

Tim Hartley
Hinckley and Bosworth Borough Council

Date: 26 September 2024
My Ref: 24/00831/OUT
Contact: Charlie Cookson
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APPLICATION DETAILS:

Planning Application Number: 24/00831/OUT

LCC Reference Number: 24/00831/OUT

Applicant:

Description of Application:

Outline planning application for the erection of up to 100 dwellings (including 40% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) a vehicular access point and the demolition of one residential dwelling. All matters reserved except for means of access (re-submission of 22/00167/OUT)

Location of Application:

Land North Of Shenton Lane Market Bosworth 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;

(My input) The application site is located entirely within a Mineral Safeguarding Area for sand and gravel as identified on Map S4/2015 of 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 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.

It is noted that a Minerals Resource Assessment by Wardell Armstrong dated June 2024 has been submitted as part of this application. Within such, it is concluded that the site would not be considered, "economically viable due to proximal sterilisation and environmental constraints that

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John Sinnott, CBE, MA, Dipl. PA, Chief Executive
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would limit commercial extraction". Furthermore, the report adds that there is, "considered to be an overriding need for the proposed development due to the local need for housing in the area when balanced with the little likelihood of the site coming forward for mineral extraction when there are other, more suitable, sites allocated in the adopted Development Plan".

Therefore, it is considered that the proposed development is in line with Policy M11 of the Leicestershire Minerals and Waste Local Plan (2019): Safeguarding of Mineral Resources item (i), as the mineral concerned is no longer of any value or potential value. Notwithstanding such, it is ultimately the decision of Hinckley and Bosworth Borough Council to consider whether the need for the proposed development outweighs the impacts of sterilisation of these sand and gravel deposits.

Furthermore, there are no concerns from a waste safeguarding perspective

Yours Sincerely,

Charlie Cookson
Planning Officer