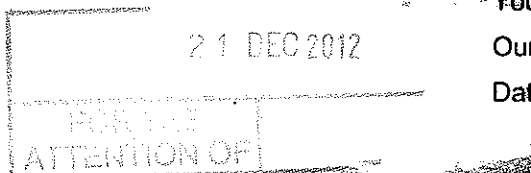




Mr John Macholc
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Phone: (01772) 530696
Fax:
Email: marcus.hudson@lancashire.gov.uk
Your ref:
Our ref: SP1/3 NHS/NH
Date: 17 December 2012



Dear John

PLANNING APPLICATION NO: 3/2012/0964

PROPOSAL: ERECTION OF THIRTY DWELLING HOUSES, CREATION OF A NEW ACCESS ONTO WHALLEY ROAD, NEW ESTATE ROAD, LANDSCAPE, SERVICING, A REPLACEMENT SCHOOL CAR PARK, PICK-UP AND DROP-OFF PROVISION, AND PUBLIC OPEN SPACE, ALONG WITH DEMOLITION OF THE EXISTING AGRICULTURAL

LOCATION: LAND TO THE NORTH OF WHALLEY ROAD HURST GREEN (BETWEEN WARREN FOLD AND SCHOOL LANE COMPRISING PART FIELD AND SCHOOL CAR PARK) CLITHEROE, BB7 9QH

Thank you for your email on 22 November 2012, regarding the above application.

To accord with national policy, the Core Strategy and the emerging Policy M2 of the Site Allocation and Development Management Policies document the applicant must be able to demonstrate that the development meets the criteria of Policy M2. Given the nature of this development, and its potential to permanently sterilise resources in its vicinity, I would encourage you to request from the applicant a site survey that is carried out by a competent geological consultant.

This site survey should form the basis for a technical assessment by the applicant as to the size and nature of any workable mineral deposits (sandstone), including whether the mineral is of value, and whether they could be extracted prior to the development taking place.

Prior extraction could for example, provide the development with local building stone. This could be used in the construction of the houses.

There are ways to extract small quantities of stone with a low impact. A screen could be put up along the western boundary to protect the houses on that boundary, whilst the topography would screen the school to the east. Thus it would be possible to establish a small operation on site for a limited time. Most dimension stone is won by ripping the



stone from the face, which can be low impact depending on the machinery used. If the dimension stone were excavated and taken off site for processing elsewhere, this would also reduce the impact. Much would depend on the quality of the stone, the ground conditions (i.e. where the water-table is) and the depth and quantity of overburden and where this could be stored. If the dimension stone is near the surface and a shallow excavation results that can be restored quickly for development, then that would enhance the viability of any extraction.

If a survey is not undertaken than the applicant has not provided enough information to your local planning authority to make a decision on whether the mineral resource should be sterilised or prior extraction should occur, and whether the proposal accords with national and emerging policy.

The applicant would need to provide information why a site survey cannot be carried out.

This development could lead to incremental encroachment on the mineral safeguarding area.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Hudson', with a long horizontal flourish extending to the right.

Marcus Hudson
Head of Planning