

Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

Minerals Background Paper 1 Background, Policy Context and Minerals Supply

September 2026

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1. Introduction

- 1.1 Minerals play a vital role in society and are essential to the economy. Aggregates and construction minerals are required to build homes, factories, offices and transport infrastructure, whilst other minerals are used by industry as well as in food production and agriculture. Energy minerals like oil and gas provide power and heating.
- 1.2 As a Mineral Planning Authority (MPA), City of Bradford Metropolitan District Council is responsible for appropriately applying national and local policies to ensure that there are a sufficient and sustainable supply of minerals to meet the needs of society. However, this needs to be done in a way that protects communities and the environment.
- 1.3 Unlike other forms of development, mineral development is different as they can only be worked where they occur naturally. This can result some conflict between the benefits that extraction has and the potential impacts that can arise from mineral operations.
- 1.4 In establishing a planning policy framework for mineral extraction there needs to be a balance between the impact on the local environment from extracting material, compared to the impact an increased amount of materials being imported from elsewhere can have. Using locally extracted minerals can reduce carbon emission by reducing the quantity of materials being imported and provide employment opportunities. The Local Plan seeks to ensure that the approach to mineral extraction is balanced with other social, environmental and economic objectives.
- 1.5 In the case of Bradford district, the main mineral resources present are:
 - Sand and gravel
 - Sandstone
 - Clay
 - Coal
- 1.6 This document reviews and updates work undertaken to support the minerals section of the Core Strategy DPD (adopted July 2017) and the Regulation 18 (Preferred Options) version of the emerging Bradford District Local Plan (2021). It provides background information to support the minerals policies within the emerging Local Plan including:
 - An overview of the current national and local planning policy framework governing planning for minerals;
 - An overview of the evidence base for mineral planning in Bradford and West Yorkshire;
 - Details of the current position relating to minerals supply in Bradford District;
- 1.7 Further papers will address the issues of mineral safeguarding, site allocations and areas of search.

2. Bradford District's Geology & Mineral Resources

- 2.1 Bradford District's mineral resources reflect its geological, economic and social history. It's bedrock geology mainly consists of sandstone, siltstone, mudstone and subordinate coal, seatearths and ironstone of the Millstone Grit and Lower Coal Measures. This is overlain by poorly consolidated drift deposits that consist of Quaternary glacial deposits. These include Till (boulder clay), Hummocky Deposits

(moraine), Glaciofluvial sand and gravel and Glaciolacustrine clays and silts, as well as periglacial or post-glacial deposits such as Head, Peat, Alluvium, Alluvial Fan Deposits and River Terrace Deposits. Drift deposits may locally exceed 50m in thickness within buried channels present in Wharfedale and Airedale

- 2.2 Parts of the District are covered by man-made deposits, which overlie both the bedrock and drift deposits. These comprise Made Ground and Infilled Ground, much of which is derived from the mineral and heavy industries formerly prevalent in the District.

3. Minerals Planning Policy Framework

3.1 Introduction

- 3.1.1 In preparing the minerals elements of the Bradford District Local Plan (2025 to 2043) due consideration must be given to the wider planning policy context, particularly addressing the requirements of national planning policy. It should be noted that where the paper refers to the National Planning Policy Framework (NPPF), it is related to the 2024 version, as the Local Plan will be assessed against it. It is noted that a new version of the NPPF was issued in August 2026.

3.2 National Minerals Planning Policies

- 3.2.1 National planning policy for minerals is set out in Section 17 (Paragraphs 222 to 230) of the [National Planning Policy Framework](#) (December 2024)¹ with further detailed guidance being provided in the Minerals section of the [Planning Practice Guidance website](#) (October 2014 onwards)²
- 3.2.2 The overarching rationale behind the government's approach to minerals planning is set out in NPPF Paragraph 222. This states that: *"It is essential that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation"*
- 3.2.3 Guidance on the weight MPAs should attach to varying factors when assessing planning applications is set out in NPPF Paragraph 224, which confirms that *"great weight should be given to the benefits of mineral extraction, including to the economy"*. However, it should be noted that this does apply in relation to the extraction of coal.
- 3.2.4 NPPF Paragraph 223 sets out the key considerations that should be considered in preparing planning policies. These are:
- provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction.
 - so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously.
 - safeguard mineral resources by defining Minerals Safeguarding Areas; and adopt appropriate policies in order that known locations of specific minerals resources

¹ [Ministry of Housing, Communities & Local Government \(2024\), National Planning Policy Framework \(NPPF\), MHCLG: London](#)

² [Ministry of Housing, Communities & Local Government \(2014\), Planning Practice Guidance – Online \(2014 onwards\), MHCLG: London](#)

of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that resources defined will be worked).

- set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.
- safeguard existing, planned and potential sites for: bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.
- set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking to account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.
- when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
- ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high-quality restoration and aftercare of mineral sites takes place.

3.2.5 The Planning Practice Guidance outlines: *“Mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority):*

- *Designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms. Such sites may also include essential operations associated with mineral extraction;*
- *Designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or*
- *Designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.’*

3.3 National Aggregates Policies

3.3.1 NPPF Paragraph 226 sets out national planning policy on the provision of aggregates. The principal tool which Minerals Planning Authorities (MPAs) are advised to use to plan for future aggregate provision is the preparation of a Local Aggregates Assessment (LAA). These are based on a rolling average of 10 years’ sales data and other relevant local information, and an assessment of all supply options (including marine dredged as well as secondary and recycled sources).

3.3.2 MPAs are also advised to participate in the operation of an Aggregate Working Party (AWP), comprised of both regulatory and industry representatives, and take the AWP’s advice into account during the preparation of the LAA.

3.3.3 This system replaced the previous more hierarchically based managed aggregates supply system whereby MPAs had to make provision for a sub-regional apportionment of the aggregate demand figures set out in the National and Regional Guidelines for

land-won aggregate provision. These sub-regional apportionments were made through the former Regional Spatial Strategies (RSS) informed by the advice of a Regional Aggregates Working Party (RAWP). Whilst RAWPs still exist (as AWP), the regional level managed aggregate provision framework no longer exists following government's planning reforms post 2010.

- 3.3.4 The LAA based aggregate supply management system allows for more local flexibility in terms of the factors which inform the derivation of future aggregate provision targets. However, the NPPF does maintain a reference to the National Guideline figures, stating that MPAs should take account of *“any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates”*.
- 3.3.5 The spatial coverage of LAAs is also more flexible, with the NPPF advising that LAAs may be prepared *‘either individually or jointly by agreement with another or other mineral planning authorities’*. MPAs are advised make provision for the aggregate supply targets set out in adopted LAAs by allocating specific sites, preferred areas, areas of search, and/ or locational criteria within Local Plans, as appropriate.
- 3.3.6 The NPPF advises that mineral landbanks should continue to be used as an indicator of the security of aggregate minerals supplies and to indicate where additional provision is required, with the objective being to maintain a landbank amounting to at least 7 years supply for sand and gravel and at least 10 years supply for crushed rock. However, MPAs are cautioned not to stifle competition by suppressing further minerals development in situations where landbanks are bound up in very few sites.

3.4 National Building Stone Policy

- 3.4.1 The last two paragraphs of NPPF Paragraph 224 sets out national planning policy on the provision of natural building and roofing stone advising MPAs to:
- consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites; and
 - recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.

3.5 National Clay Policy

- 3.5.1 Although there is no specific national policy guidance on fireclay, NPPF Paragraph 227 advises that MPAs should plan for a steady and adequate supply of industrial minerals, including clay, by:
- co-operating with neighbouring and more distant authorities to ensure an adequate supply of industrial minerals to support their likely use in industrial and manufacturing processes;
 - encouraging safeguarding or stockpiling so that important minerals available for use;
 - maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment; and
 - taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.

- 3.5.2 In addition, NPPF Paragraph 228 advises that MPAs should provide for coal producers to extract separately, and if necessary, stockpile, fireclay so that it remains available for use.

3.6 National Coal Policy

- 3.6.1 National policy on coal extraction (NPPF Paragraphs 228 and 230) highlights that MPAs should indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable, and that planning permission should not be given for extraction unless the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or if not, it provides national, local or community benefits which clearly outweigh the likely impacts (taking all relevant matters into account, including any residual environmental impacts).
- 3.6.2 Specific guidance on considering environmental impacts and issues related to underground mining is set out the Planning Practice Guidance.

3.7 National Oil & Gas (Conventional & Unconventional Hydrocarbons) Policy

- 3.7.1 National policy covering onshore oil and gas exploration and extraction is set out in NPPF Paragraph 228. This requires MPAs, when planning for onshore oil and gas development, to clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production). More specific guidance is included in the online [Planning Practice Guidance](#).

4. Minerals Supply & Landbanks

4.1 Overview

- 4.1.1 National policy (NPPF Paragraph 226) requires MPAs to plan for a steady and adequate supply of minerals including aggregates. This forms part of the Managed Aggregate Supply System (MASS). This system also seeks to address significant geographic imbalances in the occurrence of suitable natural aggregate resources and the areas where they are most needed. It requires MPAs that have adequate resources to make an appropriate contribution to national as well as local supply, whilst making allowances for the need to control any environmental impacts to an acceptable level.
- 4.1.2 The system works through national, sub-national and local partners working together to deliver a steady and adequate supply of aggregates. At the local level, this is addressed by MPAs (or groups of MPAs) preparing an annual Local Aggregate Assessment (LAA) that assesses the demand for and supply of aggregates, whilst at the sub-national level this means MPAs participating in, and being supported by, an Aggregates Working Party (AWP)³ of which there are nine covering various regions of England and Wales. Above this sits the National Aggregate Co-ordinating Group⁴, whose role is to monitor overall provision of aggregates in England.

4.2 Local Aggregate Assessments (LAA)

- 4.2.1 As highlighted above, MPAs (or groups of MPAs) are required to prepare an annual Local Aggregate Assessment (LAA) to forecast future demand for aggregates, based on a rolling average of 10 years' sales data and other relevant local information, and an

³ [Planning Practice Guidance – Minerals \(2014 onwards\), Aggregate Working Parties, Paragraphs 071 Reference ID: 27-071-20140306 to 079 Reference ID: 27-076-20140306.](#)

⁴ [Planning Practice Guidance – Minerals \(2014 onwards\), The role of the National Aggregate Co-ordinating Group, Paragraphs 077 Reference ID: 27-077-20140306 to 079 Reference ID: 27-079-20140306.](#)

assessment of all supply options (including marine dredged and recycling and secondary aggregates). Planning practice guidance also requires published National and Sub-National Guidelines on future provision to be considered.

- 4.2.2 LAAs are essential pieces of evidence in ensuring that Local Plans include sound planning policies for the supply and safeguarding of minerals. It also enables the delivery of policies to be accurately monitored and updated. In addition, it can help to inform Development Management decisions on proposals mineral development.

4.3 West Yorkshire Approach

- 4.3.1 Since 2013 the five West Yorkshire councils - Bradford, Calderdale, Kirklees, Leeds and Wakefield – have worked together to produce an annual West Yorkshire Local Aggregates Assessment (WYLAA). Its preparation is co-ordinated by the West Yorkshire Combined Authority (WYCA).

- 4.3.2 The most recent [WYLAA](#) is dated February 2026⁵, and is based on sales and reserves data for the calendar year 2024. It was ratified by the Yorkshire and Humber Aggregates Working Party (YHAWP) in January 2026.

- 4.3.3 The key messages and relevant conclusions emerging from the LAA are:

- **Housing and infrastructure** - while housing delivery has continued to improve in West Yorkshire, a gap between the number of houses being built and the objectively assessed need for new housing remains. It remains to be seen whether the government's aims for increases in housebuilding will be realised in practice but changes to policy may well have an impact in the medium term. A range of infrastructure projects are underway or in the pipeline including Mass Transit for West Yorkshire, Northern Powerhouse Rail and upgrades of the Trans-Pennine rail route and associated Rail Interchange upgrades. Infrastructure needed to achieve net zero (e.g. wind turbines) will place further demands on aggregate minerals. Additional aggregate supplies will be required to ensure the housing delivery gap is filled, and the construction aggregate demands of the infrastructure projects are met
- **The aggregate resource in West Yorkshire is limited** - the geology of West Yorkshire means that indigenous supplies of high-quality land won aggregate for use in concrete and road building are difficult, if not impossible, to obtain and so infrastructure for imports needs to be rigorously planned for.
- **West Yorkshire currently makes a low contribution to supply of construction aggregates** - West Yorkshire is a major aggregate consumer but makes a small contribution to the overall supply of construction aggregates within the Yorkshire and Humber Region. The MPAs should continue to plan positively to maintain the contribution from West Yorkshire
- **The resilience of the sand and gravel landbank is questionable** – reserves and production of sand and gravel within West Yorkshire remain at a very low level. The apparently healthy (and increased) landbank masks the low level of sales and reserves and the deliverability of a recent permission remains uncertain which means the landbank may not be very resilient and should not be taken as an indication that there is no need for additional reserves. The industry has noted that nationally, depletion of permitted reserves without adequate replenishment is ongoing and this is of significant concern.

⁵ [West Yorkshire Combined Authority \(2026\), West Yorkshire Local Aggregate Assessment \(2026\) \(2024 data\), WYCA: Leeds](#)

- **Crushed rock landbanks is healthy but includes mainly lower specification material** - crushed rock reserves remain relatively high within West Yorkshire; however, while limestone geology exists, a substantial proportion of the currently permitted reserves are carboniferous sandstone which is unsuitable for higher specification uses, such as for the manufacture of concrete or as roadstone. The length of the crushed rock landbank should not necessarily be seen as excessive or problematic, or to indicate that there is no economic need for the release of additional reserves.
- **West Yorkshire is very reliant on neighbouring Mineral Planning Authorities** - to meet most of its aggregate needs, particularly for uses which demand high specifications, West Yorkshire is reliant on aggregate imports, primarily from quarries in the Yorkshire Dales National Park, Derbyshire/Peak District and County Durham as well as marine won aggregate imported from wharves on the Humber and Tees Estuaries. Areas providing land won supplies currently have healthy landbanks though this may change in the long term.
- **For road surfacing West Yorkshire remains strongly reliant on aggregate imported from the Yorkshire Dales National Park** - to meet its needs for aggregate suitable for use as skid resistant road surfacing, West Yorkshire remains strongly reliant upon supplies of high specification (high Polished Stone Value) sandstone aggregates from quarries in the Yorkshire Dales National Park.
- **Sustainable opportunities to increase aggregate supply in West Yorkshire** - given West Yorkshire's reliance on adjoining authorities for higher specification aggregates, any sustainable opportunities to increase the supply of generally lower specification aggregates produced in West Yorkshire should be considered on their merits, particularly where they would facilitate the indigenous production of building materials such as artificial stone.
- **Increase recycled aggregates** – although the production of recycled aggregates is linked to economic growth, providing new/enhanced facilities for the production of such aggregates will help West Yorkshire's contribution to aggregate production and partly compensate for the reliance on primary aggregates quarried from neighbouring authorities. The safeguarding of existing facilities from redevelopment is also important.
- **Building sand from sandstone quarries** – production of sand from crushed rock at sandstone quarries in West Yorkshire, including building stone quarries, is a valuable additional/alternate source of sand supply, particularly building sand; and
- **Safeguarding Existing, and Developing New, Rail Sidings and Wharves** - existing rail and wharf infrastructure should be safeguarded vigorously in light of the single wharf importing aggregate by barge ceasing operation in 2022, potential new locations for aggregate wharves and rail depots for the importation of marine aggregate should be investigated with greater urgency and their suitability for importation of crushed rock from the Yorkshire Dales should also be considered. Current industry interest in utilising waterways to transport minerals within West Yorkshire should continue to be supported. Removing HGVs from the road network to these transport modes would help improve Air Quality

4.3.4 The LAA's overarching message remains that, while the authorities should plan positively to release or identify additional reserves when acceptable sites come forward to help meet demand, planning for continuity in the supply of the aggregates consumed in West Yorkshire is far more dependent upon effectively cooperating with neighbouring

authorities and safeguarding minerals sustainable transportation infrastructure (i.e. rail sidings and wharves). It is important to note that while West Yorkshire may be reliant on other areas for aggregates, as a metropolitan area, it provides other forms of development which meet the needs of other areas including housing and employment

- 4.3.5 CBMDC is also part of the Yorkshire & Humber Aggregates Working Party (AWP). This an advisory body consists of the 13 MPAs within the region⁶, the Yorkshire Dales National Park Authority, representatives from neighbouring regions (East Midlands, North East and North West), representatives from the minerals industry, and Government agencies/bodies.
- 4.3.6 Part of the AWP's role is to collect data to facilitate planning by MPAs, government agencies and the minerals industry. The outcome of this data collection is the Annual Monitoring Report (AMR). It also scrutinises LAAs prepared for its constituent sub-regions - Humber, North Yorkshire, South Yorkshire and West Yorkshire. The most recent AMR was published in March 2026, based on data gathered for the calendar year 2024⁷.

