



LAND & PARTNERS LTD

PROPOSED DEVELOPMENT AT LAND NORTH OF LONG COPSE LANE, EMSWORTH

MINERAL RESOURCE ASSESSMENT

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LAND & PARTNERS LTD

PROPOSED DEVELOPMENT AT LAND NORTH OF LONG COPSE LANE, EMSWORTH

MINERAL RESOURCE ASSESSMENT

PREPARED BY

Stephen Barry Technical Director &
Chartered Mineral Surveyor



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EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Land & Partners Ltd for a proposed residential development on land north of Long Copse Lane, Emsworth, Hampshire. The proposed development site has been reviewed in relation to the Hampshire Minerals and Waste Plan.

The proposed development site comprises approximately 16 ha of woodland and agricultural land and is located to the north of the town of Emsworth, Hampshire. Published geological plans for the area show that there are no superficial deposits within the site boundary. The solid geology beneath the site consists of the London Clay Formation and the Lambeth Group, which is identified as a safeguarded mineral resource in Hampshire Council's adopted Minerals and Waste Plan. The site lies within a Mineral Consultation Area for sand and gravel, but the published geological plans show that sand and gravel is not present on the site.

This report demonstrates that the brick clay on the site would never be worked due to the presence of residential property within, and adjoining, the site. The Hampshire Minerals and Waste Plan states that it is important to safeguard viable mineral resources from needless sterilisation. This report shows that the clay on this site is not a viable mineral resource. Consequently, it does not warrant safeguarding to the detriment of other forms of development.

1 INTRODUCTION

- 1.1 This report has been prepared in accordance with instructions from Land & Partners Ltd to prepare a mineral resource assessment report in support of a planning application for a proposed residential development on land north of Long Copse Lane, Emsworth, Hampshire. The site is shown edged red on the drawing attached at **Appendix 1**. We understand that the site is predominantly agricultural land with a small area of woodland and some farm buildings and residential property.
- 1.2 The site is located approximately 18 km north-east of Portsmouth and is on the Hampshire side of the border with West Sussex. Land to the north and west is woodland whilst land to the south is built up with residential buildings. A tributary of the River Ems runs along the north-east border of the site.
- 1.3 The site is located within a defined Mineral Safeguarding Area (MSA) for brick clay and a Mineral Consultation Area (MCA) for sand and gravel, as identified in the Hampshire Minerals and Waste Plan. In these circumstances, a mineral resource assessment is required in order to determine whether the proposed development is compatible with the relevant mineral safeguarding policies. (The legend on the interactive MCA plan refers to “MWCA Superficial soft sand and gravel” but we assume the word “soft” has been included by mistake.)

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 deposits

- 2.2 The British Geological Survey (BGS) online geological plan at 1:50,000 scale indicates that there are no superficial deposits on the site.

Solid Geology

- 2.3 The British Geological Survey (BGS) online geological plan at 1:50,000 scale indicates that the solid geology mainly comprises the London Clay Formation at the surface. The London Clay Formation occurs commonly throughout the county and is not a safeguarded resource. Outcropping to the extreme north-east of the site, as shown on drawing **ST16897-001**, is the Lambeth Group, which contains the safeguarded brick

clay. Most of the site has a covering of London Clay at the surface and the safeguarded Lambeth Group comprising clay, silt and sand, lies beneath it.

- 2.4 The nearest active site of brick clay extraction in Hampshire, at Michelmersh, is located over 40 km to the north west. There is, however, evidence of historic clay extraction close to the site, with a brick and tile works shown on historic mapping which is attached at **Appendix 2**, approximately 300m to the north of the site. Historic maps indicate that this was active from about 1879 to the 1940s. It is likely that the clay processed at this works was extracted from pits now comprising the “Brick kiln Ponds”, approximately 700 m north-east of the brick works as shown on the historic map at **Appendix 2**. It is notable that the “Brick kiln Ponds” are located on outcropping Lambeth Group clays, rather than Lambeth Group clays underlying the London Clay.

