

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No. 1647/619</p> <p>Date received: 27/3/15 abon</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

**Data Protection**

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

**We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.**

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

**PART 1: Contact details**

	Your details/ Your client's details	Agent's details (if relevant)
<b>Name</b>	1647 1027 - Malcolm Ratcliff - Mineral Products Association	
<b>Address</b>	[REDACTED]	
<b>Postcode</b>		
<b>Telephone Number</b>		
<b>Email address</b>		

**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make) 1st

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	STRATEGIC POLICY PS19 MINERALS
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

<b>2c. Please provide details of your representation on the Deposit Plan.</b>	
<p>STRATEGIC POLICY PS19 MINERALS</p> <p>In accordance with our previous comments on this policy, we believe this policy is in danger of confusing separate objectives of mineral planning by putting them under the general heading of supply and is thus UNSOUND by reason of being incoherent (test CE1).</p> <p>Safeguarding is a resource protection issue for the long term and not a supply issue which must concentrate on the provision of landbanks and alternative materials within the plan period.</p> <p>Similarly, restoration is not a supply issue and should be listed separately.</p> <p>The policy deals at a strategic level with minerals but only refers explicitly to aggregates when the supporting text makes it clear the building stone and industrial minerals are also important. We consider that the strategic policy context requires that mention is also made of all minerals present in the Joint Plan area, which can then be referenced in more detailed policies.</p> <p>In addition, the policy has been amended to reflect national policy on supply. For example, in item 1 the change is designed to more fully reflect the wording of MPPW para 17 and MTAN1 para 49.</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>	

**2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).**

this policy is in danger of confusing separate objectives of mineral planning by putting them under the general heading of supply and is thus UNSOUND

**2d. Please detail the changes you wish to see made to the Deposit Plan.**

We suggest the reordering of the policy as follows,

The Councils will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by:

1. Maintaining a minimum 7 year land bank of Sand and Gravel and minimum 10 year land bank of crushed rock aggregate reserves throughout the plan period in line with national guidance.
2. Making provision for the production of dimension stone.
3. Making provision for the production of industrial minerals.
4. Maximising the use of secondary and recycled materials and mineral wastes for which appropriate provision will be made in land allocations
5. Acknowledging that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate.
6. Requiring that where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications.
7. Minimising potential conflict between mineral and non-mineral land uses.

The Councils will safeguard known / potential mineral resources from permanent development that would sterilize them or hinder extraction and protect maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates.

The Councils will ensure good restoration and aftercare.

All Dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate, Prohibition Orders will be served.

**2dd. Is the Deposit Plan sound?**

Yes  No

**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.**

Procedural				Consistency								Coherence & Effectiveness							
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input checked="" type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>

# ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN

## DEPOSIT DRAFT PLAN

### **Comments of the Mineral Products Association**

The Mineral Products Association (MPA) is the trade association for the aggregates, asphalt, cement, concrete, dimension stone, lime, mortar and silica sand industries. With the recent addition of The British Precast Concrete Federation (BPCF) and the British Association of Reinforcement (BAR), it has a growing membership of 450 companies and is the sectoral voice for mineral products. MPA membership is made up of the vast majority of independent SME companies throughout the UK, as well as the 9 major international and global companies. It covers 100% of GB cement production, 90% of aggregates production and 95% of asphalt and ready-mixed concrete production and 70% of precast concrete production. Each year the industry supplies £9 billion of materials and services to the £120 billion construction and other sectors. Industry production represents the largest materials flow in the UK economy and is also one of the largest manufacturing sectors.

Given the government's recognition of the economic and employment benefits of the extractive industries we should like to direct your attention to 'Making the Link', a document produced by the MPA to highlight the contribution that the sector makes to the economy. The document can be downloaded from the following website.

[http://www.mineralproducts.org/documents/MPA\\_MTL\\_Document.pdf](http://www.mineralproducts.org/documents/MPA_MTL_Document.pdf)

### **STRATEGIC POLICY PS19 MINERALS**

In accordance with our previous comments on this policy, we believe this policy is in danger of confusing separate objectives of mineral planning by putting them under the general heading of supply and is thus UNSOUND by reason of being incoherent (test CE1).

