

Minerals and Waste Policies  
and Allocations Document

Summary of Consultation  
Regulation 18 Notice of intent to  
prepare a Development Plan Document  
and  
Minerals and Waste  
Call for Sites

September 2021

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## Introduction

1.1 This Consultation Statement sets out details of the consultation Durham County Council has undertaken on its emerging Minerals and Waste Policies and Allocations Document (M&WDPD) at the initial Regulation 18 stage<sup>1</sup>.

## Consultation Requirements

1.2 This statement has been prepared in accordance with the requirements of the Town and Country Planning (Local Plan) (England) Regulations 2012. Regulation 12 requires the council to prepare a consultation statement setting out the persons consulted when preparing an DPD, a summary of the main issues raised by those persons, and, how these have been addressed in the DPD. Key council officers, members and other stakeholders were consulted in the preparation of the DPD and as part of the public consultation process.

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<sup>1</sup> Town and Country Planning (Local Plan) (England) Regulations 2012.

<sup>2</sup> Regulation 18 Statement - Notice of Intention to Prepare a Local Plan Development Plan Document can be downloaded here: <https://consult-durhamcc.objective.co.uk/kse/event/35975/section/>

## Consultation on the Minerals and Waste Policies and Allocations Document and Call for Minerals and Waste Sites (January/February 2021)

1.2 Initial consultation under Regulation 18 was undertaken between Friday 15th January 2021 and Friday 26th February 2021 when the Council consulted for six weeks on its Regulation 18 Statement - Notice of Intention to Prepare a Local Plan<sup>2</sup> document<sup>3</sup> has been prepared to appraise the sites which were proposed by the minerals and waste industry and should be read alongside this consultation and a Statement of Consultation on the Regulation 18 Statement - Notice of Intention to Prepare a Local Plan Development Plan Document has also been prepared.

1.3 The Regulation 18 Statement - Notice of Intention to Prepare a Development Plan Document was publicised on the Council's website on its consultation page which linked to <sup>4</sup> Council's online planning consultation portal<sup>5</sup>, where copies were available, physical copies available on request. Copies we're not distributed to libraries and Consumer Access

<sup>3</sup> County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).

<sup>4</sup> <https://www.durham.gov.uk/article/24743/Consultation-on-our-Minerals-and-Waste-Policies-and-Allocation-Document>

<sup>5</sup> <https://consult-durhamcc.objective.co.uk/kse/event/35975/section/>

Points (CAPs) due to the national lockdown caused by the Coronavirus pandemic.

1.4 Statutory consultees (Specific Consultation Bodies) outlined in the Town and Country Planning (Local Plan) (England) Regulations 2012 were notified/consulted on the Regulation 18 Notice of Intention to Prepare a Development Plan Document. In addition, all other consultees on the Council’s consultation database were also notified/consulted via letter or email.

1.5 Consultation on the Regulation 18 Statement - Notice of Intention to Prepare a Development Plan Document took place between 15 January to 26 February 2021. Following on from this a consultation on a draft plan will occur in Summer 2021. The timetable for the preparation of the M&WDPD is set out within our Local Development Scheme and key milestones are outlined below in Table 1.

Table 1: M&WDPD Key Milestones

Town and Country Planning (Local Planning) (England) Regulations 2012	Activity	Anticipated date
Regulation 19	Consultation on Pre-Submission	November to December 2021.
Regulation 22	Submission	March 2022.
Regulation 24	Examination	July 2022.
Regulation 26	Adoption	May 2023.

<sup>6</sup> <https://consult-durhamcc.objective.co.uk/kse/event/35973/section/>

1.6 The call for Minerals and Waste Sites 2021<sup>6</sup> was also made available on the Council’s online consultation portal and emails and letters were sent to minerals and waste consultees and a number of planning consultants who have been known to represent the minerals and waste industry in County Durham in recent years.

### Intent of the Regulation 18 Regulation 18 Statement - Notice of Intention to Prepare a Local Plan Development Plan Document

1.7 The preparation of the M&WDPD is a commitment that the Council made during the preparation of the County Durham Plan. To demonstrate its intent, in June 2018 the Council published both a Scoping Report on its contents and a Sustainability Appraisal Scoping Report for the M&WDPD.

1.8 The M&WDPD is not intended to be a standalone Minerals and Waste Local Plan. The M&WDPD is intended to complement the policies of the County Durham Plan. As such the M&WDPD:

- will not supply a specific vision for minerals and waste development in County Durham. The existing vision for minerals and waste planning is provided by the County Durham Plan.

- will not replace the existing strategic objectives of the County Durham Plan.
- will not replace any policy within the County Durham Plan. The County Durham Plan contains many policies which will remain applicable to all future planning applications for minerals and waste development and will need to be read alongside the policies and provisions of the M&WDPD.

1.9 At the Regulation 18 stage (January 2021) it was originally envisaged that the M&WDPD would include:

- Specific policies for a number of economically important minerals not addressed by the strategic minerals policies of the CDP but where future planning applications for the 'winning and working of minerals' cannot be discounted such as for conventional and unconventional oil and gas, silica sand, clay for engineering purposes and vein minerals.
- Specific policies for waste management processes and technologies such as inert landfill/landraise, non-hazardous landfill, the incineration of waste with and without energy recovery, and for specialist wastes and hazardous substances.
- Detailed minerals and waste development management policies covering for example matters related to the processing and storage of minerals, the transport of minerals including road to rail transshipment facilities, borrow pits, the control of mineral working operations including standoff distances from local communities, cumulative impacts, noisy short term activities, quarry blast vibration, quarry and landfill slope stability, the restoration and after-use of mineral sites and a policy detailing the benefits of minerals development.
- Where needed and justified allocate additional non-strategic minerals and waste sites. Non-strategic sites are sites which were not considered by the Council as fundamental to the delivery of the strategy of the County Durham Plan, for example for minerals such as building stone, surface mined coal sites or small-scale waste management facilities. In addition, through the development of the M&WDPD it was considered that there may be justification for seeking to allocate further larger mineral working or waste management facilities where a need can be identified, which was not anticipated during the preparation of the County Durham Plan.

## Responses to the Regulation 18 Statement - Notice of Intention to Prepare a Local Plan Development Plan Document

1.10 The consultation process yielded 10 comments in total to the regulation 18 Statement. Table 2 below show the comments received and the Council's response to them.

1.11 In addition, in total 13 (four of which also involve the deposit of inert waste) site allocations were proposed. An overview is provided in Table 3 and 4 below and unless addressed in Table 2 the sites are assessed in the "County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).

Table 2 - Responses to the Regulation 18 Statement

Respondent	Comment	Council Response
Northumberland County Council	<p>Northumberland County Council are grateful for the opportunity to comment on the scope of the forthcoming Minerals and Waste DPD from Durham County Council. It is noted that the document is proposed to include:</p> <ul style="list-style-type: none"> <li>• Specific policies for a number of economically important minerals not addressed by the strategic minerals policies of the CDP but where future planning applications for the 'winning and working of minerals' cannot be discounted such as for conventional and unconventional oil and gas, silica sand, clay for engineering purposes and vein minerals.</li> <li>• Specific policies for waste management processes and technologies such as inert landfill/landraise, non-hazardous landfill, the incineration of waste with and without energy recovery, and also for specialist wastes and hazardous substances.</li> <li>• Detailed minerals and waste development management policies covering for example matters related to the processing and storage of minerals, the transport of minerals including</li> </ul>	<p>Comments noted. Any specific cross boundary issues which arise with either Northumberland County Council or any other duty to cooperate body will be discussed.</p>

	<p>road to rail transshipment facilities, borrow pits, the control of mineral working operations including standoff distances from local communities, cumulative impacts, noisy short-term activities, quarry blast vibration, quarry and landfill slope stability, the restoration and after-use of mineral sites and a policy detailing the benefits of minerals development.</p> <ul style="list-style-type: none"> <li>• Where needed and justified the M&amp;WDPD will allocate non-strategic minerals and waste sites. Any allocations will take into account the spatial and quantitative approach (where applicable) provided by the CDP. However, we will also seek to take into account the most up to date information available and in the case of aggregates, account will be taken of the council's latest Local Aggregate Assessment.</li> </ul> <p>The broad scope and proposed coverage of the Minerals and Waste DPD is considered to be appropriate to address those matters not covered by the County Durham Plan and required by national planning policy.</p> <p>The nature of the minerals and waste topics means that there will be matters under consideration in preparing the DPD that give rise to cross-boundary issues. This includes, for example, matters relating to the cross-boundary movement of waste materials for management and the supply of aggregate minerals. In respect to aggregates minerals, it is recognised that the DPD could allocate sites for the extraction of these materials which could be important in supporting the delivery of supply to meet the forecast demand in the Local Aggregates Assessment from County Durham. Similarly, the detailed policies for waste management will be important in meeting the aims of Policy 60 (Waste Management Provision) in the County Durham Plan to plan for net self-sufficiency and avoid an undue reliance on facilities outside of the County.</p>	
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	Northumberland County Council looks forward to continuing to work co-operatively on these strategic matters with Durham County Council during the preparation of this DPD, as has been the case throughout the process of preparing both the County Durham Plan and the emerging Northumberland Local Plan.	
Historic England	Historic England has no representations to make at this stage.	Comments noted.
Mineral Products Association	Yes, in general. In addition, however, the scope of the document may also seek to consider/include the recent proposed changes to the NPPF and any corresponding changes to the Planning Practice Guidance.	The Council will consider the requirements of the final version of the NPPF and any corresponding changes to the Planning Practice Guidance.
Mineral Products Association	The Government has committed to a "Green Revolution" and many minerals and geologically related opportunities may exist within Durham, with potential for geothermal and former mine water heating systems. I believe some research into this may have been undertaken by Durham University. We support the wider consideration of other minerals such as Silica Sand and vein minerals as these industrial minerals continue to play an expanding part in today's society.	Comment noted. The Draft Plan will consider any opportunities which exist in County Durham associated with the Government's Green Revolution. While mine water heating systems are not considered to fall within the scope of the M&WDPD the Draft Plan considers Lithium which is believed to be found dissolved in saline brines/groundwaters deep below the ground in the Weardale Granite.
Remondis	Our site at Birtley is a totally new development and there is no scope to increase or extend our operations at this site. Remondis currently has no other land within County Durham that we would wish to be allocated in the plan for future waste operations.	Comment noted.
CPRE	Regulation 18 Statement 1st bullet point a) If sites are within, or may affect, the North Pennines Area of Outstanding Natural Beauty (AONB), it should be made clear that the Planning Guidelines for the AONB are material considerations. While the County Durham Plan does make	a) The policies within the M&WDPD has been prepared to complement CDP Policies and Policy 38 North Pennines Area of Outstanding Natural Beauty already refers

