



**GLADMAN DEVELOPMENTS LTD**

**PROPOSED DEVELOPMENT AT LAND OFF HALTERWORTH LANE, ROMSEY**

**MINERAL RESOURCE ASSESSMENT**

**JANUARY 2024**

**DATE ISSUED:** JANUARY 2024  
**JOB NUMBER:** ST20570  
**REPORT NUMBER:** 001  
**VERSION:** V1.1  
**STATUS:** Final

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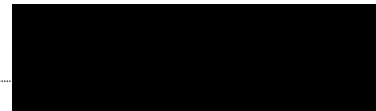
**MINERAL RESOURCE ASSESSMENT**

**JANUARY 2024**

**PREPARED AND  
APPROVED BY:**

Stephen Barry

Technical Director and  
Chartered Mineral Surveyor



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**Appendix 1:** Site Location Plan

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## DRAWINGS      TITLE

ST20570-001 Superficial geology

## **EXECUTIVE SUMMARY**

This report has been prepared to support a planning application by Gladman Developments Ltd for proposed development on land off Halterworth Road, Romsey. The site has been reviewed in relation to the mineral safeguarding policies of the Hampshire County Council adopted Minerals and Waste Local Plan.

The site comprises approximately 13 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 comprises the Earnley Sand Formation, which is composed of sand, silt and clay and is not a safeguarded mineral resource.

The proposed development is in a mineral safeguarding area for sharp sand and gravel and there is sand and gravel on the site. However, the area of the site is very small in the context of mineral extraction and if the mineral were to be worked, then a buffer zone would be needed around the whole site to protect the amenity of residents. The buffer zone would cover more than half the site. The safeguarding policy is intended to safeguard “viable” mineral resources. However, the quantity of sand and gravel on the proposed development site is too small to be commercially viable so mineral sterilisation will not occur.

It is clear that the proximity of pre-existing residential and sensitive development on two sides of the site meant that any mineral extraction would be inappropriate. The proposed development is therefore compatible with criterion 1 (because the mineral is not viable) and criterion 2 (because mineral extraction would be inappropriate at this location) of the adopted mineral safeguarding Policy 15 – Safeguarding Mineral Resources.

## **1 INTRODUCTION**

- 1.1 This report has been prepared in accordance with instructions from Gladman Developments Limited to prepare a Mineral Resource Assessment report in support of a planning application for proposed development on land off Halterworth Lane, Romsey. The proposed development site is located to the east of Romsey. The site boundary is shown edged red on the plan attached at **Appendix 1**. The north of the site is bordered by open agricultural land with Highwood Lane beyond. There is further agricultural land to the east. The southern boundary is adjacent to existing residential dwellings off Elmtree Gardens and Botley Road, with the Halterworth Primary School adjacent to the south west. There are further residential dwellings to the west which front on to Halterworth Lane.

## **2 SITE 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 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. The area of the sand and gravel deposit on the site is not large enough to comprise a commercially viable mineral resource and is too small to make any meaningful contribution to the landbank for sharp sand and gravel in Hampshire.

### **Solid Geology**

- 2.3 The BGS online geological map indicates that the solid geology on the site is the Earnley Sand Formation. This Formation is composed of sand, silt and clay and is not a safeguarded mineral resource.

## **3 MINERAL SAFEGUARDING POLICY**

- 3.1 The site is located in the administrative area of Hampshire County Council which is the Mineral Planning Authority (MPA). The current planning policy for mineral development in Hampshire is the Hampshire Minerals and Waste Plan (HMWP)

adopted in October 2013. Mineral resources and minerals and waste infrastructure are safeguarded through the provisions of the HMWP. This is an important consideration for non-mineral developers and district and borough councils when non-mineral developments are proposed within a Mineral Safeguarding Area (MSA).

