

Minerals Assessment

**Proposed New permanent dwelling to replace temporary dwelling.
Hill Valley Stud Farm, Somerton Gate Lane, Waddington**

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 extraction of some or all of the mineral resource?

The site is a small site that is approximately 1,650m². It is part of an existing equestrian use site and has farmland on the eastern side. There is currently no formal vehicular access into the site other than a private drive. As such extraction of any mineral on the site would be impossible.

Is mineral extraction environmentally acceptable?

The surrounding environment is equestrian which would preclude any mining of resources.

Will mineral extraction compromise the viability of the development?

As the site is a small site, any extraction of minerals would make the site uneconomically unviable due to the cost of mining and then backfilling.

Will there be unacceptable proximal or on site sterilisation of the minerals resource?

Any resources on the site would be minimal and are highly unlikely to ever be extracted for the reasons listed above.

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

The site is currently part of Hill Valley Stud Farm and houses a temporary home where the owners live and support the business. This application looks to make the site their permanent residence and therefore the potential use of any mineral resource is not relevant.