

Northumberland Local Plan

**Mineral Resource
Safeguarding
Technical Paper**

May 2019

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1. Introduction

1.1 The National Planning Policy Framework (February 2019) requires planning policies to safeguard mineral resources by defining Mineral Safeguarding Areas and adopting appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this can be avoided.

1.2 This report details the method used to identify the mineral resources that should be safeguarded and to define the extent of the Mineral Safeguarding Areas for inclusion in the Northumberland Local Plan.

1.3 The definition of the Mineral Safeguarding Areas is viewed as being an important strategic issue as the Mineral Safeguarding Areas will inform decisions about where future non-mineral development will take place.

2. Context

2.1 This chapter details the planning policy and guidance for defining Mineral Safeguarding Areas and outlines the definition and purpose of Mineral Safeguarding Areas.

Purpose of mineral safeguarding

2.2 Minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources.

2.3 Mineral Safeguarding Areas (MSAs) identify where these resources are located to make relevant parties aware of the presence of the resources and that their presence is considered when determining the acceptability of relevant planning applications so these resources are not needlessly sterilised. The identification of a MSA carries no presumption for extraction and there is no presumption that any areas within a MSA will ultimately be acceptable for mineral extraction.

National planning policy context

2.4 National planning policy in relation to the safeguarding of mineral resources is outlined in Paragraph 204 (c) of the National Planning Policy Framework (February 2019).

2.5 It requires planning policies should safeguard mineral resources by:

- Defining Mineral Safeguarding Areas; and
- Adopting appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this can be avoided (whilst not creating a presumption that the resources defined will be worked).

2.6 Paragraph 204 (d) also states that planning policies should encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place.

Guidance on mineral safeguarding

2.7 Further guidance to support the national planning policies in the National Planning Policy Framework is provided in the Planning Practice Guidance¹. More detailed advice on mineral safeguarding is contained in the British Geological Survey report 'Mineral safeguarding in England: good practice advice' (October 2011).

2.8 The Planning Practice Guidance provides guidance on the purpose of mineral safeguarding and provides details of the steps that mineral planning authorities should adopt in order to have a systematic approach to safeguarding mineral resources. The approach should:

- Use the best available information on the location of all mineral resources in the authority area. This may include use of British Geological Survey maps as well as industry sources;
- Consult with the minerals industry, other local authorities, local communities and other relevant interests to define Minerals Safeguarding Areas;
- Set out Minerals Safeguarding Areas on the policies map that accompanies the local plan; and
- Adopt clear development management policies which set out how proposals for non-minerals development in Minerals Safeguarding Areas will be handled, and what action applicants for development should take to address the risk of losing the ability to extract the resource. This may include policies that encourage the prior extraction of minerals, where practicable, if it is necessary for non-mineral development to take place in Minerals Safeguarding Areas and to prevent the unnecessary sterilisation of minerals.

2.9 The Planning Practice Guidance also provides guidance on safeguarding mineral resources in designated areas and urban areas. It advises that mineral resources should be defined in designated areas and urban areas where necessary to do so. For example, beneath large regeneration projects in brownfield land areas can enable suitable use of the minerals and stabilisation of any potentially unstable land before any non-minerals development takes place.

2.10 'Mineral safeguarding in England: good practice advice' (October 2011), has been produced to provide practical guidance on how national planning policy on mineral safeguarding can be complied with. The good

¹ See Paragraph 002 (Reference ID: 27-002-20140306, Revision date: 06/03/2014), Paragraph 003 (Reference ID: 27-003-20140306, Revision date: 06/03/2014) and Paragraph 004 (Reference ID: 27-004-20140306, Revision date: 06/03/2014).

practice guidance provides advice on how to define Mineral Safeguarding Areas, including a step-by-step approach to identifying Mineral Safeguarding Areas and associated policies for inclusion in local plans. It was prepared prior in the context of Minerals Policy Statement 1 but the guidance contained within it is still considered to be relevant in the context of the NPPF.

Existing approach to mineral safeguarding in Northumberland

2.11 There are currently no Mineral Safeguarding Areas defined in Northumberland. The Northumberland Minerals Local Plan (adopted March 2000) did not define Mineral Safeguarding Areas. It does, however, contain two saved policies (Policy S3 and S4) which seek to minimise the sterilisation of economic mineral resources.

2.12 Policy S3 advises that planning permission should not be granted for development that would sterilise important economic mineral resources unless there is an overriding need for the development and prior extraction cannot be reasonably undertaken or extraction of the mineral is unlikely to be practicable or acceptable. Policy S4 deals with the prior extraction of mineral deposits in advance of other development. In addition, Policy C6 seeks to ensure proposals for surface coal extraction comprehensively work the coal deposits to ensure the coal deposits are worked in an efficient manner.

Figure 2.1: Relevant policies from Northumberland Minerals Local Plan (adopted March 2000)

Policy S3

Planning permission should not be granted for development which would sterilise important economically workable mineral deposits unless:

- There is an overriding need for the development and prior extraction of the mineral cannot reasonably be undertaken; or
- Extraction of the mineral is unlikely to be practicable or environmentally acceptable.

Policy S4

The extraction of proven mineral deposits in advance of other planned development will be permitted provided that:

- Prior extraction would not unduly prejudice the timing and viability of the proposed development;
- A significant part of the extraction site would be sterilised by development;
- There would not be a significant adverse effect on local communities or the environment.

Policy C6

Proposals for opencast coal extraction that inhibit the comprehensive working of the coal deposits of an area in an efficient and environmentally satisfactory manner will not be permitted.

Approaches to safeguarding in neighbouring areas

2.13 Mineral resources do not stop at administrative boundaries. It is important to consider resources that straddle boundaries with other Mineral Planning Authorities. The table below (Figure 2.3) summarises the approach to mineral safeguarding in the Mineral Planning Authority areas neighbouring Northumberland.

Figure 2.3: Approaches to mineral safeguarding in the areas neighbouring Northumberland

Neighbouring Mineral Planning Authority Area	Approach to mineral safeguarding
Cumbria County Council (two-tier county council)	<p>The Cumbria Minerals and Waste Local Plan was adopted in September 2017.</p> <p>Mineral Safeguarding Areas are identified for the following mineral resources:</p> <ul style="list-style-type: none"> • Brick clay; • Gypsum; • Igneous rock; • Limestone; • Sand and gravel; • Sandstone; • Shallow coal and fireclay; and • Slate. <p>Cumbria has two-tiers of local government with a county council and district councils, which means that the local plan also identifies Mineral Consultation Areas based upon the identified mineral safeguarding areas.</p> <p>There are safeguarding areas for coal identified which border the area with Northumberland.</p>

Neighbouring Mineral Planning Authority Area	Approach to mineral safeguarding
Durham County Council (unitary authority)	<p>The County Durham Plan (Pre-Submission Draft, January 2019) details MSAs for the following mineral resources:</p> <ul style="list-style-type: none"> • Magnesian limestone – Outcrop of lower magnesian limestone (except under urban areas) and high grade dolomite; • Carboniferous limestone – Entirety of known resource; • Dolerite – Entirety of known resource; • Sand and gravel – Entirety of known fluvial and glacial resource as well as blown sand and raised beach deposits; • Basal Permian sand – Outcrop of this resource and known areas where it lies at accessible depths; • Silica Sand – Entire outcrop of silica sand; • Brick clay and shale – Existing planning permissions and an area of search south of Todhills brickworks; • Coal (worked by surface mined methods) – Resource areas identified by The Coal Authority on their Coal Resource Plan; • Natural building stone – Existing and dormant quarries as well as relic quarries identified by English Heritage in their Strategic Stone Study; • Fluorspar – known fluorspar veins; • Barytes – known barytes veins;
Gateshead Council and Newcastle Council* (metropolitan borough councils)	<p>Gateshead Council and Newcastle City Council have a joint Core Strategy covering both of their areas, which was adopted in March 2015.</p> <p>MSAs are identified for the following resources:</p> <ul style="list-style-type: none"> • Shallow coal and associated clays (covers whole of the plan area); • Sand and gravel; • Brick clay; <p>The coal resource areas in Northumberland (including the Tyne/Derwent watershed area) extends into the Gateshead and Newcastle areas. There are also sand and gravel resources which extend from Northumberland into Newcastle and Gateshead.</p>
North Tyneside (metropolitan borough councils)	<p>The North Tyneside Local Plan was adopted in July 2017.</p> <p>It includes Mineral Safeguarding Areas for shallow coal, marine and estuarine sand and gravel, basal sand, lower magnesian limestone and glacial sand and gravel resources in the plan area.</p> <p>The coal resource in the South East Northumberland coal resource area extends into the area of North Tyneside area.</p>

