

Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

Minerals Background Paper 4

Areas of Search

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1. Overview

- 1.1 Areas of Search are geographical boundaries within Local Plans that seek to establish areas of land that may contain potential viable and/or economically important minerals.
- 1.2 The use of Areas of Search for minerals allows the identification of broad areas within which future workings may take place. **It does not mean that planning permission will automatically be granted**, as many factors will have to be examined in detail at the planning application stage, including impacts on the natural and built environment and nearby communities. It does indicate that within these areas there is a reasonable confidence that economic minerals exist (although this would need to be demonstrated as part of any planning application). Areas of search have a function of protecting those resources from potential sterilisation.

2. Previous Policy Approach - Bradford Replacement Unitary Development Plan (2005) & Core Strategy DPD (2017)

- 2.1 Areas of search for minerals were set out in the Bradford Replacement Unitary Development (RUDP (October 2005) and shown on the accompanying Proposals Map. They were established under Policy NR5, which was replaced following the adoption of the Core Strategy DPD in July 2017, although the allocation elements were not.
- 2.2 The purpose of the 'Areas of Search' is to assist the minerals industry and public in identifying where the mineral resources and main planning constraints are thereby providing an indication as to where new mineral working may be located. There is not a presumption that planning permission will be granted within the 'Area of Search'.
- 2.3 To identify Areas of Search within the RUDP, geological and mineral resource information was overlain with three criteria to ensure that the main constraints on the working of reserves were considered. These criteria were:
- 250 metres from Special Protection Area, Site of Special Scientific Interest (SSSI), Area of Outstanding Natural Beauty (AONB) and National Park;
 - 250 metre buffer zone from urban areas; and
 - within 500 metre of primary road network.
- 2.4 This exercise resulted in the 13 Areas of Search, listed in **Table 2.1** (below) being defined in the RUDP and shown on the accompanying Proposals Map.

Table 2.1: Mineral Areas of Search in Bradford District (as defined in the RUDP 2005)

RUDP Policy Reference	Area of Search Name	Mineral
BN/NR5.1	Little London	Sandstone
BN/NR5.2	Apperley Bridge	Sand & Gravel
BN/NR5.3	Hollins Hill	Sandstone
BS/NR5.1	Mountain, Queensbury	Sandstone
K/NR5.1	Aire Valley	Sand & Gravel
K/NR5.2	East Morton	Sand & Gravel
K/NR5.3	Marley	Sand & Gravel

RUDP Policy Reference	Area of Search Name	Mineral
K/NR5.4	Lees Moor Edge, Hainworth	Sandstone
K/NR5.5	Brow Moor, Haworth	Sandstone
K/NR5.6	Oxenhope	Sandstone
S/NR5.1	St Ives Estate, Bingley	Sandstone
S/NR5.2	Denholme Gate	Sandstone
S/NR5.3	Blackmoor, Cullingworth	Sandstone
S/NR5.4	Ryecroft, Harden	Sandstone

2.5 As mentioned previously, the RUDP policy relating areas of search was partly replaced upon adoption of the Core Strategy DPD in July 2017 which addresses policy relating to minerals in Section 5.5. These policies sought to ensure that the District provides sufficient minerals to meet local, regional and national requirements and set out the criteria for determining proposals for mineral development.

2.6 Adopted Core Strategy Policies EN10(E) and EN11(E), along with their supporting text stated that areas of search will be identified in the Allocations DPD (in practice the Bradford District Local Plan) for sandstone quarries and future sand and gravel extraction sites. Both policies set out criteria to be used in helping to define areas of search as well as assess proposals for the sites that come forward. These criteria were:

- Locations within the resource areas identified by the British Geological Survey (This can be based on the BGS mineral resource and geological mapping);
- Locations outside of areas where the natural environment is protected under national and international statutory designations (Special Protection Areas; Special Areas of Conservation; Sites of Special Scientific Interest; National Nature Reserves);
- Locations outside of areas where further minerals extraction activities would be likely to lead to the loss or significant deterioration of any irreplaceable habitats, or to the permanent disruption of a significant ecological network;
- Locations outside of urban areas, except for open land adjacent to existing urban quarries (for sandstone only). Urban areas will be defined by the settlement boundary (this is co-terminus with the inner boundary of the Green Belt).