Safeguarding is a resource protection issue for the long term and not a supply issue which must concentrate on the provision of landbanks and alternative materials within the plan period.

Similarly, restoration is not a supply issue and should be listed separately.

The policy deals at a strategic level with minerals but only refers explicitly to aggregates when the supporting text makes it clear the building stone and industrial minerals are also important. We

consider that the strategic policy context requires that mention is also made of all minerals present in the Joint Plan area, which can then be referenced in more detailed policies.

In addition, the policy has been amended to reflect national policy on supply. For example, in item 1 the change is designed to more fully reflect the wording of MPPW para 17 and MTAN1 para 49.

We suggest the reordering of the policy as follows,

The Councils will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by:

1. Maintaining a **minimum** 7 year land bank of Sand and Gravel and **minimum** 10 year land bank of crushed rock aggregate reserves **throughout the plan period** in line with national guidance.
2. **Making provision for the production of dimension stone.**
3. **Making provision for the production of industrial minerals.**
4. Maximising the use of secondary and recycled materials and mineral wastes **for which appropriate provision will be made in land allocations**
5. Acknowledging that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate.
6. **Requiring that** where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications.
7. Minimising potential conflict between mineral and non-mineral land uses.

**The Councils will safeguard** ~~ing~~ known / potential mineral resources from permanent development that would sterilize them or hinder extraction **and protect** maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates.

**The Councils will ensure** good restoration and aftercare.

All Dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate, Prohibition Orders will be served.

## **POLICY MWYN1: SAFEGUARDING MINERAL RESOURCES**

This policy is incoherent, contradictory and does not demonstrate accordance with national policy. It thus fails soundness tests C2, CE1, CE2 & CE3. In particular, we could not find any reference to Mineral Safeguarding Areas (MSAs) on either the Proposals Map or its Key. The plan cannot be considered sound unless this information is shown and can be checked. We reserve our position until we can see this information and enter an objection to the Proposals Map on the basis that it is not shown and consequently the soundness of this policy cannot be demonstrated.

Unfortunately, we consider the proposed criteria for assessing non mineral development are incoherent. The problem is essentially the inclusion of prior extraction in both criteria, which is confusing. On the face of it, criterion 1 allows development where prior extraction takes place, but criterion 2 also requires the demonstration of outweighing need and prior extraction. Arguably, if there is an outweighing need, prior extraction is not required.

The text of the policy follows the wording of paragraph 13 of MPPW but the policy does not fully in our view provide for an effective system of development management for mineral safeguarding.

The BGS report 'Aggregate Safeguarding Maps for Wales' was published in 2012 (under the auspices of the Welsh Government). The Introduction says, *'Identifying the distribution of known mineral resources in Wales, identifying areas where other forms of development might prohibit or restrict access to them, and adopting development plan policies that aid management of development in those areas, allows minerals to be considered with other land-use information when applications for development are determined. This process is commonly known as 'mineral safeguarding'.*

Whilst national policy (MPPW) says nothing about how development should be managed in MSAs it is clear that the BGS expects effective policies to be developed.

In this respect the safeguarding regime in Wales is similar to that pertaining in England. Whilst there is no guidance or policy for developing development management criteria for mineral safeguarding in Wales, such guidance has been developed by the BGS, government and the industry for England and represents best practice which surely must apply everywhere a similar regime exists.

The deficiencies of the current policy are that it does not specify a minerals report which should provide information on the quantity and quality of mineral potentially sterilised; it does not distinguish between forms of permanent development that pose a real risk to mineral sterilisation

and those like minor applications, that do not; and it does not require that a statement of relative need between the mineral and the proposed development is submitted for the mpa to make a judgement of the planning balance.

We have therefore proposed a replacement policy for mineral safeguarding development management criteria for the Draft LDP based on the BGS good practice guidance<sup>1</sup> which is designed to assist the mpa in the management and determination of non mineral applications in MSAs.

