



LAND QUEST UK (SOUTHERN) LIMITED

PROPOSED DEVELOPMENT ON LAND OFF YAPTON LANE, WALBERTON

MINERAL RESOURCE ASSESSMENT

JANUARY 2022

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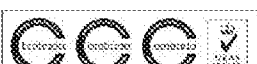
JANUARY 2022

**PREPARED &
APPROVED BY:**

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ENERGY AND CLIMATE CHANGE
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LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

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APPENDICES

Appendix 1: Policy M9 Safeguarding Minerals

DRAWINGS TITLE

ST18568-001 Superficial Geology

EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Land Quest UK (Southern) Limited for proposed development on land off Yapton Lane, Walberton, which is located approximately 8km north east of Bognor Regis. The site has been reviewed in relation to the mineral safeguarding policies of the West Sussex Joint Minerals Local Plan.

The site comprises approximately 2.4 ha of agricultural land. Published geological maps for the area indicate that the superficial geology on the site comprises a river terrace sand and gravel deposit, which is the safeguarded mineral resource on the site. The solid geology underneath the site comprises the London Clay Formation, which is not a safeguarded mineral resource.

The quantity of sand and gravel on the proposed development site is too small to be of any economic value and the minerals have already been indirectly sterilised by the presence of existing development adjoining the north-eastern and the north-western boundaries of the proposed development site. Consequently, prior extraction is neither practicable nor environmentally feasible, so the safeguarded mineral resource has no economic value and the proposed development is therefore compatible with criteria (b) (i) and (b) (iii) of the mineral safeguarding policy.

1 INTRODUCTION

- 1.1 This report has been prepared in accordance with instructions from Land Quest UK (Southern) Limited to prepare a Mineral Resource Assessment report in support of an outline planning application for proposed development on land off Yapton Lane, Walberton. The site is located approximately 8 km to the north east of Bognor Regis. The site boundary is shown edged red on the attached drawing ST18568-001 which also shows the superficial geology on the site. The site comprises approximately 2.4 ha of agricultural land, and it is bounded by residential gardens to the north, Yapton Lane to the east, and agricultural land to the south and west. Walberton Place Care Home adjoins the north western corner of the site.

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 geology

- 2.2 The British Geological Survey (BGS) online geological map shows that the entire site is covered by a river terrace sand and gravel deposit. The sand and gravel deposit is a safeguarded mineral resource, as it contains sharp sand and gravel.
- 2.3 The area of sand and gravel deposit on the site is approximately 2.4 ha which is not large enough to comprise a commercially viable mineral resource. An estimate of mineral quantity must take into account the standoff that would be required to protect the amenity of existing residential properties, both of which adjoin the northern boundary of the site. The normal standoff would be approximately 100m wide, which means existing indirect sterilisation due to the buffer zone would cover almost the entire proposed development site. The combination of these factors indicates that the sand and gravel on the proposed development site is much too small to comprise a commercially viable mineral resource. The small quantity of sand and gravel on the proposed development site is also too small to make any meaningful contribution to the landbank for sharp sand and gravel in West Sussex.

Solid geology

- 2.4 The BGS online geological map indicates that the solid geology on the site is the London Clay Formation. The London Clay Formation is composed of clay, silt and sand and it is not a safeguarded mineral resource.

3 MINERAL SAFEGUARDING GUIDANCE AND POLICY

Guidance

- 3.1 West Sussex County Council has produced a Draft Minerals Safeguarding Guidance document, which states that a mineral resource assessment should be proportionate to the size of the site and “may include consideration of other locations for the development that are outside the Mineral Safeguarding Area”.

Policy

- 3.2 The relevant mineral planning policies are contained in the West Sussex Joint Minerals Local Plan (MLP), which was developed by West Sussex County Council and South Downs National Park Authority. It was adopted in July 2018 and is due for review by 2033. The MLP has been designed to set out West Sussex County Council’s vision, objectives, strategy and policies for the minerals supply.

“Policy M9: Safeguarding Minerals”, which is attached at Appendix 1, states that soft sand (including potential silica sand), sharp sand and gravel, brick making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Mineral Safeguarding Areas will not be permitted unless:

- (i) Mineral sterilisation will not occur; or
- (ii) It is appropriate and practicable to extract the mineral prior to the development taking place, having regard to the other policies in this Plan;
or
- (iii) The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Compliance with the adopted safeguarding policy

Policy M9 Criterion (b) (i)

- 3.3 Paragraph 6.9.13 of the MLP states that mineral sterilisation will not occur if the mineral resource is not economically viable. The geology section of this report shows that the unconstrained area of sand and gravel on the proposed development site is too small to be commercially viable. The site therefore meets the requirement of criterion (b) (i) because mineral sterilisation will not occur.

Policy M9 Criterion (b) (iii)

- 3.4 In terms of mineral extraction, the site is constrained by existing residential development adjoining the northern boundary of the site, as shown on the attached drawing ST18568-001. It is clear that mineral extraction in such a confined area so close to residential property is not practicable or environmentally feasible and a buffer zone to protect the amenity of those properties would cover almost all of the sand and gravel on the site. The site therefore meets criterion b (iii) of Policy M9 Safeguarding Minerals for built development to be acceptable in a Mineral Safeguarding Area.