3. Future Approach - Bradford District Local Plan (2025 to 2043)

3.1 In preparing the Bradford District Local Plan, it was considered appropriate to maintain the approach of identifying areas of search for minerals. As part of the consultation on the Regulation 18 (Preferred Options) version of the Bradford District Local Plan, Draft Policy EN14 set out the intend approach to define areas of search.

3.2 A single representation was during the consultation relating to the draft policy. This sought to ensure that in defining areas of search greater safeguards were included for heritage assets of national and international importance, including non-designated heritage assets of archaeological interest that were demonstrably of equivalent significance to Scheduled Monument.

- 3.3 The Areas of Search identified in the RUDP 2005 have been reviewed to ensure that they reflect modern environmental and heritage designations as well as the latest extent of the District's built-up areas. Additional constraints have been used to update the 2005 Areas of Search. These also reflect the criteria proposed in Draft Local Plan Policy EN14.
- 3.4 The constraints used to assist in identifying Areas of Search are listed below:
- Urban/Built up areas (250m buffer)
 - South Pennine Moors Special Protection Area (SPA) & Special Area of Conservation (SAC) (400m buffer to reflect SPA/SAC Zone A)
 - National Park (Yorkshire Dales) (250m buffer)
 - National Landscapes (previous Areas of Outstanding Natural Beauty) (250m buffer)
 - Sites of Special Scientific Interest (SSSI) (250m buffer)
 - National Nature Reserve (NNR) (250m buffer)
 - Local Green Spaces (LGS)
 - Local Nature Reserves (LNR)
 - Local Wildlife Sites (LWS)
 - Conservation Areas
 - Listed Buildings (50m buffer)
 - Scheduled Monuments
 - Public Open Space
 - Registered Parks and Gardens
 - Other allocations for development
- 3.5 It is proposed to retain a 250m buffer around urban/built up areas. The aim of this is protect residents from noise and dust creating by mineral extraction.
- 3.6 Green Belt has not been excluded for Areas of Search as national policy states that mineral extraction is an appropriate use. Also, it covers the whole District (outside of the built-up areas). Excluding it would leave no or very limited land remaining.
- 3.7 Where overhead electricity transmission lines and high-pressure gas pipelines (and associated installations) exist, these should be considered as part any planning applications that may come forward. Areas at risk of flooding will be considered when assessing Areas of Search but will not be used as a constraint.
- 3.8 A further sieving has taken place by using up to date aerial photography to identify areas with little or no prospect of minerals working taking place. These were considered on a case-by-case basis and exclude where mineral working would be unlikely to be acceptable. They include:
- Water treatment works/waste water treatment works
 - Reservoirs
 - Storage/parking areas associated with industrial development
 - Existing mineral workings
 - Areas sterilised by waste disposal
 - Cemeteries

- Playing fields
- Other areas of open space
- Other areas of built development,

3.9 The 2005 approach excluding roads is not continued as it would produce un-necessary complex areas of search and have therefore been “*washed over*”. There is no suggestion that such areas should be considered for mineral working.

4. Conclusions

4.1 Having applied the methodology outlined above, the proposed mineral areas of search for sand and gravel, and sandstone shown on the Policies Map have been identified. Policy MIN6 within the Local Plan document is the parent policy.

