

Harrison, Liz

From: Planning Policy <planning.policy@hants.gov.uk>
Sent: 02 February 2023 10:08
To: Harrison, Liz
Cc: Planning Policy; Planning @ Eastleigh Borough Council
Subject: RE: Planning Application Consultation Request F/22/93194

Dear Ms. Harrison,

Apologies for the delay in getting back to you and thank you for contacting Hampshire County Council's Minerals and Waste Policy Team regarding the additional information submitted by the applicant. Please see below our response:

No evidence has been provided to suggest a 100m stand-off distance is appropriate. Any reference to buffer zones/stand-off distances for prior extraction should be site-specific and evidenced.

Paragraph 5.15 of the HMWP (2013) sets no minimum buffer zone for prior extraction sites. The standard practice referred to is for stand-alone operational mineral extraction sites, not prior extraction sites. To refer to paragraph 5.15 – prior extraction is a special circumstance. This distance will be reviewed on a case-by-case basis – and it should be considered that amenity and pollution impacts of mineral extraction are comparable to those of construction.

Any application should include an MRA that uses evidence to determine a site-specific, appropriate stand-off distance for a prior extraction proposal, this may be the same distance as for any construction on the site. We, therefore, request that the applicant submit evidence to support their 100m stand-off distance.

Additionally, the applicant should demonstrate consideration of the incidental extraction of minerals as part of the proposed development.

Kind regards

Andy Denton *BSc. (Hons) MSc. MEnvSc*
Minerals and Waste Policy Officer

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Hampshire County Council, Ell Court West, 1st Floor,
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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: 09 January 2023 15:24

To: Planning Policy <planning.policy@hants.gov.uk>

Subject: Planning Application Consultation Request F/22/93194

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Application No: F/22/93194

Address: THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

Description: 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.

Following on from your initial comments please could you consider the additional information rec/d 13.12.22, which has been submitted by the applicant setting out why they think a desk-based assessment should be sufficient to assess the potential for mineral extraction. Would you please let me have your observations on their suggestion.

You can access the plans and documents via our portal [F/22/93194](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: liz.harrison@eastleigh.gov.uk

Kind regards

