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Planning Environment Design

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on behalf of Peveril Homes*

LAND AT NORTH OF HUNTS LANE, DESFORD, LEICESTERSHIRE MINERALS SAFEGUARDING

INTRODUCTION

Leicestershire County Council, in their role as Mineral Planning Authority, have advised that a Minerals Assessment is required to support the Outline application for the construction of up to 75 dwellings (all matters reserved except access) at the Land North of Hunts Lane, Desford, Leicestershire (the Site). This letter outlines the mineral safeguarding context for the proposed development of the Site, and our interpretation of the geological and planning setting in relation to the prior extraction or sterilisation of the mineral deposit.

The application site 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).

THE SITE

The Site comprises a parcel of land to the north of Hunts Lane, Desford. The Site covers an area of 4.9 hectares and currently comprises agricultural land. The Site boundary is illustrated in Figure 1.

The residential development is proposed to be limited to the southern block of land, with the north block and linking access way being given over to open space.

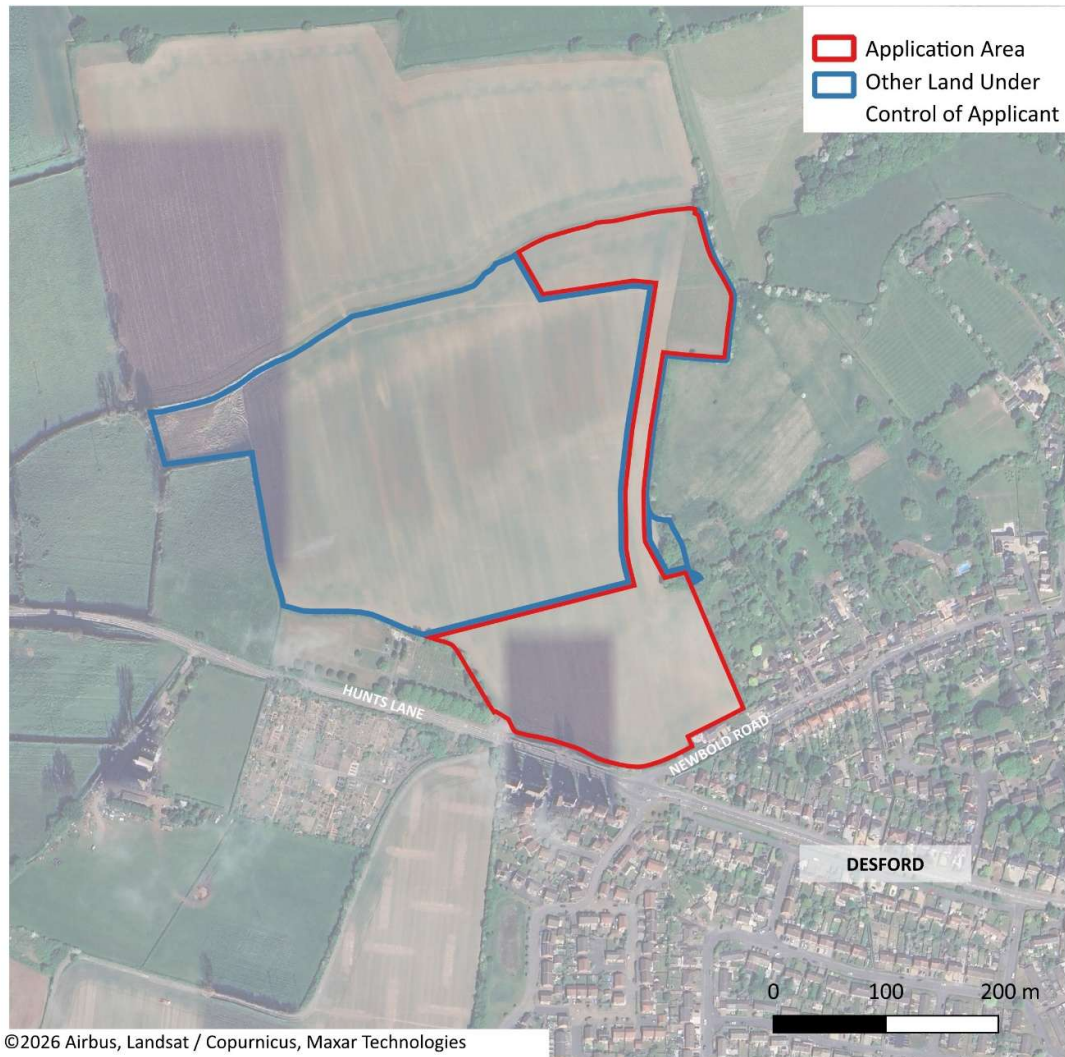


Figure 1 - Site Location

GEOLOGY

The geology of the Site is shown on British Geological Survey (BGS) 1:50 000 scale geological map number 155 for Coalville. The superficial geology local to the site is illustrated in Figure 2.