3.2 The relevant mineral safeguarding policy is “Policy 15 – Safeguarding Mineral Resources”, a copy of which is attached at **Appendix 2**. The policy sets out the criteria that would need to be satisfied to support non-mineral development in an MSA. In summary, Policy 15 states that development without prior extraction in an MSA may be permitted if:

- It can be demonstrated that the sterilisation of mineral resources will not occur; or
- It would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or
- The development would not pose a serious hindrance to mineral development in the vicinity; or
- The merits of the development outweigh the safeguarding of the mineral.

3.3 The HMWP is supplemented by the “Minerals and Waste Safeguarding in Hampshire Supplemental Planning Document” (MWSPD) which was adopted in February 2016. The MWSPD provides additional detail on the policies of the HMWP and guidance on the implementation of those policies. The MWSPD states at paragraph 2.5 that “soft sand and silica sand resources are more scarce in Hampshire compared to sharp sand and gravel and this may be reflected in the approach the Hampshire Authorities take to proposals that may sterilise these resources.”

#### **Compliance with adopted safeguarding policy**

##### *Criterion 1*

3.4 The sand and gravel on the site is safeguarded by Hampshire County Council. However, the entire site is only 13 ha in extent, which is too small to accommodate a commercial mineral extraction operation. In order to be commercially viable, sand and gravel resources need to cover areas measured in tens of hectares so there is no realistic possibility that the mineral in this site would ever be worked commercially. Consequently, the mineral is already sterilised in practical terms due to its small size, so the proposed development would not cause any further or additional sterilisation.

### *Criterion 2*

- 3.5 Most of the safeguarded mineral has already been indirectly sterilised by pre-existing residential development to the south and west of the site. Paragraph 5.15 of the HMWP states that it is standard practice in Hampshire for mineral extraction sites to have a minimum buffer zone of 100m from sensitive human receptors. If the safeguarded mineral were to be worked, then a buffer zone of at least 100m would be needed, which would cover more than half of the site, as delineated by the black dashed line on drawing ST20570-001. Once the buffer zone is taken into account, the remaining area of sand and gravel would be approximately 6 ha in extent, which is too small for a commercially viable mineral resource. There is also a primary school and a grade two listed cottage on the southern boundary of the site and as these properties are particularly sensitive, they may require an extended buffer zone. As a consequence of the presence and proximity of existing residential and sensitive development, any extraction of the safeguarded mineral from the site would clearly be inappropriate.

### *Benefits of the development*

- 3.6 If the proposed housing development did not take place, the site would remain as agricultural land since the superficial deposits will never be worked for mineral extraction. The benefits of the housing development will be clearly shown in the relevant planning application documents. If the planning application is approved, the proposed development will not have any additional impact in terms of mineral sterilisation.

### *Prior extraction*

- 3.7 Prior extraction on this site would not be practicable or feasible. If prior extraction were to take place, then the mineral would need to be taken to an off-site processing plant. The site would then need to be infilled, as the hole left behind after extraction would need to be brought up to the level of surrounding land prior to any development taking place.

## **4 CONCLUSIONS**

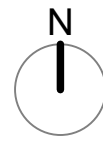
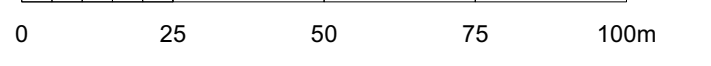
- 4.1 The proposed development site is located in a mineral safeguarding area for sharp sand and gravel. However, the site area is small in the context of mineral resources and is too small to accommodate a commercial mineral extraction operation, so there

is no realistic prospect that the mineral resource would ever be worked. There are numerous constraints surrounding the site including existing residential development, a primary school and a grade two listed building. If the mineral were to be worked then a buffer zone of at least 100m would be needed to protect the amenity of residents. The buffer zone would cover most of the site and would make the already small quantity of mineral even smaller. The sand and gravel is therefore not a commercially viable mineral resource. It is clear that the proximity of pre-existing development surrounding the site means that any mineral extraction in this location would be inappropriate. The site therefore meets the requirements of criterion 1 and criterion 2 of the mineral safeguarding Policy 15 and the proposed development would be compatible with the County Council's mineral safeguarding policy.



