

Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

**Minerals Background Paper 2
Minerals Safeguarding**

September 2026

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1 Introduction

- 1.1 Minerals play a key role in society. Aggregates and other construction minerals are needed to build homes, factories, offices and transport infrastructure. Other minerals are used in industry, food production and agriculture. Energy minerals such as oil and gas help to provide the country with power and heating. It is, therefore, essential to deliver development, support people's quality of life and create sustainable communities, to plan appropriately for minerals. This ensures that the need for minerals for society and the economy, as well as the impacts that extraction and processing have on communities and the environment, are managed in an integrated manner.
- 1.2 It must be remembered that minerals are a finite and non-renewable resource, meaning that supply could be limited and that once used it is not possible to replace them. Unlike other forms of development, mineral development is different as they can only be worked where they occur naturally. This can result in some conflict between the benefits that extraction has and its potential impacts that can arise from mineral operations.
- 1.3 Accordingly, it is essential for the Council to take account of where the District's mineral resources are located and their importance both now and, in the future, and put in place a mechanism to avoid these resources being needlessly sterilised by other forms of development – this is known as minerals safeguarding including the use of mineral safeguarding areas (MSAs).
- 1.4 Sterilisation means that the mineral can no longer be worked or extracted. Examples of sterilisation would be if a building were built on top of the resource, or close to it, meaning that it would be unlikely and impractical to extract minerals after development has taken place. This means that mineral resources should be taken into consideration when determining planning applications for non-minerals development.
- 1.5 As well as safeguarding mineral resources, there is also a need to ensure that infrastructure for minerals processing and transportation is safeguarded.
- 1.6 City of Bradford Metropolitan District Council (CBMDC) in its role as the mineral planning authority (MPA) for its area 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 undertaken in a way that protects the District's communities and its environment. This includes establishing a planning policy framework for minerals, against which proposals for mineral development will be determined.
- 1.7 CBMDC is preparing a new single District-wide Local Plan to help shape the future growth and development of its area, part of which involve new policies for mineral development including safeguarding and defining Minerals Safeguarding Areas (MSAs). This paper forms part of the evidence for the emerging Local Plan.

2 Minerals Safeguarding

- 2.1 Minerals Safeguarding Areas (MSAs) are described by the British Geological Survey (BGS) as areas of known mineral resources that are of sufficient economic or conservation value to warrant protection for generations to come. Their purpose is to ensure that mineral resources are adequately protected and effectively considered in land-use planning decisions, so like other finite resources, they are not needlessly sterilised. In effect, MSAs make relevant parties aware of the presence of mineral resources. They will alert prospective applicants seeking planning permission to the existence of valuable mineral resources and indicate where specific safeguarding policies may apply.

- 2.2 It must be noted that inclusion in an MSA does not mean that there will be a presumption that the mineral will be worked or that proposals in the area will receive planning permission. Its main purpose is to protect the resource from potential sterilisation over the long term. Any proposals for minerals development would need to come through the planning applications process and must be in accordance with all other relevant development plan policies and other material planning considerations.
- 2.3 The national policy on safeguarding is set out in the [National Planning Policy Framework \(December 2024\)](#)¹ and the on-line [Planning Practice Guidance \(October 2014 onwards\)](#)² with further technical guidance provided by the British Geological Survey in their [Minerals Safeguarding in England: Good Practice Advice](#)³ published in September 2011. In relation to safeguarding NPPF Paragraph 223 states in preparing Local Plans, mineral planning authorities (MPAs) should:
- Safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas; and adopt appropriate 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).
 - 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.
- 2.4 The Planning Practice Guidance states that since minerals are a non-renewable resource, mineral safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of minerals resources, of local and national importance. It recommends that a systematic approach to the identification of MSAs is adopted which:
- uses the best available information on the location of all mineral resources in the authority area. This may include use of British Geological Survey (BGS) maps as well as industry sources.
 - consults with the minerals industry, other local authorities (especially district authorities in two-tier areas), local communities and other relevant interests to define Minerals Safeguarding Areas.
 - sets out Minerals Safeguarding Areas on the policies map that accompanies the Local Plan and define Mineral Consultation Areas; and
 - adopts clear development management policies which set out how proposals for non-minerals development in Minerals Safeguarding Areas will be handled, and what action applicants for development should take to address the risk of losing the ability to extract the resource. This may include policies that encourage the prior extraction of minerals, where practicable, if it is necessary for non-mineral development to take

¹ [Ministry of Housing, Communities & Local Government \(2024\), National Planning Policy Framework \(December 2024\); MHCLG: London - Paragraph 223](#)

² [Department of Levelling Up, Housing & Communities \(2014\), Planning Practice Guidance: Minerals – Minerals Safeguarding – Paragraph 002 Ref ID: 27-002-20140306 to 006 Ref ID: 27-006-20140306 \(October 2014\); DLUHC: London](#)

³ [British Geological Survey \(2011\), Minerals Safeguarding in England: Good Practice Advice. BGS: Nottingham](#)

place in Minerals Safeguarding Areas and to prevent the unnecessary sterilisation of minerals.

- 2.5 The issue of defining an MSA in a designated area or an urban area is clarified to explain that this should be done where necessary, for example, beneath large regeneration projects on brownfield land areas.
- 2.6 The BGS good practice advice complements the NPPF by supporting and facilitating MPAs in their implementation of national policy with respect to the safeguarding and the prior extraction of minerals. It provides independent advice and a step by step (7 step) methodology on how to define MSAs to prevent the needless sterilisation of minerals, as required by the NPPF. It advises that in most cases MSAs should cover the full extent of mineral resources considered to be of economic importance and that they should also cover urban areas under which mineral resources lie.

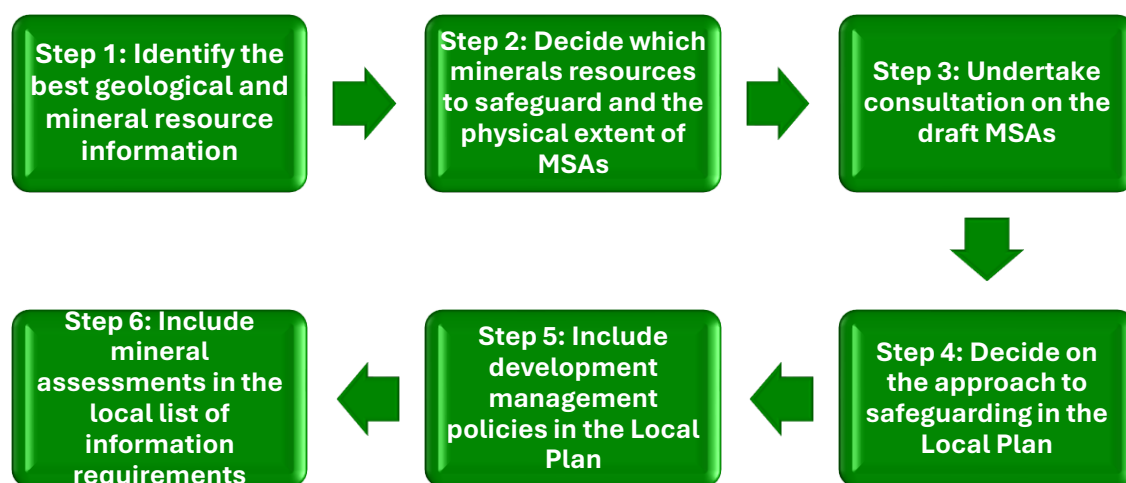
3 Bradford District's Geology & Mineral Resources

