



GLADMAN DEVELOPMENTS LIMITED

PROPOSED DEVELOPMENT ON LAND AT HEMPSTED LANE, GLOUCESTER

MINERAL RESOURCE ASSESSMENT

MARCH 2022

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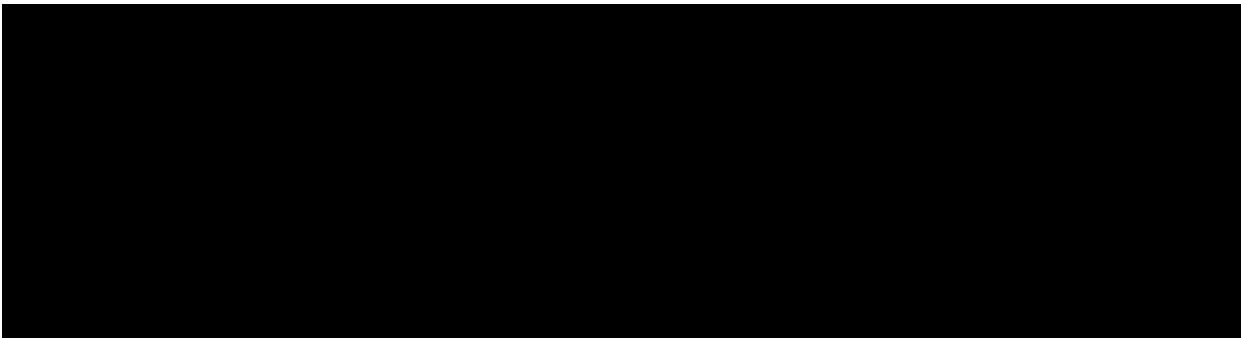
GLADMAN DEVELOPMENTS LIMITED

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MINERAL RESOURCE ASSESSMENT

MARCH 2022

PREPARED BY:



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DRAWINGS	TITLE	SCALE
GM10710-027	Superficial Geology	1:5,000@A4

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EXECUTIVE SUMMARY

This report has been prepared to support a planning application by Gladman Developments Limited for proposed development on land at Hempsted Lane, Gloucester. The site has been reviewed in relation to the mineral safeguarding policies of the Gloucestershire Minerals Local Plan.

The proposed development site comprises approximately 12 ha of land. Published geological maps for the area indicate that superficial deposits are largely absent from the site. A small part of the northern boundary is covered by the Kidderminster Station Member which is a sand and gravel deposit. This is the safeguarded mineral resource on the site. On the southern part of the site there is a tidal flat deposit which comprises clay, silt and sand. This is not a safeguarded mineral resource. The solid geology comprises the Blue Lias Formation and the Charmouth Formation which are both mudstones and neither of which is a safeguarded mineral resource.

The site is in a Mineral Safeguarded/Consultation Area for sand and gravel, which is a buffer zone of 250m around the safeguarded mineral resource. This aims to stop development that will prejudice future mineral working or sterilise the mineral resource. However, the safeguarded sand and gravel deposit to the north of the site has already been sterilised by pre-existing residential development, so it is highly unlikely that the mineral will ever be worked. The future development of the site will not sterilise the safeguarded sand and gravel as it has already been sterilised. The mineral resource will likely never be worked, so it is of no economic value and the proposed development is therefore compatible with criteria (II) and (III) of “Policy MS01: Non-mineral developments within MSAs” for built development to be acceptable in a Mineral Safeguarding Area.

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1 INTRODUCTION

- 1.1 This report has been prepared in accordance with instructions from Gladman Developments Limited to prepare a mineral resource assessment in support of a planning application for proposed development on land at Hempsted Lane, Gloucester. The site is approximately 2.8 km southwest of Gloucester city centre. The application site is approximately 12 ha in area and is shown edged red on the site location plan attached at Appendix 1. The site is bounded by residential development in the suburb of Hempsted to the north, the A430 to the east, agricultural land to the south and by Rea Lane to the west.
- 1.2 The proposed development site is located in a Mineral Safeguarded/Consultation Area for sharp sand and gravel, so a planning application for development must include a mineral resource assessment to determine whether the proposed development would be compatible with the relevant mineral safeguarding policies.

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 map indicates that superficial deposits are mostly absent from the site, as shown by the attached drawing GM10710-027. A very small part of the northern boundary is covered by the Kidderminster Station Member which comprises sand and gravel. The site is in a Mineral Safeguarded/Consultation Area for sand and gravel, which is a buffer zone of 250m around the safeguarded mineral resource. This aims to stop development that will prejudice future mineral working or sterilise the mineral resource. However, the safeguarded sand and gravel deposit to the north of the site has already been sterilised by pre-existing residential development in Hempsted, so it is highly unlikely that the mineral will ever be worked. Consequently, the future development of the site will not sterilise the safeguarded sand and gravel as it has already been sterilised and will likely never be worked. On the southern part of the site there is a tidal flat deposit which comprises clay, silt and sand. This is not a safeguarded mineral resource.