3 MINERAL PLANNING POLICY

- 3.1 The current planning policy relating to minerals in Emsworth is contained in the Hampshire Minerals and Waste Plan (MWP), which was adopted by Hampshire County Council (HCC) in October 2013. Mineral resources and minerals infrastructure are safeguarded through the provisions of the MWP. As shown on the policy plan attached at **Appendix 3**, the proposed development site is located in two Mineral Consultation Areas, namely superficial sand and gravel covering the western and eastern sides of the site and brick clay to the north-east.
- 3.2 Hampshire County Council defines a Mineral Consultation Area (MCA) as “An area identified to ensure consultation between the relevant district or borough planning authority, the minerals industry and the Minerals and Waste Planning Authorities before certain non-mineral planning applications made within the area are determined.”
- 3.3 All brick clay and superficial sand and gravel in Hampshire is safeguarded and is therefore in a MCA. The MCA includes a buffer zone around the safeguarded resource, so the MCA extends beyond the safeguarded resource. This site does not contain safeguarded sand and gravel, but it is within the 250m buffer zone. Consequently, although it is in a MCA for sand and gravel, it is not in a Mineral Safeguarding Area for sand and gravel.
- 3.4 The safeguarded brick clay of the Lambeth Group is conjectured to be present beneath the London Clay in the site, so the site is in a Mineral Safeguarding Area for brick clay.

- 3.5 The MWP's policy on mineral safeguarding is set out in "Policy 15: Safeguarding – Mineral resources" a copy of which is attached at **Appendix 4**. The policy states that all safeguarded minerals are protected against needless sterilisation unless prior extraction takes place. Development without prior extraction may be permitted if:
- A. The development will not sterilise the resource; or
 - B. It would be inappropriate to extract mineral resources at the site in view of other policies in the Plan; or
 - C. The development would not pose a serious hindrance to mineral development in the vicinity; or
 - D. The need for the development outweighs the safeguarding of the mineral.

Compliance with mineral safeguarding policy

- 3.6 *Criterion B It would be inappropriate to extract mineral resources at the site in view of other policies in the Plan*
- 3.7 The Minerals and Waste Plan highlights the importance of safeguarding brick clay which is economically suitable for extraction. However, it would be inappropriate to extract the brick clay in this site due to the presence of existing residential property within and adjoining the site. Old Dairy Farm is located in the northwestern part of the site and there are residential properties immediately adjoining the northwestern boundary. Hollybank Farm is located close to the centre of the site and there are three residential properties adjoining the southern boundary. More residential properties are located on the south side of Long Copse Lane. It would not be possible to undertake mineral extraction from this site without causing unacceptable impacts on the amenity of residents. Consequently the clay is not a commercially viable resource.
- 3.8 Furthermore, brick clay is a mineral which is usually extracted to feed an adjoining brickworks. It is important for brick manufacturers to have a supply of clay which is consistent in chemical and physical characteristics so there is not much trade in brick clay from various sources. In the absence of an operational brickworks in the vicinity, and the presence of residential property within and close to the site, there is no realistic prospect of brick clay ever being extracted from this site.
- 3.9 *Criterion D The need for the development outweighs the safeguarding of the mineral*
- 3.10 This report deals with the mineral planning aspects of compliance with the mineral safeguarding policy, which is a matter for Hampshire County Council. We understand that the applicant will provide evidence in support of the need for the development. That is a matter for the District Council and is not considered further in this report.

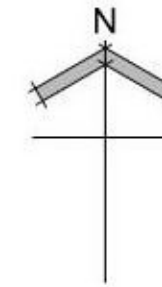
However, it is relevant to take into account that there is no demonstrable need for the brick clay in this site and its sterilisation by built development would be of no significance in terms of mineral safeguarding policy.

