

BY EMAIL ONLY

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Your Ref: R25/0565

Date: 15th October 2025

Dear Ms Davison

Development: Outline application with some matters reserved for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, children's play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).

Location: Land Southeast Of, Rugby Road, Clifton Upon Dunsmore.

I refer to your email letter dated 1st September 2025 consulting the County Planning Authority (CPA) on the minerals and waste implications of the above-mentioned planning application. This application has been assessed against policies MCS5 and DM10 in the adopted minerals local plan and policy CS8 in the adopted waste plan.

The CPA notes that the Planning Statement does not acknowledge that the site lies within a Mineral Safeguarding Area and the description of the development plan does not include the adopted mineral and waste local plans. It also notes that the site is not proposed for allocation in the Rugby Borough Local Plan Preferred Option Consultation Document – March 2025.

Minerals and Waste

The site falls within a Mineral Safeguarding Area/Mineral Consultation Area for sand and gravel so policies MC5 and DM10 in the adopted Warwickshire Minerals Local Plan 2018 - 2032 apply. Paragraphs 222, 223 (d-e) and 225 in the NPPF (December 2024) are also relevant and are material considerations. The proposed development of the site does not benefit from an Exemption set out in Appendix 3 in the adopted Minerals Local Plan to which policies MCS5 and DM10 relate.

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The purpose of policies MCS5 and DM10 is to protect economically viable mineral resource deposits from needless and unnecessary sterilisation, in line with Chapter 17 of the National Planning Policy Framework.

The policy also seeks to maximise the recovery of viable mineral resources prior to development. It also protects the important minerals infrastructure in the county required to maintain the supply of valuable mineral products to the market including existing and allocated sites and existing associated facilities.

The planning application does not acknowledge the presence of the MSA and therefore does not address the mineral resource implications of developing the site. It is a significant issue and needs to be addressed before this application is determined. As the planning policy approach is to ensure that mineral resources are not needlessly sterilised by non-mineral development, it is important that the nature and extent of the resource and the impact upon it is assessed.

Based on this assessment judgements can then be made on whether all or part of the resource should be allowed to be sterilised or all or part removed prior to or as part of the non-mineral development. The release of any mineral resources could contribute to the costs of developing the site and could offer materials for subsequent use in the project.

The potential for prior extraction should therefore be assessed in the context of policies MCS5 and DM10 and paragraphs 9.185 - 9.187 of the adopted minerals local plan. Particular opportunities may lie in the recovery of mineral deposits uncovered during the preparation and construction phases of the project. The recovered mineral reused on site, would encourage a reduction in inbound materials for construction uses leading to reduced costs. In addition, export of the recovered mineral off site to a local mineral operator for further treatment has the potential for revenue.

In the absence of information and evidence demonstrating that the mineral resource implications of developing the site including by prior extraction have been addressed the County Planning Authority **OBJECTS** to this planning application. This objection can be overcome by the submission and approval by the CPA of a Mineral Assessment Report based on the guidance in paragraphs 9.177 - 9.180 and 9.185 – 9.187 in the adopted Minerals Local Plan.

There are no existing operational minerals or allocated minerals sites or minerals infrastructure sites within influencing distance of the application site.

Materials

It is not clear from the planning application how imported Materials are going to be dealt with. The construction phase(s) will involve the importation of a range of materials including primary aggregates.

As a major development, the CPA would expect to see details of the material requirements of the project including how and where they are going to be sourced and managed and to the impact on available Construction Materials (aggregates, construction products, steel, and timber).

The CPA believes that starting point for supplying some of the materials in the construction project should be to reuse extracted mineral resources on site wherever possible. This would reduce the need to import a range of construction materials including primary aggregates providing environmental and climate change benefits. The CPA is also keen to encourage the use of recycled aggregates in construction projects to reduce reliance on

primary aggregates. It is not clear where any of the imported materials will be coming from and the impact this will have on carbon emissions and traffic movements.

For imported construction materials to be considered as sustainable products they should include elements of recycled aggregates. To address this issue any grant of approval should be conditional on a Materials Management Plan being submitted and approved to accord with MLP policy MCS1 and NPPF paragraphs 140, 164 (b), 222 and 223.

Waste and Other Materials

There are no existing waste management sites in influencing distance therefore the “agent of change” principle set out in paragraph 200 of the NPPF and also policy CS 8 in the adopted Warwickshire Waste Core Strategy 2013 -2028 do not apply, so the CPA has no objections on waste safeguarding grounds.

The CPA believes it is important to understand what will be done to the soils on site during the development. Soils are a valuable resource which needs to be protected. The CPA would wish to see that none of the soil resource is lost and that it is retained on site thus avoiding problems about materials being taken off site as part of the construction of the project. A planning condition should be imposed to deal with the submission and approval of a Soil Resources Management Plan in accordance with NPPF paragraph 187.

Yours sincerely

Paul Wilcox

Principal Planning Policy Officer on behalf of Planning Policy