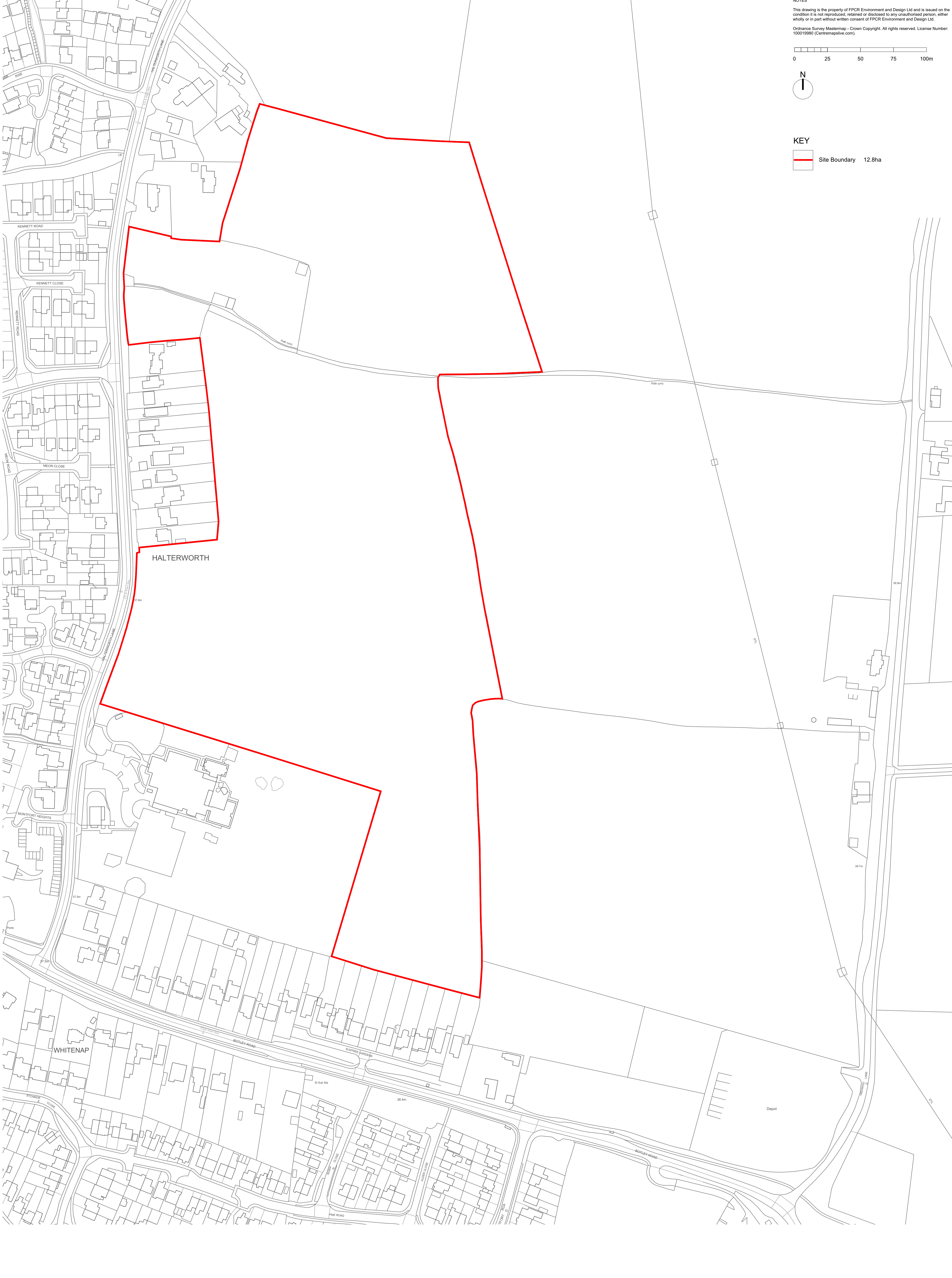
## APPENDICES

## **Appendix 1: Site Location Plan**



KEY

- Site Boundary 12.8ha



## **Appendix 2: 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.

77 National Planning Policy Framework, paragraph 145 (DCLG, 2012)

78 National Planning Policy Framework, paragraph 143 (DCLG, 2012)

- 6.15** The key safeguarded mineral resources in Hampshire are sharp sand and gravel, soft sand and silica sand. Hampshire also has resources of clay, some of which plays an important role in supplying two local brickworks at Michelmersh and Selborne. Therefore, these resources are also safeguarded. The MSA covering these resources is based on local knowledge and information published by the British Geological Survey (BGS)<sup>(79)</sup> and other data and information available to the Hampshire Authorities<sup>(80)</sup>. The identification of the MSA includes all existing sand and gravel and brick-making clay workings in Hampshire.
- 6.16** Other minerals in Hampshire include chalk, oil and gas as well as other types of non brick-making clay. Hampshire's existing chalk and oil and gas developments are safeguarded and this is considered under *Policy 16 (Safeguarding – minerals infrastructure)*. Non brick-making clay and oil and gas resources are not included within the MSA because:
- non brick-making clay is not required to meet the need of Hampshire's local brick-works;
  - chalk is a plentiful resource in Hampshire so safeguarding is not required. The demand and markets for chalk are also considered to be limited and evidence suggests that this is unlikely to change within the Plan period; and
  - oil and gas resources are an unknown quantity. The exploration and production licenced areas, granted by the Government are only an indication of Hampshire's potential oil and gas resources. The exploration and production of oil takes place at such a depth, that other developments, except where there are surface installations, will not sterilise the resource. Safeguarding of oil and gas resources is therefore considered to be unnecessary.
