



Wiltshire and Swindon Minerals Core Strategy

2006 - 2026

Development Plan Document
Adopted June 2009

Swindon Borough Council

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Wiltshire & Swindon
Minerals Core Strategy
Development Plan Document
2006 – 2026

June 2009

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Executive Summary

The overall approach of the **Wiltshire & Swindon Minerals Core Strategy** (“the Strategy”) is to manage the availability, extraction and use of primary, secondary and recycled mineral resources whilst seeking to protect the interests of local communities and the wider environment through a series of strategic policies. However, the Strategy recognises that minerals can only be worked where they exist and therefore the choices open to the Councils in terms of where new sites should be located are limited.

The Strategy articulates the Wiltshire Council and Swindon Borough Councils’ spatial vision and objectives for how the Plan area will accommodate the demand for construction and engineering minerals over the next twenty years.

The Strategy sets out a context for sustainable minerals development but forms only one element of the overall Minerals and Waste Development Framework. In this sense, the Core Strategy must be read in conjunction with national, regional policy as well as local policies - including the emerging Minerals and Waste Development Control Policies Development Plan Documents (DPDs), the Aggregate Minerals Site Allocations DPD and the Waste Site Allocations DPD.

The geological circumstances of Wiltshire and Swindon are such that the main mineral types worked today include sand and gravel (“aggregate minerals”), chalk (for cement manufacturing), clay (for cement manufacturing and engineering uses) and various high quality limestones (“building stones”). However, the bulk of the minerals extracted in the Plan area are required for use as aggregates¹.

The overall spatial pattern of aggregates quarrying in the area can be characterised as follows:

- Cotswold Water Park / Upper Thames Valley – a major concentration of sharp sand and gravel workings and the predominant aggregate production zone in the Plan area; and
- Calne / Compton Bassett area – dominated by two sites currently producing soft sands.

In addition to these main production zones, there is a single site in south-Wiltshire producing soft sand. The future of primary aggregate minerals production in the Plan area will largely depend upon:

- The life of remaining resources in existing production zones; and
- The environmental capacity of alternative resource areas to accommodate minerals development over the next twenty years.

However, the fact remains that Wiltshire and Swindon cannot continue to supply primary aggregate resources *ad infinitum*. The use of alternative construction materials (e.g. wood, glass and metal) will have to be encouraged along with maximising the availability and use of recycled and secondary resources as part of an overall sustainable minerals strategy.

With respect to other minerals, the Strategy has an important role to play in supporting the strategically significant Westbury Cement Works through providing a sustainable

1: Bulk granular materials such as sand and gravel that are used in construction industry for purposes such as making concrete and concrete products, mortar and asphalt, or for fill material or drainage media.



commitment to supply basic raw materials from local sources – chalk and clay, thereby helping to reduce the overall energy consumption involved in the manufacturing of cement. Over the life of the Minerals Core Strategy, the Councils will work with the cement producing industry at Westbury to fully scope and consider long-term supply options. However, balanced against the need for new resources in the longer term will be the objective of ensuring the protection and enhancement of local nature conservation interests as well as the amenity of people living and working within the towns and villages in the area.

In addition, the Strategy recognises the importance of Wiltshire’s natural building stones. Highly valued landscape areas such as the Wooded Downland of the Vale of Wardour in the south of Plan area and the Limestone Lowland of North Wiltshire characterised by settlements such as Tisbury, Corsham and Castle Coombe require supplies of natural building stones to maintain the vernacular of the built environment. However, the winning and working of such materials does not always come without environmental costs. The challenge for the life of the Minerals Core Strategy will be how to reconcile the need for local building stones with the protection and enhancement of the environment.

Within a context of diminishing resources, traditional patterns of minerals development will have to be redefined in order to maintain supplies of primary materials into the longer term. Consequently, the Councils will rigorously apply the principles of ‘plan, monitor, manage’ to ensure that our approach to planning for the supply of minerals remains flexible and able to respond to changes in economic projections, as well as national and regional policy. In addition, our understanding of the supply of minerals aims to take a sub-regional, market-based outlook rather than rely upon a traditional plan-area led approach based on geopolitical boundaries.

To achieve this aim, the Councils will work closely with neighbouring planning authorities both within and potentially outside the Region to ensure that projected economic growth is planned in a holistic manner and thereby encompassing the long-term supply of minerals (primary, secondary and recycled). To this end, the Councils will embrace opportunities to undertake joint studies and even joint plans, where deemed appropriate; for example - to overcome supply deficiencies.





1. Introduction

Wiltshire & Swindon Minerals & Waste Development Framework - Geographic Extent of the Plan Area

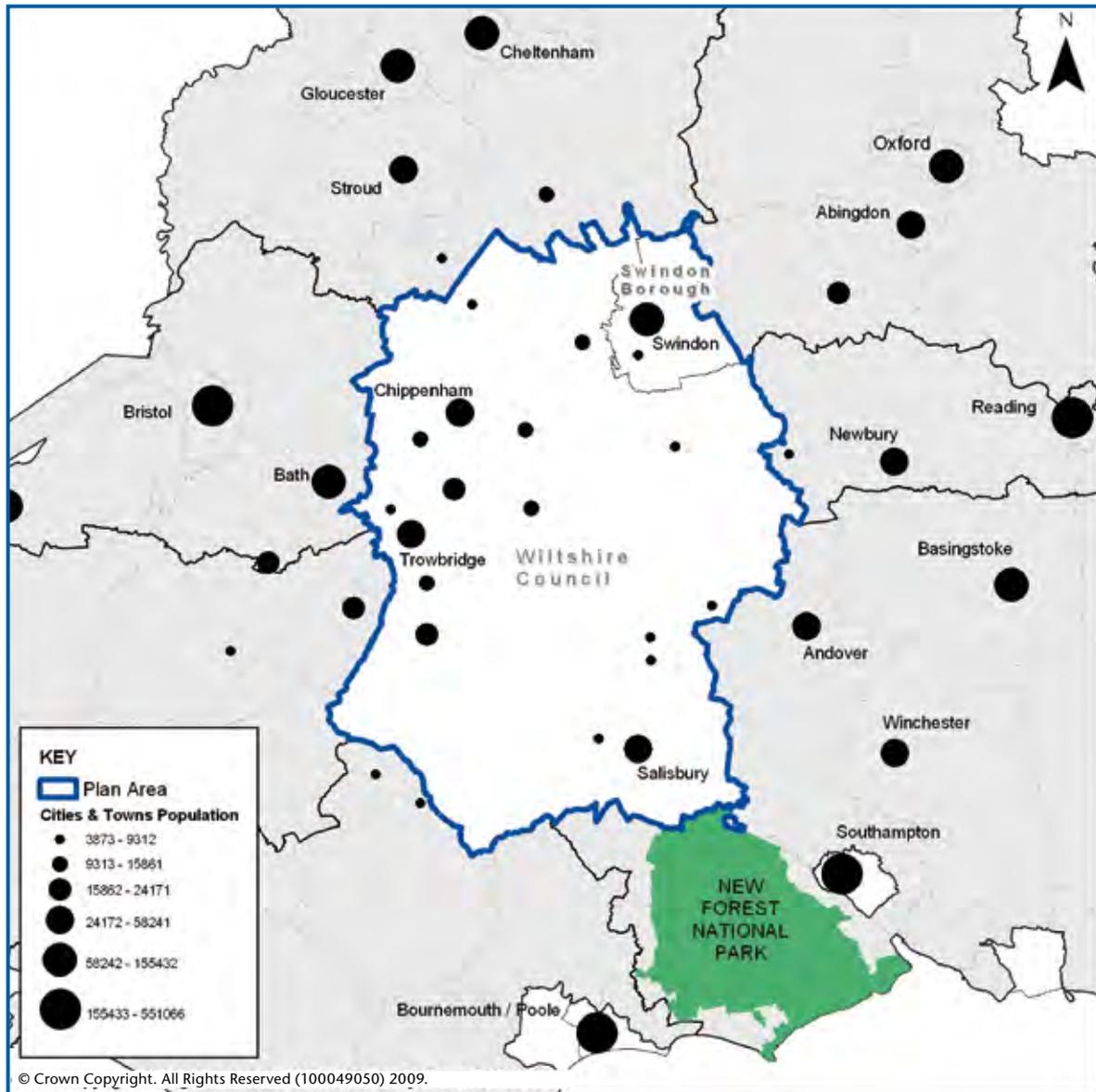
- 1.1 The Wiltshire and Swindon Minerals Core Strategy provides a strategic policy framework for the administrative areas of Wiltshire Council and Swindon Borough Council (as illustrated on Figure 1). The Plan area is different to that expressed in the former Minerals Local Plan by virtue of the fact that as of 1st April 2006 a small area of the South of Wiltshire² now forms part of the New Forest National Park. The National Park Authority have full planning powers but have elected to work with Hampshire County Council, Southampton City Council and Portsmouth City Council on matters relating to minerals and waste for their area. This joint planning arrangement is set out in detail within the adopted Hampshire³ Minerals & Waste Core Strategy (adopted July 2007).
- 1.2 In accordance with the South West Regional Spatial Strategy (RSS) and the provisions of section 62(2) of the Environment Act 2005, all Minerals and Waste local development documents (LDDs) produced by Wiltshire and Swindon must pay due regard to the National Park's primary purpose and designated status. This requirement goes beyond simply mapping potential impacts. Co-operation on matters relating to minerals and waste development proposals will need to involve collaborative working arrangements with the National Park Authority, Hampshire County Council and Dorset County Council and opportunities for such interaction will be pursued by the Councils.
- 1.3 Notwithstanding the clear need to consider the interests of the New Forest National Park, the Councils will also explore and develop opportunities to work with other neighbouring authorities and key stakeholders with the aim of ensuring supplies of minerals are maintained whilst addressing local issues such as infrastructure improvements, flood-risk management and protecting / enhancing critical environmental designations.



2: Land comprising parts of the Parishes of Landford, Redlynch and Whiteparish have been subsumed into the administrative boundary of the New Forest National Park

3: Hampshire, Portsmouth, Southampton & New Forest National Park Minerals & Waste Core Strategy.

Figure 1: The Plan Area for the Wiltshire & Swindon Minerals & Waste Development Framework



Links to the Councils' Evidence Base

- 1.4 All aspects of the Councils' Minerals and Waste Development Framework have to be founded on robust and credible evidence. To accompany this Strategy and all other documents in the Framework, the Councils have prepared a detailed Evidence Base document - (www.wiltshire.gov.uk/environmentandplanning/planning/planningpolicy/mineralsandwastedevelopmentplan).
- 1.5 The Councils will keep the Evidence Base up-to-date through constant monitoring and review. All documentary evidence will continue to be published on the Councils' websites.



Policy Context: National, Regional and Local Policy Drivers

National Perspective

- 1.6 The Strategy has been prepared in accordance with national policy with the aim of delivering sustainable development. A number of key policy documents have been scoped and considered during the formulation of the policy framework; these include:
- Minerals Policy Statement 1 (Planning & Minerals and accompanying Practice Guide)
 - Minerals Policy Statement 2 (Controlling and Mitigating the Environmental Effects of Minerals Extraction in England; and the accompanying Annexes 1 - Dust & 2 – Noise)
 - Minerals Planning Guidance Note 7 (Reclamation of Mineral Workings)
 - Minerals Planning Guidance Note 10 (Provision of Raw Material for the Cement Industry)
 - Planning Policy Guidance 13 (Transport)
 - Planning Policy Statement 1 (Delivering Sustainable Development)
 - Planning Policy Statement 3 (Housing)
 - Planning Policy Statement 7 (The Countryside and the Rural Economy)
 - Planning Policy Statement 9 (Biodiversity and Geodiversity)
 - Planning Policy Statement 10 (Planning for Sustainable Waste Management)
 - Planning Policy Statement 12 (Local Development Frameworks)
 - Planning Policy Statement 23 (Planning & Pollution Control)
 - Planning Policy Statement 25 (Development and Flood Risk)
- 1.7 In addition to these documents, the National and Regional Guidelines for Aggregates Provision in England 2001 – 2016 (June 2003) represents a key challenge and policy driver in terms of overall aggregate minerals supply from Wiltshire and Swindon.
- 1.8 As part of the process of maintaining a robust and credible evidence base for the Minerals & Waste Development Framework, the Councils will continue to monitor national policy and aim to accommodate amended policies in future revisions to Local Development Documents.

Regional Perspective

The South-West Regional Spatial Strategy 2006 - 2026

- 1.9 Once adopted, the Regional Spatial Strategy⁴ for the South West (RSS) will form part of the 'development plan' for Wiltshire and Swindon. The new RSS, as referred to below, is presently subject to the Secretary of State's Proposed Changes and is therefore at an advanced stage of preparation. All Local Development Documents produced by the Councils, including this Strategy, must be in general conformity with the policy framework of the RSS.
- 1.10 In terms of minerals planning, the RSS sets out a strategic policy framework including a commitment to meeting forecast aggregates provision; maintaining landbanks; and encouraging the use of secondary aggregates and recycled wastes.

4: The RSS currently comprises Regional Planning Guidance Note 10 and saved policies of the Structure Plans. These documents will be replaced by the new RSS once adopted.



1.11 The RSS lists the key aims for minerals planning in the Region as:

- Avoid workings / extraction in or affecting international / national environmental designations except in exceptional circumstances where it can be demonstrated that the mineral cannot be sourced from another location outside of designated areas;
- Minimise the distance that minerals and their derived products travel to their point of use when identifying potential new mineral sites and the location of processing facilities;
- Promote, identify and safeguard opportunities for the transportation of minerals by rail and / or water through the use of existing and, where practicable, new railhead and wharf facilities;
- Ensure that where road transport is the only option available for the distribution of minerals, developers submit transport assessments to support proposals for quarries and associated ancillary facilities; and
- Ensure effective use is made of materials.

1.12 The Minerals Core Strategy aims to provide a 'local' strategic policy context for minerals supply in accordance with the aims, objectives and policies of the RSS as well as national policy.

The South West Regional Economic Strategy 2006 – 2015

1.13 The Regional Economic Strategy (RES) has been prepared to reinforce the aims of the Integrated Regional Strategy (IRS) and thereby compliment the RSS. The document sets out a number of regional priorities for delivering sustained economic growth over the period to 2015.

1.14 A series of 'Functional Economic Zones' have been identified with Wiltshire and Swindon forming part of the – 'North East Triangle' with the former Avon area and Gloucestershire. The RES goes further by affording special status to cities and towns such as Bristol, Swindon, Cheltenham and Gloucester as areas for growth.

1.15 The relationship between the RES and minerals planning in Wiltshire and Swindon is not explicit, but clearly, the local minerals industry can and does play a relatively significant role in the south-west economy. In terms of shared priorities, the RES and the Wiltshire and Swindon Minerals and Waste Development Framework are aiming to ensure that the unique environment and cultural assets of the area are protected and enhanced. The challenge for local planning authorities and minerals and waste industries will be to work with various stakeholders to ensure that a balance is struck between maintaining a prosperous economic base and protecting the social and environmental fabric of the Region.

Local Perspective

A Sustainable Community Strategy for Wiltshire: 2007 – 2016

1.16 The latest review of the Sustainable Community Strategy by the Wiltshire Strategic Board carries forward a number of issues that have a bearing on minerals policy,



particularly in terms of improving the local environment. Issues raised include – the need to ensure that maximum environmental gains are secured through development; the need to halt the fragmentation of Wiltshire’s habitats and the adoption of sustainable construction standards for new buildings. These aims are being addressed through the preparation of Minerals Local Development Documents (LDDs).

- 1.17 Recognition is given to the potentially adverse environmental effects of extracting sand and gravel to meet Government forecast provision rates (1.85 million tonnes per annum). This is an important point and a matter that the Core Strategy aims to reconcile through careful planning, monitoring and review.
- 1.18 A more detailed account of the Councils’ community strategy objectives, targets and initiatives is set out in the Councils’ Evidence Base document.

Swindon Borough Council’s Sustainable Community Strategy

- 1.19 Along with Swindon’s Borough-wide ‘Core Strategy’, the Minerals and Waste Core Strategies are the delivery vehicles for the spatial elements of the Borough’s existing Community Strategy. The Community Strategy has six themes:
 - Creating a Swindon for the future;
 - An economically prosperous place;
 - A place which values its environment and safeguards it for future generations;
 - A healthy and caring place;
 - A learning and creative place; and
 - Keeping Swindon safe.
- 1.20 The Community Strategy is currently being updated as the Sustainable Community Strategy (SCS), covering the period 2007 - 2030. Work on the Minerals Core Strategy has been closely related to progress on the SCS which was launched in February 2008. The SCS is less specific with regard to minerals development. Of greatest relevance to minerals policy is the theme requiring the safeguarding of the environment for future generations. The prudent use of mineral resources and development of secondary or alternative aggregates will contribute to realising this aim.

The Wiltshire Local Development Framework

- 1.21 The documents that will ultimately comprise the Wiltshire and Swindon Minerals and Waste Development Framework will have to be flexible enough to integrate with the emerging strategies and policies of the Wiltshire LDF as well as pay due regard to the proposals of neighbouring local authorities.

Swindon Borough Local Development Framework

- 1.22 Swindon Borough Council has begun the process of reviewing their old-style Local Plan. The Swindon Borough Local Plan, 2011 is ‘saved’ until July 2009. However, in response to the RSS, proposals have been prepared and consulted upon which will eventually form the Borough-wide Core Strategy. Excluding minerals and waste planning issues, this document is programmed for Submission in early 2009.

- 
- 1.23 The regeneration of Central Swindon is a key regional objective. To reflect the urgency of realising the town centre's potential, the Borough Council has adopted an Action Plan for Swindon's Central Area. The Borough Council has also adopted a Sustainable Construction SPD which, like Wiltshire's Community Strategy, places a strong onus on developments to move towards higher environmental quality in design and construction.

Local Transport Plans (LTPs)

- 1.24 The second round of LTPs prepared separately by the Councils will be significant influences upon the delivery of minerals as well as determining the location and design of new quarries / waste management facilities and inter-modal freight facilities such as Rail Aggregate Depots.
- 1.25 The policies and proposals set out in the Minerals and Waste Development Framework can assist in the delivery of improvements to local infrastructure. To ensure that this is achieved, an integrated policy approach will be required for the management of minerals and waste traffic, as well as close cooperation with key stakeholders such as the Highways Agency and neighbouring local planning authorities.

Adjoining Minerals Development Frameworks

- 1.26 The 'land-locked' Plan area of Wiltshire and Swindon is surrounded by a total of eight Mineral Planning Authorities (MPAs), five of which are located within the South West and three within the South East region. The greatest challenge facing Wiltshire and Swindon in minerals planning terms is the need to meet demand for primary aggregates at a rate of 1.85 million tonnes per annum. It is expected that in the short and medium term (up to 2016) this need will be met predominantly from the Upper Thames Valley Resource Zone; a Resource Zone that is shared with Gloucestershire and is also the main source of sand and gravel for the Gloucestershire area. It is therefore important that development in this area is coordinated between the relevant authorities. A review of Gloucestershire's Minerals Local Plan (adopted April 2003) is currently underway.
- 1.27 Of the remaining adjacent MPAs, Hampshire⁵ is the only authority to have published an adopted Core Strategy. The authorities covered by this document are currently broadly self-sufficient with regard to sand and gravel but may need to depend on resources from outside of Hampshire in the longer term. Also to the south of Wiltshire, Dorset (still in the early stages of Local Plan review) is likely to experience significant pressure in terms of meeting demand for primary aggregates into the longer term. This could lead to pressure for aggregates to be supplied from south Wiltshire to meet any shortfall in demand in these adjacent authority areas. However, the capacity of the resources in Wiltshire to meet the predicted longer-term shortfall is questionable, particularly in light of the significant environmental designations in and around the Salisbury area.