4.4 Sand & Gravel Supply & Landbanks

Sand & Gravel Supply

- 4.4.1 The British Geological Society (BGS) and others were commissioned by the former Regional Planning Body to examine the issue of sand and gravel supply and prepare several reports to assist in developing a policy response. The first report, a Phase 1 Study, helped to identify the extent of sand and gravel resources within the region and how these related to environmental constraints was published in 2004. Sand and gravel deposits were identified within Bradford District in the flood plains of the Rivers Aire and Wharfe.
- 4.4.2 Following on from the first BGS study, a Phase 2 Study⁸ was published in 2007. This study developed and appraised spatial options for revised sub-regional apportionments of sand and gravel to address the shortfall in permitted reserves. It recommended that the proportion of sand and gravel supply met by sand and gravel resources located within South and West Yorkshire should be substantially increased, with a 3-fold increase in the West Yorkshire sub-regional apportionment.
- 4.4.3 Several mineral planning authorities including Bradford Council raised concerns about the viability of increasing sand and gravel extraction within West Yorkshire to the levels recommended in the Phase 2 report. In response to this, the former RPB commissioned the BGS to carry out a consultation exercise with the sand and gravel extraction industry. A report collating the views expressed by representatives of the 4 largest companies operating sand and gravel extraction sites within the Region was published in June 2009⁹.
- 4.4.4 In summary the findings of the report were:

⁶ The mineral planning authority participants are Barnsley, Bradford, Calderdale, Doncaster, East Riding of Yorkshire, Hull, Kirklees, Leeds, North East Lincolnshire, North Lincolnshire, North Yorkshire, Rotherham, and Sheffield.

⁷ Yorkshire and Humber Aggregates Working Party (2026), Annual Monitoring Report 2025 (2024 data)

⁸ Land Use Consultants (2007), *Phase 2 Sand and Gravel Study for Yorkshire and Humber Appraisal of Apportionment Options*. LUC: London

⁹ British Geological Survey (2009), *West Yorkshire Sand & Gravel Resources: Investigating the Potential for an Increased Sub-Regional Apportionment*. BGS: Nottingham

- The industry estimated that the amount of potentially viable sand and gravel within West Yorkshire, is between 90 – 96% lower than was estimated in the phase II study.
- Only sites containing 1 to 1.5 million tonnes of sand and gravel (taking up 10-25ha of land) would be likely to be economically viable. Much of the potentially viable sand and gravel resource within West Yorkshire is divided by rivers, canals, railways and roads therefore there are only likely to be a very small number of viable sites.
- The Wharfe Valley is considered to have some of the largest areas of unworked high-quality sand and gravel in the region; however, the industry regards it as unviable for new extraction sites due to the proximity of landscape/ environmental designations coupled with the potential for relatively strong opposition from local communities.
- The industry identified 5 to 10 potential sites for sand and gravel extraction within West Yorkshire; however, issues relating to access, environmental, hydrological, and/or planning restrictions were considered too problematic relative to the volumes and quality of reserves to merit developing any of them.
- A final recommendation on possible revisions to the sub-regional sand and gravel allocations was to be considered by the former RPB and taken forward in the development of an Integrated Regional Strategy. However, due to change of government in 2010 resulting in the abolition of the RPBs, the revocation of the Regional Spatial Strategy (RSS) and the introduction of the NPPF, this process was abandoned, removing the strategic regional element of minerals planning. MPAs must determine their own approach to future aggregate supplies through the preparation of an LAA and their own Local Plans, albeit acting under the Duty to Co-operate.

4.4.6 This scenario described above, would seem to be borne out by the current construction of the sand and gravel industry in West Yorkshire, with only a few extraction sites remaining.

Regional/Sub-Regional Sand & Gravel Supply

4.4.7 Sales of sand and gravel originating from West Yorkshire have steadily declined for over a 20-year period, consistent with the number of operating sites and their size. Sites which have closed have not been replaced. Gravel for concreting purposes is no longer produced. Between 2015 and 2021 the West Yorkshire sand and gravel extraction industry has comprised only a single modestly sized sand and gravel extraction site.

4.4.8 **Table 4.1** below sets out regional level sand and gravel sales data, as presented within the Yorkshire and Humber Aggregate Working Party Annual Monitoring Report 2025 (2024 data) (published March 2026).

Table 4.1: Yorkshire & Humber Sand and Gravel Sales (2015 to 2024) (Million Tonnes)

Sub-Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
North Yorkshire	1.7	1.7	1.75	1.8	1.4	1.5	1.5	1.5	1.3	1.6
South & West Yorkshire	0.54	0.62	0.72	0.73	0.52	0.52	0.45	0.6	0.7	0.7

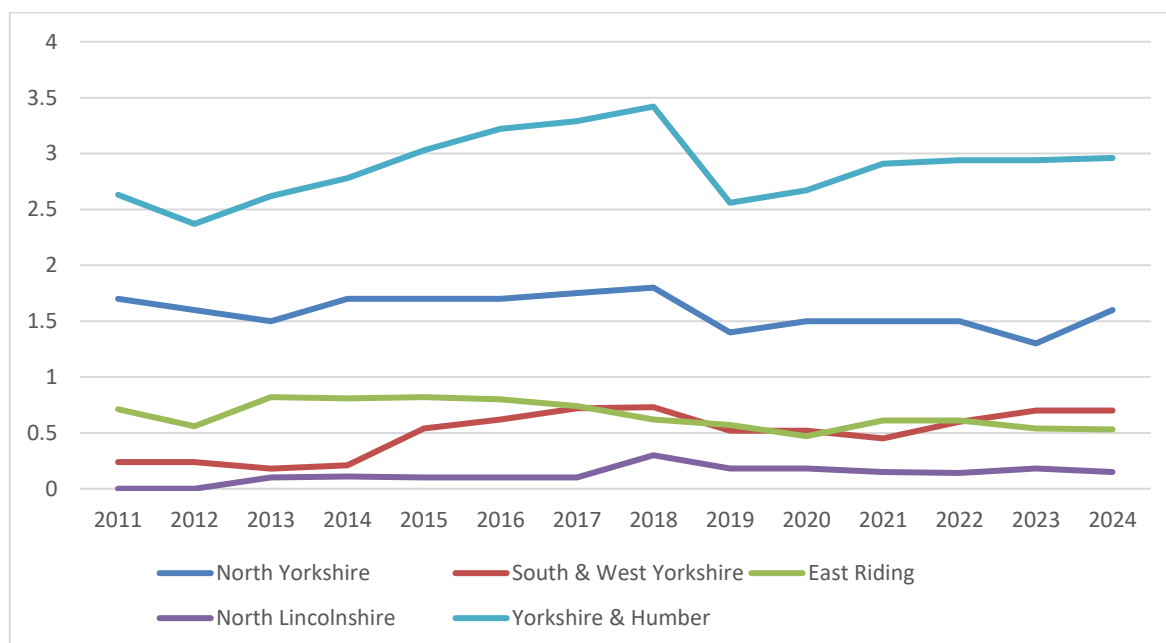
East Riding of Yorkshire	0.82	0.8	0.74	0.62	0.57	0.47	0.61	0.61	0.54	0.53
North Lincolnshire	0.1	0.1	0.1	0.3	0.18	0.18	0.15	0.14	0.18	0.15
Total Yorkshire & Humber	3.03	3.22	3.29	3.42	2.56	2.67	2.91	2.94	2.94	2.96

Source: Yorkshire and the Humber Aggregates Working Party – Annual Monitoring Report 2025 (2024 Data) (Published March 2026).

4.4.9 The data for South and West Yorkshire was combined to maintain confidentiality. This total represented around 24% of the region’s output during 2024.

4.4.10 **Figure 4**, below, shows that after declining to a historic low in 2010 and flat lining thereafter until 2014, an upwards trend in sales was detected in the sand and gravel output for South and West Yorkshire. This was part of region-wide upwards trend in output. However, during 2019 and 2020 this upward trend reversed. In West Yorkshire output has remained very low, despite significant increase in reserves in 2022.

Figure 4.1: Yorkshire & Humber Sand and Gravel Sales (2011 to 2024)



Source: Yorkshire & Humber Aggregates Working Party – Annual Monitoring Report 2025 (2024 data) (Published March 2026)

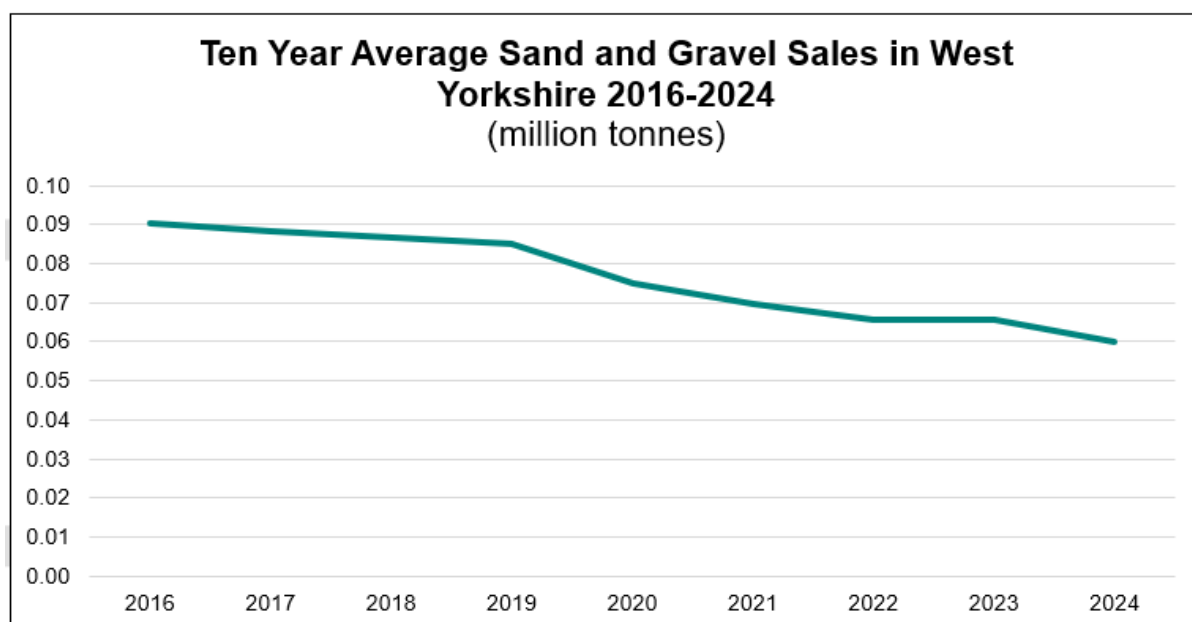
4.4.11 **Table 4.2** (below) shows the West Yorkshire ten-year average sand and gravel sales values for 2016 to 2024. Annual sales are not reported for commercial confidentiality reasons. **Figure 4.2** illustrates the ten-year sales trend.

Table 4.2: West Yorkshire 10 Year Average Sand & Gravel Sales (2016 to 2024) (Million Tonnes)

	2016	2017	2018	2019	2020	2021	2022	2023	2024
West Yorkshire Sand & Gravel Sales	0.09	0.09	0.09	0.09	0.08	0.07	0.07	0.07	0.06

Source: West Yorkshire Local Aggregate Assessment (2025) (2024 data) (published February 2026)

Figure 4.2: 10 Year Average Sand & Gravel Sales Trend (West Yorkshire) (2016 to 2024)



Source: West Yorkshire Local Aggregate Assessment (2026) (2024 Data)

4.4.12 **Table 4.3** below sets out regional level sand and gravel reserves data, as presented within the Yorkshire and Humber Aggregate Working Party Annual Monitoring Report 2025¹⁰. During the period between 2015 and 2024, regional sand and gravel reserves have seen varied growth and decline. On 31st December 2024, the level permitted sand and gravel reserves stood at 35.34 million tonnes, an increase from the 2023 level of 32.64 million tonnes.

Table 4.3: Sand & Gravel Reserves 2015 to 2024 (Yorkshire & Humber) (million tonnes)

Sub-Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
North Yorkshire	19.5	20.5	17.43	28.2	25.5	24.8	26.1	24.2	23.2	23.1

¹⁰ Yorkshire Humber Aggregates Working Party – Annual Monitoring Report 2025 (2024 data)

Sub-Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
South Yorkshire	4.2	8.78	5.60	5.63	4.66	7.8	6.97	7.1	6.3	7.3
West Yorkshire	0.99	0.77	0.67	0.57	0.22	0.15	0.33	C	C	2.2
East Riding	5.66	6.32	4.43	5.32	4.76	4.52	3.69	3.12	2.9	2.6
North Lincolnshire	1.4	1.3	1.3	2	2.47	3.14	1.15	0.75	0.3	0.1
Total Yorkshire & Humber	31.75	37.67	29.53	41.72	37.61	40.41	38.24	35.16	32.64	35.34

Source: Yorkshire & Humber Aggregates Working Party – Annual Monitoring Report 2025 (2004 Data)

C = confidential.

- 4.4.13 Based on the published ten-year average sales in the Yorkshire and Humber region of 2.96 million tonnes and permitted reserves at the end of 2024 of 35.34 million tonnes its sand and gravel landbank is **11.93 years**, above the national requirement for maintain a landbank of at least 7 years.
- 4.4.14 In relation to West Yorkshire, based on 10-year average sales of 0.0643 million tonnes and permitted of reserves at the end of 2024 of 2.18 million tonnes, the landbank for sand and gravel can be calculated as being **33 years and 11 months**, a significant increase from the previous figure of 28 years and 4 months (2023 data).
- 4.4.15 The increase in the landbank is due to a reduction in the 10-year sales average and an increase in reserves, meaning that it is well above the “at least” 7 years expected in national policy. The increase has been in large part due to a single site at Stanley Ferry in the Wakefield Council area, making up 73% of the reserves. Reliance on a single site means that the actual level and resilience of supply could be viewed as questionable.
- 4.4.16 Implementing the permission at Stanley Ferry would allow previous low levels of production to be maintained and would not bridge the large gap between supply and demand in West Yorkshire. This permission, and the limited reserves at Hallas Rough (Bradford) and Arthington Quarry (Leeds), should not therefore be seen as a reason not to release or identify additional reserves

Sand & Gravel Extraction in Bradford District

- 4.4.17 BGS data and historical records indicate that commercial sand and gravel extraction last took place within the Bradford District in the 1950’s at two sites:
- Ben Rhydding, adjacent the River Wharfe east of Ilkley: and
 - Goose Eye adjacent to Dean Beck/North Beck to the west of Keighley.
- 4.4.18 Following the closure and restoration of these sites in the 1960’s, there no further records of any commercial scale extraction of sand and gravel taking place within the District.