4 CONCLUSION

- 4.1 The safeguarded mineral on the site is the brick clay of the Lambeth Group which outcrops to the extreme north-east of the site. It is likely that the resource underlies the London Clay Formation under much or all of the site.
- 4.2 It would not be appropriate to extract brick clay from the site because there are residential properties within and adjoining the site. Consequently, there is no realistic prospect of planning permission ever being granted for clay extraction. Paragraph 6.14 of the MWP states that it is important to safeguard viable mineral resources from needless sterilisation, and that is clearly the purpose of the safeguarding policy. Since it is clear that there is no realistic prospect of planning permission ever being granted for clay extraction from this site, the clay is not a viable mineral resource and does not warrant safeguarding to the exclusion of any other form of development.

APPENDICES

Appendix 1
Site Location Plan



Drawn by : CDC Checked by :

Date: 2/10/17

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Revisions

Rev	Date	Drawn	Checked

Project:
LAND NORTH OF LONG COPSE LANE
EMSWORTH

Drawing Title:
LOCATION PLAN

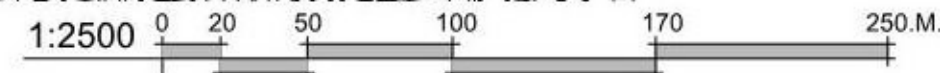


carlton
design partnership
Selwyn House, 32a Castle Way, Southampton, SO14 2AW
023 8011 8866 www.carltondesignpartnership.com

