

APPENDIX 7.6:
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Appendix 2: Review of Allocations

Site Reference (policy ref no)	Area	Mineral	Comments
WR004AS and WR19(a) CS Also known as KSS2 or Land to the East of Cefn Road. (SP5)	92.3	Sand and gravel	The site is entirely underlain by glaciofluvial sand and gravel which is identified as a Category 1 resource within the Aggregates Safeguarding Map for Wales (BGS, 2012). An assessment of the site submitted by the proponent of the site concluded that there is circa 34 Mtonnes of sand and gravel which would be classified as Indicated Mineral Resources which would be reduced to circa 12 Mtonnes taking into account information regarding particle size, depth and estimated quantities within the area. Consideration has been given to the allocation of just WR004AS through the LDP, a smaller site, however, this would not enable the Local Planning Authority to deliver sufficient housing and as such the larger site has been selected for progression through the LDP. An assessment of the smaller site, WR004AS, has also been submitted by the proponent of the site which concludes that extraction of the sand and gravel within the site would not be commercially viable due to the very high ratio of sand to gravel. However, the absence of gravel does not mean that the sand could not be worked on a commercial scale, or that a proportion of it could not be extracted prior to the non-mineral development. There would therefore inevitably be a loss of mineral if the site is brought forwards for housing development and this loss can be mitigated by investigating the amount of mineral which can be extracted prior to the non-mineral development, taking into account the requirements of the non-mineral development and other constraints such as ecology and landscape.