The principle of this model policy has already been accepted in recent examinations in Wales, particularly in Carmarthenshire and is likely to be proposed and adopted elsewhere.

This proposed replacement policy is as follows,

**“Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. Planning permission will not be granted for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral and significant infrastructure unless:**

- **the applicant can demonstrate to the satisfaction of the Local Planning Authority that the mineral concerned is no longer of any value or potential value; or**
- **the mineral can be extracted satisfactorily prior to the incompatible development taking place; or**
- **the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or**
- **there is an overriding need for the incompatible development; or**

**it constitutes ‘exempt development’, namely householder application and development already allocated in a statutory plan.”**

**With the exception of exempt development, all applications in Minerals Safeguarding Areas should be accompanied by a Mineral Assessment Report prepared by a qualified person, which includes a site-specific desk-based assessment of the existing surface and solid geological and mineral resource information, including where appropriate, borehole data leading to an estimate of the economic value (for**

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<sup>1</sup> ‘Mineral safeguarding in England: good practice advice’ BGS, Keyworth, 2011

example quality and quantity) of the mineral resource, its potential for use in the forthcoming development and an assessment of whether it is feasible and viable to extract the mineral resource ahead of development to prevent unnecessary sterilisation. Where prior extraction can be undertaken, an explanation should be included of how this will be carried out as part of the overall development scheme.

~~Mineral resources will be safeguarded from non-mineral development which would sterilise or hinder their extraction. Proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where:-~~

- ~~1. Such development would not have a significant impact on the viability of future exploitation of the mineral; or extraction of the mineral is undertaken prior to the carrying out of the development.~~
- ~~2. It can be demonstrated that the need for the development outweighs the need to protect the mineral resource and, where feasible, extraction of the mineral is undertaken prior to the carrying out of the development.~~

#### **POLICY MWYN2: SUSTAINABLE SUPPLY OF MINERAL RESOURCES**

In view of the fact that the size of the landbank to be secured by policy is indicated in sufficient detail in policy PS19 we question whether this policy is necessary and is not a duplication. It thus fails soundness test CE1. We suggest it is deleted.

#### **POLICY MWYN3: PREFERRED AREAS OF SEARCH**

This policy is deficient in confusing terminology mentioned in national policy. It thus fails soundness tests C2 and CE1.

The objection is not to the sites listed but to the way they are referred to. The policy uses the term 'preferred areas of search'. This confuses two completely different and distinct types of mineral provision in Local Plans which it is important to maintain. MPPW para 14 mentions three types of mineral local plan provision. These are Specific Sites which have a high certainty of planning permission being granted because of the extent of information provided. Next comes Preferred Areas which are areas of known resources where planning permission might be reasonably be expected. Last come Areas of Search (AoS) which are broad areas where the mineral content is uncertain. Local Plans should not rely on AoS alone unless there is clear justification for doing so.

Paragraph 7.5.68 appears to suggest that the allocations proposed are Areas of Search since the Councils do not have sufficient information to identify specific sites. This is bolstered by the



comment in para 7.5.69 that the areas have the potential to deliver much more than the identified RTS shortfall.

We believe it is important to retain the correct terminology in LDPs for mineral allocations since the approach of the industry to them will depend on their categorisation. It is also incumbent on the authorities to justify their approach to the shortfall, about which nothing is said in the Plan, in order to satisfy the requirements of national policy. We trust the confused terminology is not an attempt to avoid this obligation. In this respect, the Plan needs to include additional text to support the approach taken.

In addition, there is a typographical error in para 7.5.67 in respect of Anglesey's shortfall of crushed rock which should be 1.31 Million tonnes.

Moreover the implications for provision have not been set out in a logical way. Paragraph 7.5.66 says that where it is not possible to maintain a minimum landbank the 'preferred areas of search' will serve to maintain provision. We are not certain of the latter's status since Policy PS19 and Policy MWYN4 mention a preference for extensions. We also assume that the 'preferred areas of search' are not by their nature extensions, which raises the question of whether they are likely to be considered favourably. Readers of the Plan need more information about the allocation process before knowing how policy MWYN3 fits into the Local Plan strategy. For example, if an operator invested in an area of search and another operator presented an extension, which proposal would be preferred by the authorities? Have the authorities already canvassed the industry for sites? To what extent does a poor response to a call for sites reflect current depressed economic conditions rather than point to levels of longer term need?