	<p>these Guidelines a material consideration, we represent that this needs to be made clear in this document as well. Many minerals are found in the AONB and, if they are to be worked, it must be in a way that does not impact on the beauty, grandeur and biodiversity of this important area.</p> <p>b) Some minerals may be in the area of the Magnesian Limestone Plateau. If any sites are allocated in this area, we represent that the provisions of Policy 50(d) of the CDP restricting such sites on prominent escarpment slopes needs to be reflected in this proposed Plan.</p> <p>c) While the future of the Habitats Directive is perhaps unclear, we note the provisions of the Environment Bill for Biodiversity Net Gain. We represent that this issue needs to be fully addressed in any new policies, both in respect of the operational time and subsequently the restoration.</p> <p>d) In relation to extraction of oil and gas, we note that Paragraph 209(a) of the NPPF has been removed following the judgment in <i>Stephenson v Secretary of State for Housing, Communities and Local Government</i>. This was confirmed in the Written Ministerial Statement of James Brokenshire on 23 May 2019.</p>	<p>to the North Pennines AONB Planning Guidelines.</p> <p>b) CDP Policy 50 has been prepared to provide locational guidance for both considering any proposals for non-strategic sites in the Minerals and Waste Policies and Allocations document and planning applications and will be adhered to.</p> <p>c) Policy MW22 sets the framework for the restoration of mineral sites and landfill and landraise sites. The supporting text to this policy states, “It is considered that after-uses delivered through high quality site restoration can for example:”, “Provide significant net gains to biodiversity gain contributing to priority habitat creation and help deliver local nature recovery networks”.</p> <p>d) Detailed policies have been prepared to address the three phases of oil and gas development, exploration, appraisal and production. The supporting text also outlines the national context which mentions the Governments recent Energy White Paper and the Government’s announcement that it</p>
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	<p>While the removal of Paragraph 209(a) is clearly significant in relation to the weight to be given to policies for the extraction of oil or gas, be it by conventional or unconventional means, it is still not government policy to ban such extractions. However, we note that fracking is subject to a moratorium which is unlikely to be lifted until and unless it can be shown to be safe.</p> <p>Extracting oil and gas is clearly controversial when considering climate change matters but if it is decided to include policies for such extractions, we represent</p> <ul style="list-style-type: none"> <li>- that the traffic implications are significant. Any sites should be easily accessible from the major highway network.</li> <li>- that, if possible, they should be incorporated in existing quarries where the activities are likely to be screened</li> <li>- that similar criteria to those in respect of surface mined coal and fireclay in Policy 53 of the CDP should be considered</li> </ul>	<p>would take a presumption against issuing any further Hydraulic Fracturing Consents in England in November 2019. The supporting text also outlines the current prospects for oil and gas within County Durham. Text within the M&amp;WDPD explains that, "Through these policies the Council is not seeking to promote the exploration, appraisal or production of any of the mineral types listed but is seeking to respond to the requirements of the national planning policy which requires that Mineral Planning Authorities should provide for the extraction of mineral resources of local and national importance, (but not identify new sites or extensions to existing sites for peat extraction) and if it is necessary to do so ensure that policies are developed and put in place".</p> <p>Policies have also been prepared to address the transport of oil and gas and the transport of all minerals and waste which would be applicable.</p>
CPRE	<p>In addressing waste management and issues like inert landfill/landraise, we represent that it is essential to consider</p> <ul style="list-style-type: none"> <li>- the nature of the roads that would be used for access/egress. Are they single carriageway country lanes and do they go through residential settlements? We have objected to applications at Hill Top Farm near Winston in respect of plasterboard recycling and for landraise at a nearby site at Barforth because of these issues.</li> </ul>	<p>Policies have also been prepared to address the transport of all minerals and waste.</p> <p>Policies have also been prepared to address the 'other recovery' of inert waste and disposal of non-hazardous and inert waste. Policies have also been prepared which address the water resource implications of</p>

	<ul style="list-style-type: none"> <li>- in addition to residential issues, we represent that recreational use of such roads, eg by walkers or cyclists, is also important. The damage that can be caused by heavy vehicles to such roads is a critical consideration.</li> <li>- non-hazardous waste disposal in existing quarries, especially when used as part of a restoration scheme, should be acceptable provided it is consistent with any such restoration scheme</li> <li>- there are clearly health considerations with incineration. We represent that energy generation should always be considered where incineration is proposed and that this should be always on suitable employment sites, but we do not have the expertise to comment further on health issues.</li> <li>- Again, we do not have the expertise to comment on specialist and hazardous waste other than to consider <ul style="list-style-type: none"> <li>a) Sites will need an impervious lining.</li> <li>b) Access must be along suitable roads that do not go through residential areas. Rail access may be an important consideration.</li> <li>c) They should be well away from watercourses or underground aquifers</li> </ul> </li> </ul>	<p>the disposal of waste. The supporting text also refers to the current Environment Agency guidance on Landfills, "The Environment Agency have published detailed guidance for landfill operators on the requirements of the Landfill Directive and technical standards required to meet environmental protection and permit conditions".</p> <p>Regarding the incineration of waste - This waste management technology was previously addressed by both CDWLP Policy W45 (Energy from Waste) and Policy W49 (Incineration without Energy Recovery). We have considered whether a new policy is necessary and have concluded that the existing policies of the County Durham Plan, specifically Policy 47 (Sustainable Minerals and Waste Resource Management), Policy 60 (Waste Management Provision) and Policy 61 (Location of New Waste Facilities) provide a sufficient basis to consider applications for this type of waste facility.</p>
CPRE	<p>When considering detailed policies that may impact on local communities, we represent that it is imperative to consider establishing liaison committees. Decisions of such committees should be material considerations that affect how the quarry operates.</p>	<p>A policy on Liaison Committees setting out their role has been drafted. The Spatial Policy Team cannot comment on the situation at Quarrington Quarry.</p> <p>A Policy on Traffic and Transport will be included within the M&amp;WDPD to replace the</p>

	<p>In this respect we refer specifically to the situation at Quarrington Quarry where an agreement was reached, following many liaison committee meetings and representations made at the relevant planning committee by residents, that a suitable alternative right of way should be provided for (inter alia) safety reasons. This was subsequently agreed between residents, local councillors and the quarry management only for it to be subsequently undermined by the quarry and officer agreeing among themselves that this was not a material consideration. Such an issue must never be allowed to be repeated. When this happens, trust in the system is lost.</p> <p>Suitable routes along adequate roads must also be material considerations, even when ROMP applications are being considered. We refer specifically to the situation at Old Quarrington in the early 1980s and the recent ROMP application in respect of Hawthorn Quarry that sought access along a totally unsuitable road through Hawthorn. The sort of nuisance that existed at Old Quarrington (see attached photograph) can never be allowed to exist again and it needs to be considered that, even if permission is granted, the law of nuisance may still provide residents with a remedy.</p> <p>With regard to borrow pits, these are likely to occur in sensitive areas such as within the AONB. Generally, we are opposed to the concept of Borrow Pits but represent that, if any are unavoidable, they should be restored in much the same way as with any modern quarry operation.</p> <p>Issues such as noise (short or long-term) stand-off distances, vibrations and stability are likely to be site specific but clearly</p>	<p>remaining saved Minerals Local Plan and Waste Local Plan policies on transport.</p> <p>A policy on Borrow Pits and a policy on the restoration of all sites taken for mineral extraction is proposed.</p> <p>The draft policy seeks to ensure, “That the borrow pit can be restored to an appropriate landform and that high-quality restoration and aftercare takes place at the earliest opportunity in accordance with an agreed scheme without the use of imported material other than that which is generated on or in close proximity to the construction project”.</p> <p>A policy on the Periodic Review of Old Mineral Planning Permissions has been prepared.</p> <p>A number of policies have been drafted to address matters which may impact on local amenity and the environment. MW1 General criteria for considering minerals extraction and waste development seeks to provide the overarching policy in the M&amp;WDPD and is supported by specific policies on noise, dust and vibration.</p> <p>Policy MW22 sets the framework for the restoration of mineral sites and landfill and landraise sites. The supporting text to this</p>
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	<p>communities should be able to expect that the impact will not be unreasonable so that it amounts to a nuisance. Suitable landscaped buffers should always be provided to screen and shield residents from the workings of any quarry.</p> <p>The Statement does not mention dust. This can be a significant issue both from the workings themselves and any access road to it. Consideration should always be given to dust mitigation conditions.</p> <p>When considering cumulative impacts, we represent that the sequential effect is also important. Consequently, it is not just what is in view from a given point but also what is in view as one travels from one point to another.</p> <p>We represent that all modern quarries should restore to a standard to ensure biodiversity net gain. Consideration should be given to the species that may benefit from restoration.</p> <p>We also represent that it is necessary to consider how works should proceed if there is a significant wildlife issue. An example of this can currently be found at Quarrington Quarry where Long-eared Owls are roosting almost directly under the place where works are taking place</p>	<p>policy states, "It is considered that after-uses delivered through high quality site restoration can for example:", "Provide significant net gains to biodiversity gain contributing to priority habitat creation and help deliver local nature recovery networks".</p>
Anglian Water	<p>Durham County is located outside of Hartlepool Water's area of responsibility. We serve neighbouring Hartlepool but not Durham County. As such we have no comments to make relating to the current consultations.</p>	<p>Comments noted. The Council will amend its Consultation database.</p>
Coal Authority	<p>I have reviewed the above documents/information and can confirm that we have no specific comments to make.</p>	<p>Comments noted.</p>
Natural England	<p>The Plan's vision and strategy - Natural England advises that the Plan's vision and emerging development strategy should</p>	<p>The M&amp;WDPD is not intending to have a specific vision. The policies within the</p>

	<p>address impacts on and opportunities for the natural environment and set out the environmental ambition for the plan area. The Plan should take a strategic approach to the protection and enhancement of the natural environment, including providing a net gain for biodiversity, considering opportunities to enhance and improve connectivity. Where relevant there should be linkages with the Biodiversity Action Plan, Local Nature Partnership, Area of Outstanding Natural Beauty Management Plans, Rights of Way Improvement Plans and Green Infrastructure Strategies, and Nature Recovery Network.</p>	<p>M&amp;WDPD seek to complement CDP. The M&amp;WDPDs vision is the County Durham Plan vision. Similarly, the CDPs strategic Objectives will remain unchanged but the M&amp;WDPD sets out six additional non-strategic objectives to provide the direction of the M&amp;WDPDs policies. In particular objectives 1 and 5 relate directly to Natural England's advice:</p> <p>1) High environmental Standards - To ensure that County Durham's minerals sites and waste sites operate to high environmental standards by avoiding, reducing, or mitigating as far as possible adverse impacts while also protecting the environment, the amenity and health of local communities; and</p> <p>5) Restoration - To ensure that County Durham's minerals sites and temporary waste management sites are restored at the earliest opportunity and in ways that wherever possible enhances the environment and amenity of local communities and achieve high quality restoration and aftercare, contributes to climate change adaptation and mitigation, and maximises benefits wherever appropriate.</p> <p>Where relevant linkages with other relevant plans and strategies have been provided e.g. The County Durham Biodiversity Action</p>
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		Plan and the North Pennines Area of Outstanding Natural Beauty Management Plan etc
Natural England	Sites of Least Environmental Value - In accordance with the paragraph 171 of NPPF, the Plan should allocate land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g., land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes	All sites which are allocated will be subject to a planning assessment and assessed through both Sustainability Appraisal and Habitats Regulation Assessment. However, it should be note that minerals can only be worked where they naturally occur. NPPF para 203 states, "Since minerals are a finite natural resource and can only be worked where they are found.....".
Natural England	<p>Landscape - Natural England expects the Plan to include strategic policies to protect and enhance valued landscapes, as well criteria-based policies to guide development.</p> <p>The Plan area includes an Area of Outstanding Natural Beauty. We advise the LPA to take into account the relevant Management Plan for the area and to seek the views of the AONB Partnership. Development proposals brought forward through the Plan should avoid significant impacts on protected landscapes, including those outside the plan's area and early consideration should be given to the major development tests set out in paragraph 172 of the National Planning Policy Framework (NPPF).</p> <p>Similarly, the Plan area includes a Heritage Coast. We advise the LPA to take into account the relevant Heritage Coast Management Plan and is guided by paragraph 173 of the NPPF.</p>	The policies within the M&WDPD seek to complement the County Durham Plan. It is not therefore necessary for the M&WDPD to prepare a suite of criteria-based biodiversity, geodiversity, landscape etc related policies as outlined policies on these matters are already prepared in the County Durham Plan. However, an overarching policy has been prepared to set out the range of issues which proposals for mineral working and landfill and landraise proposals will need to address and appropriate cross referencing is provided to the County Durham Plan and Planning Practice Guide. A policy on restoration and after use is also included to address necessary matters. The policy seeks high quality restoration. The draft M&WDPD recognises that restoration and

