

Minerals and Waste Local Plan (Preferred Options)

Contents

| | |
|--|-----------|
| 1 Introduction | 4 |
| 2 Background | 6 |
| 3 Vision and Objectives | 14 |
| 4 Policies | 17 |
| 4.1 Landbank and Need | 18 |
| 4.2 Self-Sufficiency in Waste Management | 21 |
| 4.3 Location of Development | 24 |
| 4.4 Safeguarding | 29 |
| 4.5 Specialist Minerals and Waste | 35 |
| 4.6 Infrastructure | 40 |
| 4.7 Restoration and After Use | 42 |
| 4.8 Development Management Policies | 44 |
| 5 Monitoring Framework | 61 |
| Appendices | |
| Appendix 1 Site Allocations | 70 |
| 1.1 Boot Farm | 71 |
| 1.2 Cowpond Piece | 73 |
| 1.3 Firlands | 75 |
| 1.4 Manor Farm | 77 |
| 1.5 Tidney Bed | 79 |
| 1.6 Wasing Lower Farm | 81 |
| 1.7 Waterside Farm | 83 |
| Appendix 2 Safeguarded Sites | 85 |
| Policies | |
| Policy 1 Sustainable Development | 17 |
| Policy 2 Landbank and Need | 18 |
| Policy 3 Self-Sufficiency in Waste Management | 21 |
| Policy 4 Location of Development - Construction Aggregates | 24 |
| Policy 5 Location of Development - Waste Management Facilities | 25 |

Contents

| | |
|---|----|
| Policy 6 Location of Development - Landfilling of Waste | 26 |
| Policy 7 Borrow Pits | 28 |
| Policy 8 Minerals Safeguarding | 29 |
| Policy 9 Waste Safeguarding | 33 |
| Policy 10 Chalk and Clay | 35 |
| Policy 11 Energy Minerals | 36 |
| Policy 12 Specialist Waste Management Facilities | 38 |
| Policy 13 Radioactive Waste Treatment and Storage at AWE | 38 |
| Policy 14 Reworking Old Landfill Sites | 39 |
| Policy 15 Location of Permanent Construction Aggregate Infrastructure | 40 |
| Policy 16 Temporary Infrastructure | 41 |
| Policy 17 Restoration and After-use of Sites | 42 |
| Policy 18 Landscape | 45 |
| Policy 19 Protected Landscapes | 45 |
| Policy 20 Biodiversity and Geodiversity | 48 |
| Policy 21 Agricultural Land | 50 |
| Policy 22 Transport | 51 |
| Policy 23 Public Rights of Way | 53 |
| Policy 24 Flooding | 54 |
| Policy 25 Climate Change | 55 |
| Policy 26 Public Health, Environment and Amenity | 56 |
| Policy 27 Historic Environment | 58 |
| Policy 28 Design | 59 |
| Policy 29 Cumulative Impacts | 60 |

1 Introduction

1 Introduction

What is the West Berkshire Minerals and Waste Local Plan?

1.1 The West Berkshire Minerals and Waste Local Plan (WBMWLP) will provide the planning framework for Minerals and Waste development in West Berkshire. It will set out the long term vision for mineral and waste development to 2036 and set out the policy context for assessing planning applications for minerals and waste development in the District.

1.2 The West Berkshire Minerals and Waste Local Plan will replace the, now dated, Replacement Minerals Local Plan for Berkshire Incorporating the alternations adopted in 1997 and 2001 (RMLP) and the Waste Local Plan for Berkshire, adopted in 1998 (WLPB) for planning decisions in West Berkshire.

1.3 The Minerals and Waste Local Plan will shape the future of minerals and waste development within West Berkshire by setting out the development of a new strategy to guide the steady and adequate delivery of minerals and waste sites in a clear and strategic manner.

1.4 The plan will include a range of planning policies against which proposals for minerals and waste can be assessed. It will also allocate preferred sites for development to ensure that the needs of the District can be met over the period covered by the plan.

Consultation

1.5 There is no formal requirement to consult on the emerging plan until the final submission version of the plan is published, however, the Council believe that it is important to engage at an early stage of plan making with the public, operators and landowners.

1.6 An Issues and Options consultation (undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)⁽¹⁾ was carried out in January/February 2014. This consultation set out the issues and options the Council considered necessary to be included within the Minerals and Waste Local Plan, asking for comments from members of the public, operators and landowners. The outcome of the consultation has been used to set the framework for the emerging Minerals and Waste Local Plan.

1.7 As part of this consultation operators and landowners were invited to submit proposals for potential sites for future minerals and waste development. In the summer of 2016 a public consultation took place on the sites submitted for consideration as part of the plan making process. This consultation was carried out before the Council had carried out site assessment work, to allow comments from the public, operators and landowners to be incorporated into the site selection process.

1.8 A further “call for sites” took place between December 2016 and March 2017, mainly aimed at sites in relation to housing and economic development, but it also included the opportunity to submit further minerals and waste sites.

1.9 This Preferred Options Document, pulls together information collected from previous consultations and sets out the Council's preferred approach for the Minerals and Waste Local Plan. It is not the presentation of final decisions and is not a Submission Draft Local Plan.

1 Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended):
http://www.legislation.gov.uk/ukSI/2012/767/pdfs/ukSI_20120767_en.pdf

Introduction 1

1.10 This public consultation is being undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement⁽²⁾.

1.11 The consultation will run for 6 weeks between the 19th May 2017 and the 30th June 2017.

1.12 We want as many of the citizens and workers of West Berkshire, as possible, to get involved in shaping the future of minerals and waste development in West Berkshire, therefore we would welcome any comments that any stakeholder may wish to make.

1.13 Whilst we would encourage respondents to provide their views upon the Preferred Options Plan, we would also welcome comments on any of the evidence base documents that have been developed to inform this preferred options consultation.

1.14 You can view the Minerals and Waste Local Plan Preferred Options consultation document and supporting information online, or at the Council offices on Market Street, Newbury or online at any of the local libraries.

1.15 We would prefer you to make your comments online via our website, however you can also let us know your views by email, post or fax.

1.16 Alternatively, if you would simply like more information on the consultation or help to comment online, please phone and speak to a member of the minerals and waste team.

Contact Details

Consultation Portal: <http://consult.westberks.gov.uk/portal>

Website: www.westberks.gov.uk/mwlppo

Email: mwdpd@westberks.gov.uk

Post: Minerals and Waste Planning Team, West Berkshire Council, Market Street, Newbury, RG14 5LD

Telephone: 01635 519111

Fax: 01635 519408

2 Background

2 Background

About West Berkshire

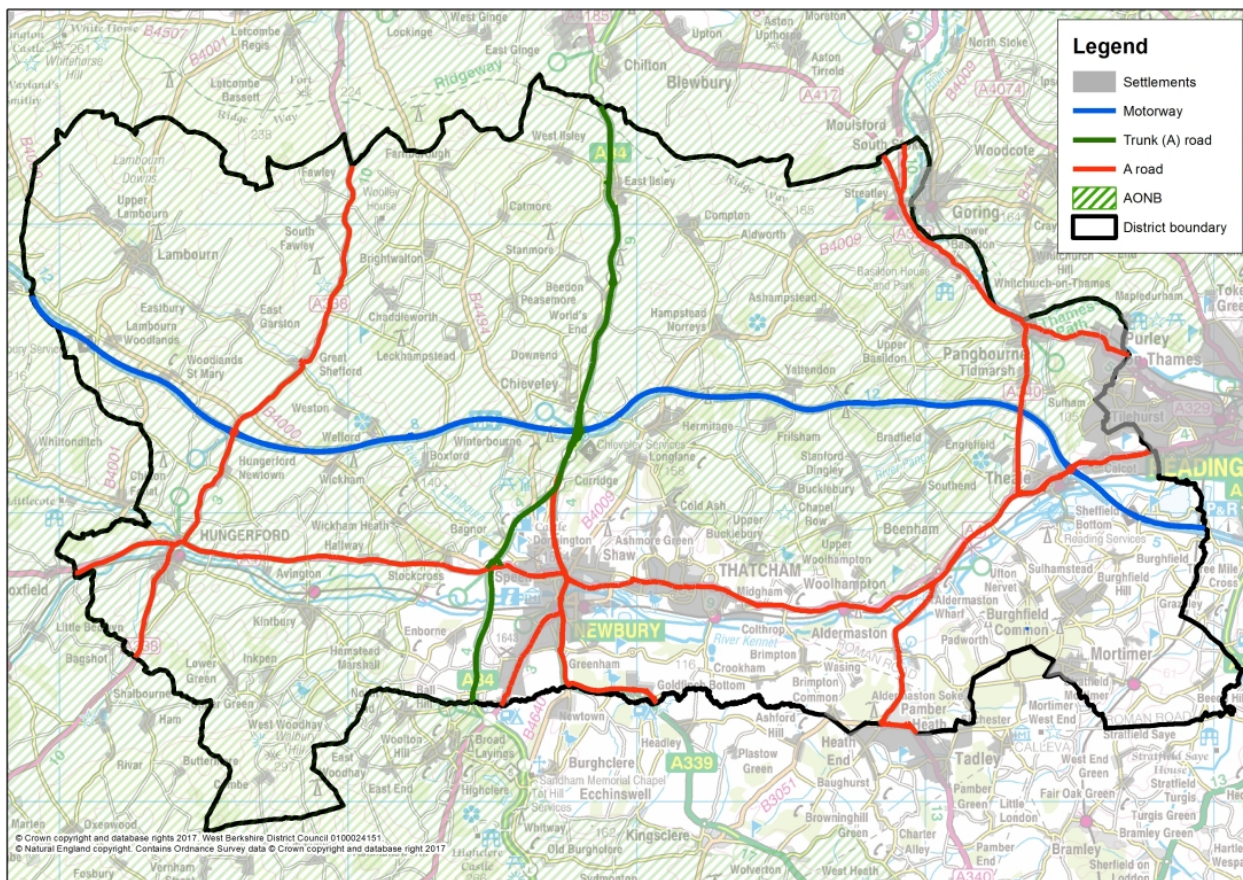
2.1 West Berkshire is a unitary authority of 704 square kilometres (272 square miles), located in South East England. Approximately 90% of the district is considered to be rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty, covering approximately 74% of the district.

2.2 Approximately 44% of the population live in rural areas of the district, dispersed across a large number of towns, village and smaller settlements. The remainder of the population are focused in the urban areas of Newbury and Thatcham and the urban areas of Calcot, Tilehurst and Purley-on-Thames to the east of the district.

2.3 West Berkshire is part of the Thames Valley which is recognised as the most productive sub-region in the UK⁽³⁾. Employment provision in West Berkshire is diverse and employment rates remain high.

2.4 West Berkshire is well connected in transport terms. At the centre of the district is an important road interchange. This is where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District.

Background 2

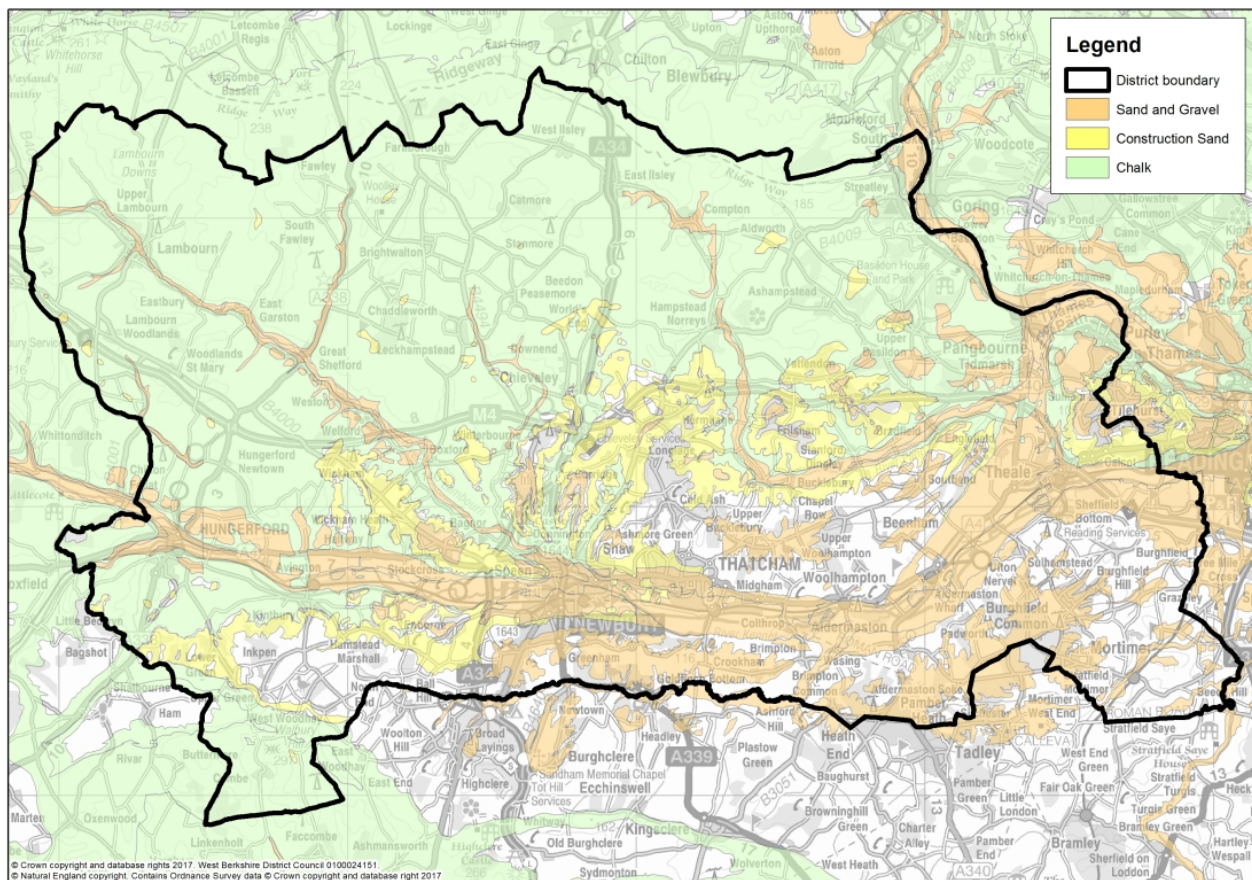


West Berkshire

Minerals in West Berkshire

2.5 In West Berkshire, the main mineral deposits that occur are construction aggregates, namely sharp sand and gravel (primarily used to make concrete) and soft sand (primarily used for mortar production). A limited amount of marine aggregate is imported into West Berkshire, by rail and road, for use within the authority and surrounding area. West Berkshire has no deposits of hard rock, therefore, demand for these types of minerals is met by material that is imported, by rail, to West Berkshire.

2 Background



West Berkshire Mineral Resources

2.6 West Berkshire has been a significant producer of aggregates for many years, and over the last decade approximately 4 million tonnes of primary aggregates have been sold from quarries within West Berkshire. Years of aggregate production in the district has reduced the availability of the aggregate resources, and the high quality sharp sand and gravel deposits found throughout the Kennet valley between Newbury and Reading have seen a significant reduction in the volume of reserves that remain in situ for future working.

2.7 Historically the majority of soft sand deposits that have been worked in West Berkshire have been those found in the North Wessex Downs AONB, in particular an outcrop found around Junction 13 of the M4. The British Geological Society has indicated that there are soft sand deposits located outside the AONB, but these have not been worked in recent years.

2.8 Sand and gravel quarrying does not require blasting and due to the shallow nature of the deposits they are relatively short lived in comparison to hard rock quarries. However, the process of minerals extraction and transportation can have a significant effect on the local environment while the operations take place.

2.9 Increasingly construction and demolition waste is being used, where the specification allows, as a substitute for primary aggregates. This poses new and different demands on the construction aggregate supply industry in finding sites and processing capacity to recycle and deliver these materials. Since 2012 the sales of recycled aggregates from sites in West Berkshire have exceeded the sales of primary aggregates won from mineral extraction sites within the district.

Background 2

2.10 Historically chalk and clay have been worked in West Berkshire for small scale specialised purposes. There are also deposits of coal underlying areas of West Berkshire along with outcrops of shales that may contain shale gas. None of these minerals are currently exploited, but may offer potential for the future should there be the demand.

Waste in West Berkshire

2.11 There are various waste types that arise in West Berkshire, all of which need to be managed in some way or another. The three principal waste streams are:

- **Local Authority Collected Waste (LACW)** – This includes household waste and other waste collected by waste collection authorities. This waste stream includes a considerable amount of recyclable material as well as a biodegradable element and invariably a fraction of hazardous waste material (eg. batteries or paint)
- **Commercial and Industrial Waste (C&I)** - This includes waste that arises from wholesalers, catering establishments, shops and offices, factories and industrial plants. This can include a range of materials such as food, paper, card, wood, glass, plastic and metals. Broadly the volume of C&I waste arising is approximately double that of LACW.
- **Construction, Demolition and Excavation Wastes (CD&E)** – This includes waste from the construction, repair, maintenance and demolition of buildings, structures, roads and other infrastructure and the excavation of sites. It is usually made up of bricks, concrete, hardcore, subsoil and topsoil, but can include timber, metal, plastics and occasionally hazardous waste materials. This is the most dominant waste stream in West Berkshire.

2.12 Other waste streams within West Berkshire include radioactive waste, hazardous waste, sewage sludge and agricultural and equine waste.

2.13 West Berkshire both imports and exports waste, but the volume of waste managed in West Berkshire exceeds the total amount of waste that arises within the authority. This appears to be principally due to a significant amount of construction and demolition waste management capacity within West Berkshire.

Cross Boundary Issues

2.14 There are movements of both minerals and waste across administrative boundaries. With respect to minerals large volumes are imported via rail to the railhead depots that exist in West Berkshire. These are either used at these sites, which also host manufacturing facilities that produce concrete and asphalt, or the aggregates are exported as raw materials by road. It is known that these railhead sites serve a far wider area than West Berkshire so a proportion of the material imported by rail is subsequently exported by road. It is believed that West Berkshire used to be a significant producer of land won sand and gravel used in the construction industry, but a consistent decline in sales of construction aggregates from sites in West Berkshire in recent years suggests that the level of exports of these minerals won from sites in the District has declined.

2.15 Waste also crosses administrative boundaries, and it is understood that one of the larger waste movements that takes place is the importation of construction, demolition and excavation waste into West Berkshire for processing. Much of the imported waste, once processed, is subsequently exported as recycled aggregate, soils or as fill material used in the restoration of extraction sites.

2 Background

2.16 The fact that minerals and waste transcend authority boundaries means that the Duty to Cooperate (DtC) is a key tool necessary for the delivery of a sound minerals and waste plan. The Localism Act of 2011 introduced a Legal requirement to co-operate under section 33A of the Planning and Compulsory Purchase Act 2004 (as inserted by section 110 of the Localism Act 2011), commonly referred to as the “Duty to Cooperate”.

2.17 DTC, is regarded as the tool for delivering strategic planning at a local level and requires councils and public bodies to engage constructively, actively, and on an ongoing basis, in relation to planning for strategic issues. The DtC aims to promote a culture change and spirit of partnership working on strategic cross boundary issues.

2.18 West Berkshire acknowledges that both minerals and waste are strategic matters, in the terms of section 33A of the Planning and Compulsory Purchase Act 2004, and therefore West Berkshire Council will engage constructively, actively, and on an ongoing basis, in any process where there are cross-boundary issues or impacts.

2.19 As part of the DtC, the Berkshire Unitary Authorities have signed two memoranda of understandings, in order to form an ongoing basis for implementing the DtC for planning in the former county of Berkshire. These memoranda of understanding are not intended to be legally binding, nor do they form a statement of policy, rather they are intended to provide a statement on the six Berkshire Unitary Authorities understanding of how joint working on strategic planning, including minerals and waste plan making, will proceed.

2.20 Similarly, under this requirement enacted through the Localism Act 2011, West Berkshire Council has signed up to a further memorandum of understanding that has been signed by a number of the waste planning authorities that make up the former South East region. The purpose of this memorandum of understanding is to underpin effective cooperation, consistency and collaboration between the Waste Planning Authorities in the South East, to aid in addressing strategic cross boundary issues that relate to planning for waste management.

Other Plans and Programmes

2.21 Planning policies for West Berkshire need to be prepared in the context of national planning policy guidance, and with regard to other local plans and strategies produced by the Council and other organisations.