At present we suggest the dropping of the word 'preferred' from areas of search to align more closely with national policy. However, whilst we ask for further clarification about the mineral site strategy we are unable to make any suggestions for changes at this time.

#### **POLICY MWYN4: MINERAL DEVELOPMENTS**

This policy is unsound because it fails soundness test CE1. The following criteria are the subject of objection,

1. We question whether the inclusion of odour in the list of amenity effects relates to minerals at all. Surely, this is limited to the deposit of waste?
7. We object to the inclusion of this criterion because we believe it is not needed since all aspects of the environment are already covered by other criteria in the policy and it thus serves no useful purpose because an overall assessment of all environmental effects would be carried out in the

determination process. It is moreover, notoriously difficult to define environmental capacity for all types of effects for which the concept is unsuited.

We suggest the following changes to the policy

Mineral exploration, working or extension to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met:

1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements;
2. There is a suitable buffer between mineral development and sensitive development;
3. There is no unacceptable harm to the stability and support of adjacent land;
4. The development is sensitively screened and landscaped;
5. The development will not have a significant adverse impact on sites of international, national, regional or local environmental, nature conservation, landscape and /or heritage importance;
6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits;
7. ~~The proposal does not increase the extent of active mineral working in a particular locality beyond its environmental capacity;~~
8. There is no unacceptable harm to land drainage groundwater and water resources;
9. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;
10. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;
11. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN/11;
12. Wherever economically feasible, mineral waste or products should be transported by rail or water;

#### **POLICY MWYN5: LOCAL BUILDING STONE**

We caution against this policy as worded since it is overly onerous and will be ineffective, this failing soundness test CE2 and is contrary to national policy failing test C2.

The MPA has a dedicated Dimension Stone Group and our members are among the largest producers of dimension stone in the country. We lobby mpas extensively on the problems our members face and seek a more understanding planning system.

The reference to 'small scale' in the policy presumably comes from MPPW para 72. This document was published in 2001 and predates the 2004 Symonds report, *Planning for the Supply of Natural Building and Roofing Stone in England and Wales*. The Symonds report emphasised the small scale nature of the industry and stressed its difference from aggregates operations, and the importance of the heritage repair market. This continues to be emphasis of English and Welsh policy, but our members report that typically, only 10% to 30% of their business is in the heritage market and the occurrence of contracts for it are so sporadic that they cannot retain highly skilled labour forces nor provide operating margins to run a modern business if they are dependant on it solely. In these circumstances the policy must be considered out of date.

Dimension stone producers face a number of commercial obstacles which other mineral operators do not have.

- There is a significant competition with imports which are often a third of the price of indigenous natural stone and competition with reconstituted stone products which are typically half the price.
- Prospecting is risky and very expensive being dependent on core drilling at close intervals. Known sources of dimension stone tend to be located adjacent to existing workings.
- Health and safety requirements are increasingly onerous especially for siliceous products where operators have a duty to protect their workforce against Respirable Crystalline Silica (RCS). Current European-led initiatives are likely to cut the current British Workplace Exposure Limit (WEL) of 0.1 mg/m<sup>3</sup> by half, which would require substantial new investment in workforce protection. On top of that health surveillance and Stone Saw Guarding are additional (and necessary) burdens for a professional operator.
- Planning and development costs constitute one of the most costly and difficult things for dimension stone operators to deal with because of its open ended nature.
- Dimension stone is not a commodity like aggregates. It is often site or regionally specific and the major operators' products are branded. For new-build projects architects require demonstration that stone of consistent quality and colour will be available for decades or even centuries for any necessary repairs. Major new-build projects often specify the supply of extensive quantities of stone which many traditional operators are unable to supply, due to planning restrictions.