	<p>Designated sites - The Plan should set criteria-based policies to ensure the protection of designated biodiversity and geological sites. Such policies should clearly distinguish between international, national and local sites. Natural England advises that all relevant Sites of Special Scientific Interest (SSSIs), European sites (Special Areas of Conservation and Special Protect Areas) and Ramsar sites should be included on the proposals map for the area so they can be clearly identified in the context of proposed development allocations and policies for development. Designated sites should be protected and, where possible, enhanced.</p> <p>The Plan should be screened under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites. It may be necessary to outline avoidance and/or mitigation measures at the plan level, which will usually need to be considered as part of an Appropriate Assessment, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary.</p>	<p>after use of quarries etc provides a mechanism through environmental gains/benefits and through which net gains to biodiversity can be delivered thereby assisting in the implementation of nature recovery networks.</p> <p>The County Ecologist has considered the requirements of the Regulation 105 of the Conservation of Habitats and Species Regulations 2017. Draft site allocations have been screened.</p> <p>The County Ecologist has been consulted on all site allocations and further consultation on potential site allocations and non-allocated sites will occur with Natural England as soon as practicable.</p> <p>The policies within the M&amp;WDPD seek to complement the County Durham Plan. It is not therefore necessary for the M&amp;WDPD to prepare a suite of criteria-based biodiversity, geodiversity, landscape etc related policies as outlined policies on these matters are</p>
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	<p>Natural England would welcome early discussion on the Habitats Regulations Assessment (HRA) of the Plan and can offer further advice as policy options are progressed.</p> <p>Biodiversity and Geodiversity - The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment.</p> <p>A strategic approach for networks of biodiversity should support a similar approach for green infrastructure (outlined below). Planning policies and decisions should contribute and enhance the natural and local environment, as outlined in para 170 of the NPPF.</p> <p>General advice and benefits of embedding biodiversity net gain Biodiversity net gain is a key tool to help nature’s recovery and is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. The National Planning Policy Framework (NPPF) highlights the role of ‘policies and decision making to minimise impacts and provide net gains for biodiversity’ (para 170). If the Environment Bill is passed by Parliament during 2021, biodiversity net gain will become a mandatory requirement for development, as such Natural England recommends taking this into account when preparing the Plan.</p> <p>Planning Practice Guidance describes net gain as an ‘approach to development that leaves the natural environment</p>	<p>already prepared in the County Durham Plan.</p> <p>Criterion 3 of Policy MW22 - Mineral Site Restoration, Landfill and Landraise refers to restoration schemes being designed to mitigate the effects of the development and, where appropriate, provide environmental enhancements and other benefits meeting wider objectives including the delivery of nature recovery networks and other relevant plans and strategies. Biodiversity net gain is referred to in the supporting text of Policy MW22 - Mineral Site Restoration, Landfill and Landraise.</p> <p>Policy MW22 - Mineral Site Restoration, Landfill and Landraise refers to “to restoration schemes being designed to mitigate the effects of the development and, where appropriate, provide environmental enhancements and other benefits meeting wider objectives including the delivery of nature recovery networks and other relevant plans and strategies”. The supporting text of this policy when discussing after uses refers to beneficial after uses and the delivery of relevant supporting strategies. Examples are provided of the after-uses that can be</p>
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	<p>in a measurably better state than it was beforehand’ and applies to both biodiversity net gain and wider environmental net gains. For biodiversity net gain, the Biodiversity Metric 2.0, can be used to measure gains and losses to biodiversity resulting from development. We advise you to use this metric to implement development plan policies on biodiversity net gain. Any action, as a result of development, that creates or enhances habitat features can be measured using the metric and as a result count towards biodiversity net gain.</p> <p>The Chartered Institute of Ecology and Environmental Management, along with partners, has developed ‘good practice principles’ for biodiversity net gain, which can assist plan-making authorities in gathering evidence and developing policy.</p> <p>Advice on wider environmental gains</p> <p>Natural England focusses our advice on embedding biodiversity net gain in development plans, since the approach is better developed than for wider environmental gains. However, your authority should consider the requirements of the NPPF (paragraph 72, 102, 118 and 170) and seek opportunities for wider environmental net gain wherever possible. This can be achieved by considering how policies and proposed allocations can contribute to wider environment enhancement, help adapt to the impacts of climate change and/or take forward elements of existing green infrastructure, open space or biodiversity strategies. Opportunities for environmental gains, including nature-based solutions to help adapt to climate change, might include.</p>	<p>delivered through high quality site restoration can for example:</p> <ul style="list-style-type: none"> <li>“- Assist in climate change adaptation and mitigation through a variety of measures including carbon capture, including through new woodland planting and assist in flood alleviation by providing for increased flood water storage capacity and improved conveyance of flood water.</li> <li>- Provide significant net gains to biodiversity gain contributing to priority habitat creation and help deliver local nature recovery networks.</li> <li>- Create features of geological interest and help deliver the requirements of Geodiversity Action Plans.</li> <li>- Provide improvements to landscape character and help deliver the requirements of the County Durham Landscape Strategy.</li> <li>- Provide improvements to countryside access through new recreational facilities, public open space and new or enhanced public rights of way.</li> <li>- Create new areas of community woodland.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Identifying opportunities for new multi-functional green and blue infrastructure.</li> <li>• Managing existing and new public spaces to be more wildlife friendly (e.g., by sowing wildflower strips) and climate resilient</li> <li>• Planting trees, including street trees, characteristic to the local area to make a positive contribution to the local landscape.</li> <li>• Improving access and links to existing greenspace, identifying improvements to the existing public right of way network or extending the network to create missing footpath or cycleway links.</li> <li>• Restoring neglected environmental features (e.g., a hedgerow or stone wall or clearing away an eyesore)</li> <li>• Designing a scheme to encourage wildlife, for example by ensuring lighting does not pollute areas of open space or existing habitats.</li> </ul> <p>Any habitat creation and/or enhancement as a result of the above may also deliver a measurable biodiversity net gain.</p> <p>Evidence gathering - Existing environmental evidence can be gathered from various sources including online data sources like MAGIC, Local Environmental Record Centres (LERCs) and strategies for green infrastructure, open space provision, landscape character, climate and ecosystem services and biodiversity opportunity mapping. Biodiversity data can also be obtained from developments that were subject to Environmental Impact Assessment (EIA) Monitoring, the discharge of conditions or monitoring information from legal agreements with a biodiversity element. This can help establish a baseline to understand what assets exist and how they may relate to wider objectives in the Plan area. Cross boundary</p>	<p>The County Durham Plan and the M&amp;WDPD are evidence based.</p>
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	<p>environmental opportunities can also be considered by working with neighbouring authorities, local nature partnership and the local enterprise partnership. The relationship between environmental assets and key strategic growth areas may help to highlight potential opportunities that development could bring for the natural environment. The following may also be useful when considering biodiversity priorities in your plan area:</p> <ul style="list-style-type: none"><li>• What biodiversity currently exists, what is vulnerable or declining?</li><li>• How are existing assets connected, are there opportunities to fill gaps and improve connectivity?</li><li>• How does the above relate to neighbouring authority areas, can you work collaboratively to improve links between assets or take strategic approaches to address issues or opportunities?</li></ul> <p>Priority habitats, ecological networks and priority and/or legally protected species Populations - The Plan should be underpinned by up-to-date environmental evidence. This should include an assessment of existing and potential components of local ecological networks. This assessment should inform the Sustainability Appraisal, ensure that land of least environment value is chosen for development, and that the mitigation hierarchy is followed and inform opportunities for enhancement as well as development requirements for particular sites.</p> <p>Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Further information is available here: <a href="#">Habitats and species of principal importance</a></p>	
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	<p>in England. Local Biodiversity Action Plans (LBAPs) identify the local action needed to deliver UK targets for habitats and species. They also identify targets for other habitats and species of local importance and can provide a useful blueprint for biodiversity enhancement in any particular area.</p> <p>Protected species are those species protected under domestic or European law. Further information can be found here. Sites containing watercourses, old buildings, significant hedgerows and substantial trees are possible habitats for protected species.</p> <p>Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g., badger routes, river corridors for the migration of fish and staging posts for migratory birds. Local ecological networks will form a key part of the wider Nature Recovery Network proposed in the 25 Year Environment Plan. Where development is proposed, opportunities should be explored to contribute to the enhancement of ecological networks.</p> <p>Planning positively for ecological networks will also contribute towards a strategic approach for the creation, protection, enhancement and management of green infrastructure, as identified in paragraph 171 of the NPPF.</p> <p>Where a plan area contains irreplaceable habitats, such as ancient woodland, ancient and veteran trees, there should be appropriate policies to ensure their protection. Natural England</p>	<p>CDP Policy 40 Trees, Woodlands and Hedges addresses Ancient Woodland and Veteran Trees.</p>
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	<p>and the Forestry Commission have produced standing advice on ancient woodland, ancient and veteran trees.</p> <p>Green Infrastructure - Green infrastructure refers to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to provide multiple benefits including space for recreation, access to nature, flood storage and urban cooling to support climate change mitigation, food production, wildlife habitats and health &amp; well-being improvements provided by trees, rights of way, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.</p> <p>Green infrastructure is also relevant in a rural context, where it might additionally refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification.</p> <p>A strategic approach for green infrastructure is required to ensure its protection and enhancement, as outlined in para 171 of the NPPF. Green Infrastructure should be incorporated into the Plan as a strategic policy area, supported by appropriate detailed policies and proposals to ensure effective provision and delivery. Evidence of a strategic approach can be underpinned by Green Infrastructure Strategy. We encourage the provision of green infrastructure to be included as a specific policy in a Local Plan or alternatively integrated into relevant other policies, for example biodiversity, green space, flood risk, climate change, reflecting the multifunctional benefits of green infrastructure.</p>	<p>CDP Policy 26 Green Infrastructure addresses Green Infrastructure. Policy M22 MW22 - Mineral Site Restoration, Landfill and Landraise through the restoration and after use of minerals, landfill and landraise sites provide further opportunities for beneficial after-uses and environmental enhancements and other benefits which would help meet wider objectives including the delivery of nature recovery networks and other relevant plans and strategies.</p>
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	<p>Soil, Agricultural Land Quality and Reclamation - The Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpins our well-being and prosperity. Decisions about minerals development and restoration should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver, for example:</p> <p>1. Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance, as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) 'The Natural Choice: securing the value of nature' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils, for example:</p> <ul style="list-style-type: none"> <li>• A Vision for Nature: 'We must protect the essentials of life: our air, biodiversity, soils and water, so that they can continue to provide us with the services on which we rely' (paragraph 2.5).</li> <li>• Safeguarding our Soils: 'Soil is essential for achieving a range of important ecosystem services and functions, including food production, carbon storage and climate regulation, water filtration, flood management and support for biodiversity and wildlife' (paragraph 2.60).</li> <li>• 'Protect 'best and most versatile' agricultural land' (paragraph 2.35).</li> </ul> <p>2. The conservation and sustainable management of soils also is reflected in the NPPF, particularly in paragraphs 170,171</p>	<p>CDP Policy 14 addresses the best and most versatile agricultural land and soil resources. M&amp;WDPD policies also address these matters specifically MW1 - General criteria for considering minerals extraction and waste development and MW22 - Mineral Site Restoration, Landfill and Landraise.</p> <p>The Council has considered the available information as part of considering site allocations. An ALC assessment will be carried out at the planning application stage.</p> <p>MW22 - Mineral Site Restoration, Landfill and Landraise emphasises the importance of high standards of restoration. However County Durham Plan Policy 14 (Best and Most Versatile Agricultural Land and Soil Resources) recognises that where mineral working is proposed on best and most versatile agricultural land, proposals should seek where practicable to minimise its loss and retain its longer-term capability unless the benefits of alternative restoration strategies outweigh its loss.</p> <p>An ALC assessment will be carried out at the planning application stage. The supporting text refers to the DEFRA Guidance for Successful Reclamation of Mineral and Waste sites (Defra, 2004) and the Good Practice Guide for Handling Soils</p>
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	<p>and 204. When planning authorities are considering land use change, the permanency of the impact on soils is an important consideration. Particular care over planned changes to the most potentially productive soil is needed, for the ecosystem services it supports including its role in agriculture and food production. Plan policies should therefore take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide in line with paragraph 118 of the NPPF, for example by:</p> <ul style="list-style-type: none"> <li>• Safeguarding the long-term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future.</li> <li>• Not identifying new sites or extensions to existing sites for peat extraction.</li> <li>• Avoiding development that would disturb or damage other soils of high environmental value (e.g. wetland and other specific soils contributing to ecological connectivity).</li> <li>• Ensuring soil resources are conserved and managed in a sustainable way.</li> </ul> <p>3. To assist in understanding agricultural land quality within the Plan area and to safeguard 'best and most versatile' agricultural land in line with paragraph 170 and 171 of the National Planning Policy Framework, strategic scale Agricultural Land Classification (ALC) Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on MAGIC. The planning authority should ensure that sufficient site specific ALC survey data is available to inform decision making. For example, where no reliable information was available, it would be</p>	<p>(MAFF, 2000)<sup>39</sup>. Natural England have also published 'Guidance on Planning and Aftercare Advice for Reclaiming Land to Agricultural Use'.</p>
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	<p>reasonable to expect that developers should commission a new ALC survey for any sites they wished to put forward for consideration in the Plan.</p> <p>4. General mapped information on soil types, including peaty soils, is available as 'Soilscapes' on MAGIC and also from the LandIS website which contains more information about obtaining soil data.</p> <p>5. Where minerals underlie the best and most versatile agricultural land (Grades 1, 2 and 3a in the Defra ALC system) it is particularly important that restoration and aftercare preserve the long-term potential of the land as a national, high-quality resource. Where alternative after uses (such as forestry and some forms of amenity, including nature conservation) are proposed on the best and most versatile agricultural land, the methods used in restoration and aftercare should enable the land to retain its longer-term capability, thus remaining a high-quality resource for the future.</p> <p>6. Reclamation to non-agricultural uses does not mean that there can be any reduced commitment to high standards in the reclamation. Such reclamations require equal commitment by mineral operators, mineral planning authorities and any other parties involved to achieve high standards of implementation.</p> <p>7. In line with the Planning Practice Guidance to support the NPPF; we advise that a soil and ALC assessment should be carried out as part of the site selection process, (see sections titled Natural Environment - Agricultural land, soil and brownfield land of environmental value (Paras</p>	
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	<p>025 &amp; 026 refer) and assessing environmental impacts from minerals extraction (Para 013). It should be noted that some of the potential sites may already have had such surveys carried out, for example by MAFF (see point 3 above), or by potential developers. These surveys can then be used to inform any subsequent soil moving and site restoration plans. Further information can be found in the Defra Guidance for Successful Reclamation of Mineral and Waste sites and Good Practice Guide for Handling Soils.</p> <p>Access and Rights of Way - Natural England advises that the Plan should include policies to ensure protection and enhancement of public rights of way and National Trails, as outlined in paragraph 98 of the NPPF. Recognition should be given to the value of rights of way and access to the natural environment in relation to health and wellbeing and links to the wider green infrastructure network. The plan should avoid building on open space of public value as outlined in paragraph 97 of the NPPF.</p> <p>Coastal issues - Where relevant, Natural England expects the Plan to consider the type of policies and developments that would be appropriate for a defined Coastal Change Management Area. We would also expect the Plan to consider the marine environment and apply an Integrated Coastal Zone Management approach. Where marine plans are in place, local plans should also take these into account. More detail about marine plans can be found here.</p> <p>The Plan should refer to the relevant Shoreline Management Plan and take forward applicable actions. Local Authorities should use Shoreline Management plans as a key evidence</p>	<p>Access and Rights of way - These matters are addressed by MW1 and MW22 Mineral Site Restoration, Landfill and Landraise which emphasises that restoration and after use provides opportunities to provide improvements to countryside access through new recreational facilities, public open space and new or enhanced public rights of way.</p> <p>Coastal issues were addressed through the preparation of the County Durham Plan. The Policies Map of the County Durham Plan identifies that much of the Durham Coast is identified as a combination of Heritage Coast, Ramsar and, SAC, SPA and SSSI and the County Durham Plan contains policies to protect these assets.</p>
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	<p>base for shaping policy in coastal areas. The list of existing SMPs can be found here.</p> <p>Sea level rise and coastal change are inevitable and bring both challenges and opportunities for people and nature. Sustainable coastal management needs to embrace long-term change and achieve positive outcomes for both.</p> <p>Local Plans should therefore provide for coastal adaptation and work with coastal processes. Plans within coastal areas should recognise the need to respond to changes over long timescales and adopt an integrated approach across administrative and land/sea boundaries. A successful integrated approach should set levels of sustainable levels of economic and social activity whilst protecting the environment.</p> <p>We would also advise that Local Plans should help facilitate the relocation of valued environmental assets away from areas of risk.</p> <p>Air pollution - We would expect the Plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. The environmental assessment of the Plan (SA and HRA) should also consider any detrimental impacts on the natural environment and suggest appropriate avoidance or mitigation measures where applicable.</p> <p>Natural England advises that one of the main issues which should be considered in the Plan and the SA/HRA are proposals which are likely to generate additional nitrogen</p>	<p>Air pollution is considered via specific policies including Policy MW1 General criteria for considering minerals extraction and waste development and Policy MW5 – Dust. Policy MW7 addresses traffic and transport.</p>
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	<p>emissions as a result of increased traffic generation, which can be damaging to the natural environment.</p> <p>The effects on local roads in the vicinity of any proposed development on nearby designated nature conservation sites (including increased traffic, construction of new roads, and upgrading of existing roads), and the impacts on vulnerable sites from air quality effects on the wider road network in the area (a greater distance away from the development) can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition/acidification. APIS provides a searchable database and information on pollutants and their impacts on habitats and species.</p> <p>Tranquillity - The Plan should identify relevant areas of tranquillity and provide appropriate policy protection to such areas as identified in paragraph 100 and 180 of the NPPF.</p> <p>Tranquillity is an important landscape attribute in certain areas e.g., within National Parks/AONBs, particularly where this is identified as a special quality. The CPRE have mapped areas of tranquillity which are available here and are a helpful source of evidence for the Plan and SEA/SA.</p> <p>Water Quality and Resources and Flood Risk Management - Natural England expects the Plan to consider the strategic impacts on water quality and resources as outlined in</p>	<p>Tranquillity – This is addressed by the County Durham Plan. However, the NPPF is clear that since minerals are a finite natural resource and can only be worked where they are found.</p> <p>Water Quality – This is addressed by the County Durham Plan and by MW1 General criteria for considering minerals extraction</p>
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	<p>change should be protected. Green Infrastructure and resilient ecological networks play an important role in aiding climate change adaptation.</p> <p>Duty to Cooperate - We are supportive of the principle of meaningful, early and ongoing engagement of duty to cooperate bodies in the creation of the Plan.</p>	<p>thereby assisting in the implementation of nature recovery networks. Woodland planting can make a small contribution to carbon capture. Where sand and gravel working occurs in flood plains, sites can be restored to assist in flood alleviation by providing for flood water storage capacity and improved conveyance of flood water.</p> <p>Technological development in how minerals and waste are transported can also play a role by using low or zero emission vehicles, although this is subject to technological development and other standards which fall outside of the planning system. Potentially minerals can also be transported for part of their journey to market by rail where opportunities present. However, most minerals products are transported relatively short distances to market. To be feasible mineral extraction sites need to be near railway lines with available capacity and such proposals need to be economic.</p> <p>Noted.</p>
National Grid	National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.	CDP Policy 28 (Safeguarded Areas) seeks to safeguard specific areas including major gas transmission pipeline. Should National Grid wish for further assets to be specifically safeguarded then safeguarding will need to

