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Proposed Residential Development Station Road Market Bosworth Leicestershire



Mineral Assessment

June 2024

Revision 01

R-MA-26426-01-01

Registered office

NORTHAMPTON

Grand Union Works
Whilton Locks
Daventry
NN11 2NH
T: 01604 781811

T01-4

MILTON KEYNES

25 Linford Forum
Rockingham Drive
Linford Wood
Milton Keynes | MK14 6LY
T: 01908 889433

POOLE

Suite 8 Branksome Park
Branksome Business Park
Bourne Valley Road | Poole
Dorset | BH12 1ED
T: 01202 540888

Proposed Residential Development
Station Road
Market Bosworth
Leicestershire

Mineral Assessment

JPP Geotechnical & Environmental Ltd, Grand Union Works, Whilton Locks, Daventry, NN11 2NH

T: 01604 781811

E: mail@jppuk.net

W: jppuk.net

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Report Originators

Prepared by



Mitch Coldwell BSc (Hons)
Graduate Geo-Environmental Engineer



Reviewed by



Darryl Kelly MGeol FGS
Director



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Contents

1.0	Introduction.....	1
1.1	Client instructions and reliance.....	1
1.2	Site proposals	1
1.3	Mineral Resource Safeguard Assessment objective	1
2.0	Mineral Safeguarding Planning Policy	2
2.1	National Planning Policy Framework (NPPF) 2021.....	2
2.2	Leicestershire Minerals and Waste Local Plan 2019	2
3.0	The Development Site.....	4
3.1	Location	4
3.2	Geology.....	5
3.3	Mineral Safeguarding Area.....	5
3.4	Waste Safeguarding Area	6
4.0	Mineral Resource Assessment.....	8
4.1	Development Management Policy and Providing for Minerals Policy.....	8
5.0	Summary and Conclusions	9
6.0	References	10

1.0 Introduction

1.1 Client instructions and reliance

1.1.1 JPP were appointed by Miller Homes East Midlands to carry out a Mineral Assessment (MA) on a proposed residential development site at land to the south of Station Road, Market Bosworth, Leicestershire.

1.1.2 This report has been produced for the benefit of Miller Homes Ltd and JPP Geotechnical & Environmental Ltd will not accept liability for the third-party use of the information herein without prior reliance agreed. This report is valid for 6 years from the date of issue however any significant changes to the proposals or followed legislation and guidance within this time could dictate a review of our findings and recommendations.

1.2 Site proposals

1.2.1 We understand proposals are for the redevelopment of the site into a residential estate with 140 no. dwellings and 0.55ha of employment use, along with landscaping, public open space, drainage infrastructure and new access.

1.2.2 The land in the western part of the site is proposed to be developed into a commercial area, however no details have yet been provided to the exact layout or usage of the land highlighted.

1.3 Mineral Resource Safeguard Assessment objective

1.3.1 The objective of the mineral resource safeguarding assessment is to establish whether or not it is likely that a potentially valuable mineral resource will be sterilised by the proposed development.

2.0 Mineral Safeguarding Planning Policy

2.1 National Planning Policy Framework (NPPF) 2021

2.1.1 Section 17.210 of the NPPF (2021) states that planning policies should:

- c) Safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);
- d) Set out policies to encourage the prior extraction of minerals where practical and environmentally feasible, if it is necessary for non-mineral development to take place.

2.1.2 A Mineral Safeguarding Area is defined as ‘an area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.’

2.1.3 The objective of mineral safeguarding is to avoid the sterilisation of potentially valuable mineral resources by non-mineral development.

2.2 Leicestershire Minerals and Waste Local Plan 2019

2.2.1 The Mineral Planning Authority for the area is Leicestershire County Council (LCC).

2.2.2 The boundaries of the Mineral Safeguarding Area for the Hinckley & Bosworth Borough (Figure HK1) are presented in this report.

2.2.3 The Leicestershire Minerals and Waste Local Plan was first adopted in 2019 and the Providing for Minerals Policy (M11) is pertinent to the assessment of the Mineral Resource Safeguarding for the proposed development.

Policy M11: Safeguarding of Mineral Resources

- *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.*

2.2.4

Development Management Policies in the Leicester Minerals and Waste Local Plan outline the different restrictions placed upon potential mineral extraction sites in order to reduce their impact on the surrounding environment. Policy DM2: Local Environment and Community Protection, is deemed to be appropriate to the proposed development, which is bound by sensitive receptors to the north and north east. The sensitive receptors comprise the existing residential dwellings, which would be vulnerable to the environmental impacts that a sand and gravel extraction site in close proximity would pose.

