



**BLOOR HOMES SOUTHERN**

**THE DEVELOPMENT OF LAND SOUTH OF MORTIMERS LANE, EASTLEIGH**

**MINERAL MANAGEMENT PLAN**

**MARCH 2024**

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**PREPARED BY:**

Beth Cleaver MRICS

Senior Mineral Surveyor



**APPROVED BY:**

Stephen Woods

Technical Director



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## **1 INTRODUCTION**

- 1.1 Wardell Armstrong has been commissioned by Bloor Homes Southern to produce a Minerals Management Plan (MMP) for a proposed development at Land south of Mortimers Lane, Eastleigh.
- 1.2 The site lies within Minerals and Waste Consultation Area (MWCA) for Soft Sand as defined in the adopted Hampshire Minerals and Waste Local Plan 2013 for Portsmouth, Southampton, New Forest National Park and South Downs National Park. A Mineral Resource Assessment has been prepared to address mineral safeguarding policy and will be submitted in support of a planning application relating to development on the site.
- 1.3 The assessment identified that the site was underlain by the Whitecliff Sand Member consisting of soft sand. It went on to indicate that there would be limited scope for prior extraction of the minerals due to the quantity of mineral on the site, after the approximate buffer zone has been applied. However, it did indicate that there may be an opportunity to utilise on-site limited amounts of unprocessed material excavated from foundations.

## **2 MINERAL RECOVERY PLAN - AIMS AND OBJECTIVES**

- 2.1 Hampshire County Council as Mineral Planning Authority has issued guidance for developments in Mineral Safeguarding Areas in the form of a Supplementary Planning Document (SPD) dated February 2016. Chapter 3 of the SPD provides guidance on the aims and coverage of incidental extraction at the inset box following paragraph 3.5, which is attached at Appendix 1. The relevant text is as follows:

*“Incidental extraction: Any preparation of the site for the development may result in extraction of suitable mineral that could be processed and used on site. This is the minimum level of prior extraction that the MWPA would seek as part of any non-minerals or waste development in the MWCA, as these activities are likely to occur with any relevant proposed development. This may include excavating the foundations and footings or landscaping works associated with the development.”*

### **3 DESCRIPTION OF THE DEVELOPMENT**

3.1 The overall development site comprises approximately 10.8 ha. However, the housing would only be built on the “development area” which is in the centre part of the application site and covers less than half of the total site. The development area covers approximately 7 ha, and the concept Master Plan which is attached at **Appendix 2** indicates the general layout of the development.

3.2 These include:

- The development area which includes new homes, amenity space, drainage features and ancillary infrastructure;
- The potential development of a multi-functional community hub / retail facility;
- The creation of a new road access onto Mortimer Lane to the north of the site;
- The remaining parts of the site (approximately 3 ha) will remain as open green space around the proposed dwellings;
- The retention of high-quality trees.

### **4 ASSESSMENT OF THE POTENTIAL FOR THE RECOVERY OF MINERALS**

4.1 As part of the development there are potential opportunities to recover limited volumes of minerals in the following areas:

#### **Site levelling and grading**

4.2 Material will be available from:

- Levelling and regrading works

4.3 Minimal levelling and grading works are to be carried out on site. However, once the top soil has been stripped there may be a limited amount of “cut and fill” required to provide an acceptable land form. This will utilise on-site material cut from high areas of the site to fill lower areas if ground conditions allow.

#### **Construction of Dwellings**

4.4 Material will be available from:

- Excavation of foundations

- Excavation of channels for drainage and other utility pipework

4.5 The construction design of the dwellings will specify the depth and extent of building foundations and therefore, the volumes of material that will be excavated.

#### **Highways Access and on-site roads**

4.6 Material will be available from:

- Excavation for road foundations/base
- Excavation of channels for drainage and other utility pipework

4.7 The construction design of the highways access and roads will specify the depth of foundations and drainage works required.

#### **Site Drainage**

4.8 Material will be available from:

- Excavation of channels for drainage pipework
- Excavations for water soakaways and holding chambers

4.9 The development will incorporate a Sustainable Drainage System (SuDS) in order to manage surface water run-off. This will be the subject of a detailed design and will require the excavation of drainage channels and soakaways or possibly holding chambers to hold water prior to discharging off site.

