

Buckinghamshire Minerals Development Plan Document

Issues and Options Consultation Report
(Regulation 25)

Minerals and Waste Local Development Framework

February 2007



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Preface

Although many of us do not realise this, minerals play an important role in the economic growth and well-being of this country. They are essential for the provision of our day to day needs such as roads, schools, hospitals and homes.

For example, to build a new house requires an average 60 tonnes of aggregate. Aggregates are not just used for construction but for many other products we take for granted. These include glass, cosmetics, paper, and toothpaste. Aggregates are also used in industries such as agriculture, food manufacture and water and sewage purification which in total equates to the average family demands of a lorry load of aggregates each year.

This need is reflected in Government policies that ensure there is an adequate and steady supply of minerals to meet the continuing needs of society. However, the Government is aware of the pressures that can be placed on areas where extraction of minerals takes place and has produced guidance which encourages a more sustainable approach to minerals production.

National objectives for mineral planning aim to ensure the prudent use of minerals by recycling suitable materials and thereby reducing the need for the extraction of land won primary aggregate. Where land won aggregate has to take place to meet society's needs, the objectives also aim to promote and seek to enhance the overall quality of the environment once extraction has ceased through high standards of restoration.

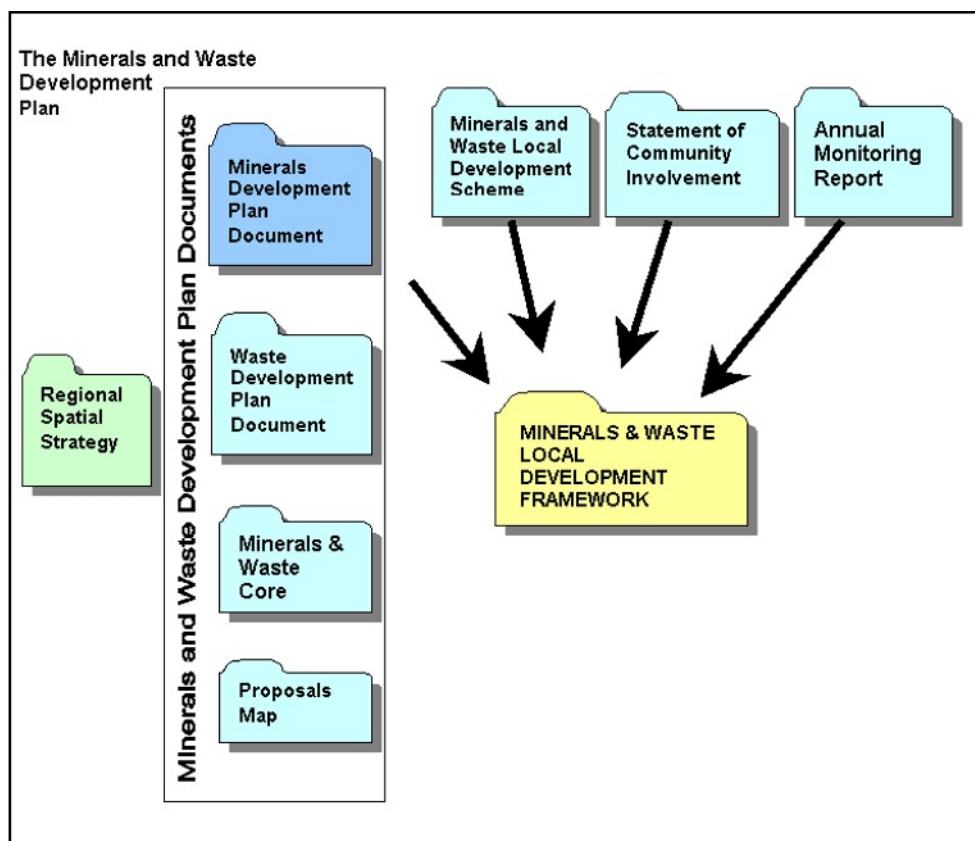
Achieving the aim of maintaining a steady supply of aggregate for society's needs in a sustainable manner can prove to be a challenging task. For it to be successful requires the input of a wide variety of sources from operators and industry bodies, Government departments and agencies, to Parish Councils, environmental and amenity bodies, resident groups and local people.

The County Council therefore wants as many sources as possible to respond to this Minerals Development Plan Document Issues and Options consultation report so as to ensure that the continued provision of aggregate in Buckinghamshire is undertaken in the most sustainable way possible. Your views will be welcomed and carefully considered before Preferred Options and proposals are prepared.

1 Introduction

- 1.1 The County Council is reviewing the planning policies covering mineral working and waste management in Buckinghamshire. This will result in a new policy framework for minerals and waste development in the County – the Buckinghamshire Minerals and Waste Local Development Framework (MWLDF). The MWLDF will plan how and where minerals and waste development will take place. The new system has the potential benefit that if alterations prove necessary to part of the plan, the individual document affected can be more easily updated, than having to renew the whole plan, as was the case before. The MWLDF is a "portfolio" of various development plan and other documents. Details of the timetabling of these documents can be found in the Council's Minerals and Waste Local Development Scheme (MWLDS) at: www.buckscc.gov.uk - Following the path : Environment > Minerals and Waste Plans > Local Development Framework

Figure 1 The Buckinghamshire Minerals & Waste Local Development Framework (MWLDF)



Source: Minerals & Waste Local Development Scheme 2006-2009, BCC.

- 1.2 An important stage in preparing the MWLDF will be to obtain **YOUR** views on the way forward through the use of consultation papers on issues and options. The purpose of this report is to set out for consultation what the Council sees as the key mineral provision issues that will need to be addressed in the “minerals plan” to be prepared in the MWLDF. This is formally known as the **Buckinghamshire Minerals Development Control Polices and Preferred Areas Development Plan Document - hereafter for convenience called "the Minerals Development Plan Document" (Minerals DPD).**
- 1.3 The Minerals DPD is one of the new forms of local plan that the County Council, as Mineral Planning Authority (MPA), must prepare under the revised national planning system introduced by the Government in 2004. It will cover the whole of Buckinghamshire and its purpose will be to assess the need, and identify if required, new preferred areas for future mineral extraction and to update certain Development Control policies. It must do this in ways that are consistent with national and regional minerals policy, and the policy framework provided by the adopted (April 2006) Buckinghamshire Minerals and Waste Local Plan. At the public inquiry into the local plan (in April 2005), the Council accepted that if additional sand and gravel provision needed to be made in the future, then further work would be required to identify future sites for mineral working and that this should be done in a Minerals DPD at the earliest opportunity.
- 1.4 The Council has already undertaken an early (non-statutory) consultation with stakeholders by questionnaire, held between July 17 and 8 September 2006. This sought the views of stakeholders upon the appropriate level of provision to be made in the Minerals DPD, and some locational principles. The findings from returned questionnaires have been used to determine the Issues & Options contained in this consultation. Key conclusions on the views of the stakeholders are given in the discussion of the relevant issues.
- 1.5 The Council now wants to get as wide a range of views as possible on the issues and options that should be looked at before it puts forward any proposals for comment. Responses to this paper will feed into the preparation of any site proposals for sand and gravel working in the Minerals DPD and will also inform the preparation of preferred options and proposals for the minerals core strategy at a later stage in the MWLDF.
- 1.6 This document has been published for consultation in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

How to respond to this consultation paper

- 1.7 This consultation poses a series of questions after a brief discussion of each of the issues. We would like to have your views on these issues and options (including anything that we may have omitted). It would be very

helpful if you could do this by answering the questions set out in the report, using the Response Form provided.

- 1.8 Comments are now invited on this consultation paper. Responses are requested by **16 March 2007**. If you wish you can also make your representation electronically at: 'Have Your Say' www.buckscc.gov.uk or by sending an email to: local_plan@buckscc.gov.uk If you have any queries regarding this document, need further information, or wish to discuss your comments with a member of the Council's Minerals & Waste LDF team, please telephone: **01296 382747** or write to:

**Strategic Planning Manager
Planning & Environment
County Hall
Aylesbury
Bucks
HP20 1UY**

What happens next?

- 1.9 This is the first opportunity to make your views known on the content of the Minerals DPD. Your responses to this consultation will help the Council draw up a preferred options and proposals report for consultation in the autumn of 2007. Submission of the Minerals DPD to Government is programmed for February 2008, and it is hoped the Council can adopt it in December 2008 (following independent examination).

