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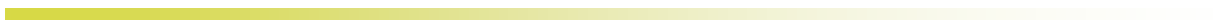
Strata Homes Ltd

**Land off Westgate, Cleckheaton
Local Plan Allocation – MXS9**

**FULL PLANNING APPLICATION FOR THE ERECTION OF 194 NO. RESIDENTIAL
DWELLINGS**

Mineral Extraction Statement

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(20 years' experience in project planning for mineral recovery)**





Land off Westgate Cleckheaton
Strata Homes Ltd

Mineral Extraction Statement

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1.0 INTRODUCTION AND SITE DESCRIPTION

- 1.1 The purpose of this report is to give consideration to the potential of the site to yield minerals as part of the proposed development.
- 1.2 This Mineral Extraction Statement has been produced in support of a Full Planning Application for the Erection of 194 no. Residential Dwellings.
- 1.3 The application site is located within the settlement of Cleckheaton within the administrative boundaries of Kirklees Council.
- 1.4 The application site is allocated for mixed of uses including housing in the Kirklees Local Plan (site allocation ref. MXS9). The indicative residential capacity of the application site is 223 dwellings, however there is a requirement to retain the existing commercial units.
- 1.5 The application site comprises around 6.46 hectares of previously developed land located to the south of Westgate, around 800 metres to the west of Cleckheaton town centre. Cleckheaton is well located in relation to the town centre of Huddersfield, as well as the city centres of Leeds and Bradford, all of which are within 12 miles of the application site. In this context Cleckheaton is a sustainable location which is currently served by a range of shops and services.
- 1.6 The application site historically has accommodated a number of industrial uses and is now largely cleared of built form and laid to scrub and grassland. The industrial uses have included the Quarry Brick Works, Westgate Chemical Works, Wharfe Works (Machinery) and the Old Rolling Mill (Iron)
- 1.7 Access is available from a number of roads off Westgate, Taylor Street, Stone Street and Robert Street and from the south via Quarry Road. Westgate, an adopted road which leads on to the A643 before joining the M62.
- 1.8 There are still a number of commercial businesses operating from the application site. These are: -
- Steve Croft Transport; and,
 - Stables Garage
- 1.9 An area of land previously leased by Tangerine Confectionary Limited (accessed from Stone Street) is now used for car parking (circa. 45 spaces). To the west of the application site there



is a vacant commercial unit which was formerly occupied by Ward Fabrications. Cumulatively the remaining commercial buildings extend to 3,852 sqm.

- 1.10 Policy MXS9 which guides the requirements for this allocated site contains a list of reports required to support an application. There is no requirement to submit a Minerals Extraction Statement. This requirement has come via the pre-application response.



2.0 POLICY

- 2.1 As stated in Section 1 above, Policy MXS9 contains no requirement for a minerals extraction statement.
- 2.2 Section 15 of the adopted Kirklees Local Plan (2019) contains text on the need to protect and safeguard minerals and where minerals are encountered during other forms of development to extract these minerals as part of the development to ensure they are not sterilised. Policy LP38 is particularly relevant to this aim. It is recognised that minerals are a finite resource.
- 2.3 According to the adopted Proposals Map, the whole of Cleckheaton is washed over with a Sandstone / Clay / Shale safeguarding designation.



3.0 SITE CONSTRAINTS AND OPPORTUNITIES FOR MINERAL RECOVERY

- 3.1 The application is supported by a Phase 1 Ground Investigation Report (Lithos, May 2021).
- 3.2 The Lithos Report breaks down the site into 4 separate areas according to their land uses. These are as follows:-
- Area A (1.1 ha in north-west) – Former Westgate Chemical works. Ward Fabrication currently occupies the north, with open rough ground to the south.
 - Area B (1.7 ha, south) – Former Rolling Iron Mill and Wharfe Textile Mill, with an infilled reservoir in the west corner and Blacup Beck along the southern boundary. Most buildings have been demolished, with a small section of Wharfe Mill still occupied.
 - Area C (2.0 ha, east) – Former scrap yard, malthouse, brickworks and quarry. Little evidence of former land use remains. The area is very uneven with a level change of approximately 5m between the south and north.
 - Area D (1.6 ha, central and north) – Central industrial units occupied by Garnet Wires, in the central warehouse. Evidence of small units in surrounding area, although all now at slab level. Car park located in the north.
- 3.3 It is clear from the above that the site has been an area of mineral extraction with the 1894 OS Plans showing evidence of a Brickwork Quarry. Trial pits inform of extensive areas of made ground where extraction areas have been backfilled. These backfilled areas contain no opportunity to recover minerals as the cost of excavating made ground would be prohibitive.
- 3.4 Areas of natural ground are present on site and trial pits inform these upper surface layers to consist of a mixture of gravelly clay and clayey gravels over a mixture of sandstones and mudstones from Coal Measures.
- 3.5 Sandstone is likely to be the only minerals of interest and presence of Sandstone varies with depth across the site. In the made ground area, Sandstone was encountered in boreholes at a depth of 4 – 10m and would be too difficult to return to.
- 3.6 The areas where natural ground overlays Sandstone are sporadic to the extent that mineral recovery would not be possible. Plan Ref 30343/10 (Appendix 1) of the Lithos Report informs of the previously quarried areas.



4.0 CONCLUSION

- 4.1 The Site lies within an area of Mineral Safeguarding for Sandstone and brickmaking Shale. The Site Investigation Report by Lithos informs of the extent of previous quarry activity and the extent of made ground. While there were sporadic areas of natural ground that may contain Sandstone and Shale, they were fragmented in location and in most cases too close to residential property to make their recovery economic.

