

Emma Baumber
Hinckley and Bosworth Borough Council

Date: 25 August 2026
My Ref: 26/00675/OUT
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APPLICATION DETAILS:

Planning Application Number: 26/00675/OUT

LCC Reference Number: 26/00675/OUT

Applicant:

Description of Application:

Outline planning application for residential development of approximately 550 dwellings, including provision of a primary healthcare facility and district centre [E Use Class]; sports facilities; public open space; access from Peckleton Lane and Leicester Lane with a connecting road; sustainable drainage; and associated infrastructure. All matters reserved except for access.

Location of Application:

Land South Of Bosworth Academy Leicester Lane Desford Leicestershire

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;

We have reviewed the submitted Mineral Resource Assessment titled 'Mineral Resource Assessment Proposed Residential Development Land between Peckleton Lane and Leicester Land, Desford, Bellway Strategic Land, June 2026'. We welcome the assessment given the sites location within a safeguarding area for sand and gravel and the history of extensive workable sand and gravel resources within the borough, namely at the former Cadeby Quarry.

The conclusions of the report are agreed with, namely that, there is no prospect of prior, or other, extraction of minerals due to constraints within and surrounding the site.

We would like to highlight that the conclusion made in paragraph 7.7.4 in that there is an overriding need for the residential development in this locality is a judgement to be made by the local planning

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authority when considering the overall planning balance of any proposal which lies within a safeguarding area for either minerals or waste.

By way of clarity, the above has been reviewed against the National Planning Policy Framework (NPPF) 2026 although the assessment refers to the previous, now superseded version of the NPPF given it was extant at the time.

Overall, we have no objections.

Yours Sincerely,

Amelia Mistry
Planning Officer