



**LAND & PARTNERS LTD**

**PROPOSED DEVELOPMENT AT LAND NORTH OF LONG COPSE LANE, EMSWORTH**

**MINERAL RESOURCE ASSESSMENT**

**FEBRUARY 2021**

**DATE ISSUED:** FEBRUARY 2021  
**JOB NUMBER:** ST16897  
**REPORT NUMBER:** 001

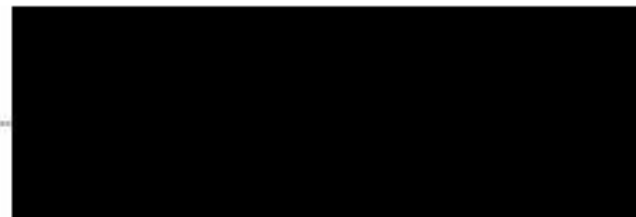
**LAND & PARTNERS LTD**

**PROPOSED DEVELOPMENT AT LAND NORTH OF LONG COPSE LANE, EMSWORTH**

**MINERAL RESOURCE ASSESSMENT**

**PREPARED BY**

Stephen Barry      Technical Director &  
Chartered Mineral Surveyor



*This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.*

*No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.*



## **CONTENTS**

|                                |   |
|--------------------------------|---|
| EXECUTIVE SUMMARY .....        | 1 |
| 1 INTRODUCTION .....           | 2 |
| 2 GEOLOGY .....                | 2 |
| 3 MINERAL PLANNING POLICY..... | 3 |
| 4 CONCLUSION.....              | 5 |

## **APPENDICES**

|            |                                                              |
|------------|--------------------------------------------------------------|
| Appendix 1 | Site Location Plan                                           |
| Appendix 2 | Historic Mapping                                             |
| Appendix 3 | Policy Plan                                                  |
| Appendix 4 | Adopted Planning Policy 15: Safeguarding – Mineral Resources |

## **DRAWINGS**

|             |                 |
|-------------|-----------------|
| ST16897-001 | Geological Plan |
|-------------|-----------------|

## **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**

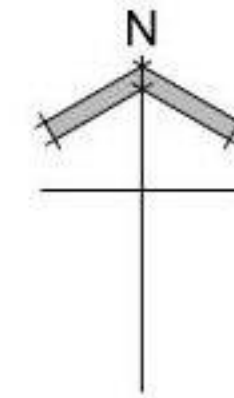
- 4.1 The safeguarded mineral on the site is the brick clay of the Lambeth Group which outcrops to the extreme north-east of the site. It is likely that the resource underlies the London Clay Formation under much or all of the site.
- 4.2 It would not be appropriate to extract brick clay from the site 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



Ordnance Survey. (c) Crown Copyright 2017. All rights reserved. Licence number 100022432



Drawn by : CDC Checked by :

Date: 2/10/17

© This drawing and the works depicted contains information that is the copyright of Carlton Design Partnership Ltd. This drawing may also contain copyrighted information of third parties. This drawing or part thereof may not be reproduced, re-used or altered except with the written permission of the originators. No liability will be accepted for amendments made by third parties. Scaled measurements must not be taken from this drawing. Any discrepancy or disparity must be notified to the originator in writing. This drawing may contain Ordnance Survey Data that is subject to Crown Copyright. All Rights reserved.

#### 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

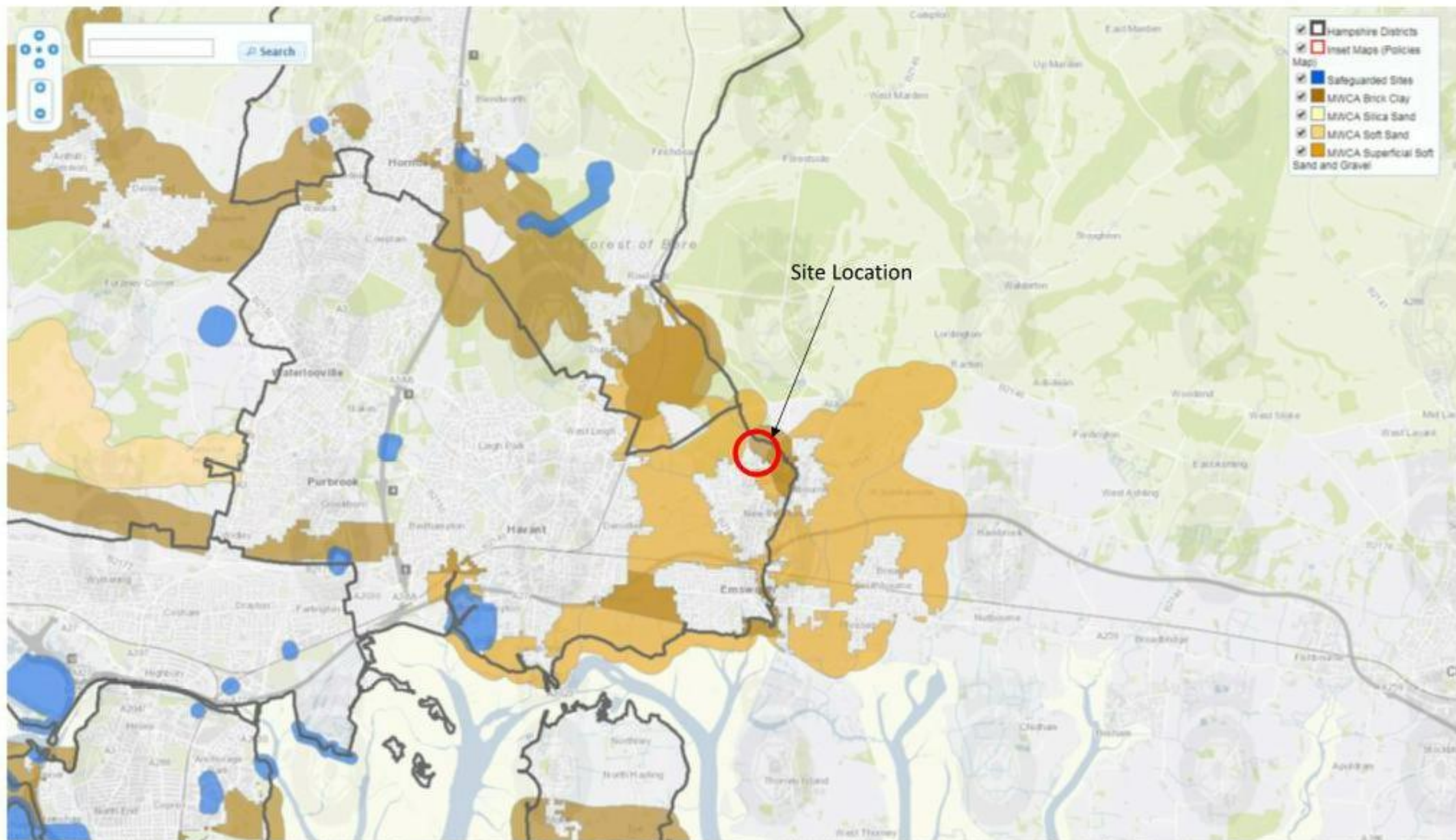
## **Appendix 2**

### Historic 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.

© Crown Copyright and database rights 2016. HCC 100019180. Licence No. 2008/202 British Geological Survey NERC. All rights reserved.

Contains OS data © Crown Copyright and database right 2015.

#### **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' <sup>(77)</sup> 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' <sup>(78)</sup>.



#### 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.

<sup>77</sup> National Planning Policy Framework, paragraph 145 (DCLG, 2012)

<sup>78</sup> 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