

MINERAL ASSESSMENT

PROJECT REFERENCE

L712

PROPOSALS

6 Holiday Lodges Within Woodland Setting

SITE ADDRESS

Land at Yokefleet Cottage/Wood View, Anserdam Lane, Sandholme, HU15 2XP

The local validation criteria states that non-mineral development within or adjacent to a Minerals Safeguarding Zone should provide a Mineral Assessment.

The East Riding of Yorkshire Council's policies for safeguarding mineral resources are outlined in the local plan within Policy EC6, it states:

Policy EC6: Protecting mineral resources

A. Mineral Safeguarding Areas for sand and gravel, crushed rock, limestone, industrial chalk, clay, and silica sand are identified on the Policies Map.

B. Within or adjacent to Mineral Safeguarding Areas, non-mineral development, which would adversely affect the viability of exploiting the underlying or adjacent deposit in the future, will only be supported where it can be demonstrated that the:

- 1. Underlying or adjacent mineral is of limited economic value;*
- 2. Need for the development outweighs the need to safeguard the mineral deposit;*
- 3. Non-mineral development can take place without preventing the mineral resource from being extracted in the future;*
- 4. Non-mineral development is temporary in nature; or*
- 5. Underlying or adjacent mineral deposit can be extracted prior to the non-mineral development proceeding, or prior extraction of the deposit is not possible.*

The proposals lie adjacent to a minerals safeguarding area. A plan indicating the relationship between the proposals and the mineral safeguarding area is shown at appendix A.

The site is within private ownership and comprises residential curtilage, with the area of the proposals being a mature woodland. It is therefore considered very unlikely that the site would be exploited for mineral extraction, at least for the foreseeable future.

Should the situation ever change in the future it is submitted that the proposals are of a format which can effectively be considered temporary in nature. The units will be brought to site in a manner similar to a static caravan and therefore could readily be removed from the site if and when needed. The other elements of the proposals are designed to be as light-touch as possible so that they have the least disruption on the landscape and its environmental capital which is a major contribution to the attraction of the proposals, and therefore would consequently have no noticeable impact on the mineral value of the site.