



**Land West of Leicester Road, Earl Shilton**

**Our Ref: 30180-GEO-0401**

**Date: October 2025**

**Minerals Assessment**

### **Introduction**

MEC Consulting Group have been commissioned by Richard Harrison (hereafter referred to as 'The Client') to undertake a minerals assessment in support of a proposed commercial development at the land west of Leicester Road, Earl Shilton. A site location plan is included in **Appendix A**.

### **Development Proposals**

The proposed development will comprise commercial units with associated bike sheds, parking spaces, and a septic tank in the north-east. A proposed site plan is included in **Appendix B**.

### Objectives

The objectives of this assessment are as follows:

- To consider the development proposal against national and local minerals policies; and
- To determine the degree to which the proposed development would sterilise mineral reserves of local or national importance on site and within the surrounding area.

This report has been prepared to satisfy Policy M11 within Leicestershire Minerals and Waste Local Plan, adopted in September 2019.

### Disclaimer

MEC has completed this report for the benefit of the Client and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents unless explicit written approval has been gained from MEC.

MEC does not accept responsibility or liability for:

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- The issue of this document to any third party with whom approval for use has not been agreed.

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Should additional information become available which may affect the opinions expressed in this report, MEC reserves the right to review this information and, if warranted, to modify the opinions presented accordingly.

### **Site Setting**

#### Site Description

The site comprises a triangular parcel of predominantly undeveloped land with barn-like structures and farming equipment along the south-eastern boundary. Topographically, the site slopes from south to north by the order of 4-5m over a distance of 130m.

The site is bordered by undeveloped land to the north and west, with Leicester Road adjacent to the south-eastern boundary and agricultural buildings beyond. Earl Shilton is located approximately 250-300m south.

#### Published Information

British Geological Survey (BGS) mapping indicates that the site is directly underlain by the Gunthorpe Member comprising mudstone. Superficial Alluvium and River Terrace Deposits are mapped 150m to the north and the Wigston Member is recorded 280m to the south.

### **Minerals Policy Context**

#### Minerals Local Plan

The current minerals plan is the 'Leicestershire Minerals and Waste Local Plan', which was adopted in September 2019.

The objectives of the Leicestershire Minerals and Waste Local Plan are detailed as follows:

- To make sufficient provision of minerals in the County of Leicestershire to meet national and local requirements;
- To make sufficient provision of waste facilities in the County of Leicestershire with capacity equal to the waste generated within the County of Leicestershire;
- To provide mineral sites and waste management facilities in the most sustainable locations so that movement other than by road is maximised, untreated waste transportation is minimised, the development of previously developed land is encouraged and the needs of local communities and industry are met;
- To co-ordinate and work with all relevant organisations, in particular Leicester City Council and Leicestershire Local Authorities, to ensure that the Local Plan addresses planning issues that cross administrative boundaries;
- To attain the maximum possible reuse, recycling, composting, and recovery of value from waste within the County of Leicestershire and thereby minimising the disposal of waste;
- To safeguard mineral resources, mineral sites and associated infrastructure, and waste management facilities from inappropriate development;
- To reduce the impact of minerals and waste developments upon climate change;
- To protect people and local communities, and the natural, built, and historic environment (particularly the River Mease Special Area of Conservation) from unacceptable effects of minerals and waste developments;
- To ensure that land with a temporary use is subsequently restored, managed, and maintained to an after-use of high quality at the earliest opportunity which respects the local area's character, provides a net gain in biodiversity, and allows greater public access whilst affording opportunities for recreational, economic and community gain in mitigation or compensation for the effects of development where possible; and
- To complement and support wider strategies including the Leicester and Leicestershire Economic Growth Plan, green infrastructure projects and strategies such as the National Forest and Charnwood Forest Regional Park.

#### Leicestershire Minerals Assessment Context

This Minerals Assessment has been prepared as per the requirements set out in Policy M11 'Safeguarding of Mineral Resources'. Policy M11 states that planning permission for incompatible non-mineral development will be granted within a Mineral Safeguarding Area when:

- the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or
- the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
- the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
- there is an overriding need for the incompatible development; or
- the development comprises one of the types of development listed in Table 4 within the Leicestershire Minerals and Waste Local Plan.

