

Minerals Safeguarding Statement

Wappy Spring Inn, Huddersfield Nano Park

Frank Marshall Estates

April 2021

1. This statement has been prepared to address the requirements of Policy LP38 of the Local Plan Strategy and Policies Document, which was adopted in February 2019.
2. The site falls into an area safeguarded for sandstone extraction. Pre-application advice requested that a statement of compliance with that policy be provided alongside any planning application on this site.
3. Part 1 of Policy LP38 states that:
Surface development will only be permitted within a Mineral Safeguarded Area where it has been demonstrated that:
 - a. the mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resource 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
4. Part 2 of the policy sets out various exceptions to these tests, that are excepted as they will not lead to the long-term sterilisation of mineral reserves. The proposed development does not fall into any of those categories.

Geological Data

5. The site is immediately adjacent to the M62. British Geological Survey borehole mapping shows that the nearest borehole to the site sits immediately adjacent to the M62 and was drilled to determine the competency of the ground for the construction of the motorway, which opened in 1970.
6. The borehole was drilled in 1966 to 20ft (6m) depth¹. From 3ft (90cm) depth it found “grey to brown coarse grained fractured sandstone”, and from 10ft (3m) depth this became “yellow coarse grained fractured and brown stained”.
7. Therefore, sandstone is present in this location, although it is fractured.

¹ See borehole log at Appendix 1

8. The nearest active sandstone quarrying to the site is at Crosland Hill, where Johnson Wellfield extract “natural hard yorkstone”. It is medium to fine grained and light buff². This site is some 4.8km south of the application site.
9. The other nearby quarry is Moselden Quarry at Scammonden, where Marshalls quarry a grey-buff stone for walling and masonry, and large blocks are supplied³.
10. Both of these quarries are a considerable size and offer fine grained large block products to the building industry. The resource on this site, based on the borehole logs, is fractured and course grained. Therefore, it is unlikely to create a comparable product to that extracted at the nearby commercial quarries.

The Site

11. The site measures some 0.7Ha and is some 36m deep and 175m wide. It is small, as well as being long and thin.
12. At this location the M62 sits several metres higher than the site level. The M62 passes over Old Lindley Road to the immediate west of the site boundary. The M62 embankment reduces slightly to the eastern end of the site, where the adjacent land starts to rise to the east. The eastern end of the site includes a small retaining wall to the adjacent property and the land rises to the east where Haigh House Hill passes over the motorway.

Practical Issues for Extraction

13. The area where the site is located is the bottom of an embankment which supports the M62. This embankment will require a pillar of support to retain the stability of that slope. Any quarrying in this location will be a considerable asset protection concern for Highways England, as it could cause the M62 to collapse if the works remove the rock structures that currently support the motorway.
14. Lindley Moor Road also needs to remain on competent ground, as do Old Lindley Road and the adjacent property. These will also reduce the amount of stone that can reasonably be extracted on this location.
15. The sandstone is nearly 1m deep and extends to some 6m in depth.
16. Taking into account:
 - a. The need to avoid the rock required to support the adjacent highways, particularly the M62 and,
 - b. the need to ensure that the adjacent property is properly supported, including the need to support the adjacent retaining wall at the north east corner of the site, and
 - c. the need to bench the sides of the extraction faces,

² [Crosland Hill - Yorkstone Quarry | Johnsons Wellfield \(johnsons-wellfield.co.uk\)](http://johnsons-wellfield.co.uk)

³ [Moselden Block Stone | Large Stone Block | Marshalls](#)

the available stone to extract from this small narrow site is practically non-existent.

Policy Assessment

17. This very small amount of available stone would not be commercially attractive to extract.
18. We consider it highly unlikely that a commercial quarry operator would mobilise the resources required to extract such a small amount of available stone, particularly given it's likely quality.
19. Whilst a full mineral resource assessment has not been undertaken, it is clear that the cost of mobilisation would far exceed the possible returns from extracting sandstone at this site, particularly given the areas that need to be preserved to ensure that the surrounding infrastructure remains on competent ground.
20. The development will have no effect on sterilising mineral resources. Rather, the creation of the existing infrastructure has served to make the mineral under this site unextractable.
21. Therefore, we consider that the mineral is of no economic value and that LP38 Part 1 a. is satisfied.
22. Frank Marshall Estates have a history of quarrying, and therefore have practical operator experience of this industry. Their clear view is that it will not be practical or commercially acceptable to extract stone at this location.

Appendix 1: Borehole Log

Works: *West Riding C.C. M62 Contract E* Borehole no. *50*
 Contractor: *Wm. Coulson Ltd.* Sheet no. *1*
 Site: *Wapping Nick Fill* Chainage *44.612*
 Fill (ft) *10'-0"* Offset from C/L (ft) *zero*
 Type of boring *Rotary Air to 20'-0" (3' dia)* B.M. Level (O.D.) *836.0*
 Date(s) of boring *11/13-8-66*
 Lining Tubes

Samples & Core Recovery. Change of Strata						
No.	Depth	Type or %	Key	Depth	Level	Description of Strata
	3'-0"	100%		3'-0"	833.0	OPEN HOLE.
	7'-0"	85%				Gray to brown coarse grained fractured SANDSTONE
	10'-0"	85%		10'-0"	826.0	Yellow coarse grained SANDSTONE, fractured and brown stained.
	20'-0"			20'-0"	816.0	Borehole Completed.
Remarks (Observations on ground water, etc)						
No water encountered.						