



Hampshire County Council

Hampshire 2050

Elizabeth II Court South, The Castle

Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)

0300 555 1388 (Roads and Transport)

0300 555 1389 (Recycling Waste & Planning)

Textphone 0300 555 1390

Fax 01962 847055

www.hants.gov.uk

Enquiries to	Andy Denton	My reference	CONS/2022/0497
Direct Line	0370 779 5417	Your reference	F/22/93194
Date	3 August 2023	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) 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.

Whilst we, as MPA, acknowledge and accept that the Mineral Resource Assessment (MRA) concludes prior extraction is unsuitable, full consideration must be given to the opportunities for mineral extraction prior to and/or as part of the proposed development ('incidental extraction'). It is expected that high quality material, such as sand, gravel and soft sand would be processed and

Director of Hampshire 2050

Gary Westbrook

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, drainage and utility infrastructure associated with the development.

The recovered mineral re-used on site, 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, and so MRAs should apply the same buffers that are used for the construction activities.

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