

APPENDIX 7.1:
EMERGING POLICY MW1

Policy MW1: Minerals Safeguarding

Non-mineral development within Mineral Safeguarding Areas as defined on the proposals map will only be permitted where it can be demonstrated that:

- i. The mineral underlying the site does not merit extraction, or
- ii. The need for the non-mineral development outweighs the need to protect the resource, or
- iii. The mineral can be satisfactorily extracted prior to the non-mineral development, or
- iv. The development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed, and
- v. Essential infrastructure that supports the supply of minerals would not be compromised or would be provided elsewhere.

All applications for development in these areas shall be supported by a Mineral Safeguarding Assessment.

Proposals for non-mineral development on allocated sites of 4ha or more and which are underlain by surface coal or Category 1 sand and gravel shall be supported by a Prior Extraction Assessment.

~~6.180~~ [6.183](#) This policy expands on policy SP17, protecting potential resources from development and accords with national planning policy contained in PPW which requires Mineral Planning Authorities to safeguard access to mineral deposits which society may need.

~~6.181~~ [6.184](#) Wrexham is underlain by a wealth of minerals which society may need, now or in the future. Minerals are a finite resource and can only be worked where they occur whereas there is often choice regarding the location of non-mineral development. In order to prevent the unnecessary sterilisation of minerals this policy safeguards undeveloped land underlain by mineral from unnecessary sterilisation. The mineral resources safeguarded include sand and gravel, limestone, primary and secondary coal, and clay. Rail heads are also safeguarded under the above policy and are identified under the Mineral Safeguarding Areas on the proposals map.

~~6.182~~ [6.185](#) Due to the extent and distribution of mineral within the County Borough and the need for non-mineral development such as housing, it is inevitable that some sterilisation will occur and this is accepted and established through the allocation of sites underlain by mineral in the LDP. Where mineral is confirmed as being of economic importance it will be expected that the potential for extraction of the mineral prior to the non-mineral development will be explored, this is defined as 'prior extraction'. Any loss should be minimised through prior extraction where feasible. Although the policy includes provision for prior extraction, even where prior extraction is required it is likely that there will still be some sterilisation of mineral

since there will be a need to ensure that development can occur over a reasonable timescale and without prejudicing the viability of the non-mineral development.

~~6.183~~ [6.186](#) The Mineral Safeguarding Assessment should contain sufficient information to enable the Local Planning Authority to establish whether the proposed development meets any of the criteria identified within the policy above. The information used to establish Mineral Safeguarding Areas was produced at a strategic level and there may be instances where mineral underlying a site does not merit safeguarding. Mineral produced as a result of prior extraction will be considered to be a windfall and need for the mineral concerned does not need to be demonstrated against regional needs.

~~6.184~~ [6.187](#) The need for mineral underneath sites which are allocated for non-mineral development has already been considered through the development of the LDP and the need for the non-mineral development is considered to outweigh the need to protect the resource in its entirety. Nevertheless, prior extraction should be undertaken where possible and applications for non-mineral development should be supported by a Prior Extraction Assessment. The level of prior extraction which can be undertaken will depend upon the nature of mineral concerned, the size of the site, the phasing, timing, design and delivery of the non-mineral development. The allocated sites which are considered to offer the greatest potential for prior extraction are those which are at least 4ha in size and applications on these sites should be supported by a Prior Extraction Assessment. Prior extraction on smaller sites is considered much less likely to be feasible or desirable. Nevertheless, an advisory will be included on any pre-application advice issued in respect of such sites confirming the likelihood of the site being underlain by mineral of economic importance and the potential benefits of prior extraction.