- 6.17** Hampshire also has deposits of Malmstone and Clunch. Malmstone is a hard chalk/sandstone which has been used as local construction material in and around Alton, Selborne and Petersfield. Clunch is a similar material comprising hard chalk/clay bedded in mortar for walls. These resources have not been identified or worked for over half a century and there is no evidence to suggest that it is sourced in Hampshire other than recycling from old buildings. As a result, Malmstone and Clunch is not included in the MSA.
- 6.18** National planning policy requires MPAs to define Minerals Consultation Areas (MCA) based on the defined MSA<sup>(81)</sup>. The Town and Country Planning Act 1990 places a requirement on a Local Planning Authority (LPA) to consult with the MPA (the relevant Hampshire Authority) on development in an area, which they have been notified as being within the MCA by the MPA, that could affect or be affected by mineral working<sup>(82)</sup>.
- 6.19** The MCA is published by Hampshire County Council and published separately to this Plan<sup>(83)</sup>. The MCA covers the Hampshire County Council area and small adjacent parts of the cities. It is based on the MSA. The MCA covers the:
- mineral resources in the MSA that are considered to be 'commercially viable' mineral deposits;
  - minerals and waste sites allocated in the Plan; and
  - minerals and waste infrastructure identified for safeguarding through policies *16 (Safeguarding - mineral infrastructure)* and *26 (Safeguarding - waste infrastructure)* and as set out in 'Appendix B - List of safeguarded minerals and waste sites' and thereafter any updates to this list.

