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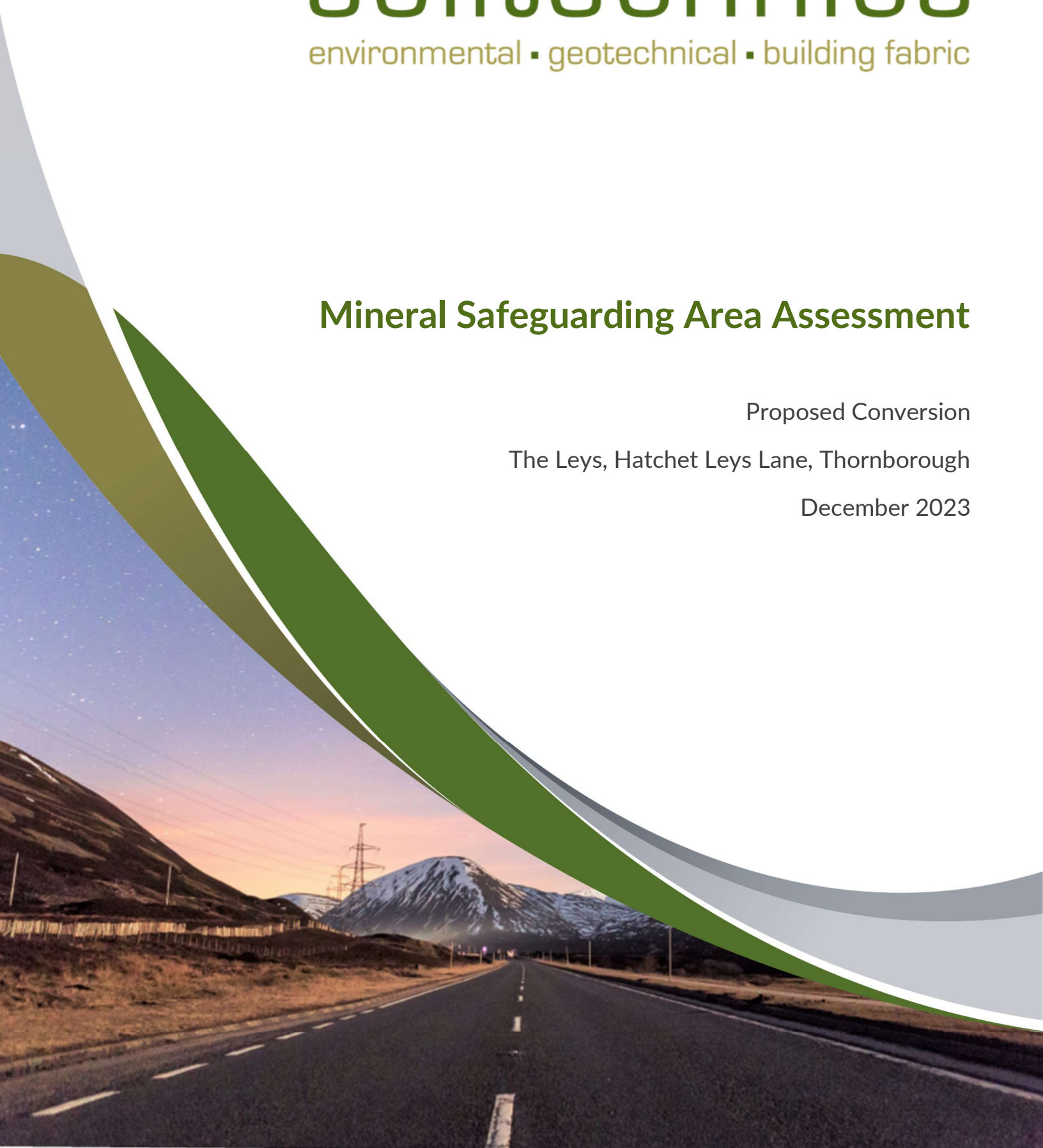
environmental • geotechnical • building fabric

Mineral Safeguarding Area Assessment

Proposed Conversion

The Leys, Hatchet Leys Lane, Thornborough

December 2023



Project Details

Site: The Leys, Hatchet Leys Lane, Thornborough
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Document history and status