5: Hampshire County Council, Portsmouth City Council, Southampton City Council & New Forest National Park Authority published their Adopted Minerals & Waste Core Strategy DPD in July 2007.





2. Key Characteristics of Wiltshire and Swindon

- 2.1 Wiltshire Council and the Borough of Swindon (the 'Plan area') cover an area of 3455 square kilometres, and have a population of around 630,600 (as at 2006). The Plan area is predominantly rural in character, with the majority of settlements being market towns. The main urban areas are Swindon (population 159,000), Chippenham (population 33,500), Trowbridge (population 36,000) and Salisbury (population 44,000).
- 2.2 Wiltshire and Swindon has seen significant population growth in recent decades, rising by 26% in the period 1971 – 2001, higher than both the regional and national level. The Plan area is forecast to see rapid and sustained growth over the Plan period 2006 – 2026, with the population expected to rise by approximately 13.6%, and an additional 78,600 houses built. This growth will be distributed unevenly across the **Strategically Significant Towns and Cities**⁶ (SSCTs) within the plan area. Swindon is expected to accommodate approximately 50% of total housing development, with the remaining 50% to be distributed within Wiltshire.
- 2.3 In terms of economic performance, Swindon has been growing at a higher rate than both the regional and national average (GVA, 1995 – 2004), whilst Wiltshire's growth has been lower than both the regional and national figure. The manufacturing sector makes the greatest contribution to economic output in Wiltshire and Swindon; closely followed by wholesale and retail trade; and real estate, renting and business activity sectors. Wiltshire and Swindon's unemployment levels are both lower than the national average; with earnings also slightly lower than the England average, but higher than the South West regional figure. Wiltshire can be considered a relatively desirable place to live, with average house prices of £240,000 being higher than the South West (£217,000) and England and Wales (£211,000), although average house prices in Swindon are significantly lower at £166,000 (based on figures for 2006).
- 2.4 The environment of Wiltshire and Swindon is both naturally and historically rich and diverse with over two thirds (68.6%) of the Plan area designated for its international, national and local environmental importance. This includes the three Areas of Outstanding Natural Beauty of the Cranborne Chase and West Wiltshire Downs, North Wessex Downs, and Cotswolds, covering 43% of the Plan area; 12 European protected nature conservation sites; over 130 Sites of Special Scientific Interest; and the World Heritage site of Stonehenge and Avebury. Additionally, the New Forest National Park, situated to the south of the Plan area, is of national importance, within which, some areas are of international importance.
- 2.5 The level of construction activity associated with future housing and infrastructure growth within Wiltshire and Swindon and the surrounding area, primarily within the SSCTs, will lead to a continuing requirement for mineral resources. The current forecast requirement (the local 'apportionment') for sand and gravel production in Wiltshire and Swindon is 1.85 million tonnes per year.
- 2.6 The distribution of mineral resources throughout Wiltshire and Swindon is determined by geology, the same geology that creates the important landscapes and natural habitats that society values. Therefore, mineral resources often occur within important environmental designations within Wiltshire and Swindon.

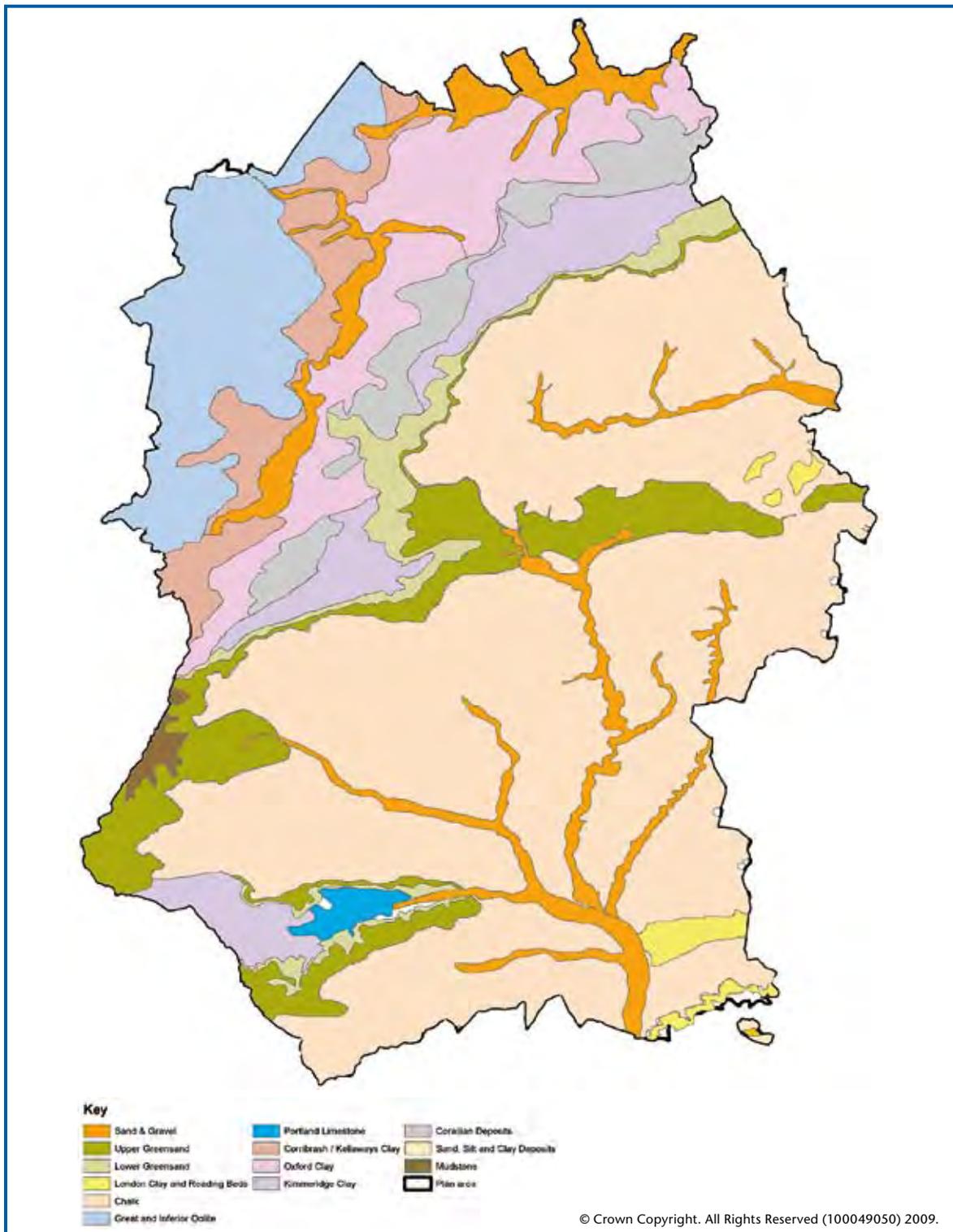
6 The Regional Spatial Strategy for the South West (2006 – 2026) defines Swindon, Trowbridge, Chippenham and Salisbury as Strategically Significant Cities and Towns.



Minerals Development in Wiltshire and Swindon

2.7 As illustrated in Figure 2, the geological circumstances of Wiltshire and Swindon are such that the principal mineral types worked today are - sand, gravel, chalk, clay, limestone and sandstone in varying quantities. However, the bulk of the minerals in the Plan area are extracted for use as aggregates.

Figure 2: Simplified Geological Resources Map of Wiltshire & Swindon



2.8 Historically, there have been numerous mineral workings in Wiltshire, the number and type of currently active workings in the Plan area are illustrated on Figure 3 and outlined in Table 1 below.

Figure 3: Mineral Workings in the Plan Area

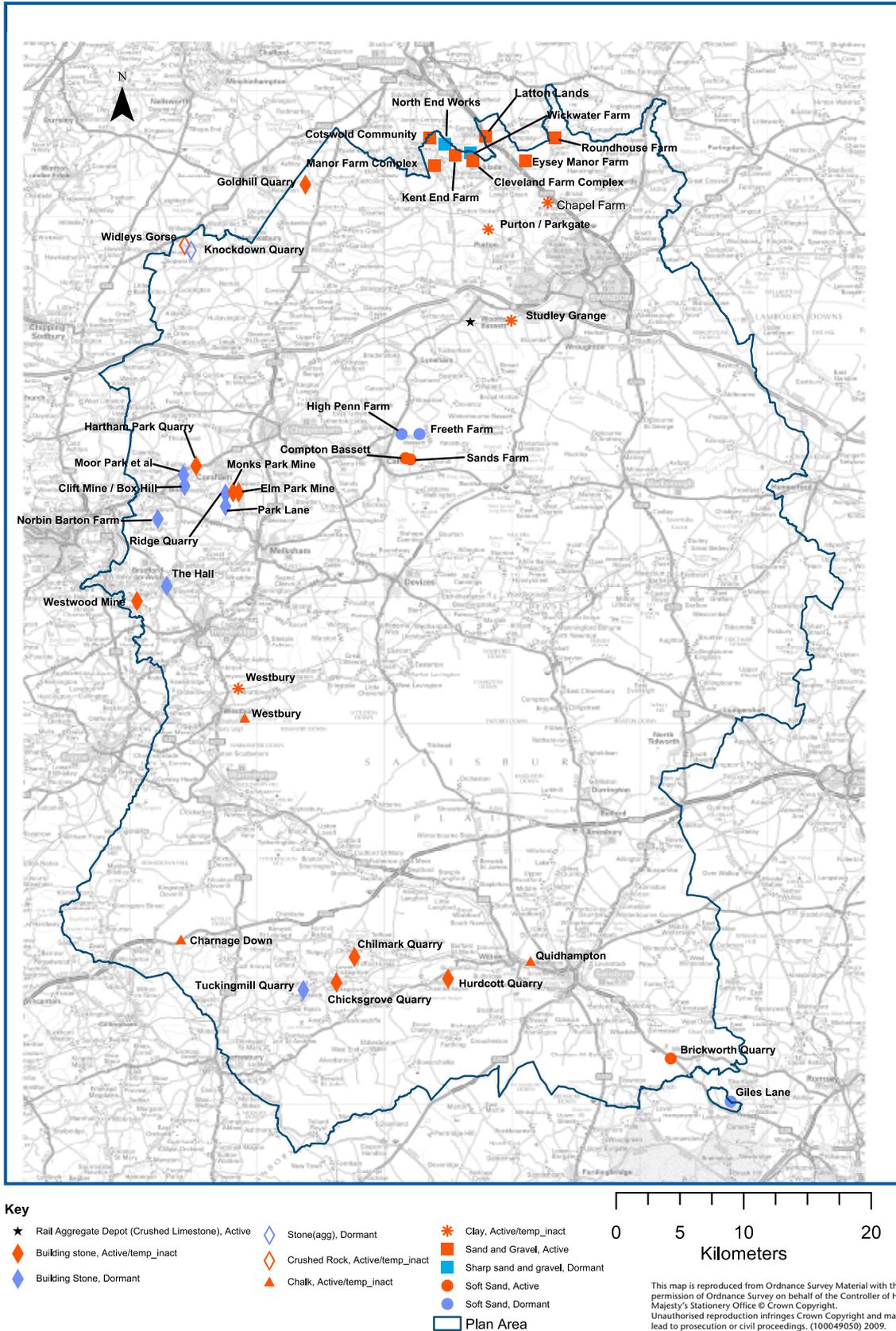




Table 1: Mineral Workings in the Plan Area – April 2007

Mineral extracted	Number of currently active sites
Sand and Gravel	10
Building Stone	7
Clay	4
Chalk	3
Total	24

2.9 Swindon Borough has seen comparatively little mineral working in the past and, at present, has only one site extracting clay for landfill engineering purposes. The concentration of sand and gravel quarries in the Cotswold Water Park/Upper Thames Valley is the main area of mineral extraction in Wiltshire. Indeed, this area is recognised as representing the best deposit of sharp sand and gravel in the South West region in terms of quantity and quality.



2.10 Most soft sand (also known as 'building sand') in Wiltshire is currently being produced from two quarries east of Calne and to a lesser extent from a single quarry in the south of the Plan area near the village of Whiteparish.



2.11 Various types of building stone are mined or quarried, largely in the north-west of the Plan area (around Corsham and Gastard) and in the Vale of Wardour in the south (Lower Chicks Grove and Chilmark). These high quality natural building materials vary in terms of colour, grain size and hardness, which in turn influence the choice of end-use application.



2.12 The most extensive chalk working takes place at Westbury where it is used, along with local supplies of clay, in the manufacture of cement. In addition, clays (Oxford and Kimmeridge) are also extracted across the Plan area for use as an engineering medium in landfill facilities – most notably at Purton / Parkgate Farm, Compton Bassett, Sands Farm and Studley Grange Landfill sites.



2.13 Finally, a high brightness chalk, of rare occurrence, is produced from Quidhampton Quarry, near Salisbury and distributed around the Country by rail for use in a range of applications – paper whitening, toothpaste, paints etc. In addition, lower quality chalk is extracted on a small-scale for use as a soil conditioner on farmland.

- 2.14 In terms of transportation, most of the mineral extracted in the Cotswold Water Park/Upper Thames Valley is distributed by road to the local construction markets of Swindon, Cheltenham/Gloucester and Bath/Bristol. Since much of the mineral extracted in the Plan area is used locally, few mineral workings have rail links as it is considered uneconomic to haul low value products over relatively short distances by rail. Only Westbury Cement Works and Quidhampton Quarry have the capacity to export minerals (or mineral derived products) by rail. However, the existing Rail Aggregate Depot at Wootton Bassett does import crushed limestone from the Mendips for local construction markets in the Swindon area.
- 2.15 The Minerals Core Strategy Key Diagram set out in **Appendix 3** seeks to illustrate broad locations for new development within the Plan area and strategic minerals planning issues and considerations.





3. Minerals Development in Wiltshire and Swindon - Key Issues and Challenges

- 3.1 Minerals are recognised as an important national resource. Virtually everything we use is made of minerals, requires minerals in its manufacture or depends on minerals for its operation. The winning and working of minerals, and particularly **construction aggregates**, therefore make a vital contribution to the Nation's prosperity and quality of life. However, balanced against the clear need for primary minerals is the objective of protecting and enhancing the wider environment⁷. As Mineral Planning Authorities, the Councils are responsible for ensuring that society's need for minerals is met without incurring adverse social, environmental and economic costs.
- 3.2 The primary role of the Minerals Core Strategy is to make the critical decisions relating to **where** minerals should be worked in Wiltshire and Swindon over the Plan period to 2026. In addition, the development of the Evidence Base that underpins the **Minerals and Waste Development Framework**, along with the comments received during previous consultations on 'Issues and Options' and two rounds of 'Preferred Options', have revealed a number of key issues that the Minerals Core Strategy must address. The key 'drivers of change' relating to the future of minerals development in Wiltshire and Swindon are outlined below:

Key Issue 1: Future Growth in Wiltshire and Swindon and Meeting the Need for Minerals

- 3.3 It is recognised that the principal urban areas in Wiltshire and Swindon are destined to grow over the life of the Plan period and beyond. The South West Regional Spatial Strategy (RSS) identifies Swindon, Chippenham, Trowbridge and Salisbury as **Strategically Significant Cities or Towns (SSCTs)**. Although these nodes of growth will be the focus of housing and economic development within the Plan area, their relative distribution and scale will lead to an imbalance in overall rates of development. For example, the RSS identifies a need for Swindon to accommodate an additional 34,200⁸ dwellings to 2026 - nearly 50% of the total for Wiltshire and Swindon as a whole.
- 3.4 In addition, all the SSCTs in Wiltshire are generally located on the periphery of the Plan area. Even within a policy context of self-containment, this spatial pattern of development is likely to create functional relationships between SSCTs in other parts of the sub-region (e.g. Bath / Bristol and Cheltenham / Gloucester) based upon factors such as existing transport corridors (e.g. the A36, A361, A350, A419 and M4). The projected population growth, allied to increasing demand for new built development, will lead to pressure on primary resources and a need to plan for additional quarries and construction/demolition waste management capacity to serve the SSCTs with construction materials.

⁷ Throughout this Strategy the term 'environment' is meant to be read in a holistic sense, thus encapsulating the natural, historic / cultural and social aspects of what makes Wiltshire and Swindon diverse.

⁸ As indicated in the Panel Report for the South West RSS, published December 2007



Construction Aggregate in Wiltshire and Swindon – How much do we need; where should it come from; and the strategy for identifying sites?

- 3.5 Within the context of growth in Wiltshire and Swindon, decisions will need to be made as to how the construction materials required to service development within the SSCTs and rural areas will be provided. Wiltshire has traditionally produced a range of aggregate minerals to serve a variety of end-use applications. These aggregate minerals include:
- Sharp Sand and Gravel;
 - Soft (building) Sand; and
 - Crushed limestone.
- 3.6 As set out in the Evidence Base, the Government prescribe the amount of aggregate minerals to be produced for the Nation as a whole. These figures are broken down to the Regional level where they are then broken down further by the Regional Planning Body⁹ to the local, Mineral Planning Authority level.
- 3.7 Wiltshire and Swindon have an expectation to make sufficient provision of land to achieve an annual production rate of **1.85 million tonnes of sand and gravel per annum** over the period up to 2016. Beyond 2016, the picture is less clear. However, until new guideline figures are published, it is expected that the current forecast provision rates should be used as the basis for planning the release of new sites up to 2026 and landbank¹⁰ maintenance. The Councils' approach to planning for the supply of aggregates and landbank maintenance generally will be kept under review throughout the Plan period and monitored annually.
- 3.8 In terms of construction aggregates, the key issues for the Core Strategy revolve around how the Councils will meet their sub-regional apportionment over the life of the Plan.
- 3.9 The 'apportionment' reflects Wiltshire and Swindon's percentage contribution to the South West Region based on an assessment of average production measured over a 5-year period (1997 – 2001). If the methodology of analysing past production is transposed to the spatial distribution of current aggregate production areas, it is evident that at least three quarters of past supply in the Plan area came from the Cotswold Water Park / Upper Thames Valley and one quarter from the Calne / Compton Bassett and land to the south-east of Salisbury areas. Taking this context forward, the Councils consider that the following assumptions can be developed in terms of modelling future patterns of aggregates supply in the Plan area:
- As demonstrated by the Evidence Base, the current production zones outlined above predominantly serve local market areas (i.e. within 40km of point of origin); and
 - Because the sub-regional apportionment is based on past production it is effectively predicting a continuation of those past trends, including the spatial distribution of production zones, regardless of availability of resource and environmental capacity.

⁹ The South West Regional Assembly constitutes the Regional Planning Body.

¹⁰ A "landbank" is simply a stock of permitted reserves expressed in terms of years – i.e. how long the landbank will last as measured against the forecast provision rate.