Policy DM2: Local Environment and Community Protection

- *Planning permission will be granted for minerals and waste development where it is demonstrated that the potential effects from bird strikes, dust, emissions, flooding, illumination, noise, odour, run-off, traffic, vibration, or visual intrusion to adjoining land uses and users and those in close proximity to the proposed would be acceptable. Where appropriate, separation distances between a development and other land uses will be applied.*

3.0 The Development Site

3.1 Location

- 3.1.1 The site is located to the west of the town of Market Bosworth and is situated to the south of Station Road and is centred on national grid reference 439748, 302817.
- 3.1.2 The site is approximately 7.0ha in size and comprises a roughly rectangular plot of agricultural land as well as a small area of existing commercial/industrial units in the north.
- 3.1.3 The site is bound to the north by a mixture of residential properties and commercial properties, to the west by commercial properties and to the south and east by further agricultural land.

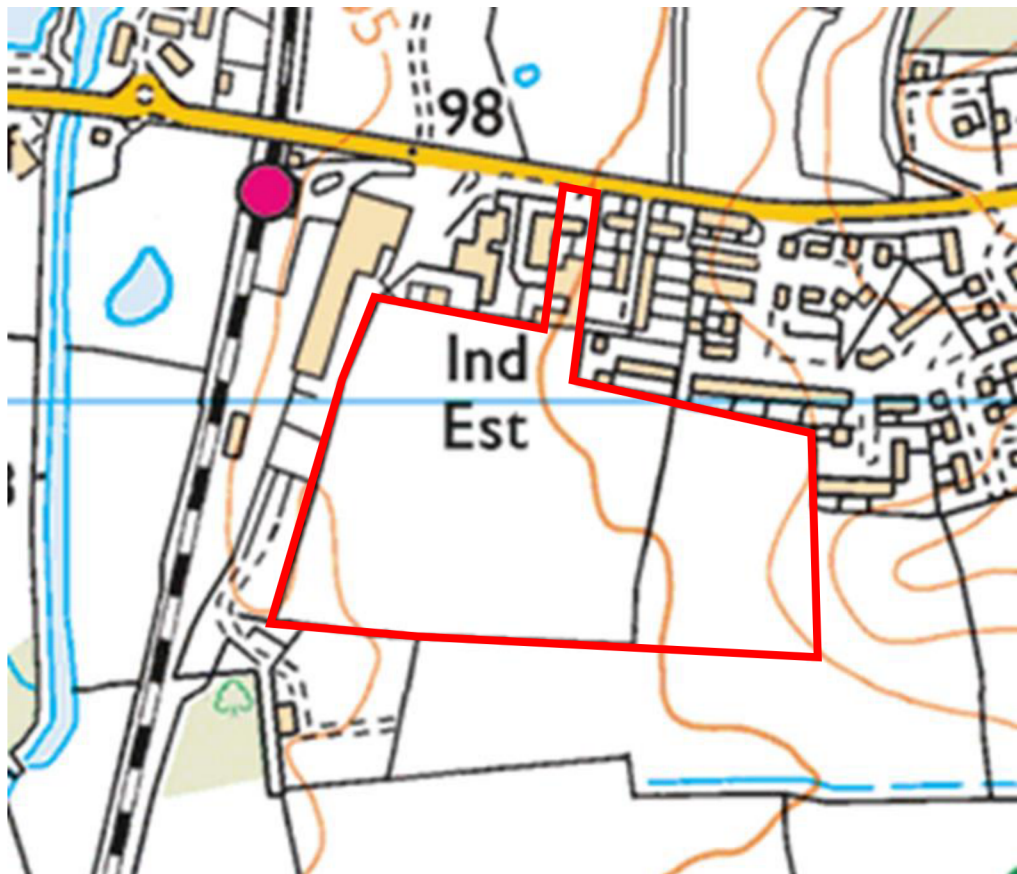


Figure 3.1: Ordnance Survey Mapping with site boundary in red.

- 3.1.4 We understand that the site is situated in a parcel of land which has already been allocated by Hinckley and Bosworth Council for mixed use development under Policy SA5 and that the Market Bosworth Neighbourhood Plan has also allocated the parcel of land for mixed use development under policy BD2.