	<p>About National Grid - National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develops, operates and invests in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets. Details of the sites affecting National Grid assets are provided below.</p> <p>Electricity Transmission Asset Description  4TQ ROUTE TWR (001 - 111): 400Kv Overhead Transmission  Line route: SPENNYMOOR - STELLA WEST 1  4TF ROUTE TWR (015 - 080): 400Kv Overhead Transmission  Line route: HAWTHORN PIT - NORTON  275KV  ZXC ROUTE TWR (015 - 060): 275Kv Overhead Transmission  Line route: NORTON - SPENNYMOOR 1  ZZA ROUTE TWR (157 - 188): 400Kv Overhead Transmission  Line route: HARTLEPOOL - WEST BOLDON ZZA ROUTE</p>	<p>be considered through future reviews of the CDP. CDP paragraph 5.277 also states, "Similarly, the council will also consult the National Grid and Northern Gas networks in relation to development proposals around their network of pipelines and high voltage pylons". A footnote is also provided in the policy stating, "Guidance on safe working near high pressure gas pipelines and pylons can be accessed on both the National Grid and Northern Gas Networks websites: "Planning and development, Working near our assets, Working near our pipes".</p>
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	<p>TWR (140D/C/B/A - 140 - 156): 400Kv Overhead Transmission Line route: HARTLEPOOL - WEST BOLDON  ZZA ROUTE TWR (114A - 139B): 400Kv Overhead Transmission Line route: HARTLEPOOL - WEST BOLDON  Electrical Substation: SPENNYMOOR 132KV Electrical Substation: SPENNYMOOR 275KV Electrical Substation: SPENNYMOOR 400KV Electrical Substation: HAWTHORN PIT 275KV</p> <p>Gas Transmission Asset Description  Gas Transmission Pipeline, route: CORBRIDGE TO BISHOP AUCKLAND Gas Transmission Pipeline, route: LONGTOWN TO BISHOP AUCKLAND Gas Transmission Pipeline, route: BISHOP AUCKLAND TO PANNAL  Gas Transmission Pipeline, route: COWPEN BEWLEY TO YAFFORTH  Bishop_Auckland_4841 - COMP Gas Transmission Facility</p> <p>A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>Please also see attached information outlining further guidance on development close to National Grid assets.</p> <p>Further Advice  National Grid is happy to provide advice and guidance to the Council concerning their networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.</p>	
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	<p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.</p>	
Banks Group	<p>The Banks Group made representations at all stages and appeared at the EiP into the CDP. In our representations we made it clear that we were generally supportive of the policy stance being taken towards coal in the CDP. Nevertheless, we consistently made the point that we did not consider the text of the CDP gave sufficient recognition to the chemical and physical qualities displayed by coals from the Durham coalfield in supplying UK based industries which continue to use coal as an essential raw material.</p> <p>While ultimately providing our support for the CDP in this regard, our representations made it clear that we expected the Mineral Planning Authority (MPA) to actively engage with the industrial sectors and individual industries in the UK which wish to be served by coal from the Durham coalfield.</p> <p>Our representation also included an invitation for us to facilitate this engagement in any way possible. However, our offer was not taken up, and so far as we are aware, to date the MPA has not undertaken any meaningful engagement with UK based coal users. It should be noted that in responding to the Group's evidence submitted to the CDP EiP, the Council witness stated that the Authority would undertake further engagement with</p>	<p>CDP Policy 53 Surface Mined Coal and Fireclay provides the policy framework for considering planning applications for surface mined coal. The role of the M&amp;WDPD in respect of surface mined coal is to consider potential sites. CDP paragraph 5.529 outlines the position, it states, "In locational terms, we will seek to provide a measure of certainty to both operators and the public by considering potential surface mined coal allocations in the preparation of the Minerals and Waste Policies and Allocations document and allocating them if they are environmentally acceptable and do not have an unacceptable adverse impact on human health or the amenity of local communities. However, to date, no proposals for site allocations have been submitted for consideration. In addition, the policies map which accompanies the Plan identifies the extent of the exposed coalfield and the key environmental designations across this part of the county".</p>

