wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

LEA HOUGH & CO LLP

PROPOSED DEVELOPMENT AT LAND AT BLAINSCOUGH HALL, COPPULL, CHORLEY

MINERAL RESOURCE ASSESSMENT

DECEMBER 2020

wardell armstrong

Wardell Armstrong
Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom
Telephone: +44 (0)1782 276 700 www.wardell-armstrong.com

DATE ISSUED:	**DECEMBER 2020**
JOB NUMBER:	**GM11507**
REPORT NUMBER:	**001**
VERSION:	**V1.0**
STATUS:	**FINAL**

LEA HOUGH & CO LLP

PROPOSED DEVELOPMENT AT LAND AT BLAINSCOUGH HALL, COPPULL, CHORLEY

MINERAL RESOURCE ASSESSMENT

DECEMBER 2020

PREPARED & APPROVED BY

Stephen Barry — Technical Director & Chartered Minerals Surveyor

This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.

Wardell Armstrong is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Birmingham, Bolton, Bury St Edmunds, Cardiff, Carlisle, Edinburgh, Glasgow, Leeds, London, Newcastle upon Tyne, Shefford and Truro. International Offices: Almaty and Moscow.

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

CONTENTS

EXECUTIVE SUMMARY 1
1 INTRODUCTION 2
2 GEOLOGY 2
3 MINERAL SAFEGUARDING POLICY 2
4 CONCLUSIONS 4

APPENDICES

Appendix 1 Policy M2 - Safeguarding Minerals

DRAWINGS	**TITLE**	**SCALE**
GM11507-001	Solid geology	1:2,500@A4

EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Lea Hough & Co LLP for a proposed development at land at Blainscough Hall, Coppull, Chorley, which is located approximately 9km north of Wigan. The site has been reviewed in relation to the mineral safeguarding policies of the Joint Lancashire Minerals and Waste Local Plan.

The site comprises approximately 6 ha of arable land. Published geological maps for the area indicate that the superficial geology on the site comprises glacial till, which is not a safeguarded mineral resource. The solid geology is the Pennine Lower Coal Measures Formation which is a safeguarded mineral resource, as it contains coal and sandstone.

The coal underlying the proposed development site may have already been extracted, as Blainscough Colliery was located approximately 1km from the proposed development site. Blainscough Colliery has extracted coal from local coal seams over a period of approximately 71 years and closed in 1936, so it is likely that the coal underneath the proposed development site has already been extracted. Even if the coal has not been mined, it will not be mined in future as neither opencast mining nor underground mining would be feasible on this site.

If the sandstone were present in the proposed development site, it would not be practicable to work it by conventional quarrying methods due to the impact quarrying would have on the amenity of neighbouring residential properties. For these reasons, the minerals underneath the proposed development site will never be worked and consequently they are not an economically viable mineral resource.

Since the glacial till is not a safeguarded mineral resource and there is no realistic prospect that the coal and sandstone will ever be worked, the safeguarded mineral resource is of no economic value. The site therefore meets the requirements of criterion 1 of the mineral safeguarding policy, so the proposed development would be acceptable in a Mineral Safeguarding Area.

1 INTRODUCTION

1.1 This report has been prepared in accordance with instructions from Lea Hough & Co LLP to prepare a Mineral Resource Assessment report in support of an outline planning application for proposed development at Land at Blainscough Hall, Coppull, Chorley. The site is located approximately 600m south west of Coppull town centre and approximately 9km north of Wigan. The site boundary is shown edged red on the attached drawing GM11507-001 which also shows the solid geology underlying the site. The site comprises approximately 6 ha of arable land and it is bounded by residential development to the north, woodland to the east, industrial development to the south and Blainscough Lane to the west.

2 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 map at 1:50,000 scale shows that the entire site is covered by glacial till. Till is a mixture of clay, silt, sand, cobbles and boulders deposited by glaciers and is not considered to be a safeguarded mineral resource.

Solid geology

2.3 The BGS online map at 1:50,000 scale indicates that the solid geology on the site is the Pennine Lower Coal Measures Formation, as shown on the attached drawing GM11507-001. This formation comprises interbedded mudstone, siltstone and sandstone, with coal seams at depth. The Pennine Lower Coal Measures Formation is safeguarded as it contains coal and sandstone.