4.10 The use of any mineral excavated from the site in the construction of the development will be considered at both the design and build stages of the project, in order to maximise the use of on-site minerals wherever possible. The extent to which material excavated from the site can be used will be determined by the quality and quantity of the mineral excavated and the specifications included in the design.

4.11 Minerals excavated during the course of the construction works will be stored in stockpiles. The operator will, wherever possible, try to keep higher quality sand separate from lower quality fill materials such as subsoils and clays, to ensure the best use of the materials arising on the site.

4.12 Testing of sand samples will be undertaken where necessary to ensure they are of suitable quality for use. Where material does not meet the required specification to be used on site, it will be assessed for either off-site processing or use elsewhere on the site as general fill material.

- 4.13 The use of any recovered minerals on site will be monitored by keeping records of the volume of minerals deposited in stockpiles or used directly on site. The site manager will be responsible for keeping a daily record of the total volume of minerals extracted and stockpiled or used elsewhere on the site. The records will be made available to the Local Planning Authority on request.

## **5 CONCLUSIONS**

- 5.1 As stated above, the aim of an MMP is to balance as far as possible the mineral recovered from the operations with site construction activity which would consume aggregate. The ability to use the limited volumes of mineral excavated from the site is dependent on the quality and quantity of the mineral excavated, set against the design specifications of the development. The consideration of this at both the design and construction stages and careful on-site monitoring will ensure that the best use is made of any mineral recovered from the site during construction.

## **APPENDICES**

## **Appendix 1    Extract from Hampshire Supplementary Planning Document**

### 3. Safeguarding and the preparation of planning applications for non-mineral-or-waste uses

- 3.1 The Hampshire Authorities support the full utilisation of mineral resources, subject to environmental and other constraints, wherever they are found, within or outside the MSA.

**The Hampshire Authorities welcome engagement with developers at any stage of the planning process to discuss opportunities for mineral extraction, and particularly encourage early discussions, before planning applications are submitted.**

#### Developer considerations

##### Avoiding sterilisation of mineral resources

- 3.2 Avoiding the sterilisation of mineral resources is an important sustainability issue in Hampshire, both in terms of:
- self-sufficiency regarding its mineral needs; and
  - preserving these mineral resources for future generations.
- 3.3 Additionally, it also represents an opportunity to increase the sustainability of development proposals by considering the minerals as a resource through the on-site use of local minerals, including any material that is extracted through incidental activities (such as excavating for footings or landscaping).
- 3.4 The aim of *Policy 15 (Safeguarding - mineral resources)* is to avoid the needless sterilisation of viable mineral resources. Therefore, in order to minimise the sterilisation of resources, the Hampshire Authorities encourage the maximum viable level of prior extraction. To help achieve this, the Hampshire Authorities promote the use of the following framework for consideration of prior extraction (using a sequential approach).
- 3.5 The starting assumption is that large scale extraction should take place. However, it will be up to the developer to justify why this is not practicable or why a lower level of extraction (medium to smaller scale or incidental) should be accepted by the MWPA.

- **Larger scale extraction:** There may be an opportunity to extract the full mineral resource or a significant proportion. This will be the option most favoured by the MWPA as it will maximise the extraction of the resource and avoid its sterilisation. However, there will be no presumption that the mineral will be worked in full. Extraction would likely be a separate activity to the non-minerals-or-waste development and may include restoration of the land to make it suitable for future non-minerals-or-waste development.
- **Medium to smaller scale extraction:** Where there is no opportunity for a more comprehensive extraction of the mineral resources present, it may be possible to conduct prior extraction as an integral part of the development (such as during the preparation of the land for the development). The material could then either be processed and used on site or exported to a suitable site.
- **Incidental extraction:** Any preparation of the site for the development may result in the extraction of suitable mineral that could be processed and used on site. This is the minimum level of prior extraction that the MWPA would seek as part of any non-minerals-or-waste development in the MWCA, as these activities are likely to occur with any relevant proposed development. This may include excavating the foundations and footings or landscaping works associated with the development.

The Hampshire Authorities also promote this approach for sites outside the MWCA whenever suitable mineral resources are found, subject to amenity issues.

