

MINERALS ASSESSMENT NOTE – Land east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon

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 Richborough Estates to provide a Mineral Assessment Note to explain the position, as we interpret it, in relation to the potential mineral sterilisation/safeguarding considerations and potential for proximal sterilisation of mineral operations that may arise as a consequence of non-mineral development proposed for allocation on land east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon.

Hinckley and Bosworth is the Local Planning Authority (LPA) dealing with this non-minerals development application (reference 24/01158/OUT). The County Planning Authority for the area and the consultee for this application is Leicestershire County Council.

Policy Position

The Leicestershire Minerals and Waste Local Plan (MWLP) was adopted in September 2019 and forms part of the Development Plan relating to this Site and contains the adopted policies on mineral safeguarding. Leicestershire County Council have 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 is of relevance and 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 (adopted December 2015). The extract is imaged below at Figure 1.

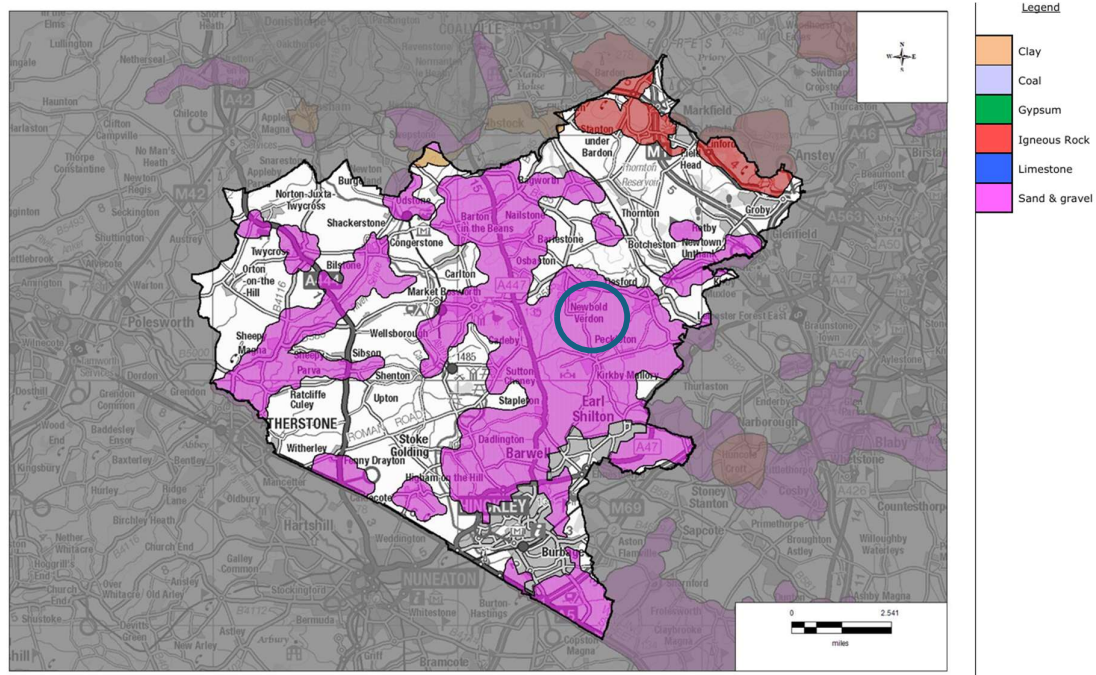


Figure 1 – Extract from the Minerals and Waste Safeguarding Document for Hinckley and Bosworth

As demonstrated in Figure 1, the site which is located within the village of Newbold Verdon (circled in blue on the map), is wholly situated within the mineral safeguarding area for sand and gravel.

Leicestershire County Council's mineral consultation response also refers to the application site lying within a parcel of land allocated for sand and gravel extraction within the Local Plan Inset Map SA2. Figure 2 illustrates the site allocation for sand and gravel at Cadeby and the red line boundary (approximate) for the application. Neither of the allocations overlap the application boundary for 24/01158/OUT, therefore the application site does not lie within any parcels of land allocated for sand and gravel extraction.