79 Minerals Safeguarding in England: Good Practice Advice (BGS, 2011)

80 Hampshire Safeguarding Study, section 5

81 National Planning Policy Framework, paragraph 143 (DCLG, 2012)

82 Town and Country Planning Act 1990, paragraph 7 of schedule 1

83 Minerals Consultation Area (Hampshire County Council, date upon issue of the MCA)

**6.20** The MCA is sent to district and borough council's and requires them to consult the MPA when any development proposal comes forward within the MCA. MCAs should be reflected in district and borough local plans. Where proposals are located in the MCA, discussions should take place with the relevant MPA prior to a submission of interest to potentially develop a site, to establish further information on the mineral potential of the site. Where a planning application is made for non-mineral development within the MCA, the district or borough council should consult the relevant MPA on the application. Any non mineral proposal falling within the MCA will require exploratory work prior to its development, in order to investigate further the mineral resource that may be present and the potential for its extraction. The MCA will be updated as required in the Plan period and district and borough councils will be informed of any updates.

**6.21** Soft sand resources in east Hampshire have been extracted for a number of years. These resources may have the potential for silica sand. However, the Plan does not identify any further extraction in this area, beyond the currently permitted reserves. There are known viable resources of soft sand (with the potential for silica sand) which have not previously been extracted, located in the area identified by East Hampshire District Council and its partners for the Whitehill & Bordon Eco-town. The resources in this location are therefore subject to known development pressure and will be protected from permanent sterilisation unless any non minerals development proposal can satisfy criteria a to d in *Policy 15 (Safeguarding – mineral resources)*. The site specific development proposals of the Eco-town development are set out in the Master Plan approved by East Hampshire District Council<sup>(84)</sup>. The resources may provide an additional opportunity for extraction continuing a supply of soft sand or silica sand from this part of Hampshire, where it is a scarce resource, through appropriate prior extraction. Prior extraction of the resources at Whitehill & Bordon will be encouraged as part of the delivery of the Eco-town but will only proceed as long as it does not impede the Eco-town development and phasing. These resources may also provide an opportunity for the provision of an on site supply of mineral for use in the Eco-town's development.

## Safeguarding mineral infrastructure

**6.22** Safeguarding the infrastructure that supports the supply of minerals is just as important as safeguarding mineral resources. Safeguarding minerals infrastructure is a requirement of national planning policy<sup>(85)</sup> which states that the following should be safeguarded:

- existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and
- existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

