

12 May 2025

Our ref: J2334/DB/c03

Suzannah Duke
The New Barn
Vicarage Farm Business Par
Winchester Road
Fair Oak
Hampshire
SO50 7HD

Dear Ms Duke,

RE: LAND AT KNOWLE HILL, ALLBROOK, EASTLEIGH, HAMPSHIRE
DISCUSSION OF MINERALS RESOURCE EVALUATION

This proposed development site has been identified as being located within a Minerals & Waste Consultation Area defined within the Hampshire Minerals and Waste Plan, which indicates that viable, safeguarded mineral resources are likely to be present.

The following resources have been identified as part of the Plan as potentially being present at this site;

MWCA Soft Sand

Mineral Name: Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
Full Mineral Name: Bedrock sand and gravel

MWCA Superficial Sand and Gravel

Mineral Name: Sub-alluvial River Terrace deposits - Inferred resources
Full Mineral Name: Superficial sand/gravel

MWCA Superficial Sand and Gravel

Mineral Name: River Terrace deposits
Full Mineral Name: Superficial sand/gravel

We have attended site to carry out a ground investigation to determine the prevailing ground conditions and their material properties (Desk Study and Ground Investigation Report reference J202334 dated May 2025).

This ground investigation included 14 small diameter boreholes and 11 machine excavated trial pits in locations across the site. Enclosed with this letter is a site plan indicating the locations of each of the exploratory holes and a further annotated plan providing a summary description of the geology that has been encountered in each locations.

As evidenced by the findings of these works, the majority of the site has been found to be underlain by clay soils, which are not identified in the MWCA as being a protected resource.

Sand soils of the Whitecliff Sand Member of the London Clay (which are identified as a protected mineral resource in the MWCA) have been encountered within the central part of the site, but are overlain by clay soils. At their shallowest, these sand soils have been found beneath clay soils at a depth of 1.20 m below ground level, with the depth rapidly increasing to 4.20m below ground level and deeper to the north and south of the shallowest locations.

Sand and Gravel of the River Terrace Deposits (which are also identified as a protected mineral resource in the MWCA) have been encountered within the southern part of the site, although these soils have been found to be generally clayey and interbedded with clay soils.

Conclusions

On the basis of the findings of the ground investigation it is considered that the protected minerals that have been identified as part of the MWCA are not considered to be recoverable either due to high clay content rendering them unsuitable for reuse in the case of the River Terrace Deposits, or by virtue of a significant covering of overburden clay soils over the deposit of Whitecliff Sand.

In the unlikely event that excavations for foundations extend to a locally deeper level beneath a potentially reduced ground level resulting from a cut and fill earthworks strategy to facilitate development at this site, there is a potential that excavations could encounter the sand soils of the Whitecliff Sand within the central part of the site. Consideration should therefore be given to the potential for incidental recovery. It is unlikely however that any recover of any sand would be anything more than incidental and would not be expected to be commercially viable. Records should however be kept of any incidental recovery of sand that may be achieved as part of the development at this site.

We trust that this letter provides sufficient information for your needs, although please do not hesitate to contact me should you have any queries or questions or wish to discuss any of the issues raised.

Yours sincerely
Wilson Bailey Partnership

Dominic Brightman
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