

Burroughs Road, Ratby

784-B072659

Minerals Assessment

Submission Version

Lagan Homes Limited

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**Document prepared on behalf of Tetra Tech Limited. Registered in England
number: 01959704**



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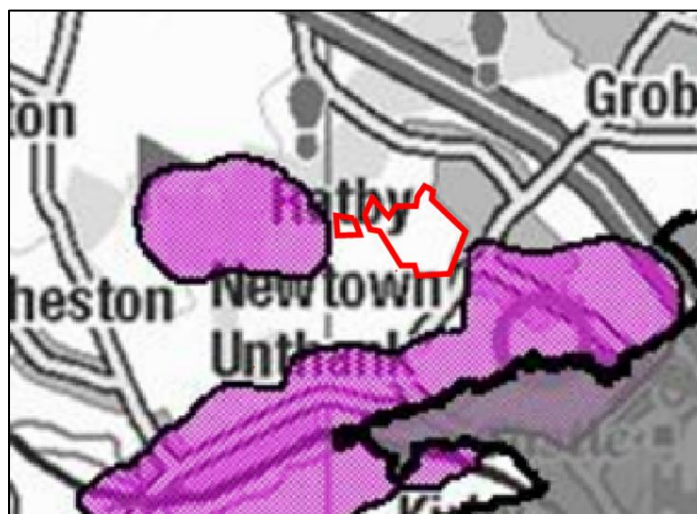
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1.0 Introduction

- 1.0.1 Tetra Tech have been instructed to prepare a Minerals Assessment to inform an outline planning application (24/00914/OUT) for a residential led development, which will either be for approximately 470 dwellings and a primary school at Burroughs Road, Ratby, Leicestershire.
- 1.0.2 Leicestershire County Council (LCC) advised that a Minerals Assessment is required, due to the site being within a Mineral Safeguarding Area (MSA) for Sand and Gravel as shown in the Leicestershire Minerals and Waste Local Plan (LMWLP).
- 1.0.3 If a site is within an MSA, it is subject to the requirements of LMWLP Policy 11: 'Safeguarding of Mineral Resources'.
- 1.0.4 The below figure depicts an attempt to overlay the site boundary on the PDF of the Mineral and Waste Safeguarding Policy Map (SUB5 Hickley Safeguarding 2015). The areas in pink are the MSAs for Sand and Gravel. This drawing is not a precise overlay, as it is onto a PDF, but it appears that at least the majority of the site is outside of the MSA. It is therefore assumed that an edge of the site just encroaches into an MSA which may be the basis for requesting this report.

Figure 1- Extract from LCC's Mineral and Waste Safeguarding Policy Map with an indicative annotated site boundary.



- 1.0.5 This report is intended to assess the most suitable method of managing any identified mineral resources at the site, and includes a review of the underlying geology, relevant minerals planning policies, as well as the viability of any potential mineral extraction prior to development.
- 1.0.6 It concludes that the reported geology of the site is mainly clay, with some variances across the site, and this could be why at least most of the site is not within an MSA. The site adjoins Ratby with built development almost circling the eastern half of the site. This is not typical for a mineral extraction site. For these reasons, it is recommended that if any pockets of sand and gravel are encountered during the preparatory earthworks, that an incidental minerals extraction scheme is used to recover these minerals, where viable. It is not considered a purposeful, larger-scale, minerals extraction would be commercially viable at the site. Furthermore, this report also shows there is a clear need for the housing site, and whilst there is currently a shortage in the landbank for sand and gravel, there are currently planning applications awaiting a decision that would provide some 12 million tonnes (mt) of additional mineral resource in the county.

2.0 Minerals Safeguarding Planning Policy

- 2.0.1 The safeguarding of non-renewable resources, such as minerals, is a key aspect of sustainable development. Paragraph 223 of the National Planning Policy Framework (NPPF), which was last updated in December 2024, obliges Mineral Planning Authorities to define MSAs when preparing local plans.
- 2.0.2 MSAs are produced to define known locations of specific mineral resources of local or national importance and to ensure these resources are not needlessly sterilised by non-mineral development, though MSAs carry no presumption that the resource will be worked.

