



Hampshire County Council

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<i>Date</i>	20 July 2023	<i>Email</i>	planning.policy@hants.gov.uk

Dear Sir/Madam,

Construction of 8.no dwellings (2No. two bedroom, 4No. three bedroom and 2No. four bedroom) with associated access, parking and landscaping at Home Farm, St Johns Road, Hampshire, Hedge End, SO30 4DF.

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

The proposed development lies within the mineral and waste consultation area – 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 economically viable mineral resource deposits from needless and unnecessary sterilisation, in line with Chapter 17 of the [National Planning Policy Framework](#) (NPPF). The policy seeks to maximise the recovery of viable mineral resources prior to development, this concept is known as prior extraction.

Hampshire County Council, as MPA, agree with the conclusions of the Mineral Extraction Study (Ground Condition Consultants Ltd., ref. J22-077-R05, dated January 2023) that prior extraction is not viable as part of the proposed development. We also welcome the inclusion of wording surrounding the use of the principles of 'incidental extraction' as part of the proposed development.

Particular opportunities may lie in the recovery of mineral deposits uncovered during the preparation and construction phases of the project, for example

Director of Hampshire 2050
Gary Westbrook

through the excavation of footings or trenches for buildings, roads, landscaping, drainage and utility infrastructure associated with the development.

The recovered mineral could then be re-used on site, which would encourage a reduction of excavation waste removed from site as well as inbound materials for construction uses associated with reduced costs. In addition, export of the recovered mineral off-site to a local mineral operator for further treatment which has potential for revenue. 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 Hampshire County Council's approach to safeguarding is available in the adopted [Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document](#) (SPD), which can be found on our [website](#).

Yours faithfully,

Andy Denton
Policy Officer