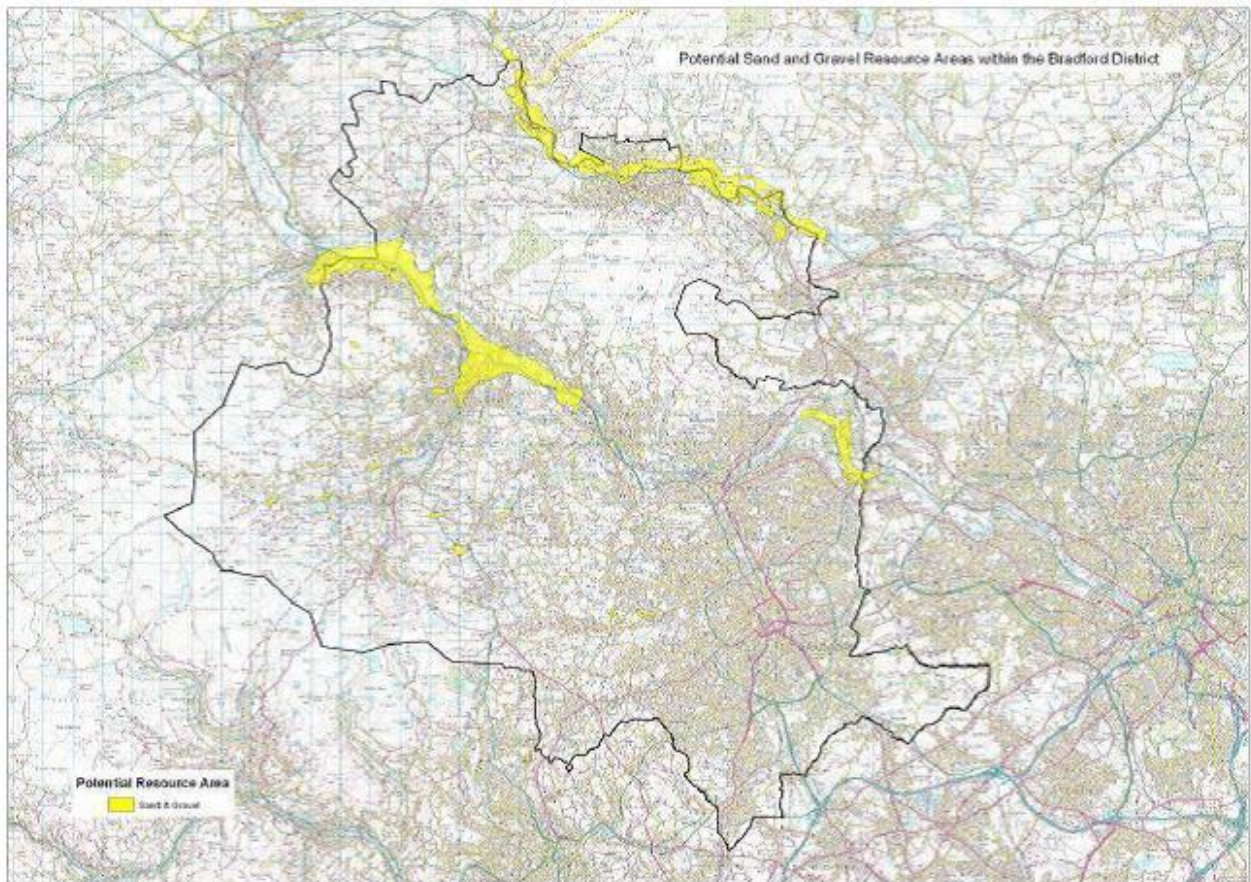
Potential Sand & Gravel Resources

- 4.4.19 Information on potential sand and gravel resources within the West Yorkshire is set out the British Geological Survey (BGS) through their mineral resource maps¹¹ (see Figure 4.3)
- 4.4.20 The resource areas shown on these maps have generally been inferred from available geological information and have not been evaluated by drilling or other sampling methods. The boundaries of the inferred resources are therefore approximate, and the economic viability of the resources is unproven and variable. **Figure 4.3** shows the areas of potential sand and gravel resources within the District mapped by BGS.
- 4.4.21 The largest potential sand and gravel resource shown within the District is an area of inferred sub-alluvial river terrace deposits located adjacent to the western stretch of the River Aire between Steeton and Crossflats and adjacent to the northernmost stretch of the River Worth at its confluence with the River Aire. However, a large proportion of this potential resource appears to be heavily constrained by urban development in and around Keighley.
- 4.4.22 River terrace deposits, both exposed and sub-alluvial, are also mapped adjacent to the River Aire in the area east of Esholt; this potential resource area appears to be predominantly located within the site of the Esholt Waste Water Treatment Works and therefore is potentially less constrained by other forms of development.
- 4.4.23 Inferred sub-alluvial and exposed river terrace sand and gravel deposits are also mapped by the BGS adjacent to the River Wharfe between Addingham and Burley in Wharfedale. Previous working of sand and gravel resources in this part of the Wharfe Valley has been recorded both at the Ben Rhydding gravel pits, east of Ilkley, and a site at West Hall east of Addingham (outside of the District). The resources adjacent to the Wharfe appear to be constrained by urban development at Ilkley and Addingham.
- 4.4.24 The 2009 BGS industry consultation¹² exercise found that the sand and gravel industry view the prospect of opening new extraction sites within the Wharfe Valley as being problematic, due to both the proximity of landscape/environmental designations and the potential for relatively strong opposition from local communities.

¹¹ [British Geological Survey, 2006. West Yorkshire \(comprising metropolitan boroughs of Bradford, Calderdale, Kirklees and Wakefield and city of Leeds\) mineral resources: mineral resource information in support of national, regional and local planning. BGS: Nottingham](#)

¹² British Geological Survey, 2009. *West Yorkshire sand and gravel resources: Investigating the potential for an increased sub-regional apportionment.*

Figure 4.3: Potential Sand & Gravel Resources in Bradford District



Source: Plan produced by CBMDC: resource area derived from British Geological Survey data

4.5 Crushed Rock Supply & Landbanks

Crushed Rock Overview

- 4.5.1 Crushed rock is essential for a wide range of aggregate and non-aggregate uses (see Table 4.4). In relation to aggregate uses, its main use is roadstone for road construction where it is either coated with bitumen in asphalt or used uncoated. Other uses include other screened and graded aggregates as well as concrete aggregate. Where it is used for concrete and roadstone applications require aggregates which conform to certain specifications in relation to water absorption, resistance to abrasion (AAV) and resistance to polishing (PSV)
- 4.5.2 Non-aggregate uses include building, agriculture and flux in the iron/steel manufacturing sector. The latter accounts of a significant percentage of non-aggregate use in the Yorkshire and Humber region due to the presence of the steel industry in South Yorkshire and North Lincolnshire. Usually, this involves the use of chalk and limestone. Nationally, cement accounts for more than 40% of non-aggregate use, whilst just under a quarter is used in other industrial activities.

Table 4.4: Sales of Crushed Rock By Product (End Use) (Yorkshire & Humber and England) (2023) (Thousand Tonnes)

	Yorkshire & Humber		England	
Aggregate Uses	Tonnage	%	Tonnage	%
Roadstone	3,910	38	26,795	34
Rail Ballast	0	0	1,206	2
Concrete Aggregate	1,823	18	11,552	15
Other Screened and Graded Aggregates	2,595	26	23,160	30
Armourstone and Gabion Stone	53	0	262	0
Other Construction Uses	1,807	18	15,611	20
Undifferentiated Aggregates	0	0	0	0
Total Aggregate Uses	10,189	100	78,485	100
Non-Aggregate Uses	Tonnage	%	Tonnage	%
Building Stone	69	14	925	8
Cement	0	0	5,176	43
Agricultural use	198	40	1,121	9
Flux in iron and steel manufacturing	234	47	1,922	16
All Other industrial Uses	0	0	2,890	24
Undifferentiated Non-Aggregate Uses	0	0	0	0
Total Non-Aggregate Uses	501	100	12,035	100

Source: Table A3 - Collation of the results of the 2023 Aggregate Minerals Survey for England and Wales. British Geological Survey, Ministry of Housing, Communities & Local Government and Welsh Government, August 2025¹³

4.5.3 The [BGS Minerals Planning Factsheet for Construction Aggregates \(2019\)](#)¹⁴ indicates that a reasonable gauge of the suitability of a rock for use as a construction aggregate

¹³ [BGS, MHCLG & Welsh Government \(2025\). Collation of the results of the 2023 aggregate minerals survey for England and Wales. BGS: Nottingham](#)

¹⁴ [British Geological Survey \(2019\). Minerals Planning Factsheet – Construction Aggregates. BGS, Nottingham](#)

is its water absorption characteristics with good quality aggregates generally requiring water absorption of less than 2% and concrete grade aggregate requiring less than 1%.

- 4.5.4 The properties of the principal sandstone units within Bradford District were assessed in a study reported within a [1996 BGS Technical Guide to Ground Conditions](#)¹⁵ and technical data on several of the worked sandstone resources within the District is also available on the Building Research Establishment British Stone List¹⁶. This data indicate that sandstone resources within the district have water absorption values significantly in excess of 2% which would imply they are unsuitable for higher specification uses.
- 4.5.5 The assumption that the sandstones within the District are of low economic value is substantiated by comments made in the [1996 BGS Technical Report](#) which stated that *“In general, the Carboniferous sandstones in Yorkshire are too weak and porous and susceptible to frost damage for them to be used for good quality roadstone or concrete aggregate”*¹⁷. This is further corroborated by a government commissioned 2004 report on high specification aggregates which states that, *“most Upper Carboniferous formations tend to possess very limited resistance to impact, crushing, abrasion and weathering, and therefore do not meet HSA [High Specification Aggregates] requirements”*¹⁸.

Crushed Rock Supply

- 4.5.6 **Table 4.5** below sets out crushed rock aggregate sales data for the Yorkshire and Humber region over the period between 2015 and 2024. Total crushed rock sales in 2024 were 10.58 million tonnes, a slight increase from the previous year (2023) when sales were 10.5 million tonnes. This sales figure is below the ten- and three-year averages. **Figure 4.4** provides an overview of West Yorkshire crushed rock sales data for the 2011-2024 period.

Table 4.5: Yorkshire & Humber Crushed Rock Sales (2015 to 2024) (Million Tonnes)

Sub-Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10 Year Av.	3 Year Av.
N. Yorkshire	3.7	3.28	3.2	3.5	3	3.2	3.3	3.1	3.1	2.9	3.25	3.2
Yorkshire Dales Nat. Park	3.34	3.39	3.48	3.35	2.37	2	3.2	3.32	2.7	2.8	3.04	2.84
S. Yorkshire	2.4	2.6	2.01	2.4	1.8	2.4	3.16	2.67	2.66	2.89	2.3	2.74
W. Yorkshire	1.03	1.10	1.03	1.04	0.86	1.07	0.57	1.2	1.14	0.89	0.97	0.88
East Riding	0.13	0.23	0.27	0.38	0.17	0.22	0.47	0.49	0.35	0.26	0.25	0.39
Hull										0.41		
Nth Lincs	0.62	0.62	0.59	0.6	0.68	0.68	0.61	0.59	0.18	0.35	0.58	0.63

¹⁵ [British Geological Survey \(1996\), A geological Background for Planning and Development in the City of Bradford Metropolitan District, Volume 2: A Technical Guide to Ground Conditions. BGS: Nottingham.](#)

¹⁶ [Building Research Establishment – Stone Glossary](#)

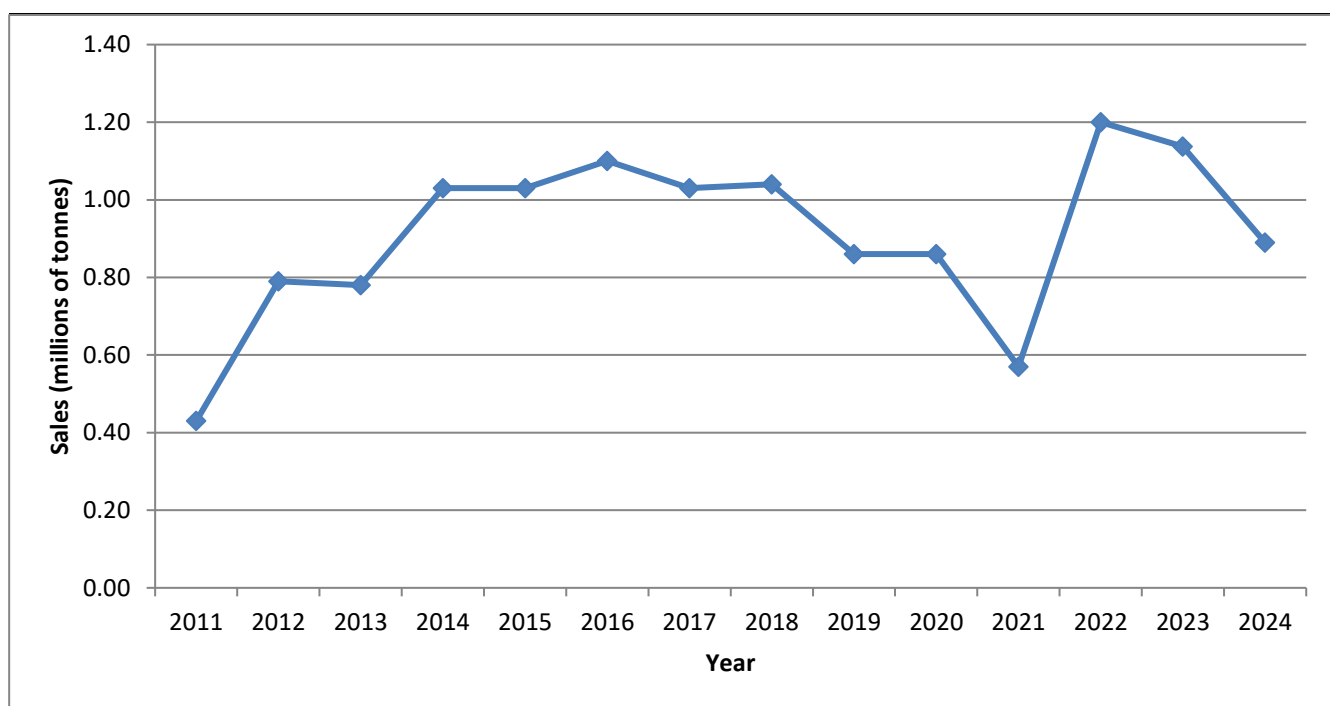
¹⁷ [British Geological Survey, 1996. A geological Background for Planning and Development in the City of Bradford Metropolitan District, Volume 2: A Technical Guide to Ground Conditions. BGS: Nottingham, page 37.](#)

¹⁸ Capita Symonds, 2004. *The Sustainable Use of High Specification Aggregates for Skid-Resistant Road Surfacing in England*. Capita Symonds: East Grinstead, page 4.

Sub-Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	10 Year Av.	3 Year Av.
Total Yorkshire & Humber	11.22	11.22	10.58	11.27	8.88	9.36	11.31	11.36	10.12	10.50	10.58	10.66

Source: Yorkshire & Humber Aggregate Working Party Annual Monitoring Report 2025 (2024 data)

Figure 4.4: West Yorkshire Crushed Rock Sales Trend (2011 to 2024)



Source: West Yorkshire Local Aggregate Assessment (2025) (2024 data)

- 4.5.6 Minerals resources within West Yorkshire capable of producing crushed rock aggregates include the Carboniferous Sandstones found throughout a large proportion of area. They are particularly prevalent in the Bradford, Calderdale and Kirklees areas. Dolomitic (Magnesian) Limestones are found in a strip running along the eastern boundaries of the Leeds and Wakefield areas.
- 4.5.7 It is worth reiterating that “*In general, the Carboniferous sandstones in Yorkshire are too weak and porous and susceptible to frost damage for them to be used for good quality roadstone or concrete aggregate*”¹⁹. Nonetheless it is possible to utilise the sand which can be produced by crushing down Carboniferous Sandstones as a building and concreting sand and to produce reconstituted stone building blocks.
- 4.5.8 As of 31st December 2024, 32 quarries existed within West Yorkshire which either actively produce or have in the recent past produced crushed sandstone or limestone aggregates²⁰. Crushed rock aggregate is produced in all five West Yorkshire districts, sometimes in significant quantities, but more frequently in small quantities as a by-product of building stone quarrying. At some quarry sites especially in Calderdale and Bradford the amount of aggregate product is insignificant. However relatively significant

¹⁹ [British Geological Survey, 1996. A geological Background for Planning and Development in the City of Bradford Metropolitan District, Volume 2: A Technical Guide to Ground Conditions. BGS: Nottingham, page 37.](#)

²⁰ See West Yorkshire Local Aggregate Assessment 2025 (2024 data) – Appendix 3

quantities of crushed sandstone aggregates are incorporated into artificial stone paving and walling products. Hawley Park (Leeds), Shepley (Kirklees) and Moselden (Kirklees) quarries are also known to be major suppliers to the concrete works at Southowram.

- 4.5.9 Conversely Dolomitic Limestone, which is potentially capable of producing a higher quality concrete and road stone grade aggregate, is currently only actively produced in Wakefield, at two locations adjacent to Knottingley. At Darrington Quarry Mineral it is trucked beneath the M62 to a processing plant. This aggregate is washed to remove fines, thereby achieving a higher specification for its after use.