Neighbouring Mineral Planning Authority Area	Approach to mineral safeguarding
Northumberland National Park	<p>The Northumberland National Park Core Strategy and Development Policies Development Plan Document (adopted March 2009) has a minerals policy which states that development which would compromise the future extraction of locally important building stone at existing or former quarries will not be permitted. However, the quarries are not named in the document and safeguarded areas are not included on the Proposals Map. In addition, no provision is made for the other minerals that occur within the Northumberland National Park.</p> <p>Work is currently ongoing to review the Core Strategy and Development Policies document as part of a consolidated Local Plan. The Preferred Options Draft Plan published in July 2018 includes a draft policy for mineral safeguarding but does not identify the locations of mineral safeguarding areas in this draft of the document.</p>
Scottish Borders	<p>The Scottish Borders Local Development Plan was adopted in May 2016. It includes a policy to safeguard mineral deposits from sterilisation. Safeguarding areas are not, however, identified.</p>
<p><u>Notes:</u> Updated April 2019</p> <p><i>*Gateshead Council and Newcastle City Council are separate Mineral Planning Authorities but are presented together here as these authorities have a joint Core Strategy.</i></p>	

3. Defining Mineral Safeguarding Areas for the mineral resources in Northumberland

3.1 This section details the approach that has been taken to identifying Minerals Safeguarding Areas for the mineral resources in Northumberland. The method is broadly in line with the approach detailed in 'Mineral safeguarding in England: good practice advice'.

3.2 The steps² that have been taken to define MSAs for Northumberland are as follows:

- Step 1 – Identify the best geological and resource information;
- Step 2 – Identify which mineral resources to safeguard and the physical extent of Mineral Safeguarding Areas;
- Step 3 – Undertake consultation on draft Mineral Safeguarding Areas;
- Step 4 and Step 5 – Developing policies for inclusion in the Local Plan.

3.3 The guidance includes two further steps which have not been covered in this report. The first additional step (Step 6 in 'Mineral safeguarding in England: good practice advice') involves identifying Mineral Consultation Areas based on the Mineral Safeguarding Areas but this step is not applicable to the Northumberland Local Plan as Northumberland County Council is a unitary authority and Mineral Consultation Areas are only applicable to two-tier authority areas. This step has, therefore, been omitted here. The second additional step (Step 7 in 'Mineral safeguarding in England: good practice advice') involves including mineral assessments in the local list of information requirements to be submitted with a planning application for non-mineral development in Mineral Safeguarding Areas. While this step has not been dealt with at this time it will be considered at a later date as part of the implementation framework for the Local Plan.

3.4 To help inform the approach to defining Minerals Safeguarding Areas for Northumberland, some early engagement with industry and other interested parties was undertaken during the early stages of preparing the now withdrawn Core Strategy. This early engagement involved consulting on a draft method for defining Mineral Safeguarding Areas for Northumberland and intended to gather information on what mineral resources should be safeguarded, what information should be used as the basis of defining Mineral Safeguarding Areas and to gather initial views on the approach that should be taken to defining Mineral Safeguarding Areas for Northumberland. Fourteen responses were received to the consultation, including responses from four mineral operators (Banks Developments, Marshalls Natural Stone, Tynedale Roadstone and UK Coal), two mineral operator trade organisations (Confederation of UK Coal Producers and Mineral Products Association), three statutory consultees (English Heritage, Government Office for the North East and One North East), one parish council, one landowner and three individuals. These responses have helped to inform potential approaches to

² These steps used to define the MSAs in Northumberland reflect those in 'Mineral safeguarding in England: good practice advice' (October 2011).

defining Mineral Safeguarding Areas which are discussed in this report. Further details of the consultation are provided under Step 3.

STEP 1: Identification of the best available geological and mineral resource information

3.5 Step 1 was conducted in accordance with the guidance provided in Step 1 of 'Mineral safeguarding in England: good practice advice'. This step essentially involved identifying the information that will be used to identify the extent of the mineral resource areas that should form the basis of any proposed Mineral Safeguarding Areas in Northumberland.

3.6 As a starting point, the Mineral Resource Map for Northumberland and Tyne and Wear published by the British Geological Survey (BGS), which shows the extent of the economic mineral resources in Northumberland, was identified as the best source of information on which to base Mineral Safeguarding Areas for Northumberland. For Carboniferous limestone, igneous rock and sand and gravel the information provided by the British Geological Survey is the best and most robust information on which to base safeguarding areas for these mineral resources. However, it was recognised that the British Geological Survey mineral resource information did not map the extent of all the known mineral resources in Northumberland (see Step 2) and that further information was needed to fill in the gaps in the information.

3.7 Table 3.1 below provides a summary of the information of the mineral resource information identified to be used to define Mineral Safeguarding Areas in Northumberland and the paragraphs below provide some additional detail on this.

Table 3.1: Summary of mineral resource information used to define the Mineral Safeguarding Areas

Mineral resource	Information used to define MSAs
Carboniferous limestone	Mineral resource information provided by BGS.
Clay	As fireclay resource is known to occur alongside the coal resource, it is based on coal resource information provided by The Coal Authority as well as an area covered by an extant planning permission for glacial clay extraction at Thrunton.
Coal	Coal resource information provided by The Coal Authority.
Igneous rock	Mineral resource information provided by BGS.
Sand and gravel	Mineral resource information provided by BGS.
Sandstone	Quarries with planning permissions for extraction of the resource.

3.8 In respect of coal more up-to-date information has been developed by The Coal Authority in association with the British Geological Survey to show the extent of the shallow coal resources in Northumberland that have potential for surface coal extraction. Through the early engagement on the draft approach to defining Mineral Safeguarding Areas for Northumberland there was general agreement that the coal resource information provided by The Coal Authority should be used as the basis of identifying Mineral Safeguarding Areas for coal.

3.9 For clays no information on the extent of the resource is provided on the British Geological Survey mineral resource maps. The fireclay resource is known to occur in association with the coal resource in Northumberland. This means that the information available on the extent of the coal resource can be used as a basis of identifying the areas that should be defined as Mineral Safeguarding Areas for clays. With regards to the clay resource outside of the coalfield areas no information on the extent of the resource is available. To address this it is proposed to use information on the extent of the coal resource and a current permitted area for clay extraction outside of the coal resource area as the basis for Mineral Safeguarding Areas for the clay resource.

3.10 Similarly for sandstone suitable for building stone use, the extent of the resource is not shown on the British Geological Survey mineral resource map and robust information on the extent of the resource in Northumberland is not readily available. This is discussed further under Step 2.

STEP 2: Identification of which mineral resources to safeguard and the physical extent of the Mineral Safeguarding Areas

3.11 Step 2 involved identifying the mineral resources that are or may become of economic importance in the foreseeable future and was conducted in line with the guidance provided in Step 2 of 'Mineral safeguarding in England: good practice advice'. This assessment was based on the Mineral Planning Authority's knowledge of historical mineral extraction in Northumberland supported by the British Geological Survey Mineral Resource Information (including the supporting maps), British Geological Survey Minerals Planning Factsheets and the Coal Authority Coal Resource Maps. Through early engagement on a draft approach to defining Mineral Safeguarding Areas for Northumberland when preparing the now withdrawn Core Strategy, the minerals industry and other interested parties were given an early opportunity to provide input on the resources that should be safeguarded.

