

WYRE LOCAL PLAN EXAMINATION

MINERAL SAFEGUARDING AREAS

1. A relatively small number of allocations include areas identified as Mineral Safeguarding Areas (MSAs) in the Joint Lancashire Minerals and Waste Local Plan 2013. The JLMWLP (*ED126; ED127 a-d*) is part of the development plan for Wyre.
2. There are no allocations within the JLMWLP for mineral extraction in Wyre and Wyre has a limited history of mineral extraction. There is no history of MSA designation leading to a refusal of planning permission on the basis of policies in the JLMWLP.
3. A number of proposed Wyre Local Plan allocations are underlain by superficial deposits which include sand and gravel (see below) and are designated as an MSA as a result. The JLMWLP Site Allocations and Development Management Policies Part 1 (2013) (*ED127a*) at para. 6.1.6 sets out the position that there are sufficient permissions for sand and gravel to provide an 18 year land bank. As such Policy M1 of the JLMWLP (Managing Mineral Production) does not support new extraction of sand and gravel.
4. Where a MSA designation is relevant Policy M2 – Safeguarding Minerals applies. This seeks to protect the mineral resource unless it can be demonstrated to the local planning authority that:
 - The mineral concerned is no longer of any value or has been fully extracted.
 - The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.
 - The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.
 - There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
 - That prior extraction of minerals is not feasible due to the depth of that deposit.
 - Extraction would lead to land stability problems.
5. Deposits affecting allocations are formed variously by clay, silt, sand and gravel. Due to the nature of the allocations, these deposits are located on the edge of existing settlements in close proximity to residential and/or commercial properties. Consequently extraction is highly likely to raise significant amenity considerations in the planning balance.
6. No allocations are wholly covered by the MSA designation.
7. It is the view of the council that the overriding need to deliver residential, mixed use and employment development, coupled with the sporadic nature of the deposits where they overlap with a proposed allocation, and noting the close proximity to existing settlements, gives considerable weight in the planning balance to the argument that there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
8. Allocations impacted by the MSA designation are listed below:

Proposed Use	Ref.	Site	Mineral	Comment
Residential	SA1/13	Inskip Extension	Sand and Gravel	Part of the site has planning permission for 55 houses (16/00481). Mineral Resource Assessment undertaken for that part of the site. Concludes that the deposits are not economically viable. The assessment satisfied the requirements of Policy M2. In addition, there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Residential	SA1/15	Land East of Hollins Lane	Sand and Gravel	The site is fully covered by outline planning permissions, one of which is on land a small part of which is a MSA (17/00233). The MSA designation was not considered to be a significant issue given its relatively modest area size and proximity to existing residential properties.
Residential	SA1/16	West of Cockerham Road	Clay, silt, sand and gravel	No planning permissions. MSA designation covers approximately 1.3ha of a 5.81 site. There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Residential	SA1/18	South of Kepple Lane, Garstang	Clay, silt, sand and gravel	The site is fully covered by outline planning permissions (17/00053 and 17/00579). There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Residential	SA1/21	Land South of Calder House Lane, Bowgreave	Clay, silt, sand and gravel	The site is fully covered by an outline planning permission (15/00928). It was judged that is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Mixed Use	SA3/4	Forton Extension	Clay, silt, sand and gravel.	One discrete isolated area of clay, silt, sand and gravel north of School Lane measuring some 1.23ha. There is an overarching need for the incompatible development that outweighs the need

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Mixed Use	SA3/5	Land West of the A6, Garstang	Clay, silt, sand and gravel	The site is fully covered by an outline planning approval for residential-led mixed use development (14/00458) and a mixed use scheme awaiting approval subject to a S106 agreement (16/00241). With regard to an assessment for the latter, it was considered that, by virtue of the quantity of over-burden present, the quantity of sand and gravel available, and the depth of the resource, extraction would not be commercially feasible and that there is an over-riding need for the development proposed.
Hillhouse	SA4	Hillhouse Technology Enterprise Zone	Clay and silt	A small area of the overall allocation adjacent to the River is identified as a MSA. There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Travelling Showpeople	SA6	Land at Conway	Clay, silt, sand and gravel	The site is covered by a planning approval for use as a travelling showperson's site (17/01176). There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
Development Opportunity	SA7	Brockholes Industrial Estate	Clay, silt, sand and gravel	Part of the entrance to the site off is identified as a MSA. The vast majority of the site is unaffected. As such it is concluded that there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.

Date: 25 May 2018