National Plans and Programmes

2.22 National policies on planning matters are contained in the **National Planning Policy Framework (NPPF)**⁽⁴⁾, **National Planning Policy for Waste (NPPW)**⁽⁵⁾ and the **technical guidance to the NPPF**⁽⁶⁾.

2.23 The **Waste Management Plan for England**⁽⁷⁾ was published in 2013. It broadly aimed to move beyond the current throwaway society to a “zero waste economy” in which material resources are re-used, recycled or recovered wherever possible, and only disposed of as the option of very last resort. The strategy aims to:

- Decouple waste growth from economic growth
- Set national landfill diversion target to meet and exceed the EU targets

4 NPPF: <https://www.gov.uk/guidance/national-planning-policy-framework>

5 NPPW: <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

6 Technical guidance to the NPPF: <https://www.gov.uk/government/collections/planning-practice-guidance>

7 Waste Management Plan for England: <https://www.gov.uk/government/publications/waste-management-plan-for-england>

Background 2

- Facilitate the development of necessary waste infrastructure
- Increase levels of recycling and energy recovery.

"Local" Plans and Programmes

2.24 The **South East Plan** (the Regional Spatial Strategy for the South East) was revoked on the 25th March 2013, under the Regional Strategy for the South East (Partial Revocation) Order 2013⁽⁸⁾. Two policies remain extant following the partial revocation of the South East Plan and only one policy: policy NRM6 (relating to the Thames Basin Heaths Special Protection Area)⁽⁹⁾, is relevant to the development of the Minerals and Waste Local Plan.

2.25 The **West Berkshire Core Strategy (2012)**⁽¹⁰⁾ sets out the long term, strategic vision for development in West Berkshire to 2026. It sets a target of delivery of 10,500 new homes by 2026 and allocates two strategic sites for development as well as setting the spatial framework for future development.

2.26 **Housing Site Allocations DPD (adoption 2017)**⁽¹¹⁾ sits under the Core Strategy to allocate the remainder of the housing requirement to 2026 and includes policies to guide development in the countryside.

2.27 **Neighbourhood Plans (as they emerge)**⁽¹²⁾ form part of the development plan. Currently there are four designated areas in West Berkshire with each parish council at a different stage of plan preparation. Neighbourhood Plans are not permitted to consider minerals and waste development.

2.28 Some of the policies of the **West Berkshire District Local Plan 1991 – 2006**⁽¹³⁾ have been saved and so form part of the development plan. The policies of particular relevance to the Minerals and Waste Local Plan relate to environmental nuisance and pollution control, noise pollution and hazardous substances.

2.29 The Council has started work on developing a new Local Plan which will replace the Core Strategy and Housing Site Allocations DPD. This is due for adoption in 2019/2020.

2.30 When adopted the West Berkshire Minerals and Waste Local Plan will form part of the statutory development plan for West Berkshire and sit alongside and complement the other development plan documents that form part of the statutory development plan.

2.31 The **Council Strategy (2015 – 2019)**⁽¹⁴⁾ sets out the wider strategic objectives of the Council. The Council Strategy outlines that the Council's vision and purpose is to "work together to make West Berkshire an even greater place in which to live, work and learn". There are four strategic aims to support the vision under the overall heading of "Become an Even More Effective Council":

- Better educated communities
- A stronger local economy
- Protect and support those who need it
- Maintain a high quality of life within our communities

8 South East Plan: <http://www.legislation.gov.uk/ukSI/2013/427/contents/made>

9 See pages 99 to 100 of The South East Plan

10 West Berkshire Core Strategy: <http://info.westberks.gov.uk/corestrategy>

11 Housing Site Allocations DPD: <http://info.westberks.gov.uk/hsa>

12 Neighbourhood Plans: <http://info.westberks.gov.uk/neighbourhoodplanning>

13 West Berkshire District Local Plan: <http://info.westberks.gov.uk/index.aspx?articleid=28783>

14 Council Strategy: <http://info.westberks.gov.uk/index.aspx?articleid=27946>

2 Background

2.32 The **Local Transport Plan (LTP)**⁽¹⁵⁾ was adopted in 2011 and sets the framework for the delivery of all aspects of transport and travel for West Berkshire to 2026.

2.33 Approximately 74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The **North Wessex Downs AONB Management Plan**⁽¹⁶⁾ is another important consideration in the preparation of the Minerals and Waste Local Plan. The management plan is driven by the primary purpose of the AONB designation – conservation and enhancement of natural beauty. It places a strong emphasis on the delivery of an integrated and sustainable approach, with vibrant rural economies and communities.

2.34 The Council's **Waste Management Plan**⁽¹⁷⁾ was adopted in 2002, setting out the Council's plan for waste management to 2022. The strategy aims to maximise composting and recycling rates in the district. Veolia Environmental Services were appointed to deliver the waste management contract in 2008. In 2008 a new Household Waste Recycling Centre opened in Newbury, with a new Integrated Waste Management Facility opening in Padworth in 2011.

2.35 The Minerals and Waste Local Plan also needs to take into account other plans such as **Community Plans**⁽¹⁸⁾ (also known as Parish Plans) produced by the local communities of West Berkshire. These types of plans identify the economic, environmental and social issues important to a particular area and set out a vision for the local community.

Evidence Base

2.36 The Local Plan has to be based on a robust and credible evidence base. The Council has carried out or commissioned technical background work to help inform the process. This includes the following studies, all of which are available to download from the Council's website⁽¹⁹⁾.

- Local Aggregate Assessments (LAA)
- Local Waste Assessment (2017) (LWA)
- Minerals Evidence (2017)
- Authority Monitoring Reports (AMR)
- Strategic Flood Risk Assessment (SFRA) – Original 2008, updated 2016 for the Housing Site Allocations DPD. Work has commenced on an updated and revised SFRA to support the Minerals and Waste Local Plan.
- Landscape and Visual Assessment (2016)
- Habitats Regulation Assessment (HRA) (2017)
- Equalities Impact Assessment (EqIA) (2017)

2.37 Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) has been produced alongside the Preferred Options Minerals and Waste Local Plan. This builds upon the SA/SEA Interim Report produced to support the Issues and Options Consultation on the Minerals and Waste Local Plan. A SA/SEA must accompany every development plan document produced. This is a tool that highlights any significant environmental, social or economic effect of the plan. It assesses the plan against a number of sustainability objectives in order to identify the impacts. The appraisal is fully integrated into the plan making process so that it can inform and influence the plan as it evolves.

15 Local Transport Plan: <http://info.westberks.gov.uk/index.aspx?articleid=27914>

16 AONB Management Plan: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html>

17 Waste Management Plan: <http://info.westberks.gov.uk/index.aspx?articleid=27743>

18 Community Planning: <http://info.westberks.gov.uk/index.aspx?articleid=29110>

19 Minerals and Waste Local Plan Preferred Options documents: www.westberks.gov.uk/mwlppo

Background 2

2.38 All the documents that form part of the evidence base for the emerging West Berkshire Minerals and Waste Local Plan contain numerous technical terms and acronyms. As opposed to including a glossary in each and every publication the Council has produced a single 'living' Glossary Document that will continue to be updated with new terms and acronyms.

3 Vision and Objectives

3 Vision and Objectives

3.1 The vision and objectives of the Minerals and Waste Local Plan provide the basis for the development of the overarching strategy, policies and proposals for minerals supply and waste management through the plan period to 2036.

3.2 The objectives seek to address the issues identified in the production and consultation involved in the development of the Minerals and Waste Local Plan, taking into account relevant national and local policies.

Vision

To facilitate the planned delivery of mineral resources and waste management capacity which meet the requirements for West Berkshire in accordance with national planning policy. In particular to plan for the delivery of mineral resources and waste management capacity in locations which meet the needs of the communities and economy of West Berkshire in the most sustainable way.

Strategic Objectives

3.3 The vision leads to a set of objectives which have been prepared through consultation and which reflect the direction given by other plans and strategies in the District. The strategic objectives represent the key delivery outcomes that the Minerals and Waste Local Plan should achieve. It is critical to the success of the Minerals and Waste Local Plan that these objectives are realised.

Minerals Objectives

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| M1 | To encourage the most appropriate use of all mineral resources and the re-use of recycled minerals and secondary aggregates, having regard to the need to ensure that there is a sufficient supply, whilst maintaining the long term conservation of primary aggregates. |
| M2 | To attain the principles of sustainable development set out in the NPPF by taking into consideration the demand for all mineral resources and the need to protect and seek to improve the quality of life of residents, the quality of diversity of areas of nature conservation interest, historic and heritage assets, water environment and landscape character. |
| M3 | Where practicable to locate minerals development in appropriate locations in order that the potential negative impact from flooding is minimised. |
| M4 | To maintain a stock of permitted reserves (a landbank) for aggregate minerals, in accordance with current Government advice to ensure an adequate and steady supply of minerals from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments, Special Areas of Conservation, Registered Historic Parks and Gardens, Battlefields and Conservation Areas. |
| M5 | To identify Preferred Areas for future mineral extraction which will provide for the continued extraction of minerals, having regard to the need to avoid demonstrable harm to interests of acknowledged importance. |

Vision and Objectives 3

| | |
|----|---|
| M6 | To prevent the unnecessary sterilisation of proven mineral resources by other forms of development and to safeguard existing and planned rail head sites together with existing and planned concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates. |
| M7 | To provide for the recovery and reuse of aggregate from construction and demolition waste in order to reduce the requirement for new primary resources to a minimum. |
| M8 | To ensure that mineral sites are progressively restored to a high standard, beneficial and viable after-use. |

Waste Objectives

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| W1 | To seek to prevent the generation of waste arisings at source, and to support and encourage initiatives designed to achieve this. |
| W2 | To enhance waste management in West Berkshire in line with the Waste Hierarchy through the provision of capacity for the re-use of waste materials, the preparation for the reuse of materials, the recycling of waste and the recovery of materials that cannot be recycled and to minimise the quantities of residual waste needing final disposal while recognising that this will continue to be required. |
| W3 | To provide a flexible approach to the delivery of waste management facilities of appropriate capacity and type to achieve net self-sufficiency within the West Berkshire area. |
| W4 | To enable the delivery of the West Berkshire Waste Management strategy and increase the proportion of waste managed further up the waste hierarchy. |
| W5 | To locate waste management facilities so that wherever possible they minimise the distances that waste is transported for management and disposal, and to minimise adverse traffic effects of waste management development. |
| W6 | To safeguard existing waste management facilities, which are appropriately located, from competing forms of development that might otherwise constrain their continued operation or lead to their loss. |
| W7 | To ensure appropriate protection of the quality of life of those who live and work in West Berkshire from the adverse effects of waste management related development. |
| W8 | To ensure appropriate protection of the natural and cultural heritage in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF. |
| W9 | Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised. |

Overarching Spatial Strategy

3.4 Minerals development can only take place where the resources are found. Within West Berkshire, where sand and gravel are the main minerals extracted, this occurs along the river valley between Newbury and Reading.

3 Vision and Objectives

3.5 Waste sites will continue to be located in and around the main urban areas of West Berkshire, close to the sources of waste arisings.

4 Policies

- 4.1** This section of the Preferred Options Plan sets out the preferred policies to deliver the Council's minerals and waste planning strategy for the plan period to 2036.
- 4.2** The Preferred Options plan makes adequate provision for a steady and adequate supply of construction aggregates over the plan period through the identification of preferred mineral extraction sites as well as through encouraging the use of secondary and recycled aggregates.
- 4.3** The Preferred Options plan includes a range of locational policies that provide a preferred spatial strategy for the provision of new waste management facilities that may be needed over the plan period.
- 4.4** The preferred strategy also sets out the proposals for safeguarding of mineral resources and infrastructure as well as waste infrastructure to ensure the ongoing supply of both mineral resources and waste management capacity in the future. Policies on restoration and after use of mineral sites reflect the importance of these matters to the residents of West Berkshire to ensure that mineral extraction enhances the environment and to provide amenities for the public.
- 4.5** There is also a suite of development management policies that set the broad framework against which all minerals and waste proposals will need to be assessed.
- 4.6** The submission draft of the Minerals and Waste Local Plan will be accompanied by a policies map that will set out, spatially, the various policies in the plan. At this point such a policies map has not been drafted but relevant maps and information are provided where appropriate.

Policy 1

Sustainable Development

When considering minerals and waste development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, National Planning Policy for Waste and the associated Planning Guidance.

Minerals and Waste development proposals that accord with the policies in this plan will be approved without delay, unless material considerations indicate otherwise.

- 4.7** The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development at its heart. Therefore, the Council's plan is based upon this principle as demonstrated by the vision, objectives and policies of the plan.
- 4.8** The policies in the Minerals and Waste Local Plan should be read in conjunction with other documents that form part of the Statutory Development Plan for West Berkshire. In addition, the Minerals and Waste Local Plan must be read as a whole.

4 Policies

4.1 Landbank and Need

Policy 2

Landbank and Need

The need for aggregate minerals to supply the construction market in West Berkshire should be met, where possible, from recycled and secondary aggregates in preference to primary aggregates to minimise the need to extract primary aggregates.

In order to ensure a steady and adequate supply of primary construction aggregates (sand and gravel⁽²⁰⁾), the Council will seek to maintain a combined landbank of permitted reserves of sharp sand and gravel and soft sand of at least 7 years based on the latest Local Aggregate Assessment (LAA).

The West Berkshire Minerals and Waste Local Plan will aim to deliver 4 million tonnes of construction aggregates from primary sources to meet the identified needs of West Berkshire over the plan period to 2036. The level of need for primary construction aggregates and state of the landbank will be kept under review through the production of a LAA on an annual basis.

Proposed Allocated sites

The following sites are proposed as preferred options for allocation to meet the need for primary aggregates, from which choices will be made as to which sites will be taken forward into the submission plan based on the outcome of consultation.

1. Boot Farm, Brimpton Common (MW004)
2. Firlands, Burghfield Common (MW008)
3. Wasing Lower Farm, Wasing (MW012)
4. Manor Farm, Brimpton (MW013)
5. Tidney Bed, Ufton Nervet (MW015)
6. Cowpond Piece, Ufton Nervet (MW007)
7. Waterside Farm, Thatcham (MW016)

Further details regarding the allocated sites is provided within appendix 1.

4.9 Minerals make a significant contribution to the nation's prosperity and quality of life, and aggregate minerals are needed to build new communities and maintain existing ones. The requirement under national guidance is that minerals policies should make provision for ensuring an adequate and steady supply of aggregates for the construction industry by means of maintaining a landbank.

4.10 A landbank is a stock of mineral planning permissions, which together allow sufficient aggregate minerals to be extracted to meet a defined period at a given rate of supply. Landbanks of aggregate minerals reserves are also used as the principal indicator of the future security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans.

4.11 The NPPF requires Minerals Planning Authorities to plan for a steady and adequate supply of aggregates through preparing an annual Local Aggregates Assessment (LAA) from which future planned provision should be derived based on a rolling average of 10-years aggregates sales and an assessment of all supply options (including marine dredged, secondary and recycled sources), and other relevant local information.

4.12 The NPPF also confirms that Mineral Planning Authorities ensure that sufficient resources are identified to maintain a landbank of at least 7 years of supply for sand and gravel throughout the plan period.

4.13 The minerals evidence that supports the Minerals and Waste Local Plan confirms that the average level of primary construction aggregates that have been sold from sites in West Berkshire over the last 10 years (2006 – 2015) is 329,939 tonnes.

4.14 In accordance with the NPPF this figure has been used to calculate the level of need over the plan period (to 2036). Assuming that West Berkshire continues to supply construction aggregates to the market at a rate of 329,939 tonnes per annum then almost 7 million tonnes of construction aggregates will need to be supplied in the period to 2036.

4.15 The minerals evidence confirms that at the end of 2015 there was slightly over 3 million tonnes of sand and gravel reserves permitted at sites in West Berkshire. Taking these permitted reserves into account means that the emerging Minerals and Waste Local Plan will need to meet a need for approximately 4 million tonnes of construction aggregates to 2036.

4.16 The plan identifies, through the allocation of sites, resources of sharp sand and gravel for extraction to meet the landbank requirement for the plan period. Eight sites have been proposed for allocation to meet the landbank requirement. Together these sites provide a supply of around 4.75m tonnes of construction aggregates, providing a degree of flexibility. The outcomes of consultation, further assessment in terms of viability and changes to the landbank requirement may mean that not all sites are required to be allocated in the submission version of the plan. The details of the sites proposed for allocation are set out in appendix 1.

4.17 This figure of 4.75 million tonnes of construction aggregates that could be delivered from the preferred areas is above the minimum level of construction aggregates that the plan needs to provide, however there is some concern around whether all the permitted reserves in West Berkshire will ever be worked. For example one site with permitted reserves (circa 150,000 tonnes) has remained dormant for many years and it is possible that these reserves may never be worked. Another site with (circa 300,000 tonnes of reserves) was found to be the location of a late Bronze Age and Early Iron Age settlement, and in fact this site has yielded the evidence of the earliest ironworking yet known in Britain. This area of clear archaeological importance could impinge upon the extent of the mineral workings resulting in a reduction in the level of minerals extracted.

4.18 Once such concerns over the permitted reserves are taken into account the proposed preferred areas for mineral extraction in this document would allow for approximately 10% buffer above the calculated minimum required to comply with the requirements of the NPPF.

4.19 There are a variety of factors that can impact upon the actual yield of minerals from an extraction site so the proposal to deliver a slightly greater level of minerals than could be considered the necessary minimum would allow for additional flexibility in the emerging plan.

4.20 The NPPF and planning practice guidance states that separate landbanks should be calculated and maintained for any aggregate materials of a specific type or quality which have a distinct and separate market. In West Berkshire there are principally two types of construction aggregates that

4 Policies

have been worked: sharp sand and gravel (primarily used in the manufacture of concrete) and soft sand (primarily used in the manufacture of mortar). There are also deposits of hoggin found within West Berkshire (usually used as dug), however in recent years these deposits have been processed and sold as sharp sand and gravel.

4.21 Due to the commercial confidentiality agreements between the authority and minerals industry the sand and gravel sales and soft sand sales have always been combined in the LAAs produced by the authority. At the end of 2015 there was only one quarry producing soft sand in West Berkshire, along with one site that is a hoggin site and a further site producing sharp sand and gravel.

4.22 Therefore the need calculations for construction aggregates include both sharp sand and gravel and soft sand. Due to confidentiality agreements that are in place, the Council cannot publish sharp sand and gravel figures separately to soft sand. Traditionally there has been limited demand for soft sand in the district and therefore, a separate landbank is not considered necessary. No sites have been proposed for allocation for soft sand in this plan.

4.23 No allowance for non-allocated sites being permitted over the life of the plan (to 2036) has been taken into account. This is because the location and timing of such non allocated sites cannot be predicted, and therefore it is not known whether such developments could realistically contribute to meeting the level of need for construction aggregates which is central to this Plan.

4.24 With no hard rock reserves in West Berkshire, all hard rock requirements are met through imports, mainly by rail. Approximately 50% of total aggregates sales in West Berkshire is hard rock. It has been assumed that a large proportion of the imported aggregate sold from three rail depots in West Berkshire is then exported from the district by road. The plan seeks to safeguard the rail head sites (policy 8) to ensure that this important mineral resource can be retained.

4.25 The policy requires that recycled and secondary aggregates are considered before the use of primary land won construction aggregates. There are adequate processing facilities for the demand of recycled aggregates and the plan seeks to safeguard these sites (policy 9) to ensure the level of contribution these sites provide can be maintained.

4.26 There are no known sources of notable secondary aggregates within West Berkshire. While recycled aggregates locally have primarily been used in low grade construction, improvements in technology mean that there may be scope in the future for production of higher quality material which may be able to replace more and more primary minerals.

4.2 Self-Sufficiency in Waste Management

Policy 3

Self-Sufficiency in Waste Management

In order to ensure the appropriate management of waste arisings within West Berkshire the Council will seek to maintain net self sufficiency, where the total waste management capacity provided from sites in West Berkshire is greater than the total waste arisings within West Berkshire over the plan period to 2036.

The level of need for new waste management capacity to meet net self sufficiency will be kept under review through the production of Authority Monitoring Reports.

The Council will seek to drive waste up the waste hierarchy by requiring waste development proposals to demonstrate that the waste being managed cannot reasonably be managed higher up the waste hierarchy than that proposed.

