

# **LDP2** **Ceredigion**

**Replacement Local Development Plan  
2018 - 2033**

**Topic Paper: Minerals  
Update for Preferred Strategy 2019**



Cyngor Sir  
**CEREDIGION**  
County Council

Should you require this document in an alternative format, such as large print or a coloured background, please contact the Planning Policy team by email

[ldp@ceredigion.gov.uk](mailto:ldp@ceredigion.gov.uk) or by phone 01545 572123

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## Note for Reader

Topic Papers are background papers which provide evidence for choices and decisions made as part of preparation of the Local Development Plan.

The update Topic Papers for the Local Development Plan (LDP) Deposit were published at the same time (December 2010) and are still available on the Council website or in paper copy by request.

The Ceredigion LDP was adopted in April 2013. The local planning authority is required to complete Annual Monitoring Reports to assess the extent to which the LDP strategy, policies and development sites are being delivered.

In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council must undertake a full review of the adopted LDP at intervals not longer than 4 years from adoption.

The Ceredigion LDP Review Report 2017 set out the extent of changes required to the LDP and the revision procedure to be followed.

The purpose of this Topic Paper Update is predominantly to demonstrate whether, since the Deposit of the LDP was published and subsequently adopted in April 2013, there has been any change in relevant guidance, policies or strategies; information and evidence; or issues highlighted through the formal Review Report 2017 and subsequent Annual Monitoring Reports (AMRs) or appeals; that suggests the issues addressed in the adopted LDP have changed or are not fully being addressed by the policies.

# 1. Executive Summary

- 1.1.1 This Topic Report Update for the Ceredigion LDP Proposed Strategy summarises the findings of the Review undertaken in 2017, which concluded that the Mineral policies were generally fit for purpose and subject to minor tweaks did not need updating for LDP2. However given the updated RTS due in 2019/2020 it's possible that changes will be required for deposit.
- 1.1.2 In considering legislation, policy and evidence that may have arisen since the LDP Review Report, this Topic Report Update has identified forthcoming changes in policy and evidence. The effects of these changes have been considered and deemed to have no impact on the LDP Vision, Objectives and policies requiring changes to the plan, for the following reasons:
- a. Ceredigion is still meeting its apportionment in accordance with the Regional Technical Statement.
  - b. The polices are still robust and accord with national policy to safeguard the minerals resource of the county.
  - c. It is therefore proposed the minerals policies with some minor adjustments to reflect national policy changes are to be carried through to LDP2. Recognising when the next RTS is released there may be a requirement to make amendments at the deposit stage of plan preparation.

## **2. Introduction**

2.1.1 The Minerals Topic Paper (December 2011) discussed how minerals is a key public policy aim of achieving social, environmental and economic sustainability and how this can be secured through the LDP. It considered the policy constraints, guidance and best practice that constrain the deliberations of the LDP.

2.1.2 This information was then used to determine the key issues which could be addressed by the LDP, minerals objectives and finally in the development of policies.

### **2.2 Role of this paper**

2.2.1 This update paper looks at what has changed since the previous Topic Paper was released. It will update the topic with any further issues and provide an analysis and conclusions to confirm or amend the findings of the Review Report. If more detail is required to discuss any issues raised, this will be incorporated within this paper and will inform the Preferred Strategy.

### 3. Update table

3.1.1 The table below provides a summary of changes that have occurred or issues that have been raised in relation to Minerals. These may be from changes in/new Policies, Strategies etc., changes in/new evidence or information or issues raised in the AMR or appeals.

<b>Review Issue / Proposed Change</b>	<b>Source / Trigger</b>	<b>Date (Month/ Year)</b>	<b>Action</b>	<b>Further comments</b>	<b>Review in topic paper required?</b>
Production of the Aggregates Safeguarding Map of Wales	Wales Government / British Geological Survey		None required	This came out after the last Minerals Topic Paper was produced but in time for the mapped Aggregate Safeguarding Areas to be used as the basis for the Mineral Safeguarding Areas (MSAs) in the LDP, so the MSA polygons mapped in the LDP are identical to the ASAs shown on the Aggregate Safeguarding Areas map.	No.