- 3.1 Bradford District's mineral resources reflect its geological, economic and social history. Its bedrock geology 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
- 3.2 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.
- 3.3 As the above description of the District's geology shows, it has several mineral resources that provide an important role in meeting national, regional and local supply requirements. The BGS advises MPAs to consider which of the mineral deposits in their areas are or may become of economic importance in the future. Based on the BGS information, it is considered that the District contains the following range of economically important minerals:
 - Sandstone
 - Sand and Gravel
 - Clay; and
 - Coal

4 Identifying Mineral Safeguarding Areas - Methodology

- 4.1 To identify Mineral Safeguarding Areas (MSAs), it is necessary to have a **step-by-step** methodology. The British Geological Survey (BGS) provides a useful methodology which mineral planning authorities can use to create an appropriate and effective system for safeguarding minerals. This has been modified to reflect CBMDC's status as a unitary authority and is outlined in **Figure 4.1**. Steps 1 to 3 are covered in this document and will inform the policy approach of the Local Plan (Steps 4 & 5).

Figure 4.1: Approach to Identifying Mineral Safeguarding Areas



Step 1: Identify the Best Geological and Mineral Resource Information

- 4.2 Geological and mineral resource information can come from a variety of sources. The starting point is the mineral resource information produced by the British Geological Survey (BGS). This has been produced on a country-wide basis for England as well as for parts of Wales and Central Scotland and are designed to specifically support the planning system. These maps show those mineral deposits that the BGS consider to be potential resources.
- 4.3 Bradford District is featured on the map covering [West Yorkshire](#)⁴. It shows that the District has a range of minerals resources as described in Section 3, above. The council has used this mapping (together with any updates) and the accompanying report as the starting point for identifying resources. The maps in Appendix 1 show the potential extent of the mineral resources in the District.
- 4.4 The minerals industry is also a key source of information. They are best placed to advise which mineral resources are likely to be of economic potential and where the best locations for their extraction are. They may also possess information not held by the BGS such as exploration data including shallow borehole information and trial pit investigations. If minerals operations occur in areas not identified as resources by the BGS, discussions with industry could assist in determining whether the minerals being extracted are important to the District, and the extent of the resource to be safeguarded. The industry will be involved throughout the process of identifying Mineral Safeguarding Areas.

Step 2: Decide which Mineral Resources to Safeguard and the physical Extent of MSAs

- 4.5 The information gathered during Stage 1 will provide the basis for any decisions about which minerals should be safeguarded. This will be used to put together resource maps for the District. Best practice is for entire resources to be included with in MSAs. Ideally these resources should not be affected by other planning considerations. In some cases, it may not be practical to identify all mineral reserves/resources as MSAs. For example, the identified resource may be too small to justify extraction, or it may not be of economic importance. In addition, the resource may already be sterilised by development.

⁴ [British Geological Survey - Mineral Resource Information in Support of National, Regional and Local Planning: West Yorkshire \(Map\)](#)

- 4.6 The BGS advises mineral planning authorities to consider which of the mineral deposits in their areas are or may become of economic importance in the foreseeable future. Having identified those minerals which are economically important to Bradford District, the BGS advises authorities to identify the extent the resource area to be safeguarded. The extent of any such area will depend on the extent and configuration of the mineral deposit. It will also depend how it is refined through discussion with the minerals industry and key stakeholders as the Local Plan develops, as they often have the best local knowledge about the quality and viability of working local geological formations.
- 4.7 The second stage in the process of defining MSAs and their extent is to examine those issues and constraints that could affect them. It is suggested that the following also be considered in determining which resources to safeguard and the extent of MSAs:
- settlements
 - appropriate safeguarding buffer zones
 - transport and processing infrastructure.
 - new allocation proposals for other land uses such as housing and employment
 - sensitive environmental areas; and
 - previously worked areas and current operations and planning permissions.

Step 3: Undertake consultation on the draft MSA's

- 4.8 Consultation and community/stakeholder involvement is an essential part of the planning system in England. In relation to minerals safeguarding, the minerals that the council is proposing to safeguard, and the draft Mineral Safeguarding Areas themselves need to be subject to specialist consultation. Of particular importance is the need to involve the minerals industry alongside other key stakeholders such as Historic England, Natural England, the Environment Agency, British Geological Survey and adjoining mineral planning authorities. Consultation on proposed MSAs will take place through the emerging Local Plan.

Step 4: Decide on the approach to safeguarding in the Local Plan

- 4.9 The Bradford District Local Plan (2025 to 2043) will set the planning policy framework for the definition of Mineral Safeguarding Areas. The approach will be developed through consultation. It will set out those mineral resources which will be safeguarded and the circumstances under which development in MSAs will be allowed (see Step 5, below).

Step 5: Include development management policies in the Local Plan

- 4.10 Defining MSAs will not by themselves safeguard mineral resources. To ensure that the safeguarding process is effective it also relies on developing criteria against which proposals for development in MSAs can be considered.
- 4.11 For example, such policies could set out the circumstances under which non-mineral development will be allowed to take place within MSAs, where it would not lead to sterilisation of a mineral resource. They could include exemption criteria. This could be useful in reducing the number of planning applications that need to be considered in urban areas where most are small scale householder applications. All identified MSAs will be defined on the Policies Map as part of the development of the Local Plan.

Step 6: Include mineral assessments in the local list of information requirements

- 4.12 It is important that CBDMC, in its role as an MPA, has relevant information about mineral resources in its area to help assess planning applications in MSAs for non-minerals development. The Council has an established Local Validation Checklist for applicants who are submitting planning applications for all forms of development to ensure that they

are accompanied by the correct information and supporting documentation. There are a range of national and local information requirements that must be addressed.

