



Mineral Resource Assessment

Proposed Development at Land Off Henthorn Road, Clitheroe

Gladman Developments Ltd

Prepared by:

Wardell Armstrong LLP

Sir Henry Doulton House, Forge Lane, Stoke-on-Trent, Staffordshire, ST1 5BD

SLR Project No.: ST21296

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Executive Summary

This report has been prepared to support a planning application by Gladman Developments Ltd for a proposed residential development on land off Henthorn Road, Clitheroe. The site has been reviewed in relation to the policies of Lancashire County Council's adopted Minerals and Waste Local Plan and the emerging Minerals and Waste Local Plan.

The site comprises approximately 7.17 ha of agricultural land located to the south-west of Clitheroe, consisting of a northern parcel of 1.74 ha and a southern parcel of 5.42 ha. Published geological plans for the area show that the superficial geology on the site comprises glacial till, along with a small area of alluvium (a mixture of clay, silt, sand and gravel) which has been designated as a safeguarded mineral resource. The solid geology is undifferentiated limestone and mudstone which is not a safeguarded mineral resource. There is also a small outcrop of Permo-Triassic sandstone and mudstone around the southern boundary, which is not safeguarded.

This report provides evidence that the quantity of the sand and gravel on this study area is much too small to be a commercially viable mineral resource. Consequently, the safeguarded mineral resource has no commercial value, so the proposed development is compatible with criterion 1 of the adopted mineral safeguarding policy and with criterion 1 of the emerging mineral safeguarding policy.



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1.0 Introduction

- 1.1 This report has been prepared in accordance with instructions from Gladman Developments Ltd to prepare a mineral resource assessment report in support of an outline planning application for a proposed residential development at land off Henthorn Road, Clitheroe. The site is located just southwest of Clitheroe, in the east of Ribble Valley District. The site boundary is shown edged red on the location plan which is attached at **Appendix 1**. The proposed development is shown on the framework plan which is attached at **Appendix 2**.
- 1.2 The site comprises approximately 7.17 ha of agricultural land, formed from two parcels of land of 1.74 ha and 5.42 ha on the northern and southern side of Henthorn Road respectively. The area is bounded by agricultural land to the east and west, Pendleton Brook to the south and residential development to the north.



2.0 Geology

- 2.1 Geologically a distinction is made between “superficial deposits” and “solid geology”. Superficial deposits such as sand and gravel are found at, or close to, the surface. The solid bedrock beneath the superficial deposits is called the “solid geology”.

Superficial Geology

- 2.2 The British Geological Survey (BGS) online geological plan at 1:50,000 scale indicates that the superficial geology on the site comprises glacial till, previously called boulder clay. There is a narrow deposit of alluvium running east-west through the southern section of the site, as shown on drawing no.ST21296–001 Superficial Geology. The alluvium is a mixture of clay, silt, sand and gravel which represents the safeguarded mineral resource. However, it is not worked as a commercial mineral resource due to the high proportion of silt and clay in it.

Solid Geology

- 2.3 The BGS online geological plan at 1:50,000 scale indicates that the solid geology comprises undifferentiated strata consisting of the Clitheroe Limestone Formation and Hodder Mudstone Formation. There is also an area of younger Permo-Triassic sandstone and mudstone that outcrops just over the southern border of the site. None of these strata are a safeguarded mineral resource.



3.0 Mineral Safeguarding Policy

- 3.1 The current Minerals and Waste Local Plan comprises the Core Strategy and the Site Allocations and Development Control Policies Local Plan (SADCLP). The mineral safeguarding policy is contained in the SADCLP, which was adopted in September 2013 and covers the period up until 2021. The Core Strategy was adopted in March 2009.
- 3.2 As of 2024, the Minerals and Waste Local Plan is now out of date. The annual monitoring report, dated June 2024, addresses this delay. The original submission date would have been in 2019, but as of November 2025, has still not been submitted nor adopted to date.

Adopted Minerals Local Plan

- 3.3 The Minerals and Waste Development Plan for Lancashire was jointly prepared by Lancashire County Council and the two unitary authorities of Blackpool Council and Blackburn with Darwen Borough Council. The SADCPLP was prepared to support the delivery of the Core Strategy and contains the current adopted mineral safeguarding policy.
- 3.4 Policy “M2 – Safeguarding Minerals”, which is attached in full at **Appendix 3**, states that any development which would result in the sterilisation of mineral resources will not be supported unless the applicant can demonstrate to the satisfaction of the local planning authority that:
- The mineral is no longer of any value; or
 - The full extent of the mineral can be extracted prior to the development taking place; or
 - The proposed development is temporary; or
 - The need for the development outweighs the need to avoid sterilising the resource; or
 - Prior extraction of minerals is not feasible due to the depth of the deposit; or
 - Extraction would lead to land stability problems.

