them will be refused except in exceptional circumstances and where it is demonstrated that the proposed development is in the public interest; and</i></p> <p><i>ii. where the proposed development would affect the setting of an Area of Outstanding Natural Beauty, regard will be given to conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.</i></p>	<p>Inclusion of such a policy in B&NES would mean that developers and operators would have to take measures to ensure that the extraction has as small a visual effect as possible and would encourage measures such as the addition of vegetation to screen views. However, it may be sufficient to cross-refer to landscape policies within B&NES to achieve similar policy outcomes and avoid duplication.</p>



Document	Policy	Implications for B&NES
Policy MLP 34: Soils	<p><i>Planning permission will be granted where it is demonstrated that the proposed mineral development will conserve soil resources and their quality.</i></p> <p><i>A level of technical assessment appropriate to the proposed development and its potential impacts on soil resources will be required to demonstrate that, throughout its lifetime, the proposed development will:</i></p> <p><i>a) retain all soils within the site; and</i></p> <p><i>b) make appropriate provision for:</i></p> <p><i>i. soil stripping;</i></p> <p><i>ii. soil handling;</i></p> <p><i>iii. soil storage; and</i></p> <p><i>iv. re-use of soils.</i></p>	<p>Inclusion of this policy would ensure that land used for Mineral development would have a better chance of being viable for redevelopment by maintaining the soil.</p> <p>It would also mean that measures to protect soil would need to be implemented through the entire usage of the site.</p>
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	<p><i>“Storage, handling, processing and transport sites form the infrastructure which supports the production and distribution of minerals and mineral products. It is therefore crucial to not only safeguard mineral resources and primary extraction sites, but also any existing, planned and potential supporting infrastructure sites. This supporting infrastructure includes...handling and processing facilities for the bulk transport by rail or inland waterways of minerals, including recycled, secondary and marine-dredged materials; sites for concrete batching, the manufacture of coated materials, or other concrete products; and sites for the handling, processing and distribution of substitute, recycled and secondary aggregate material.”</i></p> <p>Such supporting infrastructure includes asphalt, brickworks, concrete and wharfage sites (see Figure 7.3 of Worcestershire Minerals Local Plan 2018-2036)</p>	<p>This policy is justified via reference to the supporting infrastructure in Worcestershire, which is significant in facilitating mineral extraction and development.</p> <p>Such recognition for this infrastructure satisfies NPPF guidance which mandates the safeguarding of existing and proposed sites for bulk transport, handling and processing of minerals, the manufacture of concrete and concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material.</p>



Document	Policy	Implications for B&NES
Worcestershire Minerals Local Plan 2018-2036 (adopted 2022)	This policy also proposes a technical assessment for non-exempt development proposed or partially proposed within 250m of any mineral site or supporting infrastructure:	Implications for B&NES is a need to determine what sort of other supporting infrastructure is relevant to consider in the specific policy wording of Local Plan 2042, beyond the aggregate recycling facilities. It may be that the principle is transferable, but the differing scale of minerals operations between the two authorities means it is unnecessary for B&NES.
Policy MLP 42: Safeguarding Mineral Sites and Supporting Infrastructure	<p><i>“A level of technical assessment appropriate to the proposed development and its potential impact on the operation of permitted or allocated mineral sites or supporting infrastructure sites will be required for all non-exempt development** proposed within or partially within 250m of the boundary of any permitted mineral site or supporting infrastructure site to demonstrate that the proposed development would not result in an unacceptable impact on:</i></p> <ul style="list-style-type: none"> <i>a) the continued operation of a permitted mineral site;</i> <i>b) the successful restoration and aftercare of a permitted mineral site;</i> <i>c) the development of a specific site or preferred area allocated in the Mineral Site Allocations Development Plan Document; or</i> <i>d) the continued operation of any supporting infrastructure site.”</i> 	<p>From this, technical assessments for non-exempt developments that may have unacceptable impacts on permitted mineral sites and/or supporting infrastructure may become relevant to Local Plan 2042. As per policy wording contained within Worcestershire Minerals Local Plan 2018-20136, the technical assessment would need to demonstrate that the proposed development would not lead to an unacceptable impact on:</p> <ul style="list-style-type: none"> A) The continued operation of a permitted mineral site B) The successful restoration and aftercare of a permitted mineral site