4.27 Achieving net self sufficiency in waste management and disposal capacity requires the provision of waste treatment and disposal capacity that is equal to or greater than the volume of waste arisings.

4.28 West Berkshire is too small an area to plan effectively for all waste streams. This is primarily due to the level of waste arisings and issues around economies of scale. Much of the specialist waste arisings in the district are too low to make a specific waste treatment or disposal method viable. This is probably true of all plan areas as all waste planning authorities will generate small volumes of very specialised waste, such as hazardous or radioactive waste, that would be uneconomical to manage locally.

4.29 Therefore there will always be a movement of waste across administrative boundaries, however it is considered that planning for net self sufficiency should mean that the authority is in the position where the necessary level of waste movement is reduced. It is accepted that West Berkshire will always be reliant on other local authorities to manage some waste arising within West Berkshire. This is because there is a distinct lack of non hazardous landfill capacity within the authority meaning that such wastes destined for landfill will have to be exported. Similarly there is only a small volume of waste recovery capacity in West Berkshire (there being a small number of facilities that use waste wood to generate electricity or produce heat and some on farm anaerobic digestion capacity).

4.30 However these potential shortfalls in capacity are at the lower end (or bottom in the case of landfill) of the waste hierarchy that is set out in National Planning Policy for Waste. As such the existing operating and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy. The Local Waste Assessment (LWA) (2017) that has been produced to inform the development of this Preferred Options Plan has considered the volume of waste arisings in West Berkshire by waste stream and also uses various methods to project the volume of waste arisings anticipated to arise at the end of the plan period (2036). The full detail can be found in the LWA but in all cases the Council has sought to use the least conservative (but still reasonable) forecasting method identified when projecting future waste arisings. Such an approach has been adopted to ensure that the projections in the LWA are sufficiently robust to ensure that the policy approach adopted in the WBMWLP is the most appropriate.

4 Policies

4.31 The following table (from the LWA) illustrates the estimated volume of waste, by waste stream that is presently arising and the projected level of waste arisings at 2036.

| Waste Stream | Year of baseline arisings | Tonnage of arisings (base year) | Year of projected arisings (end of plan period) | Tonnage of projected arisings (end of plan period) |
|---|---------------------------|---|---|--|
| Municipal Solid Waste (MSW) | 2015/16 | 86,399 | 2036/37 | 130,000 |
| Commercial and Industrial Waste (C&I) | 2016 | 285,696 | 2036 | 325,000 |
| Construction Demolition and Excavation Waste (C, D & E) | 2015 | 360,114 | 2036 | 360,114 |
| Hazardous Waste | 2015 | 15,392 | 2036 | 19,000 |
| Radioactive Waste | 2012/13 | 1,053 m ³ | 2036 | 309m ³ |
| Sewage Sludge | 2011 | 3,809 | 2036 | 3,809 |
| Equine Waste | 2010 | 52,807 | 2036 | 52,807 |
| Total | | 751,410 (plus 1,053 m³) | | 837,923 (plus 309m³) |

4.32 The following table (from the LWA) provides a summary of the estimated waste management capacity available at the existing sites in West Berkshire (in tonnes of capacity per year).

| Facility type | Capacity in 2016 (tonnes) |
|---|---|
| Household Waste Recycling Centres | 30,000 |
| Biological treatment : thermal and composting facilities, and sewage facilities | 143,700 |
| Recycling and Transfer facilities | 914,180 (of which approximately 169,250 tonnes is transfer) |
| Specialist Treatment Sites | >39,998 |
| Total | 1,127,878 |
| Total (excluding transfer) | 958,628 |

4.33 This table above shows that the consented waste infrastructure in West Berkshire, could manage over 1 million tonnes of waste arisings per year. However when the available transfer capacity is removed (on the assumption that waste transfer capacity does not actually “manage” the waste, and can potentially result in the double counting of waste inputs) then this capacity value reduces to approximately 950,000 tonnes per annum.

Policies 4

4.34 In addition it is understood that in 2015 there was around 350,000m³ of inert waste landfill capacity consented in West Berkshire (with 1.25 million m³ having yet to be created through consented mineral extraction). It is estimated that somewhere in the region of 1.96 million m³ of additional landfill capacity (expected to be inert) could be generated over the life of the plan through the restoration of the preferred mineral extraction sites identified in this preferred options plan.

4.35 It is recognised that a number of the existing consented waste management (recycling and transfer) sites in West Berkshire currently operate under temporary permissions. It is also recognised that not all the consented capacity is operational, or operating at the consented capacities. The temporary facilities currently operating only provide around 110,000 tonnes of recycling and transfer capacity, illustrating that the vast majority of the consented capacity (approximately 1million tonnes) is provided by sites with permanent planning permission.

4.36 As can be seen from the above tables the total annual capacity excluding 'transfer' of the existing waste management sites in West Berkshire is understood to be 958,628 tonnes. When compared to the worst case projected total annual waste arisings for 2036 of 837,923 tonnes, it can be seen that there headroom of 120,705 tonnes.

4.37 It should be acknowledged that two of the sites providing CDE recycling capacity operate under temporary consents and this totals 110,000 tonnes in capacity. Therefore, when this is factored in, there is still headroom of 10,705 tonnes. So based on these projections the current level of waste management capacity in West Berkshire can meet the needs of the authority to 2036.

4.38 The level of consented waste management capacity in West Berkshire is currently above the estimated levels of waste arisings (in 2016), and the level of consented capacity currently also exceeds the projected level of waste arisings in 2036. It is therefore apparent, based on the evidence supporting the plan, that there is no need for the Minerals and Waste Local Plan to identify any new sites for the delivery of additional waste management capacity to meet the needs of the authority over the life of the plan.

4.39 The Council undertook a call for sites as part of the preparation of the Minerals and Waste Local Plan and although a number of 'waste sites' were submitted for consideration as part of this process all but one of the sites that remains under consideration (a number of promoted sites were subsequently withdrawn) are existing waste management sites that are operating under permanent, or temporary, planning permissions. In the case of the promoted site operating under a temporary consent the site submission only sought to allocate the site for a temporary period. In the case of the 'new' waste site promoted this was for an inert waste infilling operation of existing lakes in West Berkshire, and as detailed in policy 6 it is considered that inert waste from which no more value can be obtained should be used in the restoration of permitted minerals sites to ensure that such sites can be restored to an acceptable landuse in a timely manner. As stated above the proposed minerals sites for allocation will result in the demand for around 1.96 million cubic metres of material to be used in the restoration of these sites. In addition having assessed this 'new' site it was deemed that this proposal should not be progressed for a variety of reasons including landscape and ecology impacts of the proposal.

4.40 Given the other polices that are proposed as part of the plan it is considered that there is no need to allocate existing permanent waste sites as preferred areas for waste development given that a presumption in favour of replacement or additional facilities at existing waste facilities is proposed under the policy on the location of waste facilities (Policy 5).

4 Policies

4.41 In addition the proposed policy on the safeguarding of waste facilities (Policy 9) is deliberately protective of the existing permanent waste management capacity in West Berkshire to ensure that existing consented capacity is not lost, to ensure the maintenance of a position of net self sufficiency in terms of waste management capacity.

4.42 The monitoring of whether the authority remains in a position whereby it is achieving net self sufficiency in waste management capacity will need to be kept under review once the plan has been adopted to ensure that this policy position remains an appropriate approach. Monitoring of waste management capacity on a regular basis will be undertaken as part of the monitoring of the plan, and it is recommended that the local waste assessment be updated on a regular basis.

4.3 Location of Development

Policy 4

Location of Development - Construction Aggregates

There will be a presumption in favour of construction aggregate extraction proposals only in the following areas:

- The preferred areas for mineral extraction identified in this plan, provided that the identified site specific requirements are satisfied;
- The extraction proposal relates to a proposal for a borrow pit, provided that the proposals accord with the relevant policies of the plan;
- The extraction proposal relates to the extraction of minerals prior to a planned non mineral development;
- The extraction proposal relates to a proposal for another beneficial and acceptable use and mineral extraction is a necessary part of the proposed development.

Although there is a presumption in favour of development in the areas identified in this policy, proposals must meet the requirements of all relevant policies in this plan.

4.43 Within identified Minerals Preferred Areas (proposed allocated sites as set out in appendix 1) there will be a strong presumption in favour of development for the extraction of sand and gravel, subject to consideration of the detailed proposals against the site specific requirements. Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.44 Mineral Preferred Areas identify areas where there will be a presumption in favour of development. The allocated preferred areas are considered to be capable of supplying enough sharp sand and gravel to meet the required levels set out in Policy 2. The mineral preferred areas have been selected as the least damaging potential sites for sand and gravel extraction in terms of the effect on environmental and social sustainability. It therefore, follows as a general principle that outside the mineral preferred areas there will be a general presumption against planning permission being granted.

4.45 Despite this general policy presumption against development outside of the preferred areas this policy recognises that there could be other circumstances when mineral extraction proposals might be considered acceptable.

Policies 4

4.46 The first identified situation is the development of borrow pits that meet the specific needs of a specific construction project, such as a specific road development. This is detailed further in Policy 7.

4.47 There is a presumption in favour of planning permission being granted for prior extraction proposals, where mineral extraction takes place in advance of significant development and where a viable mineral resource would otherwise be sterilised, as referred to in policy 8.

4.48 Other developments, such as the creation of marinas or agricultural reservoirs which have the potential to provide minerals as part of the extraction operations that would be required in the delivery of such developments, may also be considered acceptable.

4.49 All development proposals will be considered on their own individual merits and consideration will be given to the specific justifications provided for the proposals. All proposals will be considered against policies in the Minerals and Waste Local Plan.

Policy 5

Location of Development - Waste Management Facilities

There will be a presumption in favour of permanent waste management development proposals (excluding landfill) only in the following areas:

- Existing sites with permanent planning permission for waste management development;
- Existing sites with permanent planning permission for industrial development (B2 and B8 land uses);

Waste development outside these areas will only be permitted in exceptional circumstances.

The co-location of waste management activities within existing permanent waste management sites will be supported, where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area due to cumulative impacts.

Although there is a presumption in favour of development in the areas identified in this policy, proposals must meet the requirements of all relevant policies in this plan.

4.50 No waste sites are to be allocated through the plan as there is sufficient waste management capacity in existing sites which will be safeguarded over the plan period (Policy 9). However, this policy sets out where there will be a presumption in favour of waste management development. This approach will enable flexibility for sites to cope with changes in waste practices and allow for new and emerging waste technologies to come forward on existing sites and ensure that old technology can be replaced with new and emerging technologies.

4.51 The policy seeks to steer waste development away from greenfield sites, towards existing waste sites and existing industrial locations found in and around the urban areas in West Berkshire. Within these areas there will be a presumption in favour of waste management development. However, consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4 Policies

4.52 With respect to the co-location of new waste sites within existing permitted waste management sites particular consideration will need to be given to cumulative impacts. Proposed developments will need to demonstrate that they will not generate unacceptable impacts on their own, or in conjunction with existing waste facilities that will continue to operate at the site in question.

4.53 The main types of waste facility that could be developed in accordance with this policy include, waste transfer stations, materials recycling facilities, composting facilities, anaerobic digestion, energy from waste, hazardous waste facilities, Waste Electrical Electronic Equipment (WEEE) waste facilities and scrap metal facilities.

4.54 The policy seeks to steer the vast majority of waste development towards urban areas, including industrial areas. Protected employment areas as set out in the Core Strategy and Housing Site Allocations DPD (or any future Local Plan) may also be suitable locations, where they are predominantly B2 and B8 uses.

4.55 There is recognition that facilities may be considered acceptable on other sites in exceptional circumstances. This could include temporary facilities for the recycling of construction and demolition waste within existing mineral extraction sites where the proposal does not impinge on existing operations and is temporary in nature associated with the lifespan of the quarry and the waste produced is used in the restoration of the mineral site. Policy 16 provides greater detail on this situation

4.56 It is also recognised that there are large rural areas in West Berkshire and therefore, there may be circumstances where waste facilities are proposed in rural areas. Such facilities would only be acceptable where there is a good relationship between the location of the site and the source of the waste. Policy 12 relates to specialist waste management facilities setting out the criteria for when these sites would be considered acceptable.

Policy 6

Location of Development - Landfilling of Waste

There will be a presumption in favour of the land filling of waste only in active mineral extraction sites where the restoration of the mineral site requires the use of imported materials to achieve an acceptable restoration and afteruse.

In exceptional circumstances infilling may be permitted where it is a necessary part of another beneficial and necessary development proposal.

Only waste from which no further value can reasonably be obtained shall be landfilled. Proposals for landraising will be refused.

Although there is a presumption in favour of development in the areas identified in this policy proposals must meet the requirements of all relevant policies in this plan.

4.57 Due to a number of legislative and fiscal factors, including the landfill tax, the waste hierarchy, EU Directives and planning policies, the volume of waste landfilled in the UK has dramatically reduced in the past decades. As such there is only very limited demand for new landfill sites and existing sites are generally taking longer to complete.

Policies 4

4.58 The only landfill sites in West Berkshire that received waste in the last decade are those that accepted non-recyclable inert waste. This inert waste, that is usually derived from the construction, demolition and excavation waste stream is generally used in the restoration of former mineral workings, to achieve acceptable landforms.

4.59 This policy ensures that non-recyclable waste material is used for the restoration of mineral sites and not diverted to other sites / uses other than in exceptional circumstances. This is to ensure that there is sufficient material to enable the satisfactory restoration of mineral sites.

4.60 Whilst this policy would apply to the landfilling of inert waste as well as non-inert wastes, it is considered unlikely that any proposals for non-inert waste will come forward over the life of the plan. Whilst there does not appear to be a significant demand for non inert landfill within West Berkshire, a proposal may come forward during the plan period, and therefore, planning permission would be granted providing it complies with the policy.

4.61 Following completion of any landfill site, the site will need to be restored and there would be a period of after-care during which the site would need to be managed to prevent unacceptable adverse impacts on the environment. As such policy 17 on restoration and after use is particularly relevant to such proposals.

4.62 It is recognised that there may occasionally be situations where the importation and placement of waste material from which no value can be obtained is landfilled as part of another development, such as in the creation of flood defences or proposals for built development where a change in levels across a site is required. Whilst such proposals will generally be resisted (to ensure that there is sufficient material available to restore mineral sites), there may be exceptional overriding benefits of such developments which override this general resistance. Due to the visual and landscape implications involved with land raising proposals, which create alien features in the landscape, landraising will normally be refused.

4.63 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4 Policies

Policy 7**Borrow Pits**

Planning permission will be granted for borrow pits to supply raw materials to serve major construction projects where:

- There is a need for minerals which cannot reasonably be supplied from existing aggregate producing sites, including primary aggregates and primary aggregate substitutes;
- The transport of mineral from existing sites to the construction project would be detrimental to the environment and local amenities because of the scale, location and timing of the operations;
- The site lies, on or in close proximity to the project;
- The mineral can be transported to the point of use without leading to unacceptable impacts on the public highway network; the site can be restored to a satisfactory after-use promptly following extraction without the need to import material other than that generated by the construction project itself or through the use of material that can be brought to the site without leading to unacceptable impacts on the public highway network;

Where planning permission is granted, conditions will be imposed to ensure that operations are time-limited and that all mineral extracted is used only for the specified project.

4.64 Borrow pits are temporary mineral workings opened locally to supply material for a specific construction project. This is normally a large project where a substantial amount of aggregate needs to be supplied over a relatively short period. Examples include road building schemes, or the construction of a reservoir, although they can also be used in association with smaller projects.

4.65 It is recognised that, in some cases, it could be preferable to open up a borrow pit close to the project site to ensure the availability of the necessary supplies and to avoid the need to import material by lorry from further afield, reducing the impact on the road network. This also provides the opportunity to release otherwise unviable deposits.

4.66 The policy provides flexibility in the sourcing of aggregates for specific construction projects where there is a high level of demand for aggregates over a relatively short period. The developer will be required to demonstrate that the borrow pit represents the most suitable source of material to meet the demand, and that adequate environmental safeguards can be implemented effectively.

4.67 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.4 Safeguarding

Policy 8

Minerals Safeguarding

'Minerals Safeguarding Areas' (MSAs) have been identified which safeguard the following from non-mineral development:

- Known construction aggregate mineral deposits⁽²¹⁾;
- Existing (including those with planning permission yet to be implemented) and allocated mineral extraction sites;
- Potential, planned and existing minerals associated infrastructure, including rail sites and mineral processing plant sites.

Non-mineral development in Minerals Safeguarding Areas may be considered acceptable in the following circumstances:

- The proposal would not prejudice or detrimentally affect the extraction of underlying mineral resources, or the operation of a planned or existing mineral extraction site, or the operation of potential, planned or existing minerals associated infrastructure;
- It can be demonstrated that the underlying mineral is of no economic value, or that the mineral could not be extracted from the site for other valid planning reasons;
- The potential, planned or existing minerals associated infrastructure that would be operationally prejudiced is not operational at the time of the application, and it can be demonstrated that there is no reasonable prospect that this minerals associated infrastructure will be operational during the plan period;
- Where a mineral resource underlies a prospective development site and prior extraction, or partial prior extraction of the mineral resources can be undertaken in advance of, or as part of, the proposed development;
- It can be demonstrated that the need for the proposed development outweighs the need to conserve the mineral resources, or maintain the operational capability of the minerals associated infrastructure;
- The proposed development is aligned with the specifications for a site allocated within an adopted local plan or neighbourhood plan, and the allocation was considered in light of this safeguarding policy.

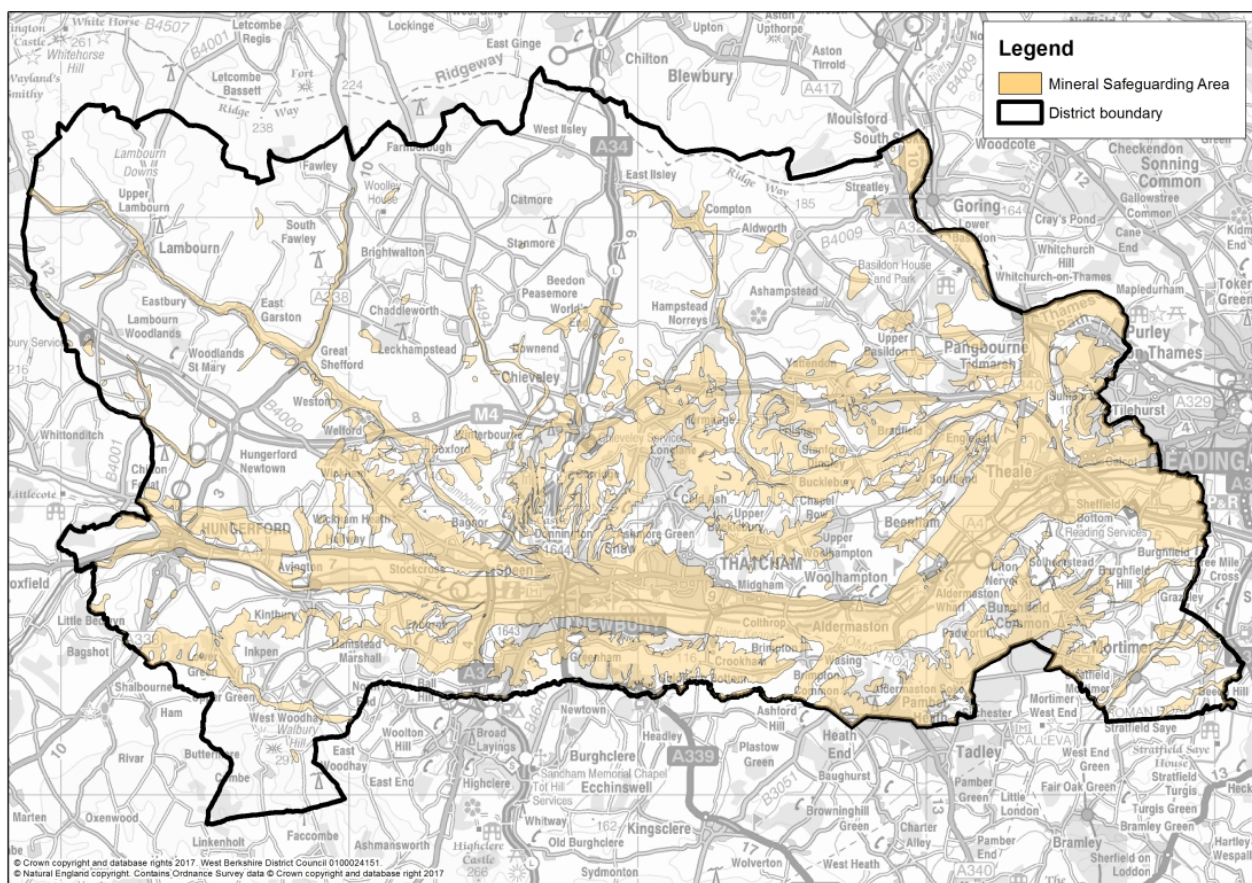
4.68 Minerals are a valuable, but limited, natural resource that can only be won where they naturally occur. Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development is an important component of sustainable development. Safeguarding means taking a long-term view to ensure that sufficient resources will be available for future generations, and importantly choices remain open about where future mineral extraction might take place with the least environmental impact.