<b>Review Issue / Proposed Change</b>	<b>Source / Trigger</b>	<b>Date (Month/Year)</b>	<b>Action</b>	<b>Further comments</b>	<b>Review in topic paper required?</b>
Planning Policy Wales (PPW10) Edition 10	Wales Government	Dec 2018	None required	It has not introduced any significant change in WG policies or introduced any new policies in relation to minerals development. However, in significantly condensing the text from MPPW and subsequently Chapter 14 of PPW8 it has inevitably introduced very subtle changes.	No
Minerals Planning Policy Wales cancelled	Wales Government	Jan 2016	None required	Replaced by PPW Edition 10.	No
Minerals Planning Policy (Wales) Minerals Technical Advice Note 1	Wales Government	March 2004	None required	Still current	No



<b>Review Issue / Proposed Change</b>	<b>Source / Trigger</b>	<b>Date (Month/Year)</b>	<b>Action</b>	<b>Further comments</b>	<b>Review in topic paper required?</b>
Aggregates					
Interim Marine Aggregates Dredging Policy	Wales Government	Nov 2001	None required	Still current	No
Towards Zero Waste – One Wales One Planet	Wales Government	2010	None required	Still current	No
Minerals Planning Guidance Notes (MPGs) (Parts relevant)	Wales Government	Various	None required	Same parts still current	No
South Wales Regional Aggregates Working Party (SWRAWP) Annual Reports 2011, 2012, 2013 and 2014,	South Wales Regional Aggregates Working Party	Report for 2017 published January 2019	None required Figures in the 2017 Report indicate no change required to	The 2018 Annual Report is due to be published in late summer 2019.	No

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review in topic paper required?
2015,2016,2017			Policies, nor any additional allocations required in order to maintain the required landbanks or to meet Ceredigion's share of the joint apportionment set in the RTS 1 <sup>st</sup> Review for the former Dyfed authorities (excluding PCNP).		
The Environmental Permitting (England and Wales) Regulations	Wales Government	2010	None required	Remains relevant	No

<b>Review Issue / Proposed Change</b>	<b>Source / Trigger</b>	<b>Date (Month/ Year)</b>	<b>Action</b>	<b>Further comments</b>	<b>Review in topic paper required?</b>
UK RIGS Development Strategy 2006-2010	Nature Conservancy Council / Earth Science Conservation Strategy	2006	None required	Not updated so list (and description ) of RIGS remains unchanged	No
The South Wales Regional Aggregates Working party (SWRAWP) Technical Statement (RTS)	SWRAWP (contracted by Wales Government)	2008	None required	Superseded by the RTS 1 <sup>st</sup> Review	No
The South Wales Regional Aggregates Working party (SWRAWP) Technical Statement (RTS) First Review	SWRAWP (contracted by Wales Government)	Aug 2014 (Next Review due in 2019/20)	No significant immediate action required.	Principle changes are i) Change in approach to calculating landbanks based on average output from the previous 10 years, instead of the previous 3 year average.	i) This will need to be covered in the Topic Paper, but the

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review in topic paper required?
			<p>ii) The wording in the introduction to Policy LU27 will need to be amended to indicate the change and the authority will need to work more collaboratively with the former Dyfed authorities to agree if and where in the</p>	<p>and</p> <p>ii) Adoption of a combined apportionment figure for land won sand and gravel aggregates production across the area covered by the former Dyfed Authorities, rather than separate apportionment figures for each of the constituent authorities.</p> <p>The combined sand and gravel apportionment will require the authority to work even more</p>	<p>averages are not so dissimilar as to require any change in approach or wording in the LDP.</p> <p>ii) This will need further explanation and exploration in the Topic paper.</p> <p>However, Ceredigion's</p>

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review in topic paper required?
			longer term the former Dyfed region's future workings will need to be allocated.	closely and collaboratively with Pembrokeshire, Carmarthenshire and (to a lesser degree perhaps) PCNP to ensure that in the longer term there is still adequate provision of active, permitted and allocated sites across Ceredigion, Pembrokeshire and Carmarthenshire to facilitate the gradual move away from mineral extraction from within the PC National Park and still meet the combined apportionment set by the RTS 1 <sup>st</sup> Review across the region. Currently Ceredigion has disproportionately more sand and gravel reserves at active and	existing landbank of reserves at permitted and allocated sites is more than sufficient to meet its share of the required combined apportionment until beyond the plan period even if there is no agreement on the part of Carmarthenshire and