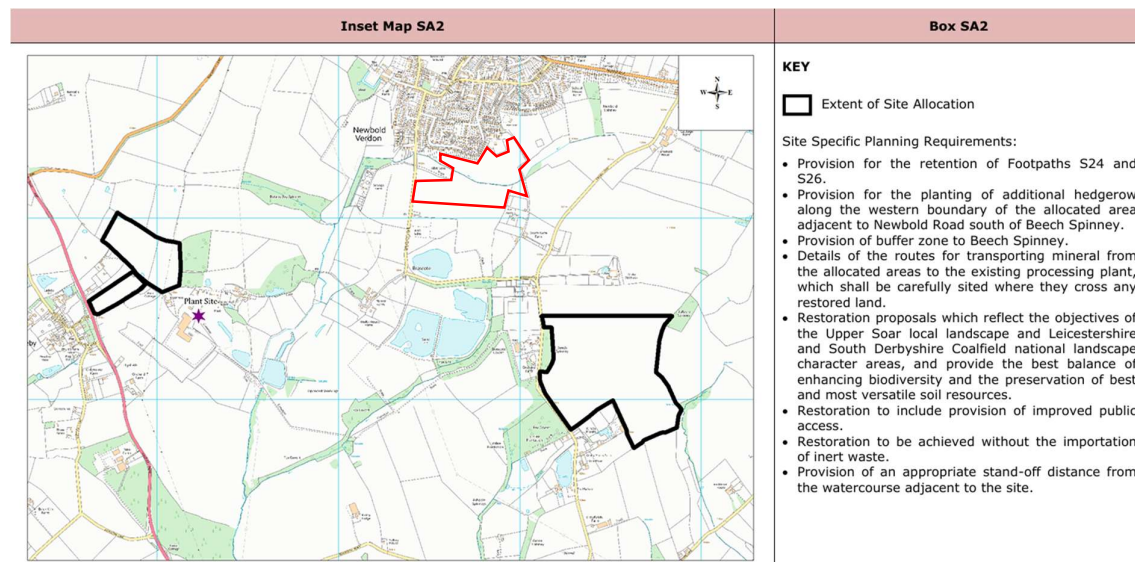


Figure 2: Inset Map SA2 for Cadeby, within Leicestershire MWLP (2019)

Cadeby Quarry had been operational since the 1950s. The quarry closed after extensive investigations by the mineral operator (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 resources would be worked, therefore mineral extraction ceased in 2021. The Cadeby Quarry site is now fully restored and hosts manufacturing operations by FP McCann, which further solidifies the fact that no workable sand and gravel resources reside in the area and that Cadeby Quarry is actually inactive.

Additionally, we have reviewed Hinckley and Bosworth's Regulation 18 Local Plan published in July 2024. Appendix 2 within this document identifies an 'Active Mineral Extraction Site' at Cadeby Quarry (see Figure 3 below), whilst this allocation holds no weight in the decision-making process due to the stage of the Local Plan, Heatons would like to emphasise that Cadeby Quarry is no longer active and that the application site does not overlap with any historical or current mineral extraction activities.

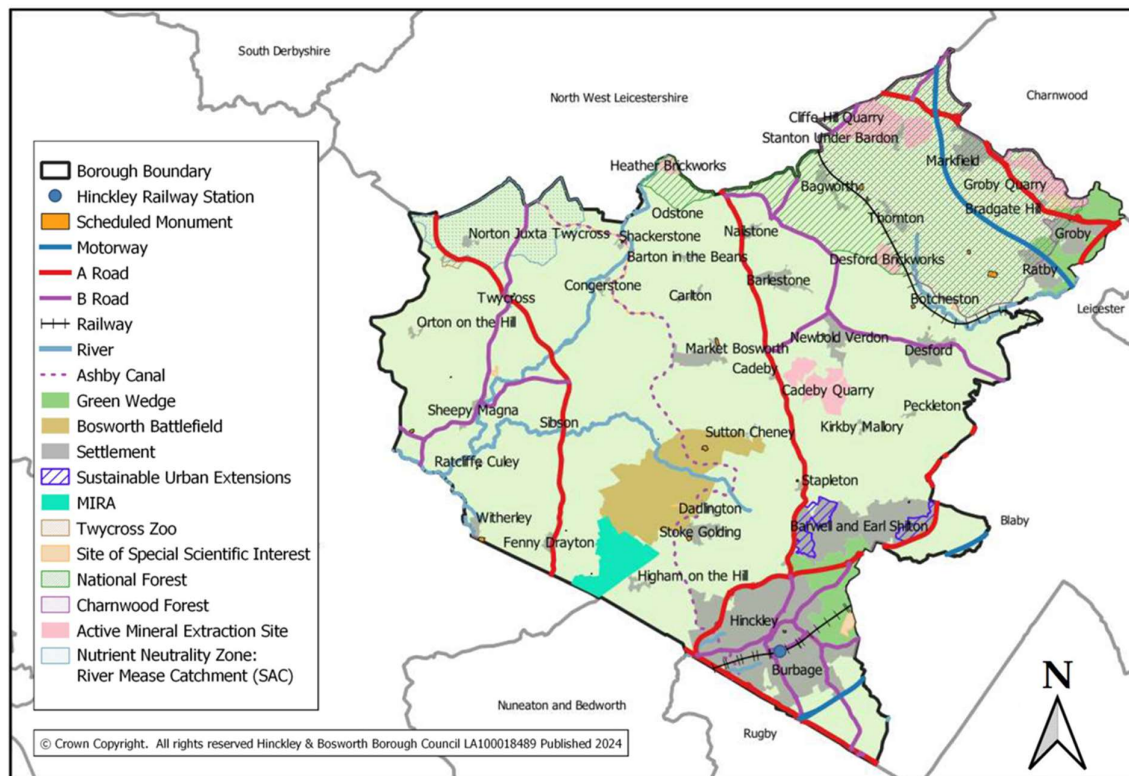


Figure 3 – Regulation 18 Key Diagram, demonstrating Cadeby Quarry as an active mineral site

Geology

In determining the potential extent of sand and gravel that may be sterilised by potential development, we have also reviewed the British Geological Survey (BGS) online geology viewer. The [BGS Geology Viewer](#) is a free app that provides access to detailed information about the geology all around you. Tapping the map reveals the bedrock and superficial geology as well as explaining how certain features were formed.