2.1 Leicestershire Minerals and Waste Local Plan

- 2.1.1 The development site is located within Leicestershire, and the County Council act as the Mineral Planning Authority. The LMWLP was adopted in September 2019 and covers the period to 2031.
- 2.1.2 The LMLP includes Policy M11: ‘Safeguarding Mineral Resources’ which states:
- ‘Sand and gravel, limestone, igneous rock, surface coal, fireclay, brickclay and gypsum resources within the Minerals Safeguarding Areas shown on the figures contained within the Mineral and Waste Safeguarding documents, will be protected from permanent sterilisation by other development.*
- Planning permission will be granted for development that is incompatible with safeguarding mineral within a Mineral Safeguarding Area if:*
- (i) the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or*
- (ii) the mineral can be extracted satisfactorily prior to the incompatible development taking place; or*
- (iii) the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or*

(iv) there is an overriding need for the incompatible development; or

(v) the development comprises one of the types of development listed in Table 4.

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.

Planning permission for mineral extraction that is in advance of approved surface development will be granted where the reserves would otherwise be permanently sterilised provided that operations are only for a temporary period. Where planning permission is granted, conditions will be imposed to ensure that the site can be adequately restored to a satisfactory after-use should the main development be delayed or not implemented.'

- 2.1.3 Strategic Objective 6 of the LMWLP is to *'To safeguard mineral resources, mineral sites and associated infrastructure... from inappropriate development.'*
- 2.1.4 Paragraph 3.87 of the LMWLP states that *'Mineral resources of local and national importance should not be needlessly sterilised by non-mineral development'.*
- 2.1.5 Strategic Objective 8 of the LMWLP recognises the potential impact of mineral development and states: *'To protect people and local communities, and the natural, built and historic environment... from unacceptable effects of minerals and waste developments.'*
- 2.1.6 Paragraph 2.21 of the LMWLP states that *'the choice of location for minerals development is governed by geology'* and *'minerals and waste developments will only be sited in locations which protect the built, heritage and natural environments and the local community from any unacceptable effects from these developments.'*
- 2.1.7 LMWLP Policy M1: 'Supply of Sand and Gravel Aggregate' and Policy M2: 'Supply of Sand and Gravel Aggregate from Existing Sites' provide further requirements for new sand and gravel sites and extensions to current quarries. Policy M2 of the LMWLP lists the allocated sand and gravel extraction.

- 2.1.8 Paragraph 3.27 of the LMWLP states that *‘...In accordance with Policy M1, the Council’s preference would be for proposals for extraction to be worked as extensions to existing site operations.’*
- 2.1.9 If a minerals development was to come forward at the site, that was not considered ancillary to the proposed development, a mineral planning application would be required, which would need to satisfy the requirements of LMWLP Policy M3: ‘Sand and Gravel Extraction (Unallocated Areas)’. The application would need to justify it would replace an existing quarry site or would offer significant environmental benefits. A mineral application would also be expected to demonstrate that economically viable minerals underly the site. As later described in this report it is not considered this is the case.
- 2.1.10 Paragraph 3.98 of the LMWLP provides further guidance on mineral developments and states that *‘The County Council may advise the District Planning Authority that any development on or near mineral reserves should not proceed before the mineral is extracted, or that steps are taken to avoid sterilisation of the deposit. A realistic judgment about the likelihood of the mineral being worked in an environmentally acceptable manner will be made, and the County Council will not seek to prevent development where it is unlikely that extraction of the mineral would occur in the future.’*
- 2.1.11 Paragraph 3.94 of the LMWLP states that *‘The County Council proposes to extend the boundary of MSAs beyond the area of the resource to prevent residential development encroaching on a mineral extraction site or future extraction area to the extent that the amenity of residents could be affected by noise, visual intrusion or blast vibration. The proposed MSAs include a buffer zone of 200 metres around sand and gravel resources...’*

2.2 Mineral Produce Association and Planning Officer’ Society Minerals Safeguarding Planning Guidance

- 2.2.1 In April 2019, the Mineral Products Association and the Planning Officers’ Society published a Minerals Safeguarding Practice Guidance document. Paragraph 4.22 states that *‘in order to demonstrate compliance with minerals safeguarding policies... developers will be required to provide sufficient information to enable the*

Minerals Planning Authority and Local Planning Authority to consider the potential effect of non-exempt development in MSAs/MCAs on mineral safeguarding, and the viability of prior extraction of mineral ahead or in conjunction with the non-mineral development.’ Paragraph 4.23 goes on to state that ‘such information should be in the form of a Minerals Resource Assessment.’