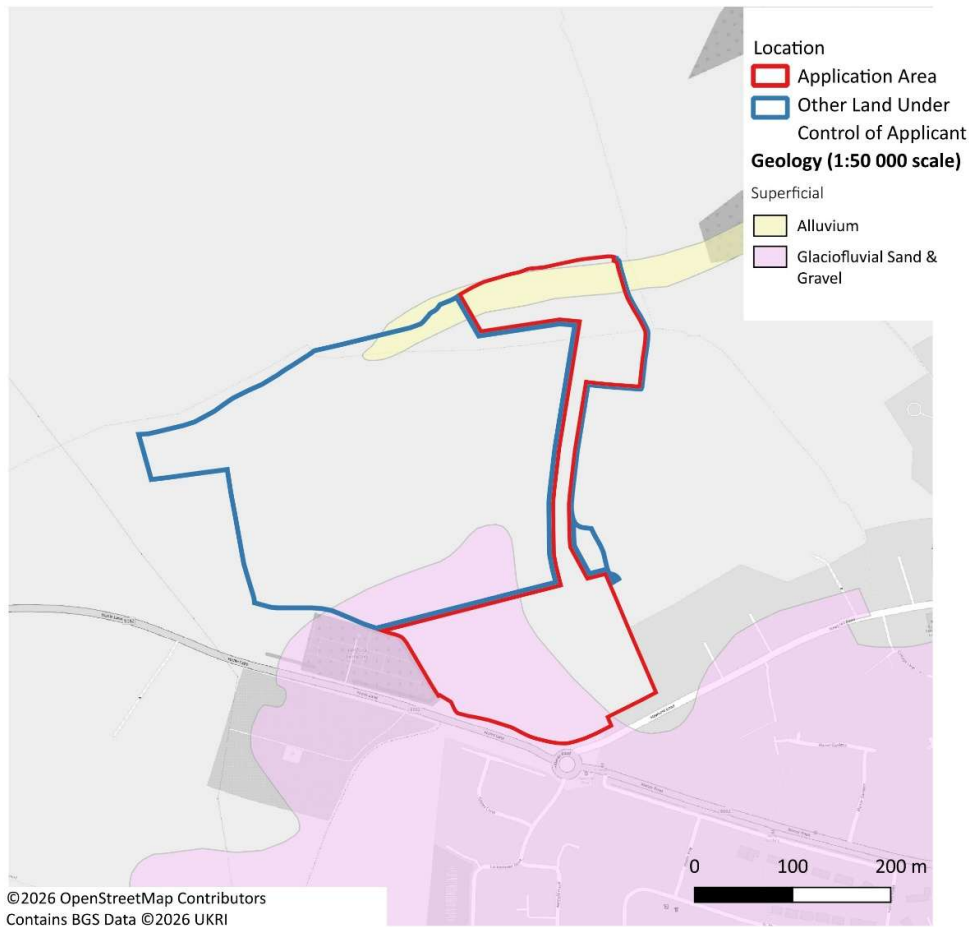


Figure 2 - Superficial Geology

The Site is mapped as being underlain by glaciofluvial sand and gravel (shaded pink) and alluvium (shaded yellow). The glaciofluvial deposits generally comprise coarse-grained sediment (sand and gravel); they form beds, channels, plains and fans associated with meltwater. Alluvium deposits range from coarse to fine grained sediment (silt and clay) and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river.

The bedrock geology (not shown on Figure 2) comprises mudstones and dolomitic siltstones of the Edwalton Member, part of the regionally extensive Mercia Mudstone Group.

Glaciofluvial sand and gravel deposits are the target of the Mineral Safeguarding Area, and are quarried elsewhere in the East Midlands region, where the quality and quantity of the deposits is economically viable.

Alluvium is not quarried locally and is not safeguarded. Sections of the Mercia Mudstone Group are locally quarried for brick clay, however as they are ubiquitous across the region, they are not safeguarded.

MINERAL SAFEGUARDING CONTEXT

The tests set out in the Minerals and Waste Local Plan Policy M11 whereby “*planning permission will be granted for development that is incompatible with safeguarding mineral*” are:

- (i) *the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or*
- (ii) *the mineral can be extracted satisfactorily prior to the incompatible development taking place; or*
- (iii) *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*
- (iv) *there is an overriding need for the incompatible development; or*
- (v) *the development comprises one of the types of development listed in Table 4.*

The drafting of Policy M11 requires that only one of the above tests is required to be satisfied in order that the development is not considered incompatible with the safeguarding of minerals.

