

4. MINERALS DEVELOPMENT SPECIFIC POLICY

MINERAL SAFEGUARDING AREAS (MSAS)

- 4.1 Mineral Safeguarding Areas (MSAs) are identified in order that known locations of specific mineral resources of local and/or national importance are not needlessly sterilised by non-mineral development. The purpose of MSAs is to make sure that mineral resources are adequately taken into account in all land use planning decisions. They do not automatically preclude other forms of development taking place, but flag up the presence of important mineral so that it is considered, and not unknowingly or needlessly sterilised.
- 4.2 MSAs are identified on the Policies Map. They constitute the extent of known reserves plus a 250m buffer. During the preparation of this Plan, more detail was set out on their identification in a document entitled 'Methodology for Identifying MSAs (January 2019)'.
- 4.3 In applying the policy below, applicants and decision makers may also find useful the Minerals Safeguarding Practice Guidance (April 2019), produced by the Mineral Products Association and Planning Officers' Society.

POLICY 5: MINERAL SAFEGUARDING AREAS (MSAS)

Mineral Safeguarding Areas (MSAs) are identified on the Policies Map for mineral resources of local and/or national importance. The Mineral Planning Authority must be consulted on all development proposals in these areas except:

- (a) development that falls within a settlement boundary*;
- (b) development which is consistent with an allocation in the Development Plan for the area;
- (c) minor householder development within the immediate curtilage of an existing residential building;
- (d) demolition or replacement of residential buildings;
- (e) temporary structures;
- (f) advertisements;
- (g) listed building consent; and
- (h) works to trees or removal of hedgerows.

Development within MSAs which is not covered by the above exceptions will only be permitted where it has been demonstrated that:

- (i) the mineral can be extracted where practicable prior to development taking place; or
- (j) the mineral concerned is demonstrated to not be of current or future value; or
- (k) the development will not prejudice future extraction of the mineral; or
- (l) there is an overriding need for the development (where prior extraction is not feasible)**.

*a 'settlement boundary' is that which is defined on the relevant Policies Map for the area (e.g. a village envelope or urban area boundary). If no such boundary is identified on the Policies Map, it will constitute the edge of the built form of the settlement or, should an edge be defined in words (rather than map form) in a Local or Neighbourhood Plan, then that definition will be used for that local area.

** within (l), 'overriding need' will need to be judged in the planning balance when any planning application is assessed, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy. That judgement should also consider the cost of, and scope for, developing outside the MSA, or meeting the need for it in some other way. By 'not feasible' in (l), this could include viability reasons.

MINERAL DEVELOPMENT AREAS (MDAS) AND MINERAL ALLOCATION AREAS (MAAS)

- 4.4 Mineral Development Areas (MDAs) are specific sites identified on the Policies Map. They consist of existing operational sites and committed sites (i.e. sites with planning permission but which are not yet operational or are dormant). Areas not yet consented but allocated in this Plan for the future extraction of mineral are identified as Mineral Allocation Areas (MAAs). These sites also include existing, planned and potential sites for:
- concrete batching, the manufacture of other coated materials, other concrete products; and
 - the handling, processing and distribution of substitute, recycled and secondary aggregate material.
- 4.5 Please note that Policy 16: Consultation Areas (CAs), which should be read in conjunction with the Policy below, also covers proposals which fall within a MDA or MAA as well as within 250m of their boundaries. The following policy focuses only on development within MDAs and MAAs themselves.