4.69 Safeguarding of minerals in MSAs will be achieved by ensuring that non-mineral development is steered elsewhere, or that extraction of the underlying minerals takes place prior to the non-mineral development proceeding (prior extraction takes place).

4 Policies

4.70 The chalk and clay deposits in West Berkshire are not actively worked, and have not been commercially extracted for decades. Therefore these deposits are not considered of sufficient importance to warrant safeguarding. The key mineral deposits in West Berkshire are construction aggregates (soft sand and sharp sand and gravel). The deposits of these construction aggregates are relatively shallow, and their location often closely coincides with the existing pattern of settlement and development. Therefore, there is potential for new non-mineral surface development to be proposed on, or close to, these important mineral deposits.

4.71 The extent of the MSAs that have been identified (see below map) are based on information about aggregate sand and gravel resources from the British Geological Survey and other sources of geological information, plus existing mineral working permissions and the nature and duration of the operations. In some instances the MSAs apply to sand and gravel deposits beneath existing urban areas. This is to ensure that the existence of the sand and gravel and the possibility for prior extraction is taken into account if and when proposals for large scale redevelopment are proposed and considered.



Mineral Safeguarding Area

4.72 The policy does not mean that other forms of (non-mineral) development should not take place where sand and gravel deposits occur, but does mean that developers will need to show that they have fully explored the quality, extent and possibility for the extraction and use of the underlying sand and gravel when preparing their development proposals. The policy includes provision for projects of overriding importance to proceed where this can be demonstrated.

Policies 4

4.73 When assessing non-minerals development proposals within MSAs the Minerals Planning Authority will take into account the size and nature of the proposed development, the availability of alternative locations and the need for and urgency of the proposed development. Account will also be taken of the quality and quantity of the sand and gravel that could be recovered by prior extraction and the practicality and environmental impacts of doing so.

4.74 Proposed non-mineral development should not operationally prejudice an existing or allocated minerals site. This could occur where a non-mineral development is considered adjacent to a minerals site, but once built the impact of the minerals site on the new development is so significant that the minerals site is unable to continue working. This could be as a result of dust, noise or a number of other factors that only become an issue when sensitive receptors are present in the vicinity of a minerals site.

4.75 The onus of assessing the case for the potential commercial value (actual or potential) of the underlying mineral deposit lies with the developer. It will be necessary for the developer to determine the depth and quality of sand and gravel deposits on the site and to undertake an assessment of the practicality of prior extraction, either for use in the development itself or elsewhere. Consideration should be made of whether extraction of part of the sand and gravel deposit within the site could be undertaken, even if removal of the whole deposit appears impractical.

4.76 It is important to ensure that the environmental impacts of the development are contained. Due to the predominantly shallow nature of the deposits, it is not considered likely that the actual extraction will give rise to sufficient additional environmental effects over and above those of the development operation itself to preclude prior extraction.

4.77 The following sites are safeguarded under this policy as those with planning permission (either implemented, or yet to be implemented). New sites that are developed in line with policies in the Minerals and Waste Local Plan will also be safeguarded ⁽²²⁾.

Mineral Extraction Sites Safeguarded

| Existing permitted mineral extraction sites |
|--|
| Wasing Lower Farm, Wasing |
| Kennetholme, Thatcham |
| Craven Keep, Hamstead Marshall |
| Harts Hill Quarry, Upper Bucklebury |
| Moores Farm, Pingewood |
| Allocated mineral extraction sites |
| Boot Farm, Brimpton Common (MW004) |
| Firlands, Burghfield Common (MW008) |
| Wasing Lower Farm, Wasing (extension) (MW012) |

4 Policies

| Allocated mineral extraction sites |
|-------------------------------------|
| Manor Farm, Brimpton (MW013) |
| Tidney Bed, Ufton Nervet (MW015) |
| Cowpond Piece, Ufton Nervet (MW007) |
| Waterside Farm, Thatcham (MW016) |

4.78 The policy also seeks to safeguard infrastructure associated with mineral workings. This includes potential, planned and existing infrastructure.

4.79 The following sites are safeguarded under this policy as providing minerals associated infrastructure. New sites that are developed as a result of the Minerals and Waste Local Plan will also be safeguarded ⁽²³⁾.

Minerals Infrastructure Sites Safeguarded

| Railhead Sites |
|--|
| Wigmore Lane (Hanson), Theale |
| Wigmore Lane (Hope), Theale |
| Wigmore Lane (Aggregate Industries / United Asphalt), Theale |

| Other |
|---|
| Colthrop Mineral Processing Plant, Thatcham |
| Concrete batching plants that benefits from permanent planning permission |

4.80 Details of all the minerals safeguarding sites are set out in Appendix 2. The final 'Submission' version of the Minerals and Waste Local Plan will include a proposals map that will include the location of the mineral sites safeguarded by this policy.

Policy 9

Waste Safeguarding

Waste management development that provides permanent waste management capacity shall be safeguarded from encroachment or loss to other forms of development.

Non waste development that might result in a loss of permanent waste management capacity may be considered in the following circumstances:

- The planning benefits of the non-waste development clearly outweigh the need for the waste management facility at the location;
- The waste management facility is no longer required and will not be required within the plan period;
- An alternative site providing an equal or greater level of waste management capacity of the same type has been found, granted permission and shall be developed and operational prior to the loss of the existing site.

In the case of encroaching development it will need to be demonstrated that there are adequate mitigation measures proposed as part of the encroaching development to ensure that the proposed development is adequately protected from any potential adverse impacts from the existing waste development.

4.81 Waste management sites are often perceived by the wider community as a bad neighbour use, which can make finding and developing new waste management sites challenging. In addition the demand for land in West Berkshire is generally very high and the availability of land is often constrained. These factors have the potential to inflate land values, meaning that only high value uses are viable. In addition there is a high level of demand for housing development, which further puts pressure on land. Safeguarding of waste facilities, where they are viable is important to ensure the existing permitted sites are retained and not lost or sterilised due to competing land uses.

4.82 The Council currently has adequate waste sites to meet net-self sufficiency for waste management capacity over the period to 2036, and therefore, no new facilities are proposed to be allocated in the Minerals and Waste Local Plan. However, this means that safeguarding of the existing permitted waste sites is even more important in order to ensure the maintenance of waste management capacity within West Berkshire.

4.83 The following sites are safeguarded under this policy. Any new permanent waste sites that are permitted will also be safeguarded ⁽²⁴⁾.

Existing waste sites safeguarded

| <i>Safeguard Waste Sites</i> | Use |
|---|------------------------------|
| A4 Breakers, Beenham | Metal Recycling |
| Avon Site, Colthrop, Thatcham | Materials Recycling Facility |
| Beenham Industrial Estate (Composting), Beenham | Composting Facility |

²⁴ The authority monitoring report will update this list on a regular basis

4 Policies

| <i>Safeguard Waste Sites</i> | <i>Use</i> |
|---|--|
| Beenham Industrial Estate (Materials Recycling), Beenham | Materials Recycling Facility |
| Colthrop Aggregate Processing Facility, Thatcham | Recycled aggregate |
| Computer Salvage Specialists, Newbury | WEEE |
| Greenham Business Park Biomass Gasification Plant, Greenham | Biomass Gasification Plant |
| Hillfoot Farm, Chapel Row | Combined Heat and Power (CHP) Plant |
| Membury Airfield, Lambourn | Waste solvent disposal, disposal and recovery of oils and minerals |
| Newtown Road Household Waste Recycling Centre, Newbury | Household Waste Recycling Centre |
| Old Stocks Farm Waste, Aldermaston | Waste, Recycling and Transfer Facility |
| Newbury Sewage Treatment Works, Thatcham | Sewage Treatment Works |
| Padworth Breakers, Padworth | Metal Recycling |
| Padworth Integrated Waste Management Facility, Padworth | Integrated Waste Management Facility |
| Park Farm, Upper Lambourn | Composting of equine waste |
| Reading Quarry, Pingewood | Construction & Demolition Recycling |
| Theale Quarry, Sheffield Bottom | Waste, Recycling and Transfer Facility |
| Weirside, Burghfield | Materials Recovery Facility |
| Whitehouse Farm, Tadley | Waste, Recycling and Transfer Facility |
| Woodside Recycling, Wokefield | Paper Waste Transfer Station |

4.84 Details of all the waste safeguarded sites are set out in Appendix 2. The final 'Submission' version of the Minerals and Waste Local Plan will include a proposals map that will include the location of the waste sites safeguarded by this policy.

4.85 Where proposals come forward that encroach on a waste site safeguarded under this policy the non-waste development will need to provide the necessary mitigation measures as part of the development that is proposed to ensure the proposed development is adequately protected from any potential adverse impacts from the existing waste development.

4.5 Specialist Minerals and Waste

Policy 10

Chalk and Clay

Proposals for the extraction of chalk and clay will be permitted provided that;

- It can be demonstrated that the minerals are required to meet a specific local need which cannot be met from existing permitted sites or by secondary and recycled aggregates;
- The development site and associated equipment will not have an unacceptable impact on the environment or community;
- It is demonstrated that the proposals conserve and enhance landscape, biodiversity and amenity.
- Environmental impacts can be mitigated to an acceptable level.
- The development proposals provide for timely and high quality restoration and aftercare of the site.

4.86 The geological outcrops of chalk in West Berkshire are fairly extensive, with more limited clay deposits, however despite the extent of these deposits there are currently no active workings within West Berkshire.

4.87 Chalk deposits are located to the north of West Berkshire. Historically pulverised chalk has been used as a liming agent for agricultural land, and sometimes as 'fill' material in civil engineering projects. Much of the area where the chalk deposits exist are located within the North Wessex Downs AONB.

4.88 Clay deposits (London Clay) are located along the Kennet Valley to the east of Thatcham, with some more limited areas surrounding Newbury to the north, west and south and have historically been used for brick and tile making, and more latterly for lining landfill sites.

4.89 There are currently no active sites in West Berkshire for chalk or clay, and since the adoption of the Replacement Minerals Local Plan for Berkshire in 1995 there have been no planning applications received for the extraction of these minerals in West Berkshire. This lack of historic interest does not preclude sites from coming forward in the future, however, no sites for chalk or clay extraction were submitted to the Council for consideration through the "Call for Sites" that took place as part of the preparation of the Minerals and Waste Local Plan.

4.90 Whilst there is no apparent demand for new workings, and there is no requirement to maintain a landbank, proposals that may come forward would be considered under this policy.

4.91 Proposals for extraction of non-aggregate minerals will be judged on their merits at the time of the application, with particular regard to whether the material is needed to meet a specific local requirement.

4 Policies

Policy 11**Energy Minerals***Exploration and appraisal*

Proposals for exploratory drilling for conventional and unconventional oil and gas will be permitted provided that:

- The development site and associated exploratory equipment is not in a location within or in the setting of the North Wessex Downs Area of Outstanding Natural Beauty, other than in exceptional circumstances;
- The development site and associated exploratory equipment will not have an unacceptable impact on the environment or community
- The development proposals provide for the timely and high quality restoration and aftercare of the site.

Commercial production

Proposals for the commercial production of conventional and unconventional oil and gas, or for the establishment of related plant, will be permitted provided that:

- The development site and associated exploratory equipment is not in a location within or in the setting of the North Wessex Downs AONB other than in exceptional circumstances;
- A full appraisal for the oil and gas field has been completed;
- The development site and associated exploratory equipment do not have an unacceptable impact on the environment or community;
- The proposed location has been demonstrated as the most suitable taking into account all planning considerations.

Particular consideration will be given to the location of hydrocarbon development involving hydraulic fracturing regarding impacts on water resources, seismicity, local air quality, landscape, noise, traffic and lighting impacts. Development will only be permitted where it can be demonstrated that there would not be an unacceptable impact on groundwater Source Protection Zones (SPZ), Air Quality Management Areas (AQMA), or the local environment or community.

4.92 Energy minerals are broadly defined as those minerals that are used to produce electricity, fuels and heating. Hydrocarbons, comprising petroleum (oil and natural gas liquids) and gas, are fossil fuels which naturally occur in concentrations trapped in structures and reservoir rocks beneath the earth's surface. The UK is very dependent on oil and gas, the gas primarily being used to generate electricity, and the oil being used mainly to derive fuels for transportation purposes on land, at sea, and in the air. Oil and gas are also used to heat homes, in industrial processes, and (in the case of oil) in the manufacture of nearly all synthetic items.

4.93 Oil and gas resources, often referred to as 'hydrocarbons', can be broadly split into two categories, conventional and unconventional. Conventional oil and gas refers to reserves which are located in relatively porous rock formations (often limestone and sandstone). Conventional extraction methods usually involve drilling a borehole into the rock and then pumping out the resources.

Policies 4

4.94 Unconventional hydrocarbons require methods for extraction that are not normally necessary in conventional extraction. Resources are usually obtained from less porous rock, which historically was considered too impermeable for extraction to be economically viable. Recent technological advancements have made such extraction economically viable. Unconventional hydrocarbons include coal bed methane, shale oil and shale gas. Extraction of these unconventional hydrocarbons can include hydraulic fracturing (in particular in the extraction of shale gas).

4.95 There are no known commercial resources of oil and gas in West Berkshire, although viable resources have been identified and are being worked in some neighbouring counties. The proposed approach to the possible exploitation of oil and gas resources is to allow exploratory drilling under controlled conditions, and to require any commercial exploitation to be fully justified in terms of balancing need against environmental and other considerations, taking into account the specific arrangements for working, restoration, ancillary development and associated activities.

4.96 The northern part of the district is understood to be underlain by a significant coal seam. However, it is deep underground and is not currently considered viable for extraction. The depth of the deposit means that open cast mining would be impractical and any exploitation would need to be by underground mining, or possibly through unconventional methods, such as underground coal gasification.

4.97 The regulatory process of obtaining consent to exploit energy minerals is the same for both conventional and unconventional hydrocarbons. The Department for Business, Energy and Industrial Strategy (DBEIS) are responsible for the issuing of Petroleum Exploration and Development Licences in competitive offerings (licence rounds) which grant exclusivity to operators who receive a licence in the area. The licence does not give consent for drilling or any other operations. Planning permission must also be sought, and can only be sought in areas covered by a licence. A permit must also be obtained from the Environment Agency, and this is usually after planning permission has been granted. The Health and Safety Executive can also be involved in regulating well design and operation. At present there are no Petroleum Exploration and Development Licences that cover the plan area. However this does not mean that licences will not be issued in the future or that proposals will not be forthcoming.

4.98 Exploration activities include drilling, which can be the most intrusive part of the development. Drilling can have visual, light and noise impacts as well as an impact on the local road network. Night time drilling is required to ensure boreholes do not close up during a break in the drilling meaning that lighting is required. The duration of the exploration stage is limited. Appraisal takes the form of longer-term testing of an exploratory well. Production phases involving additional facilities such as pipelines, storage facilities and export terminals.

4.99 Proposals will be assessed against the relevant part of the policy, and will need to comply with all relevant policies set out in the plan. At each stage following exploration, developers will be required to demonstrate that they have fulfilled the requirements of the previous stage sufficiently to justify progression to the next.

4.100 Following completion of the production phase sites should be restored in line with the restoration policy (Policy 17).

4 Policies

Policy 12**Specialist Waste Management Facilities**

Planning permission will be granted for specialist waste management facilities where:

- Sites are proposed within the areas identified in the location of waste management facilities policy; or
- There is a clear proven and overriding need for the proposed facility to be sited in the proposed location; and
- The proposals and any associated equipment or operations do not have an unacceptable environmental impact or unacceptable impacts on communities.

4.101 There are a number of waste streams that require specialist treatment that might need to be managed in specific locations. These can occur as part of municipal, C&I or C&D waste stream or as specialist waste streams themselves. Waste considered to require specialist waste management facilities can include (but is not limited to), clinical and veterinary waste, equine and agricultural waste, waste water and sewage sludge.

4.102 Specialist waste management facilities are most sustainably located close to the sources of the waste product, therefore, there can be a need for these facilities within areas otherwise considered unsuitable for waste development. Proposals would need to demonstrate that there is an overriding proven need for a new facility to be developed at the location proposed taking into account matters such as the location of the waste arisings, the nature of the waste, the throughput of the site and the nature of the waste management development proposed.

4.103 Specialist waste facilities, such as those dealing with equine and agricultural waste, may need to be located in areas that would not otherwise be acceptable, such as rural locations or within the AONB, to be close to the source of the waste. For example on farm waste facilities that derive their feedstock from the farm itself. Appropriate mitigation measures would be required to ensure such proposals do not generate an unacceptable level of harm to the character of the area or the local community.

4.104 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

Policy 13**Radioactive Waste Treatment and Storage at AWE**

Facilities for the storage and/or management of radioactive waste will be acceptable within the Nuclear Licensed area at AWE Aldermaston and AWE Burghfield where:

- There is a proven need for the facility; and
- A notable proportion of the material to be managed arises from within West Berkshire

4.105 There are two licensed nuclear installations located in West Berkshire, the AWE Aldermaston site and the AWE Burghfield site. Together, these two sites are responsible for the design, manufacture and support of the UK's nuclear deterrent.

Policies 4

4.106 As a consequence of the work and activities carried out at the two AWE sites radioactive waste material is produced, meaning that small volumes of radioactive waste may require storage and treatment. It is acknowledged that radioactive waste can be generated from a variety of other sources, such as health facilities and industrial operations, and from both nuclear and non-nuclear activities.

4.107 The volume of radioactive waste projected to arise in West Berkshire over the life of the plan is relatively small. Radioactive waste is split into classifications depending on the level of radiation and heat produced as part of the radioactive decay process. These are:

- High level radioactive waste (HLW),
- Intermediate level radioactive waste (ILW) and
- Low level radioactive waste (LLW).
- A further subset of LLW is Very low level radioactive waste (VLLW).

4.108 It is understood that the AWE sites generate ILW, LLW and VLLW and there are already long term contracts in place for the management of these waste arisings.

4.109 Facilities to manage radioactive waste are highly specialised and expensive to develop and in West Berkshire the location of such facilities would be constrained to the AWE sites through this policy. It is not expected that development proposals for the management of radioactive waste will come forward on either of the AWE sites over the course of the plan, however this policy provides a framework for the consideration of proposals for treatment and storage of radioactive waste if such developments do come forward.

4.110 Proposals would need to demonstrate that there is a proven need for a new facility to be developed and also demonstrate that a notable volume of the waste to be managed has arisen from within West Berkshire.

4.111 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

Policy 14

Reworking Old Landfill Sites

Proposals for the re-working of old landfill sites will only be permitted where:

- The material that was landfilled and to be re-worked is demonstrated to be inert material;
- The proposals would produce replacement aggregate material;
- It is demonstrated that the proposals conserve and enhance landscape, biodiversity and amenity;
- The development site and associated equipment will not have an unacceptable impact on the environment or community;
- The development proposals provide for the timely and high quality restoration and aftercare of the site.

4 Policies

4.112 West Berkshire has a relatively large number of former landfill sites that have been infilled with waste materials and restored back to a variety of land uses. However, the material that has been deposited in the ground includes valuable materials and the re-working of landfill sites to recover such discarded material has been cited as a potential method to reclaim the value stored in old landfill sites.

4.113 The relative 'value' that can be obtained from re-working a landfill site will vary depending on the material deposited and the costs associated with obtaining the necessary permits and implementing the necessary controls to protect the locality within which the site is located. Generally it is expected that greater 'value' could be obtained from re-working non inert sites due to the presence of materials such as plastics, textiles and greater volumes of metals, however the costs associated with the necessary protective controls are such that these sites are unlikely to be viable for re-working.