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review in topic paper required?
				allocated sites than Pembrokeshire and Carmarthenshire so if anything the change will shift the burden of more onto Pembrokeshire and Carmarthenshire to provide any further allocations needed to meet the combined apportionment. This will need to be a matter for further inter authority discussion and agreement.	Pembrokeshire to accept a larger share of the apportionment than they have to date.
The Planning Act 2015	Wales Government	2015	None required	Remains current	No

## 4. Background

4.1.1 Mineral extraction in Ceredigion is confined to:

- the extraction of sand and gravel, and
- the quarrying of sedimentary rock, to produce crushed rock aggregate, and
- the quarrying of low grade rock provide fill material, and
- the quarrying of local building stone used at the local level.

4.1.2 There are no limestone quarries, or sources of secondary aggregate, but there are some limited opportunities for the reuse of construction, demolition and excavation materials. Ceredigion's metal mines remain very important as historical and cultural landmarks, but there are no metal mines operating in Ceredigion.

4.1.3 Most of Ceredigion's rock faces contain both sandstone (suited for aggregate) and mudstone (only really suited for use as general fill material) together.

4.1.4 Where there is a predominance of sandstone the rock will contribute primarily to the local aggregate market with no operating sites being of greater than local importance.

4.1.5 Where there is a predominance of mudstone over sandstone the rock is unlikely to be suitable for aggregate use and notwithstanding the presence of some sandstone, overall the material will be low grade. The mudstone production will be 'as dug' on small sites which serve localised markets (within 10 miles).

4.1.6 Over the period 2008-2017 the 10-year average production was 172,000 tonnes of aggregate per annum.

4.1.7 Very small amounts of building stone are produced intermittently at three sites within the County.

- 4.1.8 There are four active sites extracting land-won sand and gravel within the County. Over the 10 year period 2008-2017 the average production was 100,000 tonnes per annum. Since 2016 one site has moved its production from mainly aggregate to mainly non-aggregate which has reduced the production average. If that continues then the 10-year annual production average of sand and gravel for aggregates will reduce significantly.
- 4.1.9 There are no landings of marine dredged sand and gravel in the County and no wharfs exist where marine sand and gravel could be landed.
- 4.1.10 **Coal does not occur in the County.**

## **5. Planning Policy Context**

- 5.1.1 Strategic Minerals Planning Policy and Guidance is set out in Planning Policy Wales: Edition 10 (PPW10) – December 2018 and Minerals Technical Advice Note 1: Aggregates (MTAN1) – March 2004:
- 5.1.2 It is recognised in PPW10 (Paragraph 5.14.4) that mineral working is different from other forms of development in that:
- extraction can only take place where the mineral is found to occur;
  - it is transitional and cannot be regarded as a permanent land use even though operations may occur over a long period of time; and
  - when operations cease land needs to be reclaimed to a high standard and to a beneficial and sustainable after-use so as to avoid dereliction and to bring discernible benefits to communities and/or wildlife.
- 5.1.3 PPW10 states that the role of the planning authority in relation to mineral extraction is to balance the fundamental requirement to ensure an adequate supply of minerals with the protection of amenity and the environment (Paragraph 5.14.2). The key principles are to:
- provide positively for the safeguarding and working of mineral resources to meet society's needs now and in the future, encouraging the efficient and appropriate use of high quality materials;



- protect environmental and cultural characteristic of places, including those highly cherished for their intrinsic qualities, such as wildlife, landscapes, ancient woodlands and historic features, and to protect human health and safety and general wellbeing;
- reduce the impact of mineral extraction and related operations during the period of working by ensuring that impacts on relevant environmental qualities caused by mineral extraction and transportation, for example air quality and soundscape, are within acceptable limits; and
- achieving, without compromise, a high standard of restoration and aftercare so as to avoid dereliction and to bring discernible benefits to communities, heritage and/or wildlife, including beneficial after uses or opportunities for enhancement of biodiversity and the historic environment.