3 MINERAL SAFEGUARDING POLICY

3.1 Lancashire County Council is responsible for mineral planning matters in Lancashire. The relevant mineral planning policies are contained in the Joint Lancashire Minerals and Waste Local Plan, which has been prepared by the joint authorities of Blackburn with Darwen Borough Council, Blackpool Council and Lancashire County Council. The Joint Lancashire Minerals and Waste Development Framework contains all the

development plan documents, including the Local Plan and Proposals Map. The Local Plan was adopted in March 2009 and is currently under review. The most recent consultation took place in spring/summer 2020, prior to submission of the strategy to the Secretary of State in autumn/winter 2020.

3.2 The Joint Lancashire Minerals and Waste Local Plan provides specific policies and allocations, and detailed development management policies for minerals and waste planning in the areas covered by the Councils of Lancashire, Blackpool and Blackburn with Darwen.

3.3 Policy "M2: Safeguarding Minerals", which is attached in full at Appendix 1, states that within the mineral safeguarding areas identified in the Plan, 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 mineral 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.

Compliance with the adopted safeguarding policy

Criterion 1

3.4 The proposed development site is in a mineral safeguarding area for shallow coal and sandstone. However, it is likely that the shallow coal beneath the proposed development site has already been extracted, as Blainscough Colliery was located approximately 1km from the proposed development site. Blainscough Colliery closed in 1936 and had been extracting coal from the local coal seams for approximately 71 years, so it is likely that if there were significant coal seams beneath the proposed development site, the coal has already been extracted.

3.5 If the coal were present, then it could not be easily extracted as mineral recovery would need to be done by means of either a large opencast mine or colliery. The local colliery closed in 1936 and extraction by an opencast mine would be highly intrusive and is not environmentally acceptable in an urban setting.

3.6 The Lower Coal Measures Formation does contain sandstone, but it also contains siltstone and mudstone, which are not commercially viable minerals. The proximity of residential property to the north and the physical boundaries created by Blainscough Lane to the west and the industrial property to the east present environmental constraints which prevent any form of quarrying for sandstone on the site, so the sandstone is of no commercial value.

4 CONCLUSIONS

4.1 The proposed development site is located within a mineral safeguarding area for shallow coal and sandstone. The coal seams beneath the proposed development site may have already been worked, as Blainscough Colliery was located approximately 1km from the proposed development site and extracted coal from the local coal seams for approximately 71 years. If the coal were still present, it would not be practicable to recover it either by opencast mining or underground mining. If sandstone is present underneath the proposed development site, it would not be possible to recover it by conventional quarrying methods because the impact of quarrying on the residential properties adjoining the site would be unacceptable.

4.2 Since there is no realistic prospect that the coal and sandstone in the Pennine Lower Coal Measures Formation will ever be worked, the safeguarded mineral resources in the site are of no economic value. The site therefore meets the requirements of Criterion 1 of the mineral safeguarding policy, so the proposed development would be acceptable in a Mineral Safeguarding Area.

Appendix 1

Policy M2 - Safeguarding Minerals

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.

DRAWINGS

CLIENT	DRG No	SCALE	DATE
LEA HOUGH & CO LLP	GM11507-001	1:2,500 @ A4	21/12/2020
PROJECT	**DRAWN BY**	**CHECKED BY**	**APPROVED BY**
LAND OFF BLAINSCOUGH HALL, COPPULL, CHORLEY	BVC	SDB	SDB
DRAWING TITLE			
SOLID GEOLOGY			

wardell armstrong

wardell-armstrong.com

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM
Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON
41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

BURY ST EDMUNDS
6 Brunel Business Court
Eastern Way
Bury St Edmunds
Suffolk
IP32 7AJ
Tel: +44 (0)1284 765 210

CARDIFF
Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE
Marconi Road
Burgh Road Industrial
Estate Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH
Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW
2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LEEDS
36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON
Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

SHEFFORD
PI House
R/O 23 Clifton Road
Shefford
Bedfordshire
SG17 5AF
Tel: +44 (0)1462 850 483

TRURO
Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY
29/6 Satpaev Avenue Regency
Hotel
Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW
21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67

wardell armstrong