4.114 Whilst inert landfill sites may not contain significant volumes of more 'valuable' materials it is likely that there would be less environmental or amenity issues as, by its very nature, the material being re-worked is inert.

4.115 The reworking of former landfill sites can result in the recovery and sale of excavated materials and the increase of landfill capacity through the creation of new void space by excavating the deposited waste. The potential for the landfill sites in West Berkshire to be re-worked is currently an unknown and it is likely that considerable work may need to be undertaken to ascertain the 'value' of the sites in West Berkshire by any potential developer.

4.116 However, despite the lack of clarity on this matter, there have been tentative approaches by potential developers and this policy would provide the necessary policy framework to facilitate the consideration of such proposals should they be forthcoming.

4.6 Infrastructure

Policy 15

Location of Permanent Construction Aggregate Infrastructure

There will be a presumption in favour of permanent construction aggregate infrastructure in the following areas:

- Existing sites with permanent planning permission for mineral processing or handling; or
- Existing sites with permanent planning permission for industrial development (B2 and B8).

The co-location of construction aggregate infrastructure with existing suitable operations will be supported, where appropriate where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area due to cumulative impacts.

Although there is a presumption in favour of development in the areas identified in this policy all proposals must meet the requirements of all relevant policies in this plan.

4.117 There are known to be a number of existing permanent facilities in West Berkshire that are associated with the construction aggregates industry. These include, aggregate processing plants, asphalt production plants, a factory that manufactures concrete roofing tiles, a factory that manufactures concrete building blocks, a cement importation and distribution depot, numerous concrete batching plants as well as construction aggregate sales areas.

Policies 4

4.118 These facilities, some of which are strategic in nature due to the area they serve, are all necessary to support the construction industry within West Berkshire, and further afield. They also provide notable levels of local employment.

4.119 This policy sets out where there will be a presumption in favour of the development of new construction aggregate infrastructure to enable flexibility over the way that this industry develops over the plan period and allow sites to cope with changes in practise (such as mineral processing plants acquiring silt presses). This should allow for new and emerging waste technologies to come forward on existing sites so that old technology can be replaced.

4.120 The policy seeks to steer development towards existing industrial locations found in and around the urban areas in West Berkshire. Within these areas there will be a presumption in favour of these types of mineral development. However, consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.121 With respect to the co-location of new minerals infrastructure on existing sites particular consideration will need to be given to cumulative impacts. Proposed developments will need to demonstrate that they will not generate unacceptable impacts on their own, or in conjunction with existing facilities that may continue to operate at the site in question.

Policy 16

Temporary Infrastructure

Proposals for the erection of temporary mineral processing plant and associated ancillary plant together with waste processing plant / facilities will be permitted at mineral extraction sites, where:

- It can be demonstrated that there are clear operational linkages between the temporary infrastructure proposed and the mineral extraction site;
- The temporary infrastructure is located within, or adjacent to, the boundary of the extraction site;
- The temporary infrastructure proposed will not have an unacceptable impact on the environment or local amenity;
- In the case of mineral processing plant, it is used solely to process minerals arising from within the extraction site in which it is located;
- In the case of associated ancillary plant, the plant is supplied by minerals arising from within the extraction site in which it is located;
- In the case of waste plant / facilities the waste produced is used in the restoration of the mineral site within which it is located;
- The temporary infrastructure is removed at such time as landfill operations are complete, and the site is subsequently restored.

4.122 Mineral extraction sites are, by their nature, temporary uses of land as once the underlying minerals have been extracted the site ceases operating and the site is restored.

4.123 However during the operational period it is common practice for temporary mineral processing plants to be located at the active mineral site. In the case of large sites other temporary infrastructure, such as concrete batching plants that use the minerals won from the site in the production of concrete,

4 Policies

can also be considered acceptable. Such on site infrastructure can reduce the vehicle movements associated with mineral extraction sites as they reduce the need for minerals to be transported to a separate location for processing (with the silt being returned to the extraction site).

4.124 If a mineral site is to utilise waste material in its restoration it can also be more sustainable to locate a temporary waste processing facility at the extraction site so that imported waste can be adequately processed to remove any re-usable waste in order that only non-recyclable waste is deposited as part of the landfilling operations.

4.125 All proposals for temporary facilities will need to demonstrate their linkage to the mineral site in question and all such infrastructure will need to be removed upon the completion of the mineral extraction / infilling operations.

4.126 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.7 Restoration and After Use

Policy 17

Restoration and After-use of Sites

Mineral extraction development proposals and temporary waste proposals will be permitted where the proposals include provision for high quality restoration of the site within a timescale appropriate to the development, together with the delivery of a beneficial after-use of the site.

When considering applications for mineral development, environmental, landscape, biodiversity and other public benefits (including, where appropriate, recreational benefits) will be sought through:

- The progressive working and phased restoration of the site,
- The after-care and after-use of extraction sites;
- The environmental conservation and enhancement of the wider surrounding area to which the proposed extraction relates; and
- The promotion of recreational opportunities within the area.

Proposals for restoration will be approved where they make a positive contribution to the following:

- Landscape character and quality that is in keeping with the character and setting of the local area;
- Air, soil and water quality;
- Flood water management;
- Biodiversity and wildlife conservation;
- The promotion of recreational facilities.

Where appropriate, bonds or legal agreements will be sought to secure the satisfactory restoration of the minerals site in a timescale appropriate to the development.

Policies 4

4.127 Sand and gravel deposits in West Berkshire are relatively shallow (normally around 2-3m in depth), meaning sites are worked over a much shorter time span than hard rock deposits. This also means that the area of extraction is typically more extensive. This inevitably places increased emphasis on restoration issues, such as the phasing of restoration and the nature of the after-use. The after-uses include agriculture, forestry or amenity. Amenity can be widely interpreted to include a range of recreation uses and/or nature conservation.

4.128 While restoration back to the existing use is not necessarily precluded, restoration of mineral workings is regarded as an opportunity to achieve wider environmental and public benefits and the Council will seek the provision of economic and environmental benefits, making a positive contribution to the vicinity through restoration.

4.129 This can include improvements to the long-term appearance of the landscape, creation of habitats for wildlife, the provision of new public access and recreation and flood alleviation measures. Multi use restoration strategies can be used to maximise the benefits after mineral working has ceased. Restoration should be to the highest standards consistent with the identified acceptable after-use. A number of factors need to be considered when determining the most appropriate restoration and after-use of a mineral site. These include:

- Agricultural land value prior to mineral extraction
- Underlying geology
- Hydrology
- Location in relation to urban areas
- Nature conservation interests
- Access to the road network
- Local topography
- Landscape setting
- Recreational benefits

4.130 Hydrology is particularly important in West Berkshire as the majority of deposits are located along the river valleys, meaning there are potential effects on ground and surface water. However the restoration of mineral sites has the potential to deliver hydrological benefits.

4.131 The policy also seeks to promote the prompt restoration of minerals sites following extraction, using progressive restoration of phased excavation where possible to ensure that the restored landscape is compatible with its context and intended after-use.

4.132 The restoration scheme for a development site will need to be informed by the Landscape Character Assessments (LCA)⁽²⁵⁾ for the District and individual sites⁽²⁶⁾. The after-care of a restored site will be required to take place for a minimum of 5 years, following completion of the restoration.

4.133 The NPPF (paragraph 144) confirms that local planning authorities should provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary. However it goes on to state that bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.

4.134 The PPG clarifies that financial guarantees to cover restoration and aftercare costs will normally only be justified in exceptional cases. Such cases, include:

25 Landscape Character Assessments: www.westberks.gov.uk/lca

26 Minerals and Waste Local Plan Preferred Options documents and evidence: www.westberks.gov.uk/mwlppo

4 Policies

- *very long-term new projects where progressive reclamation is not practicable, such as an extremely large limestone quarry;*
- *where a novel approach or technique is to be used, but the minerals planning authority considers it is justifiable to give permission for the development;*
- *where there is reliable evidence of the likelihood of either financial or technical failure, but these concerns are not such as to justify refusal of permission.*

4.135 The PPG goes on to state that, where an operator is contributing to an established mutual funding scheme, such as the Mineral Products Association Restoration Guarantee Fund or the British Aggregates Association Restoration Guarantee Fund, it should not be necessary for a minerals planning authority to seek a guarantee against possible financial failure, even in such exceptional circumstances.

4.136 Whilst these comments are acknowledged, there have been a number of instances in West Berkshire where the restoration of minerals sites has been delayed for an extended period or a site has been restored to a less than satisfactory standard. There have been instances where a change in land ownership has taken place once mineral extraction has taken place and prior to restoration being concluded. There have also been instances where the approved landform has been provided in accordance with the approved plans, but the aftercare of the site has been less than satisfactory resulting in the full benefits of the approved restoration not being fully realised. In all these instances the restoration guarantee funds referred to in the PPG are not applicable as these funds can only be drawn upon in the exceptional circumstance where a mineral operator becomes financially insolvent, as such it provides no safeguards against the situations that have occurred in West Berkshire.

4.137 Such situations like this are problematic in that minerals sites are not restored at the earliest opportunity or to the high environmental standards envisaged when planning consent is granted. This generates resentment and dissatisfaction within the host communities and results in the delay of the delivery of the benefits that high quality restoration can deliver. It also results in opposition to new mineral extraction sites. The restoration of minerals site is a considered to be one of the key aspects of mineral development as, ultimately, the restoration of the mineral site is the legacy of the development. The consultations carried out in respect of the WBMWLP confirms that the restoration of mineral sites is clearly very important to the residents of West Berkshire.

4.138 The use of financial guarantees, bonds or legal agreements to secure funds to ensure that the Council can undertake restorative operations if a developer fails to comply with planning conditions relating to the provision of timely and high quality restoration will therefore be considered alongside all applications for mineral extraction. Clearly if such funds are not required they would be returned to the application upon the completion of the aftercare of the site.

4.8 Development Management Policies

4.139 This section of the Preferred Options Plan sets out the preferred policies. Together these policies set the broad framework against which all minerals and waste proposals will need to be assessed.

Landscape

Policy 18

Landscape

Minerals and Waste development proposals will be permitted where the proposals conserve and enhance the character of the surrounding landscape, townscape and cultural heritage of the local area.

Landscaping proposals associated with minerals and waste development shall enhance the landscape character of the site.

Policy 19

Protected Landscapes

Major ⁽²⁷⁾ minerals and waste development proposals within or in the setting of the North Wessex Downs AONB will only be considered acceptable in exceptional circumstances, specifically where it can be demonstrated that:

- There is an overriding need for the development to take place in the proposed location;
- The need for the development cannot be met in some other way, or from a site outside the AONB;
- The impact of the development on the environment, landscape and recreation can be satisfactorily mitigated; and
- The proposals conserve and enhance the natural beauty of the AONB.

Other construction minerals and waste development proposals within or in the setting of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) will only be considered acceptable where:

- The proposal is for a small scale facility to meet local needs that can be developed without an unacceptable impact on the environment and landscape of the area; and
- The proposals conserve and enhance the natural beauty of the AONB.

4.140 Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy. As set out above West Berkshire is a very rural authority and the landscape varies across the district. As landscape character varies depending on location, a suitable approach to development in one part of the district may not be acceptable in another.

²⁷ Major development is development that, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, distinctive character, and remote and tranquil nature of the North Wessex Downs AONB. Whether a proposed development in these designated areas will be classed as major or minor development, will be a matter for the Planning Authority taking into account the proposal in question and the local context

4 Policies

4.141 Approximately 74% of the District is part of the North Wessex Downs AONB which adjoins the Chilterns AONB along the River Thames (the District boundary), before sweeping south, encircling Newbury to encompass the northern reaches of the rolling chalk hills of the Hampshire Downs. The AONB is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contracting wooded downland, and the small intimate settled river valleys of the Lambourn and Pang.

4.142 Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed and restored gravel workings.

4.143 Settlements also form a key component of the landscape. A variety of rural settlement forms can be seen from the nucleated patterns common on the chalk downs, to the more dispersed patterns found in the southern part of the District. The townscape of a settlement considers the relationship of exterior structures in a town and how they determine the distinctive character of the area.

4.144 Within the AONB, the major mineral deposit is chalk, with small areas of sharp sand and gravel along the rivers Lambourn and Pang, and small areas of soft sand deposits. Policy 19 requires exceptional circumstances to be demonstrated for the extraction of minerals within the AONB, in line with national policy, due to the potential for serious impacts that mineral development may have on these areas of natural beauty, taking into account the recreational opportunities that they provide.

4.145 Major development in the AONB will need to demonstrate it is in the public interest before being allowed to proceed. Decisions on whether a proposal is in the public interest will be made on a case by case basis and consideration given to the need for the development (both locally and nationally), alternative sites or ways to meet the identified need and the effects of the proposal on the environment including on the landscape, taking account of any mitigation measures. As stated in the policy the differentiation between major and minor development is a matter for the planning authority taking into account the proposal in question and the local context.

4.146 Development which might be considered to be minor in the context of this policy could be development that is on a site having an area of less than 0.5 hectare or the erection of a building, or buildings where the floor space to be created is less than 500 square metres or have a waste throughput, or mineral output of less than 10,000 tonnes per annum.

4.147 Where there is a specific local need for small scale waste management facilities, (for example agricultural or equine waste facilities, or local sewage treatment facilities) these can form part of the rural landscape, and will be considered as an exceptional circumstance (Policy 12).

4.148 It is envisaged that these policies will protect and enhance the diversity and local distinctiveness through the use of Landscape Character Assessment (LCA). This provides the framework for informed decisions to be made.

4.149 There are a number of relevant landscape assessments covering the District⁽²⁸⁾, including the:

- North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment (2002)
- Berkshire Landscape character Assessment (2003)

- Newbury District Landscape Assessment (1993)
- Site specific landscape visual appraisals (2016)⁽²⁹⁾

4.150 LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change. Landscape and Visual Impact Assessments (LVIA) will form an important part of any planning application coming forward for a minerals or waste site.

4 Policies

Biodiversity and Geodiversity**Policy 20****Biodiversity and Geodiversity**

Minerals and Waste development proposals within or adversely affecting sites designated for their ecological or geological importance and/or protected species will be permitted where the development can be undertaken without resulting in an adverse impact on the special qualities of the designated site or species. Where possible the development should protect and enhance the relevant biodiversity and geodiversity.

The degree of protection given will be appropriate to the status of the site or species in terms of its international or national importance:

- Internationally designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites or species, and European Protected Species;
- Nationally designated sites including Sites of Special Scientific Interest (SSSI) and National Nature Reserves, nationally protected species, Ancient semi-natural woodland, and Ancient woodland;
- Local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- Habitats and species of principal importance in England;
- Habitats and species identified in the UK Biodiversity Action Plan (BAP) and the Berkshire Biodiversity Strategy and the areas identified in the Berkshire Local Geodiversity Action Plan.

Where proposals are likely to impact, either directly or indirectly, on designated sites, habitats and species it must be demonstrated that:

- The overriding need for, and the benefits of the development outweigh the negative impact on the designated site, habitats and/or species;
- There are no reasonable alternative ways to meet the need for the development.
- The impact of the development can be satisfactorily mitigated through adequate compensation and mitigation measures.

All new development should maximise opportunities to achieve net gains in biodiversity and geodiversity.

Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas (BOA) identified in West Berkshire.

4.151 West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils and the traditional management practices that have been carried out over many years. The policy aims to provide a framework for conserving and enhancing richness and diversity for its own sake, and also for the positive contribution that biodiversity and geodiversity make to the overall quality of life and sense of place for communities.

4.152 The most important sites for biodiversity and individual wildlife species have received statutory protection under international and national legislation. Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are internationally important. Candidate SACs and proposed SPAs are afforded the same level of protection as those already designated.

4.153 There are currently three SACs within West Berkshire:

- Kennet and Lambourn Floodplain
- River Lambourn
- Kennet Valley Alderwoods.

4.154 There are no SPAs within the District, although a small part of the east of the District (approximately 256 hectares) around Beech Hill is within 5km of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA. It is possible that certain types of development could impact on the SPA up to 7km from the boundary of the site. Development proposals within the 5km and 7km will require screening to assess whether they will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010 would need to be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed. It is not anticipated that any development will come forward within the 5km or 7km buffer. No sites have been proposed for allocation within these areas and there are no existing minerals or waste sites to be safeguarded within this area. Any future proposals will need to be assessed against this policy.

4.155 Screening for HRA has been carried out on the plan⁽³⁰⁾. It was concluded that the plan, alone or in combination with other plans and projects, will not adversely affect the integrity of any of the European sites within the District or those within 5km of the District boundary.

4.156 Sites of Special Scientific Interest (SSSI) are nationally designated sites which have important wildlife or geological value. There are currently 51 SSSIs within West Berkshire covering 1480 hectares.

4.157 The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites (LWS) and Local Geological Sites (LGS). There are currently 493 LWSs covering 6,325 hectares and five LGSs covering 15 hectares. LWSs are non-statutory sites of significant biodiversity value. These sites represent local character and distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. The criteria for LWSs have been devised and agreed across the three counties of Berkshire, Buckinghamshire and Oxfordshire. LWS and LGS designations will continue to be assessed by the Council throughout the lifetime of the plan, following recommendations by the Berkshire Nature Conservation Forum (for LWSs) and the Berkshire Geoconservation Group (for LGSs), in order to keep them up to date.

4.158 Ancient Woodland is also identified as important in national policy and is the most extensive natural habitat remaining in West Berkshire. Ancient semi-natural woodland currently covers 2,894 hectares of the district.

4.159 The Berkshire Biodiversity Strategy⁽³¹⁾ builds upon national and regional targets for biodiversity enhancement. Therefore, the Council will seek opportunities to support the delivery of the Berkshire BAP. There are many opportunities for biodiversity and geological enhancement across the District.

30 Minerals and Waste Local Plan Preferred Options documents and evidence: www.westberks.gov.uk/mwlppo

31 Berkshire Biodiversity Strategy: <http://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>

4 Policies

4.160 Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF). There are 17 areas which have currently been identified, either whole or in part, across the District. BOAs are not a statutory designation or a constraint upon development, rather they are areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. The Council will pursue net gains for biodiversity in and around BOAs.

4.161 Regulation 39 of the Habitats Regulations requires the encouragement of the management of features in the landscape that are of major importance for wild flora and fauna. These features are defined as linear features, or stepping stones, which are essential for the migration, dispersal and genetic exchange of wild species. The protection of these natural habitats and networks across the District will avoid or repair fragmentation and isolation of natural habitats and ultimately conserve and enhance priority natural areas and the connections between them.

4.162 West Berkshire has a rich geological resource. Some nationally important geological sites are designated as Sites of Special Scientific Interest (SSSI). Local Geology Sites (LGS) (formerly known as Regionally Important Geological and Geomorphological Sites – RIGS) are sites within the county that are considered worthy of protection for their Earth Science or geodiverse importance, but are not already protected as SSSIs. At present there are 8 Local Geological Sites within West Berkshire identified in the The Berkshire Local Geodiversity Action Plan⁽³²⁾

4.163 Previously unknown geological features and remains of importance may be discovered as part of mineral workings. Where such finds are discovered it is important that every effort is made to protect those of potential international or national importance. Where it is not possible to afford the same protection to finds of more local importance, they should be appropriately recorded. Where possible, access to all significant geological finds should be provided for educational purposes.

Agricultural Land

Policy 21

Agricultural Land

Minerals and Waste development proposals that involve areas of best and most versatile agricultural land will be permitted where it can be demonstrated that there are no reasonable alternatives for the development proposals. For mineral extraction sites, the site will be restored in such a way that there will be no net loss in best and most versatile agricultural land.

Restoration of mineral extraction sites to agricultural land will be permitted where the restoration proposals demonstrate that the quality of the agricultural land will be conserved or enhanced as part of the restoration.

4.164 The quality of agricultural land varies across the District. Agricultural Land Classification (ALC) provides a national method for assessment the quality of farmland to ensure that the best and most versatile agricultural land is protected for agricultural use.