5.1.4 These principles are considered in more detail below:

5.1.5 MTAN1 states that the overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.

5.1.6 PPW10 states that each local planning authority should ensure that it makes an appropriate contribution to meeting local, regional and UK needs for primary minerals, which reflects the nature and extent of resources in the area and their best and most appropriate use, subject to relevant environmental and other planning considerations. For aggregates this should be done under the aegis of the North and South Wales Regional Aggregates Working Parties, whose role is to provide a regional overview of supply and demand and through the framework provided by the Regional Technical Statements for Aggregates (Paragraph 5.14.10).

5.1.7 The Regional Technical Statement for the North Wales and South Wales Regional Aggregates Working Party - 1st Review (RTS1) was published in

August 2014. It is currently under review as part of the five year review requirement and the review should be published before the end of the 2019-20 financial year. This background paper will inform preparation of the LDP2 Preferred Strategy, but may need to be revised in the light of the RTS2 review. Implications for LDP2 of any revisions will inform the Deposit Plan.

- 5.1.8 The main purpose of the RTS1 is to set out the strategy for the provision of aggregates in the South Wales Region for the period up to 2036 for crushed rock and 2033 for land won sand and gravel. It determines the contribution each LPA should make towards meeting regional needs – referred to as ‘apportionment’. Apportionment is the process of subdividing and assigning the likely requirement for aggregates to be met from a region, to the various resources within a region.

## **6. Key Principle 1 – Provide Positively For The Safeguarding And Working Of Mineral Resources**

### **6.1 Landbank Requirements**

- 6.1.1 A landbank is a stock of planning permissions for aggregates and provides for a continuity of production in spite of fluctuations in demand.
- 6.1.2 PPW10 states that for the purposes of commercial stability the aggregate industry requires a proven and viable landbank. Therefore, planning authorities should include policies in their development plans for the maintenance throughout the plan period of landbanks for non-energy minerals which are currently in demand. This must be adequate but not excessive. A minimum of 10 years for crushed rock and 7 years for land won sand and gravel should therefore be maintained during the entire plan period of each development plan, except within National Parks and AONB’s, unless agreement is reached for other authorities to make a compensating increase in their provision.
- 6.1.3 There is recognition in PPW10 that local planning authority boundaries may form a suitable area basis on which to base a landbank policy, but in most

areas there is likely to be a need to adopt a regional approach to the assessment.

6.1.4 MTAN1 as amended by the Policy Clarification letter of 28<sup>th</sup> July 2014 states that where landbanks already provide for more than 25 years of aggregate extraction, new allocations in development plans will not be necessary, and LPAs should consider whether there is justification for further extensions to existing sites or new extraction sites as these should not be permitted save in rare and exceptional circumstances.

6.1.5 Landbank figures for the purposes of this background paper are derived from dividing the existing reserves of minerals with planning permission by the average of the last ten years production.

## **6.2 Crushed Rock**

### **RTS1 Apportionment**

6.2.1 The RTS1 states that in the period up to 2036 the County is required to contribute 5 million tonnes to production. The existing crushed rock landbank at December 2010 was given as 13 million tonnes and therefore the RTS1 concluded that Ceredigion was not required to make a crushed rock site allocation in the LDP. However, the crushed rock landbank is now estimated to be 5.75 million tonnes, still sufficient until 2036 but with only a small margin to accommodate changes in demand.

6.2.2 However, it must be noted that this is based on a 2010 base date when average production of aggregates in the County was 200,000 tonnes per annum. By 2017 the average production in Ceredigion has reduced to approximately 172,000 tonnes so the consumption figures forecast in the RTS are considered to be too high given the current economic climate and the low prospect of significant growth. This reduction in output, if it continues, will extend the life of the crushed rock landbank to 33 years (up to around 2050) whereas the requirement of 10 years supply throughout the entire period of the development plan requires a supply up to 2043.