### National Planning Policy Framework (NPPF)

The setting of minerals resources within the NPPF is set out in Chapter 17 'Facilitating the sustainable use of minerals.'

Paragraph 222 states that 'it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that the country needs.' This is set out through the definition of Mineral Safeguarding Areas and Mineral Consultation Areas to confirm that known locations of locally and nationally important mineral resources are not sterilised by non-mineral development. The NPPF also states that policies should be set out to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place (Paragraph 223d).

### **Mineral Extraction Constraints**

The site is located in Leicestershire County Council's (LCC) Mineral Safeguarding Area associated with sand and gravel deposits. The BGS mapping indicates that these materials are not recorded beneath the site, and the safeguarding area likely to relates to the presence of Alluvium and River Terrace Deposits 150m to the north and/or the Wigston Member 280m to the south.

Given that the sand and gravel resource is not present beneath the site, it is not considered that the proposed development would sterilise any mineral resource beneath the site area.

### **Constraints on Mineral Development – Adjacent Sites**

The proposed commercial development has the potential to sterilise mineral extraction of the sand and gravel deposits recorded to the north and south. It should be noted that the Wigston Member to the south has already been sterilised by the construction of residential and commercial developments within Earl Shilton.

The Leicestershire Minerals Plan does not provide a specific minimum buffer zone between any proposed mineral extraction and developments, however; given that the sand and gravel associated with the Alluvium and River Terrace Deposits are in excess of 100m beyond the northern boundary it is considered unlikely that the proposed commercial development would impact the viability of future extraction of these minerals as any impacts of mineral development on the proposed commercial development would be mitigated at this distance.

### **Conclusion**

Based on the above, the site meets the criteria set out in Policy M11 for non-mineral development to be acceptable in a Mineral Safeguarding area.

It is recommended that proposals are submitted to the local authority for their consideration and approval.

### **REGISTRATION OF AMENDMENTS**

| Date         | Rev | Comment     | Prepared By                                                               | Checked By                                                              | Approved By                                                                                               |
|--------------|-----|-------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| October 2025 | -   | First issue | <b>Daniel Webb</b><br><b>BSc (Hons) FGS</b><br>Geo-Environmental Engineer | <b>James Mistry</b><br><b>MSc MSc FGS</b><br>Geo-Environmental Engineer | <b>Chris Wall</b><br><b>MSc BSc (Hons)</b><br><b>AMIEEnvSc RSoBRA</b><br>Associate –<br>Geo-Environmental |

### **Appendices**

- A. Site Location Plan
- B. Proposed Site Plan

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Land West of Leicester Road, Earl Shilton  
October 2025  
Report Ref: 30180-GEO-0401  
Minerals Assessment

Consulting Group Ltd.



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# APPENDICES



## APPENDIX A

MEC Consulting Group Ltd  
The Old Chapel  
Station Road  
Hugglescote  
Leicestershire  
LE67 2GB