4.165 There are five grades of agricultural land, 1 - 4 with grade 3 subdivided into 3a and 3b. The best and most versatile land is defined as grade 1, 2 and 3a. This land is considered to be the most flexible, productive and efficient for producing future crops for food and non food uses (eg. Biomass,

Policies 4

fibres and pharmaceuticals). Therefore National policy indicates that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land, and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

4.166 Minerals development will only be considered on the best and most versatile agriculture land, where it can be demonstrated that the long term potential of the agricultural land can be safeguarded and where the restoration and aftercare proposals preserve the long-term potential for the agricultural land to be restored back to the same or higher grade.

4.167 Where appropriate, agricultural land classification survey information should be provided alongside any application made. Proposals for waste development should be capable of avoiding best and most versatile agricultural land and permanent development involving the loss of such land will not normally be permitted.

4.168 Soils removed from mineral extraction sites will need to be handled in accordance with best practice guidance and the soils stored on site for use in the restoration of the site. Due to the importance of the restoration of mineral sites, the Council will need to be satisfied that the restoration of a site to agriculture will conserve, or ideally enhance the quality of the agricultural land through appropriate restoration techniques before permission is granted.

Transport

Policy 22

Transport

Minerals and Waste development proposals will be permitted where the transport impact associated with the proposal will not result in unacceptable detriment to the efficient and effective operation of the relevant transport network, road safety, local amenity or the environment.

Sustainable modes of transport will be encouraged, in particular the use of rail and/or water where this is practicable and aligned to the other policies in the plan.

Where road transport is required, proposals will be required to demonstrate, through a transport assessment / statement:

- Safe and appropriate access arrangements, considering the scale and nature of the movements associated with the development;
- That the highway network is able to accommodate the traffic flows that would be generated;
- That there would be no unacceptable adverse impact on the environment or the local community;
- That the proposal will seek to make use of the strategic highway network and the West Berkshire Freight Route Network (FRN);
- That appropriate emission control and reduction measures are in place.

4.169 All development generates transport impacts and National Policy encourages the use of sustainable transport, including the transportation of both minerals and waste.

4 Policies

4.170 Within West Berkshire the majority of minerals and waste transportation takes place via the road network, with some material, mainly hard rock and a limited amount of marine sand and gravel imported to the district by rail. While the Kennet and Avon canal runs through the centre of the District it is not currently used for the transportation of minerals or waste.

4.171 The Council published its Freight Strategy in 2014⁽³³⁾ as part of the Local Transport Plan 3 (2011 – 2026). The strategy recognises that the movement of freight and how it is routed has implications for national and strategic road networks, but also for local communities. The extensive network of secondary and tertiary roads in the District generally act as distributor roads from the main highways to locations within the District. The Freight strategy sets out the West Berkshire Freight Route Network (FRN).

Road

4.172 The West Berkshire FRN was devised in 2009. The FRN consists of a series of preferred freight routes that show the most appropriate routes in the district for HGV movements. District Access Routes have been identified as the main access routes from the Strategic Road Network (A34/M4) to key freight destinations. Local Access routes, are local roads that are not intended for HGV movements, although it is recognised that, due to the location of minerals sites specifically, some local access routes may have to be used to reach the District Access Routes and the Strategic Road Network. The FRN will need to be taken into account by any proposals coming forward.

4.173 Road Safety is a key consideration for developments, especially where freight movements are involved. Particular focus should be given to the safety of pedestrians, cyclists, equestrians and other vulnerable road users.

4.174 In West Berkshire air quality is strongly linked to transport, and therefore, where air quality is, or could become a cause for concern, the Council will seek to manage it through transport related measures.

Rail

4.175 Rail transport is already used for moving aggregates from the West Country to markets in London and the South East, including within West Berkshire itself. There is some scope for growth, however, the level of growth is partly constrained by the capacity on the rail network itself and providing new siding sites can be very costly. The rail head sites within the district that import aggregates are of strategic importance and will be safeguarded through the plan (Policy 8).

Waterways

4.176 There are two sections of navigable waterways in the District. Firstly the Kennet and Avon Canal running east/west from Reading through Newbury and Hungerford before going on towards Bristol. The second is the River Thames around Purley-on-Thames, Pangbourne and Streatley. While the canal could provide opportunities for waterborne transport, the River Thames is removed from the majority of mineral resources and waste sites in the district therefore, it is unlikely that it would provide a viable alternative to road transport.

4.177 The canal is almost exclusively used by leisure and tourism activities and therefore, the movement of minerals and waste could impact on the recreational opportunities offered by the waterway.

4.178 All development proposals will be required to demonstrate how they minimise the impact of travel on the environment and help to tackle climate change.

4.179 Transport Assessments / Statements and in some cases Travel Plans will be required to support planning proposals so that the impact on the proposed development can be assessed.

Public Rights of Way

Policy 23

Public Rights of Way

Minerals and Waste development proposals will be permitted where the proposals do not adversely affect a Public Right of Way (PROW). When considering the adverse impacts consideration will be given to whether:

- Satisfactory diversions to Public Rights of Way can be provided that are both convenient and safe for users of the Public Rights of Way;
- In the case of mineral extraction, the proposals include the creation of an acceptable alternative route both during operations and following restoration of the site;
- Opportunities are proposed that would secure appropriate, improved access, to the countryside.

4.180 There are 1183 km (735 miles) of public rights of way in West Berkshire, compared to a Council road network of 1272 km (790 miles). Public rights of way are made up of the following:

- 61% public footpaths, over which the right of way is on foot only.
- 17% public bridleways, for use by the public on foot, bicycle and on horseback or leading a horse.
- 8% restricted byways, used as for bridleways but with the addition of non mechanically propelled vehicles, thereby giving a right of access for horse-drawn carriages.
- 14% byways open to all traffic, for use by all the above plus vehicular traffic, with the main use being by walkers and horse-riders.

4.181 Public Rights of Way play an important role in enabling access to the countryside. Given the extent of the public rights of way in West Berkshire, proposed minerals and waste sites will often be located close to rights of way and mineral deposits are often close to, or crossed by rights of way.

4.182 It is important that rights of way remain accessible to users throughout the lifetime of minerals and waste operations and that users' safety is not compromised by the activity on site. In some circumstances it will be necessary for a right of way to be diverted during the operation of the site. Temporary diversions will only be acceptable if the restoration scheme provides routes to the same standard as the original right of way. Where this is not possible it may be preferable to divert the route permanently.

4.183 When determining planning applications consideration will be given to both the impacts of a proposal on the routes of public rights of way together with the impact on the amenity value of the public right of way.

4 Policies

4.184 The restoration of minerals sites has the potential to enhance the public rights of way network and proposals will be expected to enhance and improve rights of way as well as increase permissive access as part of restoration schemes. Regard should be given to the Councils Rights of Way Improvement Plan⁽³⁴⁾ as part of this process.

Flooding

Policy 24

Flooding

Minerals and Waste development proposals will be permitted where:

- It can be demonstrated that the development would not increase the risk of flooding, both to the site itself and the surrounding area;
- Flood protection, resilience and resistance measures are provided as part of the development proposals;
- Sustainable Drainage Systems are incorporated into the scheme;
- There is no net increase in surface water run-off;
- The impact of the development in terms of flood risk can be satisfactorily mitigated through adequate compensation and mitigation measures.

All sources of flooding need to be taken into account in addition to increased risk from climate change induced flooding.

4.185 The risk of flooding in West Berkshire is widespread, arising not only from rivers, but also from surface water and groundwater. The policy aims to achieve flood risk management wherever possible, steering vulnerable development away from areas affected by flooding.

4.186 It is recognised that minerals working and processing (except for sand and gravel working) are classified as “less vulnerable”, with sand and gravel workings classified as “water-compatible development”. Therefore, minerals development can take place within the flood zone. Water-compatible development can take place within flood zone 3b (the functional flood plain), with “less vulnerable” development considered acceptable in flood zone 3a. The presence of flood zones can impact on the restoration and after-use proposed for a minerals site, as landfilling is considered to be a “more vulnerable” use and therefore, should not be permitted in flood zone 3, without the 'exceptions test' being carried out.

4.187 The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency have produced guidance on carrying out the Sequential and Exceptions Tests⁽³⁵⁾. The sequential test requires the comparison of sites being proposed with other available sites to find out which has the lowest flood risk. The sequential test is required if the site is in flood zone 2 or 3 and a sequential test has not already been carried out for the development type on the proposed site. The sequential test directs development to areas of lowest flood risk.

4.188 The Council undertook a Strategic Flood Risk Assessment (SFRA) of the District in 2008, which was updated in 2016. A new SFRA for the District that will inform the submission version of the Minerals and Waste Local Plan is currently being developed.

34 <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36432&p=0>

35 Sequential and Exceptions Tests: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>

Policies 4

4.189 The policy seeks to ensure that development provides appropriate measures for the management of rainfall (surface water) as an essential element of reducing flood risk to both sites and their surroundings. Where appropriate the policies in the Minerals and Waste Local Plan seek to look for opportunities to increase flood resilience through the restoration of mineral sites.

4.190 Sustainable drainage methods (SuDs) should be incorporated into proposals for both minerals and waste development. A range of methods can be used taking into account the topography, geology and soil conditions of a site and its surrounding areas. Further information on SuDs can be found in the SFRA and the Quality Design West Berkshire SPD (2006). A specific SuDs SPD is being developed. While these relate more to the development of housing or commercial/retail development the principles are relevant to minerals and waste sites.

4.191 The Environment Agency will be consulted where it has indicated that it wishes to be involved in the planning process and in line with their Flood Risk Standing Advice.

Climate Change

Policy 25

Climate Change

Minerals and Waste development proposals will be permitted where the proposals demonstrate how they will minimise their impact on the causes of climate change. Development proposals should reduce vulnerability and provide resilience to the impacts of climate change by:

- Minimising greenhouse gas emissions and encouraging more sustainable use of resources, through the location and design of the site and transport arrangements;
- Provision of on site renewable and low carbon energy technologies;
- Avoiding areas vulnerable to climate change and flood risk, unless adaptation and mitigation measures are provided;
- Provision of potential benefits through site restoration and after use.

4.192 Local Plans are required by the NPPF to take account of climate change over the longer term, including factors such as flood risk, water supply and changes to biodiversity and landscape. New development should avoid increasing vulnerability to the range of impacts that arise from climate change. Where new development is proposed in areas which are considered vulnerable, care needs to be taken to ensure that the risks are managed through suitable adaptation measures such as green infrastructure and habitat connectivity.

4.193 Carbon emissions from transport associated with HGVs involved in the minerals and waste industry is a key source of greenhouse gas emissions in the district. Therefore the Council will seek to reduce the impact of transport as well as reducing the need to travel where possible. This can be done by promoting the use of alternatives to road transport as well as seeking to encourage the location of development near to the markets that it serves.

4.194 Although mineral extraction and waste management are energy intensive businesses there are a number of ways quarry sites and waste management facilities could reduce their energy use. Practices should be adopted to help reduce the energy use of individual quarries and waste management sites. In addition the use of recycled and secondary aggregates is encouraged to reduce the need for extraction of primary aggregates.

4 Policies

4.195 Carbon sinks will be encouraged as part of habitat creation (e.g. through wetland or woodland creation) during the restoration of sites. Well-designed and planned restoration can assist in establishing ecological networks which are more resilient and enable the movement of wildlife as it adapts to a changing climate.

4.196 Former mineral extraction sites can also play a role in increasing resilience to flooding by providing additional flood storage capacity as part of the site restoration and after-care.

4.197 Methane emissions from biodegradable waste in landfill account for approximately 40% of all UK methane emissions, equating to approximately 3% of UK greenhouse gas emissions. Waste management, therefore, can play an important role in mitigating levels of greenhouse gas emissions.

4.198 The waste hierarchy plays a key role in mitigating the impacts of climate change by focusing on reducing the amount of waste produced and increasing the amount of waste reused, recovered or recycled. This helps to divert biodegradable waste away from landfill, reducing methane emissions, as well as minimising the demand for new resources which generate greenhouse gases in their production.

Public Health, Environment and Amenity

Policy 26

Public Health, Environment and Amenity

Minerals and Waste development proposals will be permitted where it is demonstrated that:

- The development would not result in unacceptable impacts on air quality including any adverse impacts on Air Quality Management Areas (AQMAS);
- The development would not result in unacceptable impacts on the intrinsic quality and quantity of water resources (including ground and surface waters) including any adverse impacts on Source Protection Zones (SPZ);
- The development would not result in unacceptable impacts from lighting, noise, dust, odour, emissions, pollution, vibration and litter, including those that are generated by traffic associated with the site;
- The development would not result in unacceptable impacts on land stability;
- Consideration has been given to public health and safety, amenity, quality of life of local communities and the natural, built and historic environment;

Appropriate mitigation measures relating to all these matters shall be included within the proposals and all reasonable opportunities must be taken to conserve and enhance the environment and amenity of the area.

4.199 Minerals extraction and waste management facilities by their nature have the potential to generate adverse amenity impacts that could impact upon local communities. However minerals extraction and waste management facilities are critical to support the needs of local communities.

4.200 National policy states that when granting planning permission for mineral development there should be no unacceptable adverse impacts on human health, and that for waste sites there should be consideration of the likely impacts on the local environment and amenity. Therefore, it is important

that an acceptable balance is maintained between meeting the identified need for minerals and waste sites and protecting the local environment and amenity of residents who are likely to be affected by the operations.

4.201 Proposals which are likely to give rise to pollution and/or health issues, should be submitted with the full details of these issues together with any proposed or integral mitigation measures. Where applicable the relevant health and pollution control authorities will be consulted.

4.202 The Environment Agency and the Council's Environmental Health Service both implement controls that can potentially overlap with the planning process. The Planning process focuses on the acceptable use of land and the impact of the use proposed. The NPPW confirms that planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced, so it can be assumed that the pollution control regimes will operate effectively to control emissions to air and discharges to water, etc. Planning conditions therefore should not normally be used to control matters that are the subject of an environmental permit, or other legislative control.

4.203 This does not mean that these issues are not considered as part of the planning process, but that the planning process needs to complement, not duplicate, the pollution control regimes. Possible impacts include noise and vibrations from traffic accessing sites, processing plants and on site activities; visual intrusion; dust; debris on the road; run off from sites to protected waters and the impact of HGVs / traffic associated with a development site. These impacts understandably cause concerns for communities living near to sites, and therefore need to be satisfactorily controlled. However, there are various measures that can be implemented to ensure that the impacts of a development proposal on the locality are reduced to an acceptable level.

4.204 Development proposals coming forward will be expected to include appropriate mitigation measures such as, but not limited to: the creation of bunds and use of natural vegetation for screening that can reduce the visual impact and potential noise nuisance of a site to an acceptable level. It is acknowledged that some noisy, short term activities which are considered unacceptable may be unavoidable to facilitate development. Various controls can be used to manage dust, litter and odour problems, and wheel washing and sheeting of lorries can prevent debris from being deposited on the road network. The phasing of mineral working, the choice of routes, as well as the location and suitability of access arrangements for vehicles can all influence the acceptability of the site.

4.205 Local liaison groups between an operator and the local community have traditionally been a useful way of ensuring that all parties potentially impacted upon by the development are able to discuss issues and solutions. These will continue to be encouraged to provide an open forum for discussions to take place around the issues that can arise from an active site that can impact upon local communities.

4 Policies

Historic Environment**Policy 27****Historic Environment**

Minerals and Waste development proposals will be permitted where the proposals conserve and enhance the historic environment and heritage assets of the district, both designated and non-designated, including the setting where relevant. The degree of protection given will be appropriate to the status of the Heritage Asset.

Where proposals are likely to have an adverse impact on a heritage asset and/or the historic environment it must be demonstrated that:

- There is an overriding need for and benefit to the development that outweighs the impact on the historic environment and/or heritage assets;
- There are no reasonable alternative ways to meet the need for the development;
- The impact of the development on the historic environment and/or heritage assets can be satisfactorily mitigated.

4.206 A heritage asset is defined in the NPPF as a building, monument, site, place, or area of landscape, which because of its heritage interest is identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are irreplaceable, and therefore, should be conserved in a manner appropriate to their significance. They can include both designated and non-designated assets. Designated assets have statutory protection and are assessed at the highest significance. West Berkshire has the following designated heritage assets:

| Designated Heritage Asset | Number in West Berkshire | Comment |
|--|--------------------------|---|
| Scheduled Monument | Approx. 90 | |
| Battlefields | 1 | Newbury I (1643) on the Heritage at Risk register |
| Listed buildings (grade I and II*) | Approx 1900 | |
| Registered parks and gardens (grade I and II*) | 12 | Aldermaston Court, Sandford Primary and Shaw House are on the Heritage at Risk register |

4.207 Non-designated assets are usually recorded in the local Historic Environmental Record (HER). These are generally of regional or local importance and may have an equal significance to the designated assets. In West Berkshire there are over 5000 assets listed on the HER. The significance of a heritage asset derives not only from its physical presence, but also from its setting.

4.208 Conservation Areas are areas of architectural or historic interest with a distinctive character or appearance that it is desirable to preserve or enhance. There currently are 53 Conservation Areas in West Berkshire.

Policies 4

4.209 Historic assets can be harmed or lost through alteration or destruction of the asset itself, or its setting. Proposals for minerals and waste development need to include appropriate measures to minimise the impact of development on West Berkshire's heritage, historic environment and archaeology. In November 2013 an Assessment of the Archaeological Resource in Aggregate areas of West Berkshire ⁽³⁶⁾ was published. The primary aim of the project was to improve the quality and quantity of available archaeological data in respect of potential aggregate producing areas within West Berkshire, and to facilitate more informed advice concerning the impacts and mitigation of aggregates extraction.

4.210 As part of the application process the application will need to describe the significance of any heritage assets affected by the proposals as well as detail the contribution made by the setting of the asset. The level of detail should be proportionate to the asset's importance but sufficient to understand the potential impact of the proposal on their significance.

4.211 Where development is proposed at a site which includes, or has the potential to include, heritage assets with archaeological interest, the application will need to be accompanied by an initial desk-based archaeological assessment to determine the nature and significance of any archaeological assets, the contribution of the setting to that significance, as well as any potential impacts on the assets or their setting.

4.212 Depending on the outcome of this desk based assessment it is possible that an archaeological field evaluation of the site, together with potential mitigation measures will be required to facilitate the determination of the proposal against this policy.

4.213 Addressing heritage considerations early on in the planning process, before planning applications are submitted, means that there is greater scope to avoid or minimise any potential adverse impacts. Where development proposals have the potential to affect heritage assets, they should be accompanied by an assessment of the significance and setting of the assets and the potential impact the development will have. Such assessment should be proportionate to the significance of the asset, taking into account the HER and setting out, where appropriate, the results of field evaluation. Details of proposed mitigation measures should also be provided along with the provision for recording and archiving of information in relation to any heritage assets to be lost. Where there is potential for heritage assets, but these have not been identified, provision will need to be made for monitoring and recording.

Design

Policy 28

Design

Minerals and Waste development proposals will be permitted where the proposals respect and enhance the character and appearance of the area. Minerals and waste development proposals will be expected to meet the highest standards of design throughout all stages of the development.

The design of built facilities should be of a high quality and contribute to achieving sustainable development. Good design relates not only to the appearance of a development but to the way it functions. Development shall contribute positively to local distinctiveness and sense of place.

4 Policies

4.214 The NPPF places great importance on the design of the built environment and its role in achieving sustainable development. Planning has the potential to drive up design standards across all types of development and the Council will seek to secure high quality design in all development proposals.

4.215 In order to demonstrate that high quality design is achieved all proposals for minerals and waste development should be demonstrated to be appropriate in scale and character to the location and surrounding area. This should take into account any planned new development or regeneration opportunities.

4.216 Development proposals, where appropriate, should use high-quality building materials made from recycled or secondary sources. All potential opportunities to minimise the use of primary aggregates should be considered.

4.217 It will need to be demonstrated that the proposals reduce the need for transport and provide enhancements to the local amenity, considering the potential impacts development may have on the local community.

4.218 Applications will be expected to be supported by high-quality proposals for restoration and after-care (where appropriate). Full consideration needs to be given to design throughout the entire life of the development proposed.

Cumulative Impacts

Policy 29

Cumulative Impacts

Minerals and Waste development proposals will be permitted where the proposed development would not result in an unacceptable cumulative adverse impact on the environment or amenity of an area, either in relation to the collective effect of different impacts, or as a result of the effects of a number of developments occurring concurrently or successively.

4.219 National policy requires that cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality are taken into account as part of the planning decision process.