Scale: 1:2500 @ A3

Drg No: 170116/SL/LP Rev: C

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Appendix 2

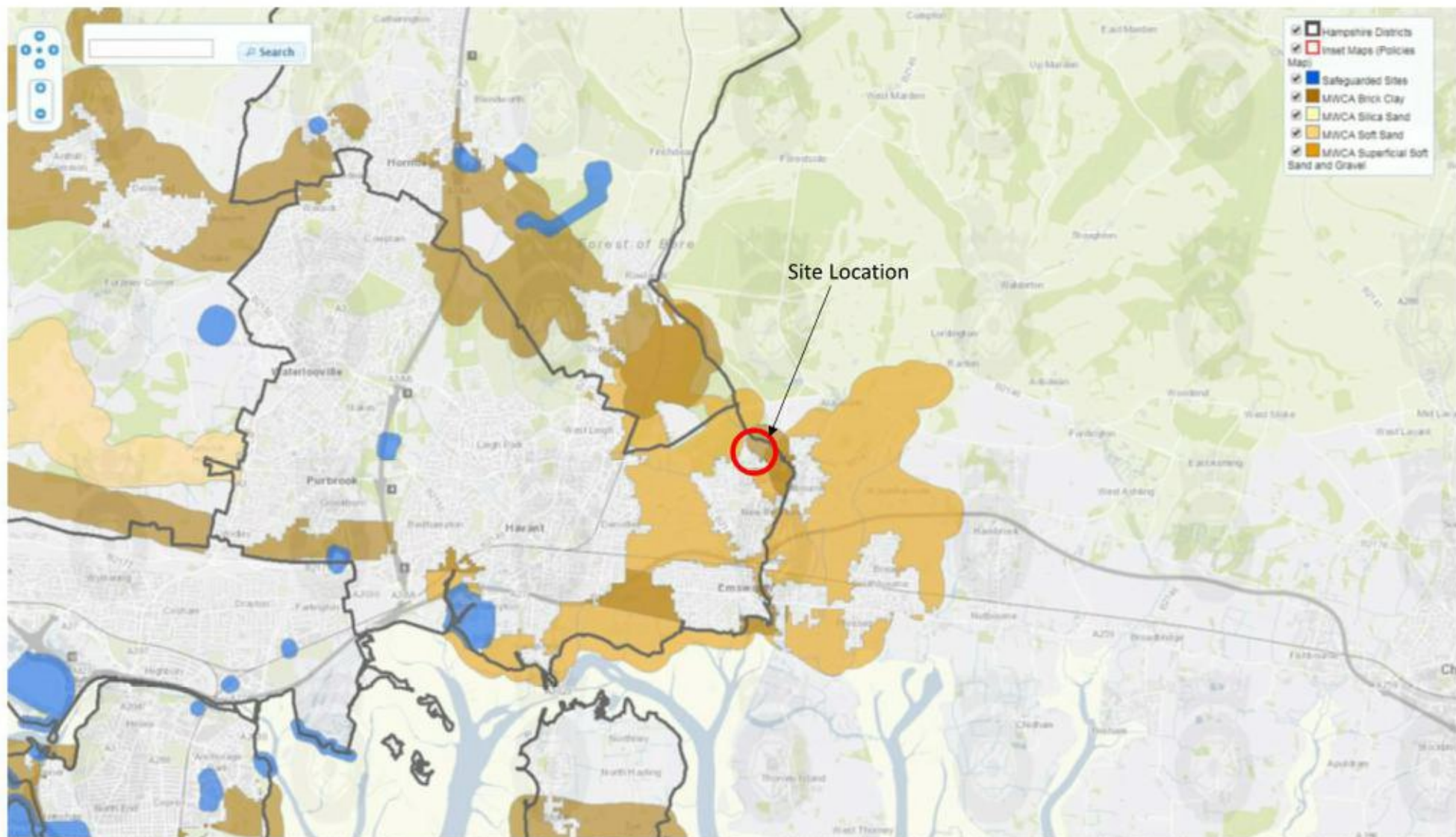
Historic Mapping



Sussex XLVII.11, Revised: 1896, Published: 1898
OS 25 inch mapping

Appendix 3

Policy Plan



Based upon the BGS mineral resources data, with permission of the British Geological Survey. The mineral resource data is designed to be used at scales of 1:50,000 or higher and will not be displayed at smaller scales. The data should be considered indicative only and not be used for decision making. The County Council should be contacted to perform more in depth study should you have any queries around mineral location and areas of interest.

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Appendix 4

Adopted Planning Policy 15: Safeguarding – Mineral Resources

Minerals

Safeguarding mineral resources

6.14 As minerals can only be worked where they are found, it is important to 'safeguard' viable mineral resources from needless sterilisation by other development to secure a future long term supply of minerals. National planning policy requires Mineral Planning Authorities (MPAs) to 'secure an adequate and steady supply of indigenous minerals' ⁽⁷⁷⁾ needed to support sustainable growth whilst encouraging the recycling of suitable materials to minimise the requirement for new primary extraction. National planning policy also requires MPAs 'to define Minerals Safeguarding Areas (MSA) in order that proven resources are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked, and where appropriate regeneration can be facilitated' ⁽⁷⁸⁾.



Policy 15: Safeguarding - mineral resources

Hampshire's sand and gravel (sharp sand and gravel and soft sand), silica sand and brick-making clay resources are safeguarded against needless sterilisation by non-minerals development, unless 'prior extraction' takes place.

Safeguarded mineral resources are defined by a Mineral Safeguarding Area illustrated on the Policies Map.

Development without the prior extraction of mineral resources in the Mineral Safeguarding Area may be permitted if:

- a. it can be demonstrated that the sterilisation of mineral resources will not occur; or
- b. it would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or
- c. the development would not pose a serious hindrance to mineral development in the vicinity; or
- d. the merits of the development outweigh the safeguarding of the mineral.