- 3.10 However, our evidence suggests that the traditional aggregate producing areas serve particular market areas, e.g. minerals production in the Upper Thames Valley tends to supply the market areas of Swindon, Cheltenham / Gloucester and Bristol / Bath. Therefore, any change in this spatial distribution of aggregates supply over time will have a direct impact upon the related areas of demand, which in turn, may lead to increased pressure for mineral development in other local authority areas.
- 3.11 The Evidence Base indicates that if Wiltshire and Swindon are to supply local markets at current forecast rates there will be a need to explore alternative mineral bearing areas, particularly towards the end of the Plan period (i.e. 2026). The strategic options for how to meet the projected production rate in the Plan area are clear and have been considered in previous consultation exercises. In order to accord with National policy (MPS1¹¹) and regional policy, the sub-regional apportionment must be tested. This process will involve the identification of sites and facilities for the production of sand and gravel whilst robustly assessing the environmental acceptability of meeting the annualised apportionment of 1.85 million tonnes. The Councils will also monitor the performance of policies for the delivery of primary aggregates and continue to provide information to the South West Regional Aggregates Working Party and the Regional Planning Body, particularly if it appears that local demand expectations cannot be met into the longer term.
- 3.12 Coupled with the overall approach to mineral working is the need to determine how sites are brought forward and whether a strategic phasing plan would work. Again, our evidence suggests that a continuation of supply at current production rates within existing production zones can be achieved until approximately 2010 - 2016. However, beyond this date, additional resources will have to be fully appraised and brought forward through a process of working with the minerals industry, regulators and local communities. This will be achieved through rigorous monitoring of landbanks, pro-actively considering potential new sites and determining applications for development within Mineral Resource Zones.
- 3.13 In terms of crushed rock, the Councils do not face the same degree of pressure to find sites to meet a local apportionment. This is because the RSS does not stipulate a requirement for Wiltshire and Swindon to contribute towards the overall crushed rock quantum for the South West Region. Wiltshire and Swindon have been combined with Dorset for reasons of commercial confidentiality and hence there is an expectation that Dorset will meet the forecast provision rate into the longer-term. However, Wiltshire does have a legacy of dormant¹² crushed rock sites and at least one operational site. Wiltshire and Swindon's landbank for crushed rock is effectively well in excess of that required for the Plan period. Therefore, should applications to work limestone for aggregate use (crushed rock) be submitted, the Councils would expect decisions to be made on a case-by-case basis in accordance with national policy and relevant policies of the Minerals Core Strategy and Development Control Policies DPDs.
- 3.14 Finally, in recognition of the fact that the construction market does not concern itself with administrative boundaries, consideration must be given to the functional relationships Wiltshire and Swindon have in resource terms with neighbouring authorities. Over the life of this Core Strategy, there will undoubtedly be a need for more collaborative working to address issues relating to the long-term supply of

11 Minerals Policy Statement 1 – Planning and Minerals.

12 Classification based upon the terms of the Environment Act 2005.



aggregates from areas such as the Cotswold Water Park / Upper Thames Valley as well as the potential for exploiting resources in the south of the Plan area where the wider needs of SSCTs in Dorset and Regional Hubs¹³ in Hampshire may need to be met.

Non-Aggregate Minerals in Wiltshire and Swindon – How much do we need and where should it come from?

- 3.15 Although Wiltshire and Swindon have traditionally been seen as a ‘sand and gravel producing area’, a range of non-aggregate minerals are also won; these include:
- Chalk and Clay (for cement manufacturing at Westbury);
 - Chalk and Clay (for agricultural and engineering uses); and
 - Building Stone.
- 3.16 The cement plant based at Westbury is the only one of its kind in the South West region and one of only 15 indigenous plants contributing to UK supply. On a more local scale, natural building materials required to support and maintain the distinctive built environment in areas recognised for their landscape beauty such as Areas of Outstanding Natural Beauty and Conservation Areas, will ideally be supplied from locally available resources.
- 3.17 Therefore, the continued winning and working of non-aggregate minerals, and in particular building stone and cement raw materials (chalk and clay), presents a strategic challenge in Wiltshire and Swindon. The Minerals Core Strategy must accord with National policy on these matters and thereby contain local policies that provide both security of supply (for cement minerals) and safeguarding of potential non-aggregate resources.

Maximising the Use of Alternatives to Primary Aggregates in Wiltshire and Swindon – Creating a framework of facilities to manage wastes for re-use as construction aggregates

- 3.18 If Wiltshire and Swindon are to meet the challenge of developing a sustainable minerals supply strategy, more will need to be done to maximise the availability and use of alternative aggregate supplies. The proposed growth within the SSCTs in the Plan area will lead to increases in the availability of construction, demolition and excavation wastes (CDE) as more use is made of previously developed land¹⁴. Wiltshire and Swindon will need to capitalise on this through the provision of a framework of suitable sites and facilities to manage CDE waste arisings and maximise the diversion of such materials from landfills in the Plan area and beyond. To achieve this aim, the policies and proposals of the Minerals and Waste LDDs in Wiltshire and Swindon have been harmonised to ensure that a consistent approach is offered in terms of a strategy for determining suitable locations for new or expanded recycling facilities.

Safeguarding

- 3.19 In order to ensure long-term security of minerals supply, the Councils must safeguard potential and known workable resources. However, within a context of growth and an increasing list of competing interests on land, the challenge will be to provide a

¹³ Regional Hubs represent the South East Regional equivalent of the South West Regions SSCTs

¹⁴ RSS Development Policy H – “Re-using Land” sets a target of at least 50% of all new development in the Region to be built on previously developed land.



flexible approach by working with landowners, the minerals and waste industries and other local authorities to identify, safeguard and manage valuable mineral resources and mineral processing facilities. However, this process must also seek to manage and mediate the wider demands for land – e.g. where the delivery of major housing schemes is likely to impinge upon potential mineral resources.

Key Issue 2: Managing Minerals Development in Wiltshire and Swindon

Managing Minerals Development

3.20 This theme seeks to address issues associated with managing minerals development through ensuring the protection and enhancement of the natural as well as historic environment. Questions such as - how can sites be worked whilst defending the interests of local communities; how will minerals be transported to markets; how will sites be restored; and what benefits can restoration bring to local communities and other interested parties, will all need to be answered throughout the life of this Plan. The Minerals Core Strategy aims to address these concerns using strategic policies and acknowledging the role that national, regional and local policies will play in managing minerals development. In addition, the Core Strategy will provide the necessary policy 'hooks' for all subsequent Minerals LDDs, thereby ensuring that issues are appropriately dealt with at the strategic and local level.

Balancing the need for minerals development with protection of the environment

- 3.21 Geological circumstances dictate that minerals can only be worked where they exist. Therefore, unlike most other forms of development, the range of alternative locations available for mineral working is extremely limited and conflicts of interest often occur.
- 3.22 The Wiltshire and Swindon Evidence Base identifies that the environment of Wiltshire and Swindon is both naturally and historically rich and diverse, with over two thirds (68.6%) of the Plan area designated for its international, national and local environmental importance. No easy solutions exist for reconciling these conflicts, but if minerals development is to continue to contribute to the UK Government's 'sustainable communities' agenda, a balance must be reached between society's need for minerals, the protection of the environment and the social well-being of local people.
- 3.23 The Councils recognise and acknowledge this issue. The Minerals Core Strategy aims to ensure that corporate objectives relating to the protection of the environment (as expressed in the Sustainable Community Strategies¹⁵) are met through the management of minerals development.

¹⁵ "Working together to create stronger and more sustainable communities" - A Sustainable Community Strategy for Wiltshire 2007 – 2016 (September 2007); A shared Vision for Swindon, 2008 – 2030, (2008).

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- 3.24 However, it is unlikely that mineral working will ever be fully accepted as a component of land-use in the countryside and yet the benefits that it may bring to an area through well-designed holistic restoration schemes can, and often do benefit the local economy. The Cotswold Water Park is a classic example of this but more can still be done to improve the area through direct working with local authorities, local communities, the minerals and waste industries and bodies such as the RSPB and the Cotswold Water Park Society.
- 3.25 Equally, the Cotswold Water Park presents a range of challenges not least of which is the potential for open-water restoration to increase bird numbers and thereby the risk of bird-strike on military aircraft stationed at RAF Fairford.
- 3.26 The Minerals Core Strategy aims to consider future minerals development in a holistic way that looks to identify opportunities for positive effects, such as delivering biodiversity gains at the landscape scale rather than as the end-state of an individual planning proposal. It also seeks to present a clear strategy for working with communities to address the concerns that will arise because of minerals development.

Key Issue 3: Flexibility and Reacting to Change

- 3.27 The final key challenge facing Wiltshire and Swindon over the Plan period is how its policies and proposals react to changing circumstances. A number of factors will need to be carefully monitored over the life of this Plan if it is to retain its currency up to 2026. Factors such as:
- Differences between ‘actual’ and ‘forecast’ supply rates;
 - Any future re-apportionment of aggregate provisions for the Area;
 - A theoretical moratorium on mineral working in the Upper Thames Valley brought about by the Ministry of Defence to protect the interests of RAF Fairford; and
 - The need to work with neighbouring authorities to resolve longer-term aggregate supply issues.
- 3.28 All these issues could have a bearing upon the Councils’ strategy for meeting the demand for minerals.
- 3.29 The key to ensuring the Plan is flexible enough to react to changing circumstances will be through the **Monitoring and Implementation Framework** designed to measure both the performance of policies in the Minerals and Waste Development Framework and also the changing priorities of Wiltshire and Swindon as they grow over the next twenty years.



4. Vision and Strategic Objectives

- 4.1 The spatial approach to plan making requires planning authorities to develop a robust mechanism for managing development through the formulation of policies that address local issues (land use and potentially non-land use) in a sustainable manner. To assist with the delivery of this aim, the Minerals Core Strategy establishes a long-term 'Vision' for minerals development in Wiltshire and Swindon for the period up to 2026.
- 4.2 The Councils' Vision adopts an 'as-is' scenario that effectively promotes a continuation of the current patterns of supply whilst recognising that additional resource areas will need to be fully appraised in order to meet projected demand. The Vision also provides a clear emphasis upon reducing the overall consumption of primary resources through maximising the availability and use of secondary and recycled resources.

Spatial Vision for Minerals Development in Wiltshire and Swindon 2006 - 2026:

Throughout the period to 2026 minerals development in Wiltshire and Swindon will make a positive and sustainable contribution to the local area. A restoration-led approach will result in the implementation of well-designed operations and aftercare provisions that afford protection and enhancement of the environment whilst ensuring that communities are engaged in resolving environmental issues and are active in creating local solutions.

All minerals development proposals will be designed to the highest environmental standards and will apply clear objectives to:

- wherever practicable minimise vehicular movements and promote alternative modes of transport;
- safeguard and enhance the landscape character and setting of settlements in mineral working areas;
- robustly protect and enhance sites designated for historic, cultural and environmental importance; and
- restore land in a phased and timely manner so as to maximise the potential for afteruses.

Recycling and reuse of construction, demolition and excavation waste will be maximised, particularly in the Strategically Significant Cities and Towns of Swindon, Chippenham, Trowbridge and Salisbury. In addition, the Councils will actively encourage sustainable construction techniques and the use of alternative building materials in accordance with national, regional and local policies.

A collaborative working arrangement with stakeholders and local planning authorities will ensure that minerals development makes a positive contribution to biodiversity and the local economy, through the creation of high quality habitats and landscapes that attract a variety of locally and regionally renowned recreational uses. In addition, collaborative working will encompass the forging of stronger links with neighbouring planning authorities with the aim of collectively addressing issues such as the long-term supply of primary aggregates and the management of flood-risk.

Cont...

As the availability of primary resources in current production areas decline, the Councils will work with the minerals industry and key stakeholders to identify and examine new resources across the Plan area. Consequently, the presence of minerals operations in areas such as the Upper Thames Valley will have been significantly reduced by 2026.

With regard to non-aggregate minerals, the existing chalk and clay quarries near Westbury will have maintained a local supply of essential raw materials for the nearby strategically significant cement plant. By 2026, the Councils will have worked with the operators of the Westbury facility to determine and assess detailed locational options for the future supply of raw materials to maintain landbanks in accordance with national policy.

The plan will have also ensured that local sources of building stone are available to contribute towards the maintenance and enhancement of locally distinct built environment.

Vision Drivers

- Relevant objectives contained in Wiltshire and Swindon's Sustainable Community Strategies.
- Minerals Policy Statement 1.
- Minerals Policy Statement 2.
- Minerals Planning Guidance 10.
- Planning Policy Statement 10.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- Objectives relating to environmental protection and enhancement (as outlined within the Councils Evidence Base).
- Population, Housing and Economic growth projections (as outlined within the Councils Evidence Base).
- Community Involvement and comments from previous consultation stages.





Strategic Objectives

4.3 The Strategic Objectives articulate what steps are necessary to ensure the delivery of the Vision for minerals planning in Wiltshire and Swindon. The Strategic Objectives identify how the issues and challenges associated with minerals development can be addressed, as well as indicate the broad direction that the more detailed land-use strategy and policy framework should take. The policies of the Minerals Core Strategy and all other minerals (and relevant waste) related LDDs effectively conform to and support these over-arching Strategic Objectives.

1. Managing Mineral Resources
To make a sustainable contribution to meeting the need for minerals. The reliance on primary mineral resources in Wiltshire and Swindon will be reduced, firstly through more efficient use of the primary resource and reducing the amount of mineral waste; then the use of recycled and secondary aggregates. Proven mineral deposits which are, or may become, of economic importance will be safeguarded from non-mineral development.

2. Economy
To support opportunities that assist in the economic growth of Wiltshire and Swindon, recognising the important contribution that minerals development can make to the local economy.

3. Communities and Local Amenity
To provide clear guidance to the communities of Wiltshire and Swindon on minerals planning policy and proposals through the pursuit of a collaborative public involvement approach, which contributes to maintaining and/or enhancing the quality of life of people living in proximity to minerals development. The restoration of mineral workings will deliver tangible benefits to the communities of Wiltshire and Swindon.

4. Environment
To protect and enhance the diverse and highly valued natural and historical environment of Wiltshire and Swindon, incorporating the landscape character, the setting of local settlements, biodiversity and geological conservation interests, the water environment including flood-risk, and cultural heritage. To reduce and buffer the impacts of climate change, particularly on vulnerable habitats and species. A restoration-led approach to mineral workings will make a positive contribution to Biodiversity Action Plan targets and the implementation of the South West Nature Map. This approach will need to address the potential for open water restoration to increase the risk of bird strike within Aerodrome Safeguarding Areas and the threat to military and civilian aircraft. Options for sustainable transportation will be encouraged and pursued in order to reduce the environmental impacts of transporting minerals by road across Wiltshire and Swindon.

5. Collaborative Working

To identify, develop and implement opportunities to work with all those with an interest in sustainable minerals planning in Wiltshire, Swindon and the surrounding areas. To address long-term supply issues and environmental concerns, the preparation of joint Local Development Documents will be advocated, where necessary, particularly in the Cotswold Water Park / Upper Thames Valley.

Strategic Objective Drivers

- Objectives contained in Wiltshire and Swindon's Community Strategies.
- Minerals Policy Statement 1.
- Minerals Policy Statement 7.
- Minerals Planning Guidance Note 7.
- Planning Policy Statement 1.
- Planning Policy Statement 7.
- Planning Policy Statement 9.
- Planning Policy Statement 10.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy
- Objectives relating to environmental protection and enhancement (as outlined within the Councils Evidence Base).
- Population, Housing and Economic growth projections (as outlined within the Councils Evidence Base).
- Community Involvement and comments from previous consultation stages.



5. Strategies, Activities and Actions

Meeting the Need for Minerals in Wiltshire and Swindon

Primary Aggregates

- 5.1 Planning for the release of aggregate minerals has traditionally presented a major challenge to all Mineral Planning Authorities (MPAs). Within the context of preparing the minerals planning elements of the Minerals and Waste Development Framework, meeting Government forecast provision for aggregates presents the greatest challenge for minerals planning in Wiltshire and Swindon.
- 5.2 In terms of future supply, the Minerals Core Strategy presents a sustainable policy commitment to testing the environmental acceptability of meeting the Government's forecast of aggregate demand up to 2016 and beyond. This entails balancing the requirement to provide sites to meet the apportionment figure with the availability of mineral resources and the need to avoid, mitigate and where absolutely necessary, compensate for the environmental impacts of minerals development. In practice, this involves making sufficient provision for aggregate minerals in line with Wiltshire and Swindon's 'sub-regional apportionment' of the regional aggregates supply picture. However, any such commitment will need to be supported by regular monitoring and a robust and credible evidence base.
- 5.3 The South West Regional Assembly has set a sub-regional apportionment for the Plan area (for the period 2001 – 2016) that equates to 1.85 million tonnes per annum of sand and gravel, totalling 29.66 million tonnes for the full 16 year period. The Councils are required to test this apportionment through the preparation of Minerals Local Development Documents.

Table 2: Regional Apportionment for Aggregates Demand 2001 - 2016

Mineral Planning Authority	Crushed Rock (Mt)	Annualised Production Rate (Mt)	Sand & Gravel (Mt)	Annualised Production Rate (Mt)
Former Avon	94.95	5.94	0	0
Cornwall	29.04	1.82	Inc. with Devon (c)	0
Devon	55.99	3.50	21.80	1.36
Dorset	7.7	0.48	36.35	2.27
Gloucestershire	39.09 *(31.09)	2.44 *(1.94)	18.18	1.14
Somerset	226.18	14.14	Inc. with Devon (c)	Inc. with Devon (c)
Wiltshire	Inc. with Dorset (c)	Inc. with Dorset (c)	29.66	1.85
Total	452.95	28.31	105.99	6.62

(c) Confidential
 * Potential reduction if proposed re-apportionment of 8 Mt is feasible



- 5.4 The local apportionment for Wiltshire and Swindon represents a significant challenge to the Councils. The stepped increase from the previous demand expectations¹⁶ of 1.35 million tonnes to 1.85 million tonnes per annum will lead to an increased pressure on land and in particular, the relationship between mineral resources and areas designated for their landscape, ecological or cultural historical significance.
- 5.5 Traditionally, a significant proportion of primary aggregates originating from the Plan area have been supplied from the relatively unconstrained sand and gravel deposits of the Upper Thames Valley in Wiltshire, the remainder supplied from mainly soft sand producing quarries near Calne / Compton Bassett and land to south-east of Salisbury (near Whiteparish).
- 5.6 Based on existing commitments (sites with planning permission) and current production figures, it is likely that this trend could continue for approximately 4-5 years (from 2006). Estimates of non-permitted reserves (remaining undeveloped Preferred Areas¹⁷ and land previously considered for but not included in the Minerals Local Plan), suggest that 10 years production could potentially be sourced from the Upper Thames Valley.
- 5.7 In overall terms, the Councils intend to make sufficient provision for aggregates (sand and gravel) for the period 2006 – 2026. The following table sets out the provision requirements for the life of the Plan – effectively equating to provision until 2016 plus a 7-year landbank plus an additional 3 years worth of supply. The figures contained in Table 3 and more generally the Councils’ strategy for the release of sand and gravel will be reviewed in the light of changes to national and regional guidelines for aggregates provision and subsequent changes to the sub-regional apportionment for Wiltshire and Swindon.

Table 3: Sand and Gravel Provision Requirements: 2006 – 2026

A Remaining Local Apportionment (2006 – 2016) 11 X 1.85 Mt/Yr	B 7-Year Landbank 7 x 1.85 Mt/Yr 2016 - 2023	C Additional Provision to 2026 3 X 1.85 Mt/Yr	D Remaining Reserves (at 31/12/05)	E Revised Requirement Mt (A+B+C) - (D)
20.35	12.95	5.55	6.89	31.96

- 5.8 To assist with the process of identifying land that could potentially be worked in the future, the Councils employed the British Geological Survey (BGS) to undertake an objective assessment of remaining unconstrained resources. It should be noted that these estimates only consider international and national environmental designations as constraints and do not take into account existing land uses and other features that may effectively sterilise some of the resource. However, the estimates allow the Councils to apply and reassess the resources as more detailed information becomes available. An initial assessment carried out in the Evidence Base for the Upper Thames Valley concludes that the actual viable resource is likely to be much less than presented in **Table 4** below.