- 4.13 Mineral working is classed as being a major development. In addition to all other national and local requirements there are some additional requirements that need to be addressed as part of proposals for mineral working. This includes submitting information on the nature of the deposit to be worked, the proposed method of extraction, the ancillary operations and development, transport, the environmental effects of the proposal, the need for the mineral, and restoration, aftercare and re-use as well as relevant drawings covering these matters.

5 Safeguarding Minerals Infrastructure

- 5.1 In planning for minerals development, it is also essential to remember that in addition to managing and supporting extraction, there is a need to for facilities/infrastructure to process, manufacture and distribute the final products. National policy (NPPF Paragraph 223 and Planning Practice Guidance) requires Local Plans to safeguard existing, planned and potential infrastructure sites/facilities for transport, storage, handling and processing of minerals. This could include facilities such as canal or river wharves, railway sidings, concrete manufacturing and concrete batching plants, coating plants and facilities for processing aggregates.
- 5.2 The reason for doing is to:
- Ensure that sites for these purposes are available should they be needed; and
 - Prevent sensitive or inappropriate development that would conflict with the use of sites identified for these purposes.
- 5.3 Bradford District does not have any sites for minerals transport infrastructure or the manufacture of coated materials, however there are number of concrete batching and depot sites as well as facilities from the handling, processing and distribution of recycled aggregate material. These are set out in **Table 5.1** (below) and **Appendix 2**.

Table 5.1: Minerals Infrastructure in Bradford District

Infrastructure Type	Site Name	Operator
Concrete Batching (Ready Mix Concrete)	Mill Lane, Bradford	Aggregate Industries
Concrete Batching (Ready Mix Concrete)	Mount Street, Bradford	CEMEX
Concrete Batching (Ready Mix Concrete)	Station Road, Shipley	Aire Concrete
Concrete Batching (Ready Mix Concrete)	Valley Road, Keighley	Breedon Group PLC
Recycled Aggregate Production	Beckside Works, Old Corn Mill Lane, Bradford	Mone Bros Group Ltd
Recycled Aggregate Production	Hallas Rough Quarry	Flappit Tipping & Recycling

Recycled Aggregate Production	Hammerton Street, Bradford	Blackshaw Landfill Ltd
Recycled Aggregate Production	Midgeham Cliff End Quarry	Midgeham Cliff End Quarry Ltd
Recycled Aggregate Production	Neville Road, Bradford	Thomas Crompton Ltd
Recycled Aggregate Production	Queens Road, Bradford	Underwoods Recycling

- 5.4 The four concrete batching facilities within the District primarily supply ready mix concrete for the construction sector. The recycled aggregated production facilities are also classed as operational waste management facilities in the emerging Local Plan and are protected under Policy WAS3.
- 5.5 The facilities at Hallas Rough Quarry and Midgeham Cliff End Quarry are ancillary to the primary use of both sites. The former is an active mineral extraction site and waste disposal facility, whilst the latter is a former quarry that is currently being restored by means of landfilling with imported material. Both have end dates for their operation as part of the extant planning permissions which are:
- For Hallas Rough Quarry, it is 31 August 2038, by which time the site should be fully restored in accordance with the approved restoration scheme and all plant, machinery and structure removed.
 - For Midgeham End Cliff Quarry, there are two end dates. The first, 30 January 2028, is when all waste disposal and recycling operations are required to cease, with the second being 30 October 2028 where all plant, machinery, containers, roads, access, hard surfaces and structure should be removed and the site restored in accordance with the approved restoration scheme.
- 5.6 Once these primary uses cease, the number of recycled aggregate production facilities within the District will reduce potentially affecting the supply of materials.

6 Policy Development

- 6.1 The existing/previous policy approach to mineral safeguarding in Bradford District is set out in Policy EN12 of the adopted Core Strategy DPD (2017) (see Appendix 3)^{Appendix 3: Extract From Adopted Core Strategy (2017) – Policy EN12: Minerals Safeguarding}. It sought to ensure that sandstone, coal, and sand and gravel resources within the District are safeguarded from sterilisation by other forms of development via the designation of Mineral Safeguarding Areas (MSAs). These were to have been defined on the Policies Map that would have accompanied the Allocations DPD, which was to be produced following on from the Core Strategy. The MSAs would be based on the Minerals Safeguarding Plan which was shown in the Core Strategy DPD – Appendix 13⁵.
- 6.2 The MSAs were based on the mineral resource information set out in BGS Mineral Resource mapping. As part of the policy development, it was considered inappropriate to include a buffer around each resource area, because these resources were relatively abundant and development land and economic viability were relatively constrained. However, one exception was for active minerals workings which were to be safeguarded with a 500m buffer (this was to be shown on the Policies Map of the Allocations DPD).

⁵ [City of Bradford Metropolitan District Council \(2017\), Core Development Plan Document – Appendices.](#)

- 6.3 At the time preparing the Core Strategy policy it was not envisaged that there would be any situations in which it was appropriate to refuse an application for a non-minerals development due to proximal sterilisation of an unworked and unproved part of a relatively abundant resource. Initial versions of the policy also sought to exclude urban areas from MSAs. However, evidence was submitted during the preparation of the Core Strategy DPD to suggest that it was viable for prior extraction of minerals within an urban setting, the policy was amended.
- 6.4 As part of the Core Strategy Partial Review (CSPR), it was decided not to review the adopted minerals policies, however when it was determined that the Council would produce a single full Local Plan for its area, it was considered appropriate to review all policy areas.
- 6.5 In developing the Bradford District Local Plan, it was clear that to ensure compliance with the National Planning Policy Framework (NPPF), it should contain a policy to safeguard important mineral resources. As such, the broad policy approach from the Core Strategy was carried forward into the Local Plan and included Draft Policy EN13 (see Appendix 4).
- 6.6 As part of the consultation exercise on the Regulation 18 (Preferred Options) version of the Local Plan held during February and March 2021, a limited number of representations (2 in total) were received in respect of the draft policy. Both were received from Government agencies (The Coal Authority and Historic England) and were broadly supportive of the approach taken to safeguarding the District's surface coal and sandstone resources.
- 6.7 There was support for parts B and E of the policy relating to sandstone safeguarding and protection/safeguarding of active, inactive or historic mineral extraction voids. The latter point was particularly in respect of the need to safeguard material that may be required for the restoration or conservation of historic buildings.
- 6.8 It is not proposed that amend the policy significantly. A draft can be found in Appendix 5.
- 6.9 Alongside safeguarding important mineral resources there is a need to ensure that mineral infrastructure is protected. Both the Core Strategy and the emerging Local Plan (Regulation 18 version) did not include a specific policy aimed at safeguarding minerals infrastructure.
- 6.10 To meet the requirements of the NPPF, a desktop exercise was undertaken to identify those facilities for transport, storage, handling and processing of minerals in the District. As highlighted in Section 5 (above), ten facilities (four concrete batching plants and six recycled aggregate production facilities) were identified. In line with best practice from other mineral planning authorities, it was determined appropriate to include an additional policy within the Local Plan to seeking to protect minerals infrastructure and set out criteria for determining proposals which may affect them (see Appendix 6).