Revision	Date	Description	Author	Reviewer
A	December 2023	First Issue	KB	MOH



1 Overview

1.1 Brief

- 1.1.1 This report has been prepared following instructions received from Black Shed Works on behalf of the mutual Client, Rachel Proudlove & Adam Powell.
- 1.1.2 A planning application is currently being prepared for a new habitable outbuilding building to replace the existing lightweight stables outbuilding. During pre-application, it was determined that the site is located within a Mineral Safeguarding Area and therefore a mineral assessment is required. The site is known as The Leys, Hatchet Leys Lane, Thornborough, MK18 2BU.
- 1.1.3 An extract of Buckinghamshire Councils Minerals and Waste mapping, showing the location of the site (approximately designated by a star) and the Minerals Safeguarding Area is presented below.

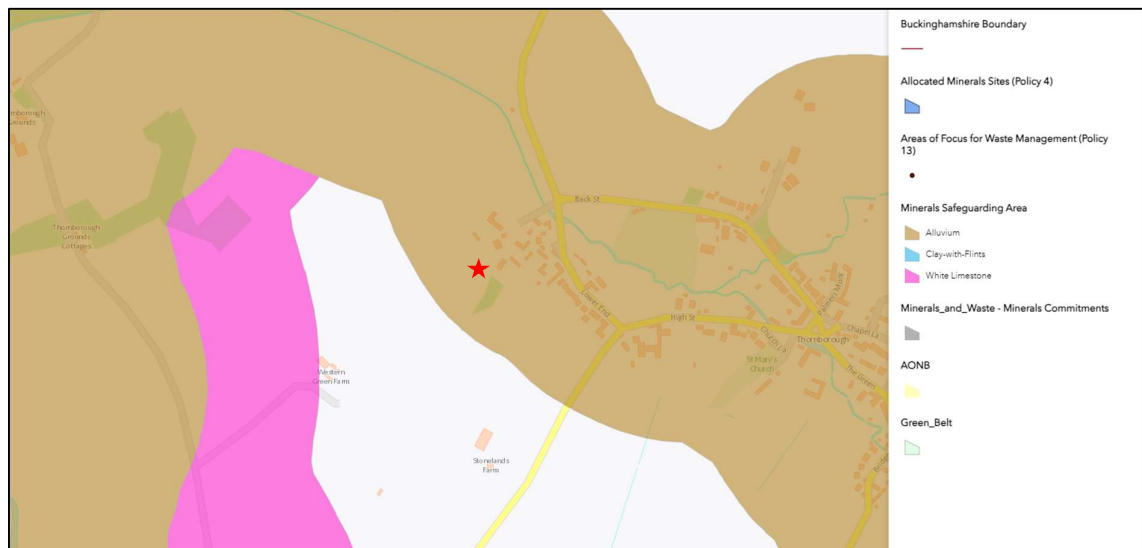


Figure 1-A: Extract of Buckinghamshire Council's Minerals and Waste Mapping

- 1.1.4 On review, the Mineral Safeguarding Area (MSA) which applies to the site relates to Alluvium deposits from the stream that runs through Thornborough, which can be a valuable source of sands and gravels. The MSA appears to be based on a generic buffer around the watercourse and associated Alluvium deposits, rather than actual geological conditions.
- 1.1.5 The brief is therefore to undertake a review of geological mapping and topography to determine whether mineral safeguarding is a concern.

1.2 Limitations

- 1.2.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Assessment of ground conditions

2.1 Geological Mapping Records

- 2.1.1 The map extract below overlays a site plan with BGS geological superficial mapping. The yellow band in the top-right corner denotes the extent of Alluvium present.
- 2.1.2 The absence of superficial deposits on site and within the surrounding area indicates that superficial deposits (such as Alluvium) are either not present, or of insignificant thickness. Bedrock of the Kellaways Formation is anticipated at shallow depth.