	<p>industrial coal users when preparing the Minerals and Waste Allocations Document.</p> <p>More recently, in determining the planning application for the proposed extension to the Bradley Surface Mine, the Council's Planning Committee failed to appreciate the length of time it will take UK steel and cement manufactures to transition to lower carbon processes at a commercially viable scale.</p> <p>Before any substantive policy formulation work is undertaken officers and members of the Council actively engage with industries and niche coal users such as the Heritage rail sector in the UK to gain an understanding of their requirements and the role coal from the Durham coalfield can play in meeting those requirements.</p> <p>In its previous representations to the CDP the Banks Group highlighted how UK industrial sectors are transitioning to become the predominant market for coal due to the decarbonisation of the UK electricity generation sector. The latest statistics of coal use demonstrate that this trend is continuing. For the time period covered by the MWPAD, coal use in the UK will be dominated by its use as an essential raw material in industrial processes with other niche markets such as the heritage railway sector including the Tanfield and Weardale Railways which also continue to be reliant on UK sources supplies. The infographics below highlight the crucial role of coal in the manufacture of materials essential to planned future infrastructure developments such as HS2.</p> <p>Having marketed coal from the Durham coalfield for over 40 years, most recently from our Bradley site near Leadgate,</p>	<p>Other than Banks Developments there have been no other representations from UK based coal users. Potentially coal users may either provide comments on the draft plan or Banks may circulate the Draft Plan to their intended client base.</p> <p>Coal is recognised by the NPPF as an energy mineral and not as an industrial mineral. Similarly, coal was not listed as an industrial mineral in 'Industrial Minerals Issues for planning' report published by ODPM and the BGS in 2004.</p> <p>In response to consultation on the Pre-Submission County Durham Plan, Banks submitted the large Preferred Area. However, this site was submitted at the final stage of consultation and did not constitute a submission for a genuine site allocation covering a large area of North Durham. This area has been resubmitted in response to the Council's call for minerals and waste sites which was undertaken between January and February 2021. This resubmitted proposal does not constitute a genuine site allocation for a preferred area. (Paragraph: 008 Reference ID: 27-008-20140306 Revision date: 06 03 2014 describes the three area-based designations through which Mineral Planning Authorities should plan for minerals extraction including,</p>
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	<p>where more than 80% of production was supplied for steel manufacture and 20% for other industrial uses such as cement manufacture, the Banks Group has a very sound understanding of the requirements of industrial coal users in the UK.</p> <p>The UK industrial sector typically requires high volatile grade coal, with characteristics including high calorific value, low sulphur and low ash content. Having reviewed our own drilling and borehole data combined with the very extensive bore hole data gathered by the former NCB and data from the BGS, Banks in-house geologists have identified that coal seams which occur specifically in the north west of the Durham coalfield have qualities which fit these particular characteristics (data available on request). The extent of the area is outlined in red on the plan at Appendix 1 of this submission. It should be noted that our research has also identified that a number of the coal seams within the area shown are associated with the occurrence of good quality fireclay and brick shale used by brickworks in the County and the wider North East Region. The concurrent working of minerals is supported by national planning policy and guidance.</p> <p>Paragraph 209(d) of the NPPF under a heading specifically relating to planning for the future supply of coal states that MPAs “should indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable”. NPPG goes on to provide guidance on how MPAs should plan for mineral extraction at paragraph (008 Reference ID: 27-008-20140306) highlighting the three area-based policy designations tools available to authorities.</p>	<p>“Designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or”). The proposed Preferred Area covers a very large area of County Durham, part of which has been extensively worked by previous surface mined coal permissions and is also overlain by a plethora of environmental designations and contains areas close to settlements. The submission does not contain sufficient site-specific detail. The Council’s call for sites document advised that, “Failure to provide the information as set out above may impact upon the Council’s ability to assess the suitability of a site and therefore the ability to allocate a site”.</p>
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	Based on the assessment of the mineral resource within the area outlined in red on the plan at Appendix 1, Banks are of the view that the area shown should be identified in the MWPAD as a preferred area for the extraction of coal and associated minerals.	
Banks Group	<p>The most recent publication of the Joint Local Aggregate Assessment (December 2019) (JLAA2019) concluded that in quantitative terms County Durham had sufficient permitted reserves of both crushed rock and sand and gravel to meet the calculated demand from quarries in the county. As part of the preparation of the MWAP this conclusion requires careful examination.</p> <p>Sand and Gravel - The Joint Local Aggregate Assessment for 2020 (JLAA 2020) has yet to be published. However, a report to Cabinet in November 2020 by the Corporate Director of Regeneration, Economy and Regeneration noted the findings of the 2020 Assessment will show that:</p> <ul style="list-style-type: none"> <li>• Sales of sand and gravel in 2018 (the latest year for which figures are available) are at the highest level since before the economic downturn.</li> <li>• Permitted reserves of sand and gravel are no longer sufficient to maintain a 7-year landbank beyond 2028.</li> <li>• In order to comply with NPPF and NPPG guidance, emerging policy should make provision for new working of sand and gravel resources.</li> <li>• Purely in quantitative terms, the shortfall of permitted sand and gravel reserves is likely to be of the order of 2.98 million tonnes to meet the identified need to 2035.</li> </ul> <p>A review of the supply position for sand and gravel contained in the most recently published Joint Local Aggregate Assessment December 2018 (JLAA 2018) shows that the quantitative</p>	<p>Competition - The CDP addressed the issue of competition in terms of aggregates supply. Paragraph 5.517 of the CDP advised, “..... However, we are not aware of any evidence to demonstrate that competition in the county is stifled. Indeed, County Durham's six crushed rock aggregate companies and three sand and gravel companies supply successfully and compete with operators based within and supplying into Tyne &amp; Wear, the Tees Valley and North Yorkshire. Furthermore, the results of the Competition Commission inquiry into the 'Operation of the Aggregates, Cement and Ready-mix Concrete Market' which were published in May 2013 are also pertinent and concluded that there were no adverse effects of competition in any market supplying aggregates in Great Britain.” Paragraph 5.518 advised, “Nevertheless, in order to accord with Government policy, through this Plan we must seek to ensure that competition can be maintained. Where competition is raised by applicants as a reason in support of a proposal the council will require conclusive evidence that</p>

	<p>figures alone mask more fundamental issues which the MWPAD must address. These issues are:</p> <ul style="list-style-type: none"> <li>- Of the five sites which make up the permitted landbank of sand and gravel in County Durham, four of the sites are operated by just two operators.</li> <li>- Three of the four sites are located in the east of the County on the limestone escarpment.</li> <li>- The remaining site (Hummerbeck) makes a relatively small contribution to the permitted reserve (&lt;10%) and despite having planning permission, is not operating.</li> <li>- The sand and gravel market in County Durham is currently supplied entirely by two operators from sites predominantly located in the east of the County.</li> <li>- Under the heading “Facilitating the Sustainable Supply of Minerals – Maintaining Supply” the NPPF notes at paragraph 207 (g) that: <ul style="list-style-type: none"> <li>- Mineral planning authorities should plan for a steady and adequate supply of aggregates by ensuring that large landbanks bound up in very few sites do not stifle competition.</li> </ul> </li> </ul> <p>It is clear the landbank of permitted reserves of sand and gravel in County Durham is inadequate to cover the plan period and there is a grave risk that competition to supply the market is being stifled. It is also clear the geographical distribution of operational sites, being heavily skewed to the east of the County, is likely to be having a negative impact on the strategic supply of sand and gravel from the County.</p> <p>In accordance with NPPG, the MWPAD represents the opportunity to fundamentally address this issue by adopting a</p>	<p>competition is being stifled and that a proposal would help maintain competition in the long term. Given that County Durham's aggregate quarries operate on a regional level the council will require evidence that competition is being stifled at a regional level in order to give this issue any weight in the planning balance”.</p> <p>Similarly, CDP paragraph outlined when considering planning applications for non-allocated sites that, “We will always consider the full range of planning benefits which could include amongst other Benefits”, and the bulleted criterion 3 stated “helping to ensure that competition in the supply of aggregates is maintained” which was qualified by footnote 196 stated, “in considering this issue the council will always consider the extent of permitted reserves within the applicant's control within both County Durham and within the North East region as a whole. In addition, the council will consider competition on a regional basis”. The Council is not convinced that “there is a grave risk that competition to supply the market is being stifled”.</p> <p>The Council is not convinced and does not accept the view that, “It is also clear the geographical distribution of operational sites, being heavily skewed to the east of</p>
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	<p>policy stance which will encourage new developments for sand and gravel to come forward in the west of the county.</p> <p>It is clear the above situation will not be addressed by simply extending existing operational sites. Therefore the most appropriate policy tool available to the Authority is to identify an Area of Search for sand and gravel utilising the best available geological information. In this regard, the JLAA2018 notes one of the prime sources of information of known or suspected sand and gravel resources in the County is the BGS report 'Durham and the Tees Valley Mineral Resources and Constraints'. (see the plan at Appendix 2). As noted above, the Banks Group has previously operated sand and gravel sites in the region and over 40 years has undertaken extensive drilling across the Durham coalfield. Such drilling has regularly encountered superficial (drift) deposits of sand and gravel (both river deposits focussed largely on the valley of the River Wear, and glacial deposits more extensively across the coalfield). We would be willing to share the findings of our site investigations and experience across the coalfield with the Authority to assist in defining the extent of the resource.</p>	<p>the County, is likely to be having a negative impact on the strategic supply of sand and gravel from the County". Policy 50 of the CDP seeks to provide locational guidance on where new working should be guided to or guided away and this includes sand and gravel. Policy 50 provides the basis for the considering allocations for sand and gravel in the M&amp;WDPD and for non-allocated sites. CDP paragraph 5.510 states, "In terms of the locational approach to future sand and gravel working, it is clear that the county's Basal Permian Sand resource is an important resource, which is well related to the markets in the North East and has potential to sustain significant additional working into the long term subject to environmental acceptability of individual proposals, in particular hydro-geological impacts upon groundwater resources and visual and landscape impact issues. The locational strategy for longer term sand and gravel working will be to prioritise the working of allocations for further basal Permian sand extraction from beneath the floor of existing magnesian limestone quarries, followed by the lateral extension of existing magnesian limestone quarries, or via extensions to other sand and gravel sites or new sites outside of environmentally important areas".</p>
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		<p>locational approach for sand and gravel working established by Policy 50 of the County Durham Plan. They seek to maintain productive capacity to enable the level of supply required by the Council fulfilling the requirements for a steady and adequate supply of sand and gravel.</p> <p>Banks are proposing an area of search approach, this is only required if the Council cannot identify sufficient sites either through Site Specific Allocations or Preferred Areas. The information which has been submitted is no more than the full extent of the areas identified by the British Geological Survey as the glacial and fluvial sand and gravel resource in County Durham, which provided the basis for the Council's safeguarding of this resource in the CDP.</p> <p>The proposed area of search covers a very large area of County Durham, part of which has been worked by previous permissions and is also overlain by a plethora of environmental designations and contains areas close to settlements. The submission does not contain sufficient site-specific detail. The Council's call for sites document advised that, "Failure to provide the information as set out above may impact upon the Council's ability to assess the</p>
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		suitability of a site and therefore the ability to allocate a site”.
Banks Group	<p><u>Hard Rock</u> The Cabinet report by the Corporate Director of Regeneration, Economy and Regeneration in November 2020 noted in relation to hard rock supplies that despite the recent grant of planning permission for an extension at Heights Quarry and an allocation at Hulands Quarry, the landbank for carboniferous limestone is inadequate to meet requirements over the plan period. As with the landbank for sand and gravel in the County, the landbank for this mineral resource is significantly dominated by two operators. This is however largely because there remains a number of inactive sites with consent for extraction (11 in total).</p> <p>Proposed Policy/ Allocation No.4 In response to the quantitative landbank shortfall, the MPA should adopt policies which prioritise the reopening and working of dormant carboniferous limestone quarries to modern working and restoration standards.</p> <p>Such an approach would have a greater potential to increase competition than the further allocation of extensions to existing active sites. At the same time, it would enable the planning permissions for such sites to be updated to modern working and restoration standards.</p>	<p>It is not necessary for the M&amp;WDPD to prioritise the reopening and working of dormant carboniferous limestone quarries to modern working and restoration standards. All dormant sites are safeguarded under CDP Policy 48 Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites. Dormant sites have permission until 2042 and operators in association with landowners/owners of the mineral rights are entitled to come forward and agree new modern schemes of working and restoration with the Council.</p> <p>The CDP addressed the issue of competition in terms of aggregates supply. Paragraph 5.517 of the CDP advised, “..... However, we are not aware of any evidence to demonstrate that competition in the county is stifled. Indeed, County Durham's six crushed rock aggregate companies and three sand and gravel companies supply successfully and compete with operators based within and supplying into Tyne &amp; Wear, the Tees Valley and North Yorkshire. Furthermore, the results of the Competition Commission inquiry into the 'Operation of the Aggregates, Cement and Ready-mix Concrete Market' which were published in May 2013 are also pertinent and concluded</p>