7 References

[British Geological Survey \(2011\), *Minerals Safeguarding in England: Good Practice Advice*. BGS: Nottingham](#)

[City of Bradford Metropolitan District Council \(2017\), *Bradford Local Plan – Core Strategy Development Plan Document \(2017\)*, CBMDC: Bradford](#)

[City of Bradford Metropolitan District Council \(2021\), *Bradford District Local Plan \(2020 to 2038\) – Regulation 18 \(Preferred Options\)*, CBMDC: Bradford](#)

[McEvoy, F.M. and Others \(2006\), *Mineral Resource Information for National, Regional and Local Planning: West Yorkshire \(comprising Metropolitan Boroughs of Bradford,*](#)

Calderdale, Kirklees and Wakefield and City of Leeds), British Geological Survey Commissioned Report CR/04/172N – Report

McEvoy, F.M. and Others (2006), Mineral Resource Information for National, Regional and Local Planning: West Yorkshire (comprising Metropolitan Boroughs of Bradford, Calderdale, Kirklees and Wakefield and City of Leeds), British Geological Survey Commissioned Report CR/04/172N – Map

Ministry of Housing, Communities and Local Government (2024), National Planning Policy Framework, MHCLG: London

Ministry of Housing, Communities and Local Government (and predecessors) (2014 onwards), Planning Practice Guidance – Minerals Safeguarding (Paragraphs 002 to 006 – Reference ID: 27-002-20140306 to 27-006-20140306), MHCLG: London

Appendix 1: Maps Showing Potential Extent of Mineral Resources in Bradford District