2.2.2 The guidance document includes detailed information on the requirements of Minerals Resource / Safeguarding Assessments. Paragraph 4.24 states that the required information includes: the type of mineral resource thought to be present, the economic value and viability of the mineral and potential options for prior extraction. Table 2, on Page 17 of the document, also sets out matters to address in Mineral Resource Assessments, which includes a review of constraints to mineral extraction and a detailed list of requirements is provided in Annex 1. The guidance document has been considered in the preparation of this appraisal.

2.2.3 Paragraph 4.37 of the guidance document states: -

‘The maximum amount of extraction should be encouraged to minimise the amount of resource sterilised and with associated potential financial benefits to the site owner and developer.’ Paragraph 4.39 proceeds to state that ‘It may be concluded that only a portion of material may be extracted, prior to and during the development, through site preparation and incidental to groundworks. This may be suitable for on-site use but also some may require to be exported. Incidental extraction of small amounts of mineral, for example as part of site preparation or digging of foundations, is likely to be considered as ancillary to or even enabling of the non-minerals development and not normally require separate/standalone planning permission for mineral extraction. Use of materials on-site, and export of excess, could be addressed through the terms of the permission and associated conditions or legal agreements.’

2.2.4 The guidance document has helped inform the scope of this report.

2.3 Analysis

2.3.1 This chapter has identified the planning policy in respect of minerals safeguarding. Policy M11: ‘Safeguarding Mineral Resources’ of the LMWLP is designed to ensure

that economically viable mineral resources are not unnecessarily sterilised and that the mineral can be extracted satisfactorily before the development.

- 2.3.2 The policy is flexible in allowing effective sterilisation of a resource if there is an overriding need for the non-mineral development and where the economic viability of extracting the resource is not likely.
- 2.3.3 The LMWLP also recognises the impact of mineral resource extraction on local amenity and prioritises extensions to sand and gravel quarries for mineral developments.

3.0 Geological Site Setting

3.1 Desk Based Geological Summary

- 3.1.1 A geological desk study and preliminary risk assessment (referred to as ‘the report’ in this section) was prepared by Travis Baker to support the planning application (24/00914/OUT).
- 3.1.2 The report explains there are no British Geological Survey (BGS) borehole records within the site or in the immediate vicinity of the site.
- 3.1.3 The report also states that BGS Geo-Index Mapping does not record any artificial or worked ground within the site, suggesting there has been no previous mineral extraction activity.

Superficial deposits

- 3.1.4 The report describes northern and eastern sections of the site are underlain by the superficial deposits of diamicton of the Thrussington Member. The report describes that the deposits normally comprise of ‘*gravelly clay with sand and silt*’. Previous names of this underlying geology include bolder clay as described on the BGS Geoindex website.
- 3.1.5 The report states that a narrow band of alluvium consisting of clay, silt, sand and gravel is recorded in the west and south of the site alongside Rotherly Brook. River Terrace Deposits, comprising of sand and gravel, are either side of the alluvium.
- 3.1.6 The BGS GeoIndex website shows that most of the site is not underlain by categorised superficial deposits.

Bedrock

- 3.1.7 The report states that north and eastern parts of the site are underlain by the Edwalton Member which comprises mudstone and siltstone with beds of dolomitic siltstone and fine-grained sandstone. This bedrock geology underlies the parts of the site that are not underlain by superficial deposits.

- 3.1.8 The report states that the southern and western sections of the site are underlain by the Gunthorpe Member comprised of mudstone with dolomitic siltstone and fine-grained sandstone, with gypsum veins and nodules.
- 3.1.9 The report states that a thin band of Cotgrave Sandstone Member is recorded between the Edwalton Member and the Gunthorpe Member which comprises of fine to medium grained sandstone interbedded with mudstone and siltstone with gypsum nodules.