- 3.6 Any proposals for non-minerals development falling within the MWCA and likely to impact mineral resources must be accompanied by a proportionate assessment of the nature and extent of the mineral resource that may be present and the potential for its extraction. This work should include input from mineral operators in order to determine the need for the mineral, the viability of its extraction and options for avoiding impacts on the viability of the development itself.
- 3.7 The viability of proposals for the extraction of mineral resources will be impacted by any constraints affecting the proposed development. It is likely that many of the same constraints that apply to the non-minerals-or-waste aspect of the development will also apply to proposals for mineral extraction. Therefore similar avoidance or mitigation measures could be applied.
- 3.8 Early discussions with the LPA and the MWPA will help explore how this can be best achieved and whether a separate planning permission is required from the MWPA. It is expected that prior extraction would form part of the planning application for non-minerals-or-waste uses where this relates to the overall development of the site. This would be determined by the relevant LPA. However, if larger scale mineral extraction is considered viable, it is expected that this would be subject to a separate planning application which would be determined by the relevant MWPA (e.g. if the site is extracted, then restored).

## **Appendix 2    Site Location Plan**



KEY

- SITE BOUNDARY
- EXISTING VEGETATION
- ROOT PROTECTION AREAS
- PROPOSED TREES
- RESIDENTIAL PARCEL WITH INDICATIVE BUILT FRONTAGE
- RESIDENTIAL/ COMMUNITY/ RETAIL USE PARCELS WITH INDICATIVE BUILT FRONTAGE
- INDICATIVE LOCATION OF COMMUNITY/ RETAIL FACILITY
- OPEN SPACE
- PRIMARY PATH THROUGH OPEN SPACE
- PLAY AREAS
- SUDS/ ATTENUATION
- VEHICULAR ACCESS POINT
- PEDESTRIAN & AGRICULTURAL ACCESS POINT
- INDICATIVE MAIN VEHICLE ROUTE
- 1M CONTOURS
- PUBLIC RIGHT OF WAY
- INFORMAL & PERMISSIVE PEDESTRIAN PATHS
- LOCAL WILDLIFE SITE
- EXISTING PLAY AREA
- BUS STOP

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LAND SOUTH OF MORTIMERS LANE, FAIR OAK – CONCEPT MASTERPLAN

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**STOKE-ON-TRENT**

Sir Henry Doulton House  
Forge Lane  
Etruria  
Stoke-on-Trent  
ST1 5BD  
Tel: +44 (0)1782 276 700

**BIRMINGHAM**

Two Devon Way  
Longbridge Technology Park  
Longbridge  
Birmingham  
B31 2TS  
Tel: +44 (0)121 580 0909

**BOLTON**

41-50 Futura Park  
Aspinall Way  
Middlebrook  
Bolton  
BL6 6SU  
Tel: +44 (0)1204 227 227

**BRISTOL**

Temple Studios  
Temple Gate  
Redcliffe  
Bristol  
BS1 6QA  
Tel: +44 (0)117 203 4477

**BURY ST EDMUNDS**

Armstrong House  
Lamdin Road  
Bury St Edmunds  
Suffolk  
IP32 6NU  
Tel: +44 (0)1284 765 210

**CARDIFF**

Tudor House  
16 Cathedral Road  
Cardiff  
CF11 9LJ  
Tel: +44 (0)292 072 9191

**CARLISLE**

Marconi Road  
Burgh Road Industrial Estate  
Carlisle  
Cumbria  
CA2 7NA  
Tel: +44 (0)1228 550 575

**EDINBURGH**

Great Michael House  
14 Links Place  
Edinburgh  
EH6 7EZ  
Tel: +44 (0)131 555 3311

**GLASGOW**

24 St Vincent Place  
Glasgow  
G1 2EU  
Tel: +44 (0)141 428 4499

**LEEDS**

36 Park Row  
Leeds  
LS1 5JL  
Tel: +44 (0)113 831 5533

**LONDON**

Third Floor  
46 Chancery Lane  
London  
WC2A 1JE  
Tel: +44 (0)207 242 3243

**NEWCASTLE UPON TYNE**

City Quadrant  
11 Waterloo Square  
Newcastle upon Tyne  
NE1 4DP  
Tel: +44 (0)191 232 0943

**TRURO**

Baldhu House  
Wheal Jane Earth Science Park  
Baldhu  
Truro  
TR3 6EH  
Tel: +44 (0)187 256 0738

**International office:**

**ALMATY**

29/6 Satpaev Avenue  
Hyatt Regency Hotel  
Office Tower  
Almaty  
Kazakhstan  
050040  
Tel: +7(727) 334 1310