Figure A1.1: Potential Sand & Gravel Resources in Bradford District

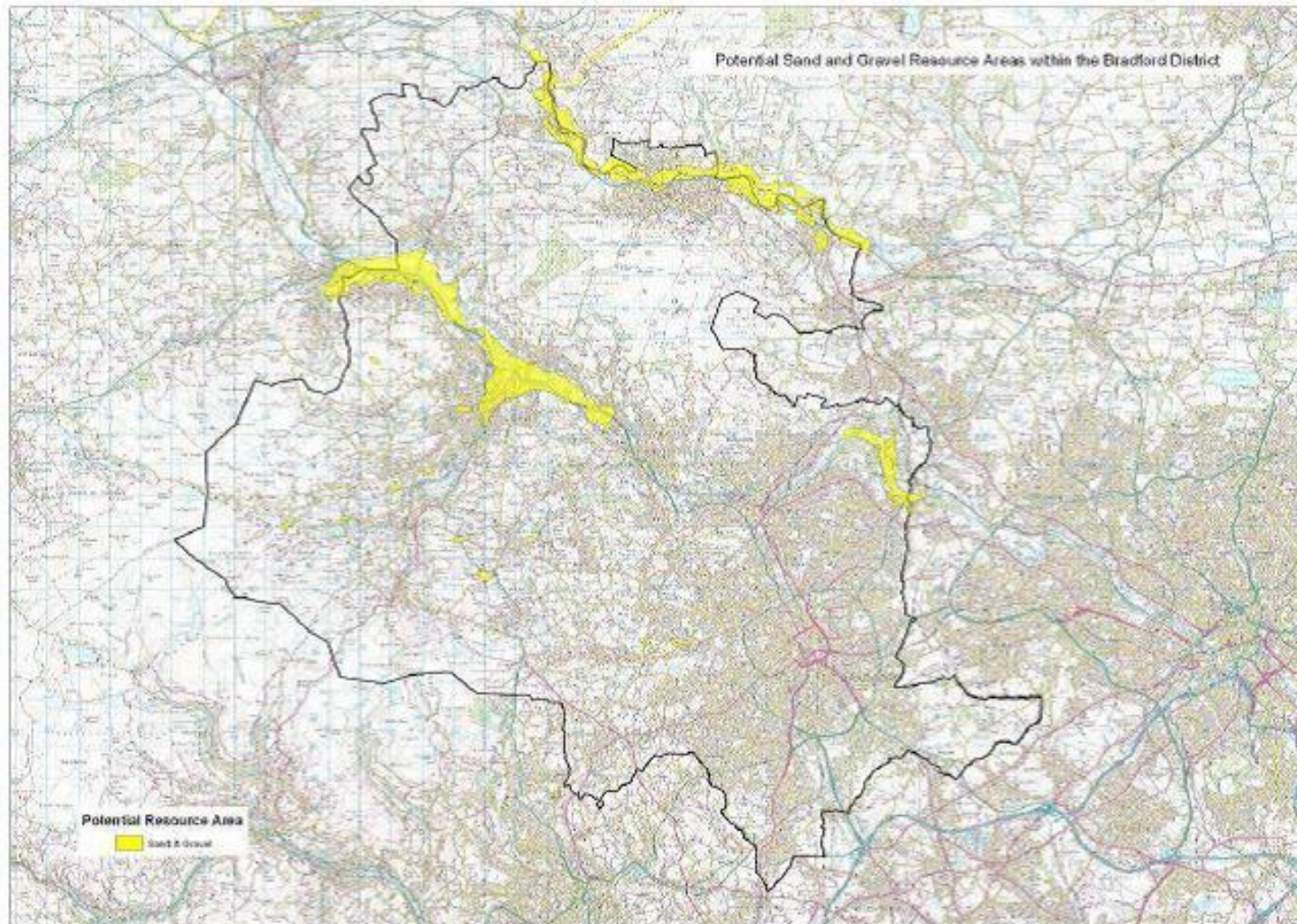


Figure A1.2: Potential Sandstone Resources in Bradford District

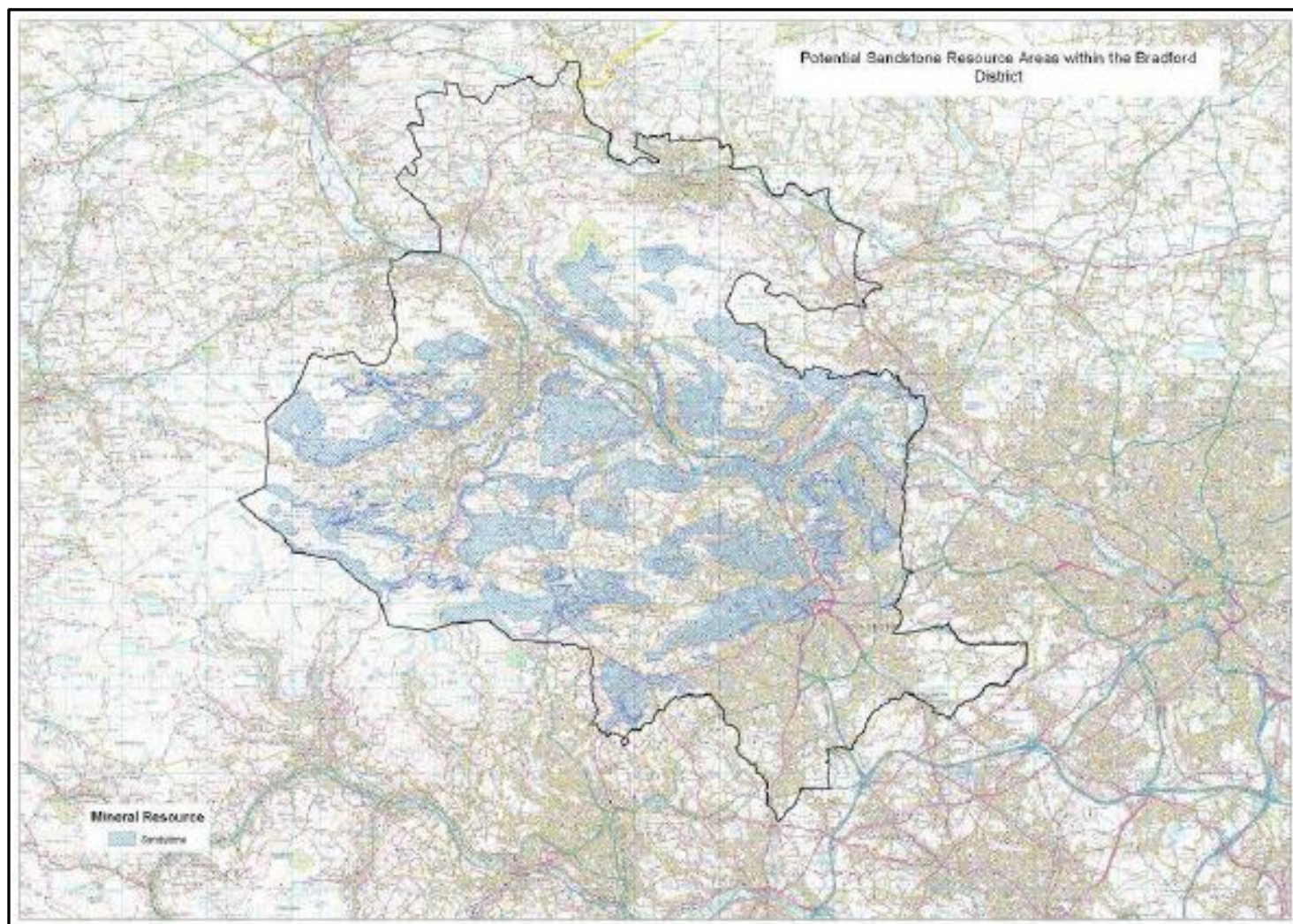
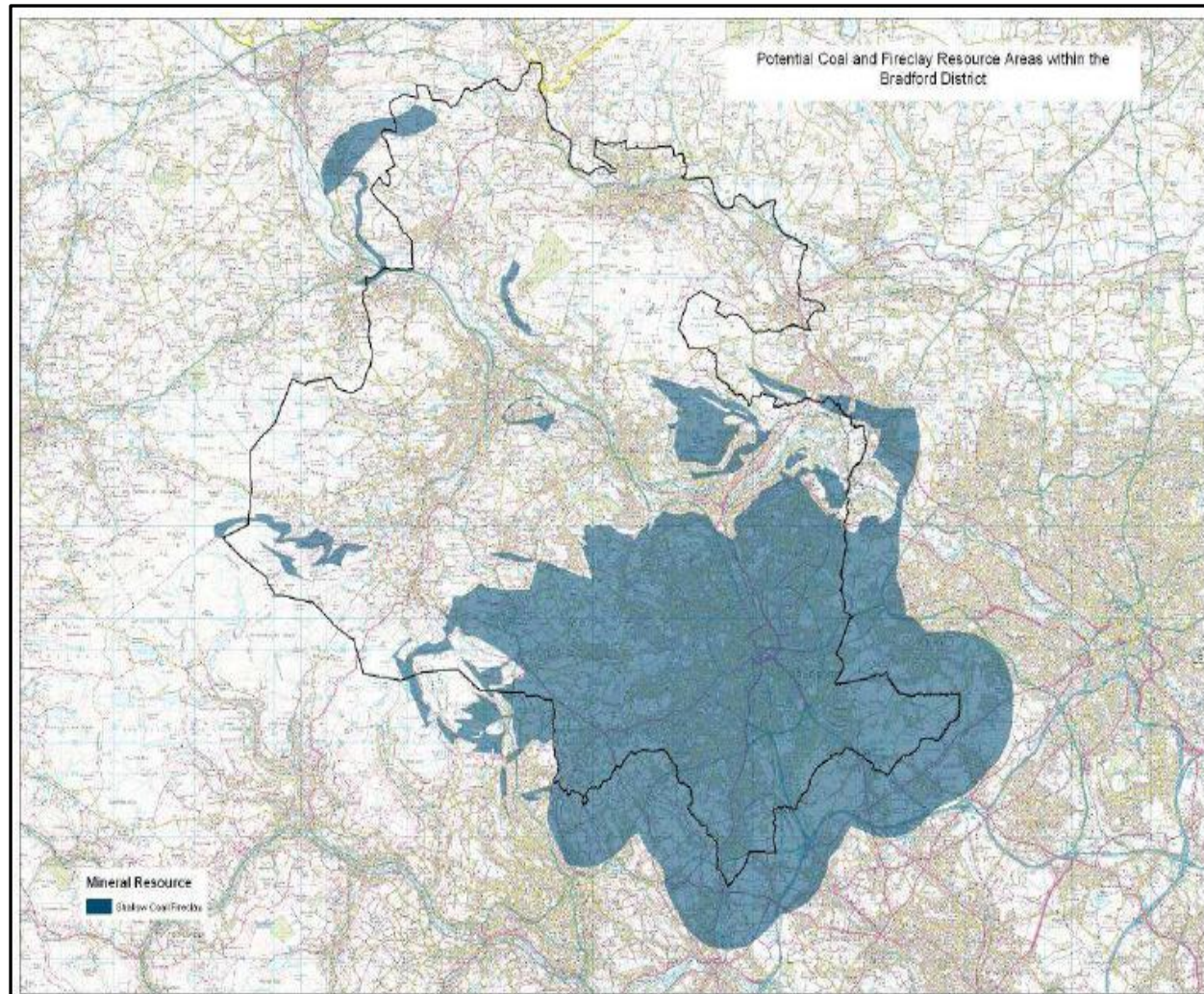


