



Hampshire
County Council

Hampshire 2050

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Enquiries to	Andy Denton	My reference	CONS/2025/0575
		Your reference	V/25/99987
Date	1 September 2025	Email	planning.policy@hants.gov.uk

Dear Sir/Madam,

EIA Screening Request for the proposed development of up-to a maximum of 3,400 dwellings, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features at Land north east of Fair Oak, Eastleigh.

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

The EIA Screening Report (Boyer Planning, ref: 22.1052, dated 26 Aug 2025) correctly identifies that 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 Hampshire 2050
Gary Westbrook

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 screening report notes that additionally ground investigations are required to determine the presence and extent of any mineral resources potentially underlying the site. It is important that mineral resources are considered at the earliest possible stage of the planning process and that viability assessments are undertaken prior to detailed design of any built infrastructure.

As such, the County Council, as the MPA, would like to take this opportunity to request that these ground investigations take place and the information submitted to us in the form of a Mineral Resource Assessment (MRA). Any assessment should include, as a minimum, empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling, undertaken on the application site. Please note a desk-based review and / or boreholes taken from outside the application site boundary will be insufficient and therefore not considered by the MPA. 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).

Given the size of the site and the, at present, unknown nature and extent of any potential mineral resources underlying the site, the MPA would like to see minerals considered within the EIA process.

Mineral prior extraction usually takes place during the site preparation and/or construction phase of developments. As such, site assessments, such as dust, noise, and vibration, should take this into account at this stage.

It should be noted that, as outlined within our SPD, the starting assumption should be that prior extraction of minerals will take place and suitable evidence will be required to prove that this is not viable.

The Minerals & Waste Policy Team at Hampshire County Council is available to discuss this further and will be happy to receive further consultations regarding the proposed development.

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