Crushed Rock Reserves

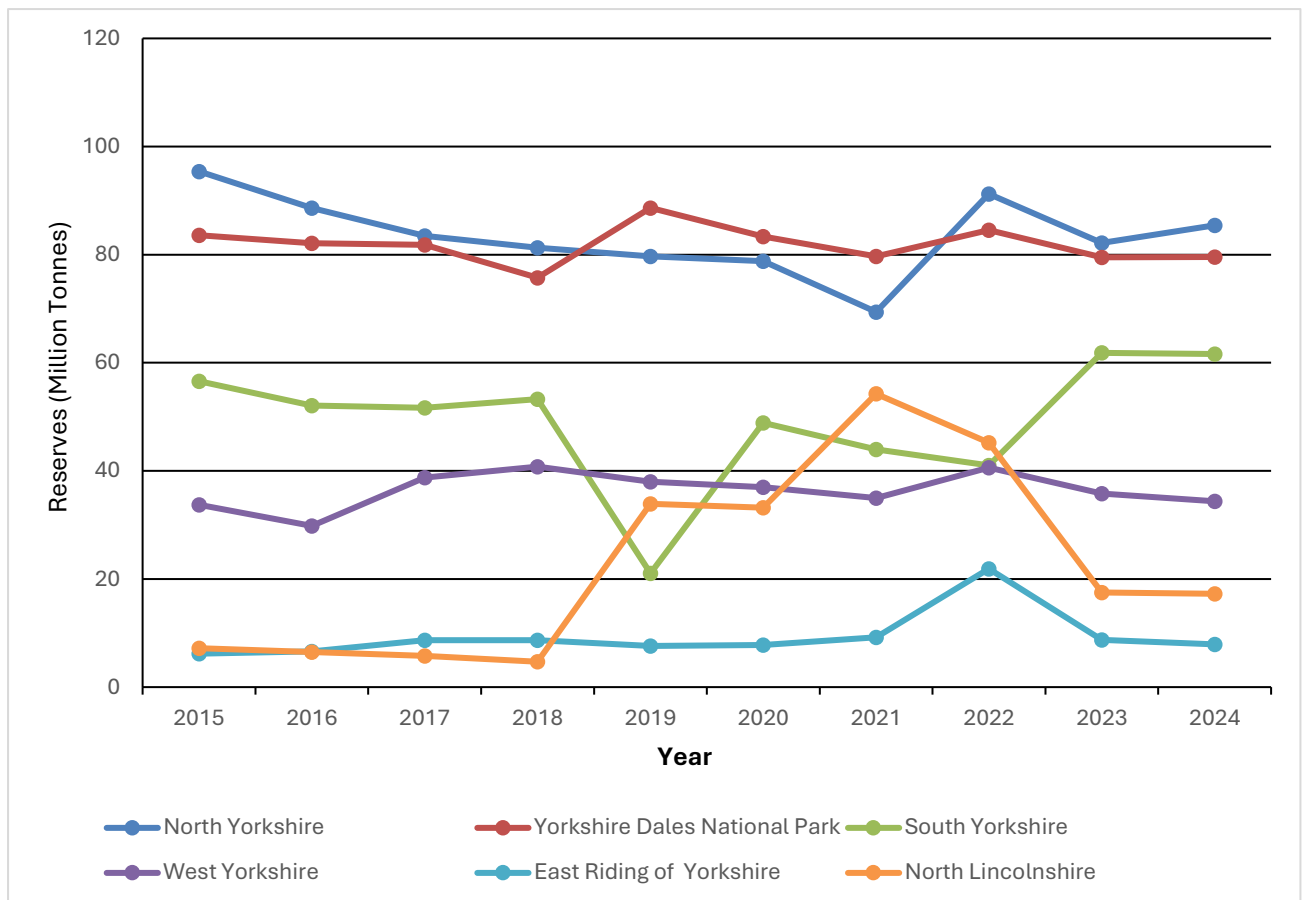
- 4.5.10 The total West Yorkshire reserve of Crushed Rock Aggregate as of 31st December 2024 was estimated to be 34.7 million tonnes, a decrease of 1 million tonnes.
- 4.5.11 **Table 4.6** below sets out the Yorkshire & Humber crushed rock aggregate reserve data for the 2015 - 2024 period, whilst **Figure 4.5** shows the West Yorkshire reserve figures for the same period.
- 4.5.12 For West Yorkshire, in terms of the degree of confidence which should be placed upon these figures it should be noted that in several instances, where site operators have not provided survey returns, reserves have been estimated. There is also likely to be some variation in the accuracy of operator assessments of the proportion of reserves which are to be used for building stone versus aggregates as this may not be apparent until the stone has been won.

Table 4.6: Yorkshire & Humber Crushed Rock Reserves (2015 to 2024) (Million Tonnes)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
North Yorkshire	95.4	88.6	83.5	81.3	79.7	78.8	69.4	91.2	82.14	85.4
Yorkshire Dales National Park	83.59	82.08	81.79	75.74	88.65	83.34	79.7	84.56	79.5	79.54
South Yorkshire	56.58	52.10	51.70	53.30	21.05	48.90	43.97	41.02	61.83	61.64
West Yorkshire	33.74	29.82	38.78	40.78	38.00	36.96	35	40.57	35.8	34.4
East Riding of Yorkshire	6.19	6.59	8.67	8.7	7.59	7.79	9.2	21.89	8.76	7.9
North Lincolnshire	7.2	6.5	5.78	4.7	33.9	33.2	54.25	45.24	17.48	17.25
Total Yorkshire & Humber	282.7	265.69	270.22	264.52	268.89	288.99	291.52	324.48	285.51	286.13

Source: Yorkshire & Humber Aggregates Working Party – Annual Monitoring Report (2025) (2024 data)

Figure 4.5: Yorkshire and Humber Crushed Rock Permitted Reserves (2015 to 2024) (million tonnes)



Source: Yorkshire & Humber Aggregates Working Party – Annual Monitoring Report (2025) (2024 data)

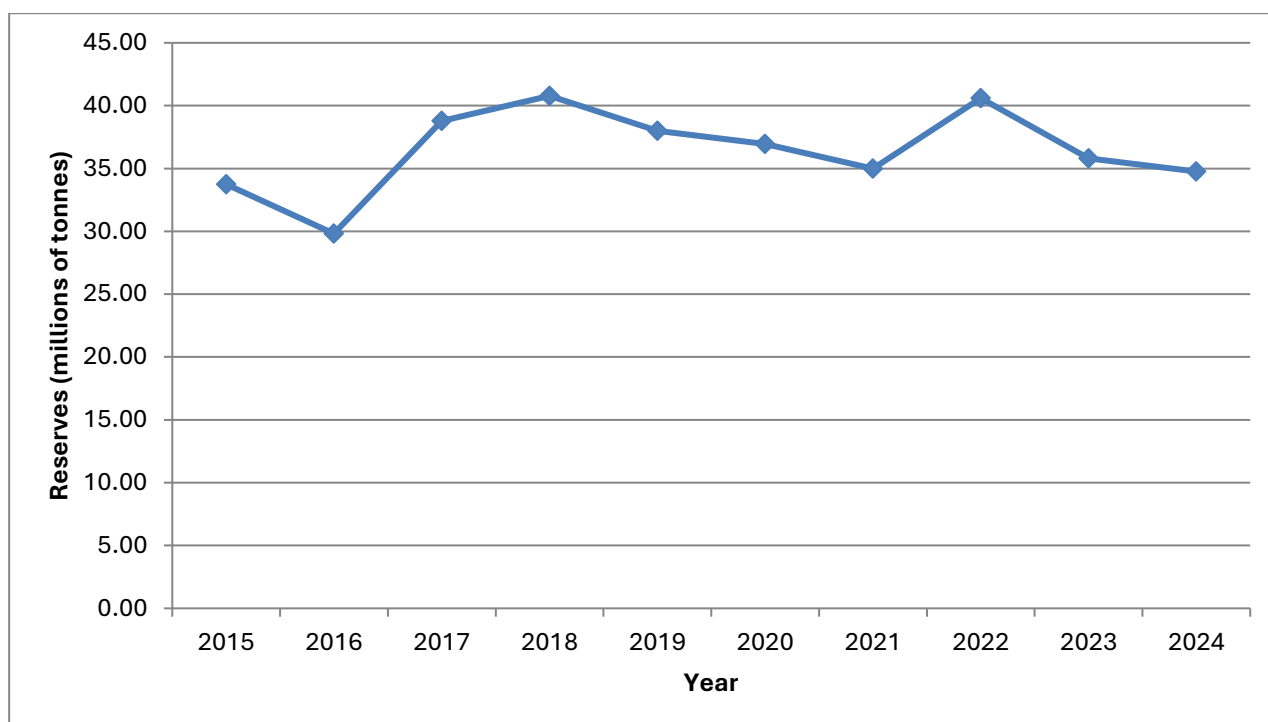
4.5.13 For West Yorkshire, the reserves of crushed rock aggregates have been increasing since the recession low of 2010/2011. Reserves are now just below pre-recession levels. The reason for this can be reasonably attributed to improved economic conditions since 2011. This positive association between an improving economy and increasing aggregate reserves may be due to new reserves being permitted but it may also be partly due to higher minerals values leading to operators reassessing the viability of extracting those existing quarry reserves which may have previously been considered uneconomic due to quality or stripping ratio factors and consequently increasing their reported reserve estimates.

Table 4.7: West Yorkshire Crushed Rock Reserves (2010 to 2024) (Million Tonnes)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
15.7	15.4	28.5	30.4	25.7	33.7	29.8	38.8	40.8	38.0	37.0	38.1	40.5	35.8	34.77

Source: West Yorkshire Local Aggregates Assessment (2025) (2024 data)

Figure 4.6: West Yorkshire Crushed Rock Reserves (Trend) (2015 to 2024)



Source: West Yorkshire Local Aggregate Assessment 2025 (2024 data)

Crushed Rock Landbank

4.5.14 As required by the National Planning Policy Framework, mineral planning authorities are required to maintain a minimum ten-year landbank for crushed rock aggregate as part of maintaining an adequate and steady supply of minerals. The most recent monitoring report from the Yorkshire and Humber Aggregate Working Party (YHAWP) shows that the region's crushed rock landbank as of 31st December 2024 is 27.14 years, above the minimum ten-year requirement. Each of the sub-regions also meet the requirement.

Table 4.8: Yorkshire & Humber Crushed Rock Aggregate Reserves & Landbanks (2024)
(Thousand Tonnes)

	10 Year average sales	Reserves	Landbank (Years)
North Yorkshire	3.228	85.4	28.46
South Yorkshire	2.498	61.638	24.67
West Yorkshire	0.971	34.4	35.43
East Riding of Yorkshire	0.297	7.9	24.84
North Lincolnshire	0.552	17.25	31.25
Yorkshire Dales National Park	2.995	79.543	26.56
Total	10.541	286.131	27.14

Source: Yorkshire and Humber Aggregate Working Party – Annual Monitoring Report (2025) (2024 data)

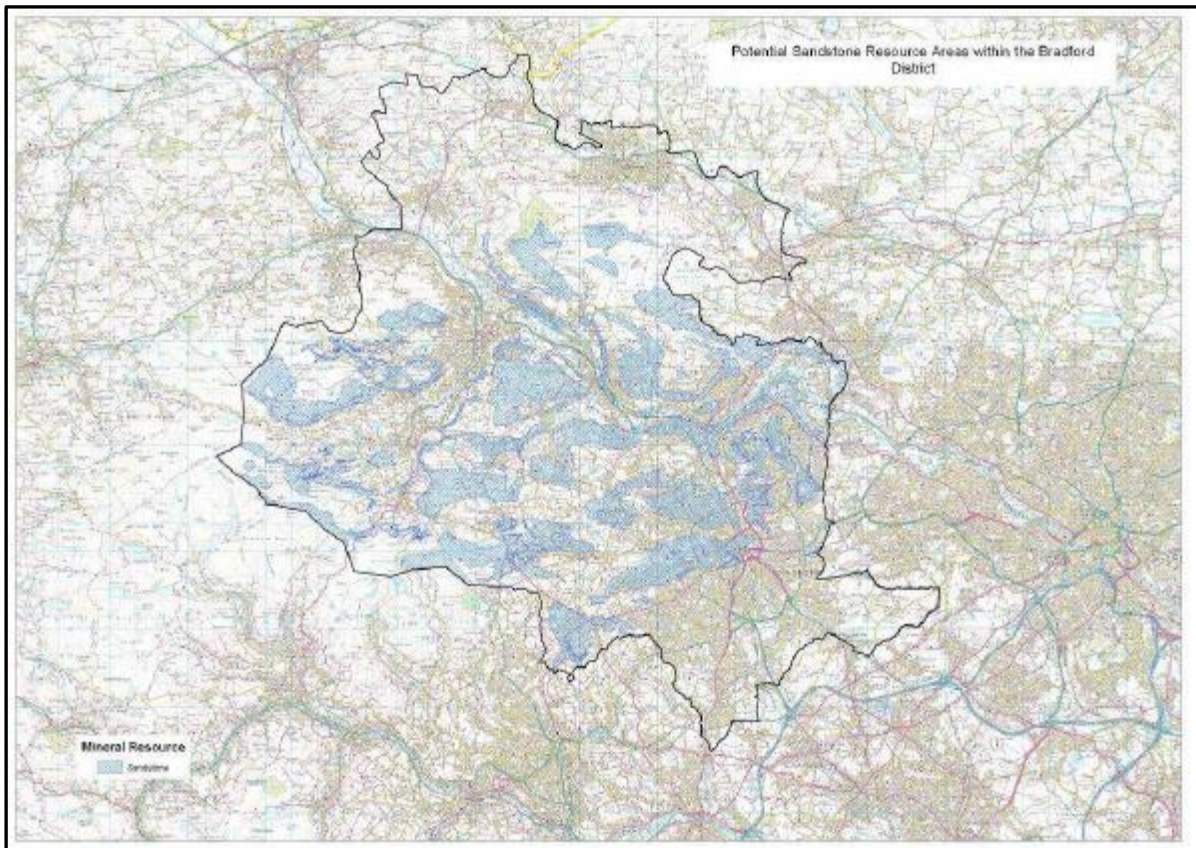
- 4.5.15 The West Yorkshire 10-year crushed rock sales average 2015 to 2024 stands at 0.99 million tonnes. With reserves as of 31st December 2024 at 34.77 million tonnes the landbank of crushed rock aggregates within West Yorkshire, based on 10-year average sales levels, can therefore be calculated as being **35 years**.
- 4.5.16 This landbank figure represents a decrease of 7 months from the landbank figure calculated in the previous (2023) LAA, which was 35 years and 7 months. Notwithstanding the still very significant level of the crushed rock aggregate landbank in West Yorkshire, a substantial proportion of reserves are known to be tied up in old Building Stone quarries with low intensity/intermittent working. Therefore, parts of the apparent West Yorkshire crushed rock aggregate reserve may be unlikely to yield significant quantities of aggregate in the short/mid-term.
- 4.5.17 Furthermore, it must be acknowledged that the West Yorkshire aggregate reserve is dominated by material which is unlikely to be capable of meeting the specifications required for the two principal construction aggregate uses of concrete manufacture and road construction. As such, the sub-region will continue to rely on imports from other areas to meet demands for high-quality construction aggregates. Proposals for working high-quality crushed rock reserves should not necessarily be discounted on the basis of the apparently healthy landbank.

Crushed Rock Resources in Bradford

- 4.5.18 BGS Mineral Resource Mapping²¹ shows extensive potential sandstone resources in several distinct pockets running in a central band across the District (see **Figure 4.7**, below). This band runs from Queensbury and Bradford City Centre northwards to Morton Moor, to the north of Riddlesden/East Morton. The only parts of the District shown not to contain any pockets of sandstone are the south-eastern corner and the far rural north around Addingham, Ilkley, Silsden and Steeton with Eastburn, adjacent to the boundary with North Yorkshire.

²¹ [British Geological Survey, 2009. Mineral Resource Data for City of Bradford MDC 1:100,000 scale, BGS: Nottingham](#)

Figure 4.7: Potential Sandstone Resource Areas within Bradford District



Source: Plan produced by CBMDC; resource area derived from British Geological Survey data)

4.6 Sandstone/Building Stone Supply

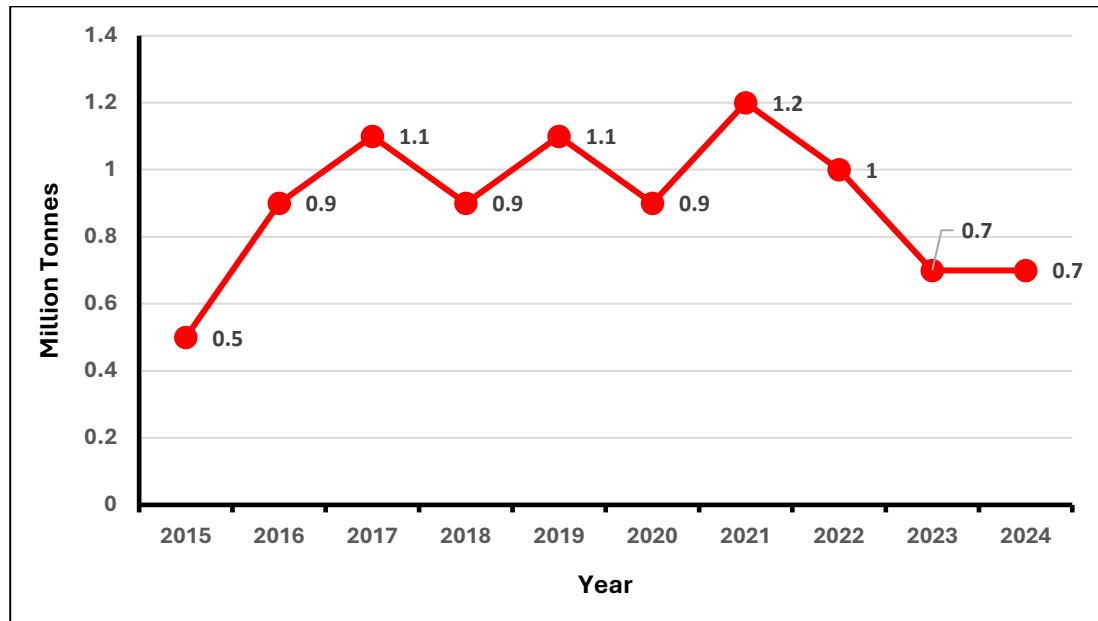
Overview

- 4.6.1 Natural stone has been used for building and roofing purposes in the United Kingdom for over 2000 years. Natural roofing and building stone products are rocks quarried for the purpose of obtaining blocks or slabs that can be used non-dressed or subsequently dressed (shaped), riven (split) or sawn for general building use.
- 4.6.2 There are two main markets which drive the demand for natural stone – new buildings and the repair of historic buildings/structures. The former includes using stone to ensure that new buildings or structures reflect local architectural styles and design using materials that are sympathetic to local building practice, or to meet modern, contemporary design requirements. The latter includes the repair and conversion of historic buildings and structures that requires materials from the original and/or compatible quarry sources.
- 4.6.3 Quarries that mainly produce building stone can vary in terms of size and the quantity of their outputs. They can range from quarries covering more than 50ha that operate on a continual basis with a higher level of outputs, to smaller sites of less than 0.5ha that are worked occasionally and have a low output. Building stone can also be produced as ancillary product from crushed rock aggregate quarries. In 2023, there were 420 active building stone and slate quarries in the UK.
- 4.6.4 The main rock types in the UK that provide building stone include igneous rocks, limestone, marbles, sandstones and slate. Within West Yorkshire, sandstone from the carboniferous period, commonly known as Yorkstone, is significant in terms of building

and roofing stone production. It accounts for the largest number of quarries and the highest level of output.