Compliance with adopted safeguarding Policy M2

Criterion 1

- 3.5 The amount of sand and gravel on this study area, which is contained in the alluvium, is too small to be of any value. The strip of alluvium on the site is slightly more than 1 ha in area. The alluvium contains silt and clay as well as sand and gravel, so the quantity of sand and gravel within it is insignificant and is well below what would be needed for a commercially viable deposit. Consequently, the mineral has no value, so the proposed development is compatible with the adopted mineral safeguarding policy.

Emerging Minerals Local Plan

- 3.6 The Mineral Planning Authority (MPA) is reviewing the draft revised local plan. It is unclear when the local plan is due for submission, as the annual monitoring report states that additional pre-submission consultations will be required and that this should have taken in summer 2025, prior to submission to the Secretary of State for examination. The development scheme was supposed to be revised in summer 2025, but the scheme has yet to be updated and is now out of date.
- 3.7 Draft Policy “MW7 – Safeguarding Minerals”, which is attached in full at **Appendix 4**, states that planning permission will be supported only where the applicant can demonstrate to the satisfaction of the local planning authority that either:
- The mineral resource is not likely to be subject to commercial extraction due to pre-existing sterilisation or the quality or quantity of the mineral resource; or



- The development will not prejudice the working of the mineral resource; or
- The need for the development outweighs the need to avoid the sterilisation of the mineral resource.

Compliance with emerging draft Policy MW7

Criterion 1

- 3.8 The sand and gravel on the study area is only a component of the alluvium, along with silt and clay. The deposit is too small to be commercially viable and consequently there is no realistic prospect of the sand and gravel being subject to commercial extraction. The proposed development is therefore compatible with the emerging mineral safeguarding policy.



4.0 Conclusions

- 4.1 The safeguarded mineral resource on this site is the sand and gravel contained in the alluvium. The BGS geological mapping at 1:50,000 scale shows that the sand and gravel is present as one narrow linear deposit in the south of the site, running parallel to the Pendleton Brook along which the boundary is situated. Till is present on the whole study area but is not safeguarded. The area of the alluvium deposit in the southern section of the study area is small, so the quantity of safeguarded mineral is much too small to be of commercial interest.
- 4.2 The site therefore meets the criteria set out in the MPA's safeguarding Policy M2 for built development to be acceptable in a Mineral Safeguarding Area. Since the sand and gravel is not likely to be subject to commercial extraction, either now or in the future, the proposed development is also compatible with the safeguarding policy in the emerging Minerals Local Plan.





