



Hampshire
County Council

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Enquiries to	Andy Denton	My reference	CONS/2026/0258
		Your reference	O/26/101177
Date	27 April 2026	Email	planning.policy@hants.gov.uk

Dear Sir/Madam,

Outline application with all matters reserved (apart from access) for the construction of up to 280 dwellings (Use Class C3) and associated provision of public open space, play area, landscaping, earth works, surface water drainage, infrastructure works and vehicle access off Maddoxford Lane following removal of existing buildings and structures at Land at Holly Tree Farm, Boorley Green, Eastleigh SO32 2DD (O/26/101177)

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 the MPA, acknowledge the Mineral Safeguarding Assessment concluded 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 would be expected that high quality

Director of Universal Services
Patrick Blogg

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, drainage and utility infrastructure associated with the development.

Re-using the recovered mineral 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 has potential for revenue generation. 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 Mineral Safeguarding Assessments 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. On the 1st April of each year, following commencement of the development, the tonnes of minerals extracted, quantity re-used on site, and if exported from site its location of processing, shall be reported to the Mineral Planning Authority. The reporting of such shall be required until such time as the development is considered to be completed by the Local Planning Authority.

Reason: To ensure that minerals that can be viably recovered during the development operations are recovered and put to beneficial use in accordance with Policy 15 (Safeguarding – mineral resources) of the Hampshire Minerals and Waste Plan (2013)

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

Principal Policy Planner
(Minerals, Waste & Environment)