Figure A1.3: Potential Coal & Fireclay Resources in Bradford District



Appendix 2: Minerals Infrastructure Sites/Facilities

A2.1 This appendix sets out details of the location and boundaries of minerals infrastructure facilities within Bradford District (as listed in Table 5.1)

Figure A2.1: Mineral Infrastructure Facilities in Bradford District



Concrete Batching Plants

Figure A2.2: Mill Lane, Bradford (Aggregate Industries)

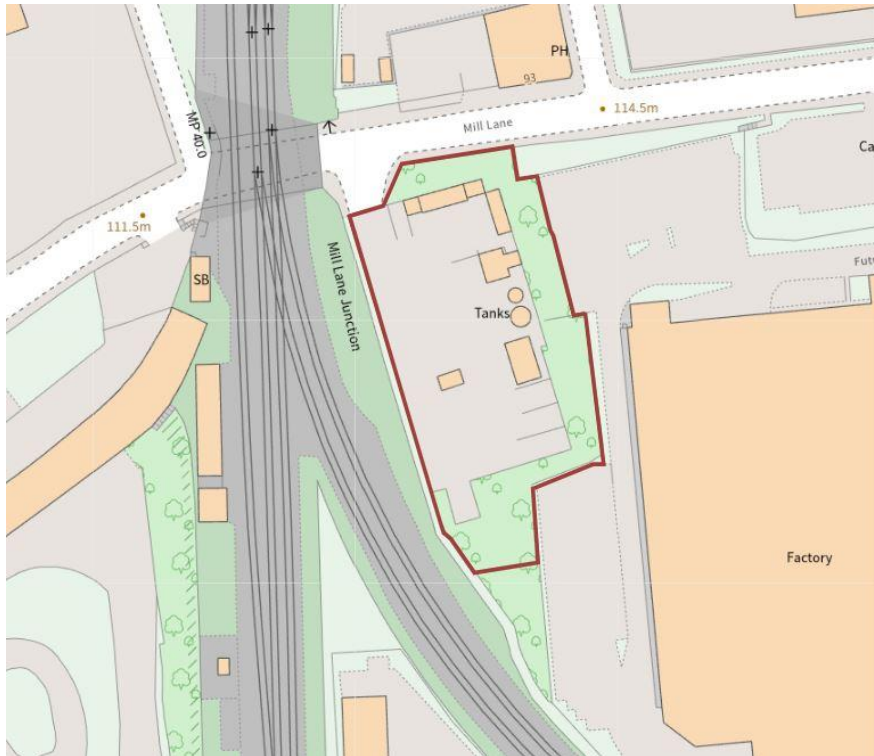


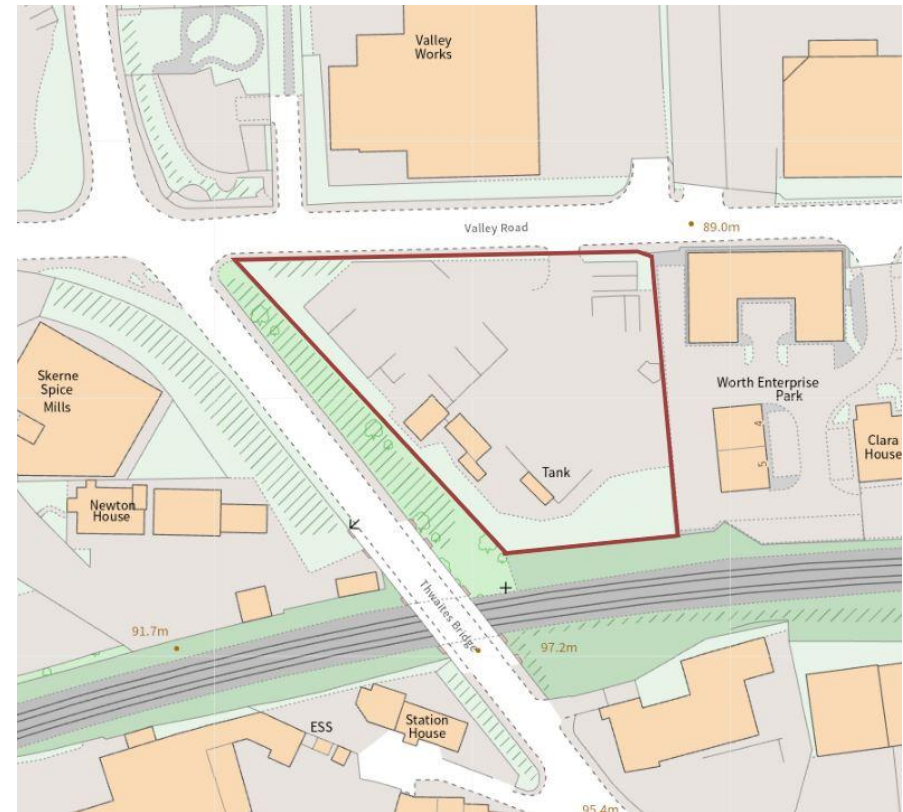
Figure A2.3: Mount Street, Bradford (Cemex)



Figure A2.4: Station Road, Shipley (Aire Concrete)



Figure A2.5: Valley Road, Keighley (Breedon Group PLC)



Recycled Aggregate Production Facilities

Figure A2.6: Becksides Works, Bradford (Mone Brothers Group Ltd)

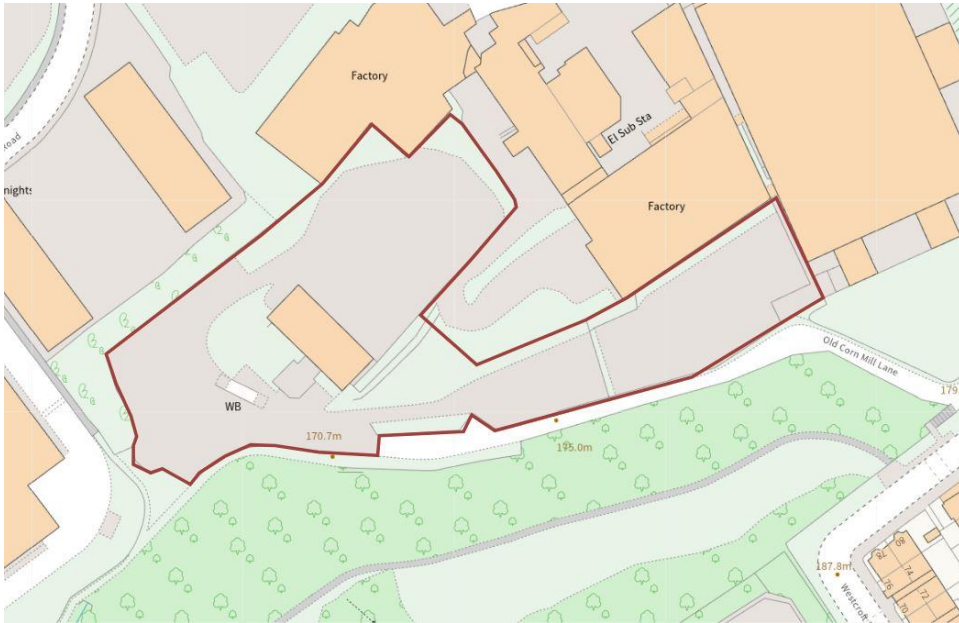


Figure A2.7: Hallas Rough Quarry (Flappit Tipping & Recycling)



