



Emma Baumber  
Hinckley and Bosworth Borough Council

Date: 2 July 2025  
My Ref: 2025/0515/04  
Contact: Charlie Cookson  
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### **APPLICATION DETAILS:**

Planning Application Number: 25/00515/OUT

LCC Reference Number: 2025/0515/04

Applicant:

#### Description of Application:

Outline planning permission for up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works (All matters reserved except for access).

#### Location of Application:

**Land South Of Bosworth Lane Newbold Verdon Leicestershire.**

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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, comments as follows;

The development site is located within a Minerals Safeguarding Area for sand and gravel. In order to demonstrate compliance with Policy M11 of the Leicestershire Minerals and Waste Local Plan, a Minerals Assessment, report ref: 28945-GEO-0402 Rev B, dated May 2025, has been submitted as part of the application. The assessment concludes that any proposal to extract mineral at the site would cause unacceptable environmental impacts on nearby residential receptors, particularly due to the lack of alternative transport networks beyond roads. A 100m buffer zone would render 3.7 hectares (ha) unsuitable for extraction, leaving only 2.4(ha) of potentially viable resource, which is likely to be uneconomical to extract given its limited size and location. Therefore, and subject to the recommendation relating to extraction of mineral resources as part of the development process as outlined within paragraph 6.4 of the report, the Mineral Planning Authority raises no objection.

Chief Executives Department  
Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive  
Zafar Saleem, LLB, LLM, Assistant Chief Executive  
[www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)

Furthermore, there are no concerns from a waste safeguarding perspective.

Yours Sincerely,

Charlie Cookson  
Planning Officer