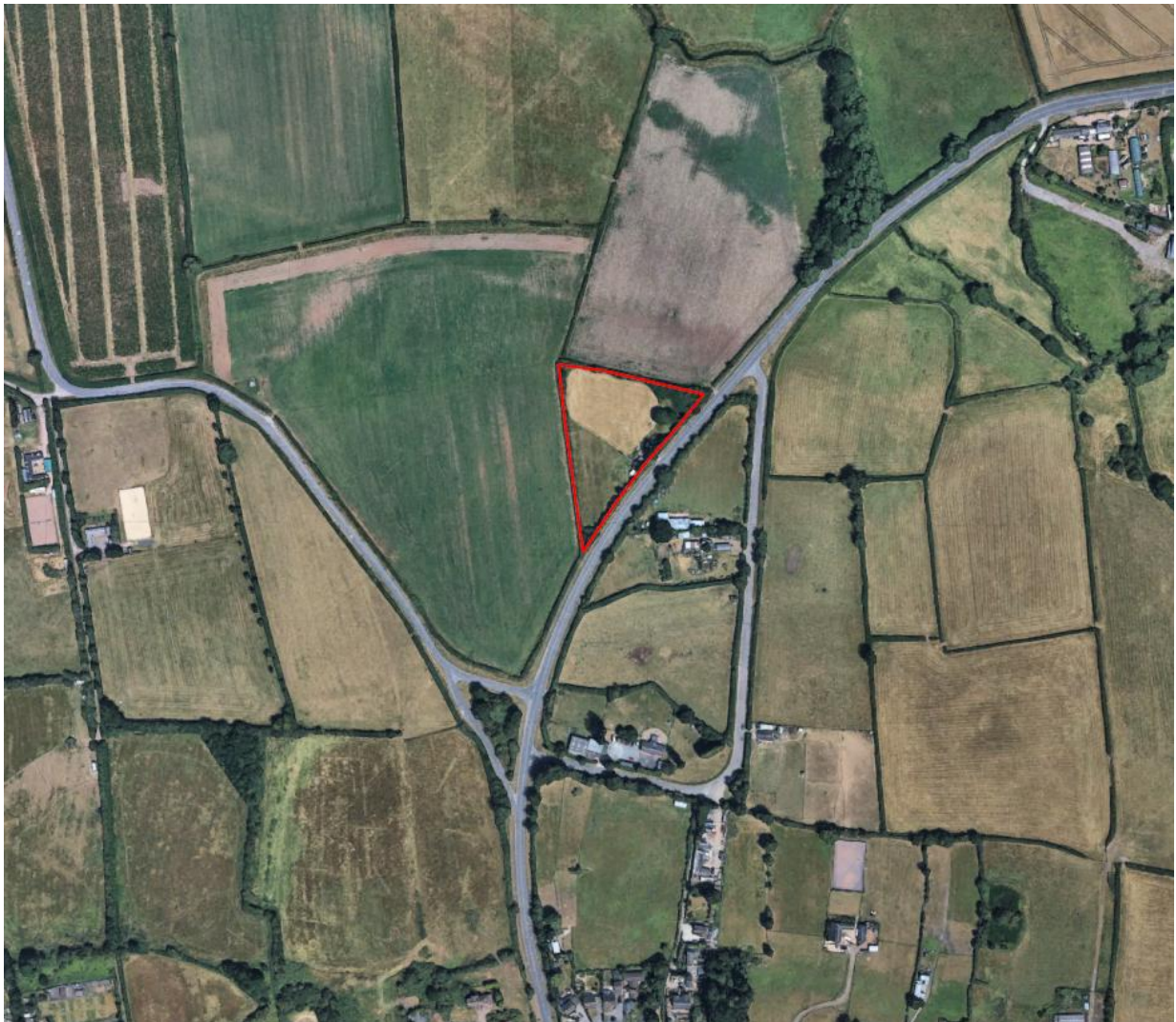


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Consulting Group

## SITE LOCATION PLAN

Project: Land West of Leicester Road, Earl Shilton  
File Ref: 30180  
O.S. Grid Ref: 446926, 298737  
Postcode: LE9 7TJ

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# APPENDICES



## APPENDIX B

26 Units  
60 Bicycle Spaces  
79 Car Spaces

Bike  
Shed  
20 Spaces

+88.98

+89.64

+89.02

Foul Treatment Unit

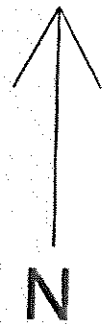
Bike  
Shed  
20 SPACES

+87.54

A47 Leicester Road

+91.58

Land North West Of Leicester Road  
Earl Shilton LE9 7TJ  
Centre Coordinates  
446926,298737



Site Plan



Scale 1:500 @ A3

Scale Bar



CIVIL ENGINEERING



TRANSPORT



FLOOD RISK & DRAINAGE



STRUCTURES



GEO-ENVIRONMENTAL



ACOUSTIC AIR



UTILITIES



GEOMATICS



LIGHTING



EXPERT WITNESS



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