- 6.2.3 Therefore, at current extraction rates existing reserves of crushed rock aggregate are adequate to ensure a minimum 10 year supply of throughout the entire period of the LDP. There is also more than a 25 year supply of hard rock aggregate and therefore in line with the guidance contained in MTAN1 there is no requirement for any new specific site allocations, preferred areas or Areas of Search in the LDP.
- 6.2.4 The reserves of aggregate minerals in Ceredigion are sufficient to meet the requirements of PPW10, MTAN1 and the Regional Technical Statement for Aggregates in South Wales. However, it has to be acknowledged that the economic climate is depressed at the current time and the situation will have to be monitored so that any significant increases in production, and consequent reductions in the landbank, can be accommodated within the plan period.
- 6.2.5 The Council therefore proposes to take forward LDP Policy LU27 with the removal of criteria 5 and 6, so that it can respond to changes in market conditions and allow new quarry development to appropriate locations in the event that crushed rock reserves and the landbank become depleted at a faster rate than forecast or the crushed rock required apportionments are increased in future versions of the RTS.**
- 6.2.6 The primary aggregate quarries, Ystrad Meurig and Alltgoch, have planning permissions that extend beyond the plan period of LDP2 and at current rates of output the quarries will not be exhausted during the plan period. These quarries currently account for over 90% of the production of crushed rock aggregate in Ceredigion. Planning permissions at the smaller sites producing building stone or low grade fill material will expire during the plan period but these are not being relied upon to maintain the landbank.

### **6.3 Sand and Gravel**

#### **RTS1 Apportionment**

- 6.3.1 The RTS1 states that in the period up to 2033 the County, together with Pembrokeshire, Pembrokeshire Coast National Park and Carmarthenshire (subsequently referred to as 'the region'), is required to contribute 7.26

million tonnes of land won sand and gravel. The existing combined sand and gravel landbank for the region at December 2010 was given as 4.32 million tonnes and therefore the RTS1 concluded that Ceredigion/Pembrokeshire/Pembrokeshire Coast National Park/Carmarthenshire was required to make a sand and gravel site allocation of a minimum of 2.94 million tonnes.

- 6.3.2 It must be noted that this is based on a 2010 base date when the combined average production of aggregates for the region was 330,000 tonnes per annum.
- 6.3.3 By 2017 planning permission had been granted for additional reserves at Trefigin (Pembrokeshire Coast National Park) and Crug-yr-eryr (Ceredigion). Notwithstanding these permissions, the current combined reserve of sand and gravel for the region was much lower at 2.84 million tonnes, primarily due to one site switching significant production to non-aggregate uses.
- 6.3.4 By 2017 the combined average production for the region had reduced to approximately 160,000 tonnes so the consumption figures of 330,000 forecast in the RTS are considered to be very high given the current economic climate and the low prospect of significant growth.
- 6.3.5 At the reduced output of 160,000 tonnes per annum the life of the combined sand and gravel landbank for the region will be 17.75 years (up to 2034) whereas 7 years' supply throughout the entire period of the development plan requires a supply up to 2040.
- 6.3.6 Therefore, at current extraction rates existing reserves of sand and gravel for the region are not adequate to ensure a minimum 7 year supply of hard rock aggregate throughout the entire period of the LDP.
- 6.3.7 The authorities in the region have sought to engage with the industry to identify locations that may be suitable for sand and gravel extraction, with limited success. The RTS1 is currently being reviewed. RTS 2 is anticipated to be complete in time to inform requirements for the region in Ceredigion's Deposit Plan. It is proposed that Ceredigion, Carmarthenshire and

Pembrokeshire Councils work collaboratively to identify potential allocations to address any shortfall and secure a revised regional requirement, also taking into account the Pembrokeshire Coast National Park Authority's available landbank.

- 6.3.8 In the event of the authorities failing to identify sufficient allocations, the fallback position will rely on neighbouring authorities identifying the sand and gravel resource identified by the Aggregate Safeguarding Maps and setting criteria based policies which would allow sites to obtain planning permission for extraction provided certain criteria were met.
- 6.3.9 Notwithstanding this position, the Council made specific site allocations for future sand and gravel working in the current LDP. The specific site allocations were extensions to the site at Penparc and the site at Pant (Llanddewi Brefi) which it is estimated would release in the region of 2 million tonnes of reserves and add 12 years to the landbank, extending it up to 2046, which is beyond the period required to meet national policy requirements.
- 6.3.10 Whilst the Council does not accept the principle that it should make up the entire shortfall for the region it proposes to include the allocations at Penparc and Pant as specific sites for sand and gravel in the LDP2. It is anticipated that the allocation at Pant will come forward by 2023 whilst the allocation at Penparc will come forward towards the later part of the plan period.