¹⁶ Minerals Planning Guidance Note 6 - Department of the Environment, 1994.

¹⁷ Existing 'Preferred Areas' are those listed within the Adopted Wiltshire and Swindon Minerals Local Plan; Policy 35 and Annexe 1 (saved under transitional arrangements until replaced in due course by proposals set out in the Aggregate Minerals Site Allocations DPD).



Table 4: BGS Estimates of Remaining Sand and Gravel Resources in Wiltshire and Swindon

Resource Area	Estimates of Remaining un-constrained resource (Mt)
Cotswold Water Park / Upper Thames Valley	105
Calne area	362
Land to the south-east of Salisbury	61
Salisbury / Hampshire Avon	299
Bristol Avon	0 <i>(Small quantities of viable mineral may be present – evidenced by applications received and previous workings)</i>

5.9 As explained previously in this DPD, the Councils approach is to aim to provide land sufficient to meet the apportioned rate of 1.85 million tonnes per annum from traditional areas of supply, to reflect the spatial foundations upon which the sub-regional apportionment was originally set. However, towards the end of the Plan period, there will be a need to identify and robustly assess alternative resource areas.

5.10 Therefore, Core Strategy Policy MCS 1 (A-C) sets out the Councils proposals and development strategy for maintaining a commitment to meeting Government forecasts and identifying sites. Policy MCS 1 seeks to achieve three objectives. Firstly, it aims to direct development into defined Mineral Resource Zones; secondly, it seeks to influence the location of any new proposals for minerals development through the application of indicative criteria that can be applied through Site Allocations DPDs and on a development management level (i.e. the determination of planning applications). Finally, it strives to develop effective dialogue between the Councils, the industry, regulators and local communities, when considering potential new sites or proposals and resolving site-specific issues.

5.11 In terms of actually identifying land for future minerals development, the Councils recognise the fact that there is currently a lack of detailed data relating to the quality and viability of resources in all Mineral Resource Zones. However, to assist the preparation of the Aggregate Minerals Site Allocations DPD and to illustrate the Councils approach to setting out the 'broad locations' for minerals development in the Plan area, Table 5 presents a strategically phased, development strategy for the release of sand and gravel.

Table 5: Sand & Gravel Development Strategy

Aggregate Resource Zone	Status of Resource	Quality of information	Estimated Duration of Supply (years ¹⁸)	Appropriate development Phase
<i>Upper Thames Valley</i>	Existing commitments + Saved policies (Preferred Areas)	Very good	7-10 years	Short term (2006 – 2012)
<i>Sharp Sand and Gravel</i>	Detailed Borehole estimates	Very good	5-7 years	Medium term (2010 – 2016)
	BGS estimates	Adequate	10+ years	Longer term (2012 – 2026)
<i>Calne Area</i>	Existing commitments	Very good	3-5 years	Short term (2006 – 2012)
<i>Greensands / Sandstone</i>	Detailed bore hole estimates	Very good	4.5 – 6 years	Short term (2006 – 2012)
	BGS estimates	Adequate	10+ years	Longer term (2012 – 2026)
<i>South East of Salisbury</i>	Existing commitments	Good	2 - 4 years	Short term (2006 – 2012)
<i>Reading and Bagshot Soft Sands</i>	Detailed borehole estimates	Good	10 – 13 years	Medium term (2010 – 2016)
	BGS estimates	Adequate	10+ years	Longer term (2016 – 2026)
<i>Bristol Avon</i>	Bore hole data	Good	3.5 - 7 years	Longer term (2016 – 2026)
<i>Sand and Gravel</i>	BGS estimates	Adequate	0 years	-
<i>Salisbury Avon</i>	Detailed bore hole estimates	Very good	10+ years	Longer term (2016 – 2026)
<i>Sharp Sand and Gravel</i>	BGS estimates	Adequate	10+ years	Longer term (2016 – 2026)

Note:

The development phase relates to the period within which developments are likely to commence, and does not refer to the length of time developments will be active. In addition, the BGS Assessment of the Bristol Avon Valley concluded that due to the silty nature of the sands the area is potentially devoid of economic mineral. However, the Councils have evidence (from previous prospecting exercises, previous workings and planning applications) to suggest that the deposits are **potentially** viable and hence have not immediately dismissed the resources.

¹⁸ Based as contribution to forecasts of known resource zone production levels and where historic production data is not available, an assumed output per site of 100,000 – 200,000 tonnes per annum



MCS 1: Meeting the Need for Primary Aggregate Minerals

The Councils will aim to make provision of land in Wiltshire and Swindon sufficient to meet demand for sand and gravel in accordance with National and Regional policy. This will be achieved through the identification, appraisal and delivery of sites within the Mineral Resource Zones identified on the Key Diagram and Proposals Map.

All proposals for minerals development must demonstrate that they have prioritised the avoidance of adverse social, economic and environmental impacts that quarrying and / or ancillary development may bring to an area, followed by mitigation measures and finally, where necessary, compensation. Extensions to existing sites will be given priority over new sites, subject to environmental acceptability.

To ensure continuity of supply, the Councils will endeavour to maintain landbanks for aggregate minerals in accordance with National and Regional policy.

MCS 1 (A): Strategic Approach to Identifying Future Supplies of Aggregate Minerals

Proposals for new or extended sites for sand and gravel extraction should be located within the following Mineral Resource Zones, as identified on the Key Diagram and Proposals Map.

- Land within the Cotswold Water Park / Upper Thames Valley;
- Land to the east and south-west of Calne;
- Land to the south-east of Salisbury;
- Land within the Bristol Avon Valley; and
- Land within the Salisbury / Hampshire Avon.

In recognition of the fact that mineral resources can only be worked where they exist, proposals for aggregate minerals extraction that lie outside of the identified Mineral Resource Zones will be considered on their merits.

In making the necessary provision the Councils will look first to the traditional areas of supply referred to in paragraph 5.5 and included within the first three of the above Mineral Resource Zones.



MCS 1 (B): Generic Criteria for Guiding the Location of Minerals Development

In all cases, the process of identifying, appraising, designing and implementing proposals for new or extended sites for minerals extraction and / or recycling of construction and demolition wastes will be guided by the policies of the Minerals Core Strategy, other relevant DPDs and the following indicative criteria:

- the need for the mineral within the broad locations outlined in Section (A) or the need for recycling capacity within the broad locations identified in the Waste Core Strategy;
- likely effects on designated sites and other environmentally valuable features;
- likely effects on designated habitats and priority species;
- proximity to a defined flood zone and / or groundwater Source Protection Zone, and other water interests;
- proximity to local communities and the need to maintain and enhance the local landscape character and setting of settlements;
- proximity to primary end-use market(s);
- proximity to the Wiltshire HGV route network as defined in the County Freight Strategy and / or alternative transport modes; and
- the ability for a site or sites to deliver significant contributions to local, regional and national BAP targets for habitat creation and priority species as well as geodiversity gains where applicable.

MCS 1 (C): Linking the Strategy, Site Allocation DPDs and Community Involvement

In preparing, monitoring and reviewing Minerals Site Allocation Development Plan Documents, the Councils will work with the minerals and waste industries, landowners, local communities within and in close proximity to defined Mineral Resource Zones and other agencies to ensure that issues associated with the development of sites are identified and addressed at the earliest opportunity.

Policy Drivers

- Objectives contained in Wiltshire and Swindon's Community Strategies.
- Minerals Policy Statement 1.
- Minerals Policy Statement 2.
- Planning Policy Statement 1.
- Planning Policy Statement 7.
- Planning Policy Statement 9.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- Objectives for environmental protection and enhancement (e.g. PPS7, PPS9, MPG7 and as contained within the Councils Evidence Base)
- Population, Housing and Economic Growth (as outlined within the Councils Evidence Base).
- Community Involvement and comments from previous consultation stages.



Secondary and Recycled Aggregates

- 5.12 Although the bulk of the aggregates required for the construction industry are likely to continue to be won from primary resources, a sustainable minerals supply strategy should make allowance for maximising the arisings, recovery and use of secondary and recycled materials.
- 5.13 The main source of alternative aggregates in Wiltshire and Swindon arises from construction, demolition and excavated waste (often referred to as CDE waste) as there are currently no significant producers or sources of secondary aggregates within the Plan area.
- 5.14 Information on the full nature and extent of facilities for the processing and use of recycled aggregate within Wiltshire and Swindon is limited by the fact that in many cases, the product is managed by temporary mobile operations related to a specific redevelopment project. Often in cases such as these, the operator need only obtain a licence from the Environmental Health department of the District Council, and does not necessarily require planning permission. Aggregates recycled 'on-site' are most likely reused 'on-site' as part of the overall redevelopment and therefore information relating to their re-use will not necessarily be recorded.
- 5.15 Although government policy (MPS1) maintains a commitment to maximising the use of such materials with a view, in the longer term, to reducing reliance upon primary aggregate resources, the Regional Spatial Strategy for the South West does not set specific targets for local authorities but instead acknowledges that there is a need to facilitate a better understanding of the extent to which alternatives to primary aggregates are being used in construction projects.
- 5.16 Policy MCS 2 sets out the Councils' intention to actively support non-mineral developments that promote sustainable construction techniques to maximise the use of secondary and recycled aggregates in line with regional policy. It also seeks to guide developments that incorporate permanent facilities to the most appropriate locations in Wiltshire and Swindon. Developers submitting proposals through the planning applications process will be instrumental in delivering this policy, both in terms of the Councils responding to consultation on major redevelopments and through the determination of development proposals for the reception, processing and distribution of secondary and recycled aggregates. Co-operation between the planning teams at the Councils will be essential.
- 5.17 Clearly, there are links between policy MCS 2 and the policies of the Waste Core Strategy and related DPDs. Policy WCS 6 of the Wiltshire and Swindon Waste Core Strategy seeks to encourage the most efficient use of waste material in new developments which includes reuse of recycled aggregates generated on or off site.
- 5.18 In support of this relationship between the two Core Strategies, the recommendations of the Sustainability Appraisal Report are that the Councils should consider co-locating facilities for the processing of recycled aggregates with existing and proposed waste management facilities, where this represents the most sustainable approach and accords with National, Regional and local policy.

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- 5.19 The Councils will identify 'specific sites', 'preferred areas', 'areas of search' and develop detailed policy guidance for the reception, handling, recycling and distribution of recycled and secondary aggregates in conformity with national, regional and local policy. Many of the functions of sites referred to in Policy MCS 2 are likely to be considered primarily as waste operations and therefore will be allocated within the Waste Site Allocations DPD as opposed to the Aggregate Minerals Site Allocations DPD. This will avoid repetition across the DPDs within the Minerals and Waste Development Framework. Sites that are identified for minerals extraction, where they are considered suitable, will be allocated for the reception, processing and distribution of secondary or recycled aggregates within the Aggregate Minerals Site Allocations DPD.
- 5.20 It is recognised that any such sites may need to have a long-life, or indeed a permanent permission to attract the level of investment required to establish a high quality aggregate recycling facility. However, as with proposals for new quarries, all new or expanded facilities for handling, recycling and distributing recycled and secondary aggregates will need to be judged against a range of key locational criteria, as listed in MCS 1(B), as well as national, regional and local policy.

MCS 2: Maximising the Use of Secondary and Recycled Aggregates

The Councils will support developments that promote and maximise the use of secondary and / or recycled aggregates. Sites for the reception, processing and distribution of secondary and recycled aggregates will be identified in the following locations within Wiltshire and Swindon:

- a) Industrial areas and previously developed land within 16km of the Strategically Significant Cities and Towns of Swindon, Chippenham, Trowbridge and Salisbury;
- b) Within existing, proposed or suitable former minerals developments;
- c) Co-located with existing or proposed waste management facilities.

Policy Drivers

- Minerals Policy Statement 1.
- Minerals Policy Statement 2.
- Planning Policy Statement 10.
- Planning Policy Statement 23.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- National Waste Strategy 2007.
- Wiltshire and Swindon Waste Core Strategy
- Wiltshire Sustainable Community Strategy
- Community involvement and comments received from previous consultation stages.

Non Aggregate Minerals

- 5.21 Although sand and gravel are the main components of Wiltshire and Swindon's minerals supply chain, a number of other important minerals are extracted for a variety



of uses. The Minerals Local Plan (MLP) sought to deal with these “non-aggregate” minerals by considering their end use and this Core Strategy continues that theme.

Chalk and Clay for Cement Manufacturing

- 5.22 The national importance of the energy intensive, cement production industry is reflected in Government Guidance in the form of Minerals Planning Guidance Note: 10 Provision of Raw Materials for the Cement Industry (MPG 10, 1991). The previous Wiltshire and Swindon Minerals Local Plan provided the policy context for the provision of the raw materials required to manufacture cement at the Westbury plant. Preferred Areas for chalk and clay were identified to maintain a landbank of cement raw materials and thereby securing the long-term future of this facility.
- 5.23 Within the context of the Minerals Core Strategy, the issue of supplying cement raw materials and maintaining landbanks will need to be addressed beyond the life of the ‘saved policies’ that currently govern such activity. The strategic policy framework of the Minerals Core Strategy aims to provide prudent security for the long-term future of the Westbury facility in terms of its requirements for chalk and clay.
- 5.24 However, notwithstanding the policy guidance expressed in MPG 10, the Councils do not consider it necessary to provide landbank security of an additional 15 years beyond 2026 – i.e. to 2041. With the recent grant of planning permission in 2007 to extend the existing chalk quarry and the general down-turn in requirements for clay, the Councils consider that the Westbury facility can rely on continuity of supply for its essential raw materials for at least 25 – 27 years.
- 5.25 However, the landbank position will be consistently monitored and the Councils will work with the cement manufacturers at Westbury to ensure continuity of supply in accordance with Policy MCS 3 and National policy, as expressed in MPG 10, or any future revision.

MCS 3: The Supply of Cement Raw Materials

In recognition of the Regional and National Importance of the Westbury Cement Works, the Councils will continue to maintain local reserves of chalk and clay to serve the facility from the following areas:

- Land to the south, east and northeast of Westbury Cement Works.

Policy Drivers

- Minerals Policy Statement 1.
- Minerals Planning Guidance Note 10.
- Comments received from previous consultations stages.

- 5.26 In order to increase the certainty with which areas of potential future mineral reserves for cement manufacturing are identified, the Councils will work with the cement industry at Westbury and key stakeholders such as the Ministry of Defence, Natural England and local communities to produce a Cement Development Plan Document within the framework of Policy MCS 3.



Chalk and Clay for non-cement uses

5.27 Although deposits of chalk and clay continue to be worked within the Plan area for a variety of uses, such development is often relatively small-scale and localised to sites such as Quidhampton Quarry or specific landfill facilities. The Councils do not have any evidence to suggest that there will be an increase in demand for chalk or clay for non-cement uses and hence do not consider that a specific strategic policy on such matters is required within the Core Strategy. Instead, the Councils propose to deal with any new applications for extraction and sale of chalk and clay on merit and in accordance with national, regional and local policies, as applicable.

Building Stone

5.28 Natural building stone has been worked within Wiltshire and Swindon for many years either from underground mines or at the surface in small-scale, low output quarries. Like many other parts of the Country where building stone is worked, the need for such minerals has generally been linked to the maintenance of properties and settlements constructed out of natural materials - for example, protecting the fabric of the built environment designated within Conservation Areas and AONBs. Therefore, it is often the case that building stones are sourced and won within proximal distance of the market they supply.

5.29 In Wiltshire, the combined effect of low production rates and the scale of permitted reserves¹⁹ in the Corsham / Gastard area, the building stone 'landbank' should be sufficient to last for hundreds of years. That said, the term 'building stone' covers a multitude of mineral types each with their own unique set of qualities: - e.g. colour, grain size, hardness, resistance to weathering etc. This is one of the reasons that the market for natural building materials and the need to establish new quarries to serve such markets requires careful consideration.

5.30 Other important factors to consider can be summarised as follows:

- The geological occurrence of building stone in Wiltshire tends to be closely related to areas of intrinsically high landscape value (e.g. AONBs). This is clearly a major concern for existing open-cast sites but can also seriously inhibit the potential for new quarries to be developed unless the need for the mineral can be justified and any impacts of quarrying can be avoided or mitigated.
- The pattern of existing opencast building stone quarries in Wiltshire is closely associated with small settlements and generally inadequate infrastructure (roads). Unless properly planned, factors relating to the management and operation of building stone quarries can lead to concerns amongst residents living in close proximity to workings.

5.31 The previous Preferred Options Reports put forward the suggestion that the Councils prepare a separate DPD specifically dealing with the topic of Building Stone as this could provide a more detailed policy framework that expands upon a strategic policy contained within this Minerals Core Strategy. This approach was welcomed by stakeholders and therefore, in due course, the Councils will proceed with the preparation of a locationally specific policy document for the longer-term supply of building stone.

¹⁹ Most of the building stone quarries in Wiltshire are managed by one company. Commercial confidentiality rules dictate that publishing the reserve assets of this single company would be unacceptable.



5.32 However, in order to provide a strategic policy 'hook' for a subsequent Building Stone DPD, Policy MCS 4 has been prepared to assist with the determination and long-term management of proposals for new or expanded building stone quarries.

MCS 4: The Supply of Building Stones

In recognition of the demand for natural building stones for use in schemes to maintain and enhance the character of the built environment, the Councils will support proposals for the extraction of building stones that demonstrate a local need for the mineral and are of a scale which avoids any significant environmental and amenity impacts.

Policy Drivers

- Minerals Policy Statement 1.
- Minerals Policy Statement 2.
- Planning Policy Statement 7.
- The South West Regional Spatial Strategy.
- Comments received from previous consultation stages.

Collaborative Working

5.33 Mineral resources can only be worked where they exist and often do not reflect the extent of administrative boundaries. This is particularly the case for the strategically significant sand and gravel deposits of the Cotswold Water Park / Upper Thames Valley that span the boundaries of Wiltshire / Swindon, Gloucestershire and Oxfordshire. However, with respect to Wiltshire / Swindon and Gloucestershire, minerals development in the Upper Thames Valley is currently controlled by two separate minerals policy frameworks governed by three separate democratic decision-making processes.

5.34 In circumstances such as this, local communities can potentially be affected by mineral development, regardless of which side of the geopolitical boundary the development occurs. This is true throughout the life of a minerals development from inception to restoration and after-use, where the administrative divide may result in different approaches being adopted by different planning authorities.

5.35 It is clear that there is good reason to consider collaborative working between local authorities to ensure that there is a consistency in approach across the area. Central government encourages joint working between local authorities (PPS12), and the Wiltshire and Swindon Minerals Forum have expressed a general desire to ensure that "...the administrative boundaries should be regarded as an opportunity for collaborative working" (paragraph 6.11, Report on the Forum Process and Outcomes, Adams Hendry, 2005).