4.220 Cumulative impacts that are relevant to the determination process can occur in a number of ways:

- cumulative impacts of a number of separate effects from a single site.
- cumulative impacts of a single (or more) effects generated from two or more developments.

4.221 Adverse cumulative impacts could include a variety of issues such as levels of noise, dust, vibration and artificial light. Impacts on the highway network could also occur with increased HGV movements and the road safety impacts associated with higher traffic levels. Similarly visual and landscape impacts could be generated by multiple sites operating at the same time in the same locality.

4.222 As part of the application process consideration will need to be given to cumulative impacts of proposed minerals and waste development proposals on the receiving environment, and the capacity of the locality to accept the impacts that are proposed.

5 Monitoring Framework

Implementation and Monitoring Plan

The overarching delivery of minerals and waste development will be carried out through Development Management. In particular decisions on:

- planning applications;
- compliance monitoring of minerals and waste developments; and
- unauthorised development.

There may also be other planning decisions made by other planning authorities. This may include Compulsory Purchase Orders (CPO), other associated developments and major infrastructure projects which may also contribute towards delivery. Provisions within other local development plans may also contribute.

Applicants for minerals and waste development will be required to submit planning applications for consideration before any development takes place. All proposals will need to meet other environmental, amenity and economic policies as set out within the Plan.

The key delivery partners in this respect will be the statutory bodies (the Environment Agency, Natural England and English Heritage) in conjunction with mineral and waste operators and other interested bodies.

The Implementation and Monitoring Plan is intended to deliver the aims of the Minerals and Waste Local Plan. The following table shows the links between the implementation and monitoring of the Minerals and Waste Plan policies. The terms used in the header of the table shown below are:

- **Policy:** This is the Policy number and name in the Plan;
- **SA Objective:** This states which SA objective the Policy relates to.
- **Plan Objective:** This states which Plan Objective the Policy relates to.
- **Indicator:** Proposed outcome (or limitation) - this is the intended outcome of the Policy
- **Target:** Proposed target to illustrate whether the policies are operating as intended.
- **Monitoring trigger (threshold) for policy review:** Proposed threshold, where applicable, which if breached a review of the policy/plan may be required, depending on the circumstances.

5 Monitoring Framework

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|--|--------------|--------------------|--|--|---|
| Policy 1: Sustainable Development | 1 - 14 | M2, M5, A5 | Mineral and waste applications granted contrary to national policy and guidance. Minerals and waste applications determined within nationally set time periods. | No application granted planning permission contrary to national policy and guidance. 100% within the target / agreed timescale | |
| Policy 2: Landbank / Need | 11 | M4 | Tonnage of material available through permitted reserves Tonnage of material allocated for sand and gravel extraction (but without permission) Number of planning applications for extraction of minerals in Preferred Areas | Maintain at least 7 years supply of sand and gravel through permissions, acknowledging that the Council has no control over whether acceptable applications will come forward. All decisions in line with the policy / years of need / No appeals allowed | Permitted reserves and reserves available through site allocations equivalent to less than seven years of need based on the need calculations in the latest LAA |
| Policy 3: Self-sufficiency in Waste Management | 9, 10 11 | M7, W1, W2, W3, W4 | Adequacy of waste management capacity to meet net self-sufficiency | Retention of adequate sites to maintain net self-sufficiency of waste management facilities | Permitted waste management capacity in WestBerkshire being below |

Monitoring Framework 5

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|---|-------------------|----------------|---|---|--|
| | | | | | the volume of waste arisings such that net self-sufficiency can no longer be achieved. |
| Policy 4: Location of Development - Construction Aggregates | 6, 11, 12, 13, 14 | M1, M5 | Percentage of relevant planning applications approved in accordance with Policy | 100% of applications determined in accordance with Policy No appeals allowed | |
| Policy 5: Location of Development - Waste Management | 6, 9, 12, 13 | W1, W6 | Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy No appeals allowed | |
| Policy 6: Location of Development - Landfilling | 9 | W2, W3, W4 | Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy No appeals allowed | |

5 Monitoring Framework

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|---|--------------|----------------|--|---|---|
| Policy 7: Borrow Pits | 10, 11 | M1, M2 | Percentage of relevant planning applications determined in accordance with policy | 100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 8: Safeguarding - Minerals | 11 | M6 | Decisions resulting in non-mineral development permitted in mineral safeguarding areas within West Berkshire Area of Mineral Safeguarding Area Identify trends | No loss of mineral safeguarded sites/infrastructure to non-mineral development. No appeals allowed | |
| Policy 9: Safeguarding - Waste | 9 | W6 | Decisions resulting in non-waste management uses permitted in waste safeguarding areas. Identify trends | No net loss of waste safeguarded sites/infrastructure to non-waste development No appeals allowed | Permitted waste management capacity below the volume of waste arisings, such that net self-sufficiency can no longer be achieved. |
| Policy 10: Chalk and Clay | 11 | M1, M2 | Number of applications associated with chalk and clay extraction | 100% of applications determined in accordance with Policy. No appeals allowed | |

Monitoring Framework 5

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|---|--------------|----------------|---|---|---------|
| Policy 11: Energy Minerals | 11 | M1, M2 | Percentage of relevant planning applications determined in accordance with Policy. Number of applications associated with the exploration, appraisal and development of oil, gas and unconventional hydrocarbons. Percentage of relevant planning applications determined in accordance with Policy | 1100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 12: Specialist Waste Management Facilities | 9, 10 | W5, W4 | Number of applications associated with specialist waste management facilities Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 13: Radioactive Waste Treatment and Storage at AWE | 9 | W4 | Number of applications associated with storage and/or management of radioactive waste in the licensed area Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy. No appeals allowed | |

5 Monitoring Framework

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|---|--------------|----------------|--|--|---------|
| Policy 14: Reworking old Landfill Sites | 9 | M7 | Number of applications associated with reworking old landfill sites Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 15: Permanent Aggregate Infrastructure | 10, 11, 12 | M1, M4 | Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 16: Temporary Infrastructure | 8, 9, 10, 13 | M1, M7, W3 | Percentage of relevant planning applications determined in accordance with Policy | 100% of applications determined in accordance with Policy. No appeals allowed | |
| Policy 17: Restoration and After use | 4, 6, 12 | M8 | Percentage of relevant planning applications determined in accordance with Policy | All applications approved providing satisfactory restoration and after-use proposals. All sites restored within the permitted timetable | |
| Policy 18: Landscape | 6 | M2, M5, W8 | Percentage of relevant planning applications determined in accordance with Policy | Minimise permissions granted contrary to landscape advice | |

Monitoring Framework 5

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|--|--------------|----------------|--|--|---------|
| Policy 19: Protected Landscapes | 6 | M2, M5, W8 | Percentage of relevant planning applications determined in accordance with Policy | Minimise permissions granted contrary to landscape advice / Natural England (where the objection is landscape-based) within designated landscape areas | |
| Policy 20: Biodiversity & Geodiversity | 1 | M2, M5, M8, W8 | Percentage of relevant planning applications determined in accordance with Policy Changes in areas of biodiversity importance Improved local biodiversity – active management of local sites | Minimise permissions granted contrary to ecology advice / Natural England (where the objection is biodiversity-based) Assess trends Assess trends (restoration strategies include details of biodiversity improvements/monitoring) | |
| Policy 21: Agricultural Land | 4 | M5, M8 | Percentage of relevant planning applications determined in accordance with Policy Net loss of best and most versatile agricultural land as a result of minerals and waste development | Minimise loss of best and most versatile agricultural land as a result of minerals and waste development | |

5 Monitoring Framework

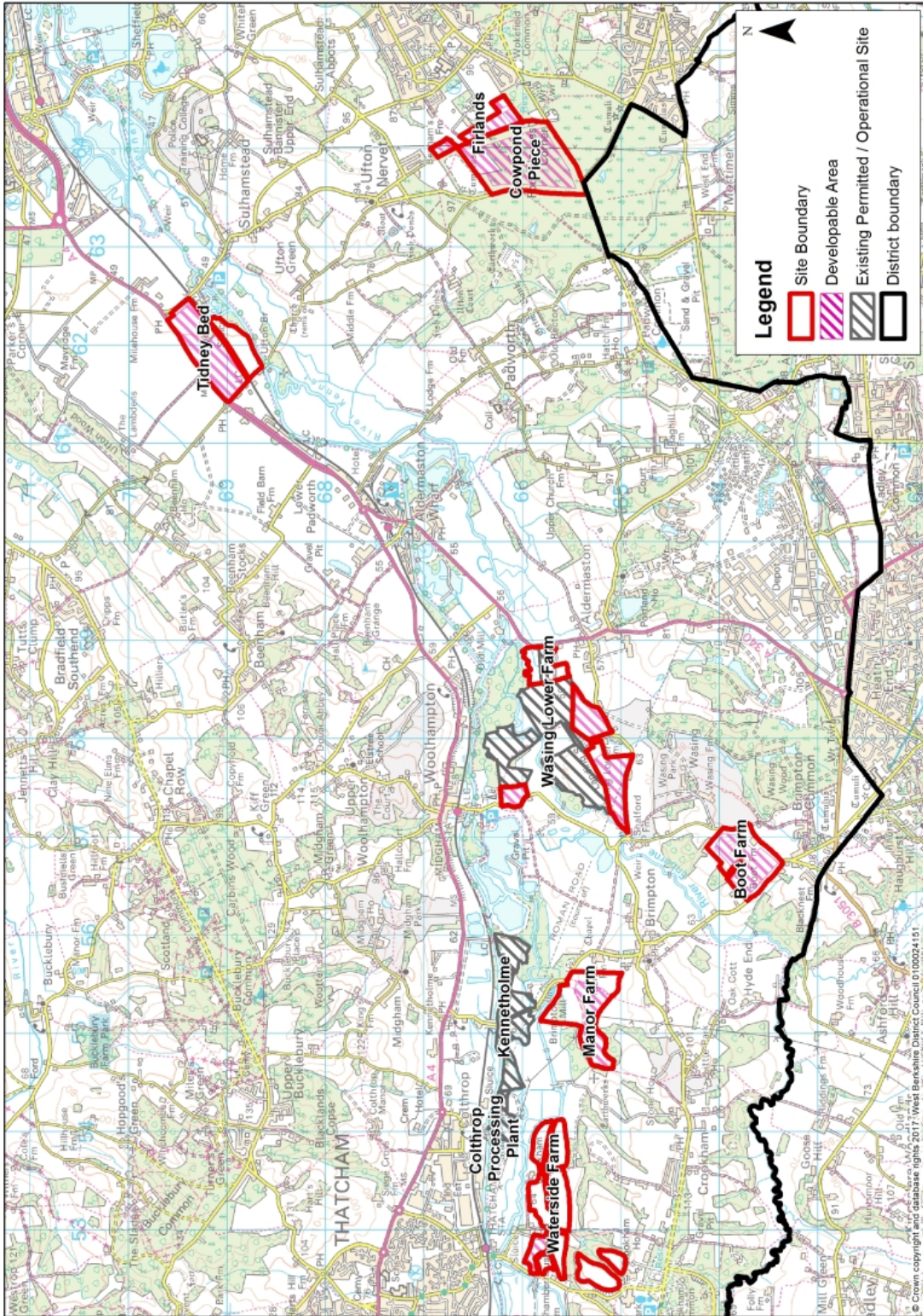
| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|-------------------------------------|--------------|----------------|--|--|---------|
| Policy 22: Transport | 10, 13 | M2, W5 | Percentage of relevant planning applications determined in accordance with Policy | Minimise permissions granted contrary to local highways authority advice Minimise negative highway impact | |
| Policy 23: Rights of Way | 12 | M2, M5 | Percentage of relevant planning applications determined in accordance with Policy | Minimise permissions granted contrary to rights of way advice Minimise negative impact on rights of way | |
| Policy 24: Flooding | 3 | M2, M3, W9 | Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of flood risk mitigation relating to specific developments | Minimise permissions granted contrary to flooding advice Reduce flood risk | |
| Policy 25: Climate Change | 2, 8 | W5 | Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of how the impacts on climate change will be minimised relating to specific developments | | |

Monitoring Framework 5

| Policy | SA Objective | Plan Objective | Indicator | Target | Trigger |
|---|-----------------|-------------------|--|--|---------|
| Policy 26: Public Health, Environment and Amenity | 2, 7, 12, 13 | M2, W7 | Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of how impacts on public health, the environment and amenity will be minimised relating to specific developments | Minimise permissions granted contrary to Environment Agency (EA) and Environmental Health Officer (EHO) advice | |
| Policy 27: Historic Environment | 5 | M2, M5, W8 | Percentage of relevant planning applications determined in accordance with Policy Record details of how impacts on historic environment and heritage assets will be minimised. | Minimise permissions granted contrary to Historic England / Conservation officer advice | |
| Policy 28: Design | 6 | M2, W7, W8 | Percentage of relevant planning applications determined in accordance with Policy | Planning permissions are of satisfactory design in view of the minerals and waste planning authority. | |
| Policy 29: Cumulative Impacts | 6, 7, 12, 13 | M2, M5, W7, W8 | Percentage of relevant planning applications determined in accordance with Policy | Planning permissions are satisfactory when considering all relevant cumulative factors in view of the minerals and waste planning authority. | |

1 Site Allocations

Appendix 1 Site Allocations



Proposed Allocated sites

1.1 Boot Farm

Boot Farm, Brimpton Common (MW004)

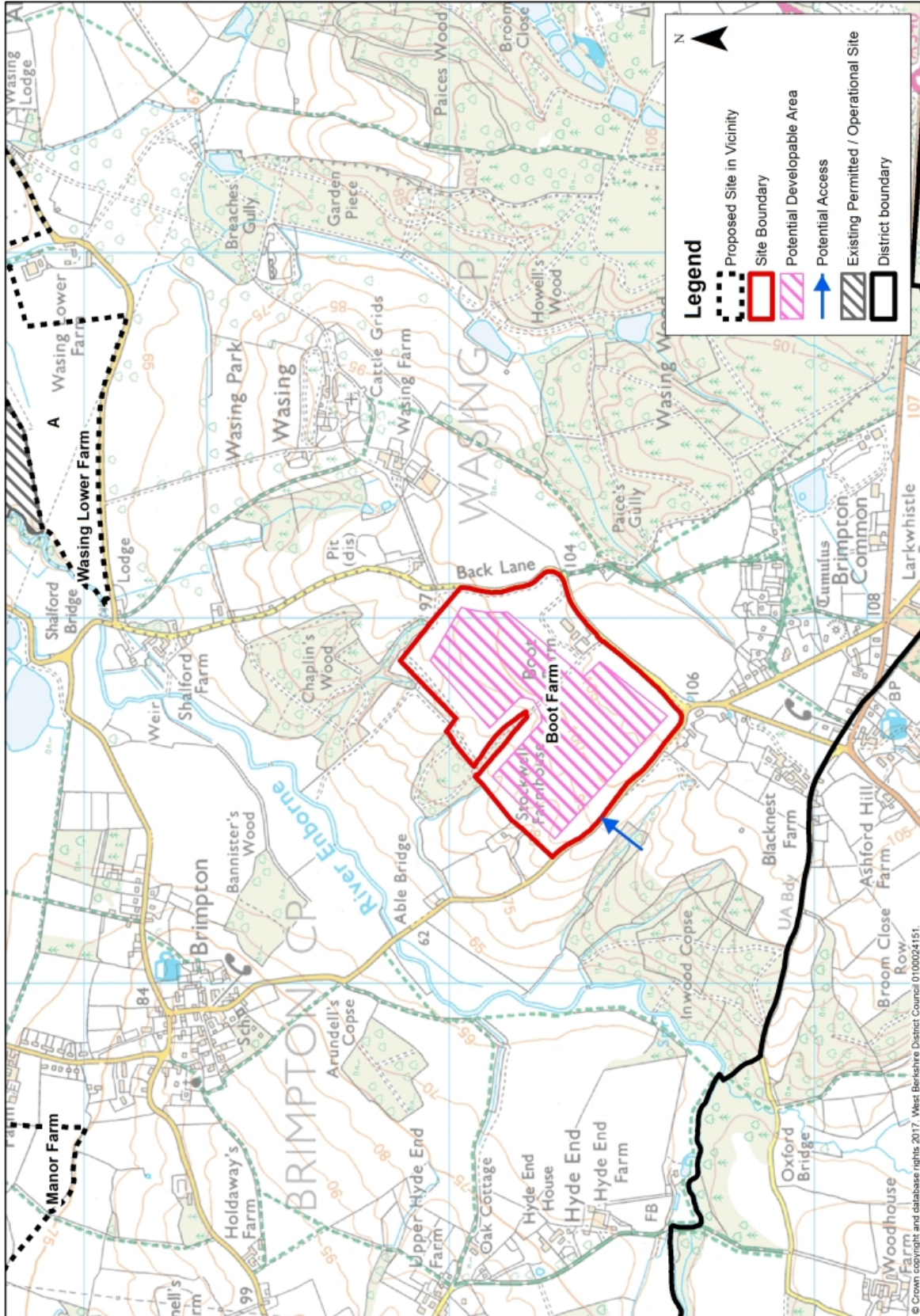
| | |
|-----------------------|--|
| Parish: | Brimpton |
| Extraction Proposal: | Extraction of sand and gravel. |
| Restoration Proposal: | Lower level agriculture with biodiversity enhancements to compliment the nearby SSSIs. |
| Extraction Volume: | Approx. 700,000 tonnes |
| Timing / Phasing: | 10 - 12 year programme of works. Starting within 5 years |
| Existing land use | Agriculture |

Access to the site onto Brimpton Lane. Haulage routes are likely to require traffic to travel south from the site to the A340.

The proximity of the site to two SSSIs means that consideration of the hydrological and biodiversity impacts of the development will be required.

Buffers and landscaping will be required to all site boundaries, with a sufficient landscape buffer to Boot Farm itself and other nearby properties.

1 Site Allocations



Boot Farm

1.2 Cowpond Piece

Cowpond Piece, Ufton Nervet (MW007)

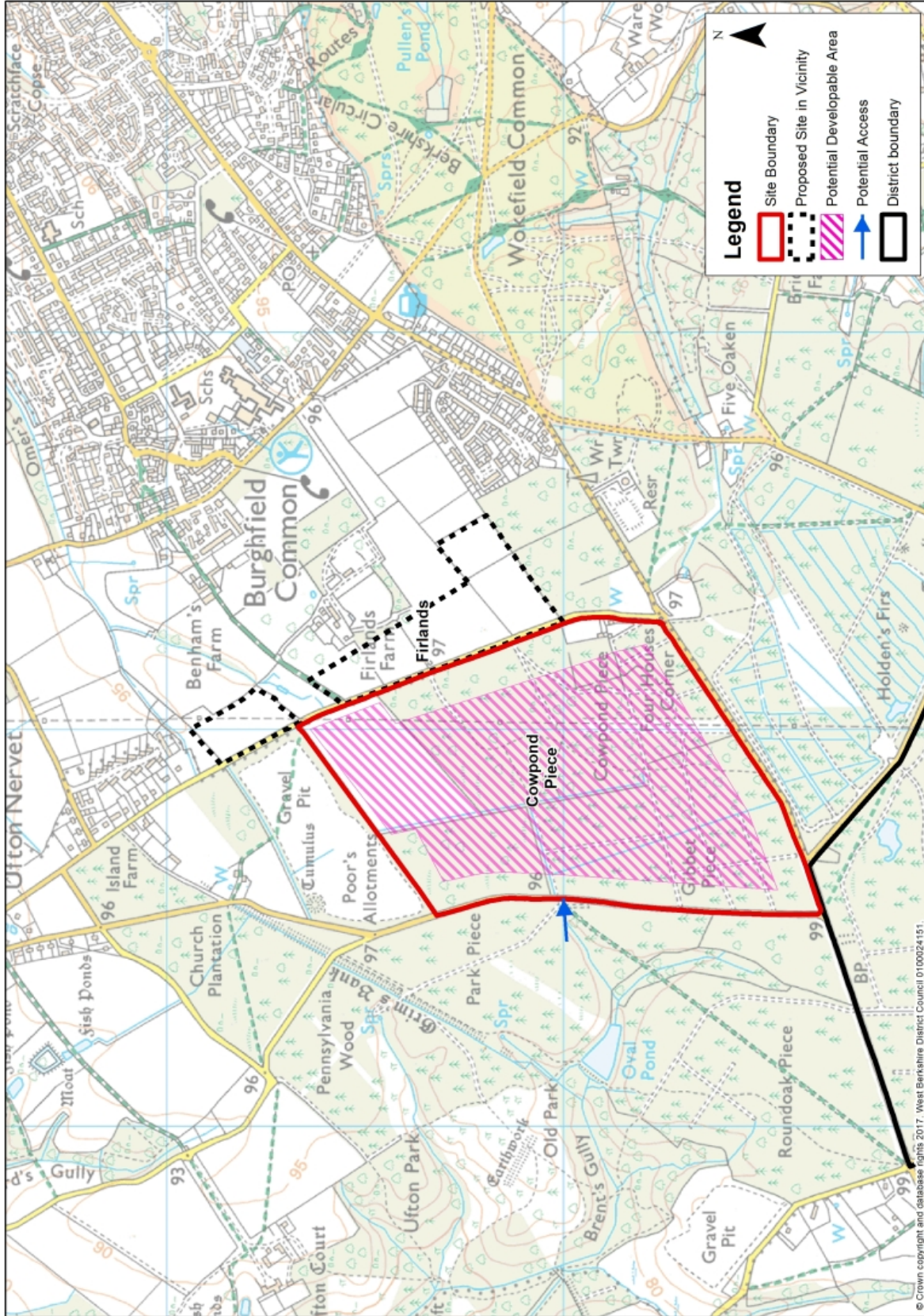
| | |
|-----------------------|--|
| Parish: | Ufton Nervet |
| Extraction Proposal: | Extraction of sand and gravel. |
| Restoration Proposal: | Lower level forestry (existing use) |
| Extraction Volume: | Up to 1m tonnes |
| Timing / Phasing: | 10 year programme of works. Starting within 11 - 15 years. |
| Existing land use | Commercial Forestry |

Access to the site onto Camp Road.