3.12 The assessment first looked at what mineral resources are currently extracted in Northumberland and/or have planning permission for their extraction. Secondly, the information identified above in paragraph 3.11 was reviewed to ascertain whether there are any other resources that are not currently extracted but which could be of some economic importance in the

future. The mineral resources, how the resource areas are identified and their extent are discussed in more detail below on a resource by resource basis.

Step 2 (a) – Identifying which mineral resources to safeguard and the broad extent physical extent of areas to be safeguarded

3.13 A wide range of mineral resources occur in Northumberland. Currently the following mineral resources have valid planning permissions for extraction:

- Coal
- Carboniferous limestone
- Igneous rock
- Sandstone
- Brick clays, fireclays and brick shale
- Sand and gravel

Metalliferous and vein minerals occur in the North Pennines area but are not currently extracted. The potential for oil and gas in Northumberland exists but when test wells for oils have been drilled these have been plugged and abandoned as dry holes and no hydrocarbons have been extracted commercially. Peat has been previously commercially extracted in Northumberland but there are currently no operational sites.

Coal

3.14 Coal-bearing strata occur at a number of horizons in Northumberland in the rocks of both Lower Carboniferous (Dinantian) and Upper Carboniferous (Namurian and Westphalian) age. The most important are the Westphalian Coal Measures of the Northumberland Coalfield from which large tonnages of deep-mined and surface coal have been extracted.

3.15 The surface coal resources defined on the British Geological Survey mineral resources maps are divided into two broad categories:

- A principal resource area comprising closely-spaced coals within the coal measures; and
- A subsidiary resource area consisting of much more widely-spaced coals (higher in the Coal Measures than the principal resource and also in the Carboniferous).

3.16 The Northumberland Coalfield extends from Amble in the north southwards to the boundary between Northumberland and Tyne and Wear and the Tyne Valley. West of the main coalfield there are outliers of Coal Measures strata preserved on the downthrow side of the Stublick Fault. The coalfields are from west to east are: The Midgeholme Coalfield (partly within Cumbria), the Plenmeller Coalfield and the Stublick Coalfield. The principal surface coal resource has been defined by showing the exposed coal measures from the Bottom Marshall Green to the High Main.

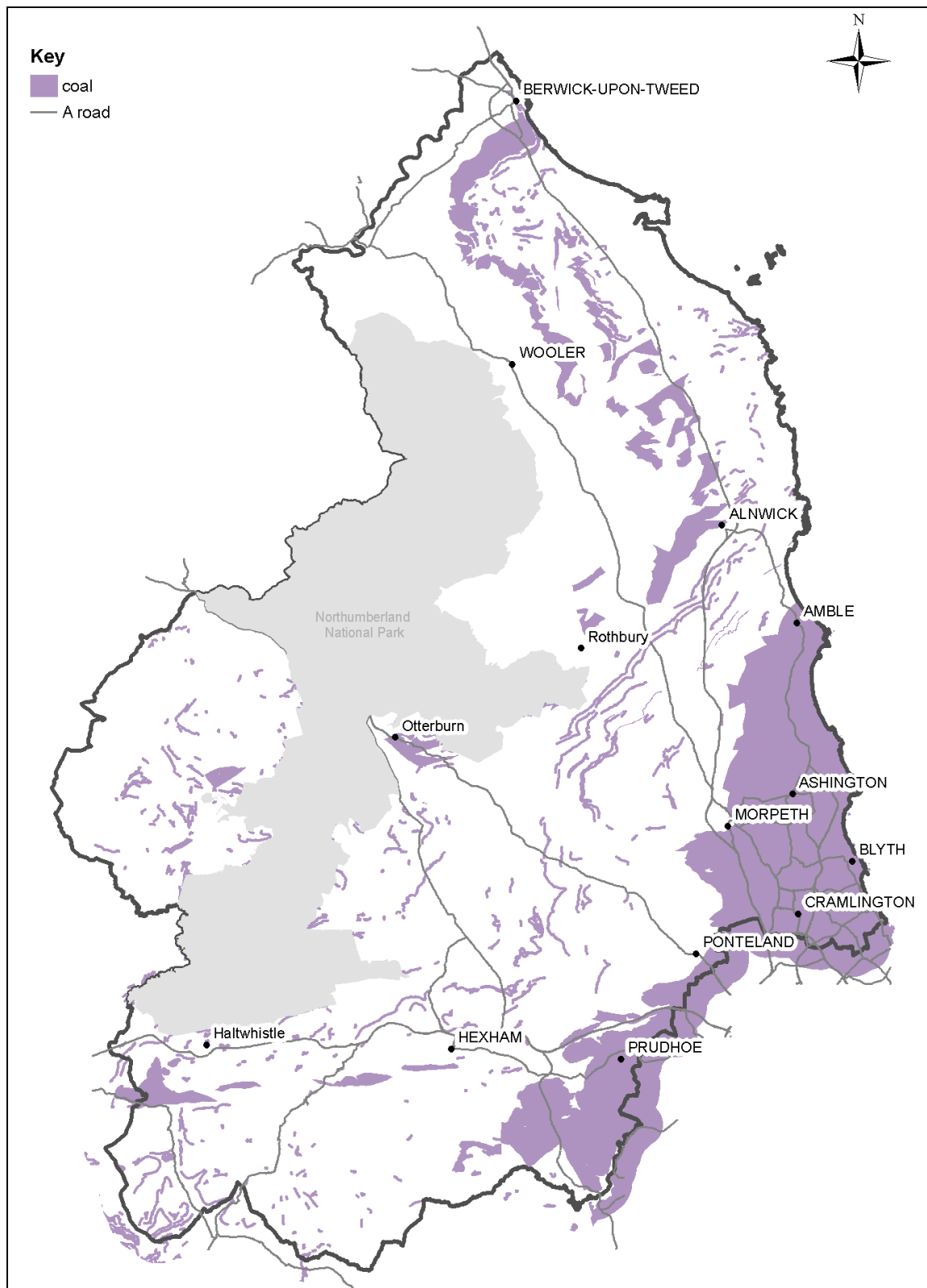
3.17 Demand for coal has fallen significantly in recent years as the policy framework to reduce carbon emissions takes effect. In 2017 national demand was one-fifth of that in 1998 and demand from power stations was down 81%

from 2000. This reflects the closure of a number of coal-fired power stations such as Ferrybridge C, Longannet, Rugeley B and Lynemouth Power Station in Northumberland and that production favoured gas over coal due to the carbon price per giga watt being higher for coal than gas. Notwithstanding this, national demand was still around 14.2 million tonnes in 2017. The UK Government is seeking to phase out unabated coal use in the power generation sector by 2025. This will see a further reduction in demand for coal from the power generation sector. Demand for coal is also likely to come from industrial sectors such as steel and concrete manufacture.

3.18 Figure 3.2 shows the broad extent of the coal resource in Northumberland based on the information supplied by the Coal Authority. No distinction is made in the Coal Authority data or in the digital data provided by British Geological Survey between primary and subsidiary coal resource areas identified on the mineral resource maps supplied by British Geological Survey.

3.19 The extent of the coal resource shown in Figure 3.2, is considered to be the most robust and up-to-date information on which to base Mineral Safeguarding Areas for coal and it is also considered that there are no other reasonable alternatives. This information will be used as the basis of defining the Mineral Safeguarding Areas for coal in the Local Plan.

Figure 3.2: Surface coal resource areas in Northumberland



Source: The Coal Authority – Surface Coal Resource Map

Brick-making clays (including fireclays, brick shales and glacial clays)

3.20 The principal brick clay resources in Northumberland are fireclay and Coal Measures mudstone. The extent of these resources in Northumberland largely coincides with surface coal resources. Fireclays typically occur beneath coal seams and are therefore limited to the coal-bearing strata. The Northumberland coalfield is an important source of fireclay. The material is mainly used for the manufacture of buff bricks and due to the economics of extraction its supply is dependent on extraction from surface coal sites. To safeguard the brick clay resource (including fireclays and brick shales) in Northumberland it is proposed that when identifying the Mineral Safeguarding Areas for the coal resource the presence of an associated clay resource is also recognised.