		<p>that there were no adverse effects of competition in any market supplying aggregates in Great Britain.” Paragraph 5.518 advised, “Nevertheless, in order to accord with Government policy, through this Plan we must seek to ensure that competition can be maintained. Where competition is raised by applicants as a reason in support of a proposal the council will require conclusive evidence that competition is being stifled and that a proposal would help maintain competition in the long term. Given that County Durham's aggregate quarries operate on a regional level the council will require evidence that competition is being stifled at a regional level in order to give this issue any weight in the planning balance”.</p> <p>The Council considered strategic options for the supply of carboniferous limestone through the preparation of the CDP and ultimately a hybrid approach of the proposed options was adopted which sought to guide new mineral working away from environmentally constrained areas but also permitted extensions to existing sites. This can be seen through consideration of the CDP, see Policy 50b which refers to new working and CDP paragraph 5.520 which refers to sites registered as Dormant and as Interim Development Orders.</p>
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<p>Banks Group</p>	<p><b>Restoration and Reclamation</b>  As noted above, the Banks Group has extensive experience in the design and subsequent implementation of restoration schemes at abandoned mineral sites. Dormant/abandoned mineral sites raise a number of technical and environmental issues which, if not addressed sensitively and comprehensively, can result in long term environmental and safety issues. Notwithstanding the successful reclamation programme implemented by the County Council in the 1970's and 80's County Durham has a significant number of dormant and/or abandoned mineral sites, including mineral working deposits, which continue to remain a blight. The Banks Group see the preparation of the MWPAD as an opportunity for the Council to take a strategic look at all of these sites and encourage landowners and industry to come forward with proposals as appropriate.</p> <p><b>Proposed Policy/ Allocation No.5</b>  The MPA should carry out a comprehensive review of dormant/abandoned mineral sites and engage with industry/landowners with a view to identifying priority sites for restoration/reclamation.</p>	<p>It is neither necessary or desirable for the Council to carry out a comprehensive review of dormant/abandoned mineral sites and engage with industry/ landowners with a view to identifying priority sites for restoration/ reclamation.</p> <p>All dormant sites are safeguarded under CDP Policy 48 Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites. Dormant sites have permission until 2042 and operators in association with landowners/owners of the mineral rights are entitled to come forward and agree new modern schemes of working and restoration with the Council.</p> <p>Many dormant sites and abandoned sites are likely never to be worked again and the Council places no reliance upon them for future mineral supply. CDP paragraph 5.520 explains that, "The council's Minerals Technical Paper identifies that within County Durham there are many mineral sites which have been registered dormant or as Interim Development Orders under the Planning and Compensation Act 1991 and the Environment Act 1995. While many of these mineral sites are for non-aggregates there are also a number of carboniferous limestone, magnesian limestone, dolerite and sand and gravel sites which potentially</p>
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Forestry Commission	<p>The Forestry Commission is a Statutory Consultee on the restoration and aftercare conditions for minerals / waste disposal sites where the after use is ‘forestry’. If you would like more information on the role of the Forestry Commission in planning, please see: <a href="https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland">https://www.gov.uk/guidance/planning-applications-affecting-trees-and-woodland</a>.</p> <p>The Forestry Commission’s responsibility is to discharge its consultee roles as efficiently, effectively and professionally as possible, based on the forestry principles set out in the UK Forestry Standard</p>	<p>Noted. The supporting text to Policy MW22 - Mineral Site Restoration, Landfill and Landraise includes information on the Forestry Commission guidance booklet Reclaiming Disturbed Land for Forestry (Bulletin 110).</p> <p>The information which has been provided has also been past to planners who deal with minerals and waste issues.</p>

	<p><a href="https://www.gov.uk/government/publications/the-uk-forestrystandard">https://www.gov.uk/government/publications/the-uk-forestrystandard</a> (4th edition published 2017). In relation to the restoration and aftercare conditions for minerals / waste disposal sites where the after use is 'forestry' we recommend the Forestry Commission guidance booklet Reclaiming Disturbed Land for Forestry (Bulletin 110).</p> <p>We are particularly keen to further develop the working relationship with planners in Durham in relation to Minerals and Waste Sites that affect existing and newly created woodlands. This would be to check that there is not any Forestry Commission grants and regulatory conditions already in place for proposed Minerals and Waste Sites.</p> <p>Natural England and the Forestry Commission have developed the Standing Advice on Ancient Woodland – plus supporting Assessment Guide and Case Decisions. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations. The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. The standing advice provides links to Natural England's Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</p>	
Tarmac	In order to help meet existing and emerging policy requirements, it is suggested that the M&WDPD considers the following, as proposed in detail above:	Tarmac's representations request three site allocations: 1) The allocation of additional Permian sand reserves at Thrislington

	<ul style="list-style-type: none"> <li>• The allocation of additional Permian sand reserves at Thrislington.</li> <li>• Consideration of the potential for the current restrictive sales conditions for limestone at Thrislington East and West to be relaxed to help meet anticipated additional demand for construction aggregates.</li> <li>• The allocation of an additional 1mt of limestone and 400,00 m3 of inert void space at Cold Knuckle, Quarrington.</li> <li>• The allocation of additional Permian sand and inert landfill void at Quarrington north.</li> </ul>	<p>(Thrislington West Quarry); 2) The allocation of an additional 1mt of limestone and 400,00 m3 of inert void space at Cold Knuckle Quarry, Quarrington; and 3) The allocation of additional Permian sand and inert landfill void at Quarrington north (Old Quarrington Quarry). These site allocation proposals will be considered through the site assessment document: “ County Durham M&amp;WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021)”.</p> <p>Tarmac’s representations also included a request for “Consideration of the potential for the current restrictive sales conditions for limestone at Thrislington East Quarry to be relaxed to help meet anticipated additional demand for construction aggregates”, this submission will be addressed below.</p>
Tarmac	<p>3. Thrislington Quarry - Permian sand</p> <p>3.1 In 2018, Thrislington Quarry (West) was granted planning consent (ref: DM/15/00127/MIN) for the extraction of remaining limestone reserves and a revised working area for extraction of basal Permian sand. The application permitted the continuation of working 2,400,000 tonnes of basal Permian sand. However, a further 5,800,000 tonnes which lies immediately adjacent to the consented reserve remains unconsented (colour washed in cyan and marked “sand resource” on the below plan) Current permitted sand reserves are expected to be exhausted by 2025</p>	<p>This proposed site allocation at Thrislington West Quarry will be considered through the site assessment document: “County Durham M&amp;WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021)”.</p>

	<p>and additional sand reserves are required to maintain current production levels, and which will provide a further 20 years life to Thrislington Quarry. Tarmac Trading Limited proposes to come forward with a Scoping report in Q1 2021 in advance of a planning application to work this additional sand resource.</p> <p>3.2 Basal Permian sands outcrop at the foot of the Magnesian Limestone escarpment and are often worked in conjunction with the Magnesian Limestone and dolomite. These sands constitute a very clean and well- graded deposit. Thrislington Permian sand is found beneath the permitted limestone and goes to markets in the Yorkshire and Humber region, The midlands region and further afield. The sand is sought after as it has a uniform shape and particle size which makes it suitable for going into specialist products such as self-levelling concrete and asphalt. The Permian sand is also blended with limestone dust to produce a secondary product known as Midas sand which is used to make RMX concrete. The sand can be dug straight from the ground and in many cases requires little or no washing and processing – cutting down on production costs and carbon emissions. Thrislington quarry is therefore an important supplier of aggregate products made with this sand both locally, regionally, and wider.</p> <p>3.3 As the Permian sand lies beneath the limestone deposit it can be worked in conjunction with an existing quarry therefore reducing the probable impacts of permitting a new greenfield site to meet demand. Policy 50 (d) of the County Durham Plan (2020) states that “proposals for basal Permian sand extraction from beneath the floor of existing Magnesian Limestone quarries will be prioritised, followed by the lateral extension of existing Magnesian Limestone quarries”. This is further</p>	
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	<p>supported by Policy 47 (d) of the Plan “encouraging and permitting the concurrent working of two or more minerals from the same site provided that the operation or restoration of the site is not prejudiced or significantly delayed.” Whilst the limestone reserves permitted in the 2018 Thrislington West consent would be exhausted before the end of 2030, all of the additional Permian sand reserve is uncovered and will not require any further greenfield landtake. Should the opportunity to exploit this sand resource not be taken at this time it is highly unlikely that an operator would want to revisit the removal of the Permian sand post site restoration, even if this discreet operation was found to be environmentally acceptable in isolation.</p> <p>3.4 Thrislington is designated as a Minerals and Waste Safeguarded Site within the Policies Map (Policy 48), as well as also being located within a wider Mineral Safeguarding Area designation (Policy 56). Policy 48, including Appendix D, seeks to protect existing and allocated mineral and waste sites from being lost to an alternative type of development. Likewise, Policy 56 states that permissions will not be granted for non-mineral development that would lead to the sterilisation of mineral resources within Mineral Safeguarding Areas. These two policies suggest that further Permian sand extraction is acceptable in principle at Thrislington and that the need is such that it warrants being protected against development that could adversely affect their operations or sterilise finite mineral resources.</p> <p>3.5 Policy 51 of the County Durham Plan, 2020 states that “over the Plan period it is anticipated that the majority of the future needs for both crushed rock aggregate and sand and</p>	
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	<p>gravel aggregate working will be met through the working of existing permitted reserves and through the working of sites allocated as strategic sites within the Plan or, if needed, through the working of non-strategic sites allocated in Minerals and Waste Policies and Allocations Document”.</p> <p>3.6 It is considered that the demonstrable need for extracting Permian sand should result in Thrislington being identified for further Permian site extraction in the emerging M&amp;WDPD, provided it can be evidenced that there will be no unacceptable adverse impacts resulting from this operation.</p>	
Tarmac	<p>Thrislington Quarry - Magnesian Limestone</p> <p>3.7 Whilst significant reserves of Magnesian Limestone have been permitted at Thrislington Quarry, East and West, these reserves are restricted in terms of planning conditions which require a percentage of the stone to go into industrial, rather than construction end use. Current demand for such chemical grade stone in the region is limited with the closure of local steelworks and unless new demand is forthcoming, it is likely that large, permitted reserves of Magnesian Limestone from Thrislington Quarry will remain unable to be exploited and, as such, be similarly unable to be included within current landbanks. It is suggested that the preparation of the M&amp;WDPD should present an opportunity for strategic consideration of these permitted reserves of limestone and how they may best be economically exploited to meet future demand.</p>	<p>Thrislington East Quarry was allocated in the County Durham Minerals Local Plan (CDMLP) (December 2000) as a Preferred Area for high grade dolomite (industrial use limestone) under Policy M56. Criterion a) of policy 56 required that, “the production of high-grade dolomite products remains the primary purpose of mineral extraction and maximum utilisation of the high-grade dolomite for high grade purposes is maintained”.</p> <p>The supporting text of the CDMLP explained the Council’s rationale for the allocation, “The importance of the high grade dolomite resource at Thrislington and the requirement to maintain a 15 year landbank of suitable material (see Policy M1) justifies consideration of an eastern extension to the existing quarry, provided supplies of high grade material from within the existing</p>