Nomination of sites for the Minerals Development Plan

- 1.10 A key part of initial work in preparing the Minerals DPD is identifying site options for future mineral extraction. Potential sites should be identified as early as possible in the process so that they can be properly assessed. The Council is therefore issuing an invitation in this consultation paper to the mineral industry, landowners and other interested parties to nominate potential mineral sites for consideration.
- 1.11 It will help the Council in preparing preferred options if site nominations can be made by 16 March 2007. Please send details, together with a map of the proposed site and any other relevant information, to the Minerals and Waste LDF Team, Planning & Environment, County Hall, Aylesbury, Bucks. HP20 1UY. All sites put forward will be made public.

We need your views to help us determine what proposals should be included in the Minerals DPD, and where sites should be located for the future provision of minerals in Buckinghamshire.

2 Background to Issues & Options

- 2.1 Although Government guidance suggests that nationally, the demand for aggregates (generally consisting of sand, gravel and crushed rock – see glossary) is falling, the South East region is the most populous of the English regions which has resulted in significant growth pressures. This situation is reflected in the most recent regional guidance which includes proposals for 28,000 new dwellings per year across the region. To help meet this demand, the guidance also proposes four major growth areas, two of which are located in and around Buckinghamshire at Milton Keynes and Aylesbury. In addition to these proposals, the Heathrow Terminal Five development and other transport infrastructure will impose additional demands on the provision of minerals across the region, as will the need to contribute to London's requirement of construction aggregate.
- 2.2 The Government has recently revised its guidelines for aggregate provision in England to cover the period 2001-2016. The guidance sets out national supply policy with a breakdown of regional requirements which in turn is apportioned between each mineral planning authority (County Councils and Unitary Authorities) in the South East region.
- 2.3 Minerals policies M1 – M5 contained in the draft South East Plan (SEP) provide long term minerals guidance until 2016. The SEP considers the current supply of minerals in the region and how future needs can be met in a sustainable manner. National planning policy and the principles of sustainable development are reflected in the regional minerals policies which aim to safeguard the region's naturally occurring ('primary') minerals and encourage the use of suitable alternative (e.g. 'recycled') construction materials where appropriate.
- 2.4 All this means that the County Council and the community should work together to promote the reduction of the use of primary aggregates and increased use of alternative materials. Even so, there will still be a need for land-won aggregates to supply the construction industry.
- 2.5 It is the role of the minerals planning system to provide the land use and spatial planning framework through which the supply of mineral can be planned and provided for throughout the plan period. This framework needs to balance the demand for mineral with the need to protect the natural environment, and the quality of life enjoyed by those who live and work in the area. Achieving this balance is often not easy.
- 2.6 These requirements will need to be addressed by identifying new preferred areas in addition to those already contained in the Buckinghamshire Minerals and Waste Local Plan (BM&WLP) 2004-2016.
- 2.7 Planning Policy Statement 12 (PPS12) says that for minerals, the MWLDF, amongst other requirements, should take account of the need to contribute appropriately to national, regional and local requirements at acceptable social, environmental and economic costs.

- 2.8 At this stage in the plan-preparation process, these matters are looked at in a general, strategic manner rather than entering into more detailed considerations of policies and proposals.
- 2.9 All policies and proposals in development plan documents must be subject to Sustainability Appraisal (SA), including Strategic Environmental Assessment. A Sustainability Appraisal Scoping Report has been prepared (June 2006), setting a framework for the appraisal of policies and proposals.
- 2.10 The options in this report have been subject to Sustainability Appraisal (including Strategic Environmental Assessment). The outcomes of this process are available on the County Council website.
- 2.11 All development plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination to test the soundness of the document and ensure that necessary legal requirements for its preparation have been undertaken. When preparing local development documents for inclusion in a development framework, planning authorities are required to carry out consultation at an early stage, before drawing up proposals. Government policy and advice is that issues and alternative options should be drawn up and consulted on. A revised Statement of Community Involvement (SCI), which sets out how the Council will involve and consult organisations and individuals, has been prepared and consulted upon between December 2006 and January 2007. The SCI is programmed for adoption in November 2007.
- 2.12 All documents are on the County Council website at:

www.buckscc.gov.uk - Following the path: Environment > Minerals and Waste Plans > Local Development Framework

3 Minerals Planning Objectives for the Minerals and Waste Local Development Framework (MWLDF)

Minerals Planning Objectives

- 3.1 This section identifies what the Council considers to be the main *planning* objectives that the Minerals DPD will need to address. These are drawn from the Council's newly adopted Minerals and Waste Local Plan which, for the present under "transitional arrangements", will act as an "interim Core Strategy" to guide the identification of site options etc in the Minerals DPD. This means that the strategic framework for minerals objectives, planning strategy and targets is already in place (a new Core Strategy will be adopted in March 2009).
- 3.2 These minerals objectives are:
1. To safeguard viable deposits of mineral from other development thereby avoiding the sterilisation of valuable resources;
 2. To enable continuity of the supply of minerals over the plan period so as to meet Buckinghamshire's prevailing apportionment figure as identified in the Regional Planning Guidance for the South East (RPG9);
 3. To facilitate/enable a reduction in the use of primary land-won minerals in line with the principles of sustainable development;
 4. To facilitate the production of recycled materials as an alternative to primary land-won minerals and promote the use of new and existing recycling facilities;
 5. To encourage the use of rail and water by supporting the development of new rail aggregates depot and wharf facilities and the safeguarding of existing and permitted permanent sites thereby helping to reduce the adverse impacts of traffic associated with the minerals industry;
 6. To support the Chiltern brick industry in maintaining the production of traditional Chiltern bricks;
 7. To ensure appropriate protection of the quality of life of those who live and work in Buckinghamshire from the adverse effects of minerals related development;
 8. To ensure appropriate protection of the natural and cultural heritage in Buckinghamshire from the adverse effects of minerals development.

9. To ensure a high standard of restoration and appropriate after use.

Sustainability Objectives

- 3.3 The Council must also consider Sustainability Objectives when preparing the MWLDF and the Waste DPD. Both the strategy and the various identified sites will be assessed against Sustainability Appraisal Objectives. Those shown below are taken from the Buckinghamshire MWLDF Sustainability Appraisal Scoping Report (June 2006), incorporating amendments made following a period of consultation that ended on 13 September 2006.

Topic	Number	SA Objective
Air	SA1	To protect and enhance air quality
Climatic Factors	SA2	To minimise impacts on climate change
Population and Human Health	SA3	To protect the living conditions and amenities of local residents from the adverse effects of mineral and/or waste development
	SA4	To minimise adverse impacts on human health
Biodiversity, Flora and Fauna	SA5	To protect and enhance biodiversity and sites of geological interest
Cultural Heritage	SA6	To conserve and where appropriate enhance the historic environment
Soil	SA7	To conserve soil resources and quality
Landscape and Townscape	SA8	To maintain and enhance the quality and distinctiveness of landscapes and townscapes, in particular within the AONB
Material Assets	SA9	To avoid the wasteful use of natural resources and to encourage the use of alternatives to primary materials
Water	SA10	To protect water quality and water resources
	SA11	To minimise flood risk
Minerals	SA12	To conserve mineral resources and prevent their sterilisation
	SA13	To promote the effective restoration and appropriate after use of minerals and waste sites
Waste	SA14	To achieve the sustainable management of waste
Energy Generation and Use	SA15	To secure the efficient use of energy to increase the production of renewable energy from waste
Transport and Access	SA16	To minimise the impacts of minerals and waste traffic on residents, communities and the environment
	SA17	To reduce reliance on road travel

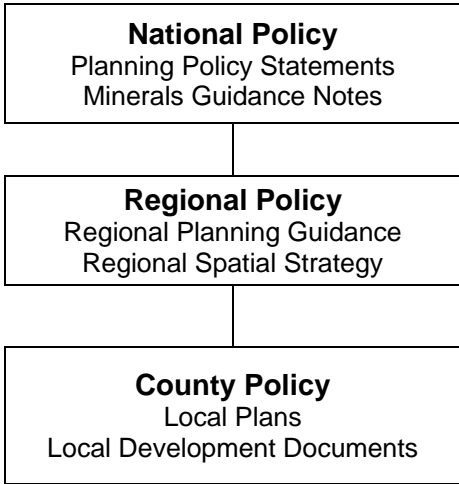
Social	SA18	To enable today's population to meet its needs for minerals and waste facilities, while maintaining the ability of future generations to meet their needs
	SA19	To maximise community participation in and responsibility for the provision of minerals and waste services
	SA20	To protect, enhance and create (where possible) resources valued for recreation, including Public Rights of Way
Economic	SA21	To use sound science responsibly and to encourage innovation
	SA22	To avoid significant adverse impacts on land and premises in employment use
	SA23	To maintain or improve the conditions that enable efficient growth and investment in the mineral and waste industries

3.4 These objectives will be regarded as common to all three Development Plan Documents, although in practice some may be expected to be of limited relevance to particular DPDs. The relevance of each objective to the individual DPDs will be considered in Sustainability Reports for each plan document.