- 5.36 The Regional Spatial Strategy for the South West also advocates joint working to address potential shortfalls of sand and gravel. However, the RSS is silent as to how such collaborative working should be delivered.
- 5.37 The Minerals Core Strategy Preferred Options Report in June 2006 included an objective on collaborative working with stakeholders and local authorities. In response to this, Gloucestershire County Council agreed that there was a need for joint working between the Mineral Planning Authorities regarding mineral development in the Upper Thames Valley.
- 5.38 The intention of policy MCS 5 is to foster engagement with neighbouring local planning authorities with the aim of addressing not only potential long-term sand and gravel supply deficiencies but also consideration of the afteruse strategy for the area, as defined by Local Development Frameworks covering the areas and the Cotswold Water Park Master Plan.
- 5.39 The outcomes of a collaborative working arrangement would be to ensure a consistent line is taken on issues relating to the Upper Thames Valley by sharing a vision, objectives and policies for the area between the stated Authorities. It could also result in the preparation of an Area Action Plan for the Upper Thames Valley but any decision to undertake such work will require dedicated resource and a political commitment from each authority.
- 5.40 As stated earlier in this Strategy, the Councils will also explore the potential for joint studies and evidence gathering work with other neighbouring authorities such as Gloucestershire County Council, Oxfordshire County Council, Hampshire County Council, the New Forest National Park Authority, Dorset County Council, Somerset County Council and the West of England Partnership. The scope of any such work will be primarily geared towards addressing long-term aggregates supply issues particularly in respect of the projected requirements for construction materials to serve the SSCTs and Regional Hubs in the various sub-regional catchments for growth - e.g. Portsmouth and Southampton, Poole and Bournemouth, Swindon etc. The parameters upon which joint working will be based will have to reflect the priorities and work programmes and resource capabilities of individual planning authorities.

MCS 5: Collaborative Working in the Upper Thames Valley

The Councils will pursue and implement collaborative working arrangements to secure a shared vision, objectives and policy framework for minerals development (including restoration and afteruse) in the Cotswold Water Park / Upper Thames Valley, with the following Planning Authorities:

- Gloucestershire County Council;
- Cotswold District Council.



Policy Drivers

- Minerals Policy Statement 1.
- The South West Regional Spatial Strategy.
- The South East Plan (where joint working involves authorities in the South East Region).
- Comments received from previous consultation stages.
- The Cotswold Water Park Master Plan.

Safeguarding Mineral Resources, Rail-head Facilities and Mineral Recycling Facilities

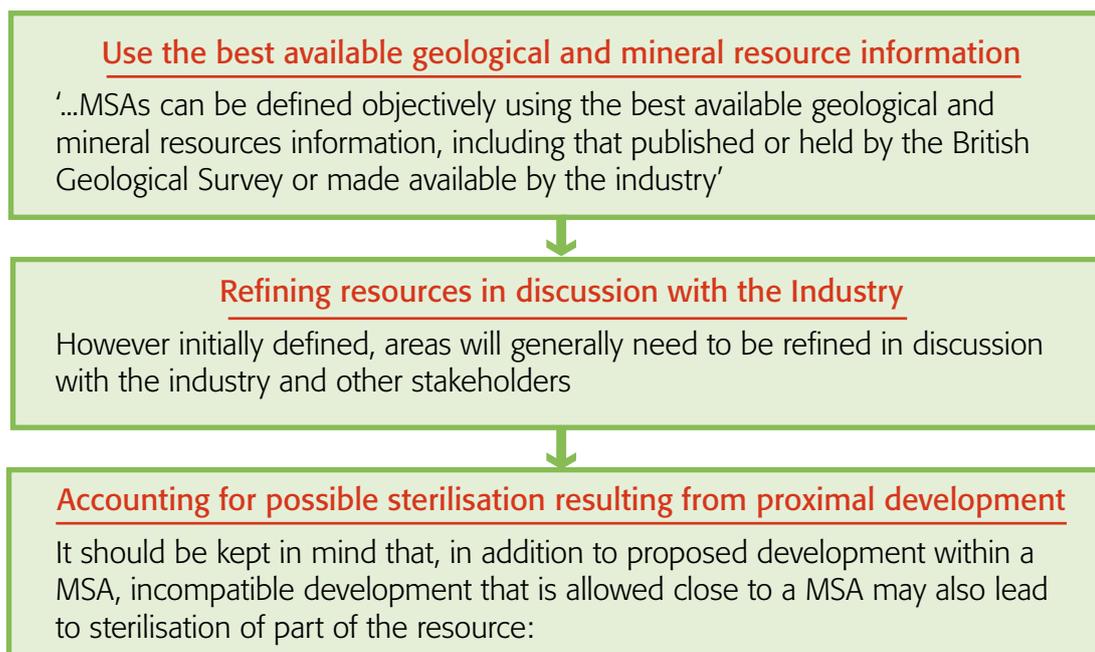
- 5.41 As minerals are a finite and valuable commodity it follows that resources not required for the present should, where possible, be safeguarded to meet the needs of future generations in accordance with the principles of sustainable development. Government Policy and advice continues to stress the importance of safeguarding specific resources which are, or may become, of economic importance so that they do not become sterilised by other forms of development (MPS1).
- 5.42 Our evidence base shows that housing and employment development are expected to exceed current rates of construction to at least 2026. However, with nearly 70% of the Plan area designated for its environmental importance, there will inevitably be competing demands for land available for mineral and non-mineral development.
- 5.43 Nonetheless, future development pressures must be balanced with the fact that traditional resource supply areas for aggregates such as the Upper Thames Valley and Calne area are being quarried at a rate that cannot be sustained in the longer-term. Eventually land within other resource areas in Wiltshire and Swindon such as the Bristol Avon or Salisbury Avon may be needed to provide alternative local sources of aggregate mineral. The safeguarding of mineral resources within the Plan area for future use is therefore a key concern.

Identifying Mineral Safeguarding Areas

- 5.44 Mineral Planning Authorities are required to identify Minerals Safeguarding Areas (MSAs) which relate specifically to the extent of potentially viable mineral resources. In Wiltshire and Swindon the minerals of economic importance are:
- Sharp sand and gravel;
 - Soft (Building) sand;
 - Chalk (for cement manufacturing);
 - Clay (for cement manufacturing and as an engineering medium); and
 - Building Stone (Limestones and Greensand).
- 5.45 The Key Diagram also shows the extent of “Other Naturally Occurring Resources” (sand and gravel) which the Councils and the BGS do not consider at this stage to be of sufficient quality or quantity to be of economic value. As a result, the Councils do not consider the need to safeguard these minerals. Regular monitoring of Policy MCS 6 will allow the Councils to identify any changes in circumstances that require these minerals to be safeguarded over the life of the Minerals Core Strategy.

5.46 The general close proximity to surface level and limited extent of sharp sand and gravel and soft sand resources allows a MSA to be defined based on information provided by the British Geological Survey. However, in circumstances where a mineral deposit covers a significant part of the local authorities Plan area, or where deposits are unlikely to be worked at any point in the future (due to the relationship with surface development or depth of deposit), the extent of geological data can be modified to reflect this. The diagram below illustrates an approach advocated by the British Geological Survey, and broadly followed by the Councils.

Methodology for Delineating MSAs



Source: British Geological Survey (www.bgs.ac.uk/mineralsuk), 2007

5.47 Through the process outlined above, the Councils have identified Mineral Resource Zones²⁰ and land within 1km of all existing quarries (either active or dormant) within the Plan area as MSAs.

The Application of Mineral Safeguarding Areas

5.48 When Wiltshire, or Swindon Borough Council, as planning authorities for the area receive an application for development within a MSA, the Councils' Planning Policy officers should be notified (as part of the standard pre-application and consultation procedures), and given sufficient opportunity to consider whether unacceptable minerals sterilisation would occur.

²⁰ Based on information provided by the British Geological Survey (Digital geological datasets, 2007; and 'A Provisional Assessment of the Sand and Gravel Resources of Wiltshire and Swindon', BGS 2007).



- 5.49 Some mineral sites within Wiltshire are not located within a minerals resource zone but instead have rail-links for the import and export of minerals and / or mineral products. Westbury Cement works is rail linked, as is Quidhampton Quarry near Salisbury. However, the major use of rail within the Plan area is centred upon the Wootton Bassett Rail Aggregates Depot (RAD). This facility provides for the handling and transportation of minerals (i.e. the importation, handling and onward exportation of crushed rock) from the Mendip Quarries in Somerset to the South East of England. The Wootton Bassett RAD has therefore also been identified as a MSA.
- 5.50 With respect to Minerals Recycling Facilities, the Minerals Core Strategy looks to safeguard existing and any proposed facilities for the reception and processing of construction and demolition wastes. This task has traditionally been dealt with through waste planning policy. However, as part of the process of preparing the Minerals and Waste Development Framework (MWDF), the identification and safeguarding of such facilities should become more holistic in outlook through the development of direct linkages between the minerals and waste planning policy themes.

MCS 6: Safeguarding Mineral Resources, Rail-head Facilities and Mineral Recycling Facilities.

In establishing, monitoring and reviewing Mineral Safeguarding Areas (MSAs) the Councils will work with the minerals and waste industries, land owners and other local planning authorities to safeguard the following assets from potential sterilisation by other forms of development:

- Mineral Resource Zones;
- All existing active and dormant minerals sites;
- Land within 1km of active and dormant mineral sites;
- Sites for future mineral working allocated within DPDs;
- Operational land associated with existing and proposed Mineral Recycling Facilities; and
- Operational land associated with the existing Rail Aggregate Depot at Wootton Bassett and any proposed new rail-head facilities and sidings.

Policy Drivers

- Minerals Policy Statement 1.
- The South West Regional Spatial Strategy.
- The Councils Evidence Base.
- A guide to mineral safeguarding in England, (BGS).
- Comments received from previous consultation stages.

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- 5.51 The issue of safeguarding is an important policy consideration within the context of the Minerals Core Strategy and Local Development Frameworks in general. Effective dialogue between the Councils, and with landowners and developers will be essential in terms of understanding the scale and extent of mineral safeguarding and the pressures on land for 'non-minerals' development (e.g. housing and employment proposals).
- 5.52 Not all land that falls within MSAs will necessarily be environmentally acceptable for minerals development, and the Councils recognise that in these circumstances applications for non-mineral development should not be prevented on the grounds of mineral sterilisation. The Councils approach to this matter is set out in a more detailed policy in the Minerals Development Control Policies DPD.
- 5.53 The outcomes of this dialogue will be monitored annually to ensure that the MSAs remain realistic in terms of their delineation and reflect our understanding of development pressures in Wiltshire and Swindon over time. It may be proven, for example, that certain areas are unlikely to ever be developed for mineral extraction and therefore should no longer be considered a MSA.

Managing the Impacts of Minerals Development in Wiltshire and Swindon

- 5.54 The policies within this section seek to address the issues associated with managing the impacts of minerals development. Mineral workings are traditionally associated with a whole range of negative environmental impacts, yet sensitive working and restoration schemes can make an important contribution to improving the quality of the environment. Within this section, the Councils refer to the 'environment' in its wider strategic sense, incorporating elements such as climate change, flood-risk, landscape, archaeology, and biodiversity / geodiversity.

Historic and Landscape Value

- 5.55 The landscape of Wiltshire and Swindon is highly varied and primarily rural, dominated by the vast sweeps of the chalk Downlands intersected by intimate river valleys in the south and broadening to wide clay vales with limestone ridge and the dip slope of the Cotswolds in the northwest. The underlying geology plays a fundamental role in the physical characteristics of Wiltshire and Swindon, contributing to the character of the landscape and the locally distinctive building vernacular, as resources have traditionally been extracted and used locally.
- 5.56 A high proportion of Wiltshire and Swindon is designated for its natural beauty and scenic quality with three AONBs covering 43% of the Plan area. Wiltshire also shares a length of its southern boundary with the New Forest National Park. The prevalence of mineral workings in rural locations can exacerbate the potential for impacts upon the rural landscape and the Councils recognise that even development outside of the AONBs and National Park can adversely impinge upon these areas and impact upon their natural beauty, character and special qualities.



5.57 Wiltshire and Swindon is home to a considerable wealth of archaeological remains, mainly located on the fertile chalk downlands and river gravels. Approximately 13% of all known archaeological sites and remains in the Plan area are of national importance and designated as Scheduled Ancient Monuments, and the ancient landscape of Stonehenge and Avebury is classified as a World Heritage Site. There is also one Historic Battlefield at Roundway Down and over 20,000 sites of archaeological or historic remains recorded on the Councils' Sites and Monuments Record (SMR).

5.58 Minerals development can uncover archaeological remains and help preserve such findings by recording, protecting and enhancing the historic environment. However, national policy (PPG16) makes it clear that although minerals can only be worked where they exist, the preferred approach is to preserve nationally important archaeological remains in situ. This approach recognises that time given to archaeological excavations prior to development can be limited and that in the future, methods of recording findings will inevitably improve.



5.59 The landscape and historic environment makes a major contribution to the local economy acting as a magnet for tourism, and creating an attractive environment for people to live and work.

Table 6: The Hierarchy of Sites of Landscape & Archaeological / Historical Importance

International	World Heritage Site
National	Areas of Outstanding Natural Beauty, National Parks, Scheduled Ancient Monuments, Listed Buildings, National Register of Parks and Gardens of Special Historic Interest, Registered Battlefields
Local	Areas of Special Archaeological Significance, Sites and Monuments Record, Conservations Areas, locally listed buildings, parks and gardens, landscape and townscape features and their settings.

Biodiversity / Geodiversity Value

5.60 The Plan area also contains a rich source of biodiversity and geodiversity, some of national and international importance. The biodiversity value of Wiltshire and Swindon represents a restraint or more often constraint for minerals development, but the restoration of mineral workings offers the opportunity to make positive contributions to biodiversity and geodiversity conservation. The targets set within local Biodiversity Action Plans (BAPs), along with the South West Nature Map provide a basis for considering the contribution minerals development can make to the biodiversity and geodiversity value of Wiltshire and Swindon.

5.61 Government policy (PPS9) states that plan policies should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests, making clear distinctions between the conservation hierarchy of international, national, regional and locally designated sites. The Councils have taken the view that policies do not need to be drafted on internationally designated sites because their protection is covered by legislation and national policy, but such sites should be shown on the Proposals Map. Significant harm to biodiversity and geological interests should first be avoided; then adequately mitigated against; and as a last resort compensated for in situations of overriding national need. If, through this process, it is not possible to adequately avoid, mitigate or compensate for potential significant harm, planning permission should be refused.

Table 7: The Hierarchy of biodiversity / geodiversity designated sites

International	Special Protection Areas (SPA) Special Areas for Conservation (SAC) Ramsar sites
National	Sites of Special Scientific Interest (SSSI), including National Nature Reserves (NNRs)
Local	Local Sites, including Local Nature Reserves (LNRs), County Wildlife Sites and Regionally Important Geological and geomorphological Sites (RIGS), and ancient woodland (not already designated as being of national importance).

5.62 North Meadow and Clathing Farm SAC is of particular relevance to minerals development as it is located within the vicinity of a concentration of current mineral workings in the Upper Thames Valley. The potential for cross-boundary impacts of minerals development on biodiversity interests, for example upon the River Avon SAC and the New Forest SAC/SPA/Ramsar must also be robustly considered.

5.63 All plans and programmes must undergo an Appropriate Assessment²¹ (AA) for the potential effects on any site protected under the Habitats Directive i.e. a Natura 2000 site – Special Areas of Conservation and Special Protection Areas. The purpose of AA is to ensure the protection of the integrity of European sites.

Flood Risk

5.64 The issue of flood risk is covered by policy MCS 7, including consideration of the potential for minerals development to provide additional flood storage capacity to provide protection for areas downstream that are vulnerable to flooding and buffer any likely impact of climate change on flood risk. Restoration schemes that incorporate flood storage capacity will be appropriate where a need or opportunity is identified through the Strategic Flood Risk Assessment / Flood Risk Assessment process. Government policy (PPS25) states that sand and gravel workings represent a ‘water-compatible development’ that is appropriate for all Flood Zones. Mineral working and ancillary processing (except for sand and gravel working) are classed as ‘less vulnerable’ and therefore should not be permitted within Flood Zone 3b. Further detail on this issue, including the Environment Agency Flood Map, is included within the Wiltshire and Swindon Level 1 Strategic Flood Risk Assessment.

²¹ The process of Appropriate Assessment is now encapsulated within Habitats Regulations Assessment (HRA).



5.65 The Wiltshire and Swindon Level 1 Strategic Flood Risk Assessment (SFRA) identified sand and gravel extraction as acceptable development, in principle, within the Environment Agency Flood Zones. However, the SFRA recommends that any future proposals for sites in Flood Zones 2 and 3 (by the Councils in the Site Allocations DPD or by a developer through a planning application), should be assessed through a separate site specific Flood Risk Assessment taking into account the sequential test (and the exception test where required)²². Any proposals greater than 1 hectare or that includes a floor area (hard-standing etc) of greater than 1000m² in Flood Zone 1 should also be subject to a separate Flood Risk Assessment.

Strategic Policy Approach

5.66 The strategic approach to the protection of the natural and historic environment is to be found in Policy ENV1 of the Regional Spatial Strategy for the South West. That policy does not go into detail on specific designations and topics such as soil, the water environment or air quality. These more detailed aspects will be incorporated into policies within the emerging Minerals Development Control Policies DPD. However, the tools that the Councils²³ and developers²⁴ will have to use to demonstrate the impacts of proposals on the issues outlined above and in accordance with the policy will include:

- Landscape Character Assessment;
- Visual Impact Assessment;
- Appropriate Assessment (also referred to as Habitats Regulations Assessment);
- Historic Landscape Character Assessment;
- Flood Risk Assessment; and
- Biodiversity Assessment.

(Note: this list is not meant to be exhaustive)

MCS 7: Flooding

Development proposals must avoid or mitigate any aspect of the development that could potentially lead to an increase in a likelihood of flooding, and where appropriate provide additional flood storage capacity to increase protection for vulnerable land uses, taking into account the impacts of climate change where an opportunity / need is identified through the SFRA / FRA process.

²² In accordance with PPS25.

²³ When allocating and appraising site proposals for inclusion within DPDs.

²⁴ When preparing and submitting planning applications.



Policy Drivers

- Minerals Policy Statement 1.
- Planning Policy Statement 1.
- Planning Policy Statement 7.
- Planning Policy Statement 9.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- Wiltshire and Swindon Level 1 SFRA Report.
- Comments received from previous consultation stages.

Living with Minerals Development – Protecting the Local Environment and Residential Amenity

- 5.67 Minerals development is often referred to as a temporary use of land, albeit in some circumstances long lived. If quarries and processing facilities are not managed to high enough standards, the associated effects can be present not only during operational life but also long after. Possible impacts such as noise and vibration from on-site quarry traffic and processing plant; visual intrusion; the raising of dust during dry periods; debris on roads; and noisy and intimidating Heavy Goods Vehicles can cause understandable concern for communities that live near, or could potentially be living near to an active quarry. It is vitally important that these impacts are kept to an acceptable minimum and that protecting the amenity of residents and the landscape setting of towns and villages throughout the life of a quarry and beyond are a priority for both the Councils and quarry operators alike.
- 5.68 However, minerals can only be worked where they exist and this can lead to the development of quarries in the vicinity of local communities. In Wiltshire and Swindon the majority of minerals sites are located in rural areas where, unless adequately controlled, the impacts of such developments upon local communities and their surrounds can be quite pronounced.
- 5.69 The Minerals Core Strategy aims to ensure that an acceptable balance is maintained between meeting the mineral needs of growing communities and protecting the local environment and amenity of residents living close to minerals operations.
- 5.70 In accordance with Government policy (PPS1, MPS1, MPS2), the Councils must ensure that communities are given early and effective opportunities to be more involved in the planning process. Mineral operators should have effective consultation and liaison with the local community both before submitting planning applications and during the operation, restoration and aftercare of sites. Emphasis is placed on the importance of community involvement in the planning process, particularly to ensure that the general health of people is not compromised by living in proximity to an area proposed for minerals extraction.
- 5.71 It is possible for quarry operators to take measures that can make living near to a quarry more acceptable to local residents. By employing effective and sensitive landscaping to create screening / noise attenuation bunds as well as using natural
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vegetation for screening, the visual impact and potential noise nuisance caused by quarrying activity can be reduced to acceptable levels. Operational hours and the volume and routing of vehicle movements can also be restricted so that any potential disturbance is lessened for the local area; water bowsers can be used to suppress dust during spells of dry weather; and wheel washing and sheeting of lorries can prevent debris from being deposited on the road network.