- 4.6.5 The British Geological Survey's 2025 Minerals Yearbook estimated that a total of 700,000 tonnes of building and dimension stone was produced in the UK during 2024²², which is around 30% below the 1 million tonnes previously cited as the historical average. **Figure 4.8** shows estimated production levels since 2015.

Figure 4.8: Building and Dimension Stone Production in the UK (2015 to 2024) (million tonnes)



Source: British Geological Survey – United Kingdom Minerals Yearbooks (2020 to 2025)

- 4.6.6 Whilst the UK produces its own building and dimension stone, the country is also a net importer of building and roofing stone from overseas. Traditionally imports have been sourced from Europe, however this has been challenged by imports from India, China, Turkey and South America in recent decades.
- 4.6.6 The most recent BGS Minerals Data²³ indicates that a total of 4,832,543 tonnes of worked and unworked building and dimension stone were imported into the UK in 2024, including 220,221 tonnes of unworked sandstone and 157,597 tonnes of worked paving and flagstones. Information on domestic sandstone production is limited as the Government discontinued the Annual Minerals Raised Inquiry (AMRI) after 2014. The most recent (2014) was recorded as being 286,000 tonnes.
- 4.6.7 Within Bradford District, the sandstone extracted is primarily for use as building, roofing and paving stone. Any aggregates that are produced are generally a by-product and are generally small scale in nature.

Local Distinctiveness & Protection of Heritage

- 4.6.10 The need for materials for the repair, alteration or extension of historic and culturally important buildings within the district, such as listed buildings and many buildings within Conservation Areas, is less significant than new build in terms of sales but of key

²² [British Geological Survey \(2026\) – United Kingdom Minerals Yearbook 2025](#)

²³ [British Geological Survey \(2026\), United Kingdom Minerals Yearbook 2025](#)

importance in terms of the maintenance of the character of the traditional built environment of Bradford.

- 4.6.11 To inform the development of previous minerals policies in the Core Strategy, the Council's Design and Conservation Team produced a report discussing the relationship between the built heritage of the district and the availability of minerals resources²⁴. The report notes that the character of the settlements within Bradford and the 'sense of place' of the inhabitants is primarily derived from the use of local building stone materials and that the use of artificial stone, brick or contrasting materials can dilute local character and result in the loss of a sense of place.
- 4.6.12 The report goes on to note that there are only a limited number of operational quarries supplying building stone with appropriate aesthetic characteristics for use within the District. The scarcity of supply of coarse grained 'gritstone' walling, suitable for use in settlements to the north of the district, and stone slate roofing are particularly highlighted. Concerns were raised that the natural stone materials currently imported from outside the district can have subtly different aesthetic characteristics to local stone, in terms of colour, texture and course thickness. The report concluded that there is a clear need for greater availability of local stone for local use, and that particular emphasis should be placed on increasing supplies of roofing stone.

Historic Buildings & Monuments

- 4.6.13 As part of preparing the evidence base to support the minerals policies within the adopted Core Strategy (2017), enquiries were made with Historic England and the West Yorkshire Archaeological Advisory Service (WYAS) to establish if any records exist of specific quarries within the District which may be important in supplying materials for the repair and maintenance of historic sites and monuments. Historic England indicated, at the time, that they cannot currently provide any assistance in identifying such sites. WYAS likewise indicated that they did not hold any records of sites within Bradford which have provided material for the repair of historic sites or monuments.
- 4.6.14 Following the production of a Government-commissioned research study on the planning issues relevant to the supply of natural sandstone undertaken by the Symonds Group in 2003, English Heritage (now Historic England) and the British Geological Survey produced the Strategic Stone Study to create a single source of what stones had been, and were being, extracted in the United Kingdom and where they had been used. One of the aims of gathering the information was to help avoid sterilising important building stone resources by developing over them. It also identified the locations of quarries from which building stones have come.
- 4.6.15 The Strategic Stone Study has led to the creation Building Stones Database for England²⁵. This brings together information on local building stones, their uses and sources as an online interactive Geographical Information System (GIS) resource²⁶. 45 county guides were prepared including for West and South Yorkshire²⁷.
- 4.6.16 This document provides an overview of the historic importance of building stone quarrying for West Yorkshire, the main rock units which have been quarried and the way in which the use of building materials from these specific rock units have helped form

²⁴ Ackroyd, J. 2008. *Identifying Mineral Resources in the Bradford District – Local Distinctiveness and Protection of Heritage*. (Unpublished)

²⁵ [Historic England website \(2023\), Building Stones of England](#)

²⁶ [Historic England website \(2023\), Building Stones Database for England Map Explorer.](#)

²⁷ [Historic England \(2023\), West & South Yorkshire. Building Stones of England, Swindon. Historic England.](#)

the character of the historic built environment within the sub-region. This document helps to highlight the significance of building stone to Bradford's past and the importance of preserving supplies of historically used building materials to allow the quality and character of the District's built heritage to be maintained for future generations. Alongside the document, a spreadsheet²⁸ was made available for download that lists:

- local building stones and their characteristics
- known local sources such as quarries, mines, pits and delphs, and
- examples of local buildings.

4.6.17 The databased identified a total of 267 quarries which were used to extract sandstone that was subsequently used for construction within the area and beyond. Most of these historic quarries operated during the 18th, 19th and early 20th centuries. Many, particularly those located in what are now urban areas have developed for other uses such as residential, commercial and open spaces. Those in rural areas have mainly regenerated and in many cases now form part of the district's habitat and green infrastructure networks. Some are part of designated sites for nature conservation. Several of them are still operational sandstone extraction sites, that continue to contribute to the supply of building stone.

Building Stone Resources & Supply

- 4.6.18 The suitability of sandstone deposits for use in the production of building, paving or roofing stones depends on a multitude of factors including the spacing of bedding planes and joints, fracturing, strength, texture and colour. There can often be significant variation in 1 or more of these factors over relatively short vertical or horizontal distances across a bed of sandstone and therefore predicting the viability of potential sandstone resources to produce natural stone building materials is problematic. As a consequence of the difficulties of identifying and estimating new reserves there tends to be a strong general preference among the building stone industry to extend existing quarries or re-open disused quarries rather than open new greenfield sites.
- 4.6.19 The general sandstone resource areas which have been identified by the British Geological Survey are relatively indiscriminate, accounting for a substantial proportion of the land area of the District. It is therefore currently not possible to identify the location of those sandstone resources which have the necessary characteristics to make them suitable for building, roofing or paving stone production, other than through site investigation or reference to existing quarry exposures.
- 4.6.20 Building stones, and in particular flagstones, produced within the District are thought to be sold both locally and throughout the UK for both new paving and building schemes and projects relating to the restoration or improvement of historic buildings and sites.
- 4.6.21 The only current evidence on the spatial extent of markets for the building stones produced within the District is available from the local stone producers themselves. Quarry operators within the District advertise that their sandstone products have been used in projects at nationally significant sites such as Saltaire World Heritage Site, York Minster and Buckingham Palace. Therefore, the available evidence indicates the supply of natural stone products from the District has implications of more than local significance.
- 4.6.22 The need for natural stone building materials within the district is integrally linked to housing, built heritage and design policy objectives set out elsewhere in the Local Plan.

²⁸ [Historic England \(2022\), West Yorkshire: Building Examples and Stone Sources, Swindon, Historic England](#)

The most significant element of building, roofing and paving stone demand is from new build projects, including new housing developments and public realm projects.

- 4.6.23 The Local Plan will set out targets for housing provision within the Bradford District over the plan period. Depending upon the location of the housing and the design policies adopted by the Council, a certain proportion of the building materials required to construct these new houses will comprise natural sandstone products such as architectural masonry. Likewise, design objectives are likely to require natural Elland Flag paving and decorative/monumental stone for a certain proportion of public realm projects.
- 4.6.24 It is difficult to quantify this need for stone to deliver other policies within the Local Plan. However, it is evident that the sustainable delivery of housing, design and public realm policies is linked to the maintenance of sufficient supplies of local natural stone building materials over the plan period.
- 4.6.25 The consequence of a failure to supply demand for building, roofing and paving stone from local sandstone resources could be the haulage of natural stone building materials over long distances, with a consequent increase in environmental costs, or compromising design objectives using inappropriate materials.

4.7 Coal & Clay

Clay

- 4.7.1 Bradford District was historically a supplier of fireclays, a type of sedimentary mudstone occurring as seatearths beneath coal seams. Fireclays were traditionally valued as a raw material for manufacturing refractories for lining furnaces.
- 4.7.2 Nationally demand from refractory manufacturers has diminished and fireclay is now more commonly used for manufacturing high-quality buff coloured facing bricks. However, until comparatively recently demand continued for the extraction of the fireclay resources located to the west of the city of Bradford and east of Halifax, to produce specialist refractory products for the glass industry. The fireclay resources suitable for this specialist use are associated with the Halifax Hard Bed coal seam which occurs within the western part of the coal measures resources present within the District. The particularly highly siliceous properties of this fireclay are specifically mentioned within the BGS Minerals Planning Factsheet on Fireclay²⁹.
- 4.7.3 Historically fireclay workings were widespread to the south of the District around Denholme, Queensbury, Thornton, Tong and the south of the City of Bradford. However, most of these sites appear to have ceased operating by the 1960s/1970s and the most recent available fireclay production statistics (from 2003) indicate that the total annual output of fireclay across West Yorkshire was only 10,000 tonnes.
- 4.7.4 There is currently very little evidence of a current economic demand for the fireclay resources present within the District. The BGS Minerals Planning Factsheet on fireclay advises that future opportunities for fireclay recovery are likely to be dependent upon the extraction of other minerals, primarily coal.
- 4.7.5 In terms of the geographical spread of clay resources within the District, the BGS have not defined any distinct clay resource area. However, fireclays only tend to occur as seatearths beneath coal seams and therefore the shallow coal resource areas defined by the BGS can be used as a general indicator of the parts of the District within which fireclays are likely to be located, see **Figure 4.9**.

²⁹ [British Geological Survey \(2006\), Minerals Planning Factsheet: Fireclay. BGS, Nottingham](#)

- 4.7.6 The suitability of clay for a specific purpose is highly dependent upon the fireclay seam's quality, purity and composition and therefore it cannot be assumed that all fireclays within the shallow coal resource area are of economic value. There is no available geological evidence to identify just those parts of the District which contain clays of economic value.
- 4.7.7 Clay continues to be extracted at a site to the south of Denholme and south west of Thornton, close to the local authority boundary with Calderdale, known as the Far Shay. The site has a planning history dating to 1960 when permission was granted for the winning and working of fireclay. As no time limit for the duration of clay extraction and deadline for site restoration was not imposed on the original, however the effect of the Town and Country Planning (Minerals) Act 1981³⁰ imposed a condition on all mineral planning permissions that development should cease not later than 22 February 2042. Accordingly, the original 1960 permission was subject to a condition to reflect this deadline.
- 4.7.8 The site was registered as being dormant in 1996 under the Environment Act 1995 (the 1995 Act) as the 1960 permission had been implemented and had not expired, but no minerals extraction had taken place to any substantial consistent extent during the period between February 1982 and June 1995. This meant that a set of full modern planning conditions and a scheme restoration needed to be approved before the site could be reactivated.
- 4.7.9 An application was made under the provisions of the 1995 Act for modern conditions to be imposed to reactivate the site in December 2010. This application was granted in April 2011. One of the conditions required all operations to cease and all plant, machinery, containers, roads, hard surfaces and structures to be removed with the site being restored by 21 February 2042. A condition was also imposed regarding the timescale for submission of a restoration scheme to the Council for consideration (not later than 21st February 2037, or within 6 months of the date on which permanent cessation of operations occurs, whichever is earlier).
- 4.7.10 A further planning permission was granted in September 2011 for the extraction of mineral reserve including sandstone, coal and clays, from an already permitted fireclay extraction site. This required operations to cease, and all elements associated with that development to be removed by 31st December 2026, with a restoration scheme to be submitted for consideration by 31st December 2021.
- 4.7.11 An application was made, and granted, in 2017 to vary several of the conditions imposed on the 2011 permission. This included extending the operational lifetime of the site, deepening the quarry to release additional material, an increase in the volume of fill material permitted to facilitate site restoration, an increase in the number of HGV movements and an extension to the deadline for submitting a restoration scheme.
- 4.7.12 It is understood that the clays being extracted from this site are being blended with other clays to produce high specification bricks and are not being used for refractory purposes.

Coal

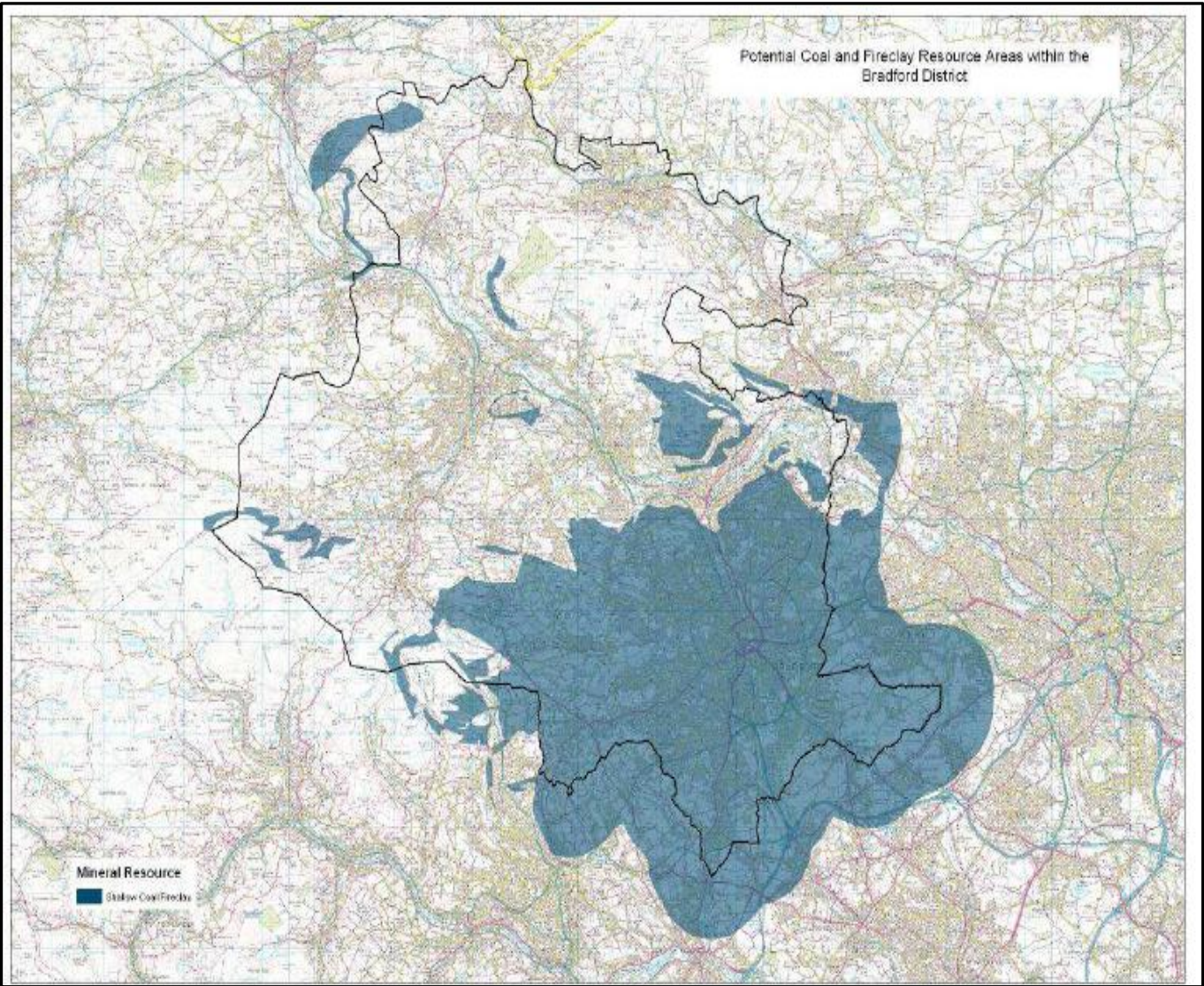
- 4.7.13 There has been widespread historic deep mining of coal within the District; however opencast mining has been relatively limited and confined to the far east of the District in the area of open land surrounding Tong. There are currently no active deep or

³⁰ [Section 7 of the Town and Country Planning \(Minerals\) Act 1981](#)

opencast coal mines within the District, whilst there is no evidence to suggest any economic interest in mining of the coal resources present within the District.

