

30 November 2025

Our ref: J2334/DB/c05

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

Dear Ms Duke,

RE: LAND AT KNOWLE HILL, ALLBROOK, EASTLEIGH, HAMPSHIRE
PROPOSED MINERALS INCIDENTAL RECOVERY

As set out in our Minerals Resource Evaluation letter report dated May 2025, we concluded that the recovery of minerals identified as part of the MWCA would not be viable at this site, but that incidental recovery of the Whitecliff Sand could be possible.

Discussion

The Whitecliff Sand has been identified within a narrow band trending west to east across the site beneath a covering of London Clay. 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.

The proposed residential development will necessitate a cut and fill exercise to be carried out in order to create a suitable development platform on this sloping site. It is therefore conceivable that as a result of this cut and fill exercise, that the sand soils of the Whitecliff Sand may be encountered in excavations for foundations and drainage infrastructure.

The Whitecliff Sand would be an eminently suitable sand for backfilling around buried utilities as an alternative to importing 'as-dug' sand for this purpose.

The recovery of any suitable sand excavation arisings from these works would be commensurate with an incidental minerals recovery.

Proposals

A clearly signed and delineated zone should be established that shall be defined by a square of Heras fencing panels that shall be fixed with simple signage indicating that it is a stockpiling area for segregated 'Site Won Sand Soils'.

The identification of this area should form part of site inductions for ground workers and site dumper drivers who shall be instructed to deposit any segregated dumper loads of suitable site won sand into this location for reuse.

When required, sand may be taken from this designated area and used to surround buried utility cables and pipes as necessary prior to the backfilling of utility trenches.

The recovery of sand, its temporary stockpiling within the designated stockpiling area and its subsequent reuse shall be recorded by the site manager in the site diary. The amount of sand that is recovered, stored and subsequently used on site will need to be estimated and recorded.

At the end of the project the final amount of sand (reported as an estimated tonnage) will need to be confirmed to the Minerals Planning Authority together with a selection of photographs of the recovery, stockpiling and reuse on site.

If no sand is recoverable, due to the sand materials either not being encountered or not being found to be suitable where encountered, this would also need to be recorded, and a nil-recovery reported to the Minerals Planning Authority at the end of the project.

We trust that this letter provides sufficient additional clarification of the requirements associated with the potential for incidental recovery of minerals at this site

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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