

## **MINERALS ASSESSMENT**

### **Land at Brascote Lane, east of Cadeby**

#### **Introduction**

Heatons is a consultancy with considerable experience in minerals and waste planning matters, including mineral safeguarding and related considerations.

Heatons has been instructed by FP McCann to prepare a Mineral Assessment following a request by Leicestershire County Council (LCC) in its role as mineral planning authority relating to an undetermined planning application for the erection of a pipe manufacturing facility (Hinckley and Bosworth Borough Council reference 25/00306/FUL). The application site is located east of the village of Cadeby, at Brascote Lane, CV13 0BB.

LCC has requested that a Mineral Assessment be produced that considers potential for sterilisation of mineral resources associated with the development proposal (LCC reference 2025/0306/04).

#### **Policy Position**

The Leicestershire Minerals and Waste Local Plan (MWLP) was adopted in September 2019 and forms part of the development plan relating to the application site. It contains the adopted policies on mineral safeguarding. LCC has also adopted a Minerals and Waste Safeguarding Document specifically for the borough of Hinckley and Bosworth, published in December 2015 (document S4/2014).

Policy M11 'Safeguarding of Mineral Resources' within the MWLP seeks to safeguard important mineral resources within Leicestershire against permanent sterilisation from non-minerals development. Planning applications for non-mineral development should provide an assessment of the effect of the proposed development on the mineral resource below or surrounding the site.

The site is situated entirely within a Mineral Safeguarding Area for sand and gravel as identified in Figure HK1 'Areas of borough/district for mineral safeguarding' within the Minerals and Waste Safeguarding Document for Hinckley and Bosworth. The relevant plan from the Minerals and Waste Safeguarding document is replicated overleaf at Figure 1.

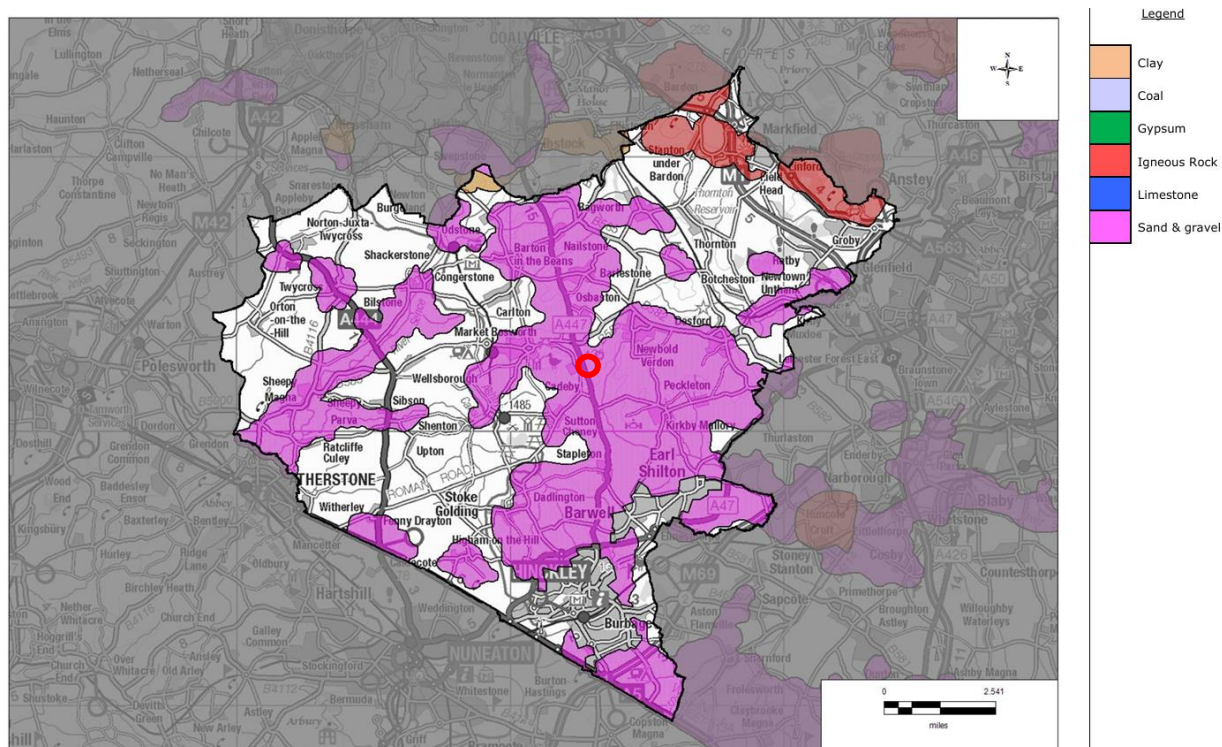


Figure 1 – Extract from the Minerals and Waste Safeguarding Document for Hinckley and Bosworth (accessed 30<sup>th</sup> April 2025)

The site (circled red on Figure 1) is wholly situated within the Mineral Safeguarding Area for sand and gravel.