- Dimension stone production requires the retention of skilled workforces able to operate complicated and often dangerous machinery to make products of consistently high quality.

Bearing the mind the foregoing, the industry needs planning policy to do the following,

- Allow long term reserves, not short term planning permissions which do not provide the necessary security of supply required by customers. Specifications of dimension stone require consistency of performance over long time scales – approaching the lifetime of buildings – and it takes time for a product to become established and for customers to have confidence in the consistency of colour, durability, hardness, porosity, workability and that volumes required will be guaranteed. Members continually report that they lose out to imports because they cannot guarantee volumes either because they have no security of supply or planning restrictions prevent them from doing so.
- Not limit proposals to local markets only which reflect the historic circumstances of the industry and the emphasis on heritage end uses. Local market means restricted outlets, low volumes and low turnover/operating profit. This scenario does not allow the operator to invest in the technology and training, and his low sales forecast means that he will be turned away by his bank manager for loans to keep the business going. This is a serious threat to continuity of security of supply. Conversely, serving wider markets makes it easier to guarantee that stone will also be available to serve the local market.
- Not limit proposals to small scale which will in the long term result in scarcity of supply because it leads to restrictions in income generation and money for investment.
- Not impose arbitrary restrictions on output volumes, traffic, aggregates output as a by-product, etc. Aggregates produced as by-products of dimension stone manufacture (coming from quarry waste or overburden removal) often provide an essential accounting contribution to keep the high costs of production down and to supplement income between dimension stone contracts.

As the trade federation for the industry we very much doubt that any building stone quarry operated to modern professional and sustainable standards can meet the requirements of the policy. The policy as drafted does not in our opinion provide a realistic prospect to encourage new dimension stone operations, although it may allow continuation of existing ones. An application for more than a small operation (undefined) proposing to serve a wider market not limited to the heritage market by building a sustainable local business would undoubtedly fail. As would an application that produced material already available even if in tiny quantities from another site. There is no reason adduced that would justify such draconian and punitive conditions. One would have thought that

encouraging local businesses to use local Welsh resources would have found favour in terms of the positive economic effects.

We believe the policy is profoundly anti-business and unsound at this point because although MPPW para 72 mentions local markets and small scale operations this is descriptive of the traditional character of the industry and is not prescriptive. As we have sought to show, this should not be taken as a description of how the industry must be since it is changing rapidly in the light of regulatory drivers and commercial pressures. We believe that the plan is further unsound by reference to para 71 where mpas are told to recognise the importance of maintaining a continuing supply of these materials (i.e. non-aggregates) and to para 7 of MPPW because the way the policy is framed it will not “*provide for the benefits of increased prosperity through an adequate supply of minerals that society needs now and in the future*”. On the contrary, it will tend to discourage proposals because its requirements are too onerous.

We suggest the following changes to the policy

~~The temporary working or reopening of small-scale mineral operations to provide traditional building materials for the repair and/or alteration of buildings or walls of architectural or historic importance or the construction of new buildings, walls or other structures on sensitive sites will be granted provided that:~~

- ~~1. It is compatible with other Plan policies and that it is in the interests of building conservation, the local landscape and sustainability.~~
- ~~2. Where it can be demonstrated that the need cannot be met from existing reserves/sources.~~

~~The duration should be considered on a case by case basis, taking into account the need for the mineral type concerned. The Council will attach a condition specifying end use to which the stone is to be put.~~

# Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **246**

Enw / Name: **Ellesmere Sand & Gravel Company Limited [2686]**

Rhan: **POLISI STRATEGOL PS19**

Section: **STRATEGIC POLICY PS19**

Math / Type: **Gwrthwynebu / Object**

## Crynodeb o'r Sylw:

Awgrymu hierarchaeth i gefnogi safleoedd cloddio mwynau presennol, yna estyniadau i safleoedd presennol cyn ystyried safleoedd newydd. Er hynny, dylid ystyried y dylai'r Cyngor gynnal banc tir am O LEIAF saith mlynedd ar gyfer Tywod a Gro bob amser. Dylid ystyried cynlluniau adfer amgen ar wahân i'r traddodiad o ddychwelyd i safleoedd tir gwyrdd. Dylid ystyried safleoedd segur a rhai sydd heb eu gweithio ers cyfnod hir yn ffynhonnell werthfawr bosib o fwynau y mae modd galw arni pan fo'r galw'n uchel a phan nad yw'r banc tir ar gael yn llwyr. Bydd ymestyn safleoedd echdynnu mwynau presennol yn cael eu hybu ar draul datblygu unrhyw safleoedd newydd. Dylid y Cyngor ystyried cyflenwi O LEIAF 7 mlynedd o fanc tir ar gyfer Tywod a Graean ar unrhyw adeg ac y dylid rhoddi rhagdybiaeth gadarnhaol tuag at echdynnu mwyn ar y safleoedd presennol hynny. Dylid edrych i annog defnydd amgen i safleoedd echdynnu mwynau dros eu hadfer i dir gwyrdd ble mae hynny'n addas. Tynnu allan pwynt 9.

## Representation Summary:

Suggest hierarchy to support existing mineral extraction sites, then extensions to existing sites before new sites are considered. It is considered however the Council should maintain a MINIMUM 7 year land bank for Sand and Gravel at all times. Alternative restoration plans should be considered outside the traditional return to greenfield sites. Dormant and long inactive sites should be considered a potential valuable source of mineral that can be called upon when demand is high and a land bank is not fully available.

Promotion of existing mineral extraction sites and extensions to these sites should be promoted above any new sites. It is considered the Council should maintain a MINIMUM 7 year land bank for Sand and Gravel at all times and there should be a positive presumption toward mineral extraction particularly at existing sites. Actively encourage alternative after uses for mineral extractions sites over the return to greenfield where appropriate. Remove point 9.

## Sylw Llawn / Full Representation:

Suggest hierarchy to support existing mineral extraction sites, then extensions to existing sites before new sites are considered. It is considered however the Council should maintain a MINIMUM 7 year land bank for Sand and Gravel at all times. Alternative restoration plans should be considered outside the traditional return to greenfield sites. Dormant and long inactive sites should be considered a potential valuable source of mineral that can be called upon when demand is high and a land bank is not fully available.

## Newid(iadau) i'r Cynllun

Bydd ymestyn safleoedd echdynnu mwynau presennol yn cael eu hybu ar draul datblygu unrhyw safleoedd

## Change(s) to the Plan

Promotion of existing mineral extraction sites and extensions to these sites should be promoted above any new sites. It is considered the Council should maintain a MINIMUM 7 year land bank for Sand and Gravel at all times and there should be a positive presumption toward mineral extraction particularly at existing sites. Actively encourage alternative after uses for mineral extractions sites over the return to greenfield where appropriate. Remove point 9.

# Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **247**

Enw / Name: **Lafarge Tarmac Trading Limited [2735]**

Rhan: **POLISI STRATEGOL PS19**

Section: **STRATEGIC POLICY PS19**

Math / Type: **Gwrthwynebu / Object**

## Crynodeb o'r Sylw:

Awgrymu hierarchaeth i gefnogi safleoedd cloddio mwynau sydd eisoes yno, yna estyniadau i safleoedd presennol cyn ystyried safleoedd newydd. Er hynny, dylid ystyried y dylai'r Cyngor gynnal banc tir am O LEIAF ddeg mlynedd ar gyfer cerrig mât bob amser. Dylid ystyried cynlluniau adfer amgen ar wahân i'r traddodiad o ddychwelyd i safleoedd tir gwyrdd.

## Representation Summary:

Suggest hierarchy to support existing mineral extraction sites, then extensions to existing sites before new sites are considered. It is considered however the Council should maintain a MINIMUM 10 year land bank of crushed rock at all times. Alternative restoration plans should be considered outside the traditional return to greenfield sites.

## Sylw Llawn / Full Representation:

Suggest hierarchy to support existing mineral extraction sites, then extensions to existing sites before new sites are considered. It is considered however the Council should maintain a MINIMUM 10 year land bank of crushed rock at all times. Alternative restoration plans should be considered outside the traditional return to greenfield sites.