Solid Geology

- 2.3 The BGS geological map shows that there are two formations beneath the site, namely the Blue Lias Formation and the Charmouth Formation. Both of these formations comprise mudstone and are not safeguarded mineral resources.

3 MINERAL PLANNING POLICY

- 3.1 The relevant planning policies are contained in the Minerals Local Plan for Gloucestershire. It was adopted in March 2020 and is due for review by 2032. The Minerals Local Plan (MLP) provides a clear policy framework for how mineral developments should take place across Gloucestershire.
- 3.2 “Policy MS01: Non- mineral developments within MSAs”, which is attached in full at Appendix 2, states that non mineral development proposals within a Mineral Safeguarding Area will be permitted provided:
- I. They are exempt from safeguarding requirements as set out in the list; or
 - II. Needless sterilisation of mineral resources will not occur; or
 - III. The mineral resources of concern are not economically valuable; or
 - IV. It is appropriate and practicable to extract minerals prior to development taking place; or
 - V. The overriding need for development outweighs the desirability to safeguard mineral resources.

Compliance with adopted safeguarding policy

Policy MS01 Criterion (II)

- 3.3 The geology section of this report shows that there is virtually no sand and gravel present on the proposed development site. The sand and gravel deposit to the north of the site boundary has already been sterilised by pre-existing residential development, so the future development of the site will not cause additional mineral sterilisation to occur. The site therefore meets the requirement of criterion (II) because the needless sterilisation of mineral resources will not occur.

Policy MS01 Criterion (III)

- 3.4 The mineral resource of concern is to the north of the site boundary and has already been sterilised by pre-existing residential development. It is clear that the mineral will never be worked, so it is not an economically valuable mineral resource. As the sand and gravel has already been sterilised, the development of the proposed development

site will not prejudice the future working of the safeguarded mineral resource. The site therefore meets criterion (III) of “Policy MS01: Non- mineral developments within MSAs” for built development to be acceptable in a Mineral Safeguarding Area.