Document	Policy	Implications for B&NES
	<p>Non-exempt developments, in the context of the Worcestershire Minerals Local Plan 2018-2036, include developments other than:</p> <ul style="list-style-type: none"> a) Sites allocated in adopted Local Plans, where: <ul style="list-style-type: none"> i) safeguarding requirements have been ruled out during plan preparation and this is clearly stated as part of the site allocation, or ii) a mineral site or supporting infrastructure site has been permitted within 250m of Land which has already been allocated in an adopted Local Plan b) Sites allocated in Neighbourhood Development Plans⁵⁵³, where: <ul style="list-style-type: none"> i) safeguarding requirements have been ruled out during plan preparation and this is clearly stated as part of the site allocation, or ii) a mineral site or supporting infrastructure site has been permitted within 250m of land which has already been allocated in a Neighbourhood Plan c) Householder applications⁵⁵⁵ d) Applications for non-material amendments e) Replacement of existing buildings with buildings of similar scale and within the same Use Class f) Alterations or extensions to existing buildings where this is within their existing curtilage g) Provision of driveways, garages, car parks, hard standings and non-habitable structures within the curtilage of existing buildings h) Proposals for work to trees or removal of hedgerows 	<ul style="list-style-type: none"> C) The development of a specific site or preferred area allocated in the Mineral Site Allocations Development Plan Document D) The continued operation of any supporting infrastructure site <p>All these conditions are applicable and transferable to the B&NES context. Condition A) is relevant given the continued operation of Upper Lawn Quarry through much of the proposed Plan period until 2035. Further, condition B) is relevant to B&NES given the aims within the existing Plan to ensure restoration and aftercare of mineral sites.</p> <p>Condition C) is relevant given the identification for a preferred area for future mineral extraction to the north and west of Upper Lawn Quarry as per the Policy Maps. Finally, Condition D) is relevant to B&NES context given the continued operation of aggregate recycling facilities at the former Fuller Earthworks site, Odd Down which further contributes to the transferability of the</p>



Document	Policy	Implications for B&NES
	<ul style="list-style-type: none"> i) Applications for advertisement consent j) Applications for development below the threshold of “major development” located within adopted settlement boundaries, where not within 250m of an existing minerals infrastructure site k) Demolition of buildings l) Applications for Listed Building Consent m) Prior notifications n) Certificates of Lawfulness of Existing Use or Development (CLEUD) o) Certificates of Lawfulness of Proposed Use or Development (CLOPUD) 	<p>Worcestershire policy to the B&NES context.</p>
<p>Bexley Local Plan 2038 (Adopted April 2023) – Policy DP27: Minerals and Aggregates</p>	<p><i>“All minerals exploration and extraction proposals will be expected to demonstrate that: a. there will not be an unacceptable adverse impact on the natural, built and historic environment, on public health and safety, and the amenity and quality of life of nearby communities and suitable measures and controls will be put in place to mitigate any adverse impacts”</i></p>	<p>This policy in Bexley Local Plan 2023 acts as a useful precedent for the protection of the environment from adverse effects. It is a simpler form of policy wording than the approach adopted by Worcestershire.</p> <p>It states the aspects of the environment which should be protected from the adverse effects of minerals working, including visual environments (“natural, built and historic”) and social environments (“public health and safety...quality of life...communities”).</p> <p>These precedents can be used to help specify the types of environment which</p>



