

## East Horton Golf Club – Mineral Recovery Statement

July 2025

### 1.0 Introduction

- 1.1 IRUK Waste Planning & Consultancy Ltd have been instructed by East Horton Golf Club to prepare a Mineral Recovery Statement (MRS) to discharge Condition 8 of planning permission ref. F/25/99007 at East Horton Golf Centre, Mortimers Lane, Fair Oak, SO50 7EA. Planning permission was granted for *‘Phase 1 (Works to the Greenwood Course) comprising re-siting / alterations to 1<sup>st</sup> tee box, fairway and green, enlarging 18<sup>th</sup> green and creation of event space with associated re-profiling, landscaping, footpath and drainage works following closure of existing driving range.’*

- 1.2 Condition 8 of the planning permission states:

*No development shall commence until a mineral recovery statement (MRS) has been submitted to and approved in writing by the Local Planning Authority. The MRS shall detail a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use. The development shall be carried out in accordance with the approved details. The development shall not be brought into use until a statement detailing the tonnes of minerals extracted, quantity re-used on site, and if exported from site its location of processing, has been reported to the Mineral Planning Authority.*

*Reason: To ensure that minerals that can be viably recovered during the development operations are recovered and put to beneficial use in accordance 3 with Policy 15 (Safeguarding – mineral resources) of the Hampshire Minerals and Waste Plan (2013)*

- 1.3 The inclusion of the planning condition follows a consultation response from the Hampshire County Council Minerals & Waste Policy Team (dated 25<sup>th</sup> March 2025). The consultation response stated that *“the site lies within the MSA [Mineral Safeguarding Area], so consideration of the re-use or beneficial use of any minerals excavated as part of the development should be made. Full consideration must be given to the opportunities for mineral extraction prior to and/or as part of the proposed development (‘incidental extraction’). It would be expected that high quality material, such as sand, gravel and soft sand would be processed and used for construction purposes, while lower quality material could be used for fill or similar. Particular opportunities may lie in the recovery of mineral deposits uncovered during the preparation and construction phases of the project, for example through the excavation of footings or trenches for buildings, roads, landscaping, drainage and utility infrastructure associated with the development.”*

- 1.4 The Online Policies Map for the Hampshire Minerals & Waste Plan (2013) identifies that the approved Phase 1 works area at East Horton Golf Centre is within the Mineral Safeguarding Area for Soft Sand.

### **Geology & Site Investigation**

- 1.5 The British Geological Society (BGS) mapping shows that the Phase 1 works area principally overlies the London Clay Formation (bedrock geology). The BGS mapping shows that there is an ~80m band of superficial deposit of Alluvium (clay, silt, sand and gravel) running parallel to the route of the river which runs along the southeastern boundary. The majority of the Phase 1 works area does not have mapped superficial deposits.
- 1.6 The Phase 1 works area is bound to the west by the former Fair Oak Sandpit and Landfill site. The BGS mapping shows the Whitecliff Sand Member and the Durley Sand Member (both bedrock geology) within the footprint of the sandpit and partially continuing for a narrow strip inside the western boundary of the Phase 1 works area.
- 1.7 A Site Investigation was undertaken by Ground and Water Ltd in June 2025 which included the drilling of 5no. boreholes across the development area. The ground conditions encountered within the trial holes did generally conform to that anticipated from examination of the geology map. A capping of Topsoil/Made Ground was noted to overlie the bedrock Whitecliff Sand Member over the bedrock London Clay Formation. No Alluvium was encountered in the boreholes. The boreholes were drilled to a maximum depth of 3m.
- 1.8 The locations of the boreholes and the borehole logs are provided in Appendix A. The logs show that for boreholes WS2 – WS5 the encountered geology was described as CLAY within both the Whitecliff Sand Member (cohesive) and the London Clay Formation.
- 1.9 In borehole WS1 the geology within the Whitecliff Sand Member (granular) was described as ‘Light orangish brown fine to medium SAND with occasional pockets of clay’. A Particle Size Distribution test was conducted on a sample from WS1. This is presented in Appendix B. The PSD test showed an 85% sand content, 14% silt and clay, and 1% gravel.