4 Minerals Planning Framework

- 4.1 Buckinghamshire’s annual production of aggregate since the early 1990’s has been variable. For instance, in 1992, 500,000 tonnes of aggregate was produced with the annual rate not exceeding 1,000,000 tonnes up to 1996. In 1997 production jumped by 1,000,000 tonnes to 1,780,000 tonnes which was due to the contribution from two major civil engineering projects in the south of the county. Since the peak in 1997, there has been a steady decline in production to 1,150,000 tonnes being produced in 2005. This broadly follows the trends identified both nationally and regionally which have shown a decline in sales.
- 4.2 It is important that the Minerals DPD continues to make appropriate provision for the steady supply of minerals during the plan period through policies and the identification of sites where necessary.
- 4.3 Currently, the Minerals DPD will need to make provision for at least 990,000 tonnes of land-won aggregate to be available annually throughout the plan period (see paragraph 4.16). Although sufficient sites have been made available to achieve this level of provision throughout the current local plan period (2004-2016), the rolling forward of the plan in the Minerals DPD may result in the need of additional sites.
- 4.4 The Minerals DPD should set a locational strategy for minerals working in Buckinghamshire based of course on where minerals deposits are to be found. The inclusion of locational criteria policies will also need to be considered when identifying new sites.

Figure 2 Policy Framework



National policy aims and targets

- 4.5 Planning for the future supply of minerals in Buckinghamshire will be shaped by a number of regulatory instruments and policy measures at national and regional levels (Figure 2). Sustainable development is an important factor in the formation of planning policy from national to local level. In 2005 the Government published the Planning Policy Statement 1 (PPS 1) *Delivering Sustainable Development* which sets out four aims for sustainable development. These are:
- social progress which recognises the needs of everyone;
 - effective protection of the environment;
 - the prudent use of natural resources; and,
 - the maintenance of high and stable levels of economic growth and employment.
- 4.6 Government minerals policy is contained in Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPSs). Minerals Planning Guidance Note 1 (MPG1) *General Considerations and the Development Plan System* and MPG6 *Guidelines for Aggregates Provision in England* have now been replaced by MPS1 *Planning and Minerals* which contains policy considerations for minerals planning, including sustainable development, safeguarding, continuity of supply and areas for future working.
- 4.7 MPG6 was published in 1994 with the numerical information being revised in 2003 as *National and Regional Guidelines for Aggregate Provision in England 2001-2016*. This guidance is still in force and sets out national and regional supply policy and how they should be taken into account in the planning process. The revised guidelines at national level represent a reduction of 19% on the 1994 figures which reflect an overall fall in national demand for aggregates and a substantial increase in use of alternatives (mainly construction and demolition waste). This should generally lead to a reduction in land being allocated for aggregate extraction in DPDs.
- 4.8 The main changes in the guidance show a reduction in land-won sand and gravel and crushed rock (-19%), marine sand and gravel (-33%) and net imports to England (-48%). However, the guidance makes assumptions that there will be a significant increase in the supply of alternative materials of some 63%.
- 4.9 Those elements of supply that affect Buckinghamshire are land-won sand and gravel, imports and recycled and secondary aggregates. The County Council will therefore have to make provision for the extraction of sand and gravel, rail depots for the importation of hard rock and other minerals and sites for the recycling of alternative materials such as construction and demolition waste.

- 4.10 The guidance suggests that mineral planning authorities should use the length of the landbank in its area as an indicator of when new permissions for aggregates extraction are likely to be needed. The landbank indicator for sand and gravel is 7 years. The landbank is based on a regional figure apportioned between each MPA. The current apportionment figure for Buckinghamshire and how it has been allocated is explained in the regional policies and targets set out below.

Regional policies and targets

- 4.11 Regional Planning Guidance for the South East (RPG9) for Minerals (June 2006) contains a number of targets that provide a framework for the Minerals DPD. With a few amendments, these have been included in the draft South East Plan (SEP) that was submitted by the South East England Regional Assembly (SEERA) to the Government in March 2006. These reports, as Regional Spatial Strategy (RSS) for South East England, set an annual total minerals supply figure for the region over the period 2001-2016 which includes an annual apportionment of land-won sand and gravel for Buckinghamshire. The Minerals DPD should test at least this level of future provision. This is because SEERA will look for this when "certifying" the Document, and the independent Inspector conducting the Examination in assessing its "soundness".
- 4.12 Regional policy framework is guided by sustainable development. The SEP considers that in meeting aggregate needs, extraction and processing should:
- Safeguard the region's naturally occurring minerals and encourage the use of suitable alternative construction materials where appropriate;
 - Protect the environment and amenity;
 - Minimise the adverse impacts of the transport of minerals and construction materials.
- 4.13 Regarding the future supply of minerals in the South East region, the SEP seeks to;
- Encourage more efficient use of minerals in construction and manufacture, so as to reduce, and eventually eliminate, growth in demand;
 - Make significantly more use of recycled materials;
 - Meet the regional guidelines for land-won primary aggregate subject to demanding extraction, transport and restoration standards, wider environmental considerations and any available government guidance;

- Import into the region sufficient hard rock and other minerals to meet those industrial and construction needs that cannot be supplied from indigenous regional mineral resources;
- Enable the supply of construction aggregates in the South East to be met from a significant increase in supplies of secondary and recycled materials.

4.14 In Buckinghamshire's case, the most immediate need to achieve the SEP aims will be to meet the regional guidelines for the provision of land-won primary aggregate while attempting to make provision for the increased supply of alternative materials during the plan period.

4.15 The latest national guidance in RPG9 states that the previous South East regional figure of 16.5mtpa for supply of land-won sand and gravel should reduce to 13.25mtpa over the period 2001-2016. This figure has subsequently been apportioned between mineral planning authorities in the South East England region and is set out in Policy M3 (Primary Aggregates) of the draft South East Plan.

4.16 The exercise has resulted in Buckinghamshire being allotted a sub-regional apportionment 'share' of 990,000 tonnes of the annual total South East region's allocation of 13.25mt. The plan period of the Minerals DPD will determine how much land-won sand and gravel will be required. For instance, an 8 year plan covering the period from proposed adoption in December 2008 – 2016 (end of MPG6 period) would require $8 \times 0.99\text{mt} = 7.92\text{mt}$, a 10 year plan covering the period December 2008 – 2018 (plan period as recommended by Government) would require $10 \times 0.99\text{mt} = 9.9\text{mt}$ and a 13 year plan covering the period December 2008 – 2021 (a 5 year roll forward of the currently adopted Buckinghamshire Minerals and Waste Local Plan (BM&WLP) would require $13 \times 0.99\text{mt} = 12.87\text{mt}$. In all cases, as in line with Government advice, an additional 6.93mt would need to be provided for the landbank (see BOX 1) at the end of the plan period.

4.17 The requirements for each scenario for Buckinghamshire are shown in Table 1 below.

Table 1: Indicative Land-Won Sand and Gravel Requirements in Buckinghamshire Over Periods 1/1/2009 – 31/12/2016, 1/1/2009 – 31/12/2018 and 1/1/2009 – 31/12/2021 (tonnes)

			7 year post plan landbank	Total requirement
8 year plan 2008-2016	8 x 0.99 mt	7.92 mt	6.93 mt	14.85 mt
10 year plan 2008-2018	10 x 0.99 mt	9.90 mt	6.93 mt	16.83 mt
13 year plan 2008-2021	13 x 0.99 mt	12.87 mt	6.93 mt	19.80 mt