3.21 Across Northumberland there are also widespread glacial clays but no information is provided on the British Geological Survey resource maps with regards to the extent of the glacial clay resource. There is currently one site in Northumberland with an extant planning permission to extract glacial clay (Swarland Brickworks site near Thrunton) although extraction is understood to have ceased and no extraction has taken place since 2007. To recognise the presence of the resource at this site it is proposed that the permitted area for this site will be identified as a Mineral Safeguarding Area for the clay resource.

Carboniferous limestone

3.22 The Carboniferous limestone extracted in Northumberland is used principally for aggregate uses. It is valued particularly for concrete aggregate and for roadstone. In Northumberland the Carboniferous limestones occur in a cyclical sequence of limestone, mudstone and sandstone beds. The limestones are less than 10 metres thick and, therefore, are too thin to support a modern quarrying operation. As a result most have been excluded from the British Geological Survey mineral resources map, except where they are closely associated with the Whin Sill. The main exception is the Great Limestone which is sufficiently thick (up to 20 metres), extensive and consistent in quality to form a workable resource. The Carboniferous limestone resource areas for Northumberland based on the information provided by the British Geological Survey are broadly illustrated in Figure 3.3.

3.23 The Local Aggregates Assessment³ covering Northumberland identifies that provision for 1.65 million tonnes of crushed rock should be provided from Northumberland annually in order to provide a steady and adequate supply of this material to meet both local and wider needs. The extraction of Carboniferous limestone in Northumberland is likely to contribute to the overall provision of crushed rock for aggregate use from Northumberland. The Carboniferous limestone resource currently has planning permission for extraction in Northumberland at Barrasford Quarry,

³ Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (December 2018).

Keepershield Quarry (both alongside whinstone), Cocklaw Quarry and Mootlaw Quarry.

3.24 It is considered that the British Geological Survey mineral resource information, which identifies the Great limestone and limestones associated with the Whin Sill, is the most robust information on which to base the Mineral Safeguarding Areas for Carboniferous limestone in Northumberland and that there are no other reasonable alternatives available. This information will be used as the basis of defining the Mineral Safeguarding Areas for Carboniferous limestone in Northumberland.

Igneous rock

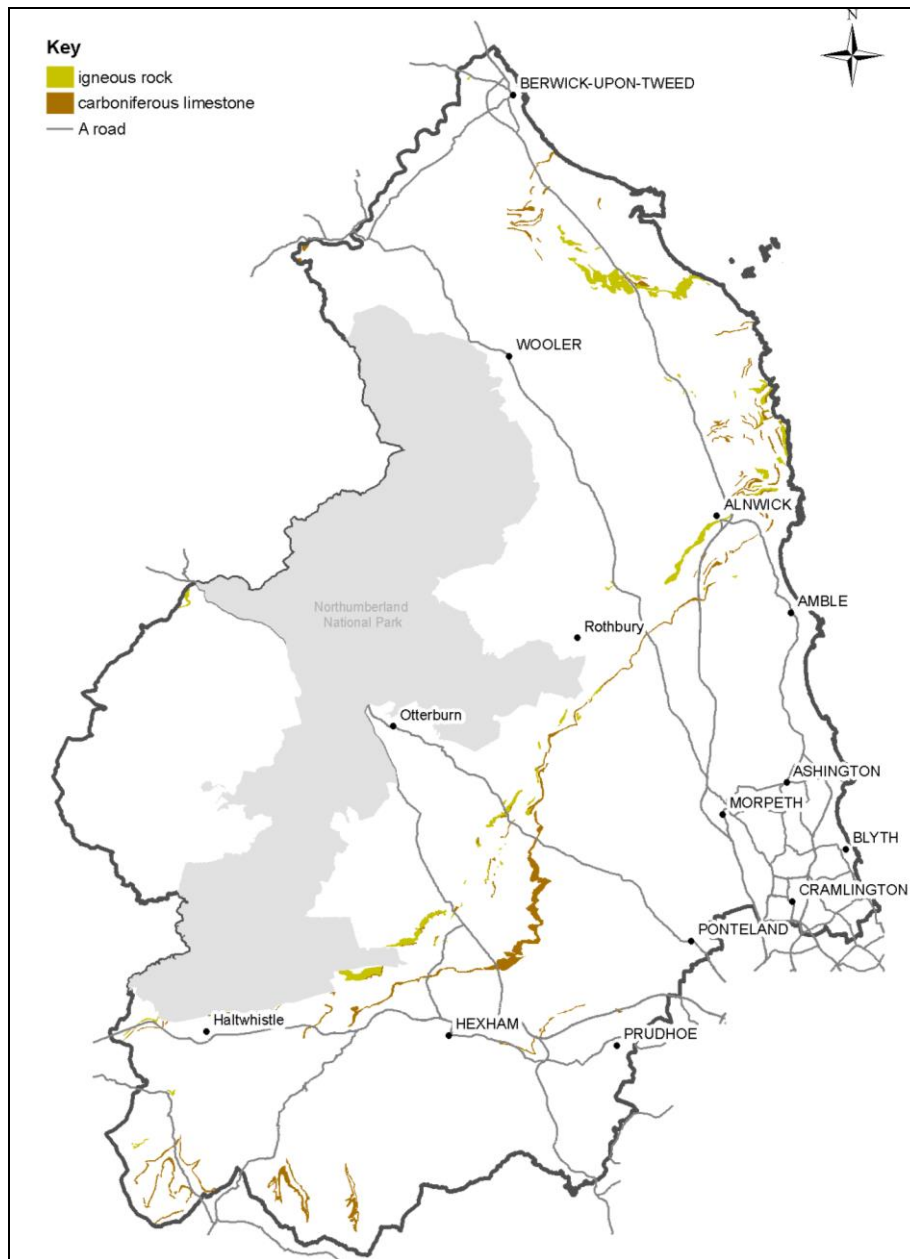
3.25 In Northumberland, the Whin Sill is an important resource of igneous rock. The Whin Sill is a tabular, sheet-like intrusive body of quartz dolerite. This quartz dolerite is known locally as 'whinstone'. The Sill may be up to 70m thick in places and underlies most of the Carboniferous rocks in northern Northumberland. The whinstone extracted in Northumberland is used principally for aggregate uses. Due to its properties it is particularly valued for roadstone.

3.26 The Local Aggregates Assessment⁴ covering Northumberland identifies that provision for 1.65 million tonnes of crushed rock should be provided from Northumberland annually in order to provide a steady and adequate supply of this material to meet both local and wider needs. The extraction of igneous rock in Northumberland could contribute to the overall provision of crushed rock for aggregate use from Northumberland. There are active planning permissions for the extraction of the resource at Barrasford Quarry, Belford Quarry, Cragmill Quarry, Divethill Quarry, Howick Quarry, Keepershield Quarry, Longhoughton Quarry and Swinburne Quarry.

3.27 The extent of the known economic igneous rock resource in Northumberland, based on the resource information provided by British Geological Survey, is shown broadly in Figure 3.3. It is considered that the British Geological Survey information is the most robust information on which to base the Mineral Safeguarding Areas for igneous rock and that there are no other reasonable alternatives. This information will be used to identify the basis of the Mineral Safeguarding Areas for igneous rock in Northumberland.

⁴ Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (December 2018).

Figure 3.3: Igneous rock and Carboniferous limestone resource areas in Northumberland



Source: British Geological Survey

Sand and gravel

3.28 The sand and gravel resource in Northumberland are superficial (drift) deposits. These are divided into the following categories:

- River sand and gravel
- Glacial sand and gravel
- Marine and estuarine sand and gravel
- Beach and blown sand deposits

3.29 Post glacial river terrace and alluvial deposits are developed along the major river valleys in Northumberland such as the Breamish, Coquet, Till and Tyne. Fluvioglacial deposits may also occur beneath these deposits. River gravels are generally well-sorted, well-rounded and of a high commercial quality. Terrace deposits are generally well- to fairly well-graded with moderate fines content. Narrow belts of floodplain gravel are also common in valleys. Fluvioglacial sands and gravels, generally thicker deposits than river alluvium, have been partially, but imperfectly, sorted by streams issuing from the melting glaciers. The largest spread of such deposits is near Wooler where extensive terraces of sand and gravel are up to 9 metres thick. Terraces are also present along the River Tyne and its tributaries.