## **2.0 Mineral Recovery Statement**

- 2.1 The approved scheme, as described in the description of development, encompasses a range of works to be undertaken within the permission boundary. However, the principal area of development is within the western half of the site, within the footprint of the existing driving range. In this part of the site the existing topsoil (~0.4m deep) would be stripped and clean inert sub-soils imported to re-shape the landform to approved contours, the topsoil placed back over, ahead of landscape planting being undertaken. In contrast the works to the eastern half of the site are more limited and minor in scale, principally relating to improvements to the golf course (new 1<sup>st</sup> tee box, new 1<sup>st</sup> fairway, improved 1<sup>st</sup> green, new larger 18<sup>th</sup> green, new planting, and a smaller new landform to provide separation between the 1<sup>st</sup> and 18<sup>th</sup> holes).
- 2.2 Therefore, in the course of completing the approved development, it would be during the undertaking of works on the existing driving range that the greatest likelihood of encountering any mineral would occur – as this is where the largest area of soil stripping would take place, revealing the geology below. The approved development does not include any road construction, built development, or drainage infrastructure installation that would require the creation of footings or foundations to depth.
- 2.3 Based upon the understanding of the site geology and the results of the site investigation the likelihood of encountering mineral during constructing is anticipated to be low. Where SAND was encountered in WS1 in the north west corner of the development area it was found at a depth 1.2m below ground level. To complete the approved development it wouldn't be typically necessary to excavate to that depth.
- 2.4 Nevertheless, the appointed contractor (Inert Recycling UK Ltd) will take appropriate steps to ensure that wherever possible any encountered mineral is recovered and put to a beneficial use.
- 2.5 In the event that any sand deposits are uncovered during the normal course of completing the approved works samples will be taken and sent to an accredited laboratory for PSD testing to establish the grade and quality of the mineral. This will assist in establishing if the sand can be used 'as dug' or whether it requires processing prior to commercial use.
- 2.6 If the sand is of commercial interest then Inert Recycling UK will seek to find a local mineral operator who can either sell the mineral directly into the local construction market or transfer the mineral to an off-site facility for processing and then onward sale.
- 2.7 If the sand is not of commercial interest by way of its quality or quantity then Inert Recycling UK will seek to find another beneficial use for it either on site or off-site.
- 2.8 All sand that is won would initially be stored in a dedicated stockpile prior to removal from the site. All sand that is exported from the site would be recorded by HGV load and weight in order that the volume of sand won and put to a beneficial use can be reported to the

mineral planning authority, prior to the approved development being brought into use. If all won sand is to be used on site its volume within the stockpile would be surveyed prior to use, again so the quantity can be reported to the mineral planning authority.

- 2.9 For the reasons outlined above it is not anticipated that the approved development would encounter any significant mineral resource during its construction. However, both East Horton Golf Club and Inert Recycling UK are committed to the sustainable management and use of materials and resources, and will seek to ensure that any sand that does arise from incidental extraction is put to a beneficial use. Furthermore, if the site works identify the potential for a greater than incidental amount of commercially viable mineral to be won then the mineral planning authority will be informed at the earliest opportunity to agree the best approach to recovering the resource.

