

Core Strategy DPD

Adopted
September 2011



4.5 Safeguarding of Minerals from Sterilisation

- 4.5.1 The sterilisation of minerals occurs when other non-minerals developments take place on, or close to, mineral deposits and render them incapable of being extracted. Minerals Policy Statement 1 states that minerals safeguarding areas should be identified in DPDs to avoid such sterilisation. Sand and gravel, limestone, potash, salt, gypsum/anhydrite and coal¹⁵ are widespread across the Tees Valley. Whilst the extraction of these resources may not be currently viable for reasons of price, geology, quality and previous extractive work, this situation may change and they may be required at some point in the future. The spatial extent of these deep and shallow resources (excluding certain areas of constraint) are identified as safeguarding areas on the plans in Appendix A and the appropriate areas will be shown on each of the individual planning authority's adopted proposals maps.
- 4.5.2 Non-minerals development could potentially sterilise the minerals resource where it takes place over shallow deposits or where the nature of the non-minerals use is classed as a sensitive receptor when in close proximity to extraction activities. In such instances extraction of the mineral prior to the proposed development will be encouraged where this would not significantly adversely affect the timing and viability of the non-minerals development. Any such prior extraction proposals must themselves comply with national and development plan policy.

Policy MWC4: Safeguarding of Minerals Resources from Sterilisation

Within the minerals safeguarding areas, non-minerals development will only be permitted in the following circumstances:

- a) the development would not sterilise or prejudice the future extraction of the mineral resource because there is evidence that the resource occurs at depth and can be extracted in an alternative way or there is evidence that the resource has been sufficiently depleted by previous extraction; or
- b) the mineral will be extracted prior to development and this will not significantly adversely affect the timing and viability of the non-minerals development; or
- c) the need for the non-mineral development can be demonstrated to outweigh the need for the mineral resource.

- 4.5.3 Safeguarding can also avoid existing minerals operations from being prejudiced by other development and therefore land is also identified around Hart Quarry (Hartlepool) and Stockton Quarry (Stockton-on-Tees). No safeguarding is proposed at North Gare as there is not considered to be a risk of the beach extraction being sterilised by other developments due to the environmental designations in place. It is not proposed to safeguard land

¹⁵ *Mineral Resource Information for Development Plans, Durham and the Tees Valley (WF/00/6), BGS and Department for Environment, Transport and Regions, 2000*

around the existing brine extraction sites as any development within this industrialised area is likely to be compatible with brine extraction.

**Tees Valley Joint
Minerals & Waste
Development Plan Document
- Core Strategy**

**Darlington Borough
Safeguarding Plan
Deep & Shallow Resources
Policies MWC4**

Key

-  Coal (Shallow)
-  Gypsum (Deep)
-  Sand and Gravel (Shallow)
-  Limestone (Shallow)

