



Hampshire
County Council

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Enquiries to

Andy Denton

My reference

CONS/2026/0388

Your reference

O/26/101417

Date

24 July 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 (O/26/101417)

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 (2026) (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.

As the MPA, we acknowledge the additional assessment carried out by the applicant and their consultant (IC Planning Ltd.) which was provided to us in the letter referenced ST/AD/224, dated 23 July 2026. We agree with the

Director of Universal Services
Patrick Blogg

conclusions set out within the letter and thank the applicant for providing the requested additional information.

The additional assessment concluded that prior extraction is unsuitable, however, agreed that full consideration to the opportunities for mineral extraction prior to and/or as part of the proposed development ('incidental extraction') would be undertaken. It is therefore expected that high quality material, such as sand, gravel and soft sand will be processed and used for construction purposes, while lower quality material could be used for fill or similar.

In line with the principals of incidental extraction, 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 MRAs should apply the same buffers that are used for the construction activities.

Hampshire County Council therefore request the following conditions 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 (2026)

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