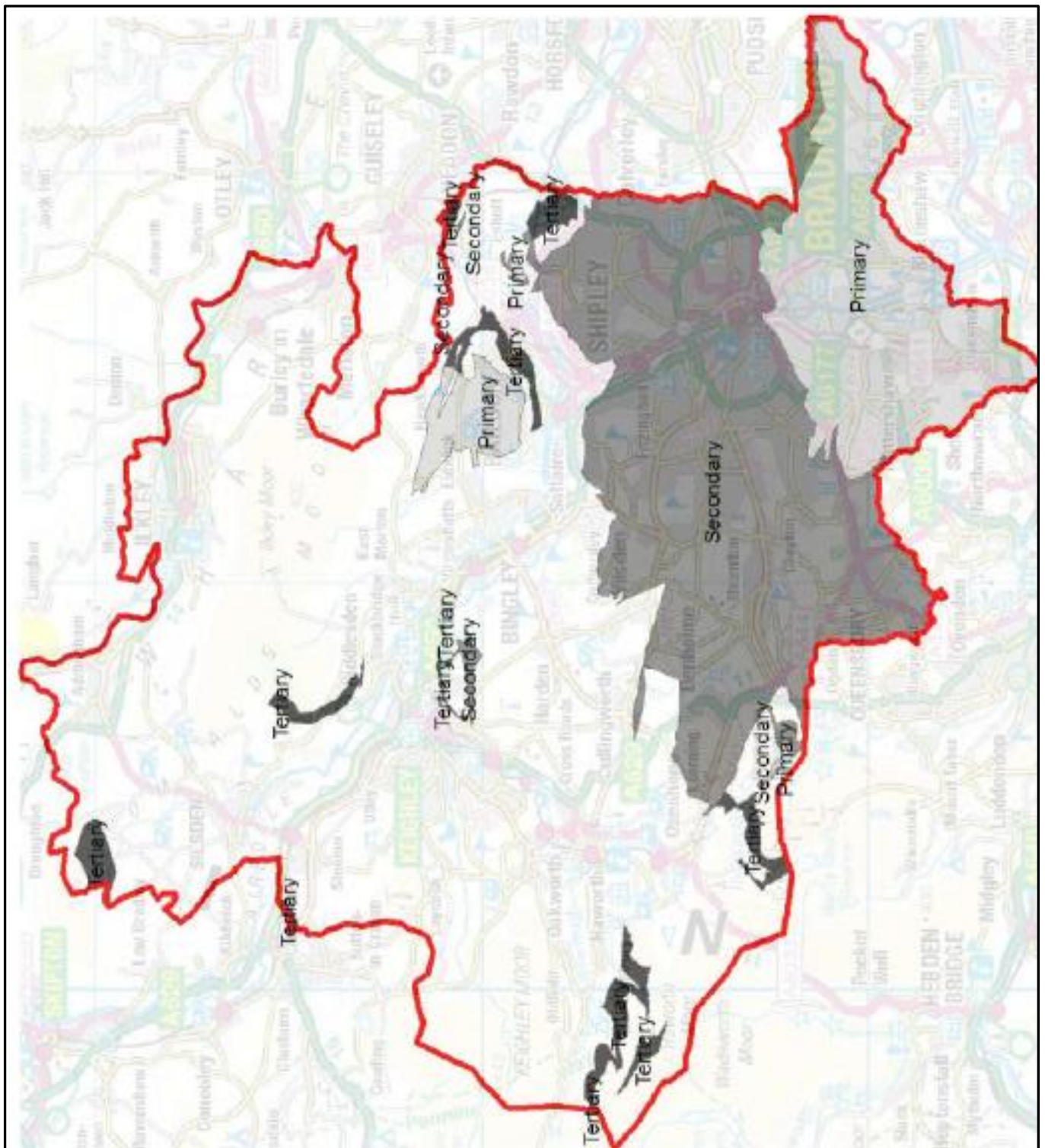
- 4.7.14 The District's coal resource comprises the north-westernmost part of the East Pennine Coalfield (the BGS indicate that the calorific value and rank of the coalfield broadly increases eastwards and categorise much of the coal within the District as a secondary rather than primary resource) and it is known that very extensive mining activity has taken place within the District in the last two centuries.
- 4.7.15 The methodology report supporting the 2006 BGS coal resource mapping exercise identified primary, secondary and tertiary coal resource areas. Primary areas were stated to constitute the main target for opencast coal extraction, comprising a relatively closely spaced succession of variable but generally thick coals resource areas. Secondary coal resource areas are described as containing coals which are generally thinner and less concentrated in vertical and areal distribution and therefore generally less viable for large scale opencast mining.
- 4.7.16 The 2006 BGS resource appraisal methodology report identified the base of the primary coal resource within the West Yorkshire Coalfield as being the Better Bed Band Coal with the remainder of the underlying coal measures formation identified as a secondary resource. The BGS bedrock geology map of the District indicates the Better Bed only occurs within the south-eastern part of the Elland Flag series present within the District.
- 4.7.17 The BGS have provided a coal resource map which differentiates between the parts of the coal resource present within the district which are thought to constitute primary, secondary and tertiary coal beds. This map corroborates the assumption that it is primarily only the southern and eastern part of the coalfield identified by the Coal Authority constitutes a primary coal resource, as defined by the BGS. **Figure 4.** below shows the full extent of the theoretical coalfield within the District undifferentiated according to quality. **Figure 4** shows the coal resource differentiated into Primary, Secondary and Tertiary resource areas.

Figure 4.9: Potential Coal & Fireclay Resource Areas within Bradford District



Source: Plan produced by CBMDC. Resource area derived from Coal Authority data

Figure 4.10: Potential Coal Resources in Bradford District



Coal Safeguarding

- 4.7.18 As part of developing the adopted Core Strategy policy approach, the Coal Authority raised concerns regarding the setting thresholds (1 hectare) for which the coal safeguarding policy would apply. They suggested that it should apply to smaller sites as well where prior extraction would be encouraged. However, to respond to the Coal Authority's concerns that opportunities may be missed for prior extraction on minor

development sites the minerals safeguarding policy set out in the Core Strategy included strong policy support for proposals for the prior extraction of coal. Therefore, if a viable coal resource is discovered on a minor development site during the plan period, there will be a positive policy environment which will allow the developer to extract this coal resource as part of site preparation work. This policy, of encouraging, rather than requiring, minor developers to consider prior extraction, was considered proportionate and in line with the government's stated objective of not overburdening investment in business with the combined requirements of planning policy expectations.

4.8 Hydrocarbons (Oil & Gas)

4.8.1 There are no proven oil or gas resources within the District. To date there has been no interest in initiating exploratory works in connection with either conventional or unconventional onshore oil or gas extraction. However, the potential for future interest in oil or gas extraction cannot be entirely discounted, as part of the southern half of the District is underlain by the East Pennine Coalfield, which could potentially contain resources suitable for Coal Bed Methane exploitation or Underground Coal Gasification.

4.8.2 Part of the northern half of the District is underlain by the Lower Bowland-Hodder Shale Unit, which could potentially contain shale oil or gas resources. The District is not subject to any Petroleum Exploration and Development Licences (PEDLs).

4.9 Recycled and Secondary Aggregates (RSA)

4.9.1 In relation to minerals, aggregates are term used to describe pieces of crushed stone and gravel that are used to make concrete or provide bulk fill materials that are used in the construction industry. Usually, aggregates are obtained directly from limestone, sandstone or sand and gravel quarries. Recycled and secondary aggregates (RSA) are alternative forms of aggregate materials which arise from sources other than extraction of primary mineral resources.

4.9.2 The District has several facilities that are used to process/produce recycled aggregates. These are:

- Beckside Works, Old Corn Mill Lane, Bradford
- Hallas Rough Quarry
- Hammerton Street, Bradford
- Midgeham Cliff End Quarry
- Neville Road, Bradford
- Queens Road, Bradford

4.9.3 The facilities at Hallas Rough and Midgeham Cliff End Quarries are ancillary to the main use – mineral extraction, meaning that they should not inhibit the main use or restoration of the sites in line with the agreed restoration schemes, when extraction ceases. These facilities will be safeguarded within the Local Plan.

5 Current Minerals Supply Situation Within Bradford

5.1 Sandstone is the mineral resource that is extracted on a commercial basis within the District. It is primarily used to produce building, roofing and paving stones. Crushed sandstone aggregates are also produced as a by-product utilising either permitted reserves considered to be unsuitable to produce building, roofing or paving stones, or

stone wasted during the working and dressing of such products. However, none of the District's quarries are primarily used for commercial aggregate production.

- 5.2 The District has several active and inactive sandstone quarries, whilst a clay deposit is worked at one site to the south of Denholme. Sand and gravel is produced as a by-product of sandstone extraction and processing at Hallas Rough Quarry. However, there is no specific sites that produce sand and gravel. Currently there is no coal extraction.
- 5.3 **Table 5.1** below identifies the active extraction sites currently located within the District. The eight active sites comprise 7 sandstone quarries and 1 clay extraction site. Those with significant output all primarily produce blocks of stone which are sawn into a variety of building stone products including walling stone, lintels, cills, sawn paving and kerb stones. There are also several quarries that are inactive. Of the inactive sites, Buck Park and Headley Lane Quarries have recently received planning permission with extraction yet to commence.
- 5.4 Most sites are in the upland areas in west of the District around the settlements of Cullingworth, Denholme, Haworth, Keighley, Oxenhope, Thornton and Wilsden. One site is located to the north east of the District, close to Apperley Bridge railway station, whilst there is also an urban quarry (Bolton Woods Quarry) located within the City of Bradford itself. These quarries will be safeguarded within the Local Plan.

Table 5.1: Active & Permitted Mineral Extraction Sites in Bradford District

Site	Mineral	Geological Formation	Site Area (ha)	Permission End Date	Status
Apperley Lane Quarry	Sandstone	Millstone Grit – Rough Rock Flags	0.17	31.12.2032	Inactive
Bank Top Quarry	Sandstone (grit)	Millstone Grit – Rough Rock	13	01.12.2039	Active
Bolton Woods Quarry	Sandstone (fine)	Coal Measures – Elland Flag	25	21.02.2043	Active
Branshaw Quarry	Sandstone	Millstone Grit – Woodhouse Flags	5.8	21.02.2042	Active
Buck Park Quarry	Sandstone	Millstone Grit – Rough Rock Flags	14.3	02.07.2036	Inactive
Far Shay Fireclay Pit	Clay	Coal Measures - Mudstone & Siltstone with 36 Yard Coal Outcrop	3.9	21.02.2042	Active
Hainworth Shaw Quarry	Sandstone	Millstone Grit – Rough Rock Flags	7.9	21.02.2042	Active
Hallas Rough Quarry	Sandstone Sand & Gravel	Millstone Grit – Rough Rock Flags	2.6	31.08.2038	Active
Headley Lane Quarry	Sandstone	Coal Measures – 48 Yard Rock	1.44	02.04.2038	Inactive

Site	Mineral	Geological Formation	Site Area (ha)	Permission End Date	Status
Lower Bottomley Lane Quarry	Sandstone	Coal Measures - Elland Flags	0.52	21.02.2042	Inactive
Naylor Hill Quarry	Sandstone (grit)	Millstone Grit – Midgley Grit	5.4	30.04.2040	Active
Ten Yards Lane Quarry	Sandstone	Coal Measures – Elland Flag	5.6	05.11.2032	Active

5.4 In addition to the active extraction sites 9 dormant minerals extraction sites are located within the District³¹ - 4 fireclay extraction sites and 5 sandstone quarries; however, it appears that a number of these dormant sites may now be unworkable due to subsequent sterilising development or designations. The remaining dormant sites are as set out in Table 5.2 below:

Table 5.2: Dormant Mineral Sites in Bradford District

Site	Permission Date	Permission Ref	Grid Ref	Type of Mineral	Notes
Ambler Thorn Fireclay Works	09.05.1952	QS/21	SE 090 293	Not specified (Fireclay opencast & underground)	-
Bankfield Quarry	23.05.1951	KE/845A	SE 030 369	Sandstone	Site used as car park in centre of Haworth
Braithwaite Edge Quarry	09.11.1954 22.07.1965	KE/1666 KE/5607	SE 040 420	Stone	Previously used for landfill purposes. Has partially been developed for a cemetery
Dimples Quarry	11.06.1951	KE/845B	SE 025 573	Sandstone	Site located within Penistone Hill Country Park to west of Haworth. Identified as a Local Geological Site (LGS) and is within a Local Wildlife Site (LWS). It was infilled and landscaped in the 1970s ³² . It also forms part of the Bradford Pennine Gateway National Nature Reserve (NNR)

³¹ A dormant site is a minerals extraction site which was registered as dormant under the review of mineral planning permissions brought about by the Environment Act 1995. Dormant sites cannot re-open until a modern set of planning conditions has first been approved by the Mineral Planning Authority.

³² [West Yorkshire Geology Trust \(2013\), Rocks and Landscapes of Penistone Hill, Haworth. WYGT: Huddersfield](#)

Site	Permission Date	Permission Ref	Grid Ref	Type of Mineral	Notes
Hollin House Farm	04.01.1967	30514	SE 236 311	Not specified (Fireclay mine)	-
Land north of Corporal Lane	14.10.1952	OS/198	SE 106 290	Fireclay (opencast)	Agricultural land using for animal grazing and crop growing.
Penistone Quarry	20.09.1966 10.03.1969	KE/5998 KE/7083	SE 024 366	Stone Flags	Site located within Penistone Hill Country Park to west of Haworth. Identified as within a Local Wildlife Site (LWS). Worked until 1960s It also forms part of the Bradford Pennine Gateway National Nature Reserve (NNR)
South Sun Side	05.02.1970	DH/654/A	SE 068 317	Fireclay and associated minerals (opencast)	-
West End Quarries	22.10.1964	KE/5232	SE 022 364	Not specified (sandstone)	Site located within Penistone Hill Country Park to west of Haworth. Identified as within a Local Wildlife Site (LWS). Worked until 1960s. It also forms part of the Bradford Pennine Gateway National Nature Reserve (NNR)

6 Local Plan Policy Development – Minerals Supply

- 6.1 Local planning policy covering minerals, including mineral supply, is set out in the Bradford Local Plan Core Strategy DPD Policies EN10 (Parts A to D) and EN11 (Parts A to C). Policy EN10 covered sandstone supply, whilst Policy EN11 related to all other minerals, namely sand, gravel, fireclay, coal and hydrocarbons (oil and gas) (see Appendix 1). There was a large degree of repetition between the policies.
- 6.2 As part of the Core Strategy Partial Review (CSPR), it was not proposed to review and/or update the adopted minerals policies as they were considered broadly consistent with national policy. However, following the move to prepare a single Local Plan it was considered appropriate to re-consider these policies, including those relating to mineral supply.
- 6.3 The Regulation 18 (Preferred Options) version of the Local Plan included two policies with a particular focus on mineral supply, one (Draft Policy SP12) which was introduced

as new strategic overarching minerals policy and one (Draft Policy EN11) based on the supply elements of Core Strategy Policies EN10 and EN11 (see Appendix 2). Energy minerals (oil and gas, and coal) were covered in a separate policy (Draft Policy EN17). Those elements of the policies relating to Areas of Search were separated off as further work was required to undertake a mapping exercise to determine their extent (Draft Policy EN14). More generally, it was considered appropriate simplify the overall minerals policy framework to create more focussed policies and avoid repetition.