## Newid(iadau) i'r Cynllun

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## Change(s) to the Plan

Promotion of existing mineral extraction sites and extensions to these sites should be promoted above any new sites. It is considered the Council should maintain a MINIMUM 10 year land bank of crushed rock at all times and there should be a positive presumption toward mineral extraction particularly at existing sites. Actively encourage alternative after uses for mineral extractions sites over the return to greenfield where appropriate.

**Profion Cadernid / Soundness Tests:** x, iv, viii, ix

## Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **502**

Enw / Name: **Gwynedd Archaeological planning Service (Mr Ashley B**

Rhan: **POLISI STRATEGOL PS19**

Section: **STRATEGIC POLICY PS19**

Math / Type: **Cefnogi / Support**

### Crynodeb o'r Sylw:

Rhaid ystyried anghenion adfer ac ôl-ofal yng nghyd-destun chwareli o bwysigrwydd hanesyddol a thomenni llechi sydd ag arwyddocâd hanesyddol, er enghraifft.

### Representation Summary:

restoration and aftercare needs to be considered in the context of the historically important quarries and historically significant slate tips for example

### Sylw Llawn / Full Representation:

restoration and aftercare needs to be considered in the context of the historically important quarries and historically significant slate tips for example

### Newid(iadau) i'r Cynllun

### Change(s) to the Plan

Profion Cadernid / Soundness Tests: None



*Coal Authority A*

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p><i>For office use only:</i></p> <p>Representor No. <i>2998/594</i></p> <p>Date received: <i>27/3/15</i></p> <p>Date acknowledged: <i>lh</i></p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026  
Representation Form**

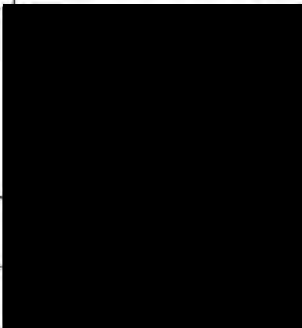
**Data Protection**

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

**We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) Separate forms should be completed for each comment that you wish to make.**

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp) or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

**PART 1: Contact details**

	<b>Your details/ Your client's details</b>	<b>Agent's details (if relevant)</b>
<b>Name</b>	James Smith Planning Liaison Manager The Coal Authority	
<b>Address</b>	Planning and Local Authority Liaison Department, The Coal Authority, 	
<b>Postcode</b>		
<b>Telephone Number</b>		

**PART 2: Your Comments and Suggested Changes.** (Please use one Part 2 section for each comment that you wish to make)

<b>2a. Which part of the Deposit Plan are you commenting on?</b>	
Policy number (please specify)	PS19: Minerals
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

<b>2b. Are you objecting or supporting the Deposit Plan?</b>			
Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>

<p><b>2c. Please provide details of your representation on the Deposit Plan.</b></p> <p>The Coal Authority notes that this policy attempts to addresses all potential mineral proposals that may come forward, but not explicitly energy minerals. It therefore needs to cover potential proposals which may come forward for hydrocarbons and unconventional hydrocarbons, including any new coal technology such as Coal Bed Methane or Underground Coal Gasification. Although it is accepted that there are no currently no PEDL licences issued in the Plan area by DECC, should this position change in the future there would be an obligation for those to be illustrated in the Local Plan.</p> <p>Although the Coal Authority accepts that the Council may not wish to amend the policy to take account of something which has not yet been proposed in the area in order to clarify that this policy relates to all potential minerals which may come forward during the plan period it is suggested that additional supporting text is included as follows:</p> <p>'Should any proposals come forward for conventional and unconventional hydrocarbons these will be considered in accordance with national policies and guidance.'</p> <p style="text-align: right;"><i>Please use additional sheet if necessary. Please state how many additional sheets have been used.....</i></p>
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**2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).**

Policy PS19 fails to make reference to potential proposals for hydrocarbons and unconventional hydrocarbons.