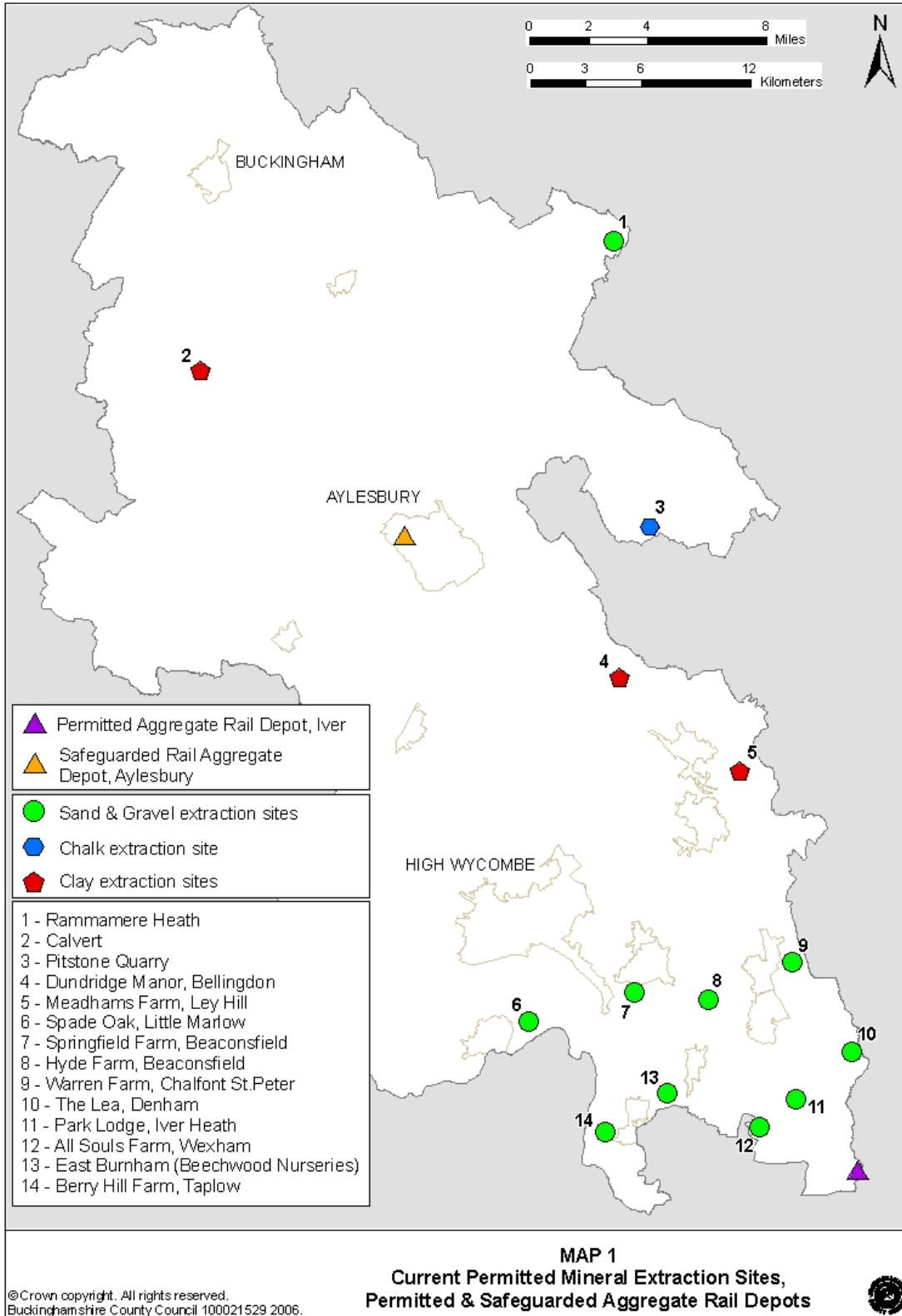
- 4.18 One of the amendments referred to in paragraph 4.11 above, was the inclusion of additional wording to SEP Policy M2 which apportions the provision of recycled and secondary aggregate between authorities. Buckinghamshire's apportioned figure amounts to 600,000 tonnes per annum. The implications of this apportionment are discussed more fully under Issue 8.

BOX 1 Definition of a landbank

A landbank is the quantity of mineral remaining to be worked at sites with planning permission for mineral working which is usually expressed as the number of years that permitted reserves will last at the indicated level of supply and given rate of extraction. For example, at the start of 2004, Buckinghamshire had a landbank of 9.5 years. This consisted of 9,370,000 tonnes of permitted reserves of sand and gravel which is then divided by the County's annual apportionment figure of 990,000 tonnes.

County policy and strategy

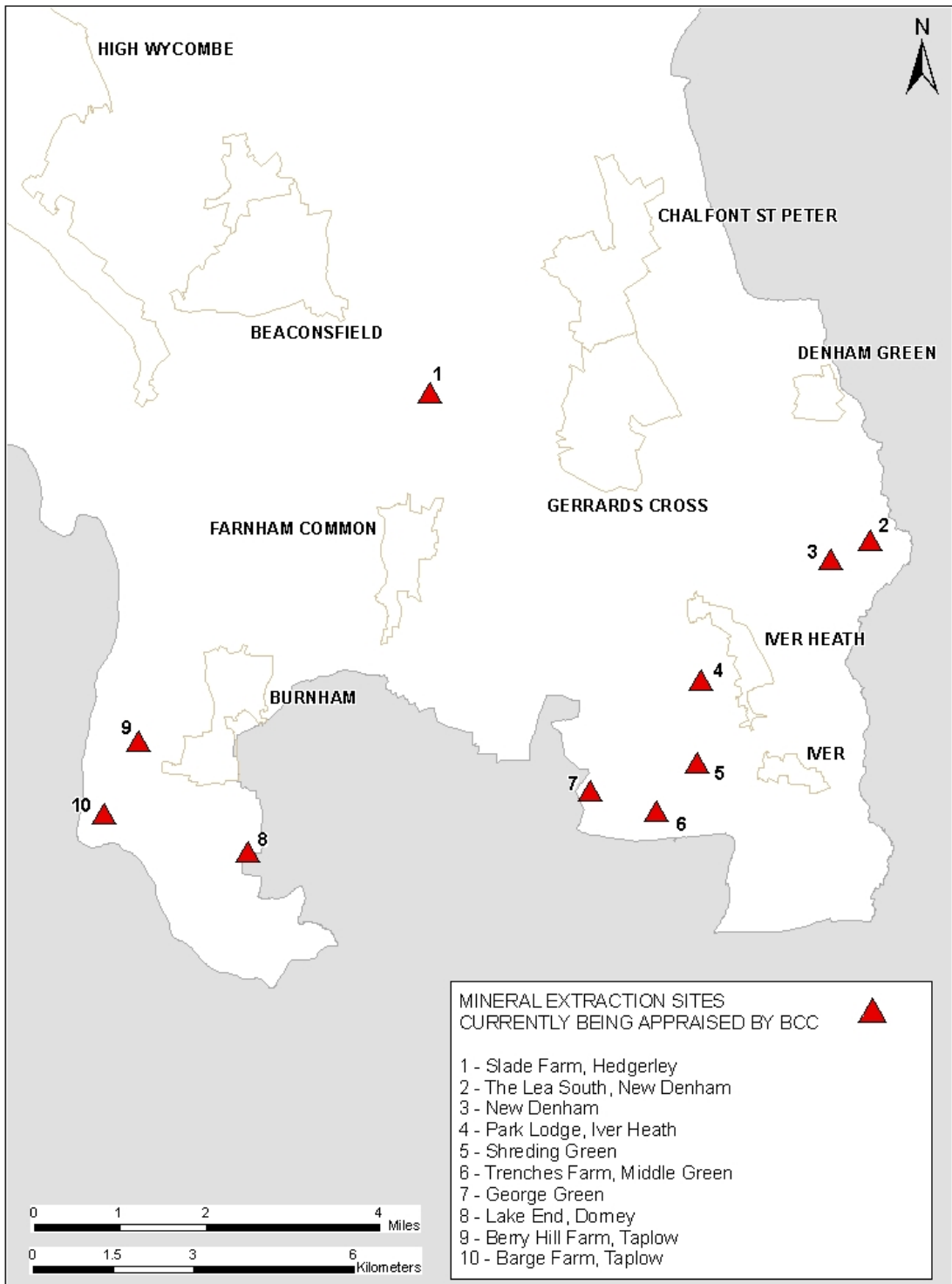
- 4.19 The Buckinghamshire County Structure Plan 1991-2011 states that development which would be likely to prevent the ultimate extraction of significant deposits of economically workable minerals will only be permitted in exceptional circumstances. It also states that the extraction of minerals prior to other more permanent forms of development will be encouraged (Policy M1).
- 4.20 In accordance with MPS1, the County Council will maintain a reserve of land with planning permission (a landbank) so as to meet its share of aggregates production in the region unless exceptional circumstances prevail.
- 4.21 The County Council will also encourage the use of secondary and recycled aggregates as an alternative to primary, land-won sources (Policy M10). Facilities will therefore be permitted in appropriate locations where there is no significant conflict with other relevant policies of the plan.
- 4.22 The Buckinghamshire Minerals and Waste Local Plan (BM&WLP) 2004 – 2016 was adopted in April 2006. The plan makes sufficient provision to meet its regional apportionment throughout the plan period. Map 1 illustrates the existing mineral extraction sites within the County. At the start of 2004 Buckinghamshire had a permitted landbank of 9.5 years (9.37mt of permitted reserves ÷ 0.99mt). However, it is estimated that if the current planning applications on the 3 Preferred Areas designated in the BM&WLP (see BOX 2) are permitted, then the actual permitted landbank during 2007 would be 18.3 years (18.07mt ÷ 0.99mt).



