
Central & Eastern Berkshire Joint Minerals and Waste Plan Public Examination

Response to Inspector's Matters, Issues and Questions
On behalf of
Taylor Wimpey, CEG and Syngenta
Rep 23

Main Matter 3
Whether the Plan makes
adequate provision for the
steady and adequate
supply of aggregate minerals

September 2021

**Central & Eastern Berkshire
Joint Minerals and Waste Plan
Public Examination**

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Main Matter 3:**

**Whether the Plan makes adequate provision for the
steady and adequate supply of aggregate minerals**

Barton Willmore LLP on behalf of Taylor Wimpey, CEG and Syngenta

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0.0 INTRODUCTION

- 0.1 Barton Willmore LLP has been instructed by Taylor Wimpey, CEG and Syngenta to submit this written Hearing Statement ("HS") in response to the Inspector's Matters, Issues and Questions for Examination. This statement expands upon the representations submitted on behalf of our clients in response to the relevant Regulation 19 consultations on the emerging Central & Eastern Berkshire Joint Minerals and Waste Plan.
- 0.2 This statement is made on behalf of CEG, Taylor Wimpey, the development partners of Syngenta, the promoters of Land at Jealott's Hill, which is proposed in the Bracknell Forest Draft Local Plan for allocated for a mixed-use development based on Garden Village principles with associated housing, employment and social and physical infrastructure. Jealott's Hill contains two small areas of land shown on the key diagram in the Reg 19 Submission Plan forming part of the Sand and Gravel Area of Search and Safeguarded Sand and Gravel Resources.
- 0.3 Whilst efforts are made not to duplicate the content of previous representations, this HS draws on previous responses where necessary.

RESPONSE TO INSPECTOR'S QUESTIONS - MAIN MATTER 3

Whether the Plan makes adequate provision for the steady and adequate supply of aggregate minerals

Q3.9 Paragraph 6.74 of the Plan suggests that the Area of Search will change as land uses change and new designations are made or amended. How would this provide any user of the development plan with the certainty required when reading the development plan or looking at the policies map?

- 1.1 The monitoring of draft Policy M4 does not define or detail any requirement to update the Proposals Map nor produce any annual monitoring in this regard to reflect changes to land use or new designations. Moreover, the Plan, as drafted, failed to have regard to the emerging spatial strategy in Bracknell Forest in its Reg 19 submission draft Local Plan: the Area of Search must reflect the known designations proposed for other forms of strategic development, to minimise the need for further changes to the Area of Search following adoption of the M&W Plan.
- 1.2 As set out in our response to Matter 5 (Q5.4), Paragraph 6.44 recognises that the draft policy (as reflected by part 3c of the draft wording for Policy M2) includes provision to allow "specific projects of demonstrable overriding importance in the Central & Eastern Berkshire Authorities' Local Plans to proceed," where proposals are already known and identified. However, this is not reflected in the Proposals Map: which places no regard to the emerging draft Local Plan for Bracknell Forest, specifically in this case with regard to land at Jealott's Hill: identified for allocation for a mixed-use development based on Garden Village principles with associated housing, employment and social and physical infrastructure. Moreover, the evidence submitted at the Regulation 19 stage on behalf of our clients' interest which confirms that minerals present do not represent a viable economic opportunity.
- 1.3 As a consequence of this the Proposals Map (which defines the Area of Search) is unrealistic (and therefore neither effective nor deliverable) in its inclusion of Jealott's Hill as part of the Area of Search. Therefore, as Bracknell Forest's emerging Reg 19 draft Local Plan identified Jealott's Hill for strategic economic and residential development, the Minerals and Waste Proposals Map should be amended to reflect the priority to other policies in wider Local Plans: especially so in the case where the evidence undertaken in an MRA (submitted with our Reg 19 representation) highlights that such resource which is present does not represent a viable mineral opportunity.

- 1.4 Therefore, where there is a strategic policy (as with Bracknell Forest's submission stage Local Plan) which sets out an overall strategy relating to the pattern and scale of development to reflect the strategic priorities of an area then the different parts of the emerging Development Plan should be aligned now in terms of their evidence base and provide a joined-up approach to strategic policies.
- 1.5 In addition, upon the confirmation of land use changes post adoption of the M&W Local Plan, it will be important for the Minerals and Waste Plan Proposals Map and Policy M4 to be read in the context of the monitoring of the Minerals and Waste Plan (at least on an annual basis).
- 1.6 It would be appropriate for Draft Policy M4 to direct the reader of the development plan to the Area of Search as shown on the Proposals Map but which will be subject to annual updates in light of allocations or planning permissions resulting in land use changes that affect the Area of Search for locations for sand and gravel extraction.