3.2 Analysis

- 3.2.1 The Travis Baker report, which has been informed by BGS 'Geology of Britain Viewer', 'GeoIndex', 'Lexicon of Named Rock Units' and 'Borehole Scans' database, indicates that the site is underlain by a mixed geology, mainly comprising clay. The report contains several references to the underlying strata being clay-based.
- 3.2.2 The River Terrace Deposits are reported to mainly comprise sand and gravel, with lesser quantities of sand and gravel found within other categories of formations/deposits that underly the site, such as the alluvium. The River Terrace Deposits and alluvium are located along Rotherly Brook. Practicability considerations of the working of this stratum are discussed later in this report.
- 3.2.3 Paragraph 2.21 of the LMWLP further states that *'the choice of location for minerals development is governed by geology'*. Due to the clay content and varied nature of the deposits underlaying the site, it is considered unlikely that it would be commercially viable to work the site for sand and gravel. This is likely why, at least the majority of the site, is not within an MSA.

4.0 Need

4.1 Housing Need

- 4.1.1 Hinckley and Bosworth Borough Council (HBBC) are currently updating their Local Plan to cover the period of 2020-2041.
- 4.1.2 The current HBBC Local Plan is nearly out of date with the Plan covering the period to 2026. The draft Local Plan has been referred to in this section as it provides the most up to date information in respect of housing demand in the Borough.
- 4.1.3 A Strategic Housing & Economic Land Availability Assessment (SHELAA) was most recently prepared in 2022 and has informed the draft Local Plan.
- 4.1.4 The proposed site is an allocated housing site in the SHELAA and draft plan (LPR107). Upon adoption of the plan the site would become allocated. Numerous housing sites would have been assessed as part of the Local Plan process, and the draft allocation would suggest it is considered an important site required to help contribute towards meeting housing demand.
- 4.1.5 Paragraph 2.10 of the HBBC Local Development Scheme for 2024-2045, published in March 2025, states that 649 dwellings per annum are needed.
- 4.1.6 The Leicester & Leicestershire Strategic Growth Plan, approved in December 2018, states that between 2011 and 2031, 96,580 houses are needed across Leicester and Leicestershire. Between 2031 and 2050, a further 90,500 houses are needed in Leicester and Leicestershire.

4.2 Landbank

- 4.2.1 The LCC Local Aggregate Assessment (LAA) (2024) shows that in 2023, Leicestershire sold 0.22 million tonnes (mt) of sand and gravel, which is below the annual requirement of 1.12mt from the LMWLP. Sand and gravel sales decreased by 17% from 2022 sales.
- 4.2.2 Paragraph 4.6 of the LAA states the permitted reserves of sand and gravel in Leicestershire in 2023, was 2.99mt.

- 4.2.3 The LAA states that in 2023, the landbank for sand and gravel was 3 years. This is below the NPPF's recommendation of 7 years.
- 4.2.4 Paragraph 4.7 of the LAA states that in 2023, existing sites had a potential production capacity of approximately 1.45mt per year which is above the annual requirement set out by the LMWLP.
- 4.2.5 LCC's Annual Monitoring Report (AMR) (2022-23) states that '*Policy M2 makes provision for the working of remaining permitted reserves at Brooksby; Cadeby; Husbands Bosworth; Lockington; and Shawell. M2 also makes provision for extensions to existing sites at Brooksby; Cadeby; Husbands Bosworth; and Shawell.*'
- 4.2.6 The AMR states that a planning application (2021/0041/LCC) to extract 900,000 tonnes of sand and gravel at Husbands Bosworth was granted.
- 4.2.7 The AMR also states that '*Whilst the target has been missed, there is evidence of movement towards the target, as further applications have been granted and are in the planning system*'.
- 4.2.8 The AMR describes that 3.3Mt of sand and gravel at Lockington Quarry and 1.01Mt at One Ash Quarry await planning decisions. The applications are still awaiting decision.
- 4.2.9 A search of LCC's planning portal found that a planning application (2024/EIA/0116/LCC) was received in October 2024 and is awaiting decision for a new sand and gravel quarry, as a replacement for Shawell Quarry. The Environmental Statement of the planning application states that the proposed quarry will contain approximately 8 million tonnes of sand and gravel. If these planning applications are granted, it will increase the landbank for sand and gravel, comfortably above the 7-year NPPF recommendation.
- 4.2.10 The reported geology of the site suggests it is mainly underlain by clay, with sandier deposits flanking watercourses. It is considered highly unlikely that mineral extraction at the site could make a material difference to the landbank, especially when considering workable areas and practicability. This is reflected by the fact that at least the majority of the site is not underlain by an MSA.

