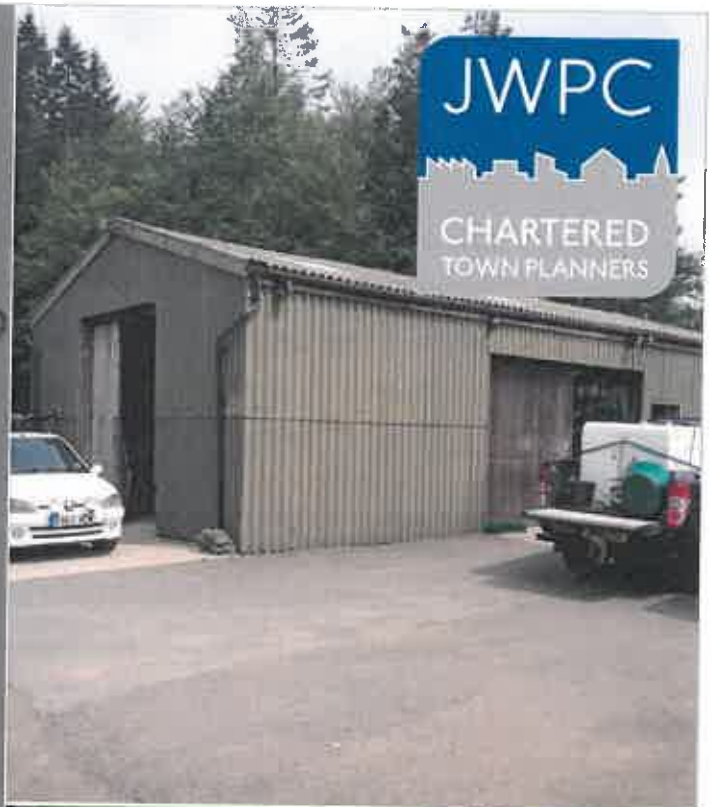


320150305P

## Dunsop Bridge Trout Farm

Erection of Rural Workers Dwelling



Client:  
Mr & Mrs. Mart

**Minerals**

**Resource**

**Assessment**

## 1. Minerals Resource Assessment

- 1.1 This Assessment is prepared in acknowledgement that the planning application site falls within a Mineral Safeguarding Area (MSA). As such, Policy M2 of the *Lancashire Minerals and Waste Site Allocation and Development Management Policies Local Plan* applies. The policy states that development which is incompatible by reason of “*scale, proximity and permanence*” with mineral safeguarding, should only be supported where it meets one of several tests.
- 1.2 Whilst the site lies within the MSA and will be establish a permanent form of development, its scale and location (1 dwelling, falling on land which is part of an established business) would not prejudice the delivery of such a resource on a County level. There is therefore no conflict with Policy M2 on this reason alone.
- 1.3 The 0.1 ha area (subject to the red edge boundary of the planning application) in the context of the amount of land safeguarded for this purpose within the Ribble Valley Borough is insignificant.

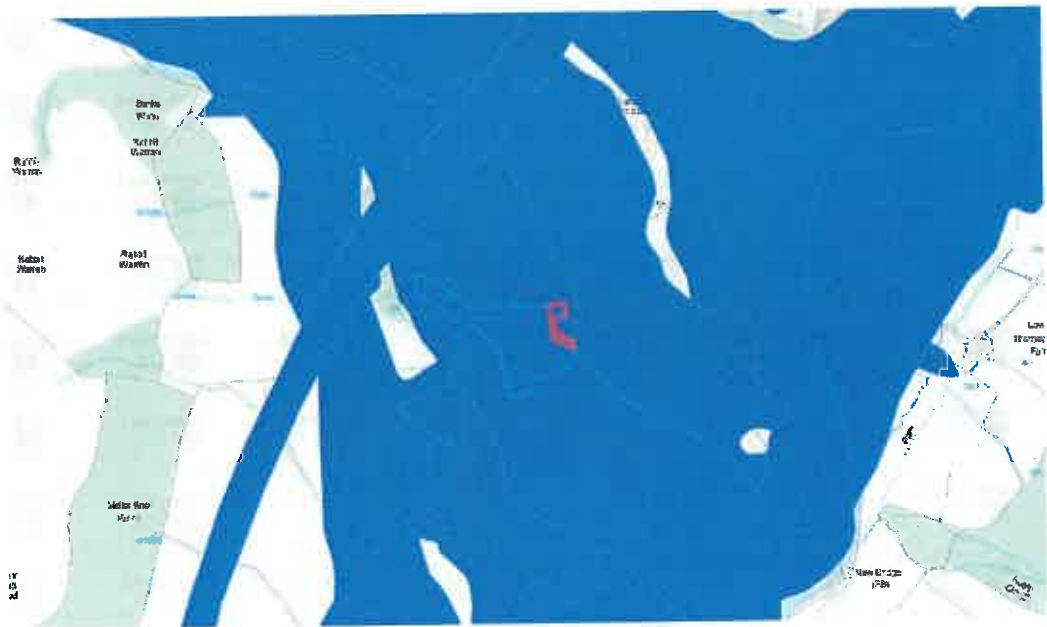


Figure 1: Planning Application Site shown in context of the Mineral Safeguarding Area (c/o Mario)

- 1.4 Notwithstanding the above, if the local planning authority considers that the development is incompatible, it is submitted that a strong exception applies. One of the criteria where development will be permitted reads how “*there is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource*”.

1.5 In this instance, the Rural Business Appraisal and Planning, Design & Access Statement demonstrate an essential need for the dwelling to enable the viability of Dunsop Bridge Trout Farm. As such, there is clear justification to set aside Policy M2.

**JWPC Limited**

*March 2015*