Figure A2.8: Hammerton Street Aggregate Recycling Facility (Blackshaw Landfill Ltd)



Figure A2.9: Midgeham Cliff End Quarry (Midgeham Cliff End Quarry Ltd)



Figure A2.10: Neville Road, Bradford (Thomas Crompton Ltd)

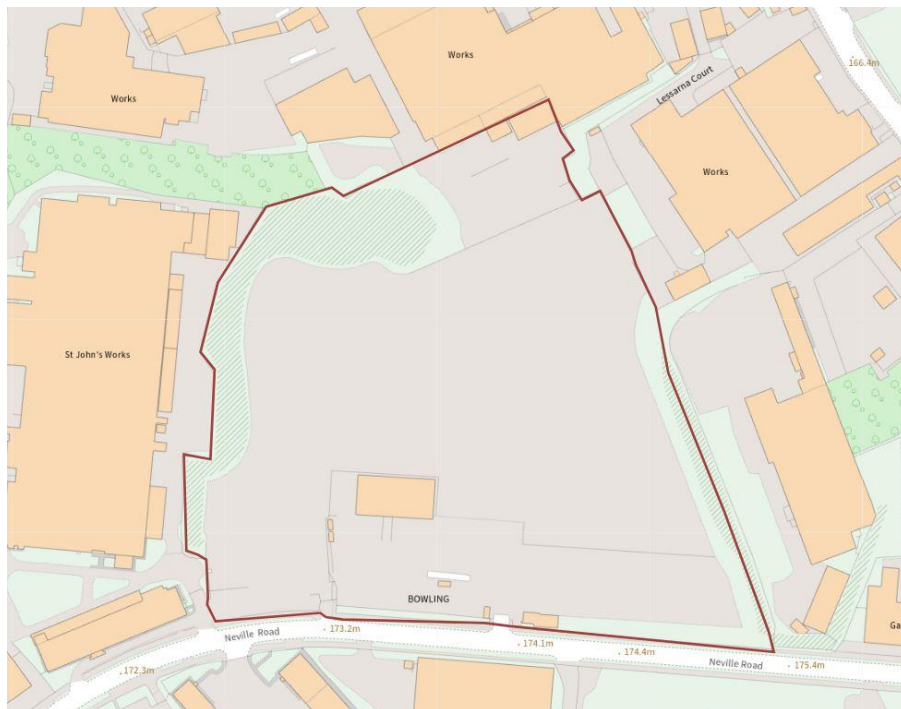


Figure A2.11: Queens Road, Bradford (Underwoods Recycling)



Appendix 3: Extract From Adopted Core Strategy (2017) – Policy EN12: Minerals Safeguarding

POLICY EN12: MINERALS SAFEGUARDING

- A. Sandstone, coal and sand and gravel resources within the District will be safeguarded from sterilisation by other forms of development through the allocation of Minerals Safeguarding Areas defined in the Allocations DPD based on the broad areas shown in the Minerals Safeguarding Plan.**
- B. Within the Sandstone Minerals Safeguarding Area planning permission should not be granted for proposals involving the development of over 1 hectare of land unless it has been demonstrated that one of the following circumstances applies:**
- 1. The applicant proposes to recover part of the sandstone resource beneath the site for use as construction materials, or;**
 - 2. The applicant has demonstrated that there is no sandstone resource beneath the site of sufficient quality to produce either building stones or aggregates at sufficiently shallow depth to be viable for extraction, or;**
 - 3. The applicant has demonstrated that the costs associated with extracting the sandstone resource beneath the site significantly outweigh the value of the resource, or;**
 - 4. The applicant has demonstrated that none of the sandstone resource beneath the site could be extracted without prejudicing the development of the site due to ground level or engineering issues, or;**
 - 5. The prior extraction of the sandstone resource would result in an unacceptable level of environmental harm, or;**
 - 6. There is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of a sandstone resource which could otherwise be viable for extraction.**
- C. Within Coal and Sand and Gravel Minerals Safeguarding Areas planning permission should not be granted for any major development¹ unless it has been demonstrated that one of the following circumstances applies:**
- 1. The applicant proposes to recover the coal or sand and gravel resource beneath the site prior to developing the site, or;**
 - 2. The applicant has demonstrated that there is no coal or sand and gravel resource beneath the site at sufficiently shallow depth to be viable for extraction, or;**
 - 3. The applicant has demonstrated that the costs associated with extracting the coal or sand and gravel resource beneath the site significantly outweigh the value of the resource, or;**
 - 4. The prior extraction of the coal or sand and gravel resource would result in an unacceptable level of environmental harm, or;**
 - 5. There is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of the coal or sand and gravel resource.**
- D. Planning permission should not be granted for the development of any land within 500m of an existing active minerals extraction site, other than development within the**

curtilage of an existing dwelling house, unless it has been demonstrated that the development would not prejudice any opportunities for the future extension of the active minerals extraction site.

- E. Planning permission should not be granted for development within active, inactive or historic minerals extraction voids unless it has been demonstrated that such development would not result in the sterilisation of an economically significant mineral resource or a resource which may be required for the restoration or conservation of historic buildings and would not be affected by any unacceptable land stability risks.
- F. Proposals involving the extraction of minerals from a development site which has the benefit of planning permission for a type of development which would otherwise sterilise the mineral resource beneath the site, will be supported in principle, providing that the proposal accords with the other policies within the Local Development Plan.