BOX 2 Definition of a Preferred Area

Preferred Areas are defined by the Government as areas of known resources where planning permission might reasonably be anticipated by industry. These areas will contain viable mineral deposits and have been assessed against planning criteria as the least environmentally damaging sites. Applications on Preferred Areas identified in the BM&WLP will be favourably considered subject to there being no conflict with other policies in the plan.

- 4.23 Even so, at the public inquiry into the plan, interested parties promoted additional sites for consideration. However, the Inspector felt that they were unnecessary at present but would need to be considered in future minerals plans when the County landbank fell below the 7 year recommendation. He recommended that these sites and any other proposals should be considered by the County Council in future plan requirements at the appropriate time.
- 4.24 The County Council accepted the Inspector's recommendation and has since engaged consultants to appraise 10 such sites all of which are located in southern Buckinghamshire and shown on Map 2. Depending on the agreed time period of the DPD and the situation regarding the size of the landbank, additional mineral sites, including the 10 appraised sites or others shown to be suitable, may be required to supplement any shortfall.
- 4.25 **As well as the 10 sites mentioned above, the County Council will welcome any other suggestions for the location of mineral workings throughout the county as invited in paragraphs 1.10 and 1.11. Any such sites will be similarly appraised as the 10 sites currently being considered.**



MAP 2
Mineral Extraction Sites currently
being Appraised by BCC

© Crown copyright. All rights reserved.
 Buckinghamshire County Council 100021529 2006.



5 Issues and Options for the Minerals Development Plan Document

- 5.1 In preparing the Minerals DPD, it will be necessary to identify site options within the policy framework provided by the Minerals and Waste Local Plan (acting as an "interim Core Strategy"). This is because it will be necessary to identify new Preferred Areas to enable the continued supply of minerals throughout the plan period. The Council will then turn its attention to updating the mineral strategy as a whole in a new Core Strategy for the Minerals and Waste Development Framework.
- 5.2 This report therefore focuses on the key issues that will need to be addressed in preparing the Minerals DPD and the options that the County Council has identified as being possible ways of addressing those issues relating to site identification and assessment, and the development of detailed policies for minerals development, or in the planning application process.
- 5.3 **The Council is therefore SEEKING YOUR VIEWS on the following Issues, and identified Options that, at this early stage, seem to be ways of addressing these:**

ISSUE 1: End-date for the Minerals DPD;

ISSUE 2: The level of future supply in Buckinghamshire

ISSUE 3: How to ensure the future provision of sand and gravel

ISSUE 4: Ensuring supply and continuity of production

ISSUE 5: Meeting the need for future sand and gravel sites

ISSUE 6: Identification of future sand and gravel sites

ISSUE 7: Phasing of sand and gravel sites

ISSUE 8: How to reduce the use of land won aggregate

ISSUE 9: Sustainable transportation of minerals

Your Response

- 5.4 The Council will welcome responses to the questions raised, plus other feedback. All responses will be taken into account and will help the Council to prepare preferred options. Please use the Response Form enclosed with this report. This can also be submitted electronically or you can send in comments by Email (see paragraph 1.8).

6 General Issue

ISSUE 1 End-date for the Minerals DPD

- 6.1 A key issue for the preparation of the development documents is the time period that the overall strategy, policies and specific proposals should cover.
- 6.2 The main options are to take the Minerals DPD coverage to:
- 2018, which is 10 years from its proposed adoption date; or
 - 2021, which extends the coverage of the currently adopted local plan by a further 5 years.
 - 2025/26, the end date of current Regional Planning Guidance (RPG9) and the draft South East Plan (SEP) as regional Spatial Strategy or "RSS".
- 6.3 Government policy is that the MWLDF should cover a period of "at least 10 years" from adoption, and should also look ahead to any longer-term horizon set in the regional spatial strategy. In addition, minerals development documents should make provision so as to maintain a landbank of at least seven years of planning permissions for the supply of primary aggregates based on the sub-regional apportionment figures set out in the regional spatial strategy. In Buckinghamshire's case the apportionment figure is 990,000 tonnes per annum. The expected date of adoption of the document is December 2008. This would imply that the Minerals DPD should cover at least the period up to 2018.
- 6.4 The choice between these options is largely procedural and will be heavily influenced by National and Regional Government guidance, which requires all development frameworks to be in general conformity with 'higher tier' policy. The current National and Regional Government guidelines concerning minerals extraction covers the period 2001-2016. The Council's initial view is that the Minerals DPD should make detailed proposals for the period to 2021. However, we are interested to find out whether there are any strong views about this issue and, if so, the reasons for them.

QUESTION 1

End-date for the Minerals DPD

Which period should the Minerals DPD cover, should it be:

- i) The period to 2018?
- ii) The period to 2021?
- iii) The period to 2025/26?
- iv) Some other period?

7 MAKING PROVISION FOR FUTURE MINERALS DEMAND - ISSUES AND OPTIONS

- 7.1 This chapter considers the issues that need to be addressed during preparation of the Minerals DPD. **Please use the enclosed Response Form for your answers to the questions raised for each "Issue", and for any other comments.**

Minerals & Waste Local Development Framework (MWLDF)

- 7.2 The MWLDF will need to take account of the extensive range of policy and guidance context that applies from the international to the local level. A significant amount of this material has already been accounted for in the Council's recently adopted *Buckinghamshire Minerals & Waste Local Plan 2004-2016 (BM&WLP)*, which contains a relatively up-to-date context for the Minerals DPD.
- 7.3 However, policy development has continued, and certain important guidance has been introduced and/or implemented since the preparation of the BM&WLP (notably MPS1).
- 7.4 A key principle of PPS1 is to ensure that development plans and decisions taken on planning applications contribute to the delivery of sustainable development. MPS1 sets out the objectives for sustainable development for minerals planning which are:
- to ensure, so far as practicable, the prudent, efficient and sustainable use of minerals and recycling of suitable materials, thereby minimising the requirement for new primary extraction;
 - to conserve mineral resources through appropriate domestic provision and timing of supply;
 - to safeguard mineral resources as far as possible;
 - to prevent or minimise production of mineral waste;
 - to secure working practices which prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals;
 - to protect internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in exceptional circumstances;

- to secure adequate and steady supplies of minerals needed by society and the economy within the limits set by the environment, assessed through sustainability appraisal, without irreversible damage;
- to maximise the benefits and minimise the impacts of minerals operations over their full life cycle;
- to promote the sustainable transport of minerals by rail, sea or inland waterways;
- to protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration, and to safeguard the long-term potential of land for a wide range of after-uses;
- to secure closer integration of minerals planning policy with national policy on sustainable construction and waste management and other applicable environmental protection legislation; and
- to encourage the use of high quality materials for the purposes for which they are most suitable.

ISSUE 2

The level of future supply in Buckinghamshire

- 7.5 The issue for the MWLDF is how can it meet the county apportionment figure whilst applying the sustainable development objectives above? If aggregate supply in Buckinghamshire is to continue during the plan period and beyond, then the sterilisation of economically viable mineral resources must be avoided and conserved as far as possible. Even so, if the viable deposits of sand and gravel are protected, the current apportionment requirement of 990,000 tonnes per annum may mean that pressure is put on those sustainable objectives described in paragraphs 3.3 and 7.4 above. Even so, the Council's earlier stakeholder questionnaire survey (July 2006) revealed that some 75% of respondents considered that the County Council should continue its commitment to producing 990,000 tonnes of sand and gravel per year until 2016.
- 7.6 The 990,000 tonnes apportionment figure and landbank provision will be tested in the Minerals DPD. Should the County Council decide that the county could not meet its allocation, without infringing the sustainability objectives, then this would have to be proved at Examination.