## **6.4 Building Stone**

- 6.4.1 Building stone is important for the restoration of local buildings and small scale operations to supply local markets. The stone is used in buildings where it is important to maintain local building character. There are three small sites within the County producing building stone for local markets. Policy LU27 of the LDP permits local building stone quarries where it can be demonstrated that they are needed. This policy will be retained in the LDP2.

## **6.5 Low Grade Fill**

- 6.5.1 Policy LU27 of the LDP also permits sites for low grade fill material on a small scale where no suitable substitute material can be sourced within a 10

mile radius. This element of the policy will be retained in LDP2 as it helps to ensure that higher grade material is not wasted for low specification uses.

## **6.6 Borrow Pits**

6.6.1 Borrow pits are temporary workings operated to supply particular construction projects. Policy LU27 permits borrow pits where they meet the requirements of MPPW. MPPW has been superseded by PPW10 but the contents of the policy are very similar. PPW10 states that borrow pits should be located within or close to a construction site and wherever possible the mineral should be supplied direct without using public roads. Planning authorities must ensure that there are clear environmental benefits from meeting supply from a proposed borrow pit as opposed to supply from secondary or recycled aggregates, or from established mineral working sites or areas identified in the development plan. The Council continues to support borrow pits at appropriate locations but proposes to amend the policy to make reference to the need to demonstrate clear environmental benefits.

## **6.7 Safeguarding**

6.7.1 The British Geological Survey produced a Mineral Resource Map of Wales and using that Resource Map as a starting point subsequently produced a Minerals Safeguarding Map of Wales. The intention of the Mineral Safeguarding Maps is that it should enable LPAs to delineate aggregate safeguarding areas in their development plans and adopt suitable policies for managing development in these areas so that unnecessary sterilisation of identified resources does not take place. This was addressed in the LDP under policies LU27 and LU30.

6.7.2 The BGS categorised the mineral resources in order of importance. Category One resources are of national importance to Wales (and in some cases the UK). This category includes those minerals that are specifically referenced in policy as being of limited occurrence and therefore particularly susceptible to sterilisation, and those which are particularly economically important due to their high quality and/or limited occurrence across the UK.

6.7.3 Category Two resources have been selected as those resources that are considered to be of more than local importance and may have some regional

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

- 6.7.4 The Aggregate Safeguarding Maps for South West Wales, Mid Wales (South) and Mid Wales (North) indicate that the County contains areas of sandstone resource. A belt of Category One high specification aggregate sandstone runs along the Cambrian Mountains from Lampeter in the south to Mynydd Penygarn in the north. A further outcrop is evident between Ystrad Meurig and Ysbyty Ystwyth. There are also limited small pockets of Category Two sandstone resource.
- 6.7.5 There are extensive Category One resources of sand and gravel primarily in the Teifi and Dulas valleys in the south and the Leri and Rheidol valleys in the north. Category One sand and gravel resources also occur north of Cardigan and around Borth. Category Two sand and gravel resource occur along other river valleys such as the Ystwyth, Aeron and Arth.
- 6.7.6 The current LDP safeguards the entire Category One and Category Two resources as defined in the Minerals Safeguarding Maps of Wales, to prevent the sterilisation of important mineral resources. Category Three resources and resources beneath recognised settlements are also excluded from safeguarding. **The Council does not propose to change this approach for LDP2.**
- 6.7.7 Policy LU30 of the LDP seeks to protect potential mineral resources from development which would sterilise the resource. The Council proposes to include this policy in LDP2 with minor wording amendments to:
- Revise criterion 1 to read ‘the mineral concerned is not of any commercial value or potential commercial value’;
  - Remove the word ‘incompatible’ from criteria 2, 3 and 4 as this is duplication of the first paragraph of the policy.