## **Appendix A – Borehole Locations & Logs**

0m 20m 40m 60m 80m 100m

1:2000 @ A3

**EXDELL**  
MANAGEMENT

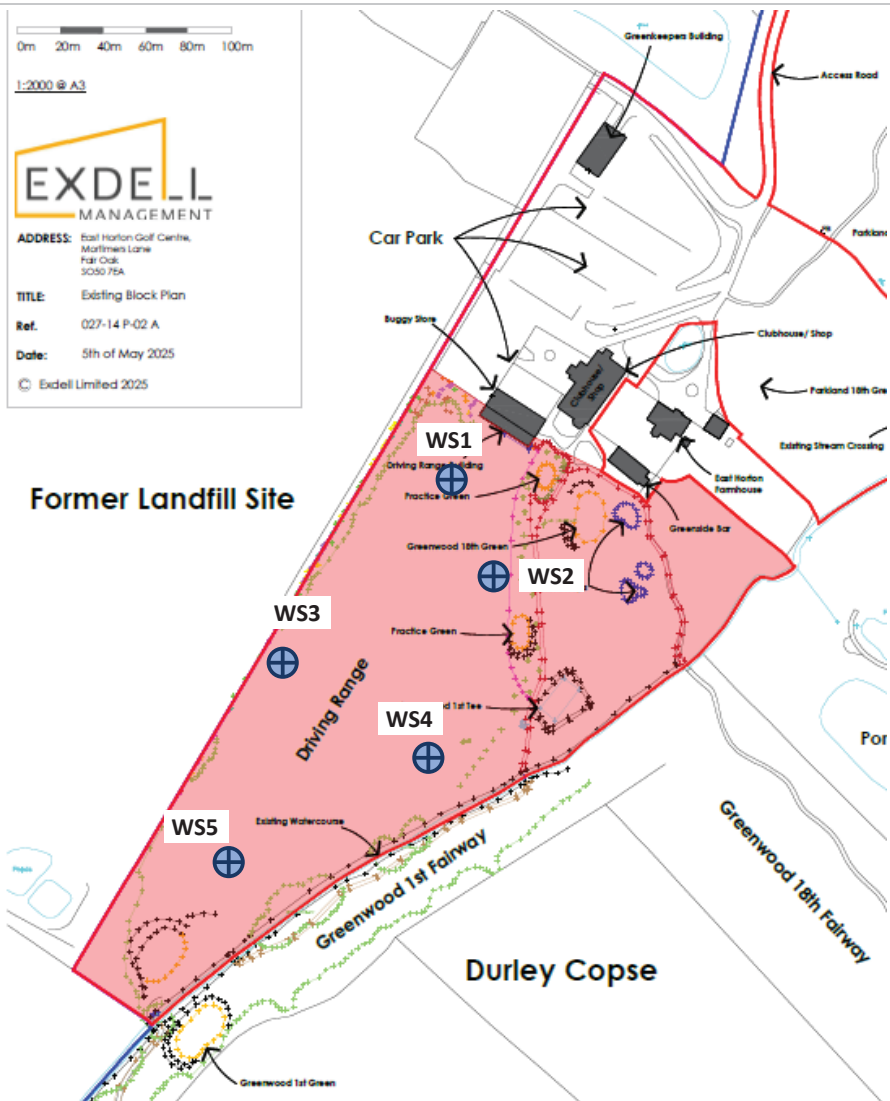
ADDRESS: East Horton Golf Centre,  
Mortimers Lane  
Fair Oak,  
SO50 7EA

TITLE: Existing Block Plan

Ref: 027-14 P-02 A

Date: 5th of May 2025

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-  Site boundary
-  Windowless Sampler Borehole

Phase I East Horton Golf Club, Mortimers Lane, Fair Oak, Eastleigh SO50 7EA

East Horton Golf Club

July 2025

Figure 5 – Trial Hole Location Plan

GWPR6648













## **Appendix B – Particle Size Distribution Test**

**PARTICLE SIZE DISTRIBUTION**  
**BS EN ISO 17892-4:2016**  
**Wet Sieve, Clause 5.2**

Contract Number

**79473**

Borehole/Pit No.

**WS1**

Project Name

**East Horton Golf Club, Mortimers Lane, Fair Oak,  
Eastleigh, SO50 7EA**

Sample No.

