

St John's College
24 May 2019

The position

Warwickshire County Council is the Minerals Planning Authority for Warwickshire and has a statutory duty to produce the county's Minerals Plan. As part of this process Warwickshire County Council has identified minerals sites in the county to plan for the steady and adequate supply of aggregates for use in the local construction market. .

Warwickshire County Council informed the College that it needs to continue to build more new homes in the county to meet the demand and requires sand and gravel to do so. Therefore, it is considering a number of sites, one of which belongs to the College, to assess which are included in their Minerals Plan.

Our responsibility

As a responsible landowner and registered charity that owns land in the county which contains sand and gravel, the College's site at Wasperton has been included in Warwickshire County Council's review. A final decision whether to include the site in its Minerals Plan will be made in due course

Warwickshire County Council's Minerals development framework timetable

<i>Publication Plan Consultation</i>	<i>September/October 2018</i>
<i>Closure of Consultation</i>	<i>October/November 2018</i>
<i>Submission of Plan</i>	<i>Spring 2019</i>
<i>Examination in Public</i>	<i>Summer 2019</i>
<i>Inspectors Report</i>	<i>Autumn/Winter 2019</i>
<i>Plan Adopted</i>	<i>Spring 2020</i>

Source: <https://www.warwickshire.gov.uk/mdf> (as at 23.05.19)

The College has a social responsibility not just to the people living locally but assisting the local county council to build homes for those people buying houses in the future.

If there is a call for sites, then the College believes that it should respond and enable the County Council to go through the necessary planning and public consultation processes.

Concerns raised

There is no doubt that the points that have been raised in the various letters are of substantial concern to the residents. However, the majority are environmental and health and safety issues which the College is not in a position to answer. It will be the responsibility of the county council and potential new sand and gravel operator to address and answer any such concerns through future planning processes. The College will not allow any activity that is contrary to the local authority's advice on environmental and safety issues.

We believe that Warwickshire County Council will assess and take into account issues raised in producing their Minerals Plan. Referring to Warwickshire County Council's website:

"Warwickshire County Council, as Mineral Planning Authority for Warwickshire, has a statutory duty to produce the county's Minerals Plan which will set out the spatial strategy, allocated sites, vision, objects and policies guiding minerals development up to 2032. It also provides the framework for minerals development management including implementation and monitoring. Once a plan is in place, the next stage is for a planning application to be submitted by an appointed contractor which will need to cover the detailed design, layout, operation of development and mitigation measures based on detailed assessment.

“Government guidance requires that Mineral Planning Authorities should plan for a steady and adequate supply of minerals including the provision of aggregates (sand and gravel and crushed rock). The Minerals Plan is the vehicle which enables this to be implemented through the allocation of minerals sites. This provides certainty to communities as to where mineral development should take place in the county. However, adopting the Plan does not grant planning permission for minerals development per se. Only an approved planning application will grant permission. Any planning application will need to cover the detailed design, layout, operation of development and mitigation measures based on detailed assessment. Local communities will be consulted on the planning application prior to determination.” Source: <https://ask.warwickshire.gov.uk/communities/warwickshire-minerals-plan-publication/>

The future

St John’s College will retain full ownership of the land at Wasperton. Should the county council allocate the site in its Minerals Plan, then the College would appoint a sand and gravel contractor which would be responsible for submitting a planning application. From the College’s perspective, the contractor will have to pass stringent processes to ensure that it complies with the highest environmental, health and safety and corporate social responsibility standards. Equally, of importance, at the end of the agreement, the contractor will be required to return the land in good order.

In summary

Warwickshire County Council is best placed to decide where such sites are located and then present their findings to the planning inspectorate. The College is reassured that any minerals sites in Minerals Plan are subject to the stringent planning application process where full environmental, health and safety, transport and infrastructure investigations and reporting are carried out alongside a public consultation.

The College considers that siting of mineral extraction is a local issue and would urge anyone with concerns to direct these to Warwickshire County Council, which is best placed to answer such questions.

For further information about Warwickshire County Council’s Minerals Development Framework, please visit: <https://www.warwickshire.gov.uk/mdf>

Warwickshire Minerals Plan Publication Consultation 2018:
<https://ask.warwickshire.gov.uk/communities/warwickshire-minerals-plan-publication/>