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<i>Enquiries to</i>	Lewis Smith	<i>My reference</i>	CONS/2014/0189
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<i>Date</i>	2 May 2014	<i>Email</i>	planning.policy@hants.gov.uk

Dear Sir/Madam,

Outline application for the construction of 53 dwellings with new vehicular access from Coldharbour Farm Way (with all other matters reserved) at Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth

Thank you for consulting County Planning on the above application (APP/14/00360). As the relevant Minerals Planning Authority (MPA), we have the following comments to make.

The proposed site is located within in a Mineral Safeguarding Area (MSA) - areas defined by MPAs in accordance with National Planning Policy, to ensure that commercially viable mineral resources are not needlessly sterilised by non-minerals development.

Our mineral resource data indicates that there are deposits of sand and gravel underlying the whole of the site, as well as the wider area and therefore there may be an opportunity for prior mineral extraction as part of the development. This is in accordance with Policy 15 of the adopted Hampshire Minerals & Waste Plan (2013).

Whilst it is recognised that this site itself is relatively small, it is located at the corner of a largely undeveloped area – all of which falls within the MSA. It is important to avoid piecemeal ‘sterilisation’ of a large area of mineral resource therefore.

The applicant would be required to investigate the quantity and quality of any mineral resource within the site boundary, to inform the decision regarding the viability of prior mineral extraction. There does not appear to be a minerals

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

report accompanying the application, which would be required to address this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'LS' followed by a stylized flourish.

Lewis Smith
Assistant Project Officer