- 6.4 These draft policies were put to community and stakeholder consultation in early 2021. Draft Policy SP12 attracted seven representations (from seven respondents) (3 objections, 1 support and 3 comments), whilst Draft Policy EN11 attracted one representation (from a single respondent) (1 support).
- 6.5 The issues raised by the representations on Draft Policy SP12 were related to the importance of ensuring that minerals policies should be compatible with the Council's climate targets that additional wording should be incorporated to reflect this, resulting in a requirement for new minerals development to meet relevant environmental targets, protect human/natural resources and be compatible with aim of net zero emissions by 2038. It was further suggested that the District lacked mineral resources.
- 6.6 There was support for the policy's approach to ensuring a steady supply of building stone, particularly for the repair of historic buildings and new development in sensitive areas. Further support was expressed for need to ensure the high-quality restoration and aftercare of mineral extraction sites. In terms of comments, it was highlighted that there should be alignment between the mineral policies with the wider Leeds City Region priorities regarding growth and that further engagement should take place with sub-regional partners on minerals matters.
- 6.7 The issues raised by the representation on Draft Policy EN11 related to support for its approach to ensuring a steady supply of building stone, particularly for the repair of historic buildings and new development in sensitive areas. The emphasis on sandstone reserves being primarily used for building stone rather than aggregates was also welcomed.
- 6.8 Having considered the representations made to the policies during the Regulation 18 consultation, it is considered that a broadly similar approach should be pursued for the Regulation 19 version of the Local Plan. Accordingly, the following policies will be included:
 - Policy MIN1: Planning for Minerals – a broad policy setting out how the Council intends to plan for a sufficient and sustainable supply of minerals.
 - Policy MIN2: Minerals Supply and Landbanks – a policy setting out how the Council will seek to, working with other mineral panning authorities in West Yorkshire, maintain appropriate landbanks for aggregates as well as emphasising the importance of maintaining the production of high-quality building, roofing and paving stones.
 - Policy MIN3: Mineral Safeguarding – a policy setting out the Council's approach to safeguarding economically important minerals in the District including establishing Minerals Safeguarding Areas. More details are set out in Minerals Background Paper 2: Safeguarding.
 - Policy MIN4: Mineral Infrastructure Safeguarding – a new policy seeking to safeguard the District's mineral processing and transportation infrastructure in line with national policy. More details are set out in Minerals Background Paper 2: Safeguarding.

- Policy MIN5: Minerals Allocations – a policy seeking to protect existing mineral extraction sites in the District. These are sites that are currently active or have a planning permission that will expire within the plan period. It also identifies a new allocation (an area of search). More information is set out in Minerals Background Paper 3: Allocations
- Policy MIN6: Minerals Area of Search – a policy that seeks to identify areas of search for potential sand and gravel and sandstone extraction, and the circumstances under which development in these areas may be permitted. More information is set out in Minerals Background Paper 4: Areas of Search.
- Policy MIN7: Proposals for New or Extended Mineral Sites – a policy setting out the detailed criteria against which all proposals for mineral extraction will be assessed.
- Policy MIN8: Mineral Site Restoration, Aftercare and After Use – a new detailed policy setting out requirements for the restoration, aftercare and after use of mineral sites.
- Policy MIN9: Oil and Gas (Hydrocarbon) Exploration and Production – a policy set out how the exploration, appraisal and production of hydrocarbon should be addressed.
- Policy MIN10: Coal Extraction – a policy, reflecting national policy, on the circumstances under which coal extraction may be permitted.

6.9 The proposed policies relating to mineral supply are included in Appendix 3.

Appendix 1: Core Strategy Extracts

Policy EN10: Sandstone Supply

- A. Within the area of search identified in the Allocations DPD proposals for the extraction of sandstone where the proposed reserves will primarily be used for the production of high quality building, roofing or paving stones will be supported in principle.
- B. When considering the merits of proposals for new or extended building, roofing and paving stone quarries, any evidence that the proposal would result in an increased supply of particularly scarce building, roofing or paving stones, such as stone slates, riven flags, or matching stones needed for the repair of historic buildings or monuments, will be accorded significant weight.
- C. In conjunction with other Minerals Planning Authorities within West Yorkshire, the Council will seek to contribute to the maintenance of a landbank of at least 10 years supply of crushed rock aggregate reserves, as calculated through the Local Aggregates Assessment. Therefore proposals for the extraction of sandstone where the proposed reserves will primarily be used for the production of aggregates shall be permitted providing that all of the following criteria are met:
 - 1. The sandstone reserves to be used for aggregates are not suitable for the production of building, roofing or paving stones, and;
 - 2. One of the following circumstances applies:
 - i. The Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;
 - ii. The aggregates would mainly be used to produce building sand, or;
 - iii. The applicant can otherwise demonstrate that demand for the type of aggregates intended to be produced can not be met from the existing permitted reserves within West Yorkshire or by Recycled or Secondary Aggregates.
- D. The ancillary production of aggregates at building, roofing or paving stone quarries shall be permitted providing that all of the follow criteria are met:
 - 1. Only those sandstone reserves unsuitable for building, roofing or paving stone production will be used for aggregates, and;
 - 2. Sufficient material would remain to allow the site to be restored to an appropriate landform, and;
 - 3. One of the following circumstances applies:
 - i. The Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;
 - ii. The aggregates would mainly be used to produce building sand, or;
 - iii. The applicant can otherwise demonstrate that demand for the type of aggregates intended to be produced can not be met from the existing permitted reserves within West Yorkshire or by Recycled or Secondary Aggregates, or;
 - iv. The production of aggregates is necessary to facilitate the recovery of building, paving or roofing stones in terms of practical considerations or economic viability.

E. The following criteria shall be used to identify areas of search for building, roofing and paving stone quarries:

- 1. Locations within the potential resource area identified by the British Geological Survey;**
- 2. Locations outside of areas where the natural environment is protected under national and international statutory designations;**
- 3. Locations outside of areas where further minerals extraction activities would be likely to lead to the loss or significant deterioration of any irreplaceable habitats, or to the permanent disruption of a significant ecological network;**
- 4. 4. Locations outside of urban areas, except for open land adjacent to existing urban quarries.**

Policy EN11: Sand, Gravel, Fireclay, Coal and Hydrocarbons (oil and gas)

A. In conjunction with other Minerals Planning Authorities within West Yorkshire, the Council will seek to contribute to the maintenance of a landbank of at least 7 years supply of sand and gravel reserves, as calculated through the Local Aggregates Assessment. Therefore, within the area of search identified in the Allocations DPD, proposals for the extraction of sand and gravel will be supported in principle unless the Local Aggregates Assessment indicates that no additional permitted reserves of sand and gravel are required.

B. Proposals for the extraction of clay (including brick clay, engineering clay and fireclay) will be supported in principle providing that the applicant can produce evidence that there is a demonstrable economic need for the quality and quantity of clay proposed to be recovered.

C. Proposals for coal extraction will not be permitted unless the coal resource would otherwise be sterilised by another form of development or all of the following criteria are met:

- 1. Any viable fireclay resources will also be recovered, and;**
- 2. One of the following circumstances applies:**
 - i. The proposals are environmentally acceptable, or can be made so by planning conditions or obligations, or;**
 - ii. The proposal provides national, local or community benefits which clearly outweigh the likely impacts of the development.**

D.1. Proposals associated with the exploration and appraisal of hydrocarbons (oil and gas) resources will be supported in principle providing that the proposal accords with other policies within the Local Development Plan and all of the following criteria are met:

- 1. Any sites where intrusive exploration or appraisal works are to take place are sited so as to minimise adverse impacts on people or the environment, whilst allowing for the effective exploration and appraisal of the potential oil or gas resource, and;**
- 2. Only those sandstone reserves unsuitable for building, roofing or paving stone production will be used for aggregates, and;**
- 3. Adequate evidence has been provided that the operations and infrastructure associated with the exploration or appraisal activities will not lead to**

unacceptable adverse impacts on people or the environment or that any such adverse impacts will be adequately mitigated, and;

4. Any boreholes intended to be capable of being reused for production in the future are sited in locations which can accommodate the scale of infrastructure and mitigation which would be necessary at the production stage, and;
5. Proposals are included to restore the areas of land affected by the exploration or appraisal activities to a condition which provides for the maintenance or enhancement of the ecological, landscape and/ or amenity value of the site in the event that planning permission is not subsequently granted for these areas of land to be used for production.

D.2. Proposals for the commercial production of hydrocarbons (oil and gas) will be supported in principle providing that the proposal accords with other policies within the Local Development Plan and all of the following criteria are met:

1. A full appraisal programme for the oil or gas resource proposed to be exploited has been completed which demonstrates that a viable oil or gas resource exists of a sufficient size to justify the environmental, social and economic costs associated with its extraction, and;
2. The proposed production site is in the most sustainable viable location taking account of the proximity of sensitive environmental, human and cultural receptors, transportation distances, infrastructure requirements and the benefits of efficiently exploiting the identified oil and gas deposit, and;
3. Adequate evidence has been provided that the operations and infrastructure necessary for the exploitation of the oil or gas resource will not lead to unacceptable adverse impacts on people or the environment or that any such adverse impacts will be adequately mitigated, and;
4. Proposals are included to restore the areas of land affected by the production activities and associated infrastructure to a condition which provides for the maintenance or enhancement of the ecological, landscape and/ or amenity value of the site once production has ceased.

E. The following criteria shall be used to identify areas of search for sand and gravel extraction sites:

1. Locations within the potential sand and gravel resource areas identified by the British Geological Survey;
2. Locations outside of areas where the natural environment is protected under national and international statutory designations;
3. Locations outside of areas where further minerals extraction activities would be likely to lead to the loss or significant deterioration of any irreplaceable habitats, or to the permanent disruption of a significant ecological network;
4. Locations outside of urban areas.

Appendix 2: Regulation 18 (Preferred Options) Extracts

Policy SP12: Strategic Planning for Minerals

A. In planning for minerals, the Council will:

- 1. Seek to maintain a steady and adequate supply of minerals to meet local, regional and national requirements, working alongside other Mineral Planning Authorities in West Yorkshire to support the maintenance of land banks identified in the West Yorkshire Local Aggregate Assessment (see Policy EN11).**
- 2. Seek to protect existing mineral extraction sites and, where appropriate, identify new sites and areas for future extraction may be possible, subject to meeting the wider policies of the Local Plan relating to the nature and built environment as well as environmental protection (see Policy EN12)**
- 3. Seek to safeguard key mineral resources within the district through the use of Minerals Safeguarding Areas (MSAs) in order to ensure that they are not sterilised unnecessarily by non-minerals development (see Policy EN13 and Appendix 4).**
- 4. Seek to strike the necessary balance between the need for new minerals development and the protection of the District's human and natural resources by offering policy support for sustainable minerals development, which meets key environmental criteria (see Policy EN15).**
- 5. Seek to provide a policy for determining proposals for the extraction of energy minerals including hydrocarbons (see Policy EN17).**
- 6. Support the high quality restoration and aftercare of mineral sites at the earliest stage after working and operations ceases. Beneficial after uses that improve the quality of environment (see Policy EN16).**

Policy EN11: Minerals Supply and Landbanks

The council will seek to maintain an adequate supply of minerals to meet requirements of the district and wider region. Of particular importance will be the need to maintain production of high-quality building, roofing and paving stones.

Sandstone Supply

- A. Within the area of search identified in the Policy EN14 and the Policies Map, proposals for the extraction of sandstone where the proposed reserves will primarily be used for the production of high-quality building, roofing or paving stones will be supported in principle.**
- B. When considering the merits of proposals for new or extended building, roofing and paving stone quarries, any evidence that the proposal would result in an increased supply of particularly scarce building, roofing or paving stones, such as stone slates, riven flags, or matching stones needed for the repair of historic buildings or monuments, will be accorded significant weight.**

C. In conjunction with other Minerals Planning Authorities within West Yorkshire, the Council will seek to contribute to the maintenance of a landbank of at least 10 years supply of crushed rock aggregate reserves, as calculated through the Local Aggregates Assessment. Therefore, proposals for the extraction of sandstone where the proposed reserves will primarily be used for the production of aggregates shall be permitted providing that all of the following criteria are met:

- 1. The sandstone reserves to be used for aggregates are not suitable for the production of building, roofing or paving stones, and;**
- 2. One of the following circumstances applies:**
 - i. The Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;**
 - ii. The aggregates would mainly be used to produce building sand, or;**
 - iii. The applicant can otherwise demonstrate that demand for the type of aggregates intended to be produced cannot be met from the existing permitted reserves within West Yorkshire or by Recycled or Secondary Aggregates.**

D. The ancillary production of aggregates at building, roofing or paving stone quarries shall be permitted providing that all of the follow criteria are met:

- 1. Only those sandstone reserves unsuitable for building, roofing or paving stone production will be used for aggregates, and;**
- 2. Sufficient material would remain to allow the site to be restored to an appropriate landform, and;**
- 3. One of the following circumstances applies:**
 - i. The Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;**
 - ii. The aggregates would mainly be used to produce building sand, or;**
 - iii. The applicant can otherwise demonstrate that demand for the type of aggregates intended to be produced cannot be met from the existing permitted reserves within West Yorkshire or by Recycled or Secondary Aggregates, or;**
 - iv. The production of aggregates is necessary to facilitate the recovery of building, paving or roofing stones in terms of practical considerations or economic viability.**

Sand and Gravel Supply

E. In conjunction with other Minerals Planning Authorities within West Yorkshire, the Council will seek to contribute to the maintenance of a landbank of at least 7 years supply of sand and gravel reserves, as calculated through the Local Aggregates Assessment. Therefore, within the area of search identified in the Policy EN14 and shown on the Policies Map, proposals for the extraction of sand and gravel will be

supported in principle unless the Local Aggregates Assessment indicates that no additional permitted reserves of sand and gravel are required.

Clay

- F. Proposals for the extraction of clay (including brick clay, engineering clay and fireclay) will be supported in principle providing that the applicant can produce evidence that there is a demonstrable economic need for the quality and quantity of clay proposed to be recovered.**

Appendix 3: Proposed Regulation 19 Policies – Planning for Minerals & Minerals Supply

POLICY MIN1: PLANNING FOR MINERALS

- 1. In planning for a sufficient and sustainable supply of minerals, the Council will:**
 - a) working alongside other Mineral Planning Authorities in West Yorkshire, seek to make an appropriate contribution to the supply of minerals to support the requirements and maintain the land banks identified in the West Yorkshire Local Aggregate Assessment.**
 - b) support extensions to existing mineral workings as the preferred approach to the creation of new mineral workings, have due regard to the fact the minerals can only be worked where they exist.**
 - c) encourage the processing of secondary and recycled aggregates to reduce reliance on primary extraction**
 - d) identify and safeguard locally and nationally important minerals to avoid them being un-necessarily sterilised by non-mineral related development.**
 - e) in order to support and maintain supply, identify and safeguard existing mineral extraction sites and, where appropriate, identify new sites and areas where future extraction may be possible.**
 - f) identify and safeguarding infrastructure minerals handling, processing and transportation, the manufacture of concrete and concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material.**
 - g) strike the necessary balance between the need for new minerals development and the protection of the District’s human and natural resources by offering policy support for sustainable minerals development, which meets key environmental criteria.**

POLICY MIN2: MINERALS SUPPLY AND LANDBANKS

- 1. The Council, in conjunction with other Mineral Planning Authorities within West Yorkshire will seek to contribute to the maintenance of an aggregates landbank of a least 7 years supply for sand and gravel reserves and 10 years supply for crushed rock, as calculated through the Local Aggregate Assessment.**
- 2. The Council will also seek to maintain an adequate supply of other minerals to meet requirements of the district and wider region. Of particular importance will be the need to maintain production of high-quality building, roofing and paving stones.**
- 3. Within the areas of search shown on the Policies Map, proposals for the extraction of sandstone where it will primarily be used to produce high-quality building, roofing or paving stones will be supported in principle.**
- 4. When considering proposals for new or extended building, roofing and paving stone quarries, any evidence that it would result in an increased supply of particularly scarce building, roofing or paving stones, such as stone slates, riven flags, or matching stones needed for the repair of historic buildings or monuments, will be accorded significant weight.**

- 5. Proposals for the extraction of sandstone where it will primarily be used to produce aggregates will be permitted subject to meeting the following criteria:**
 - a) The sandstone reserves to be used are not suitable to produce building, roofing or paving stones, and;**
 - b) One of the following circumstances applies:**
 - i. The Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;**
 - ii. The aggregates would mainly be used to produce building sand, or;**
 - iii. It can be otherwise demonstrated that demand for the type of aggregates intended to be produced cannot be met from the existing permitted reserves within West Yorkshire or by the use Recycled or Secondary Aggregates.**
- 6. The ancillary production of aggregates at building, roofing or paving stone quarries will be permitted subject to meeting the following criteria:**
 - a) Only those reserves unsuitable for building, roofing or paving stone production will be used for aggregates, and;**
 - b) Sufficient material would remain to allow the site to be restored to an appropriate landform, and;**
 - c) One of the circumstances set out in Part 5b) applies or the production of aggregates is necessary to facilitate the recovery of building, paving or roofing stones in terms of practical considerations or economic viability.**
- 7. Within the areas of search shown on the Policies Map, proposals for the extraction of sand and gravel will be supported in principle unless the Local Aggregates Assessment indicates that no additional permitted reserves of sand and gravel are required.**
- 8. The use of secondary and recycled aggregates in new development will be supported to reduce reliance on primary aggregate extraction and contribute towards sustainable and efficient use of resources.**
- 9. Proposals for processing facilities will be supported where they are consistent with the provisions set out in Policy MIN7 as well as other relevant policies of the Local Plan¹.**
- 10. Proposals for the extraction of clay (including brick clay, engineering clay and fireclay) will be supported in principle providing that the applicant can produce evidence that there is a demonstrable economic need for the quality and quantity of clay proposed to be recovered.**

¹ Where proposals for recycled and secondary aggregate processing facilities are situated within operational mineral extraction sites, they should not prohibit its future restoration when extraction ceases.