3.30 The glacial sand and gravel deposits typically occur as lenses within or beneath the till (boulder clay). The composition and thickness of these deposits is highly variable, although characteristically sandy, except in the Tyne Valley where gravels predominate. They may also grade into till as fines content increases. Impersistent glacial beds may reach up to 30 metres in the Tyne Valley. British Geological Survey have assessed part of the area for sand and gravel and within these areas the extent of sand and gravel including the possible extent of sand and gravel beneath the till is shown on the British Geological Survey mineral resource maps. Outside the areas assessed only the glacial sand and gravel at the outcrop is shown.

3.31 Marine and estuarine sand and gravel resources are found in the estuaries of the Blyth and Wansbeck rivers, where they consist of silt, pebbly clay and sand and gravel. The deposits are up to 11 metres thick in the Wansbeck estuary but are not currently worked.

3.32 Beach deposits are found along the length of the Northumberland coast. They are generally clean fine- and medium-grained sands of uniform quality and are suitable for use as concreting and building sand. A planning permission to extract sand from an area of Druridge Bay is still active and is worked on an intermittent basis. Blown or dune sand deposits are of variable thickness and consist of uncemented fine- to medium-grained sands. Sand dunes often back the beach deposits along the Northumberland Coast. Blown deposits are not currently extracted in Northumberland as these areas often have nature conservation designations.

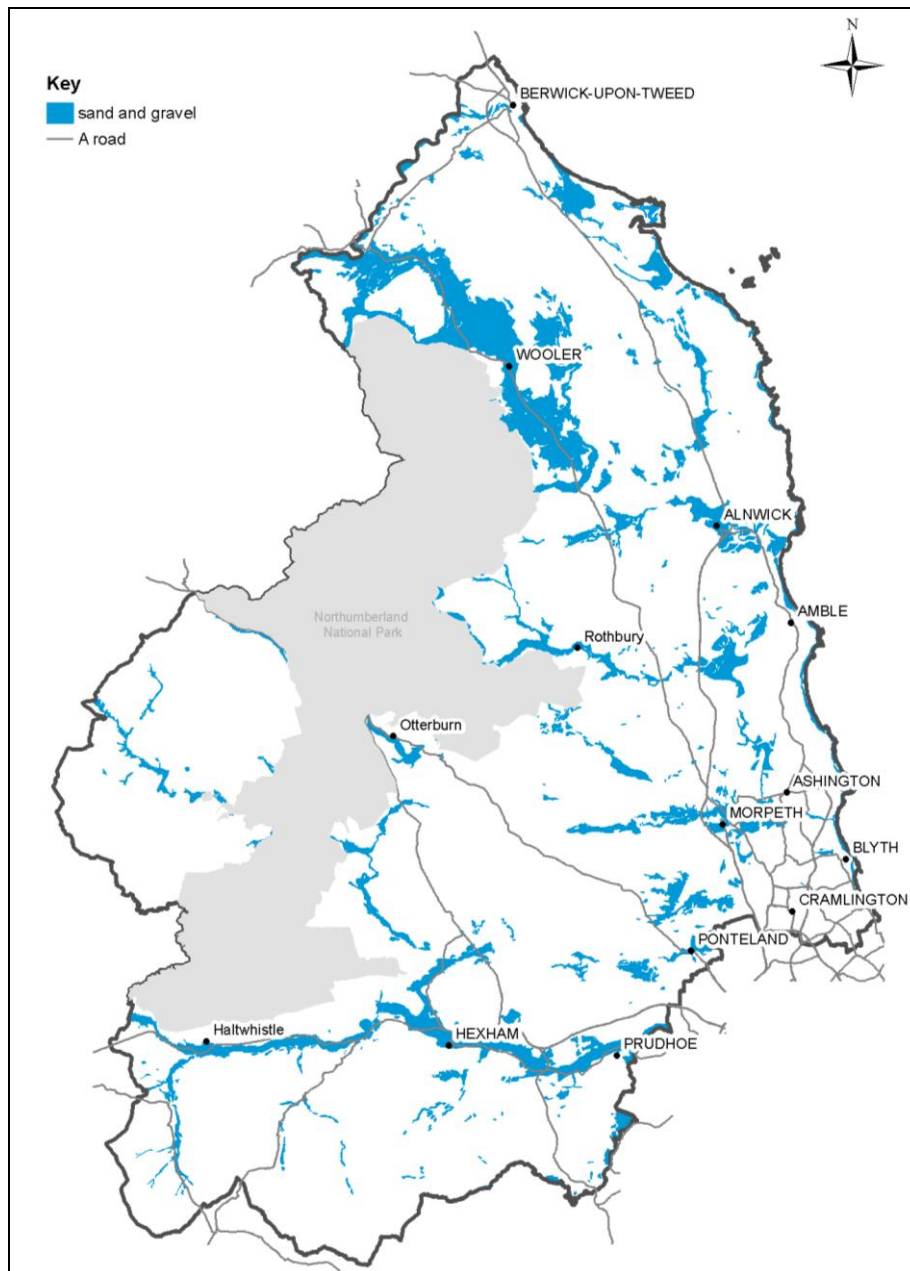
3.33 Sand and gravel extraction makes an important contribution to the need for aggregate minerals. The Local Aggregates Assessment⁵ covering Northumberland identifies that provision for 420,000 tonnes of sand and gravel should be provided from Northumberland annually in order to provide a steady and adequate supply of this material to meet both local and wider needs. National and Regional Guidelines for Aggregates Provision in England are published by the Department of Communities and Local Government to ensure there is an appropriate supply of aggregates to meet the demands of the construction industry. The current guidelines were published in June 2009 and cover the 16 year period from 2005 to 2020. The guideline for the

⁵ Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (December 2018).

provision of sand and gravel from the North East Region is 24 million tonnes and the recommended apportionment for Northumberland is 13.1 million tonnes.

3.34 The extent of the known economic sand and gravel resources in Northumberland, based on the resource information provided by British Geological Survey and discussed above, is shown broadly in Figure 3.4. It is considered that this is the most robust information on the extent of the sand and gravel resource in Northumberland. This information will be used as the basis of the Mineral Safeguarding Areas for sand and gravel.

Figure 3.4: Sand and gravel resource areas in Northumberland



Source: British Geological Survey

Sandstone

3.35 Sandstones are bedded sedimentary rocks formed from the weathering and decomposition of pre-existing rock types. They are present in strata of all geological periods and are economically important as a source of building stone. Sandstones are defined as sedimentary rocks composed of silicate mineral grains that lie in the range 0.063mm–2mm and are described as fine-, medium- or coarse-grained within these limits. Sandstones of Carboniferous age, primarily sandstones of the Carboniferous limestone (Dinantian), Stainmore Group (Millstone Grit – Namurian) and the Coal Measures (Westphalian) are the principal building stone resource in Northumberland.

3.36 The extent of the economic sandstone resource is not shown on the British Geological Survey mineral resource map and robust information on the extent of the sandstone resource in Northumberland is not readily available. The information that is available and which indicates where an extractable sandstone resource occurs is the sites/areas that have planning consent for extraction (see Figure 3.5).

3.37 It is, therefore, recommended that existing building stone quarries (i.e. those with planning permission) are used as the basis of identifying Mineral Safeguarding Areas for sandstone. It is considered that this is the most robust approach to defining Mineral Safeguarding Areas for this resource and that there are no other reasonable alternatives that can be considered. This approach would ensure conformity with the National Planning Policy Framework.