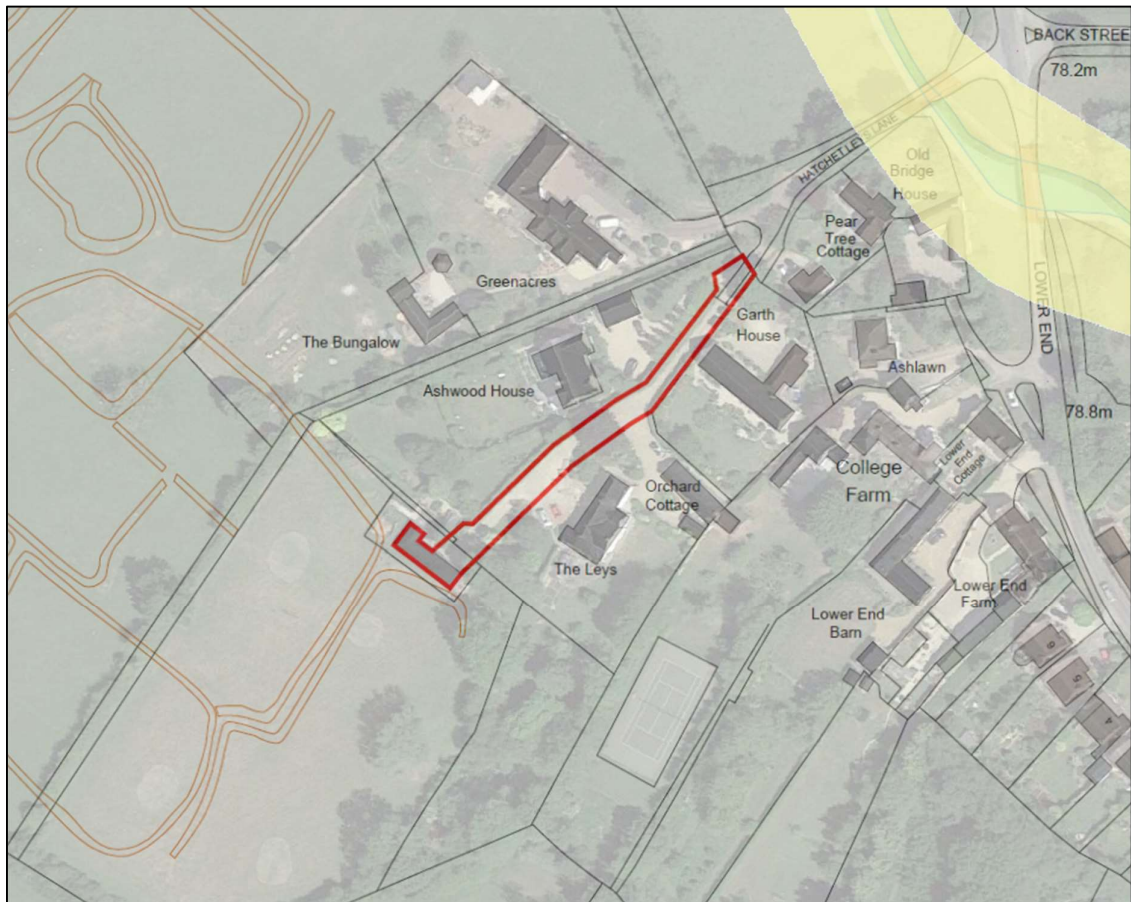


Figure 2-A: Site Plan and superficial BGS map extract.

2.2 Topography

- 2.2.1 Review of topographical maps and LIDAR data indicates the site is located on the southern flank of the stream's valley, with levels falling in a northeasterly direction across the site. The existing stables are located some 6m above the level of the stream and the entrance to the access road lies slightly upgradient by 2m to 3m.

2.3 Anticipated Geology

2.3.1 The edge of the superficial Alluvium (around which the Mineral Safeguarding Area is based) is located approximately 150m from the proposed building and some 40m from the edge of the proposed access road. Although geological mapping is not completely accurate, given the small width of the stream's channel, a wide flood plain in excess of 40m is highly unlikely, especially as the building lies on higher ground by some 6m of elevation. Overall, Alluvium deposits are highly unlikely to extend onto the site.

2.4 Conclusion

2.4.1 Based on the above, Alluvium deposits on which the Mineral Safeguarding Area is based upon, is located over 40m from site at its nearest point. The stream itself is of relatively small size and review of geological maps shows a correspondingly limited extent of Alluvium around the channel.

2.4.2 The Alluvium is not recorded to extend onto site and based on the distance from the stream and the development site being upgradient, it is considered unlikely any significant thickness of Alluvium would be present.

2.4.3 On this basis, it is also unlikely such deposits, if present, would contain significant concentrations of minerals with economic value.

2.4.4 On this evidence, mineral safeguarding is not considered to be of concern with regard to the proposed development.