Appendix 4: National Planning Policy Framework (NPPF) Wording – Facilitating the Sustainable Use of Minerals (2024 and 2026)

- A4.1 It is recognised that an updated version of the National Planning Policy Framework (NPPF) was published in August 2026. This paper refers to the relevant paragraph numbers from the 2024 edition of the NPPF, as outlined in Paragraph 8 of Annex A of the 2026 NPPF, the Bradford District Local Plan should continue to be prepared in line with, and examined against, the 2024 version. It is considered that the policy approach of the Local Plan is consistent with both versions of the NPPF.
- A4.2 Table A4.1, below, sets out a side-by-side comparison of the wording relating to facilitating the sustainable use of minerals in the 2024 and 2026 versions of the NPPF.

Table A4.1: National Planning Policy Framework - Facilitating the Sustainable Use of Minerals Wording – 2024 and 2026

NPPF Paragraph Number (2024)	NPPF Policy Number (2026)
Chapter 17: Facilitating the sustainable use of minerals 222. <i>It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.</i> 223. <i>Planning policies should:</i> <i>(a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;</i> <i>(b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;</i> <i>(c) safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas⁷⁷; and adopt appropriate</i>	Chapter 11: Facilitating the sustainable use of minerals <i>Plan-making policies</i> <i>M1: Planning for a sufficient supply of minerals</i> <i>1. The development plan should provide for a sufficient and timely supply of minerals of national and local importance.</i> <i>2. This means that in relation to aggregate minerals, the development plan should:</i> <i>a. Use the Local Aggregate Assessment, the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate, and any published National and Sub National Guidelines on future supply, to identify the provision needed in the plan area³⁵. The Local Aggregate Assessment should be prepared annually by the mineral planning authority, either individually or jointly, to forecast future demand, based on a rolling average of ten years' sales data and other relevant local information and an assessment of all supply options (including marine dredged, secondary and recycled sources);</i>

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

- (d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;*
- (e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;*
- (f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;*
- (g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and*
- (h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.*

224. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy⁷⁸. In considering proposals for mineral extraction, minerals planning authorities should:

- (a) as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads,*

- b. Allocate sites and/or identify preferred areas to maintain this provision, including landbanks of at least seven years for sand and gravel and at least ten years for crushed rock (longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and the productive capacity of permitted sites);*
- c. Calculate and maintain separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market; and*
- d. Ensure that large landbanks bound up in very few sites do not stifle competition.*

3. In relation to industrial minerals, the development plan should:

- a. Use evidence of existing site capacities and demand to identify the level of provision needed to maintain a continuing level of supply for their use in industrial and manufacturing processes; and through cooperation with neighbouring and more distant authorities, identify how these requirements can be met through the allocation of sites and/or identification of preferred areas, taking into account the distribution of industrial minerals deposits;*
- b. Maintain reserves of:*
 - i. At least 10 years for individual silica sand sites;*
 - ii. At least 15 years for silica sand sites where significant new capital is required, and for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant; and*
 - iii. At least 25 years for brick clay, and for cement primary and secondary materials where this is needed to support a new kiln.*

<i>National Landscapes and World Heritage Sites, scheduled monuments and conservation areas;</i> <i>(b) 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;</i> <i>(c) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source⁷⁹, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</i> <i>(d) not grant planning permission for peat extraction from new or extended sites;</i> <i>(e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;</i> <i>(f) consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and</i> <i>(g) recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.</i> <i>225. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.</i> Maintaining Supply	<i>c. Take account of the need for the provision of brick clay from a number of different sources to enable appropriate blends to be made.</i> <i>4. In relation to oil and gas, the development plan should distinguish between, and plan for, the three phases of development (exploration, appraisal and production) within licensed areas. The development plan should not identify new sites or extensions to existing sites outside licensed areas.</i> <i>5. The development plan should not identify new sites or extensions to existing sites for peat or coal extraction.</i> <i>6. Relevant development plan policies should take account of the contribution that substitute or secondary and recycled materials and minerals waste can make to supply, in preference to the extraction of primary materials, whilst aiming to source minerals supplies indigenously. Where further extraction is necessary, landbanks of non-energy minerals should so far as practical be maintained through sites which lie outside National Parks, the Broads, National Landscapes and designated heritage assets, although the identification of sites or preferred areas in development plans should also reflect that minerals can only be worked where they are found.</i> M2: Safeguarding mineral resources and infrastructure through plan-making <i>1. The development plan should:</i> <i>a. Define Mineral Safeguarding Areas and (in two tier areas) Mineral Consultation Areas to support the safeguarding of mineral resources;</i> <i>b. Where necessary to prevent the sterilisation of mineral resources, require the prior extraction of minerals on sites allocated for non-mineral development, where practical and environmentally feasible; and</i>
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226. *Minerals planning authorities should plan for a steady and adequate supply of aggregates by:*

- (a) preparing an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years' sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);*
- (b) participating in the operation of an Aggregate Working Party and taking the advice of that party into account when preparing their Local Aggregate Assessment;*
- (c) making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans, taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;*
- (d) taking account of any published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;*
- (e) using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;*
- (f) maintaining landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised⁸⁰;*
- (g) ensuring that large landbanks bound up in very few sites do not stifle competition; and*

- c. Identify existing, planned and potential sites which need to be safeguarded for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.*

National decision-making policies

M3: Assessing the benefits of mineral development

1. *In assessing proposals for minerals development³⁶, substantial weight should be given to the benefits of mineral extraction and processing, including to the economy. In this context, particular importance should be given to:*
 - a. Maintaining minimum reserves of aggregates and industrial minerals, as specified in policy M1(2)(b) and M1(3)(b);*
 - b. Ensuring that the capacity of operations to supply a wide range of materials is maintained, with reserves which are sufficient to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment;*
 - c. Processing secondary aggregates, where this can help to reduce the need for new extraction;*
 - d. Facilitating the exploration and extraction or processing of critical and growth minerals, the use of which supports any or all of the following:*
 - i. The green energy transition;*
 - ii. The transition to net zero;*
 - iii. National security; and*
 - iv. The growth of key sectors set out in the Industrial Strategy³⁷.*
 - e. Maintaining a supply of building and roofing stone for the repair or extension of historic buildings and structures, or where the use of*

- (h) *calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.*

227. *Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:*

- (a) *co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;*
- (b) *encouraging safeguarding or stockpiling so that important minerals remain available for use;*
- (c) *maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment⁸¹; and*
- (d) *taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.*

Oil, gas and coal exploration and extraction

228. *Minerals planning authorities should:*

- (a) *when planning for on-shore oil and gas development, clearly distinguish between, and plan positively for, the three phases of development (exploration, appraisal and production), whilst ensuring appropriate monitoring and site restoration is provided for;*
- (b) *encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;*
- (c) *indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;*

traditional materials in construction is important to conserve or enhance the character of an area. The duration of planning permission should, where appropriate, give the flexibility needed to cater for the intermittent or low rate of working at many sites.

M4: Considering the impacts of mineral development

1. *Proposals for mineral development should:*

- a. *Not have unacceptable adverse impact on the natural and historic environment, human health or aviation safety, taking into account the national decision-making policies in this Framework; including as a result of any cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;*
- b. *Ensure any unavoidable noise, dust and particle emissions and any vibrations from blasting will be controlled, mitigated or removed at source, and that appropriate noise limits are established for extraction in proximity to noise sensitive properties (recognising that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction); and*
- c. *Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.*

M5: Development involving peat, coal or onshore oil and gas

- 1. *Proposals for the extraction of peat at new or extended sites should be refused.*
- 2. *Development involving surface or underground coal workings, or for onshore oil and gas extraction, should be refused unless it is necessary:*

(d) <i>encourage the capture and use of methane from coal mines in active and abandoned coalfield areas; and</i> (e) <i>provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.</i> 229. <i>When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.</i> 230. <i>Planning permission should not be granted for the extraction of coal unless:</i> (a) <i>the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or</i> (b) <i>if it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts)</i>	a. <i>To facilitate the exploration, appraisal or production of oil and gas in an area where the North Sea Transition Authority has granted petroleum rights, including licensed areas; or</i> b. <i>To allow the extraction of other minerals of national and local importance (such as fireclay), where the removal of coal is incidental to and necessary for this purpose; or</i> c. <i>For public safety; or</i> d. <i>For the purpose of ground stabilisation or to enable other development (where this can only be achieved by the full or partial removal of shallow coal deposits); or</i> e. <i>To facilitate the capture and use of methane from coal mines in active and abandoned coalfield areas.</i> 3. <i>If development is proposed for surface or underground coal extraction under the criteria listed in paragraph 2 of this policy, minerals planning authorities should provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.</i> 4. <i>Minerals planning authorities should support proposals for underground gas and carbon storage and associated infrastructure if local geological circumstances indicate the proposals are feasible. It should also be ensured that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.</i> M6: Safeguarding mineral resources and infrastructure through decision-making 1. <i>Proposals for non-mineral development should not:</i> a. <i>Constrain potential future use for mineral working in a Mineral Safeguarding Area; or</i>
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	<i>b. Prevent or constrain the use of existing, planned and potential sites for:</i> <i>i. The bulk transport, handling and processing of minerals;</i> <i>ii. The manufacture of concrete and concrete products; or</i> <i>iii. The handling, processing and distribution of substitute, recycled and secondary aggregate material.</i> <i>2. Where proposals for non-mineral development are located within a Minerals Consultation Area, the decision-making authority should consult the mineral planning authority and take account of the local minerals plan before determining the planning application.</i> <i>3. The prior extraction of minerals, where practical and environmentally feasible, should be supported where it would prevent the sterilisation of minerals deposits as a consequence of other forms of development proposals or allocations.</i>
Footnotes: 77. Primarily in two tier areas as stated in Annex 2: Glossary. 78. Except in relation to the extraction of coal, where the policy at paragraph 223 of this Framework applies. 79. National planning practice guidance on minerals sets out how these policies should be implemented 80. Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites. 81. These reserves should be at least 10 years for individual silica sand sites; at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and	Footnotes: 35. The assessment of the provision needed for aggregate and industrial minerals may, where appropriate, be undertaken and set out through the preparation of spatial development strategies. 36. Other than for development involving peat, coal or onshore oil and gas extraction, to which this policy does not apply. 37. The UK's Modern Industrial Strategy published in: Industrial Strategy - GOV.UK

at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln	
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Abbreviations and Glossary

The following abbreviations and terms are used within this document:

Abbreviation	Description
AAV	Aggregate Abrasion Value – measures a rock or aggregates resistance to surface wear and scratching caused by vehicle tyres.
AWP	Aggregate Working Party (previously Regional Aggregates Working Party) – a regional technical group that collects data and monitors the supply, demand and reserves of construction aggregates like sand and gravel, and crushed rock. Membership consists of Mineral Planning Authorities, Central Government and the minerals industry.
BGS	British Geological Survey – a UK government organisation that provides advice on all aspects of geoscience, as well as impartial advice on geological matters to the public, academics and industry. This includes information on and mapping for geology and minerals. Based near Nottingham.
CBMDC	City of Bradford Metropolitan District Council – local authority covering the City of Bradford Metropolitan District and provides all local government services in its area. Acts as the Local Planning Authority and the Minerals Planning Authority.
-	Core Strategy DPD – adopted in 2017 and sets the overall development strategy for Bradford District over the period 2013 to 2030. This includes the level and distribution of housing and employment growth and provides a policy framework to assess development proposals. It includes policies relating to minerals supply and development. Will be superseded by the Bradford District Local Plan.
-	Crushed Rock – is essential material a range of aggregate and non-aggregate uses. It is produced from hard rock formations and can be obtained by crushing stone into appropriate sizes for it be used. In relation to aggregate uses, its main use is roadstone for road construction where it is either coated with bitumen in asphalt or used uncoated. Other uses include other screened and graded aggregates as well as concrete aggregate.
CSPR	Core Strategy Partial Review – was an update to City of Bradford Metropolitan District Council’s adopted Core Strategy, created to align local housing and employment targets with update Government standard methodologies on housing requirements and changing local circumstances. Was superseded by the emerging Bradford District Local Plan.
LAA	Local Aggregate Assessment – an annual report prepared to assist Mineral Planning Authorities to plan for an adequate and steady supply of aggregates (sand and gravel, and crushed rock). It assesses the supply of, demand for, and potential constraints to aggregate production. The CBMDC area is covered by the West Yorkshire Local Aggregate Assessment.

LGS	Local Geological Site – locally designated sites of importance for geodiversity (geology and geomorphology). There are 22 designated LGSs in the CBMDC area. Were previously known as Regionally Important Geological and Geomorphological Sites (RIGS).
LWS	Local Wildlife Site – locally designated sites of nature conservation importance. There are 152 designated LWSs in the CBMDC area.
-	Lower Coal Measures – a series of Carboniferous-period sedimentary rocks laid down roughly 320 million years ago. Composed of an alternating sequence of mudstones, siltstones and fine-grained sandstones (such as the commercially valuable Elland Flags), interrupted by thin coal seams, fireclays and ironstone nodules.
MASS	Managed Aggregate Supply System – national mechanism that seeks to ensure a steady and adequate supply of aggregate mineral, to handle the significant geographical imbalances in the occurrence of suitable natural aggregate resources, and the areas where they are most needed. Works through national, sub-national and local partners working together through the preparation of Local Aggregates Assessments, participating in Aggregate Working Parties and via the National Co-ordinating Group.
MHCLG	Ministry of Housing, Communities & Local Government – the ministerial department of the UK Government responsible for overseeing the planning system in England and setting national planning policy.
-	Millstone Grit – a thick series of Carboniferous-age (formed around 315 million years ago) sandstone and sedimentary rock layers that heavily shape the upland moors, escarpments and historic architecture of Bradford District.
MPA	Mineral Planning Authority – local government body responsible for managing mineral extraction, development and safeguarding in its area. This includes preparing a planning policy framework to guide mineral development and determine planning applications. CBMDC is the mineral planning authority for its area.
MSA	Mineral Safeguarding Area – an area designated by a Mineral Planning Authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development
NPPF	National Planning Policy Framework - sets out the government’s planning policies for plan-making and for making decisions on development proposals in England and how these are expected to be applied.
PPG	Planning Practice Guidance – produced by the Ministry of Housing, Communities and Local Government to expand upon the contents of the National Planning Policy Framework and covers a range of topics. Available on-line only and updated regularly.
PSV	Polished Stone Value – a standard laboratory measure of an aggregate’s resistance to polishing by vehicle tyres and its ability to maintain skid resistance on road surfaces.

-	Recycled Aggregates – are processed construction and demolition waste, such as crushed concrete, brick and asphalt, that is re-used as sustainable building materials. Their use reduces the need for further primary mineral extraction and the quantity of waste requiring disposal.
RPB	Regional Planning Body (former) – were bodies responsible for preparing Regional Spatial Strategies (RSS) in the English regions. Abolished in under the Localism Act 2011.
RSS	Regional Spatial Strategy – provided regional level long-term planning frameworks for the English regions outside of London. Introduced in 2004 and revoke in July 2010.
RUDP	Replacement Unitary Development Plan – the statutory development plan for Bradford District, adopted in October 2005. Has been partially replaced by the Core Strategy DPD (2017), Bradford City Centre Area Action Plan (2017), Shipley and Canal Road Area Action Plan (2017) and Waste Management DPD (2017). The remaining policies and allocations will be replaced by the Bradford District Local Plan.
WYLAA	West Yorkshire Local Aggregate Assessment - a joint annual report produced by the five West Yorkshire local authorities (Bradford, Leeds, Wakefield, Kirklees, and Calderdale) via the West Yorkshire Combined Authority to monitor and plan for the supply of mineral aggregates. The most recent version was issued in February 2026 and based on data for the 2024 calendar year.
WYAS	West Yorkshire Archaeology Service – part of the West Yorkshire Joint Services, it provides archaeological services and advice to a broad range of clients
WYCA	West Yorkshire Combined Authority – a combined authority covering the five West Yorkshire Districts and headed by the Mayor for West Yorkshire. Has powers over transport, economic development, policing, skills and regeneration.
WYGT	West Yorkshire Geological Trust – a group of volunteers that work to protect and conserve important geological sites and raise aware of the county's rocks and landscapes.
YHAWP	Yorkshire & Humber Aggregates Working Party – see Aggregates Working Party (above).

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