Appendix 1 Site Location Plan

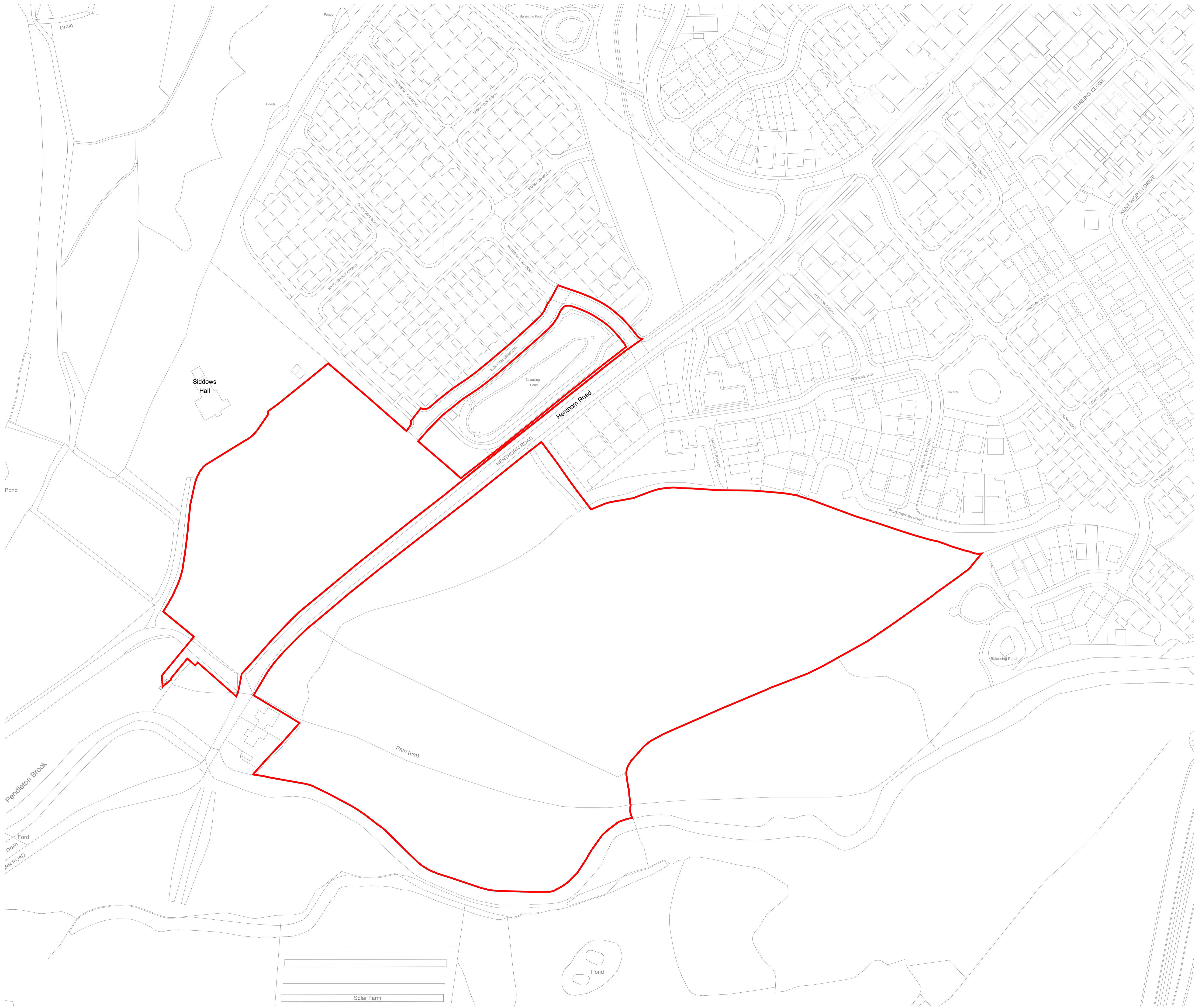
Mineral Resource Assessment

Proposed Development at Land Off Henthorn Road, Clitheroe

Gladman Developments Ltd

SLR Project No.: ST21296

13 November 2025



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Key
 [Red line symbol] Site Boundary **7.17ha**

P03	03/12/25	Amended to include hedgerow removal on Miller Homes land.	JED	ANK
P02	03/12/25	Amended for surface water outfall route.	JED	ANK
P01	20/10/25	First Issue	JED	OFD
rev	date	description	drn	chk

client
Gladman Developments Ltd.

project
**Land off Henthorn Road,
 Clitheroe**

title
Site Location Plan scale
1:1000 @ A1

number
9053-FPCR-XX-XX-DR-L-0002 status
53 rev
P03





Appendix 2 Framework Plan

Mineral Resource Assessment

Proposed Development at Land Off Henthorn Road, Clitheroe

Gladman Developments Ltd

SLR Project No.: ST21296

13 November 2025



Key

	Site Boundary	7.17ha
	Proposed residential development 115 dwellings @ 36dph	3.13ha

Green and Blue Infrastructure

- Existing vegetation
- Proposed street trees along primary road
- Proposed vegetation
- Proposed open space around retained mature tree
- Existing watercourses
- Potential locations for attenuation features

- Proposed vehicular access
- Existing development
- Existing solar farm
- Proposed parking
- Proposed footpath
- Ribble Way
- PROW
- Informal footpath routes
- Proposed play
- Bridge over watercourse
Details to be provided at the RM Stage
- Proposed location of pumping station
- Hedgerow to Henthorn Road to be removed and re-planted behind new footway

P14	05/12/25	Extension to the existing footpath note added	JED ANK
P13	03/12/25	Proposed hedgerow added to Henthorn Road	JED ANK
P12	03/12/25	Updated Redline	JED ANK
rev	date	description	dm / chk

client
Gladman Developments Ltd.