**2d. Please detail the changes you wish to see made to the Deposit Plan.**

Reference should be made in Policy PS19 to the need for any proposals which come forward for conventional and unconventional hydrocarbons to be considered in accordance with national policies and guidance.

**2dd. Is the Deposit Plan sound?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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**2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?** (Please tick below). *More details are provided at the back of this form.*

<b>Procedural</b>	<b>Consistency</b>	<b>Coherence &amp; Effectiveness</b>
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P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input checked="" type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input checked="" type="checkbox"/>
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**Part 3: What Happens Next?**

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

**3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)**

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input checked="" type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

**3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.**

N/A

**3c. Would you like to be informed about the following (Please tick the relevant boxes)**

Submission of documents and evidence to the examination	<input checked="" type="checkbox"/>
Publish Inspector's report	<input checked="" type="checkbox"/>
Plan's adoption	<input checked="" type="checkbox"/>

**If additional documents have been provided to support your representations, please list below:**


<b>Signed:</b> James Smith	<b>Dated:</b> 27 March 2015
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**THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN**  
*Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.*

Completed representation forms should be returned to the Joint Planning Policy Unit at:

**ONLINE** – By completing the electronic form at [www.gwynedd.gov.uk/ldp](http://www.gwynedd.gov.uk/ldp) or [www.anglesey.gov.uk/ldp](http://www.anglesey.gov.uk/ldp)  
**BY EMAIL** – [planningpolicy@gwynedd.gov.uk](mailto:planningpolicy@gwynedd.gov.uk)  
**BY POST** – By sending to: Joint Planning Policy Unit, 1<sup>st</sup> Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

**REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31<sup>st</sup> March 2015**  
**REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED**

## Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.



11/3/15

10th March 2015

Joint Planning Unit  
1<sup>st</sup> Floor  
Bangor City Council Offices  
Ffordd Gwynedd  
Bangor  
Gwynedd  
LL57 1DT

Our Ref: 421.03735.00001  
Your Ref:

Dear Sir

**RE: ANGLESEY AND GWYNEDD DEPOSIT JOINT LOCAL DEVELOPMENT PLAN  
2011 – 2026  
REPRESENTATIONS MADE ON BEHALF OF TY MAWR WEST LTD**

Following the initial representations dated 19 June 2013 made on behalf of the above named Company, my Client wishes to submit further formal representations and comments in respect of the Deposit Local Development Plan 2011 – 2026 – Initial Consultation Report – Feb 2015.

The general comments regarding firstly infrastructure and timescale and secondly the implication of constraints particularly relating to SLA's in quarrying areas are matters of some concern to my Client.

Q2a timescale

We would wish to see the timing to be in accord with Welsh Government guidance.

Q3ch

The inclusion of both the Chartered Institute of Building and Home Builders Federation is supported.

Appendix 10

Q1

The summary refers to "quarrying is coming to an end". Such activity remains a significant and important business not only to Anglesey and Gwynedd but also the Region with the need to protect permitted resources and adjoining future extensions.

Q5

SP1 fails to include minerals which needs to be remedied regardless of the reference to SP18.



PS14 Concerning and Enhancing the Natural Environment

My Client wishes to repeat his strongly held views that to designate the Nantlle Valley as a Special Landscape Area would be detrimental to the local economy which factor should be borne in mind in the detailed consideration of the possible adverse effects of such designation.

PS18

PS17 Waste Management

The waste hierarchy should include a provision for the appropriate use of suitable inert waste arising to be employed in the prudent restoration of previously disturbed land.

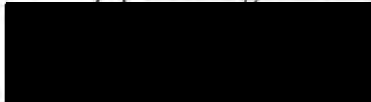
PS19

PS18 Minerals – Slate Waste

The summary relating to the rail connection at Bleanau Ffestiniog does not portray the total facts of the matter. Yes there is a passenger rail connection but the rail infrastructure itself is unsuitable for the passage of heavy goods wagons which remedial works would require major expenditure.

Should there be any points arising then please do not hesitate to contact the writer.

Yours sincerely  
**SLR Consulting Limited**



**John Hill**  
Principal  
On behalf of Ty Mawr West Ltd