



Hampshire
County Council

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Enquiries to	Andy Denton	My reference	CONS/2022/0497
Direct Line	0370 779 5417	Your reference	F/22/93194
Date	14 September 2022	Email	planning.policy@hants.gov.uk

Dear Sir/Madam,

Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements at The Ageas Bowl, Marshall Drive, West End, Southampton SO30 3XH.

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

Director of Economy, Transport and Environment
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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.

The County Council, as the MPA, consider that the site has significant mineral potential and request further exploratory work to be undertaken on site (in particular within the area of the proposed residential dwellings) and submitted to the MPA in the form of a minerals safeguarding report or assessment. This report should include empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, undertaken on the application site. Please note a desk-based review and / or boreholes taken from outside the application site boundary will be insufficient and therefore not considered by the MPA. Recommendations on how the use of any minerals present could be maximised, ideally established through discussions with a local mineral operator must also be provided to the MPA. More information on the requirements of an MRA can be found in the Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD)².

In the absence of further information on the mineral potential of the area and/or how this mineral potential will be handled by the development, the proposal is considered to be contrary to **Policy 15** of the adopted HMWP.

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

¹ Hampshire Local Aggregate Assessment - [Hampshire Minerals and Waste Plan | Hampshire County Council \(hants.gov.uk\)](http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm)

² Minerals and Waste Safeguarding in Hampshire SPD - [Supplementary planning documents | Hampshire County Council \(hants.gov.uk\)](http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home/hmwp-spds.htm)