		<p>permission area, and the southern extension area are substantially exhausted”, and “The principal justification for an extension to Thrislington quarry is the importance of the high grade dolomite resource. Permission for the extension will be based on extraction and the use of the high-grade dolomite in the most efficient manner possible, so that this important resource is not wasted through its use for general aggregates or other lower grade uses. The Minerals Planning Authority shall ensure that this is the case through the use of legal agreements”.</p> <p>Planning permission was subsequently granted on 25<sup>th</sup> July 2011 (7/2006/0179CM DCC ref CMA/7/55). The principal reason the site was granted planning permission was stated at the time the planning application was determined to allow for the “extraction of high-grade dolomite for which there is a continuing economic need, and the primary purpose of the development would be to extract and process this material for high grade use”. The permitted reserves at Thrislington East Quarry are restricted by Section 106 legal agreement between the Council and others including the operator of the quarry (now Tarmac) and not by a planning condition.</p>
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		<p>sterilisation; and b) ensuring that both existing and future permitted reserves of high-grade dolomite are worked efficiently for high grade purposes and not used unnecessarily for low grade purposes”. The Council is content that this policy is justified and soundly based.</p> <p>The Council understands from previous discussions and information submitted as part of the submitted applications for the Environment Act 1995: Periodic Review of Cornforth East Quarry (DM/19/00025/MIN), Cornforth West Quarry (DM/19/00026/MIN) and variation of conditions at Thrislington East Quarry (DM/18/03884/VOCMW) that the company intends to continue magnesian limestone aggregate extraction and sales from Cornforth West Quarry and the Cornforth East Quarry, both of which have been inactive for many years and contain considerable quantities of magnesian limestone aggregate.</p> <p>The supporting statement which accompanies DM/18/03884/VOCMW proposes that the site would need to be mothballed in its present, part worked condition (and restored on an interim basis, in compliance with the extant consent, until such time as the market conditions change) It also states, “Finally, in the medium term,</p>
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		<p>the implementation of an interim restoration plan until such time as there is a market need for the permitted high grade limestone, will be of a benefit to the local community as well as beneficial to the local biodiversity and the areas wider landscape. This reinforces the proposals compliance with the Government’s sustainable development objectives”.</p> <p>The Council considers that Cornforth West Quarry and Cornforth East Quarry have the ability to meet Tarmac’s crushed rock customers’ needs and moreover will ensure the continued steady and adequate supply of crushed rock from this part of County Durham at a level which is commensurate with previous sales from Thrislington West Quarry and Thrislington East Quarry. Tarmac also within their ownership operate and control a number of other quarries with further permitted reserves of magnesian limestone.</p> <p>The Councils’ expectations of the future role of Thrislington East Quarry in terms of future aggregates supply is set out in Table 4.8 Estimate of Permitted Reserves, Maximum and Potential Productive Capacity of the Council’s latest Local Aggregate Assessment (April 2021). Which states, ““Site has permission until 2045. Operator</p>
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		<p>has submitted a planning application seeking a variation to existing permission which proposes site to be worked for aggregate purposes only to 2022. Production is then proposed to be transferred into Cornforth West Quarry. Thrislington East will then be mothballed. It is assumed that the site will resume working in the early/middle 2030s. Future working dependent on demand for high grade dolomite and availability of permitted reserves elsewhere in the UK. Extraction anticipated to be approximately 600,000 tonnes per annum to 2022 with production resuming in the mid-2030s”.</p> <p>The Council does not consider that there is a need or a requirement for the high-grade dolomite to be used for lower grade purposes, such a course of action would be contrary to the provisions of CDP policy 57 and a waste of a high-grade mineral resource which was allocated in the CDMLP and permitted in 2011 because of its specific qualities and its suitability for specific uses.</p> <p>DM/18/03884/VOCMW will provide a mechanism for Thrislington East to be mothballed and it is understood that the restoration scheme which has been designed as an interim scheme may also be suitable in the longer term if the need for the</p>
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		<p>high-grade dolomitic resource contained within Thrislington Quarry east is not called upon to meet a future need to which it is most suitable.</p> <p>The Council's approach is considered to be consistent with paragraph 203 of the NPPF which is clear that, "Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation".</p>
Tarmac	<p>4. Quarrington Quarry Cold Knuckle - Magnesian Limestone and inert infill</p> <p>4.1 Old Quarrington Quarry and Cold Knuckle Quarry are two contiguous mineral sites worked as a single mineral operation thereby often referred to simply as Old Quarrington and Cold Knuckle Quarry. Under the existing permission for the Cold Knuckle part of the site, the Magnesian Limestone deposit is set aside to reach the consented Permian sand that lays beneath. The displaced limestone is then reinstated to achieve the previously approved restoration profile.</p> <p>4.2 In H1 2021, Tarmac Trading Limited proposes to come forward with a planning application seeking permission for the extraction and sale of the Magnesian Limestone sourced from within Cold Knuckle (1mt) and, in its place, import inert material for use in the reconstruction the escarpment face (400k m3) (land edged red on the below plan) No changes are proposed to the physical extent of the works but just to the operations within the consented extraction boundary.</p>	<p>This site allocation proposal will be considered through the site assessment document: "County Durham M&amp;WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021)".</p>

	<p>Need argument for addition limestone extraction</p> <p>4.3 The latest estimated landbank for crushed rock, within the draft Joint LAA 2020) is calculated to be 40.2 years. This is approximately a 10-year decrease compared to the previous ten-year average sales which includes several years of depressed sales. As the economy opens up post-Covid 19, and given the government’s ambitious growth agenda, it is reasonable to assume that this upward trend will continue, further applying pressure on the remaining landbank. In relation to Cold Knuckle, increasing the landbank by 0.82% (1mn tonnes) would therefore be a modest but valuable contribution to supporting the steady and adequate supply of crushed rock within County Durham, in accordance with the NPPF. 4.4 As well as contributing to the crushed rock landbank, there are further arguments for extracting the magnesian limestone from Cold Knuckle. These include: - Avoiding the potential sterilisation of a finite resource, particularly as minerals can only be worked where they are found. - Making sustainable use of infrastructure at an existing site. - Contributing to the economy, which the NPPF states in Paragraph 205 should be given great weight to</p> <p>Need argument for additional inert waste void capacity</p> <p>4.5 Extending the landfill operation into Cold Knuckle would serve two purposes. It would provide suitable replacement material for the reconstruction of the escarpment which, under the current permission, would be achieved by reinstating the Magnesian Limestone which lies above the Permian sand.</p>	
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	<p>4.6 It would also provide additional void space to accommodate inert material as there is currently an identified shortfall in local landfill capacity, as identified in Paragraph 5.587 of the County Durham Plan (2020) which states that “based on current landfill capacity and the closure dates of existing sites, due to current consents expiring during the Plan period, capacity would be exhausted by 2032”.</p> <p>4.7 The phased removal of the magnesian limestone would create an additional void capacity of 400,000m<sup>3</sup> which would be prepared to receive imported inert material. This additional void capacity will help accommodate some of the 623,300 annual tonnes of construction and demolition arisings estimated for County Durham, as identified in Table 13 of the County Durham Plan (2020). Compliance with local planning policy.</p> <p>4.8 Policy 47 - Sustainable Minerals and Waste Resource Management (County Durham Plan, 2020) The concurrent extraction of minerals is well-supported in Policy 47(d) of the adopted County Durham Plan (2020), which states that when mineral extraction is acceptable in principle, the concurrent working of two or more minerals from the same site would be encouraged. This is provided that the proposed development does not significantly delay the restoration of the site and does not have an unacceptable adverse impact on either the environment, human health or the amenity of local communities.</p> <p>4.9 A relatively short time extension would be required to carry out the proposed operations but is not considered significant given the longevity of the existing mineral operations.</p>	
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	<p>Furthermore, the impacts of mineral extraction and escarpment reinstatement are already known to be acceptable, with mitigation measures already in place or agreed. It is therefore concluded that the concurrent extraction of minerals would be compliant with Policy 47 of the County Durham Plan.</p> <p>4.10 Policy 48 - Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites and Policy 56 - 'Safeguarding Mineral Resources (County Durham Plan, 2020) Old Quarrington and Cold Knuckle Quarry is designated as a Minerals and Waste Safeguarded Site within the Policies Map (Policy 48), as well as also being located within a wider Mineral Safeguarding Area designation (Policy 56). Policy 48, including Appendix D, seeks to protect existing and allocated mineral and waste sites from being lost to an alternative type of development. Likewise, Policy 56 states that permissions will not be granted for non-mineral development that would lead to the sterilisation of mineral resources within Mineral Safeguarding Areas. These two policies suggest that extraction and inert infilling operations are acceptable in principle at Old Quarrington and Cold Knuckle Quarry and that their need is such that they warrant being protected against development that could adversely affect their operations or sterilise finite mineral resources.</p> <p>4.11 Policy 49 - Primary Aggregates Provision (County Durham Plan, 2020) Although Policy 49 has a presumption against increasing magnesian limestone reserves, it is important to reiterate that 1mn tonnes only accounts for approximately 0.82% of County Durham's crushed rock landbank. Likewise, unlike any new or unworked sites where, subject to policy and material considerations, the mineral will remain in the ground</p>	
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	<p>until such a time that permission is granted for it to be worked, it is highly unlikely that an operator would want to revisit the removal of the Magnesian Limestone at Cold Knuckle post- site restoration. To do so would be to the detriment of the visual improvements that would have resulted from a fully reinstated escarpment. It would also require sacrificing all the work undertaken in terms of restoration and aftercare, including the achieved biodiversity improvements.</p> <p>4.12 Policy 50 – Locational Approach to the Future Supply of Primary Aggregates (County Durham Plan, 2020) Policy 50 seeks to, amongst other things, limit new workings on prominent escarpment slopes for non-strategic sites. Importantly however, it is not proposed to extend the working area of Old Quarrington and Cold Knuckle Quarry, but to only alter the operations of the existing site. Furthermore, Old Quarrington and Cold Knuckle Quarry is an existing operation located on the important Raisby Formation and for which the environmental and visual impacts have already been assessed and considered to be acceptable. This motion is supported by the safeguarding afforded by Policies 48 and 56.</p> <p>4.13 The concurrent extraction of minerals at the site offers a sustainable management strategy for contributing towards the ongoing supply of magnesian limestone, as well as continuing to supply Permian sand, without the need for further extensions or concern of significant environmental issues arising. It is highly unlikely that sourcing the same amount of Magnesian Limestone from a greenfield site followed by infilling for restoration would have a smaller environmental impact than at this long-standing mineral site where operations are well</p>	
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	<p>established, the impacts are already known to be acceptable, and where mitigation measures are already in place or agreed.</p> <p>4.14 Policy 51 - Meeting Future Aggregate Requirements (County Durham Plan, 2020) This policy states that “over the Plan period it is anticipated that the majority of the future needs for both crushed rock aggregate and sand and gravel aggregate working will be met through the working of existing permitted reserves and through the working of sites allocated as strategic sites within the Plan or, if needed, through the working of non-strategic sites allocated in Minerals and Waste Policies and Allocations Document”.</p> <p>4.15 It is considered that the demonstrable need for extracting magnesian limestone and the need to create additional void space for inert materials, should result in Cold Knuckle being identified as a magnesian limestone and inert infilling site in the emerging M&amp;WDPD. Furthermore, as there would be no unacceptable adverse impacts resulting from the operational changes at the site, it is considered that the proposed development accords with the purposes of Policy 51.</p> <p>4.16 Policy 60 - Waste Management Provision (County Durham Plan, 2020) Policy 60 states, amongst other things, that “proposals for the provision of new or enhanced waste management capacity will be permitted where they can demonstrate that they [...] assist in meeting the identified need for new waste management capacity to manage specific waste streams over the Plan period or can demonstrate an additional need which cannot be met by existing operational facilities within County Durham or the North East”</p>	
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	<p>4.17 As identified in Paragraph 5.587 of the County Durham Plan (2020) regarding inert landfill, “based on current landfill capacity and the closure dates of existing sites, due to current consents expiring during the Plan period, capacity would be exhausted by 2032”, the need for additional void space for inert infilling that the proposed operations would provide is clearly evident. Accordingly, the proposed development is seen to conform with Policy 60 of the County Durham Plan (2020).</p> <p>4.18 The landfill extension would also be in compliance with Saved Policy W46 of the Waste Local Plan which states, amongst other things, that new landfill capacity will only be permitted when it:</p> <ul style="list-style-type: none"> <li>a) contributes to a sustainable waste management system for County Durham; and</li> <li>b) represents the best practicable environmental option; and</li> <li>c) satisfies an established need; and</li> <li>d) achieves overall environmental benefits.</li> </ul> <p>4.19 It is considered that the landfill extension satisfies each of the above criteria by:</p> <ul style="list-style-type: none"> <li>a) Contributing to a sustainable waste management system for County Durham by helping to provide a local destination for local waste, thereby minimising how far waste is transported before it reaches a suitable waste management facility.</li> <li>b) Being the best environmental option as it would result in the use of a site already being worked for mineral extraction and by preventing the sterilisation of a finite resource.</li> <li>c) Satisfying an identified need whereby current landfill capacity is set to be depleted by 2032.</li> <li>d) Achieving overall environmental benefits by resulting in a restoration landform</li> </ul>	
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	<p>that has previously been agreed and which has been designed with biodiversity improvements in mind.</p>	
	<p>Quarrington Quarry - Final northern phases of ROMP area- Permian sand and inert infill</p> <p>4.20 The final northern phases of the Quarrington ROMP permission (land edged red north of green line in below plan) contains c 9mt of permitted Magnesian Limestone and, as such, represent an important part of the current crushed rock landbank. A further Permian sand resource of 1.7mt underlies this limestone and when coming forward with the required EIA to work the remaining limestone from the ROMP area, consideration will also be given to the possibility of making application for the extraction of this additional tonnage of Permian sand, together with continued inert landfill (potential additional void 5mn m3) to secure higher quality restoration back to original level rather than as currently proposed.</p> <p>It is considered that similar policy arguments to those made above apply to this potential further development of the remaining Quarrington reserve and resources, viz:</p> <p>4.21 Policy 47 - Sustainable Minerals and Waste Resource Management (County Durham Plan, 2020) The concurrent extraction of minerals is well-supported in Policy 47(d) of the adopted County Durham Plan (2020), which states that when mineral extraction is acceptable in principle, the concurrent working of two or more minerals from the same site would be encouraged. This is provided that the proposed development does not significantly delay the restoration of the site and does not have an unacceptable adverse impact on either the</p>	<p>This site allocation proposal will be considered through the site assessment document: "County Durham M&amp;WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021)".</p>

