

Mineral Resource Assessment

Site Context

A portion of the application site lies within a designated Mineral Safeguarding Area (MSA) as identified in the Joint Minerals Local Plan. The safeguarding designation relates to potential Brick Clay Resource.

Ground Conditions

Ground conditions reported by RPS within their SI report are as follows:

Table 3.1.3: Summary of RPS Ground Conditions			
Strata	Depth to Top of Strata (bgl)	General Description	Thickness
Topsoil	Ground Level	Sandy, gravelly Clay with rootlets.	0.2m - 0.5m
Head Deposits	0.2m – 0.5m	Sandy, gravelly CLAY and sandy CLAY and silty SAND and gravelly SAND.	3.3m – >4.5m
Lower Greensand Group	3.7m – 4.9m	Sandy CLAY and clayey SAND.	>0.1m - >1.3m

RPS commented that the Head Deposits were unusually thick.

The overlying Head Deposits and ground conditions encountered are not suited to the production of Clay.

The underlying Lower Greensand Group occurs only at depth and sub-crops beneath over 3 metres of Head Deposits, meaning that extraction would require removal of a substantial volume of overburden to reach the mineral-bearing strata.

Assessment of Viability

Given:

- the limited extent of the safeguarded portion of the site;
- the depth of overburden and poor quality of the superficial material; and
- the location in proximity to existing development;

any prior extraction of minerals would be neither practical nor economically viable, nor would it be environmentally acceptable in this setting.

Conclusion

It is concluded that the proposed development would not lead to the sterilisation of a viable mineral resource. The site does not contain minerals of commercial significance capable of contributing to the county's mineral supply.

Accordingly, the proposal satisfies the requirements of Policy M9 (Safeguarding Minerals) in the Joint Minerals Local Plan. The development accords with the plan's overall objective to safeguard economically viable mineral resources while enabling sustainable development within existing urban areas.