

Our Ref: C1431/21/E/2255
18th February 2021

**Environmental
Geotechnical
Specialists**



Capewell Construction and Developments
11 Long Moor Lane
Huddersfield
West Yorkshire
HD8 8LY

**For the attention of Capewell Construction and Developments, C/O Hinchliffe
Architecture & Design Ltd.**

Dear Sir,

Ref: Mineral Resource Assessment – Highgate Lane Lepton, Huddersfield, HD8 0HQ

Introduction

It is understood that the site at Highgate Lane Lepton is to be developed by the construction of 2 no. residential dwellings and associated landscaping. The proposal site is within a Minerals Safeguarding area for Surface Coal Resource (SCR). As such, any future planning application should provide suitable justification by a suitably qualified consultant as to how the application would accord with policy LP38 of the Local Plan. In light of the above, a supporting statement will be required which demonstrates that:

- a) The mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resources Assessment; or
- b) The development will not inhibit mineral extraction if required in the future; or
- c) There is an overriding need for the development; or
- d) The mineral can be extracted prior to the development taking place.

Current site setting

The site is situated within a well-developed residential setting and is bound by residential dwellings to the north and east of the property. The site is of limited size (0.11 hectares) and the only access point to the development leads off Highgate lane.

Geological Appraisal

The appropriate map sheet for the site and the geology viewer has been examined and the following table presents the indicated geology:

Table 1: Geological Data for the Site

Strata Type	Strata Name ¹	Previous Name ²	Description ³
Superficial Geology	None recorded	-	-

¹ Sources: TECHNICAL REPORT WA/92/1 Leeds: A geological background for planning and development

² Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [online resource from www.bgs.ac.uk]

GEOTECH
ENVIRON



Rogers Geotechnical Services Ltd
Office 1 & 2 Barncliffe Business Park,
Near Bank, Shelley, Huddersfield, HD8 8LU

Telephone 0843 50 666 87
Fax 0843 51 599 30
Company No: 5130864

Solid Geology	Undifferentiated Pennine Lower Coal Measures Formation	Lower Coal Measures	Interbedded grey mudstone, siltstone and pale grey sandstone, commonly with mudstones containing marine fossils in the lower part, and more numerous and thicker coal seams in the upper part.
---------------	--	---------------------	--

- Based on a review of the available geology, it is unlikely that economically valuable sandstone reserves will be present at or close to surface level of the site. sandstone units are present within the local area. However, these features are un-named formations and are laterally impersistent.
- Reserves of interbedded/siltstone mudstone are likely to be present beneath the development, however, are of an indeterminable quality.

A Consultant's Coal Mining Report has been obtained and reviewed (ref: 51002349634001). This document states that there a no known coal workings beneath the site. In addition, the site is not located in an area where probable illicit mining has taken place. No shallow coal seams are anticipated

Historic Appraisal

A review of the historic maps for the area was undertaken as part of the Phase 1 Desk Study for the site (ref: C1431/21/E/2255, dated February 2021). The assessment highlights limited and sporadic historic quarrying activity within the local area. No large-scale sandstone or clay/ shale open casting operations have taken place on site, or within the surrounding area historically.

Mineral Resource Assessment

Based on the above policy, it is considered that in this instance it is not viable to extract mineral resources from below the site, predominantly on grounds a)

- The mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resources Assessment:

The following statements are offered to justify this assessment:

- With regards to coal minerals, the site is not anticipated to be underlain by shallow coal reserves.
- With regards to sandstone resources. Based on the geological setting of the site, it is not anticipated that sandstone of economic quality will be present close to the site surface.
- Near surface clay and interbedded mudstone/siltstone is likely to be present close to the surface of the site. However, these resources are unlikely to be of economic quality. Furthermore, it is considered that prior extraction of the mineral cannot reasonably be undertaken for the following reasons;
 - The site is of a limited area, such that the removal of minerals is likely to be uneconomic.
 - The development site is situated within a well-developed residential setting. Therefore, open cast mining could not be reasonably undertaken without causing an environmental nuisance to neighbouring properties. This is likely to constitute *an unacceptable level of environmental harm.*

- c. The extraction of minerals would also result in a significant increase in traffic movements, within the local residential area.

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,
Yours Faithfully

Redacted

Charlotte Mason BSc FGS
Geo-environmental Engineer



Rogers Geotechnical Services Ltd
Office 1 & 2 Barncliffe Business Park,
Near Bank, Shelley, Huddersfield, HD8 8LU

Telephone 0843 50 666 87
Fax 0843 51 599 30
Company No: 5130864