Sample Description

Brown/ orange slightly gravelly silty/ clayey fine to coarse SAND

Depth Top

**1.50**

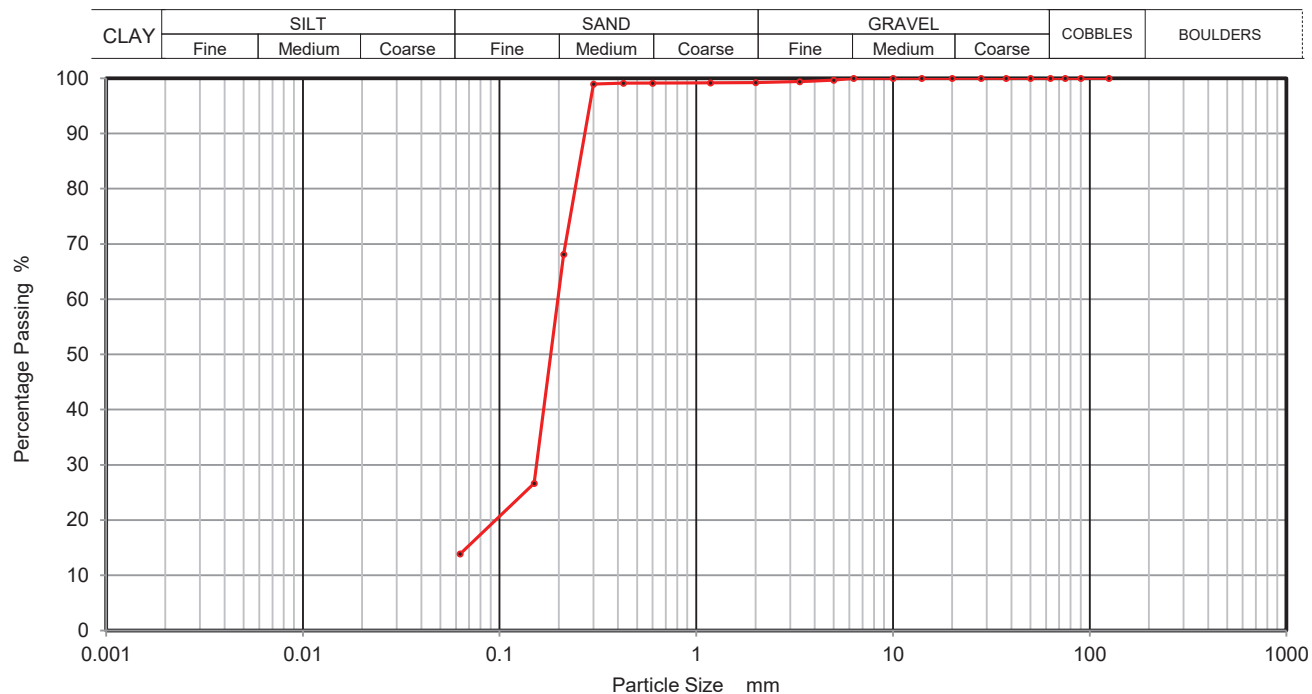
Depth Base

Date Tested

03/07/2025

Sample Type

**B**



| Sieving          |           | Sedimentation    |           |
|------------------|-----------|------------------|-----------|
| Particle Size mm | % Passing | Particle Size mm | % Passing |
| 125              | 100       |                  |           |
| 90               | 100       |                  |           |
| 75               | 100       |                  |           |
| 63               | 100       |                  |           |
| 50               | 100       |                  |           |
| 37.5             | 100       |                  |           |
| 28               | 100       |                  |           |
| 20               | 100       |                  |           |
| 14               | 100       |                  |           |
| 10               | 100       |                  |           |
| 6.3              | 100       |                  |           |
| 5                | 100       |                  |           |
| 3.35             | 99        |                  |           |
| 2                | 99        |                  |           |
| 1.18             | 99        |                  |           |
| 0.63             | 99        |                  |           |
| 0.425            | 99        |                  |           |
| 0.30             | 99        |                  |           |
| 0.20             | 68        |                  |           |
| 0.15             | 27        |                  |           |
| 0.063            | 14        |                  |           |

| Sample Proportions | % dry mass |
|--------------------|------------|
| Cobbles            | 0          |
| Gravel             | 1          |
| Sand               | 85         |
| Silt and Clay      | 14         |
|                    |            |
|                    |            |

**Remarks**

Preparation and testing in accordance with BS17892 unless noted below

Operator

Jordan. W