The scope of this Assessment is therefore limited to sand and gravel.

### Site Details

The site is located in the countryside, east of the village of Cadeby. It is accessed from Brascote Lane via FP McCann's existing precast concrete facility and a recently-permitted roof tile manufacturing facility which is partially complete.

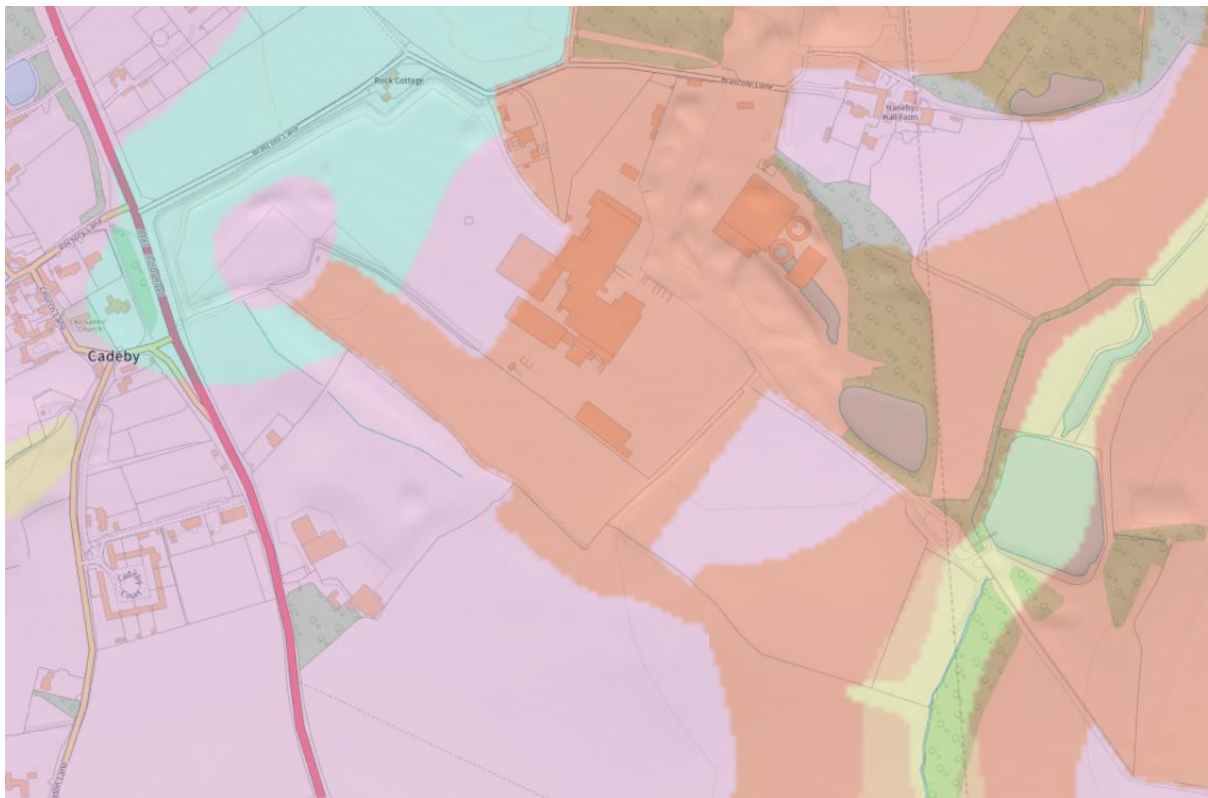
The site therefore contains some previously developed land, alongside three fields currently used for livestock grazing. Two of the fields have been previously worked for sand and gravel and were subsequently restored in 2011. The aftercare period for the fields ended in 2016.

Only the site's easternmost field has not been subject to sand and gravel extraction, although part of the field was within the boundary of the mineral permissions as it was used to transport sand and gravel to the quarry's processing area.

Of the 12.15 hectare (Ha) site, only approximately 6Ha has not been worked for sand and gravel.

The British Geological Survey (BGS) provides a publicly-accessible online geology viewer, the [BGS Geology Viewer](#). A review of the online viewer shows that the bedrock and superficial geology beneath the site.

Figure 2 below provides an extract from the showing the geology map for the proposed development area.



*Figure 2 – Extract from British Geological Survey online Geology Viewer.*

For reference, the pink illustrates sand and gravel superficial deposits, yellow illustrates clay, silt, sand and gravel deposits, and blue illustrates Diamicton deposits. The bedrock for the area shown is Mudstone of the Gunthorpe Member.

