



Hampshire County Council

Universal Services

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Enquiries to	Andy Denton	My reference	CONS/2026/0388
		Your reference	O/26/101417
Date	8 June 2026	Email	planning.policy@hants.gov.uk

Dear Sir/Madam,

Outline planning application (all matters reserved except for access) for employment development (Use Class B2/B8) of up to 18,580 square metres together with ancillary offices (Use Class E(g)(i)) and other ancillary buildings, structures, parking, servicing and manoeuvring areas, landscaping and sustainable urban drainage features, following demolition of existing buildings at Land adjacent to Windhover Roundabout, Bursledon, Bursledon Road, Bursledon SO31 8BN.

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

As described within the submitted Mineral Safeguarding Assessment (IC Planning Ltd., ref: 0224, dated February 2026), 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.

Prior extraction is beneficial as it recovers minerals which can either be reused within the development itself or processed at a nearby aggregate recycling facility. The recovered mineral would contribute towards the local aggregate

Director of Universal Services
Patrick Blogg

requirement (as per the [Local Aggregate Assessment](#)) for Hampshire. In addition, this process can reduce the amount of waste generated through excavation as well as the need for imported construction material.

The Minerals Planning Authority has reviewed the submitted Mineral Safeguarding Assessment and has the following comments to make:

The assessment of the current stage of the emerging updated Hampshire Minerals and Waste Plan is inaccurate. Paragraphs 4.17 – 4.19 of the Mineral Safeguarding Assessment describe the emerging Plan in 2024 (submission stage), however, at the time of the Mineral Safeguarding Assessment's issue (February 2026) the emerging Plan had been through Independent Examination and a Main Modifications consultation. At the time of writing this response, the MPA have received the Planning Inspector's Report, finding that the emerging Plan is considered Sound subject to main modifications. It is our stance that significantly more weight than has been applied should be given to the emerging Plan policies in the Mineral Safeguarding Assessment.

Section Five of the Mineral Safeguarding Assessment, specifically Paragraph 5.5 – 5.7, utilise the HMWP Monitoring Report to discuss mineral landbanks. The mineral information contained within the HMWP Monitoring Reports is taken from the Local Aggregate Assessment, which is a more robust source of landbank information.

The Local Aggregate Assessment is published earlier than the Monitoring Report and so at the time of the Mineral Safeguarding Assessment's issue (February 2026) the 2024 Local Aggregate Assessment was available for scrutiny.

We question the use of a 250m buffer zone for residential properties, in Section Six, for a prior extraction opportunity. It is the opinion of the Mineral Planning Authority that prior extraction exercises have similar impacts to construction related activities and so similar buffers should apply. The Mineral Safeguarding Assessment mentions the Forest Lodge Home Farm Quarry, which currently operates, as a standalone quarry, within 50m of residential properties. Therefore, we recommend the applicant's consultant Section Three of our Minerals and Waste Safeguarding in Hampshire Supplementary Planning Document, for how we expect extraction opportunities to be assessed, including the possibility of conducting prior extraction as part of the land preparation phase of the development.

We have a recent example of a prior extraction exercise carried out as part of a warehouse development in the Plan area, which proposed the recovery of up to 27,200 tonnes of sand from beneath the footprint of a proposed warehouse building. Further information on this can be provided.

Based on the above, it is the opinion of the MPA that further assessment is required on the site, which should include the investigation of below ground

geology. Further assessment should include as a minimum, empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, undertaken on the application site. 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).

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 Hampshire County Council's approach to safeguarding is available in the adopted [Minerals and Waste Safeguarding in Hampshire SPD](#).

Yours faithfully,

Andy Denton
Principal Policy Officer