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Direct Line	0370 779 5417	Your reference	F/22/93720
Date	14 September 2022	Email	planning.policy@hants.gov.uk

Dear Sir/Madam,

Erection of retail foodstore (Class E) with associated car parking, access, landscaping and engineering works at North Stoneham Park, Chestnut Avenue / Stoneham Lane, Eastleigh, SO50 9HT.

Thank you for consulting Hampshire County Council as the mineral planning authority (MPA) with regards to the above planning application.

The proposed development lies within the mineral and waste consultation area (MWCA) – Minerals section. This area is informed by the mineral safeguarding area (MSA) as defined through **Policy 15: Safeguarding – mineral resources** of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present.

The purpose of this policy is to protect potentially economically viable mineral resource deposits from needless and unnecessary sterilisation, in line with Chapter 17 of the National Planning Policy Framework. The policy seeks to maximise the recovery of viable mineral resources prior to development, this concept is known as prior-extraction.

Prior-extraction offers opportunities to reuse recovered minerals within the development itself or upcycle them to nearby aggregate recycling facilities to contribute towards the local aggregate requirement as defined within the most recent Local Aggregate Assessment¹ for Hampshire. This in turn has strong potential to reduce the amount of waste generated through excavation on site as well as reducing the need for imported construction material.

¹ Hampshire Local Aggregate Assessment - [Hampshire Minerals and Waste Plan | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/hants-minerals-and-waste-plan)

While not submitted with the application the County Council, as the MPA, take this opportunity to acknowledge the Minerals Assessment, which covers the site area, undertaken in 2015 by WYG for planning application O/15/76023.

Following review of the data presented within the Minerals Assessment, and with consideration of the outcome of previous meetings between HCC and Eastleigh Borough Council, the County Council agreed with the conclusions of the report that prior extraction of mineral resources at the application site is not a viable option. In line with the previous consultation responses for the other parcels of the wider development site (under O/15/76023), incidental extraction is considered to be the most appropriate mineral safeguarding action for the site. With regard to this, further information pertaining to incidental extraction and the County Council's associated requests are outlined below.

As the MPA, we would like to encourage full consideration of the opportunities for mineral extraction prior to and as part of the proposed development. 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 and utility infrastructure associated with the development.

The recovered mineral could then be either re-used on site, which could encourage a reduction of excavation waste removed from site as well as inbound materials for construction uses associated with reduced costs, as well potential to export off site to a local mineral operator for further treatment which has potential for additional revenue for the developer. It is recommended that discussions are made between the developer and a local mineral operator at the earliest stage.

Additional vehicle movements as well as noise, dust and vibration issues should not be 'above and beyond' what is expected in the construction phase.

Hampshire County Council therefore request the following conditions to be included in any permission for this planning application, to be delivered through submitted construction management plans or similar, requiring a statement outlining:

- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
- ii. a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.

Hampshire County Council is available to discuss this further with Eastleigh Borough Council, as well as the applicant.

Further information on safeguarding and Hampshire County Council's approach to it is available in the adopted Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document, which can be found on our website:

<http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm>

Yours faithfully,

Andy Denton
Policy Officer