QUESTION 2

The level of future supply in Buckinghamshire

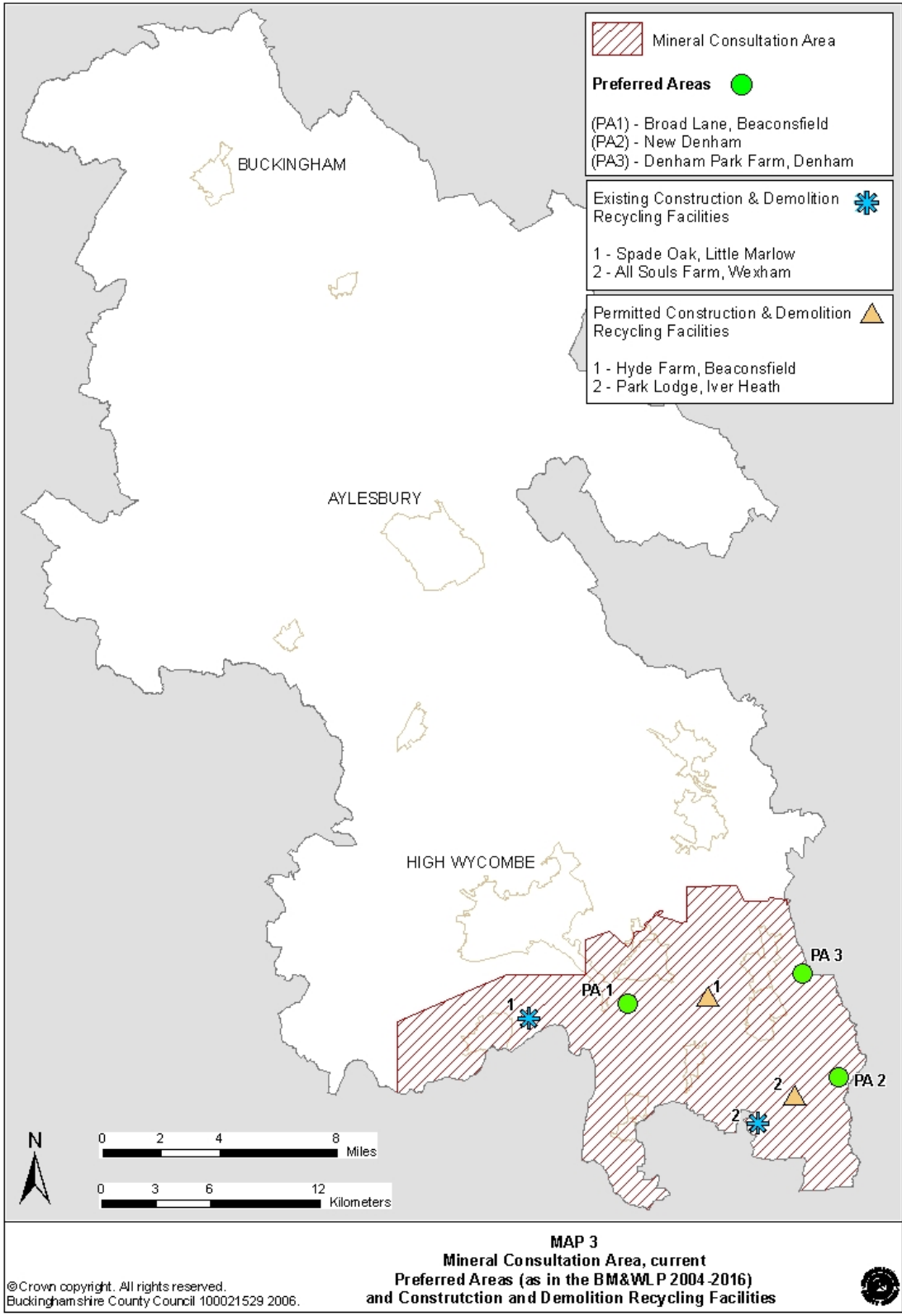
In making provision for the future supply of aggregate during the plan period:

- i) **Do we aim to meet the prevailing apportionment figure, looking to strike the best balance between sustainability impacts that we can? or**
- ii) **Do we only aim to make provision for an amount of extraction, not exceeding 0.99mtpa, if that can be accommodated within the terms of the 'acceptable constraints'? or**
- iii) **Given that the RPG figures are not ceilings, should we aim to make provision for more than 0.99mtpa?**

ISSUE 3

How to ensure the future provision of sand and gravel

- 7.7 Minerals can only be worked where they occur naturally. Government advice is that development plan documents are expected to adopt policies to safeguard mineral resources, particularly any mineral deposits which are of economic importance against other types of development which would sterilise them or hinder their possible extraction.
- 7.8 MPS1 suggests that Mineral Safeguarding Areas (MSAs) may be a way to safeguard mineral resources. MPAs are advised to include existing MSAs in their plans to help protect mineral resources identified for safeguarding. MPS1 also recommends that in two-tier planning areas (such as Buckinghamshire), counties should define Mineral Consultation Areas (MCAs) based on their MSAs. An MCA enables County and District Councils to liaise where 'surface development would be likely to affect or be affected by the winning and working of minerals'. In these instances Government suggests that policies should be included in plans to encourage the extraction of minerals before other permanent forms of development take place, for example, new road construction. District Councils must consult the County Council on planning applications they receive within MCAs.
- 7.9 The BM&WLP has identified an area along the Thames valley in southern Buckinghamshire (shown on Map 3) as an MCA. This area contains the most economically important deposits of sand and gravel in Buckinghamshire. Chiltern, South Bucks and Wycombe District Councils consult with the County Council on appropriate applications within this area. It would therefore seem logical to define the MSA over the same area as the currently adopted MCA.



QUESTION 3

How to ensure the future provision of sand and gravel

In safeguarding valuable sand and gravel resources from other types of development, should the County Council:

- i) Define the new MSA over the same area as the existing MCA as shown on Map 3? or
- ii) Extend the MSA over all sand and gravel resources even if they are not economically viable?

ISSUE 4

Ensuring supply and continuity of production

- 7.10 To meet the current annual apportionment figure of 990,000 tonnes, the County Council needs to have a stock of permitted reserves (a landbank). Government advice is that this should be at least 7 years the annual apportionment requirement. In Buckinghamshire's case, this would equate to 6.93mt (7x0.99mt). Currently, the county's landbank is in excess of 8 years. However, if recently submitted planning applications on the 3 Preferred Areas identified in the BM&WLP are permitted, then the landbank would rise to approximately 18 years.
- 7.11 Although the landbank for Buckinghamshire appears more than adequate to meet the annual apportionment requirement, supply is determined by the annual productive capacity of the sand and gravel quarries. This means that there should be adequate permitted sites with a potential combined annual production rate of at least 990,000 tonnes a year.
- 7.12 The Stakeholder Questionnaire survey (July 2006) revealed that 50% of respondents felt that the County Council should provide just enough sand and gravel to meet the annual apportionment figure whilst a third felt that provision should be made for a higher level of production.

QUESTION 4
Ensuring supply and continuity of production

Should the Minerals DPD address the issue of achieving an annual production capacity of at least 990,000 tonnes of sand and gravel:

- i) By making provision for just enough aggregate so as to theoretically meet the 990,000 tonne requirement? or**
- ii) By making provision for a higher level of production so as to assure ourselves that we can meet our 990,000 tonne requirement? or**
- iii) By relying on operators to submit planning applications when they consider it necessary?**

ISSUE 5
Meeting the need for future sand and gravel sites

- 7.13 To continue to meet the future landbank requirement and also maintain the annual production capacity of 990,000 tonnes, it is possible that new sites will need to be identified in the Minerals DPD. Government guidance (MPS1) lists several types of sites which are protected and where no major development such as mineral working should take place.
- 7.14 Previous Minerals Local Plans produced by the County Council have adopted a 'sieve map' approach to identifying suitable locations for sand and gravel extraction. The 'sieve' approach involves the assessment of economically viable sand and gravel deposits against a number of major environmental constraints.
- 7.15 Areas which pass through the sieve are then assessed against more detailed local constraints followed by a site assessment. Sites that meet these requirements are considered most appropriate. Two thirds of respondents to the Council's Stakeholder Questionnaire (July 2006) considered that the County Council should continue to apply the sieve map approach in the identification of Preferred Areas. 79% felt that the site selection process should concentrate on areas where the deepest deposits of sand and gravel are present.
- 7.16 In some areas of the county accurate knowledge of the sand and gravel resource will vary and so different designations are required to reflect the degree of certainty about the quality of deposits. Even so, any suggested sites for sand and gravel working within such areas would still have to meet the constraints and criteria that have been applied to the adopted Preferred Areas described in paragraph 7.19.