Document	Policy	Implications for B&NES
<p>Bexley Local Plan 2038 (Adopted April 2023) –</p> <p>Policy DP27: Minerals and Aggregates</p>	<p><i>“All minerals exploration and extraction proposals will be expected to demonstrate that:...b. there are satisfactory proposals for the restoration and aftercare of the site in order to ensure an appropriate and beneficial re-use; including recreational, leisure and other related uses that have a wider public benefit.”</i></p> <p><i>“Restoration proposals should improve the environment, with particular regard to the quality of soil, water, biodiversity and geodiversity, as well as flood risk, land stability and landscape character”</i></p>	<p>should be protected from the adverse impacts of minerals working in Local Plan 2042. This should be done with reference to the MPPG, which notes that issues can arise in relation to noise, dust, air quality, lighting, visual impact, landscape character, archaeological and heritage features, traffic, contamination of land, the best and most versatile agricultural land, flood risk, blast vibration, land instability, ecological designations, landscape designations, site restoration and aftercare and the water environment.</p> <p>This presents an opportunity for Local Plan 2042 to be more creative and detailed in its efforts to promote aftercare and restoration after mineral extraction at a site. It is a simpler form of policy wording than the approach adopted by Worcestershire.</p> <p>Greater consideration within restoration and aftercare efforts should be given to the recreational and leisure potential reuse of decommissioned sites to increase the public benefit beyond the timespan of the mineral site.</p>



Document	Policy	Implications for B&NES
		Efforts to improve flood risk and land stability are particularly important considerations for Local Plan 2042, given the presence of housing and allotments around Upper Lawn Quarry.



Appendix D. Relevant planning history

D.1 Introduction

This appendix comprises a tabulated summary of the relevant planning history for minerals development in B&NES.

Table D-1 - Relevant planning history

Location	Application Reference	Proposal	Status
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	00/00384/MINW	Approval of planning conditions for continued operation of the quarry.	Approved (17.05.2000)
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	00/02251/MINW	Extension of Bath Stone Quarry	Approved (31/01/2001)
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	16/05548/MINW	Extension of quarry and variation of restoration strategy and period of extraction up until 2035.	Approved (27/02/2018)
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	17/00329/FUL	Change of use of an area of paddock for use as allotments (linked to quarry extension - app 16/05548/MINW)	Approved (27/02/2018)
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	18/03083/COND	Discharge of Condition 12 (drainage) attached to application 16/05548/MINW.	Discharged (06/09/2018)
Upper Lawn Quarry, St Winifreds Drive, Combe Down, Bath, BA2 7HR	18/03084/COND	Discharge of condition 8 (submission of allotment layout plan) attached to application 17/00329/FUL.	Discharged (06/09/2018)

Mount Pleasant Quarry, Monkton Combe, Bath, BA2 7HD	97/02071/MINW	Minerals and waste application for stone quarrying.	Withdrawn (31/03/2006)
	07/01045/REG03	Provision of a new bat sump and associated works. Creation of a bat monitoring area within mine entrance, reprofiling of existing ground and construction of 5m bund.	Approved (14/06/2007)
Stoke Hill Mine, Midford Lane, Limpley Stoke, Bath, BA2 7GP	96/02045/FUL	Continued extraction of oolitic limestone blocks as an extension to the existing approved underground minerals workings.	Approved (13/06/1996)
Stoke Hill Mine, Midford Lane, Limpley Stoke, Bath, BA2 7GP	04/03910/MINW	Extend the planning boundary to 70ha and the end date of the existing permission (ref: 96/02045/FUL) to 2042	Approved (10/03/2005)
Stoke Hill Mine, Midford Lane, Limpley Stoke, Bath, BA2 7GP	23/02381/VAR	Variation of condition 24 of application 04/03910/MINW (Extend the planning boundary and the end date of the existing permission ref: 96/02045/FUL). To allow for underground processing of “waste” stone.	Pending Consideration (target decision 06/10/2023)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	97/02072/MIN	Extraction of Lias Limestone - application for approval of conditions pursuant to Environment Act 1995.	Approved (10/09/1998)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	02/01344/MIN	Variation of conditions 11 and 14 of Approved Scheme of Conditions ref. 97/02072/MIN concerning importation of stone and hours of operation.	Withdrawn (31/03/2006)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	07/02328/VAR	Variation of conditions 2 and 35 of planning permission 97/02072/MIN to extend the date by which extraction and treatment of minerals and restoration of the quarry shall be completed. Permission stipulates there shall be no extraction and treatment of minerals after the 30 November 2012 to ensure the site is restored within reasonable timescale.	Approved (08/01/2008)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	03/02403/MINW	Extension to quarry	Withdrawn (02/07/2004)

Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	07/02326/MINW	Application for the establishment and operation of a materials recycling facility and ancillary development	Approved (08/01/2008)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	10/03248/SCOPE	Formal environmental impact assessment scoping opinion request for proposed stable non-reactive hazardous waste landfill.	28/07/2010
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	10/05199/EFUL	Restoration of Stowey Quarry by landfilling of Stable Non Reactive Hazardous Waste (SNRHW) including asbestos and inert wastes and that the application is accompanied by an environmental statement.	Refused (01/10/2012)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	10/05199/QUASH	Restoration of Stowey Quarry by landfilling of SNRHW and inert wastes.	Approved (07/07/2011)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	12/04805/MVAR	Variation of conditions 2 and 4b of application 07/02326/MINW to extend the compliance period from 30 November 2012 to 30 November 2015	Refused (16/04/2014)
Stowey Quarry, Stowey Road, Cameley, BS39 5UJ	12/04808/MVAR	Variation of conditions 2 and 4b of application 07/02326/MINW to extend the compliance period from 30 November 2012 to 30 November 2015	Refused (16/04/2014)
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	97/02620/MINW	Operation of concrete and hardcore recycling plant for 5 years and restoration of site by importation of subsoil and topsoil.	Approved (21/09/1999)
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	02/02722/MINW	The development of land without complying with condition 14 of planning permission 97/02626/MINW and the variation of condition 14 at land formerly Queen Charlton Quarry	Approved (12/02/2003)
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	04/00105/VAR	Variation of condition 16 of permission 97/02626/MINW dated 2 December 1998 to increase limit on heavy goods vehicles attending site on any day from 5 to 18, and to secure the permanent inclusion of cardboard waste in	Approved (04/03/2004)

		condition 13 at land formerly Queen Charlton Quarry	
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	05/01993/QUASH	Increase size of concrete storage area and variation of condition 13 of planning permission 97/02626/MINW to accept wood waste.	Approved (08/11/2006)
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	05/02984/VAR	Variation of conditions 20 and 23 of planning permission 97/02620/MINW to allow importation of waste until 31 August 2006 and extended period of restoration to 31 August 07 (re-submission) as amplified by letters dated 3.5.2006, 6.2. and 4.4.2007	Approved 04/07/2007
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	05/01993/FUL	Increase size of concrete storage area and variation of condition 13 of planning permission 97/02626/MINW to accept wood waste.	Approved 19/09/2013
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	05/00723/VAR	Variation of condition 13 and 16 of Planning Permission: 97/02626/MINW dated 02/12/1998 to allow permanent recycling of cardboard waste and increase in truck movements.	Approved 19/09/2013
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	10/00981/FUL	Phased completion of restoration of former Queen Charlton Concrete Works on Charlton Field Lane, Keynsham using imported excavated materials and topsoil/compost	Approved 10/09/2010
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	10/04400/COND	Discharge of condition 22 of application 10/00981/FUL (Phased completion of restoration of former Queen Charlton Concrete Works on Charlton Field Lane, Keynsham using imported excavated materials and topsoil)/compost	Discharged (14/12/2010)
Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	13/04126/MINW	Construction of facility to process food waste via anaerobic digestion to create electrical energy for export to grid, heat for wood drying and digestate for fertiliser, control building and education centre and ancillary facilities, roads and hardstandings, revised junction to Charlton Field Lane	Approved 21/05/2014