4 CONCLUSION

- 4.1 The proposed development site is located within a mineral safeguarding area for sharp sand and gravel. The quantity of sand and gravel on the proposed development site is too small to be commercially viable and prior extraction is not feasible.
- 4.2 Much of the mineral resource on the site is already indirectly sterilised by the presence of existing residential development, which is usually protected by a 100m wide buffer zone. A buffer zone of that size would cover almost the entire proposed development site.
- 4.3 As a consequence of the small area of the mineral resource on the site and the existing indirect sterilisation by existing properties, the mineral is of no economic value as there is no realistic prospect that it would ever be worked. Prior extraction is not practicable or environmentally feasible because the site is surrounded by existing residential development which would act as a constraint on mineral extraction. The site therefore meets the requirements of criterion (b) (i) and criterion (b) (iii) of the mineral safeguarding Policy M9, so the proposed development would be acceptable in a Mineral Safeguarding Area.

APPENDICES

Appendix 1: Policy M9 Safeguarding Minerals

Gault formation clay, which supplies Pitsham brickworks, will not be safeguarded in its entirety because it is only extracted in small quantities and not economically significant.

Sandstone (building stone)

6.9.11. In West Sussex, sandstone is only used on a small scale for local projects. If the character of historic buildings is to be maintained, supplies of new matching stone are needed for repair and for new construction. The Hythe Formation, Horsham Stone, Ardingly Sandstone and Cuckfield Stone are included in the MSA for stone matching purposes (excluding urban areas). Safeguarding the most important building stones will ensure that they are available for the repair of historic buildings in the future. The Strategic Stone Study provides a database of the most significant building stone types and which quarries they were sourced from.

Oil and Gas

The precise extent of oil and gas resources in West Sussex is unknown. Sterilisation of oil and gas resources is not likely to occur due to the depth at which it takes place, and the ability to use horizontal drilling. Existing onshore hydrocarbon exploration, appraisal and production facilities will be safeguarded from proximate development (see Policy M10).

Policy M9: Safeguarding Minerals

- (a) Existing minerals extraction sites⁴⁴ will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.**
- (b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves⁴⁵ are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:**
 - (i) Mineral sterilisation will not occur; or**
 - (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or**
 - (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.**

⁴⁴ The existing minerals extraction sites which are safeguarded by Policy M9 are listed in the Annual Monitoring Report

⁴⁵ Chalk reserves specified in the Annual Monitoring Report will be safeguarded.

6.9.12. In order to ensure that consultation takes place between the County and District planning authorities a Mineral Consultation Area (MCA) has been defined. The MCA, which is published separately from the Minerals Local Plan, covers the same area as the MSA but also includes safeguarded minerals infrastructure. The MSA is to be included in District and Borough Council Local Plan Policies Maps. The MCA is a mechanism intended to ensure that consultation takes place between county and district/borough planning authorities in two-tier authority areas when mineral interests could be compromised by non-minerals development, especially in close proximity to a known mineral resource. District and Borough Councils will be required to consult the Authorities on proposals for non-mineral development in the MCA. Further explanation is provided in separate guidance on safeguarding.

6.9.13. Where non-mineral development is proposed, developers may be required to carry out investigation work to ascertain whether economically viable mineral resources are present and whether prior extraction is practicable. The results of this work should be reported in a 'Minerals Resource Assessment' that is submitted with any application (for more detail see separate guidance on safeguarding). For the Authorities to raise no objection to the non-mineral development, they will need to be satisfied that either minerals sterilisation will not occur (either because the mineral resources are not economically viable or that an appropriate and practicable level of prior extraction can take place) or because there is an overriding need for the development.

6.9.14. Pre-application discussions are encouraged to ensure that minerals safeguarding is considered at the earliest opportunity. Separate guidance has been published that explains further how safeguarding will work in practice.

6.9.15. MCAs will also include other infrastructure such as wharves, railheads, hydrocarbon production facilities, concrete batching plants and asphalt plants (see Policy M10). A list of safeguarded facilities is maintained in the Annual Monitoring Report.

Implementation and Monitoring	
<i>Actions</i>	<i>Key Organisation(s)</i>
Record all planning permissions for non-mineral development in the safeguard areas	WSCC, SDNPA, District and Borough planning authorities
<i>Measure/Indicator</i>	<i>Trend/Target</i>

DRAWINGS

Site Boundary
River Terrace sand and gravel deposit



0 100
Metres

Maxar, Microsoft

Contains British Geological Survey materials UKRI [2021]

CLIENT	Land Quest UK (Southern) Limited	JOB NO	ST18568-001	SCALE	1:2,500 @ A4	DATE	16/12/2021
PROJECT NAME	LAND OFF YAPTON LANE, WALBERTON	DRAWN BY	BVC	CHECKED BY	SDB	APPROVED BY	SDB
DRAWING TITLE	SUPERFICIAL GEOLOGY						

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Wheal Jane Earth Science Park
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