5.0 Site Location and Setting

5.1 Location and Description

- 5.1.1 The site is located immediately to the west of Ratby village and approximately 400m southwest of the M1. The site is approximately 32.7ha and is located at approximate centralised grid reference SK 507 060.
- 5.1.2 Aerial mapping indicates that the site is predominantly in agricultural use with the fields subdivided by hedgerows. The Concept Masterplan of the planning application (24/00914/OUT) shows that most of the hedgerows and mature trees are proposed to be retained.
- 5.1.3 In addition to the main body of the site, which adjoins Ratby, there is a separate parcel of land to the northwest that forms part of the application boundary. This parcel of land is proposed for green infrastructure.
- 5.1.4 Burroughs Road runs through the centre of the site, from east to west.
- 5.1.5 A small playground and recreation area is located east within the site, immediately north of Burroughs Road.

5.2 Site Setting

- 5.2.1 The site setting is a mixture of urban and rural with Ratby to east and agricultural land and woodland to the west.
- 5.2.2 Residential dwellings border the site on Stamford Street, along the northeastern boundary. Commercial buildings and a primary school are located immediately along the eastern site boundary on Main Street.
- 5.2.3 A farm and residential dwelling are located approximately 130m south from the site. A Business Park, Pear Tree Office Park, is located immediately southeast of the site and can be accessed by Desford Lane. Further south are large areas of agricultural land with industrial estates. The village of Kirby Muxloe is located approximately 1.5km southeast of the site.
- 5.2.4 Immediately west of the site is a woodland. Rotherly Brook runs through the woodland to the west and then east along a track approximately 20m from the

southern boundary of the site. Holywell Farm is located approximately 470m southwest of the site. Further west is a mixture of agricultural and woodland areas.

5.2.5 Pear Tree Wood is immediately north of the northwestern separate site parcel. Approximately 200m north of the site is Martinshaw Wood which extends to the other side of the motorway.

5.2.6 Land currently being developed for housing is immediately north of the site. Immediately adjacent to the construction site is a parcel of land with reserved matters planning consent for a residential development.

5.2.7 The M1 is located approximately 400m northeast from the site. Approximately 1.2km northeast of the site is the village of Groby on the other side of the motorway. The city of Leicester is located approximately 2.5km east of the site on the other side of the motorway.

Ecology

5.2.8 Martinshaw Wood, located approximately 200m north of the site, is classified as an Ancient Replanted Woodland. Areas of Deciduous Woodland are located within Martinshaw Wood.

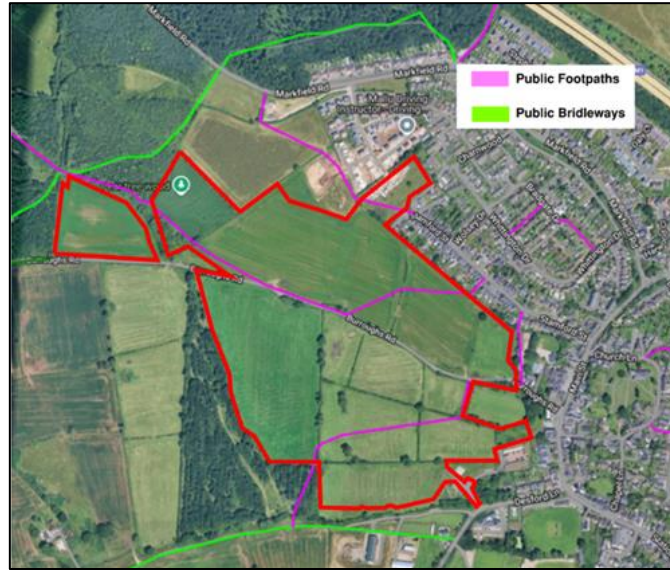
Landscape

5.2.9 The site is not located within any statutory designated landscape areas.

5.2.10 LCC's Public Right of Way (PRoW) interactive map shows that there are four public footpaths (R44, R55, R48 & R50) within the site. This is shown in Figure 2 below.