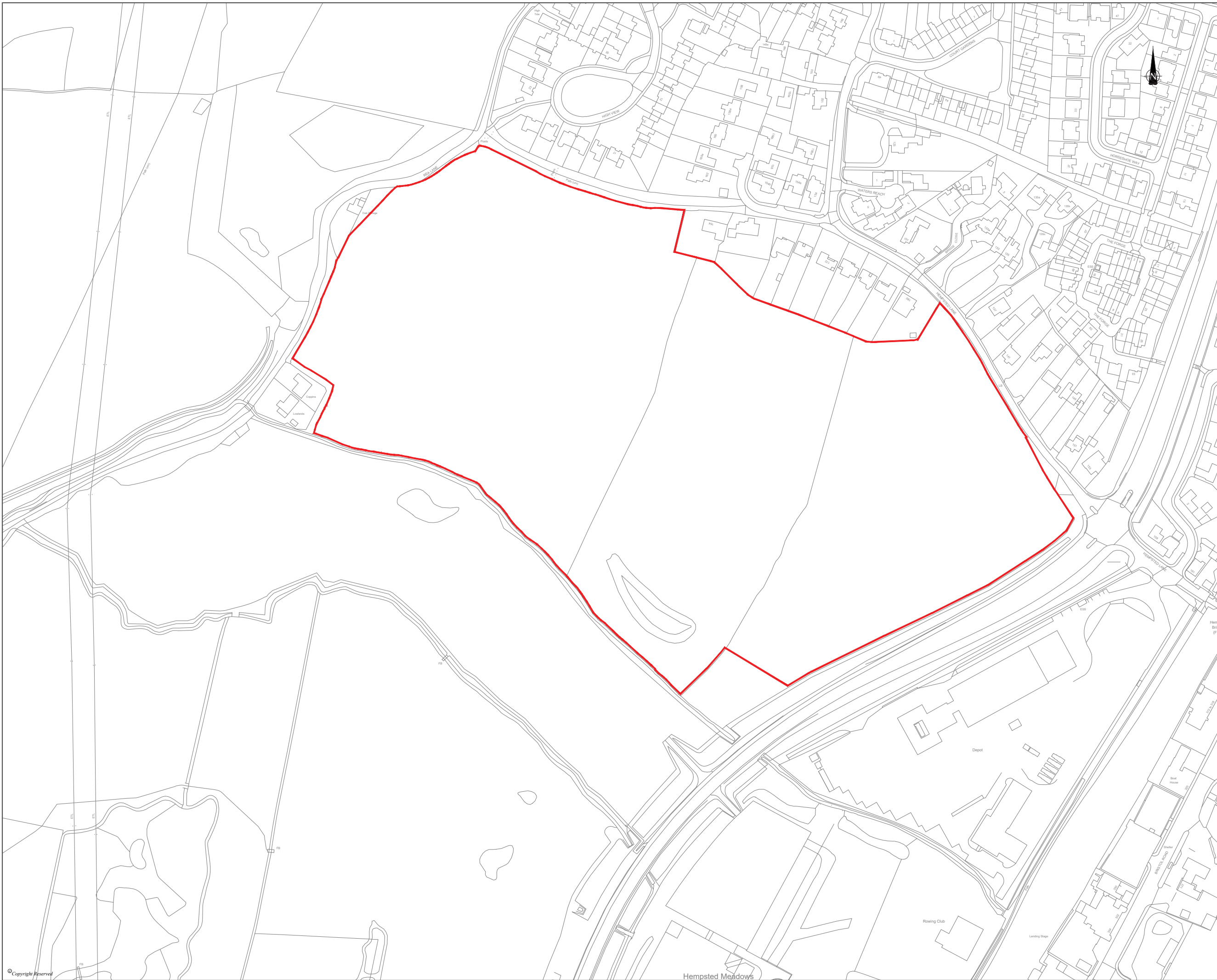
4 CONCLUSION

- 4.1 The proposed development site is located within a Mineral Safeguarded/Consultation Area for sand and gravel, which is a buffer zone of 250m around the safeguarded mineral resource. This aims to stop development that will prejudice future mineral working or would sterilise the mineral resource. However, the safeguarded sand and gravel deposit to the north of the site has already been sterilised by pre-existing residential development, so the mineral will never be worked. The future development of the site will not sterilise the safeguarded sand and gravel as it has already been sterilised, so it is of no economic value. The site therefore meets the requirements of criterion (II) and criterion (III) of the mineral safeguarding Policy MS01: Non-mineral developments within MSAs for built development to be acceptable in a Mineral Safeguarding Area.

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Appendix 1
Site Location Plan

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REVISION	DETAILS	DATE	BY	CHKD	APP'D

CLIENT
GLADMAN DEVELOPMENTS

PROJECT
HEMPSTED LANE, GLOUCESTER

DRAWING TITLE
LOCATION PLAN

DRG No.	GM10710-020	REV	-
DRG SIZE	A1	SCALE	1:1250
DRAWN BY	YK	CHECKED BY	KMS
		APPROVED BY	KMS


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Appendix 2
Policy M11 Safeguarding of Mineral Resources

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Policy MS01 | Non-mineral developments within MSAs

Non-mineral development proposals within a Mineral Safeguarded Area (MSA) will be permitted provided: -

- I. they are exempt from safeguarding requirements as set out in the list contained in table 2; or
- II. needless sterilisation of mineral resources will not occur; or
- III. the mineral resources of concern are not economically valuable; or
- IV. it is appropriate and practicable to extract minerals prior to development taking place; or
- V. the overriding need for development outweighs the desirability to safeguard mineral resources.

Contributes to the delivery of plan objective 

Interpretation and implementation

112. Safeguarding mineral resources in Gloucestershire will require collaboration between the County Council as the Mineral Planning Authority, the borough, city and district local planning authorities that make up the county and those of neighbouring areas where relevant. To facilitate effective implementation, appropriate and timely consultation between key parties must be carried out. This should happen during the plan making stage and must occur when considering non-minerals development proposals.
113. Delineating Mineral Consultation Areas (MCAs) presents a statutory consultation mechanism that can be used in Gloucestershire. It is designed to ensure that mineral resource safeguarding is appropriately taken into account through the planning system in two-tier areas⁵⁶.


⁵⁶ The Town & Country Planning Act 1990, Schedule 1, Paragraph 7, Sub paragraph 4 and 7 details consultation requirements in two-tier areas where (following notification) development is likely to affect or be affected by mineral working.


