

SOUTHLEIGH PARK HOUSE
MINERALS POSITION STATEMENT
SNELL & WILCOX PENSION FUND
JULY 2017



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1.0 Introduction

Introduction

- 1.1 This Minerals Position Statement accompanies a planning application for the redevelopment of Southleigh Park for residential development. The site is located within Hampshire County Council's (MCA) Minerals Consultation Area for sand and gravel.

Background

- 1.2 Southleigh Park House is a former gentleman's residence and parkland located between Havant and Emsworth in the strategic gap. The site is approximately 3ha, with access from Eastleigh Road, a rural lane that provides access to Bartons Road to the north.
- 1.3 This document supports a hybrid planning application for up to 90 residential units in total, comprising:

Full planning permission and listed building consent for the change of use, alterations to and extension of existing buildings to 20 residential units, (13 dwellings in the main house and 7 in other listed buildings) with associated landscaping, parking and amenity space.

Outline application (all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

- 1.4 The redevelopment has been informed by the need to secure the future of the Listed Buildings, which is uncertain given the current under-occupation of the premises and expiry of the full long-term lease. Redevelopment of the site will deliver high quality development and provide economic and heritage benefits to the area.
- 1.5 In addition, the site has been recently allocated for early release for residential development in the adopted Local Plan Housing Statement December 2016.

Minerals assessment policy requirement

- 1.6 Southleigh Park House is located on land that has been identified in the Hampshire Minerals Consultation Area (MCA) as a location for sharp sand and gravel.
- 1.7 The Hampshire Minerals and Waste Plan October 2013 provides protection to the county's mineral resources, in particular Policy 15: Safeguarding – mineral resources, which ensures that deposits of sand and gravel (sharp sand and gravel and soft sand) are protected, and states that:

Hampshire's sand and gravel (sharp sand and gravel and soft sand), silica sand and brick making clay resources are safeguarded against the needless sterilisation by non-minerals development, unless "prior extraction" takes place.

1.8 Since Southleigh Park House is located in an identified area, an assessment of the potential of the site is required to accompany the planning application.

1.9 The Supplementary Planning Document “Minerals & Waste Safeguarding in Hampshire” adopted February 2016 provides guidance on the implementation of the policies set out in the Hampshire Minerals and Waste Plan.

The local planning authority, in this instance Havant Borough Council, is required to consult with the Minerals and Waste Planning Authority (Hampshire County Council) when a planning application is received, under the following circumstances where the proposal:

- Involves an area which is over 3 hectares (ha); or
- Is within or adjacent to an existing mineral or waste site; or
- Is within or adjacent to a safeguarded or allocated mineral or waste site.

1.10 Redevelopment of Southleigh Park House falls within the first and third criteria above, and supported by the scenarios set out in Appendix 2, therefore consultation with Hampshire County Council is required.

Prior extraction at Southleigh Park

1.11 Where there is safeguarded mineral on site, policy aims to avoid the sterilisation of mineral resources and HCC encourages prior extraction wherever possible. This can be via:

- Larger scale extraction
- Medium to smaller scale extraction
- Incidental extraction.

1.12 However, Policy 15 allows development without prior extraction if:

- a. *it can be demonstrated that the sterilisation of minerals resources will not occur; or*
- b. *it would be inappropriate to extract mineral resources in that location, with regards to other policies in the Plan; or*
- c. *the development would not pose a serious hindrance to mineral development in the vicinity; or*
- d. *the merits of the development outweigh the safeguarding of the material.*

1.13 Following a conversation with Lisa Kirby-Hawkes, Development Planning Manager from Hampshire County Council on 3rd August 2016, and given the specific circumstances at Southleigh Park House, it is recommended that prior extraction is not appropriate at this location. There are a number of reasons for recommending this approach, set out below.

Surrounding road network

- 1.14 While the site is well located to the strategic road network, its immediate entrance and exist is onto Eastleigh Road, a narrow rural lane which is not suitable for construction traffic associated with mineral extraction.

Protected species

- 1.15 Bat survey work on site has indicated that the site is used as a foraging route for a number of species, making the site unsuitable for large scale mineral extraction.

Listed buildings

- 1.16 The site is characterised by the number of listed buildings that will be converted into residential use. These comprise the main house, west wing, coach house, stable block with clock tower, lodge and dairy. These are Grade II Listed or are curtilage-listed buildings. This would add to the complexity of the extraction of minerals at this location.

Protected trees

- 1.17 A Tree Preservation Order applies to the site, principally to protect ornamental specimen trees. In order for the development to be viable and to restore the buildings' original landscape setting, a number of trees will need to be removed. This would add to the complexity of the extraction of minerals at this location.

Site size

- 1.18 The site is 3.22 ha, however given the large number of constraints on site set out above, the developable area is significantly smaller making it unviable for larger/medium scale extraction.

Policy Compliance

- 1.19 In terms of Policy 15 of the Mineral and Waste Plan, the site therefore complies with part b. "it would be inappropriate to extract mineral resources in that location, with regards to other policies in the Plan" due to the protected buildings, trees and species on the site.
- 1.20 This approach also complies with d. "the merits of the development outweigh the safeguarding of the material", where prior extraction would place additional burden on bringing the site forward, which is already subject to significant constraints.

Conclusions

- 1.21 Southleigh Park is located in a minerals safeguarding area and its redevelopment is therefore subject to an assessment of the feasibility of the site for prior extraction.
- 1.22 Given the site's size, location and development constraints however, the potential for an incidental approach to mineral extraction is minimal, with the exact nature of redevelopment to be agreed through a construction management plan at Reserved Matters stage.