Queen Charlton Concrete Works, Queen Charlton, Keynsham, BS31 2TN	21/00419/EFUL	Development of an Anaerobic Digester Facility (including retention of the existing Feedstock Reception Building, Digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements	Refused 10/03/2022
Parcel 7512, Fosseway, Englishcombe, Bath	10/01774/FUL	Reprofiling land for the purposes of agricultural improvement on land adjacent to Old Fullers Earthworks, Odd Down on parcels 7512, 8600 and 6600.	Approved (13/12/2010)
Parcel 7512, Fosseway, Englishcombe, Bath	23/00021/FUL	Reprofiling of land for the purposes of agricultural improvement, biodiversity benefits and landscape screening (Resubmission).	Refused (01/11/2023)
Middle Field, Lypiatt, Queen Charlton, BS14 0QS	04/01249/MINW	Land restoration of quarry	Withdrawn (18/08/2004)
Middle Field, Lypiatt, Queen Charlton, BS14 0QS	17/04279/CLPU	Reinstatement of Queen Charlton quarry involving the restoration of the land to agricultural use (Certificate of Lawfulness of Proposed Use).	Refused (19/12/2017)
Parcel 2156, Durley Hill, Keynsham, BS31 2AB	12/04304/MINW	Drill and test the permeability of the coal at land on the south east side of Hicks Gate, Durley Hill, Keynsham	Withdrawn (21/12/2012)



Appendix E. Review of previous minerals policy recommendations

E.1 Introduction

This appendix provides tabular summaries of the salient recommendations made previously regarding minerals planning policy for B&NES. An analysis is provided, commenting on the continued relevance of the previous recommendations in the context of the updates contextual review (Section 2 of the main report).



Table E-1 - Policy recommendations from 'Review of minerals allocations and safeguarding areas' (November 2019)

Theme	Report Recommendation	Comments on relevance / action
<p>Minerals safeguarding – concerning the amendment of existing Mineral Safeguarding Areas (MSAs)</p>	<p>No recommendation to amend the existing MSAs for the next Plan timespan as they suitably satisfy guidance and policy. This is because based on the completed works, active sites, and work committed to by extant planning permissions, these areas are considered to adequately identify the mineral resource areas likely to be of interest in the Local Plan 2042 period. No proposals to extend the existing safeguarding areas have emerged during the existing plan period and future activity suggests this is unlikely to change.</p>	<p>The SAF review has highlighted the importance and potential opportunities linked to local extraction of Bath Stone. This report includes recommendations for additional Bath Stone detail to be incorporated into the WoE LAA review. There may therefore be a need to review the extent of MSA related to Bath Stone within the forthcoming Local Plan. This is relevant for the Chalfield Limestone MSA at Limpley Stoke, where there is active developer interest in an extension (Section 4 – Stoke Hill Mine).</p> <p>A degree of flexibility in amending the MSAs may be required since, as mentioned in Table A-1, the theoretical total aggregate demand forecast in the WoE over the next ten years until 2031 stands at 48.5Mt but is dependent on other local factors and subsequent LAAs. At present B&NES does not contribute to this, but there may be merit in providing a framework to accommodate future change (e.g. as per Worcestershire policy MLP3, regarding windfall sites).</p> <p>This justifies the recommendation that Local Plan 2042 needs to include similar supply and demand statistics for B&NES area. NPPG guidance states that annual LAAs should be prepared either individually or jointly. It is recommended that B&NES continues to be involved in joint plans given its likely future reliance on aggregates provision from adjacent LPAs, but that it also develops an individual LAA given the uniqueness of Bath Stone to the local area, which as mentioned, faces potential future shortfalls in supply.</p>
<p>Mineral allocations – concerning reserves of aggregates</p>	<p>No recommendation to change the reserves of aggregates, which are likely to make the sub regional apportionment into the next Plan period.</p>	<p>Contextual policy review does not suggest that the mineral allocations for aggregate reserves in the B&NES area require amending for Local Plan 2042.</p> <p>It is considered likely that over the next Plan period neighbouring permitted reserves of aggregates from South Gloucestershire and North Somerset will</p>