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DRAWINGS

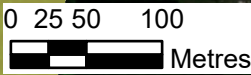
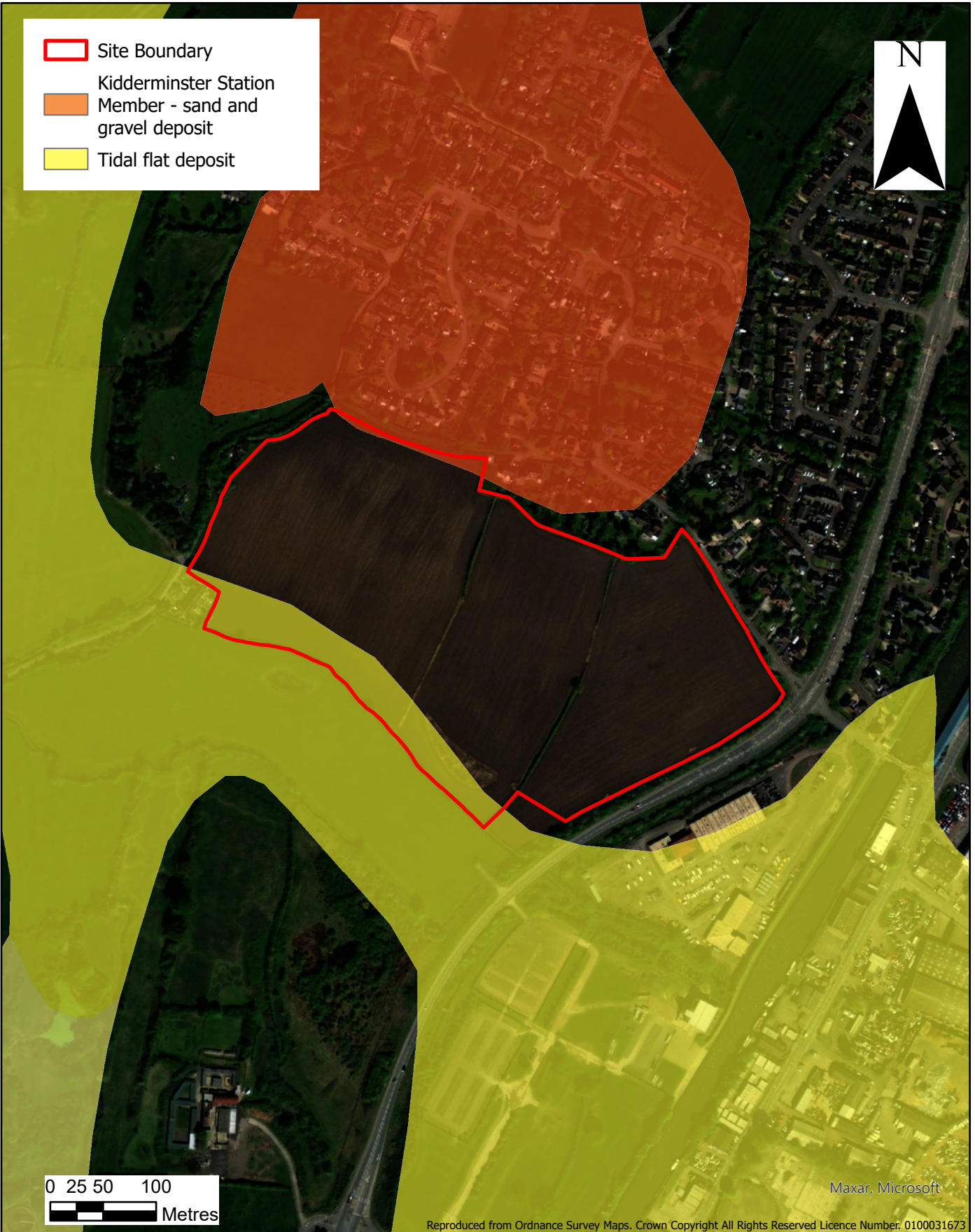
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 Site Boundary


 Kidderminster Station
Member - sand and
gravel deposit

 Tidal flat deposit



Maxar, Microsoft

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CLIENT Gladman Developments Limited	DRG No GM10710-027	REV V1	
	SIZE A4	SCALE 1:5,000	DATE 22/03/2022
PROJECT Land at Hempsted Lane, Gloucester	DRAWN BY BVC	CHECKED BY SDB	APPROVED BY SDB
DRAWING TITLE Superficial Geology	 STOKE ON TRENT TEL 01782 276700 WWW.WARDELL-ARMSTRONG.COM <input type="checkbox"/> BIRMINGHAM <input type="checkbox"/> GLASGOW <input type="checkbox"/> BOLTON <input type="checkbox"/> LONDON <input type="checkbox"/> CARDIFF <input type="checkbox"/> MANCHESTER <input type="checkbox"/> CARLISLE <input type="checkbox"/> NEWCASTLE UPON TYNE <input type="checkbox"/> EDINBURGH <input type="checkbox"/> SHEFFIELD		

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