Figure 3.5: Building stone extraction sites that will be used as the basis of Mineral Safeguarding Area for this mineral resource

- Bearl Quarry
- Blaxter Quarry
- Camphill Quarry
- Cocklaw Quarry
- Brownieside Quarry
- Darney Quarry
- Doddington Quarry
- Hazeldean Quarry
- High Nick Quarry
- Ladycross Quarry
- Millknock Quarry

Peat

3.38 Peat is an unconsolidated deposit of plant remains in a water saturated environment of persistently high water content. Two types of peat bog are found in Northumberland:

- Raised bogs – these are characteristic of flat underlying topography and found mainly on low plains or broad valley floors
- Blanket bogs – found in upland areas which allow the accumulation of peat on but the steepest of slopes. These can, however, contain areas of raised mire and thicker areas known as valley or basin mire.

3.39 The British Geological Survey's mineral resource information identifies a number of peat resource areas in Northumberland. The resource areas are in north Northumberland and are relatively small and isolated. The last site where peat was extracted in Northumberland was from a site at Kemping Moss⁶ near Lowick but extraction ceased prior to 2015.

3.40 Peat bogs have a high biodiversity value which will limit the scope for the extraction of the peat resource. The value of peat habitats as a biodiversity resource and carbon stores is recognised in the Government's Natural Environment White Paper which seeks to phase out peat use in England in order to contribute to the protection of these habitats. This is reflected in the National Planning Policy Framework which states that planning permission will not be given for peat extraction from new or extended sites. The policy framework for peat shows that its value as a nature conservation resource and a carbon store is the key consideration for development proposals rather than the presence of a mineral resource. Given the policy context for peat use, the emerging national planning policy context for peat extraction and the protection afforded to peat bogs due to their nature conservation value it is considered that Mineral Safeguarding Areas should not be defined for peat.

Metalliferous and associated vein minerals

3.41 The North Pennine Orefield extends into the south western part of Northumberland. At the present time there are no metalliferous and vein mineral workings in Northumberland but there has been substantial base-metal, fluorspar, witherite, baryte and iron mining in the past. In the past mining took place largely around Haydon Bridge, Blanchland, between Allenheads and Allendale in the East and West Allen valleys and at Settlingstones near Hexham. Mineralisation mostly comprises steeply-dipping veins filling fractures and faults with some replacement deposits (flats) in the adjacent Carboniferous limestone host rock. Production of lead and zinc was at its highest during the eightieth and ninetieth centuries. The industrial minerals fluorspar, witherite and baryte occur in the veins with the lead and zinc ores and have been the principal minerals produced from the mines in

⁶ The Kemping Moss site has planning permission for extraction to 30 June 2029 and is currently operational.

the latter part of the twentieth century. Bedded ironstones occur in the Carboniferous rocks. These were low grade deposits divided into clay band (clay matrix) and black band (carbonaceous matrix) which in the past have been worked at a number of localities including Bellingham, Redesdale and Haydon Bridge during the eighteenth and nineteenth centuries. The very low grade nature of these means they are considered by the British Geological Survey to be of no current economic interest. Mining of the other metalliferous and vein minerals discussed above has also been historic and extraction in Northumberland is not currently believed to be economically viable. There is, therefore, significant uncertainty over the future economic viability of the resource. Given this, and that these minerals tend to be extracted underground, it is not proposed to define Mineral Safeguarding Areas for metalliferous and vein minerals in the Northumberland Local Plan.

Summary of mineral resources to be safeguarded

3.42 As outlined in further detail above, Mineral Safeguarding Areas are recommended to be defined for the following minerals based on the information discussed above:

- Coal;
- Brick clays;
- Carboniferous limestone;
- Igneous rock;
- Sandstone for building stone use; and
- Sand and gravel.

Step 2 (b) – Refining the physical extent of the Mineral Safeguarding Areas

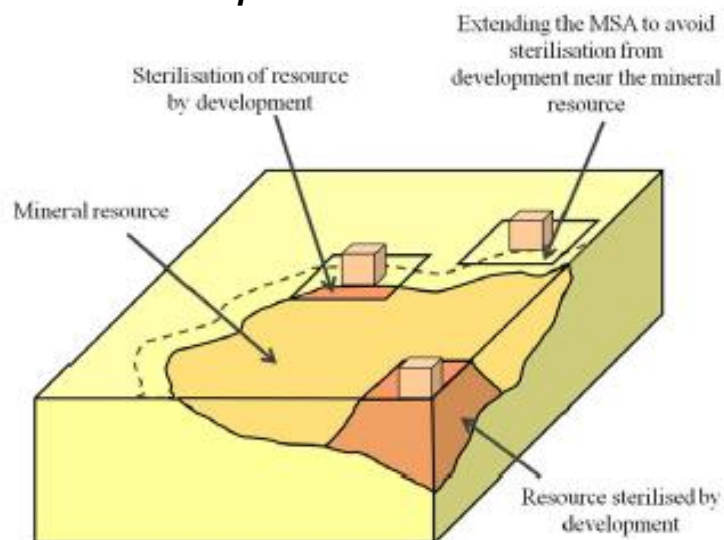
3.43 The first part of Step 2 involved identifying the extent of the known mineral resource areas that are considered to be appropriate to be defined as Mineral Safeguarding Areas and considering any geological factors that should be taken into account. The second part of Step 2 deals with some of the issues that need to be considered when defining the detailed boundaries of the Mineral Safeguarding Areas around the areas of mineral resources identified in the first part of Step 2. Three key matters which need to be considered in refining the physical extent of the Mineral Safeguarding Areas are identified:

1. Potential development in close proximity to the known mineral resource;
2. Mineral resources beneath existing settlements; and
3. Mineral resources that overlap with other environmental and planning designations.

1. Potential development in close proximity to the mineral resource:

3.44 As recognised in the 'Planning and Minerals: Practice Guide', when defining Mineral Safeguarding Areas around the areas of known minerals resources consideration needs to be given to the potential for sterilisation by non-mineral development adjacent to the resource which could lead to the sterilisation of part of the reserves due to a need to allow sufficient separation distance between sensitive land-uses and a potential mineral extraction site. If the separation distance is too small then it may not be possible to recover the mineral resource in an environmentally acceptable way meaning the resource would be sterilised (see Figure 3.6). To prevent the sterilisation of the mineral resource from unchecked development encroaching on a mineral resource and therefore preventing the potential recovery of the resource, 'Mineral safeguarding in England: good practice advice' suggests that it may be appropriate for the boundary of the Mineral Safeguarding Area to be extended beyond the area of the mineral resource. This would provide a 'buffer' between the actual mineral resource and any new non-mineral development.

Figure 3.6: Illustration of how near surface mineral resources can be sterilised by surface development



Source: British Geological Survey - *Mineral safeguarding in England: good practice advice*, October 2011

3.45 In other mineral planning authority areas in England there are generally two approaches that have been adopted to deal with proximal development that could cause sterilisation of part of the mineral resource:

- Extending the extent of the Mineral Safeguarding Area to incorporate a buffer around the mineral resource area. The buffers are based on either the examples in case studies presented in 'Mineral safeguarding in England: good practice advice' or from separation distances used in existing local policies to minimise land-use conflict between mineral extraction sites and sensitive receptors;
- Criteria in a development management policy to consider non-mineral development in close proximity to a Mineral Safeguarding Area.

Both of these approaches seek to prevent proximal development from sterilising part of a mineral resource without first being subject to the relevant policy tests.

3.46 Opinions were sought on the distances used in the early engagement on a draft approach to defining Mineral Safeguarding Areas for Northumberland when preparing the now withdrawn Core Strategy. An example in line with the case studies provided in the good practice guidance were put forward for discussion with 500 metres suggested for those resources where blasting is generally required to enable extraction and 250 metres suggested for those resources that do not generally require blasting to enable extraction. A number of responses were made to this issue but there was no strong consensus on the distances that would be appropriate for Northumberland. Some of the individuals who responded to the consultation suggested that 500 metres were the minimum distances that should be applied. Two of the coal operators indicated that distances of 200 or 250 metres should be used as they considered that it could be demonstrated that extraction could take place within 250 metres of housing. No objections have been raised to this element of the approach during consultation on the Local Plan.