5.2.11 The Design and Access Statement of planning application (24/00914/OUT) state that the PRoW footpaths will be retained within the development.

Figure 2 - Annotated extracted from LCC's PRow interactive map with indicative site boundary



Water Environment

- 5.2.12 Rotherly Brook runs through the woodland to the west of the site and then east along a track approximately 20m from the southern boundary of the site.
- 5.2.13 The Environment Agency shows that the site is within Flood Zone 1.
- 5.2.14 The MAGIC website shows that the superficial geology of the site is categorised as a Secondary A and Secondary (undifferentiated) Aquifer. The bedrock geology is categorised as Secondary A and B Aquifers.
- 5.2.15 The site does not lie within a groundwater Source Protection Zone (SPZ).

Heritage

- 5.2.16 Three Grade II Listed Buildings are located within 300m east of the site. The closest Grade II Listed Building is Orchard Cottage located approximately 120m east from the site.
- 5.2.17 A scheduled monument is located approximately 550m west from the site.

Utilities

- 5.2.18 Aerial mapping shows that there is an overhead electrical transmission line in the eastern part of the site that runs south through the site from Stamford Street to Burroughs Road to a track approximately 20m south of the site.
- 5.2.19 Another electrical transmission line is located on the track next to the woodland to the west of the site. The electrical line runs northeast across the site to Burroughs Road. From Burroughs Road, the electrical line runs north and then west to the northwestern boundary of the site.
- 5.2.20 The Travis Baker geological desk-study states that a series of manhole covers were found south of the site. The report suggests the possibility of an underground service.

5.3 Constraints

- 5.3.1 Built development, including houses, a primary school, and commercial premises, immediately circle the eastern half of the site, wrapping round from north to south.
- 5.3.2 LCC does not specify buffer zone distances that should be used from sensitive receptors such as housing regarding mineral extraction. LCC recognises the impact of mineral resource extraction on local amenity. Paragraph 3.94 of the LMWLP states that *‘The County Council proposes to extend the boundary of MSAs beyond the area of the resource to prevent residential development encroaching on a mineral extraction site or future extraction area to the extent that the amenity of residents could be affected by noise, visual intrusion or blast vibration. The proposed MSAs include a buffer zone of 200 metres around sand and gravel resources...’*
- 5.3.3 The proposed site immediately adjoins Ratby village. In our vast experience of appraising mineral extraction sites, we typically find that minerals sites are more isolated from developed areas.
- 5.3.4 The access of the site would need full consideration in any future mineral planning application, particularly if access for minerals working is required from Burroughs Road, which may not be suitable for large vehicles.

- 5.3.5 Aerial mapping suggests that there are two electrical transmission lines that cross the site. The geology report also indicates that there is an underground service in the south of the site. It is considered unlikely that these utilities will be moved to facilitate a minerals site, thus this would reduce any workable area
- 5.3.6 The report indicates that the site is underlain by a mixed geology, mainly comprising clay. Higher proportions of sand and gravel are reported in the River Terrace Deposits, which flank the alluvium along the Rotherly Brook.
- 5.3.7 The extraction of surface mineral deposits requires the removal of overlying surface soils and vegetation. This can have a potential impact on the hydrological and hydrogeological water flows. The removal of these deposits would therefore require careful consideration. The brook lies beyond the site boundary to the west and south.
- 5.3.8 The Design and Access Statement of the planning application (24/00914/OUT) state that the four footpaths within the site will be retained. The Concept Masterplan of the planning application shows that most of the hedgerows and all mature trees are proposed to be retained. This will further constrain the site for potential mineral extraction. It is considered unlikely that LCC would expect these features to be removed to facilitate a minerals development.
- 5.3.9 As shown on the Framework Drawing of planning application (24/00914/OUT), the separate northwestern parcel of the site is planned for green infrastructure. This includes retained vegetation, new planting, habitat creation, accessible green space and drainage basins. Figure 1, included in the outset of this report, indicates that this may be the area of the site that encroaches the MSA. Paragraph 3.94 in the LMWLP shows that 200m buffers have been included in the MSAs. This suggests that this parcel of land is not directly underlain by the minerals afforded protection by the MSA, and as this land would not be developed, there would still be a gap between the site and the safeguarded mineral.