	<p>environment, human health or the amenity of local communities.</p> <p>4.22 Detailed timelines for the extraction of the remaining limestone and the proposed sand extraction and subsequent infill will be fully considered within the planning application for Permian sand extraction/ waste disposal and the EIA for the final northern ROMP phase.</p> <p>4.23 Policy 48 - Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites and Policy 56 - 'Safeguarding Mineral Resources (County Durham Plan, 2020)</p> <p>Old Quarrington and Cold Knuckle Quarry is designated as a Minerals and Waste Safeguarded Site within the Policies Map (Policy 48), as well as also being located within a wider Mineral Safeguarding Area designation (Policy 56). Policy 48, including Appendix D, seeks to protect existing and allocated mineral and waste sites from being lost to an alternative type of development. Likewise, Policy 56 states that permissions will not be granted for non-mineral development that would lead to the sterilisation of mineral resources within Mineral Safeguarding Areas. These two policies suggest that further sand extraction and inert infilling operations are acceptable in principle at Old Quarrington and Cold Knuckle Quarry and that their need is such that they warrant being protected against development that could adversely affect their operations or sterilise finite mineral resources.</p> <p>4.24 Policy 50 – Locational Approach to the Future Supply of Primary Aggregates (County Durham Plan, 2020) The proposed continuation of concurrent extraction of minerals at</p>	
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	<p>the site offers a sustainable management strategy for contributing towards the ongoing supply of Permian sand, as well as continuing to supply magnesian limestone, without the need for further lateral extensions or concern of significant environmental issues arising. It is highly unlikely that sourcing the same amount of Permian sand from a greenfield site followed by infilling for restoration would have a smaller environmental impact than at this long-standing mineral site where operations are well established, the impacts are already known to be acceptable, and where mitigation measures are already in place or agreed.</p> <p>4.25 Policy 51 - Meeting Future Aggregate Requirements (County Durham Plan, 2020) This policy states that “over the Plan period it is anticipated that the majority of the future needs for both crushed rock aggregate and sand and gravel aggregate working will be met through the working of existing permitted reserves and through the working of sites allocated as strategic sites within the Plan or, if needed, through the working of non-strategic sites allocated in Minerals and Waste Policies and Allocations Document”.</p> <p>4.26 It is considered that the demonstrable need for extracting Permian sand and additional void space for inert materials, should result in Quarrington north being identified as a Permian sand and inert infilling site in the emerging M&amp;WDPD along with the currently permitted limestone extraction, provided it can be evidenced that there will be no unacceptable adverse impacts resulting from these operations.</p> <p>4.27 Policy 60 - Waste Management Provision (County Durham Plan, 2020) Policy 60 states, amongst other things,</p>	
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	<p>that “proposals for the provision of new or enhanced waste management capacity will be permitted where they can demonstrate that they [...] assist in meeting the identified need for new waste management capacity to manage specific waste streams over the Plan period or can demonstrate an additional need which cannot be met by existing operational facilities within County Durham or the North East”.</p> <p>4.28 As identified in Paragraph 5.587 of the County Durham Plan (2020) regarding inert landfill, “based on current landfill capacity and the closure dates of existing sites, due to current consents expiring during the Plan period, capacity would be exhausted by 2032”, the need for additional void space for inert infilling that the proposed operations would provide is clearly evident. Accordingly, the proposed development is seen to conform with Policy 60 of the County Durham Plan (2020).</p> <p>4.29 The landfill extension would also be in compliance with Saved Policy W46 of the Waste Local Plan which states, amongst other things, that new landfill capacity will only be permitted when it: a) contributes to a sustainable waste management system for County Durham; and b) represents the best practicable environmental option; and c) satisfies an established need; and d) achieves overall environmental benefits</p> <p>4.30 It is considered that the potential landfill extension in Quarrington north could satisfy each of the above criteria by: a) Contributing to a sustainable waste management system for County Durham by helping to provide a local destination for local waste, thereby minimising how far waste is transported before it reaches a suitable waste management facility.</p>	
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	<p>b) Being the best environmental option as it would result in the use of a site already being worked for mineral extraction and by preventing the sterilisation of a finite resource.</p> <p>c) Satisfying an identified need whereby current landfill capacity is set to be depleted by 2032.</p> <p>d) Achieving overall environmental benefits by resulting in a restoration landform which has been designed with landscape and biodiversity improvements in mind</p>	
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Table 3: Overview of Sites Proposed by Operators/Consultants for minerals extraction in the Minerals and Waste Policies and Allocations Document

No	Site Name and Location	Key Details	Site Allocation Proposer/ Operator	Where addressed
1	Witch Hill Quarry Eastern Extension. Land west of Thornley.	5 million tonnes of magnesian limestone for aggregates and agricultural lime. Quarrying would commence in 2030 and would last for approximately 25 years. Production 200,000 tonnes per annum.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
2	Raisby Quarry Eastern Extension Land west of Trimdon Grange.	37 million tonnes of magnesian limestone which approx. 20% would be suitable for producing agricultural lime. Quarrying would commence in 2042 and would last approximately 30 years. Production 1.2 million tonnes per annum which would equate to approximately 960,000 tonnes of magnesian limestone aggregate and 240,000 tonnes of agricultural limes per annum.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
3	Crime Rigg Quarry Northern Extension. Land east of Sherburn Hill.	1.775 million tonnes of magnesian limestone and 910,000 tonnes of basal permian sand. Quarrying would commence circa 2025 to ensure sufficient sand has been exposed in the extension to enable extraction thereof to commence immediately upon exhaustion of the current reserves in Crime Rigg Quarry and would last 18 – 20 years. Production 100,000 tonnes of limestone and 40,000 tonnes of sand.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
4	Boldron Cross lanes (new site)	20 million tonnes of carboniferous limestone. Quarrying would start circa 2028 meaning that the resulting end date would be circa 2068.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in

	Land south of Boldron.	Anticipated production 500,000 tonnes per annum.		County Durham – submitted in response to a call for sites 2021 (September 2021).
5	Low Harperley Quarry Western Extension Land, east of Wolsingham.	Sand and gravel. 700,000 tonnes. Start date would be circa 2032, following on from the working of existing permitted reserves, which would mean that the resulting end date would be circa 2035/36. Anticipated production 150,000 tonnes per annum.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
6	Thrislington West Quarry Within quarry void south of West Cornforth.	Basal Permian Sand. 5,800,000 tonnes. Current permitted sand reserves are expected to be exhausted by 2025 and additional sand reserves are required to maintain current production levels, and which will provide a further 20 years life to Thrislington Quarry. Anticipated production 300,000 tonnes per annum	Tarmac	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
7	Thrislington East Quarry. Land east of West Cornforth.	Consideration of the potential for the current restrictive sales conditions for limestone at Thrislington East Quarry to be relaxed to help meet demand for construction aggregates. No annual or overall volumes provided. No timescale for operations provided, although current permission until 01/07/2045.	Tarmac	Table 2 above. Note: Following further consideration the proposal at Thrislington East Quarry has been treated as a representation and not an allocation. This is accordance with the comments which were received which only requested consideration of the potential for the current restrictive sales conditions for limestone at Thrislington East and West to be relaxed to help meet anticipated additional demand for construction aggregates.

8	Old Quarrington and Cold Knuckle Quarry (southern part of site) Near Old Quarrington.	The allocation of an additional 1mt of magnesian limestone and 400,00 m3 of inert void. No annual volumes of extraction or infilling or overall volumes for infilling provided. No timescale for operations provided.	Tarmac	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
9	Old Quarrington Quarry (northern part of site) Near Old Quarrington.	The allocation of additional 1.7 million tonnes of Basal Permian Sand and 5,000,000 tonnes of inert landfill void following extraction of overlying 7 million tonnes of magnesian limestone and proposed 1.7 million tonnes of Basal Permian Sand. No annual volumes of extraction or infilling or overall volumes for infilling provided. No timescale for operations provided.	Tarmac	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
10	Hulands Quarry Eastern Extension. Land west of Boldron.	The allocation of 14.2 million tonnes of carboniferous limestone. Start date would be 2024 following the exhaustion of permitted reserves in the existing quarry which would mean that the resulting end date would be circa 2072. Anticipated production 300,000 tonnes per annum. (Note a large part of the site approximately 20ha containing an estimated 8.2 million tonnes of carboniferous limestone is allocated under County Durham Plan Policy 58 - Preferred Areas for Future Carboniferous Limestone Extraction).	Kearton Farms Ltd	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
11	Eldon Quarry. Quarry west of Old Eldon.	Variation of existing permission (CMA/7/63 issued in December 2008 which allows extraction to supply the adjacent brickworks (now closed) to allow export of clays and shales off site for brick manufacture. Mineral to be	The Mineral Planning Group Ltd.	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in

		worked clays / shale with incidental coal. Total quantity to be worked approximately 2,000,000 tonnes. Time period / end date 8th December 2039 (currently approved). Annual production rate Approx. 130,000 to 150,000 tonnes per annum.		response to a call for sites 2021 (September 2021).
12	Coal Preferred Area,	Large area of North Durham lying between north east, east and south east of Consett, north and west of Stanley and west and south west of Lanchester. Very limited information provided to date.	Banks Group.	Table 2 above.
13	Undefined Sand and Gravel Area of Search	Unspecified area proposed for area of search based upon the extent of the fluvial and glacial sand and gravel resource as identified by the British Geological Survey geological mapping data. Very limited information provided to date.	Banks Group.	Table 2 above.

Table 4: Overview of Sites Proposed by Operators/Consultants for Waste in the Minerals and Waste Policies and Allocations Document

1	Crime Rigg Quarry (Eastern part of quarry). Land east of Sherburn Hill.	Restoration of the quarry by means of infilling with imported inert waste. Waste Stream - Inert construction, demolition and excavation waste (CDEW). Anticipated Annual Tonnage 200,000 tonnes. No overall volume of waste identified.	Breedon	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
2	Old Quarrington and Cold Knuckle Quarry (southern part of site) Near Old Quarrington.	The allocation of an additional 1mt of magnesian limestone and 400,00 m3 of inert void space. No annual volumes of extraction or infilling or overall volumes for infilling provided. No timescale for operations provided.	Tarmac	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
3	Old Quarrington Quarry (northern part of site) Near Old Quarrington.	The allocation of additional 1.7 million tonnes of Basal Permian Sand and 5,000,000 tonnes of inert landfill void following extraction of overlying 7 million tonnes of magnesian limestone and proposed 1.7 million tonnes of Basal Permian Sand. No annual volumes of extraction or infilling or overall volumes for infilling provided. No timescale for operations provided.	Tarmac	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).
4	Eldon Quarry Quarry west of Old Eldon.	Deposit for Recovery Operation or Inert Landfill (temporary permission). Waste Stream(s) Inert – predominantly construction, demolition and excavation waste for recovery or disposal. No annual or overall volumes provided. No timescale for operations provided.	The Mineral Planning Group Ltd.	County Durham M&WDPD Assessments of potential Minerals and Waste sites in County Durham – submitted in response to a call for sites 2021 (September 2021).

If you require any further information on this document, please contact the Spatial Policy Team: Telephone: 03000 260000 Email: [Spatialpolicy@durham.gov.uk](mailto:Spatialpolicy@durham.gov.uk) Post: 'FREEPOST Spatial Policy' (please note no further information is required).