

Planning Policy for Minerals - Briefing Note June 2015

Key points

Minerals are needed to support the economy and day to day life. Minerals can only be worked where they occur in viable quantities and qualities.

Planning policy is set out by the Government, London Mayor and Havering's own Local Development Framework (LDF)

The Mayor supports a sustainable approach to minerals and encourages use of local supplies and maximising re-use and recycling of construction, demolition and excavation waste.

London has to have a 'land-bank' with a seven year supply (more than 5m tonnes) to 2031.

Havering, Redbridge, Hounslow and Hillingdon maintain London's land-bank. Havering's share is at least 1.75m tonnes. (Hillingdon 1.75m, Redbridge and Hounslow 0.7m each)

Havering's LDF identifies and safeguards minerals in the borough.

Havering's LDF sets out detailed criteria which proposals for minerals working must satisfy including factors such as traffic, environment and nature conservation and requires sites to be restored to the highest standards and an appropriate beneficial after-use.

Detailed briefing

Planning policy relating to minerals extraction in Havering is set out in the National Planning Policy Framework (NPPF) 2012, the London Plan 2015 (consolidated with alterations since 2011) and Havering's Local Development Framework (LDF) 2008.

This briefing note relates to land won sand and gravel which occur naturally in Havering and can only be extracted where they naturally occur.

The Minerals Landbank

The NPPF emphasises the importance of ensuring a sufficient supply of minerals to provide the infrastructure, buildings energy and goods that the country needs.

The London Plan states that London should make provision for the maintenance of a landbank (i.e. seven years supply) of at least 5 million tonnes of land won aggregates throughout the plan period until 2031.

The landbank is the sum (in tonnes) of all permitted reserves of minerals with valid planning permission including dormant sites and current non-working sites. Seven years is the time considered necessary to obtain planning permission for a minerals extraction site and bring operations into full production.

The London Plan 2015 identifies four minerals boroughs in London (Havering, Redbridge, Hillingdon and Hounslow) which must maintain this landbank. Havering's landbank apportionment is at least 1.75million tonnes.

The London Plan requires mineral planning authorities to identify and safeguard aggregate resources in LDF.

Havering's Local Development Framework (2008) sets out Minerals Safeguarding Areas on its Proposals Map and seeks to ensure that planning permission for new mineral's extraction sites is only granted to those applications within these areas and which satisfy a number of criteria (see below).

Determining planning applications for minerals extraction

With regards to determining Planning applications the National Planning Policy Framework (paragraph 144) states that local planning authorities should:

- give great weight to the benefits of the mineral extraction, including to the economy;
- as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;
- ensure that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
- provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards,
- not normally permit other development proposals in mineral safeguarding
- areas where they might constrain potential future use for these purposes;

In addition to the above the Havering Core Strategy and Development Control Policies Development Plan Document (DPD) sets out additional provisions in Policy DC42.

Planning permission for minerals extraction will be granted within the specific sites/preferred areas shown on the proposals map provided:

- That the proposed extraction will not result singularly or cumulatively in significant adverse impacts on the environment or human health by ensuring:
 - o minimisation of environmental disturbance for the period of the operation by means of, for example, tree planting and land grading schemes, visual screens, acoustic baffles, siting of plant and buildings, limitation of working hours, direction of working and by relating excavation to progressive restoration to minimise the extent of the area open at any one time
 - o particle emissions meet EC and UK standards
 - o there are no adverse noise and dust impacts
 - o there is no significant adverse effect on safety and amenity from vehicular traffic. When considering the traffic implications the Council will not only consider the effect on roads and the amenity of residents in the vicinity of the site but also along routes leading to the site through built-up areas and through the countryside
 - o there are no significant long term adverse effects on the landscape
 - o it does not create land instability

- ensure ancillary buildings, structure, plant or equipment in the Green Belt are essential to the operation and preserve the open nature of the Green Belt, and that their materials are sympathetic to the landscape and their impact is minimised by appropriate siting and screening where necessary
 - there is no significant adverse effect on sites of protected or priority species or habitats, sites of historical, geological or archaeological importance
 - there is no significant adverse effect on ground or surface waters, flooding, and air quality.
-
- the site workings are restored to the highest standards and secure a beneficial and acceptable after use in line with Green Belt objectives
 - sites within the Thames Chase are provided to a high quality after-use
 - where extraction involves grade 1, 2 or 3A agricultural land, that where appropriate it is restored to its former physical characteristics, and that extraction is phased to ensure the maximum amount of land is retained in agricultural use.

Planning Policy Links

National Planning Policy Framework 2012

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

London Plan 2015 (Consolidation with Alterations since 2011)

<https://www.london.gov.uk/priorities/planning/london-plan>

Havering Local Development Framework 2008

<https://www.havering.gov.uk/Pages/Category/Local-Development-Framework.aspx>