6.0 Conclusion

- 6.0.1 Tetra Tech has been instructed to prepare a Minerals Assessment to inform an outline planning application, which will either be for a residential led development of approximately 470 dwellings and a primary school at Burroughs Road, Ratby, Leicestershire.
- 6.0.2 Leicestershire County Council (LCC) advised that a Minerals Assessment is required, as the site entirely coincides within a MSA for Sand and Gravel as shown in the Mineral and Waste Safeguarding Policy Map of the LMWLP.
- 6.0.3 Based on the adopted minerals and waste safeguarding map for Hinckley and Bosworth, publicly available on LCC's Minerals and Waste Local Plan webpage, it appears that at least the vast majority of the site is not located in an MSA.
- 6.0.4 Planning policies within the LMWLP are designed to ensure that economically viable mineral resources are not unnecessarily sterilised and that the mineral can be extracted satisfactorily before the development. The policies are however flexible in allowing effective sterilisation of a resource if there is an overriding need for the non-mineral development. The LMWLP also recognises that impact of mineral resource extraction on local amenity and prioritises extensions to existing sand and gravel quarries for mineral developments.
- 6.0.5 The site is proposed to be allocated in the emerging HBBC Local Plan. This underlies the importance of the site for housing. Several sand and gravel extraction applications have also come forward over the past few years, which, if granted, would see the 7-year landbank recommendation comfortably exceeded.
- 6.0.6 Paragraph 2.21 of the LMWLP states that '*the choice of location for minerals development is governed by geology*'. Section 3 of this assessment explains that the reported geology at the site, is that it mainly comprises clay, and the deposits are likely to be variable across the site. It is considered highly likely that it would not be economically viable to extract the underlying sand and gravel. This is reflected by the fact that at least most of the site does not coincide with an MSA.
- 6.0.7 The land around Rotherly Brook is underlain by alluvium and River Terrace Deposits, with the latter likely containing higher concentrations of sand and gravel. The practicalities of working these areas would need to be carefully considered.

The extraction of surface mineral deposits including sand and gravel can potentially impact the hydrological and hydrogeological water flows. Rotherly Brook flows close to the southern and western boundaries of the main body of the site and the eastern boundary of the separate land parcel proposed for green infrastructure.

- 6.0.8 The report shows that the site adjoins Ratby, with built development almost circling around the eastern half of the site. Typically, mineral sites are more isolated than this.
- 6.0.9 Aerial mapping indicate that two electrical transmission lines cross the site. The geology report also states the possibility of an underground service in the southern part of the site. It is presumed that these features would not be expected to be relocated to facilitate a future minerals site.
- 6.0.10 As shown on the Framework Drawing of planning application (24/00914/OUT), the separate northwestern parcel of the site is planned for green infrastructure including retained vegetation and habitat creation. Figure 1, included at the outset of this report, indicates that this area may be the part of the site that encroaches into the MSA. Due to the buffers LCC include within MSAs, this likely means this land is not directly underlain by the safeguarded minerals. The fact that this land would not be developed, provides a barrier between the built parts of the proposed site and the underlying minerals.
- 6.0.11 Due to the lack of minerals that underly the site (Policy M11, Part i), the constraints (Policy M11, Part ii), and the need of housing (Policy M11, Part iv), it is considered that the proposals are compliant with Policy M11 of the LMWLP.
- 6.0.12 It is recommended that if any pockets of sand and gravel are encountered during the preparatory earthworks, that an incidental minerals extraction scheme is used to recover these minerals, where viable. This is considered the most appropriate strategy for the management of minerals at this site. Incidental extraction at the site would not unduly delay the construction of the development.
- 6.0.13 If viable, it is recommended that any recovered sand and gravel is first looked to be used on site within the development. If any recovered material was not compatible for use on site it could be exported off site and sold into the local market, if viable. This would likely depend on the quantities of resource that was recovered.

6.0.14 The incidental recovery of minerals could take place naturally as part of the phasing arrangements of the site.

