

Boyer Planning
Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

13 December 2022

FAO. Alyson Jones

Dear Sirs,

Land at Hurst. Sand and Gravel mineral potential

I write to offer my opinion on the commercial attractiveness to a mineral operating company, of the land at Lodge Road, Hurst. My opinion is based on the following experience.

For 34 years I headed the geology and mineral exploration functions originally in Redland Aggregates and subsequently in Lafarge Aggregates, with a brief covering all of the UK and a number of locations overseas. My responsibilities included landsearch for greenfield mineral prospects and strategic extensions to the portfolio of operating quarries; the geological assessment of those prospects; making recommendations to the Board on which prospects to pursue; and subsequent quarry design, contribution to planning applications and site development. For a number of years I was one of three managers conducting the negotiation and acquisition of mineral land.

In private practice since 2013 I have been involved in the mineral considerations on a number of housing and solar farm developments.

In the local area Redland (and subsequently Lafarge) operated sand and gravel quarries at Twyford, just to the north of this land; Caversham on the north side of the Thames and at Woolhampton in the Kennet Valley. All of those sites were operating for several decades and I was involved with all of them including the final small extension to Twyford which was the land to the west of Whistley Mill Farm.

The village of Hurst is shown on the British Geological Survey geological maps as being underlain by terrace gravels resting on a bedrock group of clays now known as the Lambeth Group. A borehole drilled by the BGS Industrial Minerals Assessment Unit lies a small distance to the west of the Lodge Road site and showed 0.3 metres of overburden over 3.3 metres of sand and gravel.

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Although the village is towards the edge of the mapped sand and gravel deposits a land searcher might reasonably assume that the land would have sand and gravel beneath it. Nevertheless in the latter years of the Twyford operation when looking for land up and down the Loddon Valley we did not, and would not, seriously consider an open piece of land in such close proximity to a settlement.

In a desk assessment of the Lodge Road site the nearest borehole sand and gravel thickness of 3.3 metres might be assumed, from which would be subtracted an allowance for excavation losses typically 0.15 metres at the top and bottom of the deposit giving a recoverable thickness of 3.0 metres.

It has been common practice for a number of years in quarry excavations to allow a margin or buffer of 100 metres to domestic properties. Applying this measure to the land results in a very small area of only 1.75 hectare not covered by the buffer zones. Even if excavated to a vertical face this area would yield around 52,500 cubic metres or 84,000 Tonnes of saleable mineral.

In my opinion no mineral company would consider even creating an access and hauling the mineral to an established processing plant. Such a modest volume of material would certainly not economically carry the costs of a planning application to work the mineral.

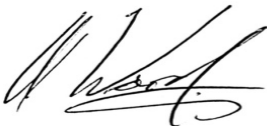
As a matter of reference the final area worked at Twyford, immediately contiguous with the existing excavation, was consented in 2 parts totalling 285,000 Tonnes and there was serious consideration in the company as to whether this was economic.

In short, in my opinion, the site offers only a de minimus quantity of mineral and would not be a viable excavation.

The location of the land immediately adjacent to the village is a major reason why it would not be considered by a mineral operator. Whilst quarries are not as noisy or as dusty as some would claim the fact is that the 100 metre buffer convention is designed to attenuate any such influences on neighbours. Since this land lies to the west of Hurst the prevailing southwesterly winds would tend to carry sound further than would otherwise be the case.

These various factors taken together weigh heavily against this site offering an attractive proposition to a mineral operator and I would argue lead to it not meeting the threshold for protection against sterilisation set out in the Minerals and Waste Local Plan.

Yours sincerely,



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Principal

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