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Your ref:
Our ref: SP1/3 ASB/MHS/NO/CC
Date: 30 March 2012

Dear Ms Westwood

PLANNING APPLICATION NO: 3/2012/0179

PROPOSAL: OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR THE ELDERLY, COMPRISING OF 38 BUNGALOWS AND 40 RETIREMENT APARTMENTS

LOCATION: LAND AT ACCRINGTON ROAD WHALLEY, LANCASHIRE

I write to inform you that the site lies within the boundary of the Mineral Safeguarding Area as defined in the emerging Lancashire Minerals and Waste Development Framework Site Allocations and Development Management Policies DPD.

The adopted Lancashire Minerals and Waste Core Strategy Policy CS1 states "Mineral resources with the potential for extraction now or in the future will be identified as Mineral Safeguarding Areas and protected from permanent sterilisation by other development. Extraction of mineral resources prior to other forms of development will be encouraged."

The emerging Policy M2 from the Lancashire Minerals and Waste Site Allocations and Development Management Policies DPD is set out below:

"Within the Plan area, Mineral Safeguarding Areas have been delineated on the Proposals Map around all deposits of:

- Limestone
- Sand and Gravel
- Gritstone (Sandstone)
- Shallow Coal
- Brickshales
- Salt
- Peat

Within these mineral safeguarding areas identified planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity

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and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the minerals 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 sterilisation of the mineral resource
- That prior extraction of minerals is not feasible due to the depth of the deposit
- Extraction would lead to land stability problems
- In the case of peat deposits, that it no longer serves as a carbon sink "

The above planning application has the potential to sterilise sandstone and sand and gravel reserves. Therefore, in line with policy M2 of the emerging plan, and in line with the recently published NPPF, the applicant needs to address the relevant criteria set out above.

Please do not hesitate to contact me if you have any queries

Yours sincerely

Niamh O'Sullivan
Planning Officer