Theme	Report Recommendation	Comments on relevance / action
Active mineral sites – concerning land north of the existing Upper Lawn Quarry; considering the (temporary) allotments to the south	<p>Recommendation to retain this site for the next Plan period, with provision for future expansion via a site-specific policy.</p> <p>Recommendation for any future plan to recognise that the allotments to the south are only temporary uses which do not excessively restrict future mineral extraction.</p>	<p>continue to support the aggregate needs of B&NES in providing the sub regional apportionment, as laid out in the West of England Local Aggregates Assessment 2012-2021.</p> <p>These recommendations are relevant as they help guide and inform future proposals should they arise. Policy should include provisions for future expansion of Upper Lawn Quarry, which is reinforced through the consultation undertaken (Section 4).</p> <p>Merit in providing additional policy provisions to provide a decision making framework relating to above ground development (e.g. allotments).</p>
Policy maps – concerning approved extensions	<p>Designations for policy maps should be amended so that the Mineral Allocations for Upper Lawn Quarry includes the approved extension, together with the amendment to the allotment land to include the approved extension</p>	<p>Policy Maps need to be amended to match any changes to MSAs (e.g. extension to Chalfield Limestone MSA at Limpley Stoke) and allocations relating to mineral workings (e.g. reflecting consents, such as at Upper Lawn Quarry, as set out in Section 2 and Appendix D).</p>
Inactive mineral sites – concerning extending mineral extraction at Stowey Quarry and further mineral allocations	<p>No recommendation for additional mineral allocation at Stowey Quarry as no proposals to extend the mineral extraction here have emerged during the existing Plan period.</p>	<p>Consultation with minerals operators (see Section 4) has confirmed that there is no current interest in further working of Stowey Quarry and/or other locations in B&NES.</p> <p>The review of policy precedent has identified approaches that would provide a framework to deal with any unexpected proposals coming forward. This should be developed.</p>



Theme	Report Recommendation	Comments on relevance / action
Aggregate recycling facilities – concerning suitability of existing policy approach for Local Plan 2042	No recommendation to change the existing policy approach to aggregate recycling facilities for the next Plan period, as there is no demand for further facilities at the moment.	Contextual policy review reveals that NPPF policy requires the safeguarding of existing, planned and potential aggregate recycling facilities, so it is important that policy in the Local Plan 2042 accommodates for the safeguarding of existing aggregate recycling facilities as per NPPF guidance. Consultation (Section 4) has highlighted that there is no current known developer demand. The existing policy should be reviewed with the aim of maximising alignment to SAF objectives.
Existing policies – within current Local Plan	No stated recommendations regarding the mineral policies contained within the existing Local Plan.	See Table 5-1 in Section 5. Suggested wording changes have been identified and are reflected in Section 6 of the main report.
Proposed policies – concerning existing level of mineral activity	Existing level of mineral activity within the existing Plan area is unlikely to change during the next Plan period. This is based on the low number of active mineral sites and the committed level of extraction existing through extant planning permissions with the sub regional apportionment of reserves of aggregates being primarily fulfilled by South Gloucestershire and North Somerset, as per the findings and forecasts contained within the West of England LAA 2012-2021.	The consultation (Section 4) has not identified any material changes to the conclusions of the Savills report regarding the existing level of mineral activity, which is relatively low; and the expectation that there will be a continued reliance on the wider WoE authorities for reserves of aggregates. Notwithstanding this, the contextual review has highlighted some policy areas that could be addressed. This includes providing a more flexible forward-looking framework of policies for potential windfall sites and changes in minerals demand; adding a focus on shifting to lower carbon practices (e.g. through review of existing conditions); strengthened amenity controls; and additional considerations in terms of environmental quality during operation and as part of restoration and aftercare, with a connection to GI and nature recovery.



