



Alex Jolley  
Hinckley and Bosworth Borough Council

Date: 27 February 2025  
My Ref: 24/00914/OUT  
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### **APPLICATION DETAILS:**

Planning Application Number: 24/00914/OUT

LCC Reference Number: 24/00914/OUT

Applicant:

#### Description of Application:

Outline planning application (with all for matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.

#### Location of Application:

**Burroughs Road Recreation Ground Burroughs Road Ratby Leicester 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;

Please accept my apologies for the significant delay in response to this consultation. I note that the application is as yet undetermined and that a reconsultation has been undertaken, therefore, please accept the following response:

'The application site is located entirely within a Mineral Safeguarding Area for sand and gravel as identified within the Leicestershire Minerals and Waste Local Plan (2019-31) (MWLP) and Policy M11 outlines that mineral, including sand and gravel will be protected from permanent sterilisation by other development. Planning applications for non-mineral development within a Mineral

**Chief Executives Department**  
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John Sinnott, CBE, MA, Dipl. PA, Chief Executive  
Tom Purnell, MSc, Dipl. PLM, Assistant Chief Executive

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.

Whilst it is noted that the application is supported by a range of documentation, there appears to be no consideration to potential mineral sterilisation within such. Therefore, after carefully considering the matter, the Mineral Planning Authority requests further information in the form of a Minerals Assessment to understand the proposed development and its impacts upon the Mineral Safeguarding Area. In general, the following matters are recommended for inclusion in Mineral Assessments:

- An estimate of the quality and quantity of mineral reserve impacted by the proposed development (preferably verified by evidence from borehole investigations);
- Assessment of whether the proposal can be modified to avoid sterilisation;
- Assessment of the potential for the use of the mineral in the proposed development and whether it is feasible and viable to extract the mineral resources ahead of the development;
- Assessment of the commercial and practical considerations of prior extraction – such as environmental impacts, the location of processing facilities, method of transport and the interest from local mineral operators;
- Where prior working is proposed, an explanation of how this will be carried out as part of the overall development;
- The effect of prior extraction on the deliverability and/or viability of the proposed development.

The full text to Policy M11 can be found on Page 38 of the Leicestershire Minerals and Waste Local Plan (2019-31) on the following link:

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/10/3/Leicestershire-Minerals-and-Waste-Local-Plan-Up-to-2031-Adopted-2019.pdf>

Yours Sincerely,

Christina Emmett  
Planning Officer