3.2 Geology

- 3.2.1 According to the British Geological Survey (BGS) mapping, there is no artificial ground mapped on site, or within close proximity to the site.
- 3.2.2 Superficial deposits of the Oadby Member are mapped across the majority of the site, with Glaciofluvial Deposits mapped in the north eastern section of the site. Along the sites western boundary, where the commercial development area is proposed, the ground is mapped to be underlain by the Bosworth Clay Member.
- 3.2.3 The site is underlain by the bedrock geology of the Gunthorpe Member (Mudstone).

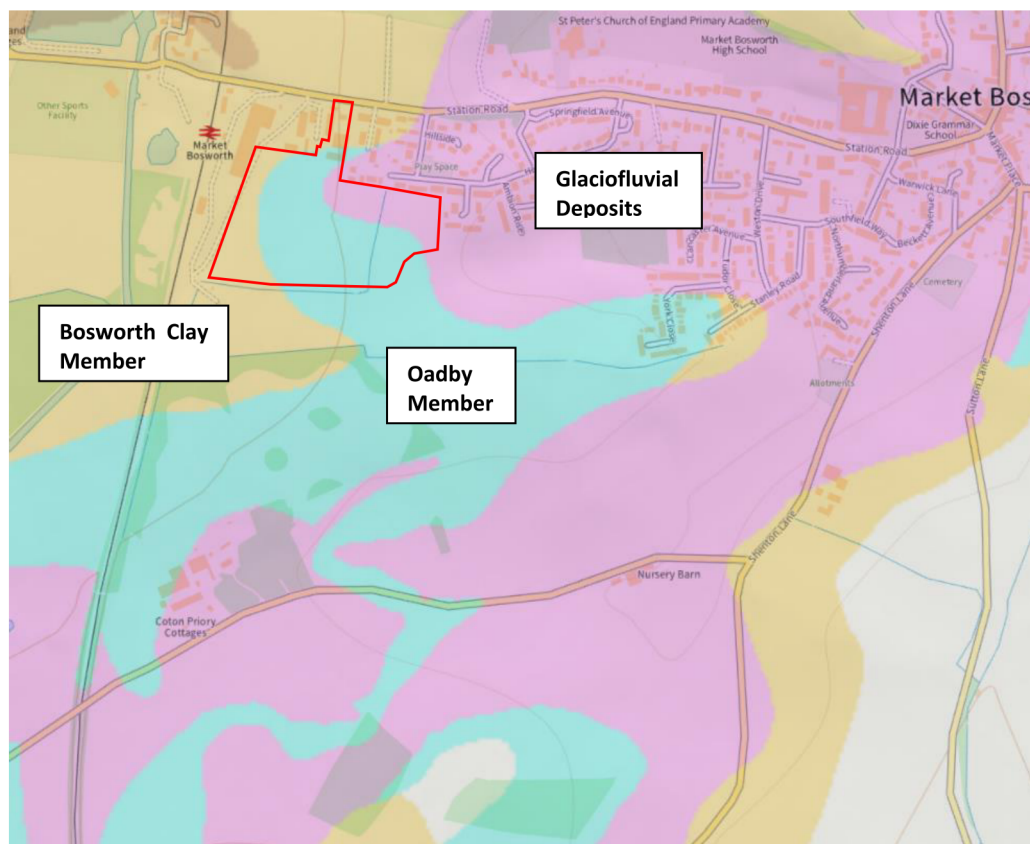


Figure 3.2: BGS mapping of superficial deposits.

3.3 Mineral Safeguarding Area

- 3.3.1 Mapping from Leicestershire County Council's Mineral and Waste Local Plan (Adopted-2019), in particular the Mineral and Waste Safeguarding document for Hinckley and Bosworth Borough (Document S4/2015) shows the proposed site falls within a Mineral Safeguarding Area (MSA).

- 3.3.2 An extract from the document; Figure HK1, has been annotated to illustrate the approximate location of the site within the Sand & Gravel mineral safeguarding area and is presented below. The sand and gravel designation is noted to be abundant in the local area, with large areas of the designated deposits present in areas of open countryside.