- 5.72 Residential amenity and the landscape character / setting of settlements can be protected through sensitive and sympathetic design of proposals for minerals development. Measures such as minimising the extent and impact of mineral operations through the design and implementation of effective and reasonable separation distances can help ameliorate and reduce the impacts associated with such development.
- 5.73 Aspects such as topography, natural screening and prevailing wind direction can mean that the use of a standard or fixed separation distance between mineral operations and residential areas may not address all potential impacts associated with the winning and working of minerals. In some cases the use of a standard or fixed separation arrangement may result in unnecessary sterilisation of mineral resources where carefully and sensitively planned short-term extraction could be acceptable. However, it is critical that the interests of those living and working in proximity to minerals development are not compromised by inadequate or ineffective separation arrangements from minerals operations and that local communities are actively engaged in the design of such arrangements throughout the planning process.
- 5.74 Other important factors that influence the acceptability of minerals extraction to local residents is the order in which the minerals are extracted within a specific site, known as the 'phasing' of operations (both strategic in terms of the order that sites commence and cease operations, and the localised phasing of operations within a site itself). In addition, the choice of route, location and suitability of access arrangements for vehicles entering and leaving a site are key considerations. These operational aspects of quarry management should be carefully designed prior to the planning application stage and often depend on successful negotiations between planning officers, the local community and the minerals industry and through what are known as 'section 106 agreements.'²⁵
- 5.75 Policy MCS 8 sets out the Councils' strategic approach to protecting residential amenity. The list of factors included here is by no means exhaustive. As such, early dialogue between developers, local communities and the Councils will be essential to identify any relevant additional issues that will also need to be addressed by a forthcoming proposal.
- 5.76 All proposed mineral sites in the Councils' emerging Aggregate Minerals Site Allocations DPD will also be subject to all relevant assessments required by policy MCS 8.

²⁵ Section 106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991)

MCS 8: Living with Minerals Development – Protecting Residential Amenity

To maintain an acceptable separation of residential areas from proposed minerals development within Wiltshire and Swindon, the Councils will work with local communities, landowners, the minerals and waste industries, regulatory bodies and other organisations to establish, plan and address the following matters prior to the implementation of development proposals:

- The strategic and localised phasing and duration of operations;
- The design, location and extent of screening features;
- The control of operations to minimise pollution;
- The arrangements for managing the traffic associated with the development;
- The restoration and after-use objectives of the proposed development; and
- All other matters as agreed and deemed relevant by the Councils, local communities and the minerals operator.

Where appropriate, the Councils will encourage and support the establishment of Community Liaison Groups to help monitor, appraise and resolve operational matters associated with minerals sites throughout the life of the development.

Policy Drivers

- Mineral Policy Statement 1.
- Mineral Policy Statement 2.
- Minerals Planning Guidance Note 7.
- Planning Policy Statement 1.
- Planning Policy Statement 7.
- Planning Policy Statement 9.
- Planning Policy Statement 23.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- Wiltshire and Swindon Level 1 SFRA Report.
- Comments received from previous consultation stages.

Strategic Approach to Managing Minerals Transportation

- 5.77 The transportation of minerals can potentially lead to substantial adverse impacts on the local environment. Once extracted, it is necessary to move minerals either to other sites for processing, or to the customers who require them. Therefore, mines and quarries within the Plan area are often generators of heavy goods vehicle (HGV) traffic, leading to noise, air pollution, vibration, dust and a road safety hazard.
- 5.78 Government policy seeks to promote the sustainable transportation of minerals (PPG13, MPS1). Mineral Planning Authorities should seek to encourage and, where practicable, enable the carrying of material by water and rail wherever possible. This would reduce carbon emissions from minerals transportation, and may help lessen the contribution of minerals transportation to climate change. An option for



promoting the sustainable transport of minerals is to establish voluntary mineral site transport plans in consultation with local communities - dealing with issues including routing, hours of movement and considerate driving. This will help minimise the environmental impacts of transporting minerals.

- 5.79 In identifying sites and appraising proposals for mineral workings, regard should be paid to the benefits of reducing the distance minerals need to be transported, particularly by road. The emerging regional policy for the South West seeks to minimise the distance that minerals travel to their point of use when considering the location of new mineral sites/processing facilities. At a local level, the Councils will seek to ensure that proposals for new development reflect the objectives of the Wiltshire and Swindon Local Transport Plans and in particular the strategies for freight (including minerals and minerals derived products). To this end, the Wiltshire HGV Route Network will be utilised in conjunction with national and regional policies to help inform the processes of identifying and appraising proposals for new sites. The HGV Route Network plan is used as an advisory mechanism to inform HGV drivers as to the most appropriate routes to take when distributing freight. Local freight strategies will be reviewed as the policies of the Regional Spatial Strategy for the South West are adopted and monitored.
- 5.80 The second Wiltshire Local Transport Plan (LTP2) is committed to delivering the Westbury Bypass and other infrastructure improvements where appropriate. These road improvements have the potential to reduce the impacts associated with HGV movements along these routes. However, the LTP2 does not include any plans for any substantial improvements to the road network in the Cotswold Water Park area, where a significant number of HGV movements are generated through sand and gravel extraction.
- 5.81 The Wiltshire Sustainable Community strategy recognises that *“Traffic congestion and intrusion, and road safety are top public priorities”*. The West Wiltshire Community Strategy includes objectives to encourage a more sustainable approach to transport. Where possible, these objectives can be delivered through reducing reliance on HGV use and promoting use of alternative modes of transporting minerals in Wiltshire and Swindon.
- 5.82 However, our Evidence Base shows that transporting aggregate minerals to markets less than 60km distance from their point of origin is still more cost effective by road than by rail. In the Upper Thames Valley, for example, which is believed to predominantly supply the markets of Swindon, Cheltenham, Gloucester, Bristol, Bath and Oxford, quarries will continue to rely on access to the A419 and M4.
- 5.83 Other minerals such as the chalk and processed calcium carbonate products produced at Quidhampton Quarry are of such high quality that they are transported by rail both across the U.K. and overseas.
- 5.84 None of the mineral produced in Wiltshire and Swindon is currently transported by water. The scope for water transportation is limited due to a current lack of viable infrastructure. However, with the redevelopment and restoration of the Region’s canals in progress (e.g. the Wilts and Berks canal, the Thames & Severn), transportation of minerals or mineral derived products by water could possibly occur in the future, albeit to a limited extent.
- 5.85 There are two areas within Wiltshire and Swindon that experience the effect of



significant mineral traffic movements: - the sandpits around Calne and Compton Bassett, where appropriate access arrangements have been made, and the Upper Thames Valley / Cotswold Water Park where transport arrangements are being improved. The complex of sand and gravel quarries in the Cotswold Water Park is by far the greatest generator of minerals traffic in the Plan area. However, much of the mineral reserve in the central section of the Upper Thames Valley is constrained by the current inadequacies of the road network to accommodate additional traffic. A number of steps have been taken to improve the road network in the area so as to protect residential amenity in local settlements and the natural environment from the effects of this traffic, however, more still needs to be done.

- 5.86 All new mineral developments will be required to undertake a Transport Assessment which will outline the potential impacts of the development on the relevant transport networks.

Modal Choice

- 5.87 Rail transport is a very efficient method of moving large quantities of material over long distances. In order to promote the sustainable transport of minerals, moving minerals by rail should be encouraged, but this is not always possible due to transportation costs. Therefore, the scope for rail transport in Wiltshire and Swindon is limited since much of the mineral extracted in the Plan area is used locally. Consequently, few mineral workings in the area have rail links; only Westbury Cement Works and Quidhampton Quarry export material by rail. The major use of rail for transporting minerals is in the importation of crushed rock from the Mendip Quarries to the Rail Aggregate Depot at Wootton Bassett.
- 5.88 The capability for the use of rail to transport minerals was assessed in the Rail Aggregate Depot (RAD) Study (November, 2003). This looked at the possibilities of potential and existing rail-head or rail-linked facilities across Wiltshire and Swindon. Wootton Bassett RAD was judged to be of vital importance to the local area and should continue to be safeguarded from development that may prejudice its future use. With the level of future growth anticipated for the North Wiltshire and Swindon areas, the focus for identifying any additional sites should be directed towards Swindon Borough subject to market forces and future development pressure.
- 5.89 The vast majority of mineral won in the Plan area is transported by road. The Minerals Core Strategy opts to continue with the current concentrated supply pattern of encouraging a significant proportion of mineral workings in the Upper Thames Valley to meet the apportionment rate of 1.85 million tonnes of sand and gravel per year. If production in Wiltshire and Swindon reaches the forecast 1.85 million tonnes per annum, the likely increased pressure on the road infrastructure and potentially negative effects on residential amenity will warrant significant mitigation. This will require wholesale improvements to be made to the local infrastructure or alternatives to road transport will need to be sought and provided where practicable. These aspects will be dealt with in detail through the Site Allocations DPD.
- 5.90 Mineral sites are sometimes reliant on the need for ultra-short transfer of material within sites or to other nearby sites for batching, processing etc. This can result in numerous short distance road trips between operations, which can have serious localised impacts in terms of dust, noise and air quality. Considering this, encouragement will be given to the use of conveyors for ultra-short transfer of minerals.



MCS 9: Strategic Approach to Managing Minerals Transportation

The sustainable transportation of minerals, recyclable wastes and material used in restoration schemes will be encouraged. Proposals for new or improved rail depots and / or sidings as well as innovative schemes utilising the potential for canals and rivers to transport minerals and recyclable wastes within Wiltshire and Swindon will be supported subject to the social, economic and environmental impacts of such development being avoided, mitigated and where necessary compensated for. Proposals for new Rail Aggregate Depots will be directed towards the Swindon area.

Priority will be given to proposals for minerals development that demonstrate a commitment to implementing sustainable modes and methods for transporting minerals and recyclable wastes. Ultra-short transfer of minerals and recyclable wastes by conveyor either within or between sites will be encouraged. The transportation of minerals by road must utilise the Wiltshire HGV Route Network.

Policy Drivers

- Minerals Policy Statement 1.
- Planning Policy Guidance 13.
- Guidance on Transport Assessment, DoE.
- The South West Regional Spatial Strategy.
- Wiltshire RAD Study, 2003.
- Comments received from previous consultation stages.

The Restoration, Aftercare and After-use of Mineral Workings

5.91 Unlike many other forms of development, mineral extraction is a temporary land use (although it may be long term); but it can potentially have a significant impact upon the environment. An important way of minimising the impact of mineral extraction is to ensure that sites are worked in a phased manner and restored at the earliest opportunity to a beneficial after-use.



5.92 The Government seeks to promote sustainable minerals development through high standards of working and restoration, thereby safeguarding the long-term potential of land for a wide range of after-uses to benefit the local and / or wider community (MPS1, MPG7). The possible after-uses for former mineral workings can be varied but generally fall within the following categories: - agriculture, forestry, amenity (including nature conservation, formal and informal recreation) or sometimes commercial development (e.g. industrial and / or residential development). In many cases more than one after-use may be integrated into a restored site - for example, combining agriculture, forestry, nature conservation and other amenity uses within a single scheme.



- 5.93 The Regional Spatial Strategy (RSS) for the South West states that the restoration and aftercare of mineral sites provides opportunities for significant biodiversity, geodiversity and amenity gains. This is certainly the case provided that sites are properly planned from inception and implemented with a restoration vision in mind.
- 5.94 There are several important factors to consider when determining the restoration and after-use of a mineral site. These include the underlying geology; topography; landscape character; location in relation to populated areas; transport access (including the Rights of Way network); flood-risk; the risks associated with bird-strike; and the agricultural value of the land prior to mineral extraction (i.e. linked to the importance of protecting agricultural land classification Grades 3a and above). It is important to strike a balance between the options for restoration and after-use, the aspirations of local communities and the desire to extract all potentially viable mineral.
- 5.95 In recent years, there has been a growing realisation that the restoration of mineral workings can make a substantial contribution to the amenity, biodiversity and geodiversity value of an area. A wide range of valuable amenity uses may be created, often with little physical engineering; for example open grassland for informal recreational use, water based recreation (e.g. windsurfing, angling, kayaking), and woodland. Local biodiversity can also be increased through sensitive and well planned quarry management and restoration. Successful habitat protection, creation and enhancement can contribute to meeting Biodiversity Action Plan (BAP) objectives and targets. The RSS infers that due regard should be given to aims of BAP's and Geodiversity Action Plans (where produced) when considering restoration and aftercare proposals through the planning of new minerals development. Thus, the Minerals Core Strategy seeks to contribute to the enhancement of Wiltshire and Swindon's biodiversity and, where possible, geodiversity. This could help reduce and buffer the impacts of climate change on vulnerable habitats and species.
- 5.96 The Cotswold Water Park - made up of over 130 lakes created by sand and gravel extraction - is one example of how amenity and leisure facilities and the creation of new habitats for nature conservation can be combined. This area is highly valued for nature conservation, sports, recreation, leisure and tourism. The ongoing management of such facilities needs to be carefully considered and requires the ongoing co-operation and partnership working exercised today by the minerals industry and organisations such as the Environment Agency, Natural England, RSPB, Wildlife Trusts and local authorities.
- 5.97 In considering such matters, the Councils advocate a 'restoration-led' approach to identifying future mineral sites whereby the environmental characteristics of a resource area are assessed and channelled into the decision making process. Such an approach would clearly rely upon a sound evidence base and therein, a well defined understanding of the environmental characteristics of each resource block being assessed. For example, the Cotswold Water Park / Upper Thames Valley has a high water table so the effects of mineral extraction on local hydrology through pumping and possible water pollution would be important factors when considering options for restoration and after-use. Similarly, proposals for wetland habitat within 13 km of RAF Fairford or any other Aerodrome Safeguarding Area should address the need to avoid creating large bodies of open water (both individually and in combination with other developments), that could potentially impact upon air traffic safety through the increased risk of bird-strike.



- 5.98 Once the key characteristics and constraints for resource blocks are understood, restoration and after-use options should then be developed that seek to meet the aims and objectives of BAPs at a regional and local level. Again, an example of this approach is probably best exemplified in the Cotswold Water Park / Upper Thames Valley where a concentration of current and planned future sites potentially offers opportunities for large scale habitat creation. The South West Nature Map outlines the best areas in the region to conserve, create and connect wildlife habitats at a landscape scale, and identifies the Cotswold Water Park area as 'Standing Open Water,' meaning future minerals restoration proposals should at least contribute to this habitat type.
- 5.99 In recognition that the restoration of minerals developments in the Upper Thames Valley has been and will continue to be linked with afteruses associated with leisure and tourism, the Councils advocate restoration schemes that facilitate the reinstatement of the Wilts and Berks canal and Thames and Severn canal as well as enhance the Rights of Way network. This will help encourage non-road access to the area once mineral working has ceased.
- 5.100 Mineral working must not result in the dereliction of land after the operation has ceased. The successful restoration and after-use of quarries should be planned at the earliest opportunity. This should take place wherever possible at the plan-making stage when potential new sites are first considered. Similarly, once sites have been identified, tested through the plan-making system and then brought forward as development proposals, the options for restoration and after-use should be well planned in consultation with local residents and regulators.
- 5.101 However, it is accepted that restoration schemes should contain a degree of flexibility so they can be amended in the future if circumstances change. The aim should be to achieve phased restoration to minimise the area of land disturbed and the total period of working. Phased restoration also helps to gauge the initial success of the restoration scheme by observing which aspects have worked well, as well as identifying which aspects have been less successful.
- 5.102 The following policy (MCS 10) sets out the Councils strategic approach for the restoration and after-use of mineral sites. In line with the Wiltshire and Swindon waste hierarchy, options for restoration that utilise landfilling with waste should be carefully considered and only developed where other 'higher level' methods have been ruled out (e.g. recycling and reuse of wastes). Any site that is permitted for landfill must accord with the Environment Agency's Regulatory Guidance Note 3 (RGN3). Within areas such as the Cotswold Water Park / Upper Thames Valley, landfilling solutions should only accommodate inert waste materials.





MCS 10: Strategic Approach to Restoration and After-use of Mineral Sites

The restoration, after-care management and future after-use of mineral sites will be primary considerations in the process of planning for all new minerals development in Wiltshire and Swindon. Proposals for the restoration and management of mineral workings should be addressed at the earliest opportunity within the planning process.

Restoration schemes must be designed to prevent increased risks associated with flooding and / or bird strike and should include long-term environmental enhancement, in accordance with the Wiltshire, Swindon and Cotswold Water Park Biodiversity Action Plans and the South West Nature Map where appropriate.

Policy Drivers

- Minerals Policy Statement 1.
- Minerals Policy Guidance 7.
- Planning Policy Statement 1.
- Planning Policy Statement 9.
- Planning Policy Statement 25.
- The South West Regional Spatial Strategy.
- Circular 01/03: Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas.
- Local BAPs.
- Environment Agency RGN3.
- Comments received from previous consultation stages.



6. Monitoring and Implementation

- 6.1 The Councils have proposed a set of indicators and targets to monitor the performance of the policies of the Minerals Core Strategy. The indicators have been derived from national policy advice (Core Output Indicators), the outcomes of Sustainability Appraisal (significant effects) and the Wiltshire and Swindon Evidence Base (contextual and local output). The results of monitoring will be published each year in the Wiltshire Minerals and Waste Development Framework Annual Monitoring Report (AMR), and referenced where relevant in Swindon Borough's AMR. The AMR will monitor the effectiveness of the documents (and thereby policies) that comprise the Minerals and Waste Development Framework, and will identify if, for instance, a review of the Core Strategy is required where a policy is not working or targets are not being met.
- 6.2 Policy MCS 11 sets out the Councils' strategic plan, monitor and manage approach for implementation, monitoring and review. This approach will ensure that the Minerals Core Strategy is able to respond effectively to change, particularly in relation to the issue of delivering the current sub-regional apportionment of 1.85 million tonnes per annum of sand and gravel from a heavily constrained Plan area. Also, any changes between the draft and approved Regional Spatial Strategy for the South West may mean an early review of the Core Strategy is required to ensure its conformity with the approved RSS.

MCS 11: Strategy for Policy Implementation, Monitoring and Review

The Councils will work with local authorities in and around Wiltshire and Swindon, the minerals industry, regulatory authorities, landowners, local communities, local environmental groups, the Regional Planning Body, the South West Regional Aggregates Working Party and Government to plan, monitor and manage minerals development in Wiltshire and Swindon through the implementation of socially, economically and environmentally responsible policies and the Annual Monitoring Report process.

- 6.3 The following paragraphs set out the Councils' delivery and implementation plan, and the monitoring framework for the policies of the Minerals Core Strategy.

MCS 1: Meeting the Need for Primary Aggregate Minerals

- 6.4 Policy MCS 1 presents the Councils' commitment to delivering the sub-regional apportionment for Wiltshire and Swindon in accordance with national and regional policy. Based on information gathered for our Evidence Base, the policy approach takes into account the varying degrees of certainty that can be afforded to the delivery of minerals development. The policy steers development to the identified 'broad locations' for minerals development (primary aggregates), namely the Mineral Resource Zones.
- 6.5 The saved policies of the Minerals Local Plan include undeveloped Preferred Areas in the Upper Thames Valley, which it is assumed, in combination with existing permitted reserves, could provide sufficient land to meet demand until 2013 - 2016 from



existing supply areas. The minerals industry and relevant landowners are committed to mineral extraction in these areas and the Councils can be reasonably confident that the Preferred Areas can be delivered, subject to the planning application process.