Theme	Report Recommendation	Comments on relevance / action
<p>Neighbouring authority provisions – concerning supply of aggregates for West of England via neighbouring quarries</p>	<p>No recommendations regarding the supply of aggregates from neighbouring authority provisions</p>	<p>Contextual policy dictates that neighbouring authority provisions should be relied upon to obtain a steady and adequate supply of industrial minerals.</p> <p>As per the West of England LAA 2012-2021, the existing approach to sourcing aggregates for B&NES on a regional basis involves relying on the sub regional apportionment supplied from the extensive permitted reserves of aggregates contained within South Gloucestershire and North Somerset. This approach to the provision of aggregates for the West of England region (including B&NES) is unlikely to change during the next Plan period and in the long term.</p> <p>This has not been identified as an issue for the B&NES area except in the case of Bath Stone, which is limited in the available sites from which it can be sourced, and as such may pose supply issues in future.</p> <p>The review of the implications of the SAF objectives for forthcoming minerals policy also point to multiple potential opportunities for a policy of enabling future working of Bath Stone to contribute positively to achieving the SAF objectives.</p>



Table E-2 - Policy recommendations from 'Review of Upper Lawn Quarry, Combe Down, Bath (November 2019)

Theme	Report Recommendation	Comments on relevance / Action
Mineral Safeguarding Area (MSA) – concerning the amendment of the existing MSA at Upper Lawn Quarry	Recommendation to amend the existing MSA to exclude the housing area to the north of the site	A relevant recommendation as policy should correctly bound areas with potential for future mineral extraction. On the basis that the housing development will preclude future working of the minerals underlying the site, this parcel of land should be excluded from the MSA.
Mineral Allocation – concerning the boundary of the Mineral Allocation of the quarry	Recommendation to amend the boundary of the Mineral Allocation of the quarry to reflect recent planning permission at the site (planning application ref. 16/05548/MINW)	This recommendation is relevant given recent permission granted to extend the quarry and the current activity on site. Action to be taken is not only amending this boundary but also amending the mineral preferred area accordingly in the Local Plan 2042.
Policy Implications – concerning quarry extraction and allocating additional land	<p>Recommendation to consider the current extraction rate at Upper Lawn Quarry and the need to allocate additional land as a Preferred Area given mineral extraction will continue until end of 2035.</p> <p>Recommendation that the existing policies and allocations on the Policy Maps should be considered complementary, given that the Policy Maps designations would not unduly restrict the possible future extraction of minerals for Upper Lawn Quarry.</p>	Relevant in that extraction at Upper Lawn Quarry is to continue into the proposed Plan period (at least until end of 2035). Amendment to the Preferred Area would provide a basis for further extensions of the extraction period and extents to be considered.
Local Green Space (LGS) – concerning policies relating to the designation of Local	Recommendation that the emerging Local Plan ensures that the policies relating to the designation of LGS, the protection of allotments from development, and increasing the provision of local food growing in	Subsequent to the publication of the Savills report, it is understood that B&NES has engaged with relevant stakeholders regarding the allotment provision proximate to Upper Lawn Quarry.



Theme	Report Recommendation	Comments on relevance / Action
Green Space and allotment land	identifying all new allotment sites (policies LCR6A, LCR8 and LCR9) are considered against the recommendations in this Savills report	The Local Plan 2042 is to reflect the primacy of safeguarding future mineral extraction over allotment use; and it would be appropriate to include suitable policy provisions regarding relocation of affected uses and suitable remediation post-working.





AtkinsRéalis



Anna Morris
AtkinsRéalis UK Limited
The Hub
500 Park Avenue
Aztec West
Bristol
BS32 4RZ

Tel: +44 (0)1454 662000
Fax: +44 (0)1454 663333

© AtkinsRéalis UK Limited except where stated otherwise