The geology of the site is as expected, given that much of the land within and surrounding the site has been worked for sand and gravel.

### **Potential for Direct Mineral Sterilisation**

Given the site's geology, the introduction of permanent non-minerals development to the undeveloped areas of the site has the potential to sterilise sand and gravel resources.

However, most of the site formed part of the former Cadeby Quarry, which was operational from 1969 until 2021. The majority of the site has therefore previously been worked-out for sand and gravel, with no economic mineral resources remaining in situ. Upon closure of Cadeby Quarry, it was determined that the workable resources had been exhausted. The Quarry has since been completely restored.

Only the easternmost field of the application site has not been subject to sand and gravel extraction and subsequent restoration.

It should be stressed that Heaton's worked with Tarmac (the operator of the Cadeby Quarry) during the quarry's final years of operation. The quarry closed after extensive investigations by Tarmac to assess whether any further sand and gravel resources in the vicinity of the quarry's plant site could be worked.

The investigations concluded that no further economic resources would be worked. This conclusion was drawn following investigations into the potential for sand and gravel extraction in locations close to the quarry's processing area (now the FP McCann rooftile manufacturing facility). It was concluded that the unworked land (measuring circa 6Ha) that now forms part of the application site for application 25/00306/FUL did not contain economic sand and gravel resources.

### **Potential for Mineral Sterilisation due to proximity**

The introduction of non-minerals development will not pose a risk to any other existing or proposed mineral extraction or minerals infrastructure as none are present in the vicinity of the site.

### **Potential for Prior Extraction**

It is not considered that prior extraction of sand and gravel is necessary as previous assessment of the viability of sand and gravel extraction within the unworked part of the site concluded that field did not contain economic mineral resources.

Furthermore, sand and gravel extraction within the field would inevitably lead to either a lowering of ground level and delays to the implementation of the proposed development. Lowering ground levels within the site would result in practical issues with the movement of vehicles between the easternmost field and the rest of the site.

Post-extraction restoration back to original ground levels would alleviate issues regarding level changes within the site but could only realistically be achieved using imported materials to create appropriate development platforms. This is not desirable to the applicant and does not form part of the planning application.

Therefore, prior extraction is not proposed as it cannot be achieved without adverse impact on the delivery of the proposed development.

### **Conclusions**

The entirety of the site is located within a Mineral Safeguarding Area for sand and gravel by virtue of the site's underlying geology. The Mineral Safeguarding Area for sand and gravel as defined by the Minerals and Waste Safeguarding Document for Hinckley and Bosworth covers a large proportion of the Borough of Hinckley and Bosworth. The defined Mineral Safeguarding Area includes land on which surface mineral extraction is not readily achievable or practical, such as urban areas and land already exhausted for its sand and gravel resources.

This Mineral Assessment concludes that the majority of the site has already been subject to sand and gravel extraction and/or disturbed by mineral operations associated with Cadeby Quarry.

Previous investigations by Tarmac during the operational life of Cadeby Quarry indicate are no remaining economic sand and gravel resources present in the parts of the site covered by historic mineral permissions.

Similarly, the easternmost field of the application site was not promoted for mineral extraction by Tarmac, the experienced operator of the former Cadeby Quarry. Despite the field's location immediately adjoining the former quarry processing area, mineral extraction within the field was never proposed.

In our experience, given that the land was not subject to sand and gravel extraction when existing processing facilities and quarry infrastructure were located immediately adjoining the field, it is not likely that sand and gravel extraction within the field will be desirable in the future. It is clear that the permanent closure of Cadeby Quarry represented the end of the most sustainable and convenient opportunity for the field to be worked.

Notwithstanding the above, in our experience, the size of the unworked part of the site (c.5Ha) is not considered to be large enough to sustain an economic standalone sand and gravel quarry.

It is our view that there are no other mineral extraction sites (either existing or proposed) in the site's wider surroundings that could economically extract any sand and gravel resources within the field. However, it should be noted that the development proposed is compatible with mineral extraction; it involves the expansion of existing industrial development rather than the introduction of land uses that would be sensitive to any future nearby mineral operations.

Finally, LCC's request for a Mineral Assessment recommends that modification of the proposed development be considered to avoid the risk of mineral sterilisation. It would not be practical for the applicant to avoid development on the unworked part of the site which comprises almost half of the application site. The land is necessary to meet the objectives of the application.

Overall, it is clear that the site falls within the Mineral Safeguarding Area in the MWLP. This desk-based study has demonstrated that the proposed development will not needlessly sterilise valuable mineral, as there is no viable potential for extraction.