project
**Land off Henthorn Road,
Clitheroe**

title	scale	
Framework Plan	1:1000 @ A1	
number	status	rev
9053-FPCR-XX-XX-DR-L-0001	53	P14





Appendix 3 Adopted Policy M2 “Safeguarding minerals”

Mineral Resource Assessment

Proposed Development at Land Off Henthorn Road, Clitheroe

Gladman Developments Ltd

SLR Project No.: ST21296

13 November 2025

6.2 Mineral Safeguarding

Policy M2 - Safeguarding Minerals

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

- Limestone
- Sand and Gravel
- Gritstone [Sandstone]
- Shallow Coal
- Brickshales
- Salt

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 and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of 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 the deposit.
- Extraction would lead to land stability problems.

Justification

6.2.1 Minerals are a finite resource and all mineral planning authorities, both unitary and two tier authorities are required by national policy to ensure that unworked mineral deposits are safeguarded from development that would sterilise their potential exploitation at some future date, and to delineate them in their local plan. The Core Strategy (CS1) requires those minerals that have economic, environmental or heritage value and potential for extraction now or in the future to be identified and shown as mineral safeguarding areas on the Policies Map. Following the publication of the NPPF, peat is not considered to be a mineral of local or national importance and so is not safeguarded through Policy M2.

6.2.2 In compiling these mineral safeguarding areas the British Geological Survey (BGS) map 'The Mineral Resource Map for Lancashire 2006' (comprising Lancashire, Blackburn with Darwen and Blackpool) has been used as the best source of information available.

6.2.3 Current guidance advises that mineral safeguarding should not be curtailed by any other planning designation, such as urban areas or environmental designations without sound justification. The mineral deposits within the Plan area are extensive and whilst they continue beneath urban

areas they are already sterilised by non mineral development and are not sufficiently valuable with very little prospect of future working. Therefore in a wish to make our safeguarding realistic and practical as possible we have excluded such areas from the mineral safeguarding areas.

6.2.4 There is no set definition of incompatible development, but the mineral planning authorities would wish to be consulted on proposals, including planning applications that are likely to prejudice or prevent the future extraction of the minerals within the Mineral Safeguarding Area.

Implementation

6.2.5 This policy will be implemented through the approval of applications subject to appropriate conditions, or refusal of applications if proposals are unsatisfactory; to be monitored and reported in the Joint Authorities Monitoring Report. Outside of the administrative areas of Blackpool and Blackburn with Darwen the district and borough councils will be required to consult Lancashire County Council on relevant non minerals and waste developments that are within the areas covered by Policy M2.

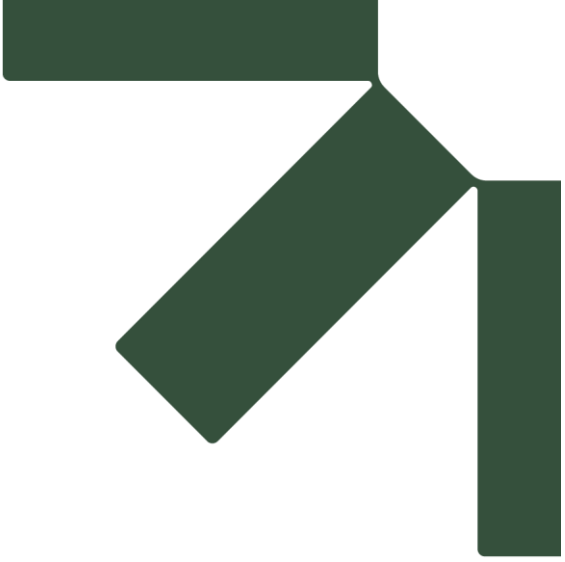
Mineral Consultation Areas

6.2.6 These are for use in two tier planning areas to identify where consultations are required between the county and district and borough councils about development which could have an affect on a potential mineral extraction.

6.2.7 Mineral Consultation Areas have previously been designated by the Minerals and Waste Planning Authority and notified to district and borough Councils under the terms of paragraph 7(3)(c) of Schedule 1 of the Town and Country Planning Act 1990. These areas were restricted to areas around current workings and the level of safeguarding to minerals they have provided was minimal.

6.2.8 The current MCA's allowed a mechanism which obliged the district and borough councils to consult the County on certain types of planning applications for non mineral development within the boundaries of MCA's.

6.2.9 With the decision taken to delineate extensive areas as Mineral Safeguarding Areas, the boundary of Mineral Consultation Areas will not be required to be greater than these areas and will therefore be contiguous with the MSA.



