

Sullivan Archer
Hinckley and Bosworth Borough Council

Date: 7 October 2025
My Ref: 25/00830/OUT
Contact: Lucie Hoelmer
Phone: 0116 305 3414
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/00830/OUT

LCC Reference Number: 25/00830/OUT

Applicant:

Description of Application:

Outline planning permission for the erection of No. 26 commercial units
(use class B2 and B8) (Access reserved)

Location of Application:

Land West Of Leicester Road Earl Shilton 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;

The site is a change of existing use with a proposal that will intensify development onsite from fields used for equestrian activities to the development of commercial buildings.

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

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

Chief Executives Department

Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Zafar Saleem, LLB, LLM, Assistant Chief Executive
www.leicestershire.gov.uk

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>

The future use of the mineral/waste site and associated infrastructure could be constrained if sensitive developments such as this proposal are permitted nearby as it may prejudice the sites' ability to comply with its permitted planning controls, for example with set noise, dust, odour or blasting limits (add/remove relevant issues).

Yours Sincerely,

Lucie Hoelmer
Planning Officer