Point iv reference an “over-riding need” for the development proposed. As set out in Section 7 of the Planning Statement submitted in support of the application, Hinckley and Bosworth Borough Council are unable to demonstrate a five-year housing supply. As at 1 April 2025, the Council’s assessment suggests a housing land supply of 3.89 years.

Whilst not referred in the Policy, the guidance issued by the Minerals Products Association and the Planning Officers Society¹ references the need to consider the extent of sterilisation, together with the economic value and viability of the resource.

Figure 3 below illustrates that having applicated a 100m buffer to the existing residential development, the area of glaciofluvial deposits with the potential for extraction within the site is reduced to 0.7 hectares.

¹ [MPA POS Minerals Safeguarding Guidance Document.pdf](#)

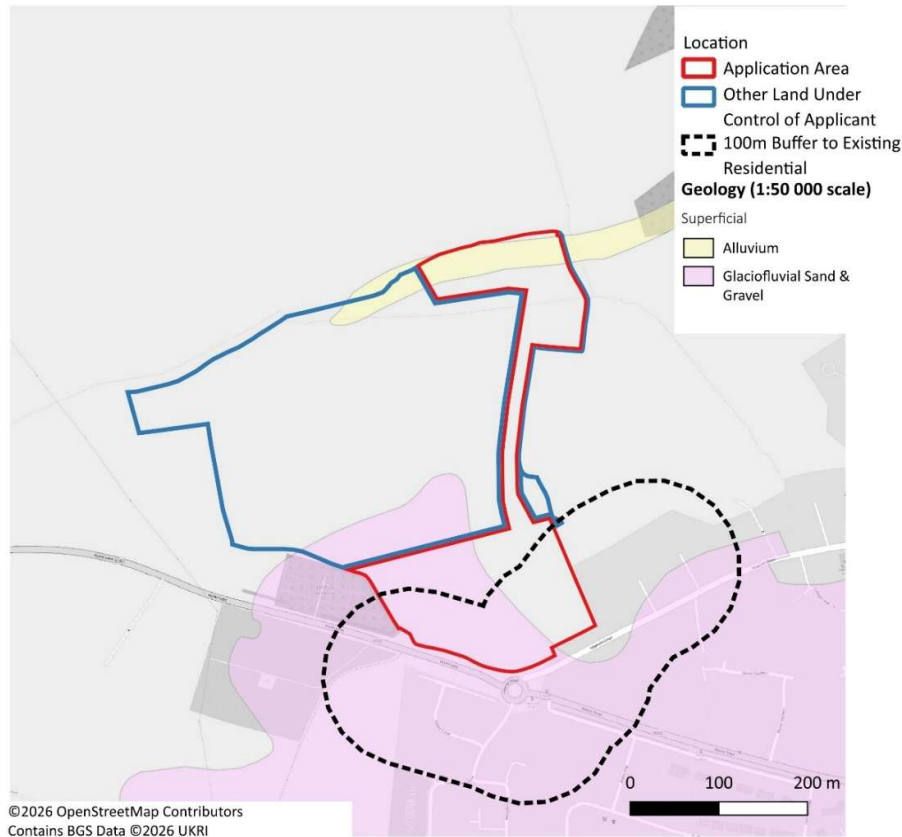


Figure 3 - Buffer Zones

Prior extraction of mineral requires a separate planning permission, which would include the typical range of environmental studies. Obtaining permission to extract minerals is a high-cost activity, even before the costs of extraction and restoration of a site are considered. In general, sites containing resources of less than 1 million tonnes are unlikely to be viable, unless the deposit is of particularly high quality or is very scarce, neither of which are the case with respect to the Site and the surrounding area, as an example Essex County Council limit safeguarding concerns to sites of more than 5 hectares. We consider that it would not be economically viable to obtain planning permission for the extraction of this mineral prior to the development of the Site.

CONCLUSION

A high-level mineral assessment has been completed to consider the impact on safeguarded mineral by the proposed residential development on land to the north of Hunts Lane, Desford.

We acknowledge that the Site is within the Mineral Safeguarding Area and has the potential to be underlain in part by sand and gravel deposits.

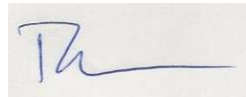
We have shown that the majority of the sand and gravel deposits are already sterilised by being within 100m of the properties to the south.

We recognise that sand and gravel is a finite resource and should be protected from sterilisation where appropriate, however in this instance, the safeguarded mineral impacted by the proposed development would not be viable in the foreseeable future and the development should be allowed to proceed

Yours sincerely,



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