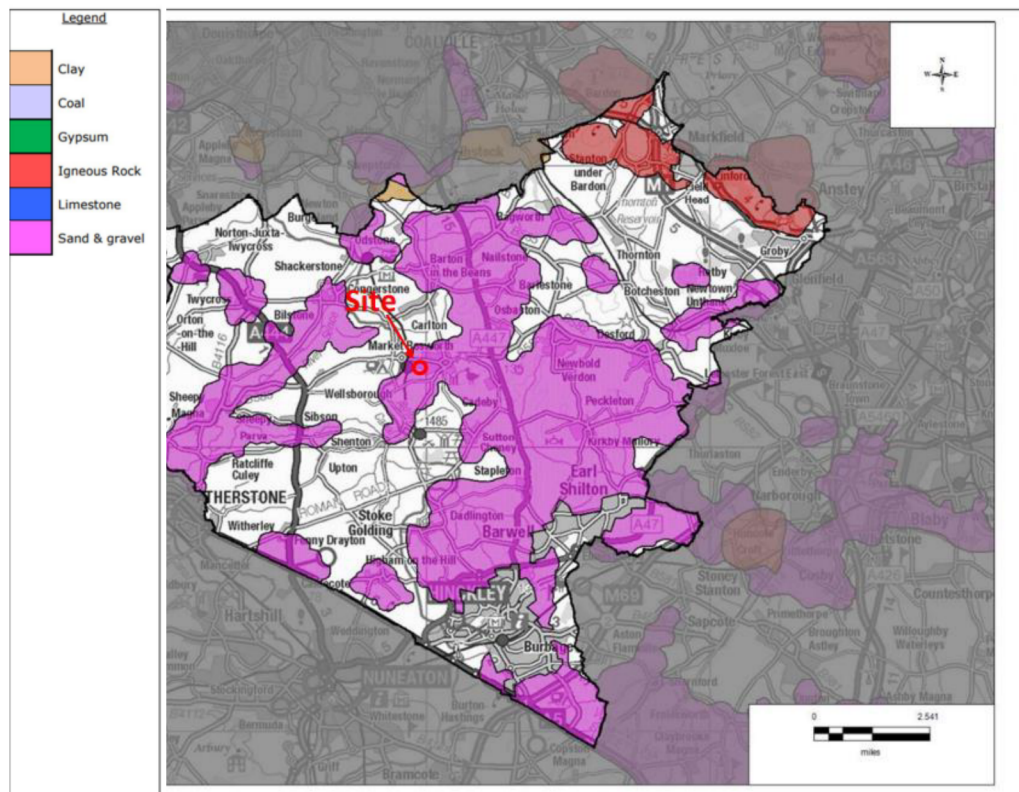


Figure 3.3: 'Figure HK1: Areas of borough/district for mineral safeguarding, categorised by mineral type' taken from Mineral and Waste Safeguarding [Hinckley & Bosworth Borough] (Document S4/205).

3.4 Waste Safeguarding Area

- 3.4.1 The Mineral and Waste Safeguarding document for Hinckley and Bosworth Borough (Document S4/2015), also states that there is a safeguarded waste site located within the north of the proposed development. Table HK1 identifies that the Station Road, Market Bosworth site (HK20) is operated by 'Flying Spares', a car spare company who specialise in supplying spare parts for Rolls Royce and Bentley motor cars. Figure 3.4 (HK20) illustrates the extent of the waste safeguarding site and is presented below.
- 3.4.2 This safeguarded waste area is proposed to be demolished and redeveloped as part of the wider redevelopment in order to form the access point from Station Road into the new development. It is believed that the removal of this 'waste site' will have '*no adverse effect upon amenity*' within the local area, as the facility is for a private company, therefore appeasing the conditions to remove the waste site from the Policy W9: Safeguarding Waste Management Facilities from the Leicestershire minerals and Waste Local Plan (2019).

The map shows Market Bosworth with the River Great Ouse flowing through it. Key features include the A52 road, the Industrial Estate, and the proposed waste site. The waste site boundary is marked with a red rectangle and arrow, and the approximate site boundary is marked with a blue rectangle and arrow. Other landmarks include St Peter's C of E Primary School, Godsons Hill Farm, and the Industrial Estate.