Appendix 4: Extract from Bradford District Local Plan (2020 To 2038) – Regulation 18 (Preferred Options) (February 2021) - Draft Policy EN13: Minerals Safeguarding

Policy EN13: Minerals Safeguarding
A. Sandstone, coal and sand and gravel resources within the District will be safeguarded from sterilisation by other forms of development through the allocation of Minerals Safeguarding Areas defined in the Policies Map based on the broad areas shown in the Minerals Safeguarding Plan (see Appendix 4); B. Within the Sandstone Minerals Safeguarding Area planning permission should not be granted for proposals involving the development of over 1 hectare of land unless it has been demonstrated that one of the following circumstances applies: 1. The applicant proposes to recover part of the sandstone resource beneath the site for use as construction materials, or; 2. The applicant has demonstrated that there is no sandstone resource beneath the site of sufficient quality to produce either building stones or aggregates at sufficiently shallow depth to be viable for extraction, or; 3. The applicant has demonstrated that the costs associated with extracting the sandstone resource beneath the site significantly outweigh the value of the resource, or; 4. The applicant has demonstrated that none of the sandstone resource beneath the site could be extracted without prejudicing the development of the site due to ground level or engineering issues, or; 5. The prior extraction of the sandstone resource would result in an unacceptable level of environmental harm, or; 6. There is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of a sandstone resource which could otherwise be viable for extraction. C. Within Coal and Sand and Gravel Minerals Safeguarding Areas planning permission should not be granted for any major development⁶ unless it has been demonstrated that one of the following circumstances applies: 1. The applicant proposes to recover the coal or sand and gravel resource beneath the site prior to developing the site, or; 2. The applicant has demonstrated that there is no coal or sand and gravel resource beneath the site at sufficiently shallow depth to be viable for extraction, or; 3. The applicant has demonstrated that the costs associated with extracting the coal or sand and gravel resource beneath the site significantly outweigh the value of the resource, or; 4. The prior extraction of the coal or sand and gravel resource would result in an unacceptable level of environmental harm, or;

⁶ As defined by the Town and Country Planning (General Development Management) Order 2010

- 5. There is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of the coal or sand and gravel resource.**
- D. Planning permission should not be granted for the development of any land within 500m of an existing active minerals extraction site (as shown on the Policies Map), other than development within the curtilage of an existing dwelling house, unless it has been demonstrated that the development would not prejudice any opportunities for the future extension of the active minerals extraction site.**
- E. Planning permission should not be granted for development within active, inactive or historic minerals extraction voids unless it has been demonstrated that such development would not result in the sterilisation of an economically significant mineral resource or a resource which may be required for the restoration or conservation of historic buildings and would not be affected by any unacceptable land stability risks.**
- F. Proposals involving the extraction of minerals from a development site which has the benefit of planning permission for a type of development which would otherwise sterilise the mineral resource beneath the site, will be supported in principle, providing that the proposal accords with the other policies within the Local Plan.**

Appendix 5: Proposed Mineral Safeguarding Policy – Regulation 19 (Publication) Draft

POLICY MIN3: MINERAL SAFEGUARDING

1. To protect mineral resources from sterilisation by other forms of non-mineral development, Minerals Safeguarding Areas (MSAs) are defined on the Policies Map around the following resources:
 - a) Sandstone
 - b) Sand and gravel
 - c) Coal
 - d) Clay
2. Within the Minerals Safeguarding Areas, non-minerals development involving proposals of over 1 hectare of land will be supported where it has been demonstrated that one or more of the following circumstances applies:
 - a) it is proposed to extract the mineral prior to development taking place, or;
 - b) there is no resource beneath the site of a sufficiently shallow depth to be viable for extraction, or;
 - c) the costs associated with extracting the resource significantly outweigh its value, or;
 - d) the resource could not be extracted without prejudicing the development of the site due to ground levels or engineering issues, or;
 - e) prior extraction would result in an unacceptable impact on communities or the environment, or;
 - f) there is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of a resource which could otherwise be viable for extraction, or;
3. In determining the feasibility of prior extraction of minerals, an assessment should be undertaken and consider:
 - a) the suitability of environmental conditions to support mineral extraction operations.
 - b) whether it would be achievable within an acceptable timescale.
 - c) whether there is a market for the mineral being extraction.
 - d) the effect of prior extraction on the viability of the overall proposal.
4. Planning permission should not be granted for the development of any land within 500m of an existing active minerals extraction site, other than development within the curtilage of an existing dwelling house, unless it has been demonstrated that the development would not prejudice any opportunities for the future extension of the active or allocated mineral extraction site.
5. Planning permission should not be granted for development within active, inactive or historic minerals extraction voids unless it has been demonstrated that it would not result in the sterilisation of an economically significant mineral resource or a resource

which may be required for the restoration or conservation of historic buildings and would not be affected by any unacceptable land stability risks.

- 6. Proposals involving the extraction of minerals from a development site which has the benefit of planning permission for a type of development which would otherwise sterilise the mineral resource beneath the site, will be supported in principle.**

Appendix 6: Proposed Mineral Infrastructure Safeguarding Policy

POLICY MIN4: MINERAL INFRASTRUCTURE

- 1. The minerals-related infrastructure set out in Table MIN1 and identified on the Policies Map will be safeguarded from un-necessary loss to non-mineral related development on the site or within its vicinity.**
- 2. Proposals resulting in their loss will not be permitted, unless it can be demonstrated that:**
 - a) it will not prevent or prejudice the current or future use of the site; and/or**
 - b) the site is no longer required for mineral handling, processing, storage or transport; and/or**
 - c) alternative capacity for mineral handling, processing, storage or transport can be provided and delivered sustainably at an alternative site.**
- 3. Proposals within the vicinity of minerals-related infrastructure will be required to demonstrate that:**
 - a) it will not place unreasonable restrictions on the operation of the site as result of the proposal being permitted;**
 - b) where the operation of the site could have an adverse impact on the proposed development, the proposal provides suitable mitigation to protect local amenity.**

Appendix 7: National Planning Policy Framework (NPPF) Wording – Mineral Safeguarding and Mineral Infrastructure Safeguarding (2024 and 2026)

- A7.1 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.
- A7.2 Table A7.1, below, sets out a side-by-side comparison of the wording relating to mineral safeguarding and mineral infrastructure safeguarding in the 2024 and 2026 versions of the NPPF.

Table A7.1: NPPF Mineral Safeguarding and Mineral Infrastructure Safeguarding Wording - 2024 and 2026

NPPF Paragraph Number (2024)	NPPF Policy Number (2026)
Chapter 17: Facilitating the Sustainable Use of Minerals 223. <i>Planning policies should:.....</i> c) <i>safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas; and adopt appropriate 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)</i> e) <i>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;</i>	Chapter 11: Facilitating the Sustainable Use of Minerals <i>Policy M2: Safeguarding Mineral Resources and Infrastructure Through Plan-Making</i> 1. <i>The development plan should:</i> a. <i>Define Mineral Safeguarding Areas and (in two tier areas) Mineral Consultation Areas to support the safeguarding of mineral resources;</i> b. <i>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> c. <i>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.</i>



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