QUESTION 5 A
Meeting the need for future sand and gravel sites

In identifying sites to meet future aggregate demands in Buckinghamshire, should the County Council:

- i) Select sites which have least overall adverse impact regardless of where they are in the county? or**
- ii) Give preference to extensions to existing workings even if their environmental impact is greater? or**
- iii) Favour continued extraction in areas where it already takes place? or**
- iv) Give preference to areas that can be returned to land without the importation of filling materials? or**
- v) Give preference to sites which could be left as lakes? or**
- vi) Give preference to sites where deposits are thickest?**

QUESTION 5 B
Consideration of the Sustainability Objectives

If the County Council has to compromise some of the Sustainability Objectives listed in the table in paragraph 3.3, which are:

- i) The 3 objectives that you consider to be the least important? and**
- ii) The 3 objectives that you consider to be the most important?**

ISSUE 6
Identification of future sand and gravel sites

7.17 Minerals can only be worked where they occur. In Buckinghamshire, the major sand and gravel deposits are found in the Thames Valley in the south of the county and the Ouse Valley in north Bucks. Historically, geological data in central and north Buckinghamshire has been limited. However, studies have been undertaken in this area by the British Geological Survey to establish the viability of the mineral resources. The results of this are contained in two separate reports which indicate that, outside the river terraces along the Ouse, workable sand and gravel is confined to a few, small areas. The intermittent nature of deposits has been reflected in the few planning applications submitted in this part of the county.

- 7.18 Government guidance explains that areas of search are broad areas where knowledge of mineral resources may be less certain than those of known resources. Central and north Buckinghamshire is such an area and is therefore more likely to fall into this category whereas there is a greater degree of certainty on the location and quality of viable deposits in the Thames Valley.
- 7.19 The Council's newly adopted minerals and waste local plan identifies three new mineral sites to enable Buckinghamshire's landbank to be maintained throughout the plan period. These sites are called Preferred Areas and are situated at Broad Lane, Beaconsfield, (Preferred Area 1); New Denham (Preferred Area 2); and Denham Park Farm, Denham (Preferred Area 3) as shown on Map 3. The plan otherwise relies on **criteria-based policies** to identify any other suitable sites which may emerge during the plan period.
- 7.20 The issue of how new provision should be made in the Minerals DPD to meet Buckinghamshire's apportionment can be considered in terms of whether provision should be made by identifying:
- broad locations (sometimes called "Areas of Search"),
 - specific sites (or "Preferred Areas"),
 - or by setting criteria against which proposals would be considered, or some combination of these;
- 7.21 At present, we consider it likely that the Minerals DPD will take a site specific, or **Preferred Areas** approach. These are locations identified as being suitable for the extraction of minerals within which there will be a presumption in favour of planning permission being granted for such development.
- 7.22 Preferred Areas take into account constraints such as environmental designations or proximity to residential areas. The Preferred Areas approach is supported by advice in MPS1 which focuses on delivering certainty through the identification of specific sites and locations for the delivery of aggregate throughout the plan period.
- 7.23 However it is likely that the Minerals DPD will also include a number of **criteria-based policies** (as a supplement to *Preferred Area* proposals) so as to provide necessary flexibility to allow consideration of applications for minerals extraction in the area of search. The Council's Stakeholder Questionnaire survey (July 2006) revealed that 44% of respondents felt that sites should be identified for sand and gravel working with an additional 47% of people considering that the County Council should list the criteria against which sites should be assessed.

QUESTION 6
Identification of future sand and gravel sites

What type of locations should the Minerals DPD identify so as to meet the county's future requirement for aggregate?

- i) Broad locations ("Areas of Search"); or**
- ii) Specific site allocations ("Preferred Areas"); or**
- iii) A combination of broad locations and specific site allocations; or**
- iv) Specific site allocations but with criteria-based policies for dealing with applications elsewhere; or**
- v) None of these - rely wholly upon criteria-based policies when considering planning applications.**

ISSUE 7
Phasing of sand and gravel sites

- 7.24 It has been explained earlier that the currently permitted sand and gravel reserves in the county equate to over 8 years working at the level of the present apportionment and is likely to increase to approximately 18 years. However, annual production has been running below maximum capacity for some years which tends to extend the life of the permitted reserves. It would therefore seem sensible to husband the sand and gravel resources of the county and release them gradually as required.
- 7.25 Phasing the release of sand and gravel sites (e.g. through policies not enabling sites to commence working before a given date) can not only help to husband these resources but also avoid the over concentration of sand and gravel extraction sites in any one area at a given time thereby protecting the interests of the environment and the amenity of local communities. 70% of respondents to the Stakeholder Questionnaire survey considered that the County Council should impose the phasing of resources in areas where an over concentration of sand and gravel working might otherwise occur.

QUESTION 7
Phasing of sand and gravel sites

To avoid the possibility of an over concentration of sand and gravel workings in any one area:

- i) Should the County Council restrict workings to only one site within a local area? or**
- ii) Should the County Council restrict workings to a maximum of two sites within a localised area? or**
- iii) Should the number of workings to be allowed in a local area be decided on the extent of the impacts (including combined/cumulative impacts) of the workings, rather than by some simple numerical limit?**

ISSUE 8
How to reduce the use of land won aggregate

- 7.26 The Government's sustainability objectives for future minerals production include a proposed reduction in the use of primary land won aggregates (including sand and gravel), the recycling of construction and demolition (C&D) waste and greater use of secondary aggregates which mostly comprise waste materials arising from some other industrial or mineral extraction process such as pulverised fuel ash from power stations. The Stakeholder Questionnaire survey revealed that 83% of respondents considered that the County Council should actively discourage the use of primary land won sand and gravel and encourage the use of secondary and recycled aggregates by identifying and safeguarding potential sites. Currently, there are 4 sites in Buckinghamshire which are permitted for the production of recycled aggregates. The location of these sites is shown on Map 3.
- 7.27 The draft South East Plan reflects the Government advice that the use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa to 7.7mtpa by 2016. To enable this target to be met, Policy M2 of the draft SEP sets out proposed apportionments between the MPAs within the South East. It recommends that by 2016, Buckinghamshire should make provision for the annual production of 600,000 tonnes of recycled and secondary aggregates.
- 7.28 Policy 6 of the BM&WLP also supports the use of recycled materials as an alternative to primary land-won aggregate. It states that the County Council will promote the use of recycled materials by supporting proposals for new permanent recycling facilities providing that it would not cause unacceptable environmental effects. 41% of respondents to the Stakeholder Questionnaire survey (July 2006) considered that the County

Council should identify sites for permanent rather than temporary facilities for recycling C&D waste.

- 7.29 Recycling facilities tend to be located within demolition sites and sand and gravel workings. A typical site has a stockpile of C&D waste, machinery to crush the material and a stockpile of the recycled material ready to be reused.
- 7.30 In Buckinghamshire, recycling of construction and demolition waste already takes place to a significant, but largely unrecorded degree. However, the County Council is not aware of any major sources of secondary aggregates within its boundaries.

QUESTION 8 How to reduce the use of land won aggregate	
In attempting to reduce the use of primary land-won sand and gravel and increase the supply of secondary and recycled aggregates should the County Council:	
i)	Identify sites for permanent facilities for the recycling of C&D waste? or
ii)	Identify sites for temporary facilities for the recycling of C&D waste? or
iii)	A combination of both?
iv)	Where necessary, identify sites within the Green Belt for the recycling of C&D waste? or
v)	Only areas outside the Green Belt?

ISSUE 9 Sustainable transportation of minerals

- 7.31 The draft South East Plan states that one of its key sustainable development objectives is to minimise the adverse impacts of the transport of minerals and construction materials. Policy M1 (Sustainable Construction) states that the Regional Assembly and other stakeholders will encourage the development of sustainable construction practices including identifying sustainable supply routes and seeking to reduce delivery distances. This aim is expanded further in Policy M5 which states that MPAs should identify strategic sites for safeguarding mineral reserves, wharves and rail depots.

- 7.32 The Buckinghamshire County Structure Plan 1991-2011 also reflects Government aims in Policy M10 which encourages the use of secondary and recycled aggregates. The policy also supports the provision of facilities for the recycling and handling of appropriate materials providing there is no conflict with other policies in the plan.
- 7.33 The BM&WLP continues this theme in more detail in Policy 7 where it states that the County Council will encourage the fullest use of rail and water for the transport of bulk materials including importation into the county of raw materials and fuel for the construction industry. This means supporting the development of new rail aggregates depot and wharf facilities and safeguarding existing sites. This approach is supported by 88% of respondents to the Stakeholder Questionnaire survey (July 2006) who considered that additional rail depot sites should be identified and safeguarded so as to provide facilities for the future growth areas at Aylesbury and the southern edge of Milton Keynes within Buckinghamshire.
- 7.34 Policy 30 reinforces the sustainable development objectives of the County Council by not only seeking the use of rail and waterways in the transportation of aggregates, but also conveyors and pipelines in preference to the use of roads.
- 7.35 Currently, sand and gravel is transported by barge from The Lea at Denham via a wharf on the Grand Union Canal to an unloading facility at Harefield. In addition, stone is imported into the county by rail from the East Midlands Region through a rail depot at Iver. Both this depot and a former depot at Aylesbury (both shown on Map 1) have been safeguarded in the adopted BM&WLP. Regional guidance proposes major potential growth areas at Milton Keynes and Aylesbury. These two proposals are located in areas of intermittent deposits of sand and gravel which means that provision may be required for the importation of aggregate if the proposed development goes ahead.

