



**MATTER 2 EXAMINATION STATEMENT**

**CLAREMONT PLANNING ON BEHALF OF  
EUROPEAN PROPERTY VENTURES**

**SPATIAL STRATEGY**

**CENTRAL & EASTERN BERKSHIRE  
JOINT MINERALS AND WASTE LOCAL  
PLAN**



**This Statement for Matter 2 – Spatial Strategy will seek to address the Inspector’s Questions identified below:**

**Issue: Whether the Vision, Strategic Plan Objectives and Spatial Strategy are appropriate, positively prepared and are soundly based and provide an appropriate basis for meeting the future demand for minerals and managing waste sustainably.**

- 2.4. How are the Vision, Strategic Plan Objectives and Spatial Strategy collectively consistent with national policy?



## **Matter 2 – Spatial Strategy**

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1.1 Claremont Planning Consultancy Ltd (Claremont Planning) represents European Property Ventures (EPV) Limited in respect of Land to the North of Churchmead School, Riding Court Road, Datchet. Representations were submitted previously confirming EPV's support of the emerging Central and East Berkshire Minerals & Waste Plan ('MWP') and promoting the site as available for sand and gravel extraction.

**Issue:** *Whether the Vision, Strategic Plan Objectives and Spatial Strategy are appropriate, positively prepared and are soundly based and provide an appropriate basis for meeting the future demand for minerals and managing waste sustainably.*

2.4 *How are the Vision, Strategic Plan Objectives and Spatial Strategy collectively consistent with national policy?*

1.2 Whilst the Vision reflects and is consistent with the objectives of national policy as set out in the Framework, it is considered that the Spatial Strategy and Strategic Objectives as currently proposed are not fully consistent or deliverable. This is in particular regarding the Plan's requirements for sand and gravel, as it is understood that the Plan has been prepared in the context of an identified shortfall in the provision of sand and gravel (confirmed in Paragraph 6.72 of the Plan), with this shortfall likely to arise early in the plan period as confirmed in document reference HS64: Minerals Background Study. Although the objectives set out in 3.6 of the MWP suggest that the Plan intends to support continued economic growth across the plan area by helping to maintain a steady and adequate supply, this will clearly not be achievable if insufficient sites are allocated for extraction by the Plan and a reliance on windfall sites.

1.3 Given the requirements in Local Plans for sites within safeguarding areas to undertake extraction prior to development where feasible, it is anticipated that some additional sites that are not allocated by the Plan will come forward and contribute towards the shortfall. However, there is no guarantee at what stage in the plan period this will happen, and such sites cannot be relied upon to meet the shortfall when it is anticipated to arise.

1.4 Furthermore, it will be challenging to meet the objectives proposed in the MWP if the strategy does not allocate sufficient sites to meet demand. In particular, Objective (10) which seeks to ensure sufficient primary aggregates are supplied to the industry from appropriately located and environmentally acceptable sources. This cannot be guaranteed by relying on sites that are not allocated or those that have not been appropriately assessed through the preparation and examination of the MWP.

1.5 As such, it is considered that the spatial strategy underpinning the Plan needs to be reconsidered, to ensure that the Plan is sound and consistent with national policy. As a minimum, the MWP should be seeking to meet the Plan area's needs, and the identified shortfall in respect of sand and gravel demonstrates that it is failing in this regard.

1.6 The Plan should therefore be modified to include the allocation of additional sites for sand and gravel extraction, in order to ensure that there is an appropriate supply of materials to meet requirements across the plan period and accordingly ensure the soundness of the Plan. This could be the allocation of land promoted by EPV at Datchet as an omission site for sand and gravel extraction. The site is located adjacent to an existing quarry and the M4 motorway, and is therefore well-located to meet construction needs within the Royal



Borough of Windsor & Maidenhead. Allocation of this site, potentially alongside others, through Main Modifications to the Plan would provide additional sources of sand and gravel to meet the identified requirements, which would fulfil the Plan's vision and objectives and assist in ensuring consistency with national policy and the tests of soundness.

**Word Count: 621 words**