

Ashleigh Gade
Hinckley and Bosworth Borough Council

Date: 1 June 2026
My Ref: 26/00423/OUT
Contact: Victoria Webb
Phone:
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 26/00423/OUT

LCC Reference Number: 26/00423/OUT

Applicant:

Description of Application:

Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access)

Location of Application:

Land East Of Horspool Grange

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority (MWPA), comments as follows;

A significant proportion of the application site is located entirely within a Mineral Safeguarding Area for igneous rock as identified on Map (relevant map number) of the Leicestershire Minerals and Waste Local Plan (2019-31) (MWLP) and Policy M11 outlines that mineral, including igneous rock, will be protected from permanent sterilisation by other development. Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

Whilst it is noted that the application is supported by a range of documentation, including a Geo Environmental report, there appears to be no consideration to potential mineral sterilisation within such. Therefore, after carefully considering the matter, the Mineral Planning Authority requests further information in the form of a Minerals Assessment to understand the proposed development and its impacts upon the Mineral Safeguarding Area. In general, the following matters are recommended for inclusion in Mineral Assessments:

Growth, Environment & Transport

Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA

Telephone: 0116 232 3232 Fax: 0116 305 6161 Minicom: 0116 305 6870

www.leicestershire.gov.uk

- An estimate of the quality and quantity of mineral reserve impacted by the proposed development (preferably verified by evidence from borehole investigations);
- Assessment of whether the proposal can be modified to avoid sterilisation;
- Assessment of the potential for the use of the mineral in the proposed development and whether it is feasible and viable to extract the mineral resources ahead of the development;
- Assessment of the commercial and practical considerations of prior extraction – such as environmental impacts, the location of processing facilities, method of transport and the interest from local mineral operators;
- Where prior working is proposed, an explanation of how this will be carried out as part of the overall development;
- The effect of prior extraction on the deliverability and/or viability of the proposed development.

The full text to Policy M11 can be found on Page 38 of the Leicestershire Minerals and Waste Local Plan (2019-31) on the following link:

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/10/3/Leicestershire-Minerals-and-Waste-Local-Plan-Up-to-2031-Adopted-2019.pdf>

Furthermore, the proposed development is in close proximity to an existing permitted mineral operations and associated infrastructure at Cliffe Hill Quarry which has consent to operate until 2042, with a further two years for final restoration under planning permissions 2022/10125/04 & 2022/01384/07. The planning permission includes an eastern extension to New Cliffe Hill Quarry, the removal of overburden from the New Cliffe Q eastern extension and deposit in the Old Cliffe Hill quarry void and the diversion of sections of highway on Cliffe Lane.

Whilst it is noted that the proposal is for commercial/ employment land rather than residential development, the future use of the mineral site and its associated infrastructure could be constrained by developments such as this proposal as it may prejudice the sites' ability to comply with its permitted planning controls, for example with set noise, dust or blasting limits. There may also be potential conflicts resulting from the proposed highway amendments.

Having regard to the particular characteristics of the existing mineral operation, and in accordance with Policy MP12: Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure of the LMWLP your Authority should therefore be satisfied that it can be demonstrated that there would be no impacts to the amenity of development in this location or that the proposed development would not prejudice continued operations at the mineral site.

Yours Sincerely,

Vicky Webb
Principal Planning Officer