QUESTION 9

Sustainable transportation of minerals

In meeting the aims of the sustainable transportation of minerals, should the County Council;

- i) Permanently safeguard existing temporary wharves and rail depot sites for the transportation of primary aggregate? or**
- ii) Allow the temporary permission to expire?**
- iii) Identify sites and allocate them as Preferred Areas for new wharves/depots; or**
- iv) Identify sites which appear technically suitable and safeguard them but leave their environmental acceptability to be decided at the planning application stage?**

8 FEEDBACK

- 8.1 Thank you for your consideration of the issues raised in this Report. Comments are invited in response to the issues raised, or on any matter associated with the future land use planning for the provision of minerals in Buckinghamshire.

QUESTION 10 Anything else?

Do you have any other comments on any matter associated with the future land use planning for mineral extraction in Buckinghamshire?

We would like your views on these matters:

We need to know what you think

The statutory consultation period to respond is 5 February to 16 March 2007.

- 8.2 Please use the Response Form enclosed with this consultation document for your answers and return it to us by **16th March 2007**.

or you can respond by e-mail to local_plan@buckscc.gov.uk

All comments must be received within this period and can be sent to:

**Minerals DPD Consultation
FREEPOST RLZY-THBC-AHHL
Buckinghamshire County Council
County Hall
Aylesbury
HP20 1UY**

The document can also be inspected at (and further copies of the Response Form obtained from):

- Local Libraries
- District Council Offices
- On-line

9 Glossary

Acronym	Term	Definition
	Aggregates	Sand, gravel and crushed rock (known as primary aggregates) and other mineral waste such as colliery spoil, industry wastes and recycled materials (known as secondary aggregates). Aggregates are used in the construction industry to produce concrete, mortar, asphalt, etc.
	Alternatives	Different ways of achieving the Plan objectives. Sometimes referred to as Options.
AMR	Annual Monitoring Report	A report that presents an analysis of existing ('saved') policies, progress on the Local Development Scheme (see below) and note if any adjustments to the scheme are needed.
AONB	Area of Outstanding Natural Beauty	Areas of land designated under the National Parks and Access to the Countryside Act 1949, where the primary purpose is the conservation and enhancement of natural beauty, which includes protecting flora, fauna, geology and landscape features. The Countryside Agency is responsible for formally designated AONBs and advising on policies for their protection. Much of southern Buckinghamshire is within the Chilterns AONB.
AQMA	Air Quality Management Area	Area designated (under the Environment Act) by local authorities following local assessment of air quality where individual pollutants are forecast to exceed standards defined in the National Air Quality Strategy.
	Borrow Pit	Mineral working to provide materials for a specific and major construction project and normally close to the works.
	Buffer zone	Safeguarding area around dwellings and other sensitive developments and areas to protect them from the most immediate damaging effects of mineral working and waste disposal.
C & D	Construction and Demolition Waste	<p>Waste arising from construction and demolition activity and often referred to as inert. It forms a sub-group of Industrial Waste.</p> <p>Although often described as inert, that can be misleading as C & D waste may include material such as timber, paper and paint, which need to be separated out if the waste is to be re-used, e.g. as inert fill, or if disposed of at a site licensed only for inert waste.</p>

Acronym	Term	Definition
C & I	Commercial and Industrial Waste	Waste arising from premises used for industry, trade or business, and hence may include a wide range of waste material. – Commercial waste does not include sewage.
	Conservation Area	Area of special architectural or historical interest
	Cumulative Effects	Effects that result from changes caused by a project, plan, programme or policy in association with other past, present or reasonably foreseeable future plans and actions.
DCLG	Department for Communities & Local Government	The job of this Department is to help create sustainable communities, working with other Government departments, local councils, businesses, the voluntary sector, and communities themselves.
DPD	Development Plan Document	A Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Map and Area Action Plans.
EA	Environment Agency	Public body for protecting and improving the environment in England and Wales.
GIS	Geographical Information System	Technology that manages, analyses, and disseminates geographic information.
	Indicator	Measurement of change to a system or objective
GOSE	Government Office South East	The Government Office for South East England is the regional arm of Central Government in the South East, particularly the Departments for Communities & Local Government, Education and Skills, Trade and Industry, Transport; Culture, Media and Sport, Environment, Food and Rural Affairs and the Home Office. GOSE works to influence contracts and develop government programmes and initiatives at a regional and local level, by working in partnership with relevant organisations to meet local needs.
	Inert landfill	Waste which does not give rise to significant quantities of toxic leachate or landfill gas and which does not easily decompose. This generally consists of clean excavated materials from civil engineering projects, construction and demolition wastes etc
	Landfill	The disposal of waste material by tipping into voids in the ground.

Acronym	Term	Definition
	Landbank	The quantity of mineral remaining to be worked at sites with planning permission for mineral working – usually expressed as the number of years that permitted reserves will last at the indicated level of supply and given rate of extraction.
LDD	Local Development Documents	The Planning and Compulsory Purchase Act 2004 states, Local Development Documents will comprise both statutory Development Plan Documents and non-statutory Supplementary Planning Documents. LDDs are likely to include core policies, area action plans, proposal map, site-specific policies and a Statement of Community Involvement.
LDF	Local Development Framework	A folder containing a number of documents including LDDs setting out a local authority's policies for meeting the economic, environmental and social aims of its area.
LDS	Local Development Scheme	A timetable and project plan for the production of all the LDDs relating to a LDF.
	Listed Building	Building included on a list of buildings of architectural or historic interest
	Mitigation	Measures to avoid, reduce or offset the adverse effects of the plan on sustainability
	Monitoring	Check of effectiveness of policies
	mt	Million Tonnes
MWDF	Minerals and Waste Development Framework	A collection of LDDs (see above) relating to mineral and waste issues.
MWLDS	Minerals and Waste Local Development Scheme	A timetable and project plan for the production of all the LDDs (see above) relating to mineral and waste issues.
	Objective	Statement of what is intended, specifying the desired direction of change
PDL		Previously Developed Land
PPG	Planning Policy Guidance	Guidance issued by DCLG, setting out the Governments policy on planning issues.
PPS	Planning Policy Statements	New guidance issued by DCLG, setting out the Governments policy on planning issues. These will replace PPGs.
	Preferred Area	Area where there will be a general presumption in favour of mineral extraction being granted planning permission – subject to specific planning considerations

Acronym	Term	Definition
	Recycled Materials	Aggregate materials that are recovered from construction and demolition processes and from excavation on construction sites.
RPG	Regional Planning Guidance	Strategic Planning Guidance for the South East (see below) produced by GOSE. The Waste and Minerals part of the plan cover the period from 2001 to 2026.
RSS	Regional Spatial Strategies	Strategy setting out the Government's planning and transport policy for each region for a 15-20 year period
SA	Sustainability Appraisal	A single appraisal tool which provides for the systematic identification and evaluation of the economic, social and environmental impacts of a proposal
SAC	Special Area of Conservation	An SSSI (see below) additionally designated a Special Area of Conservation.
SAM	Scheduled Ancient Monument	Nationally important archaeological site included in the Schedule of Ancient Monuments
SCI	Statement of Community Involvement	Document setting out how the community will be consulted on major planning applications and in the preparation of the Local Development Framework
	Scoping	Process of deciding the scope and level of detail of the SEA
	Screening	Process of deciding if a plan or programme requires an SEA or other assessment
SEA	Strategic Environmental Assessment	A process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided
SEERA	South East England Regional Assembly	The representative body of local authorities, plus social, economic and environmental partner organisations in South East England. Created under Regional Development Agencies Act 1999, Regional Assemblies have various functions, one of which is the preparation of Regional Spatial Strategies – the one for this part of the country being better known as The South East Plan.
SEERAWP	South East England Regional Aggregates Working Party	A group established to advise SEERA on options and strategies for dealing with mineral planning.
SEP	The South East Plan	The Regional Spatial Strategy (RSS) for South East England

Acronym	Term	Definition
	South East	The area covered by both GOSE and SEERA (refer above) this includes the geographical counties of Buckinghamshire, Berkshire, East Sussex, Hampshire, Isle of Wight, Kent, Oxfordshire, Surrey and West Sussex.
SSSI	Site of Specific Scientific Interest	Sites of Special Scientific Interest. Areas of national nature conservation or wildlife importance protected under the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. SSSIs are identified by Natural England.