- 6.6 The most important instrument for delivering policy MCS 1 will be the emerging Aggregate Minerals Site Allocations DPD which, through working with key stakeholders, the minerals industry, landowners that are willing to allow some of their land to be considered for mineral extraction and local communities that may be affected by minerals development, will identify suitable land to meet forecast demand. Clearly the Councils cannot apply the same level of confidence to the deliverability of sites that are yet to go through the planning process. However, detailed borehole data submitted to the Councils shows that the minerals industry and certain landowners have identified land for development that could potentially secure a continuation of supply from existing production areas to at least 2016. These potential future areas will be subject to scrutiny through the plan preparation process and subsequently the planning application process.
- 6.7 In the longer term (2016 - 2026), our confidence in the availability and deliverability of sites to meet projected aggregates demand becomes much less certain. The Councils commissioned the British Geological Survey to provide an estimate of remaining aggregate mineral resources in Wiltshire and Swindon. Their report indicates that the Plan area does contain sufficient resources to meet demand in the longer term (i.e. to 2026 and beyond). However, the proportion of the resource that can be developed for mineral extraction between now and 2026 is yet to be established and will need to be resolved as part of the preparation of the Aggregate Minerals Site Allocations DPD. The flexibility afforded by the Core Strategy allows the Site Allocations DPD to respond to changing circumstances as new evidence comes forward. As mentioned previously, working with the minerals industry, landowners and local communities will be essential in terms of testing whether the Wiltshire and Swindon sub-region can sustain minerals extraction at the forecast rate of production of 1.85 million tonnes per annum in the longer term.
- 6.8 The Councils' approach for primary aggregates is to maintain existing patterns of supply in the short and medium term (to 2016) and to accept that in the longer term a dispersal of development to other resource zones is likely to be needed in order to meet future demand. The options for alternative supply patterns are limited by the location and extent of underlying geological deposits within the Plan area. As such, the deliverability of the strategy for aggregates supply in Wiltshire and Swindon hinges on how long the existing supply areas (particularly the Upper Thames Valley) can sustain current production levels. The factors that will influence a deviation from the Core Strategy approach and the steps that the council will take in response are set out in the table overleaf.



Deviation from policy MCS 1	Councils response	Monitoring indicator
<p>The sub-regional apportionment does not reflect actual production and therefore development may proceed at a different rate than expected.</p>	<p>The ongoing monitoring of production figures for quarries in Wiltshire and Swindon allows the Councils to compare 'actual' production with the forecast rate of 1.85 million tonnes. If production is consistently less than 1.85 million tonnes (dependent on there being available Preferred Areas or specific sites identified in the Site Allocations DPD), then the Councils will not make changes to the current approach. If not enough mineral bearing land can be identified, or the minerals industry choose to develop alternative sites the Councils will assess the need to review the Core Strategy.</p> <p>If production is consistently greater or less than 1.85 million tonnes per annum, the Councils will notify the RPB and will review the Core Strategy and Site Allocations DPDs.</p> <p>If the level of remaining provision identified in the Site Allocations DPD is insufficient to meet the forecast rate of production set in the RSS for the South West for at least 10 years supply, the Councils will review the Core Strategy and Site Allocations DPD.</p>	<p>Annual primary aggregates production for Wiltshire and Swindon.</p> <p>Landbank of permitted reserves.</p> <p>Remaining resources allocated in Preferred Areas or sites.</p>
<p>In testing the sub-regional apportionment through preparation of the Site Allocations DPD, the Councils are unable to identify sufficient land that can be developed at acceptable social and environmental and economic cost.</p>	<p>The Councils will notify the RPB immediately if it becomes apparent that Wiltshire and Swindon will not be able to meet forecast demand.</p> <p>The Core Strategy DPD will be reviewed in collaboration with the RPB.</p>	<p>Total resources allocated in Site Allocations DPD.</p>

MCS 2: Maximising use of Secondary and Recycled Aggregates

- 6.9 Information on the full nature and extent of facilities for the processing and use of recycled aggregate within Wiltshire and Swindon is limited by the fact that in many cases, the product is managed by temporary mobile operations related to a specific redevelopment project. Often in cases such as these, the operator need only obtain a licence from the Environmental Health department of the Council, and does not necessarily require planning permission. Aggregates recycled 'on-site' are most likely reused 'on-site' as part of the overall redevelopment and therefore information relating to their re-use will not necessarily be recorded.
- 6.10 Policy MCS 2 sets out the Councils' intention to actively support non-mineral developments that promote sustainable construction techniques to maximise the use of secondary and recycled aggregates in line with regional policy. It also seeks to guide developments that incorporate permanent facilities to the most appropriate locations in Wiltshire and Swindon. Developers submitting proposals through the planning applications process will be instrumental in delivering this policy, both in terms of the Councils responding to consultation on major redevelopments and through the determination of development proposals for the reception, processing and distribution of secondary and recycled aggregates. Co-operation between the planning teams at the Councils will be essential.
- 6.11 Monitoring will be an essential tool to improve the Councils understanding of this particular aggregate resource. It will also allow the Councils to determine the extent that this policy is being implemented.

Possible deviations from policy MCS 2	Councils response	Monitoring indicator
No applications submitted for the reception, processing and distribution of secondary / recycled aggregates.	If over a period of three years the Councils receive no applications for this type of development, the councils will review policy MCS 2.	Number of proposals for reception, processing and distribution of secondary / recycled aggregates.
Consultation on major applications for non-minerals development within plan area results in no improvements towards greater use of secondary and recycled aggregates.	The Councils will monitor applications and comment where deemed appropriate to ensure that developments are in conformity with policy MCS 2. If the requirements of policy MCS 2 are not being met, the Council will firstly approach the relevant planning teams at the Councils to establish whether improvements could be made in working arrangements. If communication between teams is found to be working well and the requirements of policy MCS 2 are still not being planning Councils will review the policy.	Number of applications that show due consideration has been given towards the reduction of use of primary aggregates in favour of use of secondary and recycled aggregates.



MCS 3: The Supply of Cement Raw Materials

6.12 The nationally and regionally important cement plant at Westbury has recently secured planning permission to maintain the local supply of chalk from nearby Westbury chalk quarry (at current rates of production) until 2031. This time horizon goes beyond the plan period of 2026, however it is important to monitor progress at Westbury to ensure that the Councils are aware of any unforeseen circumstances that may significantly alter the life of the quarry. It is anticipated that the Minerals Core Strategy will undergo a process of review at least every three years, and this will ensure that the appropriate time to look for suitable locations for additional chalk reserves will be identified. This will require effective and regular dialogue between Lafarge Cement Ltd and the Councils to ensure that both parties take into account all relevant information.

Possible deviations from policy MCS 3	Councils response	Monitoring indicator
Life of Westbury quarry is different to original estimates.	<p>If the life of the quarry is significantly less than anticipated the Councils will discuss options for the future of chalk supply from land in proximity to the existing Westbury quarry, with the developer and relevant consultation bodies such as the Environment Agency and Natural England.</p> <p>If land in proximity to Westbury chalk quarry is found to be unsuitable for additional chalk reserves then Policy MCS 3 will be reviewed.</p>	Estimate of remaining reserves.

MCS 4: The Supply of Building Stones

6.13 Parts of Wiltshire and Swindon have developed their own unique and locally distinctive character which in many respects depends upon locally available building materials. Policy MCS 4 seeks to support developments that contribute to maintaining a supply of local building stone materials for local uses.

6.14 Theoretically, Wiltshire and Swindon have sufficient permitted reserves to maintain a supply of building stone for hundreds of years. However, many of the characteristics of settlements within the plan area can be attributed to stone that was sourced from what are now dormant mines and quarries. It is important that the Councils, developers, statutory consultees and local communities maintain dialogue on this issue. This will ensure that the best possible understanding of the relationship between local settlements and local building stone resources leads to the most appropriate release of land for extraction of building materials for a particular area.

Possible deviations from policy MCS 4	Councils response	Monitoring indicator
No applications for new quarries / mines or proposals to reopen former mines and quarries for extraction of building stones are received.	Councils will assess the need to review the policy.	Number of applications received for extraction of building stone to contribute to the local built environment

MCS 5: Collaborative Working in the Upper Thames Valley

- 6.15 The Evidence Base shows that the MPA should not consider some issues without having regard to influences across the authority boundary. This is particularly the case when referring to the shared aggregate mineral resource within the Upper Thames Valley that spans the Wiltshire & Swindon / Gloucestershire boundary and extends into Oxfordshire. Policy MCS 5 seeks to ensure that minerals development in the Upper Thames Valley is subject to a common vision, objectives and policy framework. This may result in the Councils named in the policy preparing a joint Area Action Plan (AAP) to cover minerals development and potential afteruses in the Upper Thames Valley, or adopting a 'Master Plan' SPD reflecting the Councils' shared objectives.
- 6.16 Any such collaboration will involve the local authorities of Wiltshire Council, Swindon Borough Council, Gloucestershire County Council, and Cotswold District Council. If an AAP is prepared then the Councils may need to agree to form a joint committee in order for the document to be formally adopted by all planning authorities. Other key stakeholders will be the developers, relevant landowners, statutory consultees and local communities.

Possible deviations from policy MCS 5	Councils response	Monitoring indicator
An agreement has not been achieved by all Councils / a joint Committee has not been formed.	If an agreement is not made between all Councils to prepare a joint AAP by 2010 then WCC and SBC will investigate the reasons for such an agreement not being resolved. The Councils will continue to work with the respective authorities to ensure a shared set of objectives and policy framework for the Upper Thames Valley. Policy MCS 5 will only be reviewed if it is demonstrated that minerals extraction in the Wiltshire and Swindon parts of the Upper Thames Valley will no longer occur.	Number of relevant Authorities endorsing collaborative working in the Upper Thames Valley in policy terms. Has a joint committee been formed by 2010? Has work on a joint AAP or SPD commenced by 2012?



MCS 6: Safeguarding Mineral Resources, Rail-head Facilities and Mineral Recycling Facilities

6.17 Policy MCS 6 sets out the Councils' approach to safeguarding mineral resources and related facilities from sterilisation by inappropriate land use development. It is essential that the impact of new development on safeguarded mineral resources within the Minerals Safeguarding Areas delineated on the Key Diagram and proposals map are fully taken into account. The Councils are always willing to discuss with developers the possible measures that could be taken to ensure that a non-mineral development will be acceptable within a MSA. Non-mineral developments that cannot be located elsewhere should ensure that viable mineral deposits are removed prior to the commencement of the development.

Possible deviations from policy MCS 6	Councils response	Monitoring indicator
An MSA does not accurately reflect the extent of the mineral resource.	If it is demonstrated that a significant area of an MSA does not contain a viable mineral reserve or if geological surveying demonstrate that the extent of the resource is greater than the area identified by the Councils then Policy MCS 6 will be reviewed.	New information provided by the BGS, landowners or a developer.
The impact of applications within the MSA are not properly taken into account.	The Councils will actively encourage better collaboration between the development management and planning policy teams. Where monitoring indicates that objections made on mineral safeguarding grounds are not used as a reason for refusal of the new development, the Councils' policy officers will discuss the reasons with the case officer. If there are fundamental problems with the application of the policy, then it will be reviewed.	Number of applications for non-mineral development within MSAs, permitted contrary to planning policy objections.

MCS 7: Protection and Enhancement of the Environment in Wiltshire and Swindon

6.18 Policy MCS7 also seeks to address national policy considerations relating to flood risk and mitigating the impacts of climate change.

6.19 The Councils will be responsible for ensuring that any Site or Preferred Area allocated in the Aggregate Minerals Site Allocations DPD meets the requirements of Policy MCS 7, as will developers when providing information to support their proposals.

Possible deviations from policy MCS 7	Councils response	Monitoring indicator
Minerals development results in increased likelihood of flood risk.	The Council will review the policy.	Number of proposals for minerals development that proceed contrary to the advice of the Environment Agency.
Development does not contribute to buffering the impacts of climate change.	The Council will assess the need to review the policy.	Number of developments that provide additional flood storage capacity where a need has been identified through the Strategic Flood Risk Assessment / Flood Risk Assessment process.



MCS 8: Living with Minerals Development – Protecting Residential Amenity

6.20 Policy MCS 8 provides an additional steer for development by ensuring that when considering proposals for minerals development, the Councils and developers take into account the views of local communities at the earliest possible opportunity. This will require the cooperation of both the Councils and developers to actively engage with those likely to be affected by a proposed development. This can be achieved through community liaison events and the establishment of Community Liaison Groups.

Possible deviations from policy MCS 8	Councils response	Monitoring indicator
Developers have not discussed proposals with local communities prior to submission of planning application.	The Councils will contact the developers to encourage better communication with local communities. If this does not lead to an increase in effective dialogue between communities and developers then the Councils will review the policy.	Percentage of the total number of planning applications submitted where a developer has not provided an opportunity for local communities to discuss a development proposal: <ul style="list-style-type: none"> a) prior to a development b) Once a planning application has been submitted.
Community Liaison Groups are not formed or meetings are not held.	The Councils will contact developers and communities firstly to establish whether there will be a benefit in establishing a Community Liaison Group. If there is a perceived benefit, work with developers to organise and encourage regular meetings throughout the life of the development.	Percentage of new developments that are the subject of Community Liaison Group Meetings.



MCS 9: Strategic Approach to Managing Minerals Transportation

- 6.21 As mineral resources are a fixed and finite commodity it can be a significant challenge to locate minerals development in such a way that they are in close proximity to the HGV route network. This is particularly so in a rural area such as Wiltshire where sustained mineral development over time has resulted in many of the most suitably located sites having already been developed. Policy MCS 9 seeks to ensure that development proposals utilise the most sustainable option for the transportation of minerals. The Aggregate Minerals Site Allocations DPD will also need to be in conformity with this policy.
- 6.22 The delivery of this policy requires effective dialogue between the Councils and minerals developers.

Possible deviations from policy MCS 9	Councils response	Monitoring indicator
Minerals development is consistently located greater than 2km from the HGV route network.	The Councils will review the policy and investigate the reasons behind the deviation from Policy MCS9.	Percentage of minerals development permitted within: <ul style="list-style-type: none"> a) 1km b) 1km – 2km c) 2km – 5km of the Wiltshire HGV route network.



MCS 10: Strategic Approach to Restoration and After-use of Mineral Sites

6.23 It is essential that, as minerals extraction is a temporary use of land, mineral developers consider the long term potential of sites. Policy MCS 10 seeks to ensure that the after-use and more specifically the restoration scheme to deliver that after-use is at the forefront of a development proposal. Collaboration between the Councils, developers, local communities and other stakeholders will be critical to ensure that restoration schemes provide an after-use befitting the location and aspirations of local communities.

Possible deviations from policy MCS 10	Councils response	Monitoring indicator
Proposed restoration schemes lead to a potential increased risk of bird-strike.	The Councils will review the policy.	Number of restoration schemes that proceed contrary to the advice of Defence Estates.
Proposed restoration schemes do not deliver a suitable after-use.	The Councils planning teams will liaise internally to determine whether Policy MCS 10 needs reviewing.	Percentage of permitted minerals developments that provide an after-use that is beneficial to the local area and / or contribute to meeting BAP targets in their restoration schemes.

6.24 The table on the following pages sets out a summary of the Councils indicators for monitoring the Vision, Strategic Objectives and policies within the Minerals Core Strategy.

Table: Monitoring the Minerals Core Strategy

Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
The Vision for Minerals Planning in Wiltshire and Swindon to 2026	All indicators within the Minerals Development Framework	As identified below	N/A	N/A
Strategic Objectives 1: Managing Mineral Resources	All indicators relating to Policies: MCS1, MCS2, MCS3, MCS4 & MCS6	As identified in relevant indicators below	N/A	N/A
Strategic Objective 2: Economy	All indicators relating to Policies: MCS1, MCS3, MCS4, MCS6 & MCS10		N/A	N/A
Strategic Objective 3: Communities and Local Amenity	All indicators relating to Policies: MCS7, MCS8, MCS10		N/A	N/A
Strategic Objective 4: Environment	All indicators relating to Policies: MCS7, MCS8, MCS9 & MCS10		N/A	N/A
Strategic Objective 5: Collaborative Working	All indicators relating to Policies: MCS5 & MCS10		N/A	N/A
MCS 1: Meeting the Need for Primary Aggregate Minerals	Production of primary land won aggregates. (Core Output Indicator 5a)	WC / SBC / Minerals Industry	1.85 million tonnes per annum or less	3 years production in excess of 1.85 million tonnes per annum
	Provision of an aggregates landbank. (Local Output Indicator 1)	WC / SBC / Minerals Industry	7 years minimum based on average of 3 years past production	Dependant on reserves identified in undeveloped Preferred Areas or Sites
	Remaining resources allocated in Preferred Areas or sites	WC / SBC	Sufficient to meet forecast demand in accordance with National and Regional Policy	When reserves are insufficient to maintain 7 year land bank
	Total resources allocated in Site Allocations DPD	WC / SBC	Sufficient to meet forecast demand in accordance with National and Regional Policy	When reserves are insufficient to maintain 7 year land bank

Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
MCS 2: Maximising the Use of Secondary and Recycled Aggregates	Production of secondary / recycled aggregates. (Core Output Indicator 5b)	WC / SBC / Minerals industry	Consistent increase in reuse of secondary and recycled aggregates	If over a 3 year period, from the date of adoption of the Minerals Core Strategy, data collection is not improved this policy should be reviewed
	Number of applications for reception, processing and distribution of secondary / recycled aggregates	WC / SBC / Minerals industry	N/A	If over a 3 year period, from the date of adoption of the Minerals Core Strategy, there are no applications, this policy should be reviewed.
	Number of applications for major development that show due consideration has been given towards the reduction of use of primary aggregates in favour of use of secondary and recycled aggregates.	WC / SBC / Developers	100%	If, within a 3 year period from the date of adoption of the Minerals Core Strategy, 50% of relevant applications do not give due consideration to policy MCS2, the Councils will review this policy
MCS 3: The Supply of Cement Raw Materials	Landbank of chalk and clay to serve Westbury cement works (Local Output Indicator)	WC / SBC / Lafarge Cement UK	15 years minimum	If reserves dip below 15 year landbank the Councils will review this policy
	Percentage of chalk extracted at Westbury Chalk Quarry used at Westbury Cement Works.	WC / SBC / Lafarge Cement UK	100%	If, over a 3 year period, chalk is exported from the quarry to a location outside of Westbury Cement Works, the Councils will review this policy

Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
MCS 4: The Supply of Building Stones	Number of active quarries providing source of local building stone used for enhancing the built environment (Local Output Indicator)	WC / SBC / Mineral Developers	N/A	N/A
	Number of applications received for extraction of building stone to contribute to the local built environment	WC / SBC	N/A	If, within a 3 year period from the date of adoption of the Minerals Core Strategy, no applications have been received, the Councils will consider the need to review this policy
MCS 5: Collaborative Working in the Upper Thames Valley	Number of relevant Authorities endorsing collaborative working in the Upper Thames Valley in policy terms	WC / SBC / GCC / CDC /	All Councils taking forward an agreed approach to minerals development in UTW within 3 years of the adoption of the Minerals Core Strategy.	If after 3 years no agreement has been made WCC and SBC will continue to liaise with the relevant Councils to secure an agreed approach
	Area lost to non mineral developments permitted on safeguarded mineral sites (Local Output Indicator)	Wiltshire Council / Swindon Borough Council	0%	If an area of MSA is developed for non-mineral development contrary to the advice of the Councils' policy officers, the implementation of Policy MCS6 will need to be reviewed
MCS 6: Safeguarding Mineral Resources, Rail-head Facilities and Mineral Recycling Facilities	Number of applications for non-mineral development within MSAs	Wiltshire Council / Swindon Borough Council	N/A	N/A



Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
	New information provided by the BGS or a developer that will result in a significant change in MSAs	BGS	100%	The extent of the change in mineral resource zone will inform the need to review the MSA
	% of inappropriate non-minerals development proposals in MSAs to which a policy objection is raised.	Wiltshire Council / Swindon Borough Councils	100%	Depending on the scale and circumstances of the development, the Councils' Planning Policy officers will discuss implications with the case officer. When monitoring indicates that objections are not being raised, the reasons why can be investigated and a review triggered.



Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
MCS 7: Flooding	<p>Number of proposals for minerals development that proceed contrary to the advice of the Environment Agency</p> <p>Number of developments that provide additional flood storage capacity where a need has been identified through the Strategic Flood Risk Assessment / Flood Risk Assessment process.</p>	<p>WC / SBC / EA</p> <p>WC / SBC / EA / Minerals developers</p>	<p>0%</p> <p>N/A</p>	<p>The circumstances that lead to the advice of the EA being ignored will be considered in light of the need to review Policy MCS7</p> <p>If, within a period of 3 years from the adoption of the Minerals Core Strategy, no applications are received that will provide additional flood storage capacity, the Councils will assess the need to review Policy MSC7</p>

Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
<p>MCS 8: Living with Minerals Development – Protecting Residential Amenity</p>	<p>Number of events where a developer provides opportunity for local communities to discuss a development proposal:</p> <ul style="list-style-type: none"> a) prior to the submission of a planning application b) Once a planning application has been submitted 	<p>WC / SBC / Minerals Developers</p>	<p>At least 1 event per major new development proposal</p>	<p>The Councils will encourage developers to engage with the local communities that may be affected by a development proposal. If no such engagement is undertaken, the Councils will investigate and assess the reasons why not and consider a review of the policy. The threshold for policy review would be triggered if less than 90% of major new development proposals have not offered timely and appropriate opportunities for local community engagement.</p>
<p>MCS 9: Strategic Approach to Managing Minerals Transportation</p>	<p>Percentage of new developments that are the subject of Community Liaison Group Meetings</p> <p>Percentage of minerals development permitted within:</p> <ul style="list-style-type: none"> c) 1km d) 1km – 2km e) 2km – 5km <p>of the Wiltshire HGV route network (Significant Effects Indicator)</p>	<p>WC / SBC / Minerals Developers</p>	<p>At least 1 meeting per major new development proposal</p> <p>90% of new developments within 2km of HGV route network.</p>	<p>The Councils will encourage developers to engage with the local communities that may be affected by a development proposal. If meetings are not being held the Councils will assess the need to review the policy.</p> <p>If less than 90% of proposals are more than 2km from HGV route network, the Councils will assess the need to review the policy.</p>



Policy	Indicator (and Type)	Responsible Bodies	Target	Threshold for Policy Review
MCS 10: Strategic Approach to Restoration and After-use of Mineral Sites	Percentage of permitted minerals developments that provide an after-use that is beneficial to the local area and / or contribute to meeting BAP targets in their restoration schemes	WC / SBC / Minerals developers	100%	Where schemes do not contribute to BAP targets they must deliver a suitable after-use that is beneficial to the local area. If no beneficial after-use is created, the Council will assess the need to review the policy.
	Number of restoration schemes that proceed contrary to the advice of Defence Estates	WC / SBC / Defence Estates / Minerals developers	0%	If developments lead to an increased risk of bird strike, the Councils will review the policy

WC Wiltshire Council
 SBC Swindon Borough Council
 GCC Gloucestershire County Council
 CDC Cotswold District Council
 NE Natural England

Appendix 1. Glossary of Terms

- AAP Area Action Plan** – A Development Plan Document (DPD) that seeks to plan a distinct area as likely to experience ‘significant change’ as a result of development pressure. If the need to prepare a Minerals AAP is determined, revisions will be made to the Minerals and Waste Development Scheme (MWDS).
- Aftercare** – An agreed programme of work designed to bring a restored mineral or waste site to a satisfactory standard for agriculture, amenity or nature conservation use; normally imposed in the form of a planning condition once a site has been granted permission to operate.
- After-use** – The use to which a mineral or waste site is put to on completion of restoration and any aftercare provisions. Unless the proposed after-use is to agriculture or nature conservation, planning permission will be required to develop more formal uses of land (e.g. change of use of land to create a leisure facility).
- Aggregate** – Sand, gravel, crushed rock and other bulk materials which are suitable for use in the construction industry as concrete, mortar, finishes or roadstone, or for use as a constructional fill or railway ballast.
- Alternative Aggregates** – Aggregates or aggregate derived material (including secondary and recycled aggregates) utilised to meet need as opposed to the use of primary resources.
- AMR Annual Monitoring Report** – A report that principally describes how a Local Planning Authority is performing in terms of meeting the targets and aspirations for LDD preparation as set out in its three year project plan (the MWDS / LDS). If, as a result of monitoring performance, the Authority's MWDS / LDS requires modification, the AMR will be used to justify why targets have not been met within the monitoring year.
- AONB Area of Outstanding Natural Beauty** – A landscape area of high natural beauty within which major development will not be permitted, unless there are exceptional circumstances. Designated under the 1949 National Parks and Access to the Countryside Act.
- Area of Search** – An extensive area of land believed to contain significant, but generally unproven mineral resources within which the Mineral Planning Authority would have no objection in principle to mineral working, subject to satisfactory proposals to protect the range of interests of acknowledged importance within and adjoining the area (see also “Preferred Areas”).
- Community Plan** – The Local Government Act 2000 requires local authorities to prepare a community strategy. “A Sustainable Community Strategy for Wiltshire 2007–2016”, produced by the Wiltshire Strategic Board, sets the broad vision for the future of Wiltshire and proposals for delivering that vision.
- Core Strategy Development Plan Document** – The most important Development Plan Documents to be produced, the Councils will produce both minerals and waste Core Strategies to define the long term strategic vision and policies for minerals and waste development in the plan area.
- DCLG Department of Communities & Local Government** – The Government department responsible for planning and local government.
- Development Plan** – The Government is committed to ensuring that planning decisions on proposals for development or the change of use of land should not be arbitrary. The statutory development plan will continue to be the starting point in the consideration of planning applications (Section 38(6) of the Planning and Compulsory Purchase Act 2004). The development plan for Wiltshire and Swindon consists of:
- (i) the Regional Spatial Strategy prepared by the South West Regional Assembly (“the Regional Planning Body”); and
 - (ii) Development Plan Documents prepared by Swindon Borough, and Wiltshire Council.
- DPD Development Plan Documents** – spatial planning documents that are subject to independent examination. They will have ‘development plan’ status.
- GOSW Government Office for the South West** – The Government’s regional office. The Councils will liaise with GOSW as a first point of contact to discuss the scope and content of Local Development Documents and procedural matters.
- Landbank** – A stock of permitted reserves (active or dormant) for the winning and working of minerals generally expressed in ‘years worth of supply’.



- LDF Local Development Framework** – comprises a portfolio of LDDs that will provide the framework for delivering the spatial planning strategy for the area. District / Unitary Authorities will prepare LDF's for their area.
- LDD Local Development Document** – forms part of the Local Development Framework and can either be a Development Plan Document (DPD) or a Supplementary Planning Document (SPD). Wiltshire Council, and Swindon Borough Council are responsible for producing a Minerals and Waste Development Framework containing Minerals and Waste LDDs.
- LDS Local Development Scheme** – sets out a 3 year programme for the preparation of LDDs for Local authorities. Wiltshire Council (and Swindon Borough) has prepared a Minerals and Waste Development Scheme.
- LSP Local Strategic Partnership** – Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The LSP is responsible for preparing the Community Strategy.
- MPA Mineral Planning Authority** – The Local Planning Authority responsible for overseeing all aspects of mineral operations.
- MPG Minerals Planning Guidance notes** – have been produced by successive Governments for many years. They are now being systematically replaced by more refined statements of national policy – Minerals Policy Statements.
- MPS Minerals Policy Statement** – these documents, produced by the Government, replace the old series of Minerals Planning Guidance Notes.
- MRZ Mineral Resource Zones** – Broad areas of search within Wiltshire and Swindon that in principle should be used as the basis for identifying future sites for sand and gravel extraction in Wiltshire and Swindon.
- MWDF Minerals and Waste Development Framework** – The equivalent of the Local Development Framework dealing specifically with policies for minerals and waste development.
- MWDS Minerals and Waste Development Scheme** – A 3 year project plan sets out the preparation milestones of the Minerals and Waste Development Framework. The procedures for approving monitoring and reviewing the MWDS involves dialogue with the Secretary of State
- Permitted Reserves** – Mineral reserves for which planning permission has been granted. The MPA will not release details of reserves for individual quarries or quarry operators to ensure 'commercial confidentiality'.
- Planning Aid** – A voluntary service offering independent professional advice and help on planning matters which aims to give people the confidence to help themselves in a planning context and to become involved in wider planning issues.
- Planning and Compulsory Purchase Act 2004** – (commenced September 2004) ushered in and implemented sweeping reforms to the Town and Country Planning system.
- PINS Planning Inspectorate** – The Government agency responsible for scheduling independent examinations. The Planning Inspectors who sit on independent examinations are employed by PINS.
- PPG Planning Policy Guidance note** – Like MPGs, PPGs have been produced by successive Governments. They aim to inform the planning system by providing guidance and policies on planning issues. These documents are now being systematically replaced by more succinct statements of national policy – Planning Policy Statements.
- PPS Planning Policy Statement** – these documents, produced by the Government, replace the old series of Planning Policy Guidance Notes.
- Proposals Map** – A separate Local Development Document which illustrates on an Ordnance Survey base map all policies and proposals contained in Minerals and Waste Development Plan Documents and 'saved policies' (where applicable). It must be revised each time a new Development Plan Document is approved for adoption.
- Preferred Areas** – Areas of land with reasonable evidence for the existence of commercially extractable minerals, which are largely unaffected by substantial planning constraints. Preferred Area boundaries do not necessarily represent acceptable extraction boundaries. They represent areas within which there is a presumption in favour of extraction, subject to detailed criteria including,



where appropriate, details of buffer zones, advance planting and landscaping and other matters.

RAD Rail Aggregate Depot – Facility to which minerals are transported by rail, prior to distribution to local markets.

Recycled Aggregate – Aggregates produced from recycled construction and demolition wastes such as crushed concrete, road planings, etc.

RSS Regional Spatial Strategy – The RSS for the South West is being prepared by the South West Regional Assembly and will replace the Regional Planning Guidance for the South West. It will have statutory ‘development plan’ status.

SA Sustainability Appraisal – Local Planning Authorities are bound by legislation to appraise the degree to which their plans and policies contribute to the achievement of sustainable development. The process of Sustainability Appraisal is similar to Strategic Environmental Assessment but is broader in context, examining the effects of plans and policies on a range of social, economic and environmental factors. To comply with Government policy, the Councils are producing a Sustainability Appraisal that incorporates a Strategic Environmental Assessment of its Minerals and Waste LDDs.

SCS Sustainable Community Strategy for Wiltshire: 2007–2016 – The Local Government Act 2000 required local authorities to prepare a community strategy. Wiltshire County Council prepared its first Community Strategy in 2003. Since then, additional priorities have been identified thus warranting a wholesale review of policies and proposals. The new Sustainable Community Strategy - “Working together to create stronger and more sustainable communities”, produced by the Wiltshire Strategic Board in September 2007, sets the broad vision for the future of the County and proposals for delivering that vision.

Saved Plan & Saved Policies – Under the Planning and Compulsory Purchase Act 2004 the Wiltshire and Swindon Minerals and Waste Local Plans have been ‘saved’ for a period of three years (either from the date of adoption or September 2004 as appropriate).

Secondary Aggregate – Aggregates derived from by-products of the extractive industry, e.g. china / ball clay waste, colliery spoil, blast furnace slag, pulverised fuel ash, etc.

SEA Strategic Environmental Assessment – Local Planning Authorities must comply with European Union Directive 2001/42/EC which requires a high level, strategic assessment of local development documents (DPDs and, where appropriate SPDs) and other programmes (e.g. the Local Transport Plan and the Municipal Waste Management Strategy) that are likely to have significant effects on the environment.

SMART A technique to ensure policy objectives are Specific, Measurable, Achievable, Realistic & Time-bound.

SPD Supplementary Planning Document – Whilst not having ‘development plan’ status, SPDs can form an important part of the local development framework of an area. They can be used to expand policy or provide further detail to policies in development plan documents. Community involvement will be important in preparing SPDs but they will not be subject to independent examination.

Stakeholder – Anyone who is interested in or affected by planning proposals that are being considered.

Wiltshire COMPACT – A partnership agreement between statutory agencies and membership organisations from the voluntary and community sector. It sets out a number of principles within which the members of the COMPACT agree to work.

Appendix 2. Relationship between Minerals Core Strategy Policies and Saved Policies of the Minerals Local Plan

Minerals Local Plan Policy	To be Replaced by Core Strategy Policy Number / other DPD
3	MCS1 (B)
5	MCS6 (in part) / DC Policies DPD (residual)
6	MCS9
7	DC Policies DPD
9	MCS6
10	DC Policies DPD
11	DC Policies DPD
12	DC Policies DPD
13	DC Policies DPD
15	MCS7 (in part by) DC Policies DPD (residual by)
16	DC Policies DPD
17	DC Policies DPD
18	DC Policies DPD
19	MCS7
20	MCS7
21	MCS7
25	MCS7
28	MCS7
29	MCS10
33	DC Policies DPD
35	Aggregate Minerals Site Allocations DPD
37	DC Policies DPD
38	MCS1
39	MCS1
40	DC Policies DPD
41	DC Policies DPD
43	MCS9
44	DC Policies DPD
45	MCS10
47	MCS10
48	MCS3
49	Aggregate Minerals Site Allocations DPD
50	DC Policies DPD
51	DC Policies DPD
Annex 1	Aggregate Minerals Site Allocations DPD



Notes



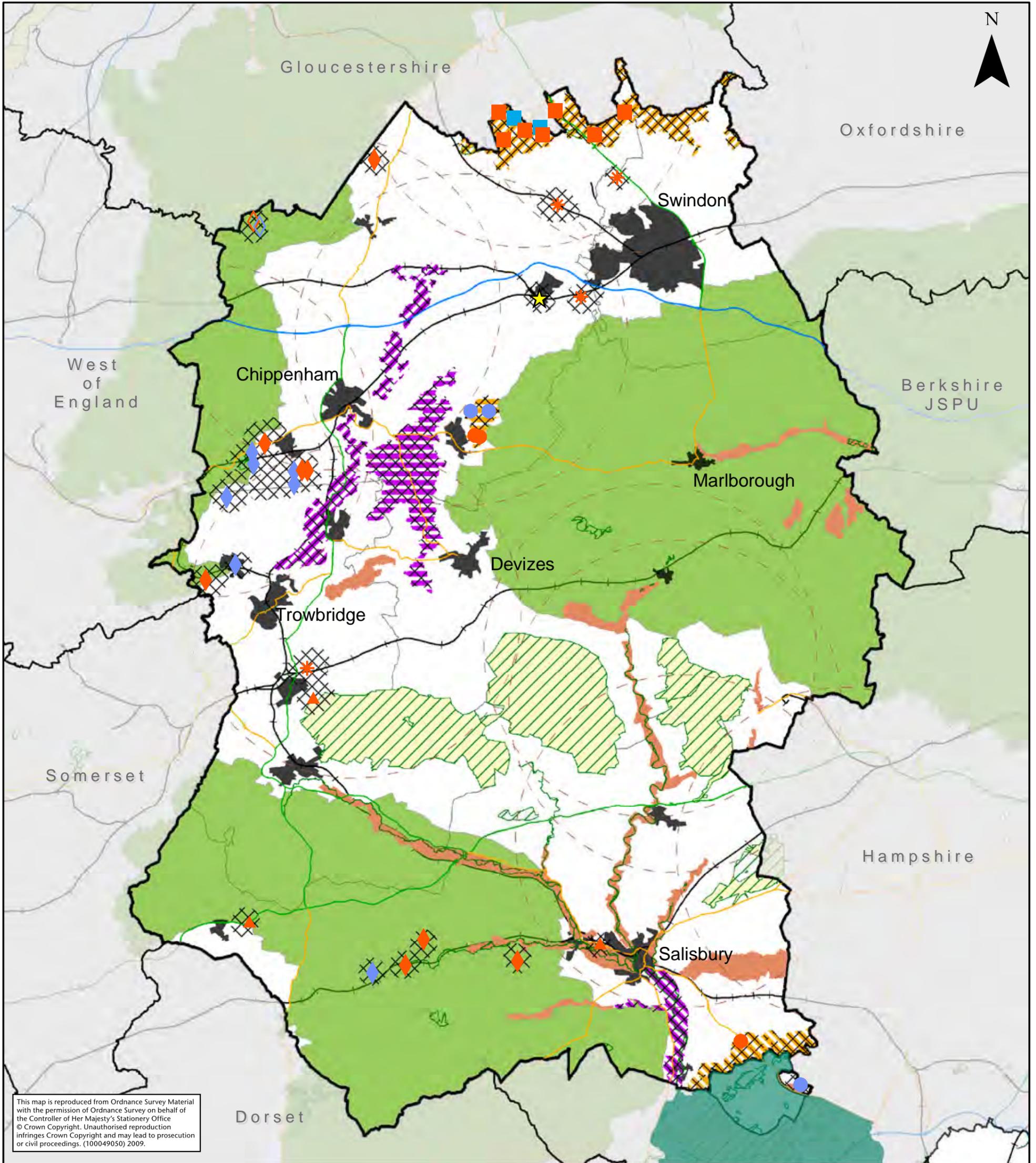




Appendix 3. Minerals Key Diagram

• Diagram in Pocket •

Minerals Core Strategy Key Diagram



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Key

Existing Minerals Sites (MCS 2 & MCS 6)

- Rail Aggregate Depot (Crushed Limestone)
- Building stone, Active
- Building Stone, Dormant
- Stone(agg), Dormant
- Crushed Rock, Active

- Chalk, Active
- Clay, Active
- Sand and Gravel, Active
- Sharp sand and gravel, Dormant
- Soft Sand, Active
- Soft Sand, Dormant

Mineral Resource Zones (MCS 1)

- Bristol Avon
- East of Calne
- Salisbury Avon
- South East of Salisbury
- South and West of Calne
- Upper Thames Valley

Other Naturally Occuring Resources



Airfield Safeguarding (MCS 10)

- Mineral Safeguarding Area (MCS 6)

New Forest National Park

- Special Areas of Conservation

Area of Outstanding Natural Beauty

- Special Protection Areas

Settlements

- Plan Area

Wiltshire HGV Route Network (MCS 9)

- Motorway
- Strategic Lorry Route
- Local Lorry Route

Railways

-

Minerals and Waste Policy

Spatial Planning

Economy and Enterprise

County Hall

Bythesea Road

Trowbridge

Wiltshire

BA14 8JN