3.47 In taking the approach that extends the boundary of the mineral safeguarding area to avoid sterilisation by adjacent non-mineral development it will be necessary to determine what size buffer zone should be applied around the identified area of mineral resource. There is little research available to assist in the identification of appropriate buffer distances around a mineral resource when defining a Mineral Safeguarding Area but there are examples from other mineral planning authority areas. Example case studies from Leicestershire and Warwickshire are provided in 'Mineral Safeguarding in England: good practice advice'. Figure 3.7 below summarises the extensions that have been applied to mineral resource boundaries in these case study examples. Examples from the neighbouring mineral planning authority area of Cumbria and from North Yorkshire are also shown.

Figure 3.7: Examples of extensions to mineral resource boundaries to avoid sterilisation by adjacent non-mineral development

	Minerals that generally require blasting to extract them	Minerals that do not generally require blasting to extract them
Leicestershire ⁷	500 metres	200 metres
Warwickshire ⁸	500 metres	250 metres
Cumbria ⁹	250 metres	250 metres
North Yorkshire ¹⁰	500 metres	250 metres

3.48 Figure 3.7 shows that a distance of 500 metres has been used for minerals that require blasting and a distance of 200/250 metres has been used for minerals that do not involve blasting when extracting them. If this approach were taken in Northumberland a 500 metre buffer would apply to coal (and associated clays) and to hard rock while a 250 metre buffer would apply to sand and gravel. In the Staffordshire case study, a distance of 50 metres was used for the clay resource as this resource is generally worked use small excavators and there is not requirement for blasting.

3.49 It is considered that the distances detailed in the case studies referenced in a 'Mineral safeguarding in England: good practice advice' appear to be a reasonable basis for identifying the extensions that should be applied to the mineral resource areas when defining the Mineral Safeguarding Areas in Northumberland. An extension of 500 metres to the hard rock resource areas and the coal resource areas is recommended as this in line with the examples given in the good practice guidance and blasting is generally required when these resources are worked. For sand and gravel an extension of 250 metres to the resource area is recommended as blasting is generally not required when the resource is extracted. Again, this would be in line with the examples given in the good practice guidance. While blasting is used in the extraction of sandstone for building stone, it tends to be on much smaller-scale when compared to hard rock and coal extraction sites due to the nature of the mineral being extracted, the extraction techniques used and the scale of the sites. It is, therefore, recommended that for sandstone for building stone use an extension of 250 metres to the resource areas identified is appropriate when defining the Mineral Safeguarding Areas. For glacial clay, a planning permission area for a single site has been identified as the resource area to be safeguarded and it is recommended that the extent of this area forms a Mineral Safeguarding Area with no extension to the resource area identified. In summary, the following extensions to the mineral resource

⁷ Leicestershire approach is a case study example from 'Mineral safeguarding in England: good practice advice'.

⁸ Warwickshire approach is a case study example from 'Mineral safeguarding in England: good practice advice'.

⁹ Cumbria Minerals and Waste Local Plan (adopted 2018)

¹⁰ North Yorkshire Minerals and Waste Joint Local Plan (Publication Draft, November 2016)

boundaries to avoid sterilisation by adjacent development are suggested for Northumberland:

- Coal (and associated clays) – 500 metres
- Hard rock – 500 metres
- Sand and gravel – 250 metres
- Sandstone for building stone use – 250 metres
- Clay (glacial clay outside of the coal resource area) – 0 metres

3.50 It is acknowledged that mineral extraction can often take place in closer proximity to sensitive land-uses than the distances being recommended for extensions to the mineral resource area boundaries without unacceptable adverse impacts on those land-uses. A more precautionary approach is, however, being recommended here for two principal reasons. Firstly, there are some uncertainties regarding the precise boundaries of the mineral resource areas. Secondly, it is also acknowledged that the environmental impacts from a mineral development can vary on a site-by-site basis depending on a range of factors such as the nature of the operation, the location, the topography and the mitigation measures employed meaning some mineral extraction sites may require greater separation distances from sensitive land-uses than others. It is also important to emphasise that the distances used in defining extensions to the mineral resources to avoid sterilisation by non-compatible adjacent development are not definitive distances between minerals workings and other developments to be used in the assessment of planning applications for minerals developments.

3.51 The alternative approach to extending the boundary of the Mineral Safeguarding Area beyond that of the mineral resource involves identifying criteria in a development management policy to consider non-mineral development in close proximity to a Mineral Safeguarding Area. Such a Mineral Safeguarding Area would be based only on the boundaries of the mineral resource. For development proposals that are adjacent to the Mineral Safeguarding Area, this approach would, using the criteria identified, require some interpretation of whether the issue of mineral sterilisation needs to be considered or not when assessing the acceptability of the proposal. As the first approach extends the boundary of the Mineral Safeguarding Area beyond the extent of the mineral resource boundary to take account of the impact of proximal development it is much clearer that mineral sterilisation needs to be considered for those developments within the Mineral Safeguarding Area and it does not need to be considered for those developments that are not within the Mineral Safeguarding Area.

3.52 To ensure mineral resources are not needlessly sterilised by unchecked proximal development, it is proposed that the extent of the Mineral Safeguarding Area should be extended beyond that of the mineral resource to incorporate a buffer around the mineral resource area. It is suggested that the distances in Paragraph 3.49 are used.

2. Mineral Safeguarding Areas and existing settlements:

3.53 Mineral resources occur beneath existing settlements/urban areas and consideration needs to be given to whether or not the resources in these areas are included in the Mineral Safeguarding Areas. In Northumberland this issue is particularly relevant to coal due to its close association with a number of settlements that have historically developed around this resource. 'Mineral safeguarding in England: a good practice guide' states that Mineral Safeguarding Areas should be defined in urban areas to highlight the presence of the mineral resource and to highlight the potential for extracting the mineral beneath large urban regeneration projects and brownfield sites. The guidance goes on to suggest that opportunities for the prior extraction of some minerals may be missed if applicants for non-mineral development are not aware of the presence of a mineral resource below the surface of the application site.

3.54 In response to the early engagement on a draft approach to defining Mineral Safeguarding Areas there was not complete agreement on whether the mineral resources beneath existing settlements should or should not be excluded from Mineral Safeguarding Areas. The Coal Authority and the coal industry in particular emphasised that there could be opportunities to extract coal on large-scale redevelopment sites within existing settlements. The Coal Authority also stated that they had records of 48 prior extraction schemes within urban areas between 1995 and 2008, ranging in size from 0.04 hectares to 28 hectares. There are concerns about the number of planning applications that would fall within the Mineral Safeguarding Areas and for which sterilisation and prior extraction issues would need to be considered. However, the number of planning applications where this is required could be controlled through the identification of simple exemption criteria which can be incorporated into the policy for considering non-mineral development proposals within Mineral Safeguarding Areas (see Step 4). Any extraction of a mineral resource would be subject to a number of policy tests to ensure the extraction could be done in an environmentally acceptable manner. This approach would be the most comprehensive in terms of ensuring that all mineral resources in Northumberland are safeguarded.

3.55 The alternative approach would have been to not include the mineral resources beneath existing settlements. The approach would take the view that the mineral resources beneath existing settlements have already been sterilised and opportunities for extraction within these areas in the future are likely to be rare and severely limited. However, the submission made by The Coal Authority in response to the early engagement on an approach to defining Mineral Safeguarding Areas for Northumberland suggests that there are regular occasions when coal can be recovered in urban areas. It could be argued that not having Mineral Safeguarding Areas defined within existing settlements does not automatically mean the resource will be lost. Economic factors mean developers are likely to recover and sell or use any minerals that can be reasonably recovered if suitable opportunities arise. This approach would require some additional work in terms of identifying which areas are existing settlements/urban areas.

3.56 In light of the evidence discussed above, it is proposed that mineral resources beneath existing settlements should be included within the Mineral Safeguarding Areas to ensure the presence of the resource is made known and opportunities for prior extraction are not missed.

