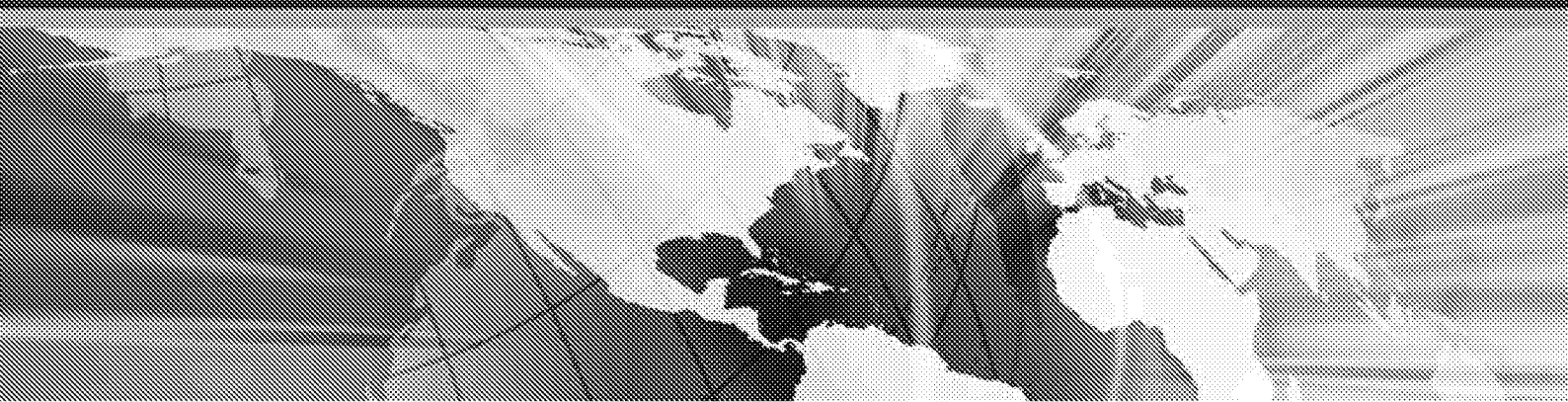




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PROPOSED DEVELOPMENT ON LAND WEST OF TYE LANE, WALBERTON, WEST SUSSEX

ADDENDUM TO MINERAL RESOURCE ASSESSMENT

AUGUST 2021

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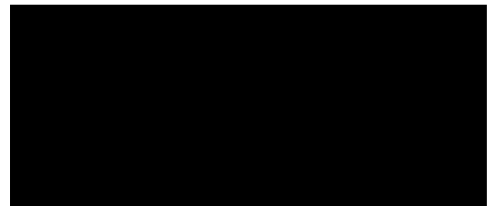
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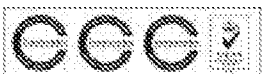
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1 INTRODUCTION

- 1.1 Wardell Armstrong LLP prepared a Mineral Resource Assessment (MRA) in September 2020 to support a planning application for proposed housing development on the appeal site. The MRA was a desk study which identified sand and gravel deposits on the site and it concluded that the mineral was not an economically viable mineral deposit for three reasons.
- 1.2 Firstly, borehole evidence in the vicinity of the site indicated that the mineral deposit was likely to contain unacceptably high proportions of clay and silt, which are contaminants which reduce the value of the mineral. Furthermore, the site area is approximately 7.6 ha which is much too small to be a commercially viable mineral resource. In addition to that, the site is bounded on two sides by residential properties. It is common practice in mineral planning that a buffer zone should be established between residential property and the edge of mineral extraction operations. The buffer zone is usually 100m wide which would reduce the potential mineral area to only 3 ha, which is not a commercially viable area of mineral.
- 1.3 The MRA noted that the Minerals Local Plan states that the strategic objective underlying mineral safeguarding is “to safeguard potential economically viable mineral resources from sterilisation”. The MRA concluded that for the reasons set out above, the sand and gravel on the site could not be regarded as a potentially viable mineral resource, and prior extraction is not practicably viable nor environmentally acceptable, so it met the policy criteria for development to be acceptable in a Mineral Safeguarding Area.

2 INITIAL OBSERVATIONS BY THE MINERAL PLANNING AUTHORITY (MPA)

- 2.1 The MPA’s consultation response to the District Council expressed reservations that the borehole evidence mentioned in the MRA was not evidence from within the site. The response stated that given that the proposal is at outline stage, the applicant should conduct a more detailed assessment of the deposits within the site if a full application is submitted. The MPA would offer No Objection to the application subject to the concerns expressed in the response being met and the determining authority being satisfied that there is an overriding need for the non-mineral development that outweighs the safeguarded resource. If the overriding need is not demonstrated, then

the MPA would be open to discussing a condition securing prior extraction or incidental extraction at the site where practicable.

- 2.2 Arun District Council's reason for refusal was that the applicant had not conducted a detailed assessment of the deposits on the site. Consequently, the Council considered that there was insufficient information to confirm whether or not the proposal complied with Policy M8 of the Minerals Local Plan in relation to mineral safeguarding.

3 ADDITIONAL INFORMATION

- 3.1 The applicant then provided Wardell Armstrong LLP with geotechnical information relating to the site. This data indicated that the water table was on average 0.65m below the site's surface. The data also showed that the silt content of the sand and gravel was in the range 24% to 78%. The maximum acceptable silt content for a commercially viable sand and gravel deposit is 15%, so it is clear that the sand and gravel is not a viable mineral deposit.
- 3.2 The MPA agreed that this additional information demonstrated that the site is unsuitable for significant levels of mineral extraction on the grounds of both high groundwater and poor mineral quality. The MPA agreed that prior extraction would probably not be practical or environmentally feasible at the site. The mineral planning officer strongly recommended that incidental extraction should be considered where it makes sense. Incidental extraction is the term used to describe the practise of using sand and gravel that arises as a by-product from the development's excavations such as foundations, cable runs and site contouring.
- 3.3 The officer observed that incorporation of incidental extraction into the design of the site would make sense with regard to sustainable development where possible - for example, when designing a SUDS within the site, it may be possible for the excavated materials to be used elsewhere or exported. The officer noted that he was confident that, should the LPA deem it necessary, a compromise with the appellant regarding incidental extraction could be secured via condition or informative if necessary.

4 CONCLUSION

- 4.1 The District Council's reason for refusal in relation to mineral safeguarding was that the applicant had not conducted a detailed assessment of the deposits on the site, so

it was not possible to confirm whether or not the proposal complied with Policy M8 of the Minerals Local Plan in relation to mineral safeguarding.

- 4.2 That information has now been provided to the MPA and in the light of that data, the mineral planning officer is satisfied that prior extraction would probably not be practical or environmentally feasible. The officer has indicated that it should be possible to reach an agreement with the appellant in relation to a condition or informative to secure incidental extraction.

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