Appendix 4 Emerging Draft Policy MW7 “Safeguarding Minerals”

Mineral Resource Assessment

Proposed Development at Land Off Henthorn Road, Clitheroe

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13 November 2025

3 Ensure the Prudent Use of Resources

3.1 Mineral Safeguarding

Policy MW 7

Safeguarding Minerals

Mineral resources with the potential for extraction now or in the future must be safeguarded against needless sterilisation by other forms of development. Within the Plan area, Mineral Safeguarding Areas have been delineated on the Policies Map around all known deposits of:

- Limestone
- Sand and Gravel
- Gritstone [Sandstone]
- Shallow Coal
- Brickshales

Within these mineral safeguarding areas identified, planning permission will be supported only where the applicant can demonstrate to the satisfaction of the local planning authority that either:

- The mineral resource is not likely to be subject to commercial extraction, now or in the future, by virtue of significant levels of prior development in the locality, or the quality or quantity of the mineral resource; or
- The development will not prejudice the working of the mineral resource; or
- There is an overarching need for the development, in that location, which outweighs the need to avoid the sterilisation of the mineral resource.

Justification

3.1.1 An important function of the planning system is to guide development to the most suitable sites. This means taking account of a wide range of factors that can influence the suitability and physical capability of land for different types of development. Potential issues associated with the environmental geology are a factor to be taken into account as part of this process.

3.1.2 Minerals are a finite resource and need to be carefully managed and used within a sustainable planning framework⁽¹⁹⁾. This is to ensure that mineral resources are not needlessly sterilised by our actions, to the detriment of future generations⁽²⁰⁾.

19 All local planning authorities are required by national policy to ensure that unworked mineral deposits are safeguarded from development that would unnecessarily sterilise their potential exploitation at some future date, and to delineate them on the policies map

20 As such the quantity of any permitted reserves of the mineral in question is not relevant when considering the sterilisation of that mineral

3.1.3 The presence of a MSA does not necessarily preclude other forms of development being permitted nor confer any presumption that the mineral will be worked⁽²¹⁾. It is a policy tool to alert the applicant that minerals may be sterilised by the proposed development and that this should be taken into account by the planning process.

3.1.4 This policy provides criteria against which to judge the appropriateness of a development, or a site allocation in a draft local plan, within a mineral safeguarding area (MSA)⁽²²⁾. The mineral deposits within the Plan area are extensive and whilst they continue beneath urban areas they are already sterilised by non mineral development and are not sufficiently valuable with very little prospect of future working. Therefore in a wish to make our safeguarding realistic and practical as possible we have excluded such areas from the mineral safeguarding areas. None the less, large scale regeneration projects have the potential to yield minerals from areas that were previously considered to have been sterilised. Applicants should be mindful of the contribution that these minerals can have to sustainable development, and prior extraction would be encouraged in these circumstances.

3.1.5 This policy seeks to prevent the needless sterilisation of mineral resources by non-minerals development.

3.1.6 Even very small developments require the greatest scrutiny as they have the potential to sterilise large amounts of mineral, both through their immediate land take and their presence influencing the potential workability of the surrounding land (as illustrated below); this can also include indirectly sterilising the mineral through closing off the access to a mineral resource, in circumstances where access to the resource is limited.

3.1.7 Further to this, the MSAs in and around existing quarries will need to be enforced stringently, so as to prevent the sterilisation of reserves or resources by proximal development; the relevant quarry operator should be consulted in these circumstances.


21 Nor does the MSA designation provide any support for a planning application for minerals extraction submitted within it.

22 In compiling these mineral safeguarding areas the British Geological Survey (BGS) map 'The Mineral Resource Map for Lancashire 2006' (comprising Lancashire, Blackburn with Darwen and Blackpool) has been used as the best source of information available.