3. Mineral Safeguarding Areas and other planning and environmental designations:

3.57 Consideration also needs to be given to how Mineral Safeguarding Areas are defined alongside other environmental, planning and cultural designations. It is considered that Mineral Safeguarding Areas should be defined alongside other designations and should overlap with the areas covered by these other designations. This will ensure that the presence of the mineral resource and the impact of any proposed development on a mineral resource are taken into account alongside these other designations. This is supported by feedback from the early engagement on a draft approach to defining Mineral Safeguarding Areas where there was agreement that no sound justification could be given for excluding areas covered by other designations from the Mineral Safeguarding Areas.

STEP 3: Undertake consultation on draft Mineral Safeguarding Areas

3.58 It is important that the minerals industry (operators and trade bodies) and other key bodies such as The Coal Authority, English Heritage and the neighbouring Mineral Planning Authorities are engaged in the process of developing and refining Mineral Safeguarding Areas for Northumberland. Northumberland County Council approached this by undertaking some early engagement on a draft approach to defining Mineral Safeguarding Areas in Northumberland. This early engagement targeted the consultees identified above but other bodies and individuals were also encouraged to respond. The intention of this early engagement was to gather information and views on what mineral resources should be safeguarded, what information should be used as the basis of defining Mineral Safeguarding Areas and to gather initial views on the approach that should be taken to defining Mineral Safeguarding Areas for Northumberland.

3.59 Sixteen responses were received to the consultation. This includes responses from five mineral operators (ATH Resources, Banks Developments, Marshalls Natural Stone, Tynedale Roadstone and UK Coal), two mineral operator trade organisations (Confederation of UK Coal Producers and Mineral Products Association), The Coal Authority, three statutory consultees (English Heritage, Government Office for the North East and One North East), one parish council, one landowner and three individuals. These responses have helped to inform potential approaches to defining Mineral Safeguarding Areas which are discussed in this report.

3.60 Opportunities to engage further on this matter have been provided during the process to prepare the withdrawn Core Strategy and Local Plan.

STEP 4 and STEP 5: Developing policies for inclusion in the Local Development Framework

3.61 Step 3 involved identifying which mineral resources to safeguard and refining the physical extent of the recommended Mineral Safeguarding Areas. Steps 4 and 5 consider the policies that are needed in the Local Plan to identify the approach to mineral safeguarding (Step 4) and the policies to consider individual development proposals within the Mineral Safeguarding Areas that could pose a threat to the safeguarding of the mineral.

3.62 The Local Plan identifies the mineral resources that Mineral Safeguarding Areas are defined for and that the overarching approach is to protect these resources from unnecessary sterilisation. The detailed boundaries of the Mineral Safeguarding Areas are shown on the accompanying Policies Map. The extent of the Mineral Safeguarding Areas can also be shown on the key diagram.

3.63 ‘Development management policy’ criteria are also set out in the Local Plan to allow development proposals and planning applications within Mineral Safeguarding Areas to be assessed and to ensure that the presence of a mineral resource is adequately considered when determining these planning applications. The policy seeks to balance the need to safeguard the mineral resource against not preventing other development from going ahead where it cannot be reasonably justified. The proposed policy is shown in Figure 3.7.

3.64 In formulating such a development management policy criteria, consideration was given to whether there are likely to be some planning applications within Mineral Safeguarding Areas that do not pose a threat to mineral safeguarding due to the minor nature of these applications and as a result are not considered to be incompatible with safeguarding the mineral. Consideration has been given to the type of planning applications that are unlikely to pose a threat to mineral safeguarding. The early engagement undertaken on a draft approach to defining Mineral Safeguarding Areas and consultation on both the Local Plan and now withdrawn Core Strategy assisted in refining a list of the type of planning applications which it is considered are unlikely to pose a threat to mineral safeguarding. The following types of planning applications have been identified:

- Householder planning applications¹¹
- Advertisement consent applications
- Reserved matters applications (including applications following the grant of outline planning permission)

¹¹ Householder applications include extensions to domestic dwellings, domestic garages, outbuildings and high garden walls or fences.

- Applications to change the use of an existing building (except where the change is to a residential dwelling (use class C3) and other sensitive users such as schools (use class D1) and hospitals (use class C2))
- Applications to remove or amend a condition of an existing planning application
- Works to trees
- Prior notifications
- Certificate of Lawfulness of Existing Use or Development (CLEUD)
- Certificate of Lawfulness of Proposed Use or Development (CLOPUD)
- Non-material amendments

3.65 For all other planning applications within Mineral Safeguarding Areas, the policy identifies criteria to assess whether it is appropriate to grant planning permission for the incompatible development or not. The criteria considers whether or not the resource has a value or potential value that is worthy of protection. The value of the mineral resource could be difficult to assess and further detail on this is likely to be needed. Essentially any approach would need to provide some assessment of the quantity and quality of the resource, the likelihood of it being extracted and consider alternative options for the location of the development that would either avoid or minimise the sterilisation of a mineral resource. Where the mineral is deemed to be of value, consideration should be given to the following factors:

- Whether the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
- Whether the development is of a temporary nature; or
- Whether there is an overriding need for the incompatible development which outweighs the need to safeguard it or extract the mineral prior to the development taking place.

3.66 The extraction of the mineral prior to the development taking place, often referred to as 'prior extraction', is something which is encouraged by national planning policy (Paragraph 204d of the National Planning Policy Framework, February 2019). In terms of prior extraction consideration would need to be given to whether it is practicable, whether extracting the resource would have a significant adverse effect on local communities or the environment and whether it would unduly prejudice the timing and viability of the proposed development. In addition, the nature of the extraction of some types of minerals means that prior extraction is unlikely to be feasible. Prior extraction is most likely to be feasible for coal extraction by surface mining methods where extraction and restoration can be completed within a reasonable timescale and the original landform that can be recreated. In considering whether there is an overriding need for the non-mineral development, it will be important for an assessment to look at alternative sites and locations for the non-mineral development where mineral resources would not be sterilised and to look at other sustainability criteria.

3.67 The proposed planning policy for mineral resource safeguarding is provided below in Figure 3.8 for information. The policy has been developed taking account of the above.

Figure 3.8: Proposed policy relating to mineral safeguarding in the Northumberland Local Plan Publication Draft

Policy MIN 4

Safeguarding mineral resources (Strategic Policy)

1. Mineral Safeguarding Areas (MSAs) are identified on the Policies Map around the following mineral resources and these resources will be protected from unnecessary sterilisation by non-mineral development:
 - a. Carboniferous limestone;
 - b. Clay (including brick clay, brick shale and fireclay);
 - c. Coal;
 - d. Igneous rock;
 - e. Sand and gravel; and
 - f. Sandstone.
2. Applications for non-mineral related development in a Mineral Safeguarding Area are required to include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development.
3. Proposals for non-mineral development which would lead to the unnecessary sterilisation of mineral resources within a Mineral Safeguarding Area will not be supported unless:
 - a. The applicant can demonstrate that the mineral concerned is not of economic value;
 - b. The mineral can be extracted prior to the non-mineral development proceeding without adversely affecting the viability of the development;
 - c. The development is temporary in nature and will not impact on the potential for mineral extraction within a timescale in which the mineral is likely to be needed;
 - d. There are no reasonable alternative options for the proposed development which would avoid or minimise the sterilisation of minerals;
 - e. The overall social, economic or environmental benefits of the proposed development outweigh the potential loss of the mineral resource; or
 - f. It constitutes non-mineral development that is exempt from the safeguarding provisions. Exempt non-mineral development comprises:
 - i. Householder development, which includes extensions, alterations or improvements to existing dwellings, the erection of domestic garages, outbuildings and garden walls or fences;
 - ii. An advertisement;
 - iii. Reserved matters applications following the grant of outline planning permission;
 - iv. Applications to change the use of an existing building, except where the change is to a residential dwelling (use class C3) and other sensitive uses such as schools (use class D1), residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres (use class C2);
 - v. Applications to remove or amend a condition attached to an existing planning permission;
 - vi. Works to trees;
 - vii. Prior notifications submitted in accordance with the provisions of Schedule 2, parts 6 and 7 of the Town and Country Planning General Permitted Development Order 2015;
 - viii. An application for a Certificate of Lawfulness of Existing Use or Development (CLEUD);

- ix. An application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD); and
- x. Non-material amendments.