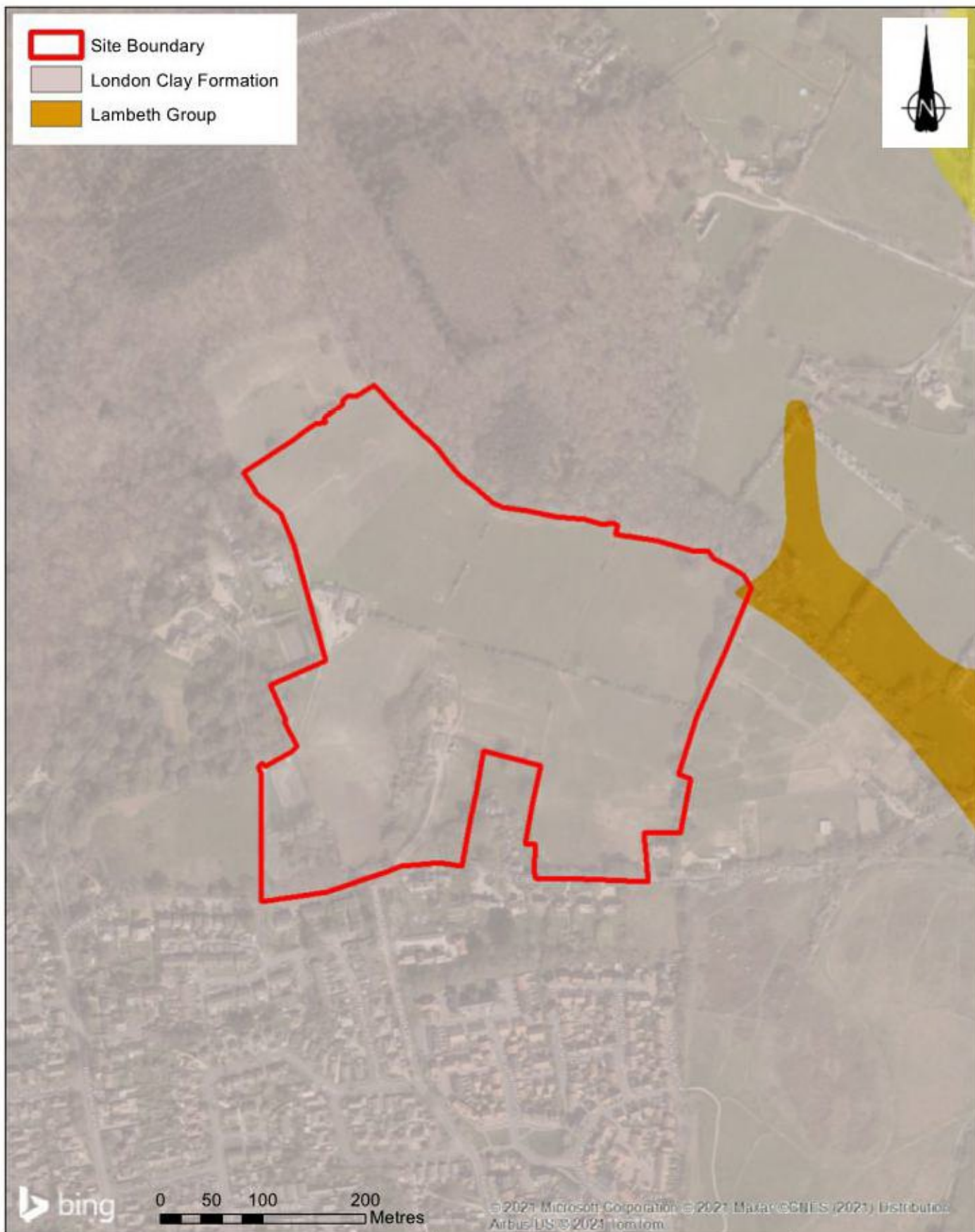
The soft sand / potential silica sand resources at Whitehill & Bordon (Inset Map 5), further illustrated on the Policies Map are included within the MSA and are specifically identified for safeguarding under this policy.


77 National Planning Policy Framework, paragraph 145 (DCLG, 2012)

78 National Planning Policy Framework, paragraph 143 (DCLG, 2012)

DRAWINGS

-  Site Boundary
-  London Clay Formation
-  Lambeth Group



CLIENT	LAND & PARTNERS LTD	DRG No	ST16897-001	SCALE	1:5,000	DATE	25/02/2021
PROJECT	LAND NORTH OF LONG COPSE LANE, EMSWORTH	DRAWN BY	JDW	CHECKED BY	SDB	APPROVED BY	SDB
DRAWING TITLE							
SOLID GEOLOGY							

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