## **7. Key Principle 2 – Protect Environmental And Cultural Characteristic Of Places**

7.1.1 The LDP contains robust policies that ensure the protection of environmental and cultural characteristics of places and the Council proposes to retain these policies in LDP2:

- a. Policy DM06: High Quality Design and Placemaking.
- b. Policy DM14: Nature Conservation and Ecological Connectivity.
- c. Policy DM15: Local Biodiversity Conservation.
- d. Policy DM16: Regionally Important Geological Sites.
- e. Policy DM17: General Landscape.
- f. Policy DM18: Special Landscape Areas.
- g. Policy DM19: Historic and Cultural Landscape.
- h. Policy DM20: Protection of Trees, Hedgerows and Woodland.
- i. Policy DM22: General Environmental Protection and Enhancement.

7.1.2 LDP Policy LU28 states that all mineral development will be approved only provided that it is demonstrated that it will not have an unacceptable adverse impact on the environment. It is proposed to retain the policy in LDP2 with minor alteration, to reference, in addition 'a requirement to demonstrate a national, regional or local need'.

## **8. Key Principle 3 – Reduce The Impact Of Mineral Extraction And Related Operations**

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

8.1.2 The issues that must be addressed are set out in paragraph 5.14.43 of PPW10 and are also included in paragraph 7.214 of the LDP which is part of the reasoned justification for LDP Policy LU28.

### **8.2 Buffer Zones**

8.2.1 PPW10 recognises that there is often conflict between mineral workings and other land uses. Buffer zones should be used to provide areas of protection

around permitted and proposed mineral workings where new development that would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.

8.2.2 The objective of the buffer zone is to protect sensitive land uses from the potential impacts of quarrying (dust, noise, traffic and blasting etc) by establishing a separation distance between these uses and quarrying operations. MTAN1 states that a minimum distance of 200m for hard rock quarries and 100m for sand and gravel operations (and sites where blasting is not permitted) should be adopted, and defined in LDPs, unless there are clear and justifiable reasons for reducing the distance. The buffer zone should be defined from the outer edge of the area where extraction and processing applications will take place rather than the site boundary, as there may be land within the site boundary where no operations are taking place.

8.2.3 The Council therefore proposes to carry forward the existing approach within the current LDP which establishes buffer zones of 200m around all the hard rock quarries and buffer zones of 100m around sand and gravel sites which are active or are defined as inactive/dormant and considered likely to be worked in the future. These buffer zones will be identified on the Proposals Map.

8.2.4 Due to the small scale of many mineral sites in Ceredigion the Council recognised that there may be circumstances where exceptionally there may be no greater impact on sensitive development within the buffer zone than outside. LDP Policy LU29 indicates that development may be permitted in circumstances where that could be demonstrated. It is proposed that this policy will remain in LDP2.

## **9. Key Principle 4 - Achieving A High Standard Of Restoration And Aftercare**

9.1.1 PPW10 makes it clear that unless new mineral extraction provides satisfactory and suitable restoration, planning permission should be refused.

- 9.1.2 Restoration and aftercare should provide the means to at least maintain, and preferably enhance, the long term quality of land and the landscapes taken for mineral extraction. Reclamation can provide opportunities for creating, or enhancing sites for nature conservation and biodiversity gain .
- 9.1.3 In view of the long life of the main quarries within the County, it is essential that opportunities for progressive restoration are identified where appropriate and practical. The increased use of progressive restoration can help to reduce the visual impact of mineral activity at any one time, provides a continuity of restoration and greater depth to planting as well as reducing the potential environmental damage left by any failure to restore sites once worked out.
- 9.1.4 Beneficial after-use for agriculture, forestry, nature conservation or informal recreation does not normally require separate planning permission. Any other after-use may require a separate planning permission.
- 9.1.5 The LDP includes within Policy LU27 a requirement to demonstrate that land used for mineral working can be reclaimed for beneficial after-use and a requirement to provide for progressive restoration where it is practical to do so. It is proposed that this policy will continue in LDP2.

## **10. Proposed Amendments to Policy**

- 10.1.1 LU27 – remove criteria 5 and 6
- 10.1.2 LU27 – Show MPPW has been superseded by PPW
- 10.1.3 LU28 – policy needs to make reference to ‘a national, regional or local need having to be demonstrated’
- 10.1.4 LU30 - reword criterion 1 to read ‘the mineral concerned is not of any commercial value or potential commercial value’
- 10.1.5 LU30 - remove the word incompatible from criteria 2, 3 and 4 as its already in the first paragraph of the policy