

MINERAL ASSESSMENT

FOR

PROPOSED GLAMPING SITE, FACILITIES AND CAR PARKING PROVISION

AT

GROVE FARM, NEWARK ROAD, NORTON DISNEY, LN6 9JW

DATE: JULY 2018

Introduction

The proposed development has been identified as being located within a Minerals Safeguarding Area and is subject to Policy M11 (Safeguarding of Mineral Resources) of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) adopted June 2016.

As such a proportionate assessment of the mineral resources on the site and the potential for their protection or extraction should be provided.

Is there potential for the extraction for some or all of the mineral resource?

No; the site is a small site that is approximately 100 x 65 m. It is surrounded on two sides by domestic properties and businesses. The access road is only 2.5m wide. As such extraction of any mineral on the site would be difficult.

Is mineral extraction environmentally acceptable?

No; the surrounding environment is residential and agricultural which would preclude any mining of resources.

Will the development compromise or sterilise the potential mineral resources?

No, the proposed structures are canvas tents and would be less intrusive to the ground surface than the current land use as horse grazing. The structures are entirely removable and the land can easily be returned to its current state to allow extraction in the future.

Will mineral extraction compromise the viability of the development?

Yes, mineral extraction would compromise the viability of the glamping site. As the site is a small site, any extraction of minerals would make the site economically unviable to both the applicant and the company extracting the resources, due to the cost of mining and then backfilling.

Will there be unacceptable proximal or on site sterilisation of the mineral resources?

No; everything in the planning application is designed to just sit on the surface and be fully removable. Any resources on the site would be minimal and are unlikely to ever be extracted due to the reasons listed above. Furthermore the previous owner of the property also owned the nearby quarry; so anything of value would have already been assessed.

Is there an overarching need for the non-minerals development which outweighs the sterilisation of the mineral resource?

Yes; the proposed development complements existing local tourist facilities by offering a different option to visitors arriving in this part of the county. There has been a recent loss of local tourist accommodation with Norton Lodge's change of use (eastern neighbour). It offers facilities to other local small businesses (for example Hill Holt Wood which acts as a wedding venue). It expands an existing small, rural, family business.