4.0 Mineral Resource Assessment

4.1 Development Management Policy and Providing for Minerals Policy

- 4.1.1 Despite Leicestershire County Council mapping the entire proposed development site within a Sand & Gravel mineral safeguarding area (Figure HK1), a more detailed site-specific assessment of the onsite geology, based on mapping from the BGS, indicates that only the far north eastern and eastern areas of the site are situated overlying what would be considered a Sand and Gravel (Glaciofluvial Deposits) see Figure 3.2 above. The remainder of the site is mapped on Glacial Till (variable cohesive soils) or Bosworth Clay which in turn overlie the local bedrock geology which comprises the Gunthorpe Member (Mudstone)
- 4.1.2 The limited area of mapped Sand and Gravel is situated in close proximity to the adjacent residential properties to the north and north east and is unlikely to provide a sufficient quantity of material to make extraction economically feasible. This would therefore meet conditions outlined in Policy M11, as the value of the resource is greatly affected by the limited quantity available within the proposed site boundary.
- 4.1.3 The surrounding area to the north east of the proposed development is considered a sensitive receptor (existing residential properties). Therefore, a Mineral Planning Authority would likely apply a minimum standoff distance from any excavation to protect the surrounding sensitive receptors, as well as to calculate the area of mineral resource already sterilised by the existing developments. An appropriate standoff distance of 250m would likely apply from multiple residential dwellings to the boundary of any excavation. Based on the BGS mapping, there are no Glaciofluvial Deposits (Sand and Gravel) mapped outside of a 150m buffer from the existing residential properties. Therefore, any potential mineral resource has already been sterilised by the existing housing developments.
- 4.1.4 The prior extraction of Sand & Gravels from the site would not be environmentally or socially viable. Policy DM2 of Leicestershire's Minerals and Waste Local Plan states that '*planning permission will [only] be granted for mineral... development where it is demonstrated the potential effects... to adjoining land uses... would be acceptable*'. These potential effects can include: visual impacts, noise, blast vibrations, dust, air emissions and stability of the land at and around the site, both above and below ground level. The proximity of the resource to the residential area and the lack of suitable road infrastructure means that the sensitive land users would be negatively affected by any extraction of materials and as such the extraction of minerals before the development can be considered unacceptable.

5.0 Summary and Conclusions

- 5.1.1 The site lies within a Sand & Gravel mineral safeguarding area (MSA) as defined by the Leicestershire County Council in the Leicestershire Minerals and Waste Local Plan (2019). The designated deposit is abundant in the wider geographical area and is predominantly situated beneath areas of open countryside. It is therefore considered that there would be significant remaining volumes of the designated mineral, which would remain easily accessible for future demand and extraction if/when required.
- 5.1.2 A site-specific assessment based on BGS mapping, illustrates the designated sand and gravel mineral resource is only likely to be present beneath a small parcel of the site to the north east of the site. The small area of mapped glaciofluvial Deposits (sand and gravel) is considered to be already sterilised by the existing residential dwellings that surround the site and the proposed development would not result in any further mineral sterilisation.
- 5.1.3 Any extraction of sand and gravel underlying the site prior to, or as part of the proposed development is impracticable given that this would have an unacceptably high environmental impact on sensitive receptors (residential properties).
- 5.1.4 Finally, the Providing for Minerals Policy suggests that the current need for sand and gravel in Leicestershire across the plan period is already being met by existing quarries.
- 5.1.5 Following our assessment of the site in regard to mineral safeguarding, we consider the proposed residential development to be acceptable based on the findings detailed in this report. Therefore, we do not consider there to be any basis for an objection to the proposed development under Paragraph 17.210 of the National Planning Policy Framework (2021) or Providing for Minerals Policy M11 of Leicestershire Minerals and Waste Local Plan (2019).

6.0 References

- 6.1 National Planning Policy Framework (revised 20.07.2021) [National Planning Policy Framework - 17. Facilitating the sustainable use of minerals - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-2021)
- 6.2 A Guide to mineral safeguarding in England (October 2007) [0611 Safeguarding minerals2.qxp \(nerc.ac.uk\)](https://www.nerc.ac.uk/publications/minerals2.qxp)
- 6.3 Leicestershire County Council Minerals and Waste Local Plan; The Development Plan [Leicestershire Minerals and Waste Local Plan Up to 2031 \(Adopted-2019\) \(Leicestershire.gov.uk\)](https://www.leicestershire.gov.uk/minerals-waste-local-plan)
- 6.4 Leicestershire County Council; Minerals and Waste Local Plan review [Review of the Leicestershire Minerals and Waste Local Plan 2019-2031 \(November 2022\) \(Leicestershire.gov.uk\)](https://www.leicestershire.gov.uk/minerals-waste-local-plan-review)
- 6.5 Leicestershire County Council; District Councils' minerals and waste safeguarding [Mineral and Waste Safeguarding \[Hinckley & Bosworth Borough\] Document S4/205 \(December 2015\) \(Leicestershire.gov.uk\)](https://www.leicestershire.gov.uk/minerals-waste-safeguarding)
- 6.6 British Geological Survey (BGS) Onshore GeoIndex and records of boreholes held by the BGS. [GeoIndex - British Geological Survey \(bgs.ac.uk\)](https://www.bgs.ac.uk/geoindex/)