Figure 4 below provides an extract from the showing the geology map for the proposed development area.

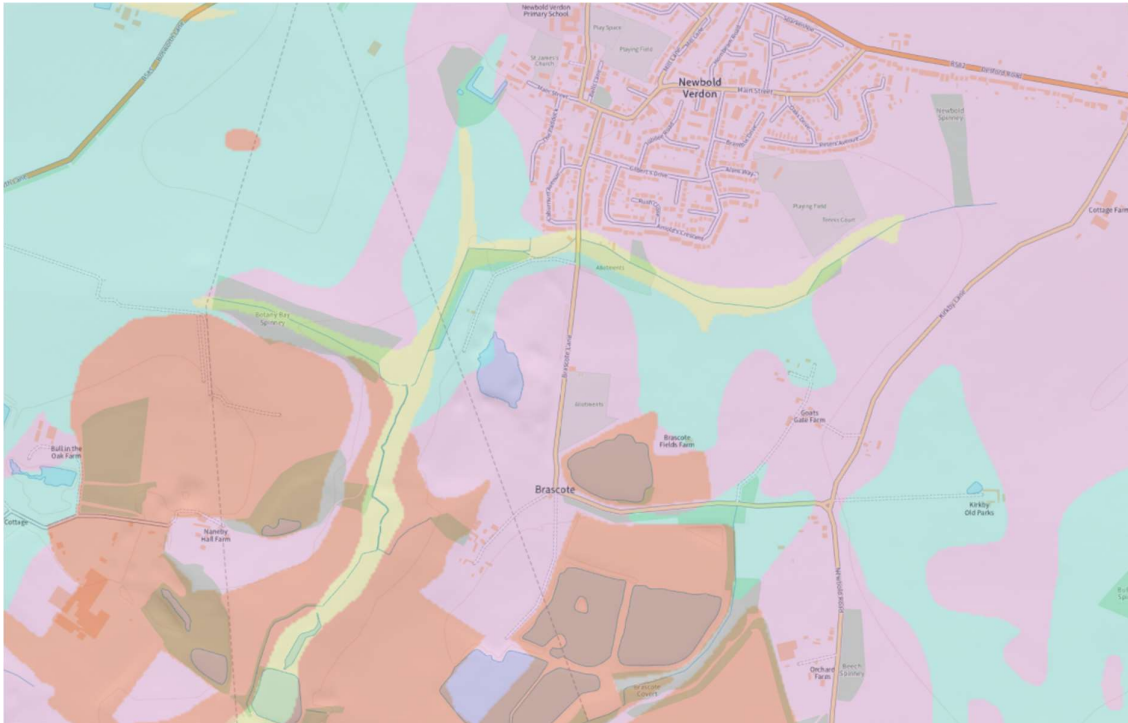


Figure 4 – Extract from British Geological Survey online Geology Viewer

For reference: the pink illustrates sand and gravel deposits; yellow illustrates clay, silt, sand and gravel deposits; and blue illustrates Diamicton deposits.

Due to the proximity of the swathes of pink to an existing residential settlement, there is a lack of stand-off distance which will result in a lack of amenity if this mineral is worked. The thin lozenge of yellow does not form an economically viable mineral deposit for working, especially as the adjoining deposit is Diamicton, not sand and gravel, meaning that there is no workable resource with a sufficient stand-off distance to the residential development.

Whilst the map illustrates pink towards the east of the site, this again would not be a viable deposit to extract due to the residential settlements situated along Desford Road.

Therefore, non-minerals development on the application site will not result in the sterilisation of workable sand and gravel resources due to unviability.



Conclusions

It is clear from the above map extracts that the proposed development falls within the Mineral Safeguarding Area in the Leicestershire Minerals and Waste Local Plan. This desk-based study has demonstrated that there is a lack of workable resource that would be viable for extraction that warrants safeguarding. Furthermore, there is no potential for sand and gravel resource to be worked in the land adjoining the site to the east due to proximity to residential settlements, resulting in the inability for mineral extraction to be extended and therefore rendering extraction at the application site unviable. The proposals will not needlessly sterilise a valuable mineral, as there is no viable potential for extraction. In addition to this, the application site is not situated within proximity to an active quarry and therefore would not pose a risk to existing mineral extraction or infrastructure.