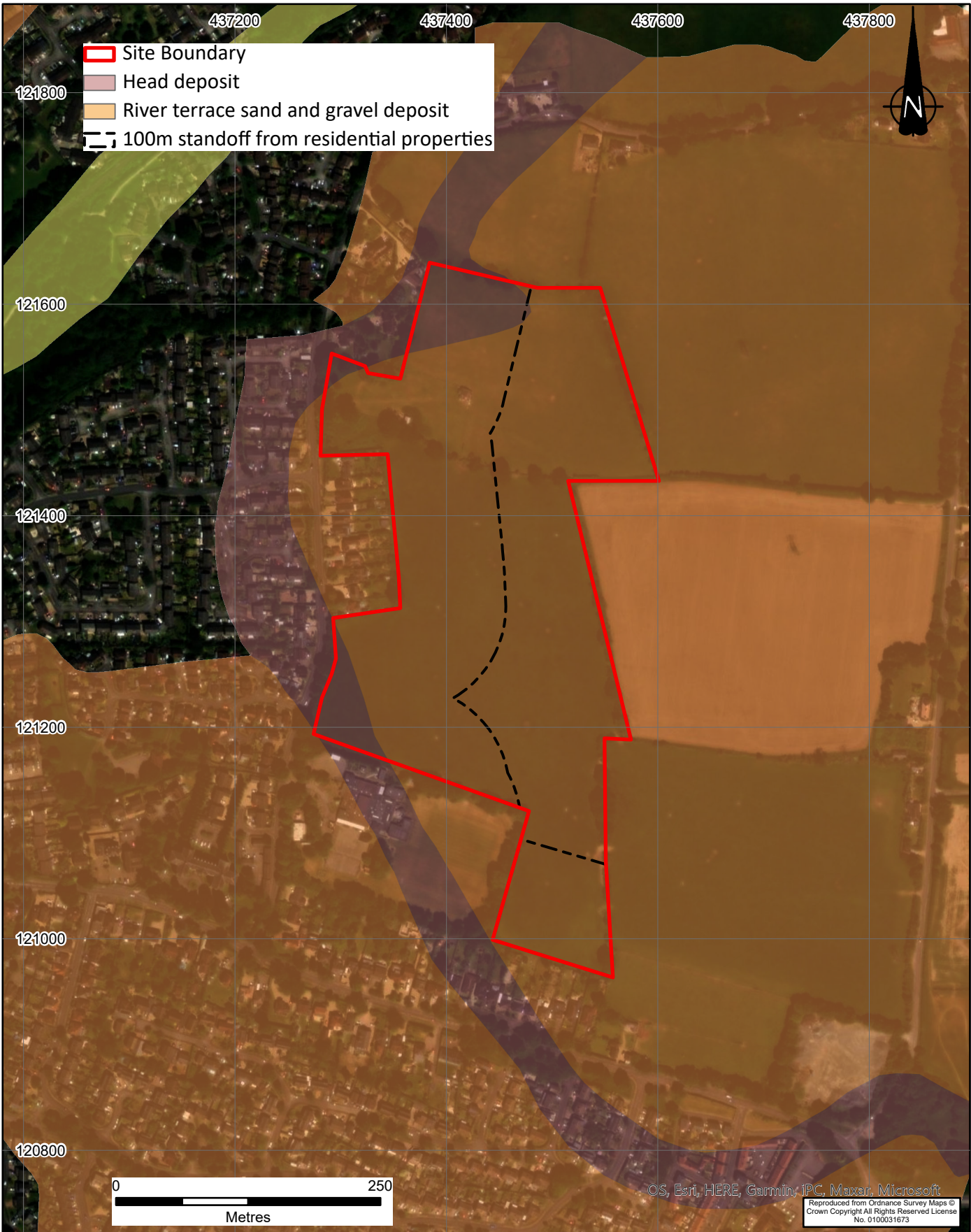


84 East Hampshire District Local Plan: Joint Core Strategy – Submission Stage, Whitehill & Bordon Strategic Allocation (East Hampshire District Council and South Downs National Park Authority, 2012) Adopted Whitehill & Bordon Eco-town Master Plan (Revised May 2012)

85 National Planning Policy Framework, paragraph 143 (DCLG, 2012)

## DRAWINGS





CLIENT <b>GLADMAN DEVELOPMENTS LTD</b>	DRG No <b>ST20570-001</b>		REV <b>A</b>
	SIZE <b>A4</b>	SCALE <b>1:5,000</b>	DATE <b>25/08/2023</b>
PROJECT <b>LAND OFF HALTERWORTH LANE, ROMSEY</b>	DRAWN BY <b>BVC</b>	CHECKED BY <b>SDB</b>	APPROVED BY <b>SDB</b>
	DRAWING TITLE <b>SUPERFICIAL GEOLOGY</b>		

**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

**BRISTOL**

Temple Studios  
Temple Gate  
Redcliffe  
Bristol  
BS1 6QA  
Tel: +44 (0)117 203 4477

**BURY ST EDMUNDS**

Armstrong House  
Lamdin Road  
Bury St Edmunds  
Suffolk  
IP32 6NU  
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**

24 St Vincent Place  
Glasgow  
G1 2EU  
Tel: +44 (0)141 428 4499

**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

**TRURO**

Baldhu House  
Wheal Jane Earth Science Park  
Baldhu  
Truro  
TR3 6EH  
Tel: +44 (0)187 256 0738

**International office:**

**ALMATY**

29/6 Satpaev Avenue  
Hyatt Regency Hotel  
Office Tower  
Almaty  
Kazakhstan  
050040  
Tel: +7(727) 334 1310