Figure 2: Sandstone Resource in Bradford District

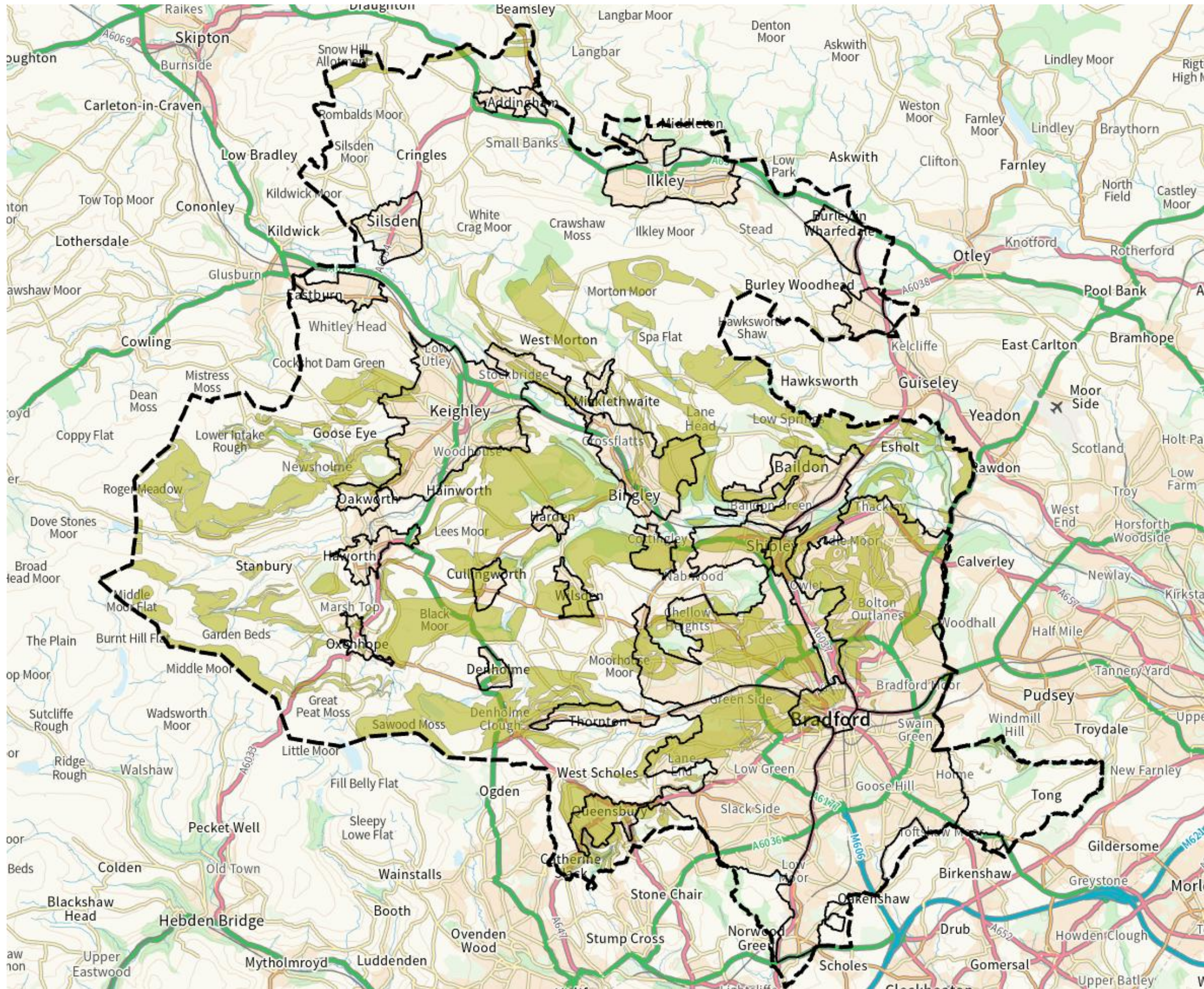


Figure 3: Minerals Area of Search in Bradford District

Area of Search- Sand and Gravel Minerals



Area of Search- Sandstone Minerals





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