

Sullivan Archer
Hinckley and Bosworth Borough Council

Date: 6 May 2026
My Ref: 25/01156/OUT
Contact: Leo Oliver
Phone:
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/01156/OUT

LCC Reference Number: 25/01156/OUT

Applicant:

Description of Application:

Outline application for the construction of up to 75 dwellings (all matters reserved except access)

Location of Application:

Land North Of Hunts Lane Desford Leicestershire

Hi Sullivan,

Thank you for your consultation in respect of the above planning application. Apologies that your initial consultation did not receive a response. It has been reallocated to myself and I would like to respond on behalf of the County Council as follows:

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 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 (name of relevant mineral/s), 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

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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>

It should also be noted that the proposed development site also falls partially within a Mining Remediation Authority Area.

Yours Sincerely,

Christina Emmett
Planning Officer