



**APPEAL BY BARRATT HOMES, BLOOR HOMES NORTH WEST, JOHN RAYMOND JONES
AND THE TRUSTEES OF THE WREXHAM (PAROCHIAL) EDUCATION FOUNDATION**

SITE AT LAND SOUTH OF HOLT ROAD, WREXHAM, LL13 9SA

SUMMARY OF PROOF OF EVIDENCE OF STEPHEN BARRY

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IN A MINERAL SAFEGUARDING AREA**

NOVEMBER 2021

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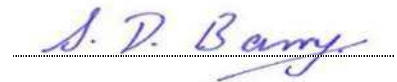
**REVIEW OF WREXHAM COUNCIL'S OBJECTION ON THE GROUNDS OF DEVELOPMENT IN
A MINERAL SAFEGUARDING AREA**

NOVEMBER 2021

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SUMMARY

The superficial deposit on the site is sand of the Lower Sands unit. The log of a borehole in the centre of the site shows sand to a depth of 25m with an average gravel content of 2%. Trial pits on the site to a depth of 4m show considerable variability with gravel absent in 6 out of 12 samples and an average gravel content of 9.6% in the 12 samples. The sand is very fine and is not coarse enough to be used in manufacturing concrete or used for mortar sand. The County Planning Officer stated in a report to the Planning Committee in 2005 that the sand in the Lower Sands layer is generally too fine grained to be used for the manufacture of high quality aggregate products.

The adopted mineral safeguarding Policy MW9 is intended to safeguard “exploitable” mineral deposits. The evidence shows that the sand on the appeal site is not commercially exploitable in its own right and therefore it does not meet the criteria to be safeguarded. The emerging mineral safeguarding policy MW1 safeguards minerals which “merit extraction”. The evidence shows that the mineral on this site does not merit extraction as it has no commercial use in its own right.

The Council’s case relies on a report from its consultant, the North Wales Minerals and Waste Planning Service (MPS). That report states that the superficial deposits on this site “*are some of the best quality aggregates in North Wales*”. However, that statement is contradicted later in the report where MPS acknowledges that the material is predominantly sand and that it does not meet standard industry specifications for concreting sand and mortar sand because it is too fine. The MPS report states that “a minimal quantity of sand could be extracted” which suggests that the deposit is not as important as MPS states elsewhere in its report.

The Council’s mineral safeguarding policy encourages prior extraction. However, the Council’s Background Paper 11 (supporting the Deposit LDP) cautions that a requirement for prior extraction of sand on this site could have a potentially significant impact in terms of delivery of housing. It states that it is essential that other problems are not created by lowering the land, such as drainage and flood risk.

Prior extraction is a complex undertaking which will require legal agreements between the landowners, the developers and a mineral operator and in addition, it would need detailed planning permission. I estimate that these requirements indicate that prior extraction would probably not start until 2025.

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