Drawings - ST21296-001-A
Superficial Geology
Plan1

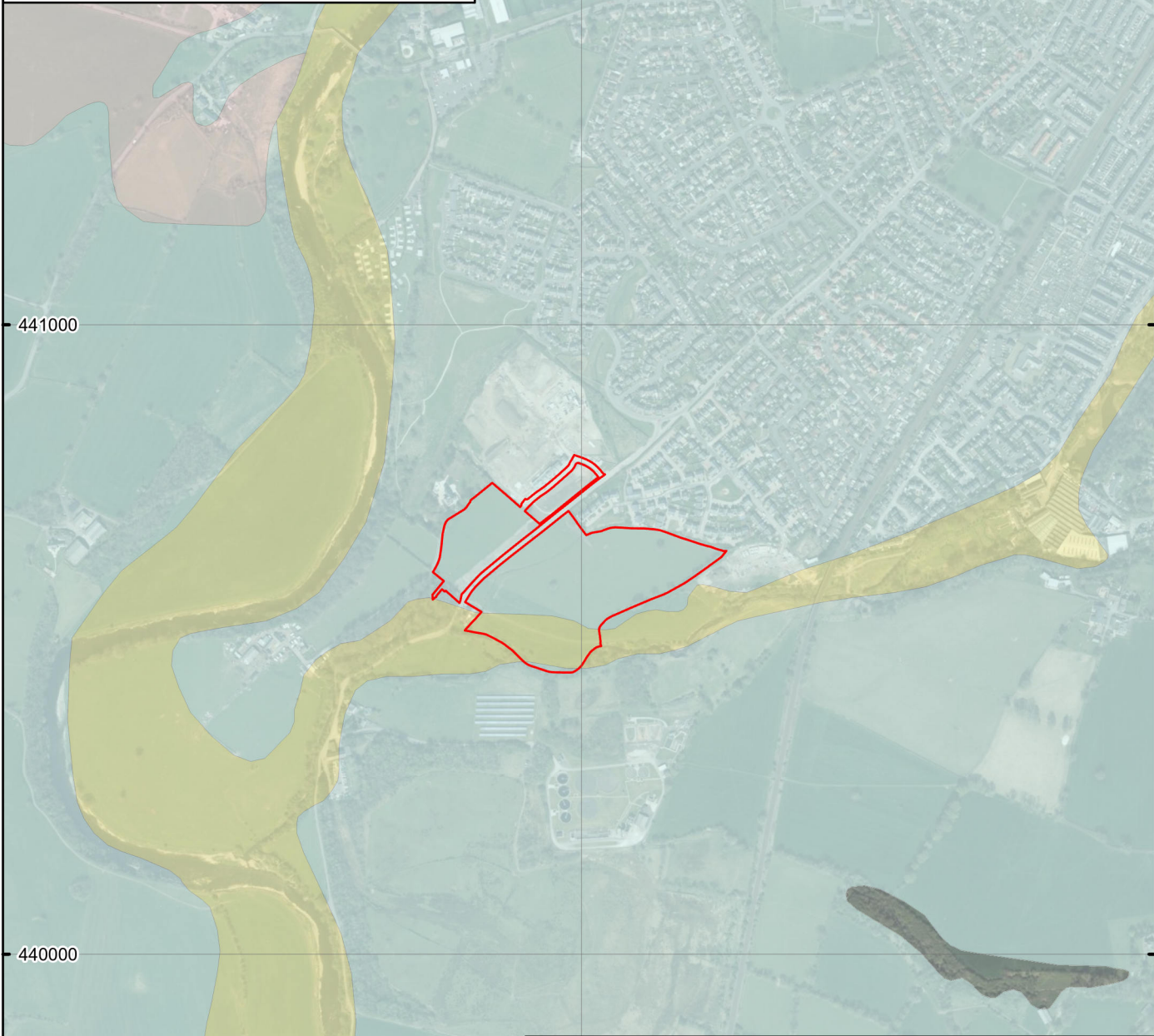
KEY

 Site Boundary

BGS Superficial Geology

 TILL, DEVENSIAN - DIAMICTON

 ALLUVIUM - CLAY, SILT, SAND AND GRAVEL



Notes:



Boundaries are indicative. Aerial imagery shown for context purposes only.

Site Boundary extracted from "9053-FPCR-XX-XX-DR-L-0002-P03-Site-Location-Plan.dwg" provided by the Client.

Geology used is BGS 1:50k.
Key only refers to Geology within Site Boundary.
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CLIENT	GLADMAN DEVELOPMENTS LTD
PROJECT	UPDATED MINERAL RESOURCE ASSESSMENT
DRAWING TITLE	SUPERFICIAL GEOLOGY PLAN

DRG No	ST21296-001	REV	B	SUIT. CODE	--
SIZE	A4	SCALE	1:10,000	DATE	08/12/2025
DRAWN BY	CP	 			
CHECKED BY	BC				
APPROVED BY	SW				