Additional landscape and ecology work will be required to determine the total area of the site suitable for development. Buffers and landscaping will be required to all site boundaries.

The cumulative impact with the adjacent site at Firlands (MW008) will need to be considered, including phasing of the sites to minimise the impacts on the local community and the highway network.

1 Site Allocations



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Cowpond Piece

1.3 Firlands

Firlands, Burghfield Common (MW008)

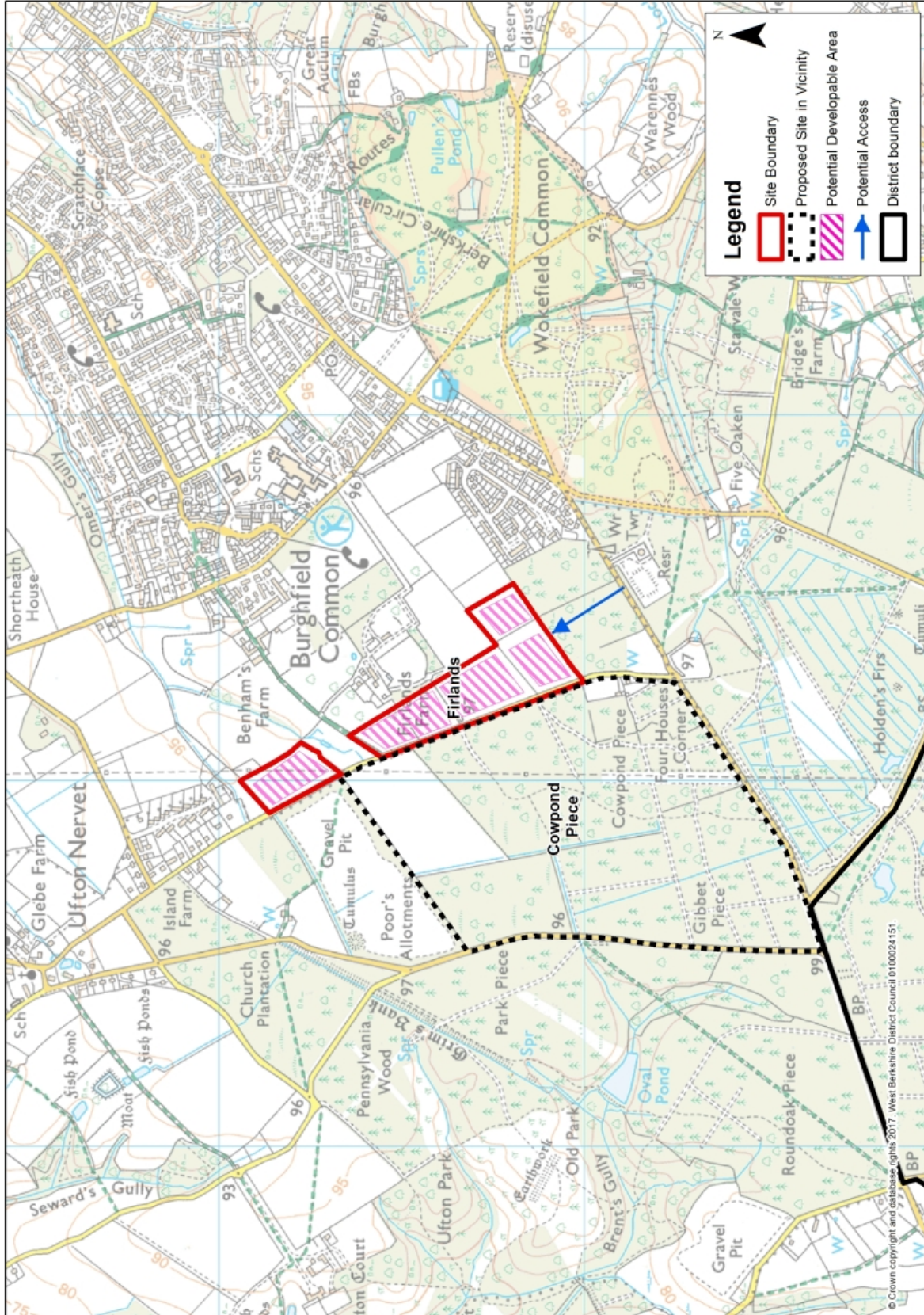
| | |
|-----------------------|---|
| Parish: | Sulhamstead |
| Extraction Proposal: | Extraction of sand and gravel. |
| Restoration Proposal: | Restoration to existing levels using inert infill |
| Extraction Volume: | Approx. 500,000 tonnes |
| Timing / Phasing: | 6 - 7 year programme of works. Starting within 5 - 10 years |
| Existing land use | Agriculture |

Access to the site onto Padworth Road.

Consideration of impact on local amenity would be required given proximity to Ufton Nerve and Burghfield Common.

The cumulative impact with the adjacent site at Cowpond Piece (MW007) will need to be considered, including phasing of the sites to minimise the impacts on the local community and the highway network.

1 Site Allocations



1.4 Manor Farm

Manor Farm, Brimpton (MW013)

| | |
|-----------------------|---|
| Parish: | Brimpton |
| Extraction Proposal: | Extraction of sand and gravel |
| Restoration Proposal: | Restoration to lower level agriculture with biodiversity enhancements to compliment the River Kennet SSSI and flood mitigation measures |
| Extraction Volume: | Approx. 600,000 tonnes |
| Timing / Phasing: | 6 year programme of works. Starting within 5 years. |
| Existing land use | Agriculture |

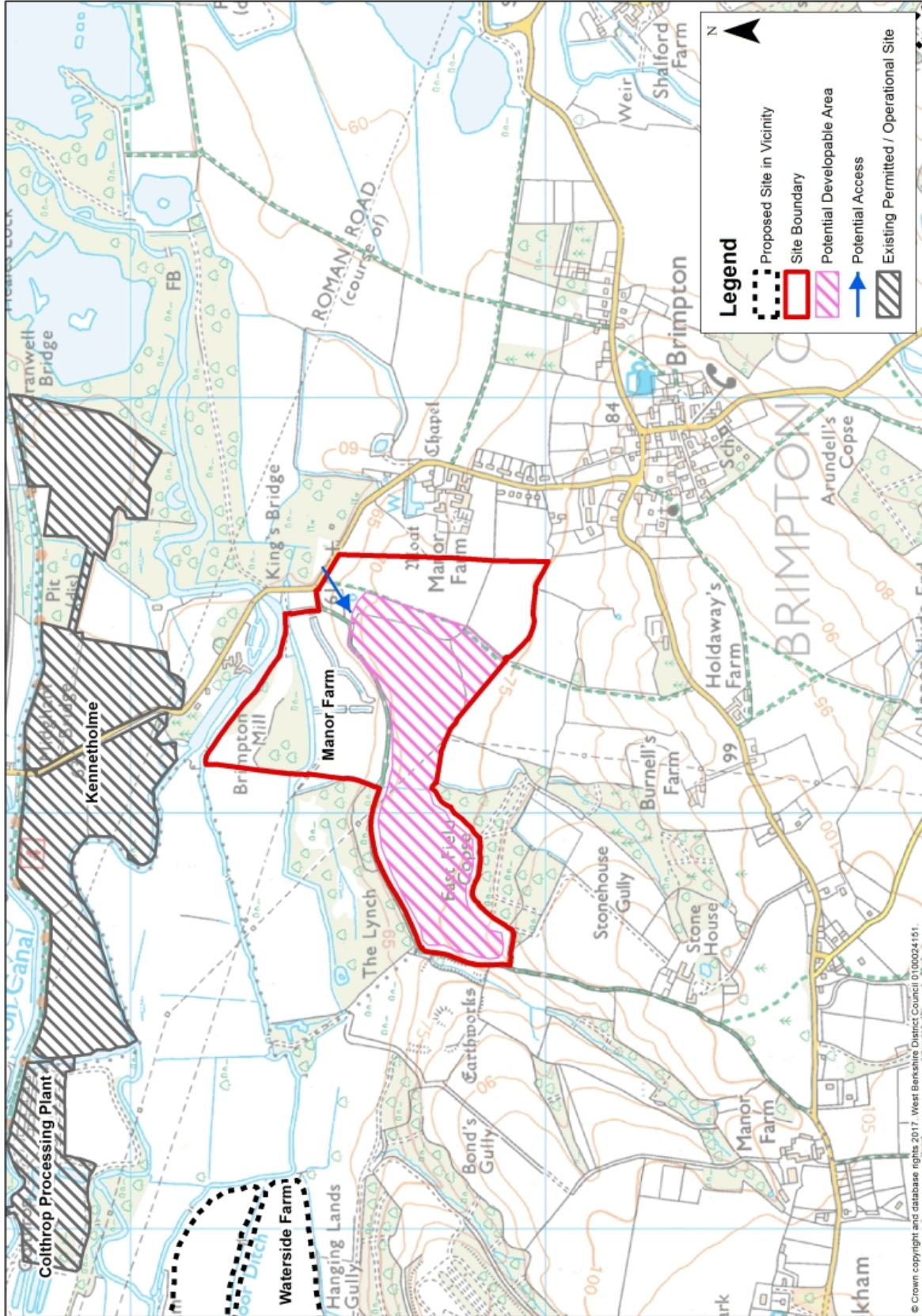
Access to the site onto Brimpton Road and the A4.

Consideration of the proximity of the site to the River Kennet SSSI will be required. A Hydrological assessment and mitigation measures will be required.

Rights of way crossing the site will need to be retained or diverted throughout the lifetime of the site and restored following completion of the works on site.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area.

1 Site Allocations



Manor Farm

1.5 Tidney Bed

Tidney Bed, Ufton Nervet (MW015)

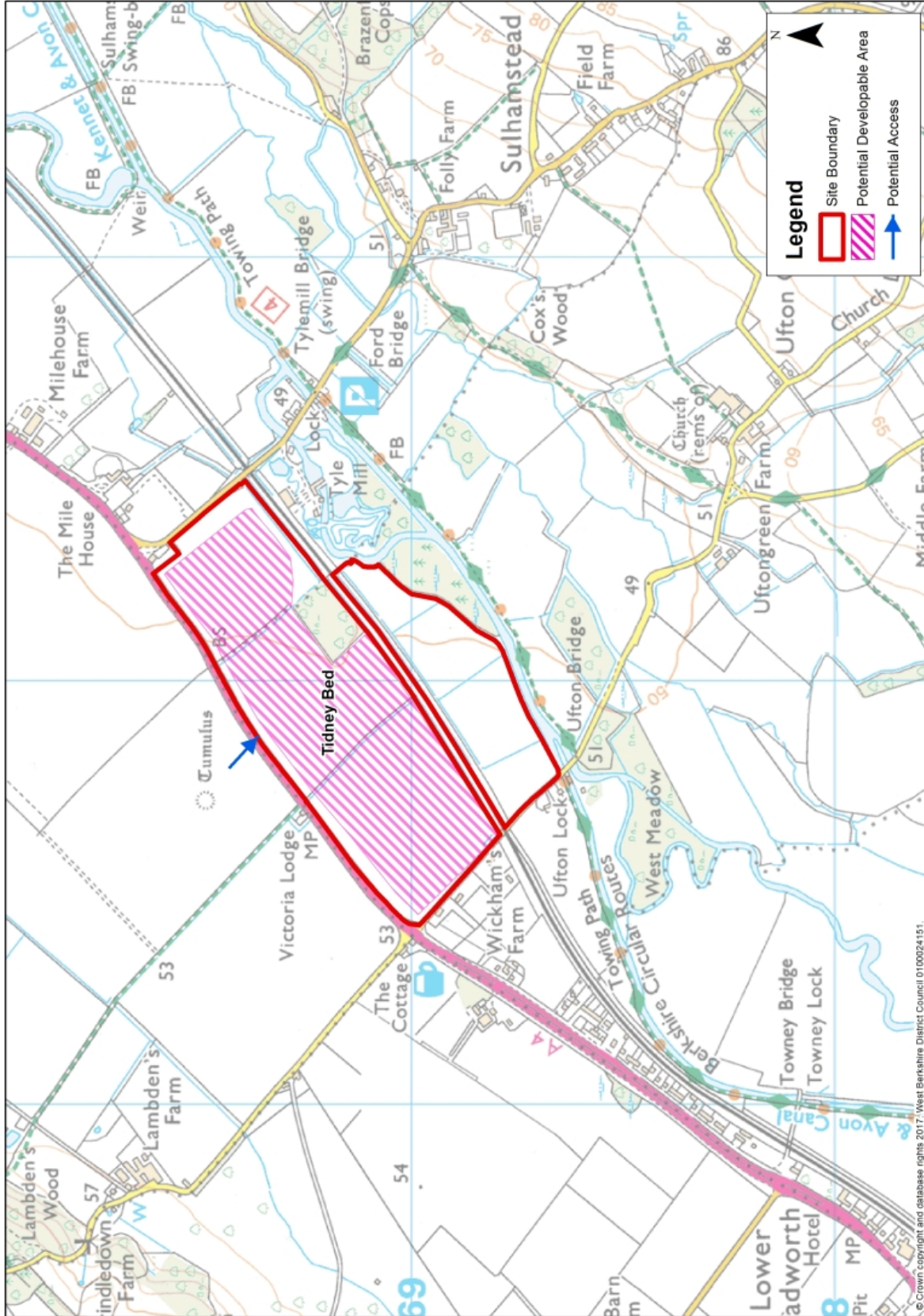
| | |
|-----------------------|--|
| Parish: | Ufton Nervet |
| Extraction Proposal: | Extraction of sand and gravel |
| Restoration Proposal: | Restoration to agriculture using inert infill materials with biodiversity and flood mitigation enhancements. |
| Extraction Volume: | Approx. 1m tonnes |
| Timing / Phasing: | 15 year programme of works. Starting within 11 - 15 years. |
| Existing land use | Agriculture |

Access to the site onto A4 Bath Road

Consideration of the impact on the A4 will be required to ensure safe and adequate access for HGVs onto the A4.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area.

1 Site Allocations



Tidney Bed

1.6 Wasing Lower Farm

Wasing Lower Farm, Aldermaston (MW012)

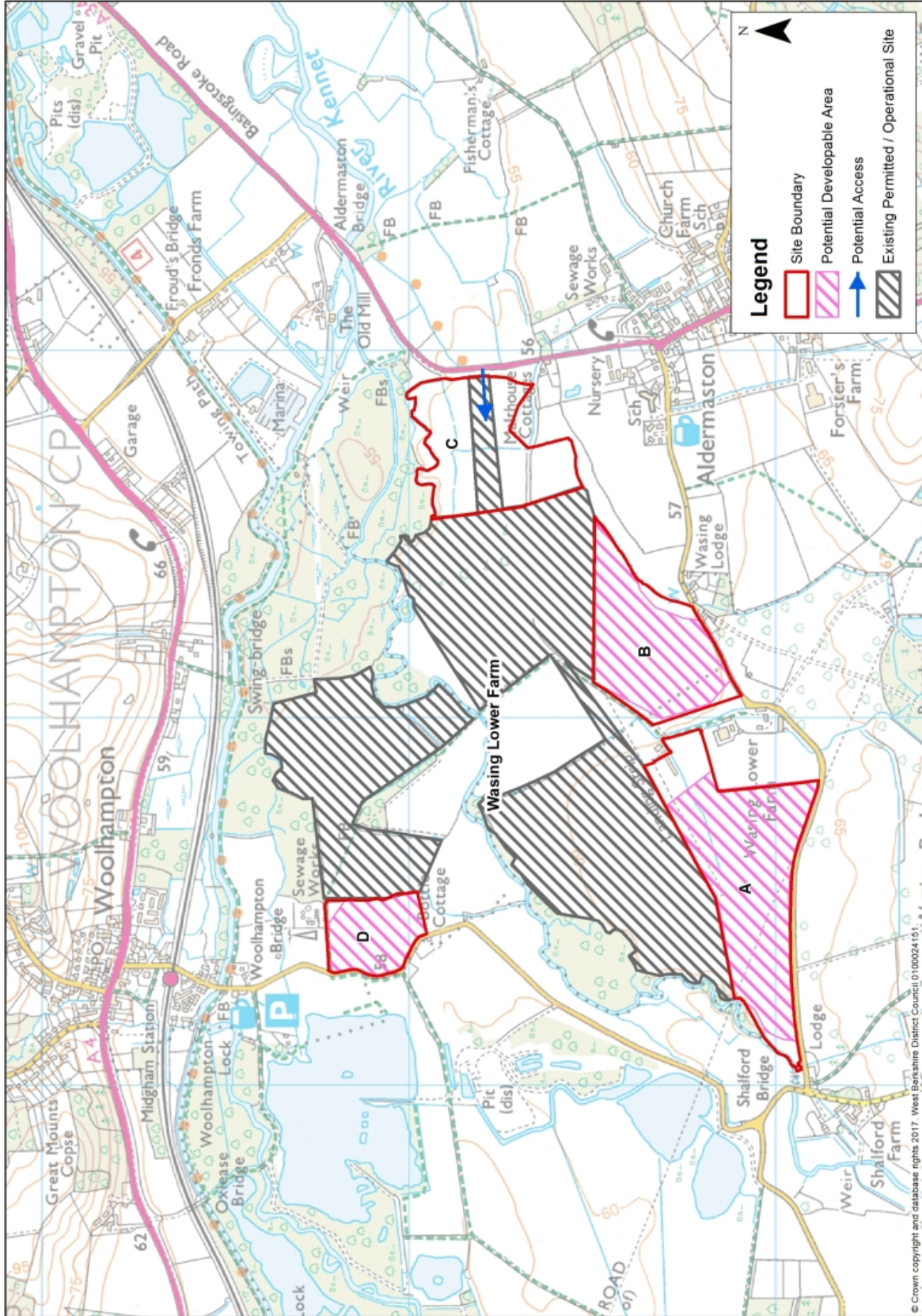
| | |
|-----------------------|---|
| Parish: | Wasing, Aldermaston and Woolhampton |
| Extraction Proposal: | Extension of the permitted Wasing Lower Farm Quarry for further extraction of sand and gravel (Areas A, B and D). |
| Restoration Proposal: | Restoration to agriculture using inert infill materials with biodiversity enhancements to complement the SSSI. |
| Extraction Volume: | Approx. 750,000 tonnes |
| Timing / Phasing: | 5 year programme of works. Starting within 11 - 15 years, following completion of the permitted Wasing Lower Farm site. |
| Existing land use | Agriculture |

Access to the site onto the A340 using the existing site entrance.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site (area C) from the developable area.

The right of way running adjacent to area D would need to be retained or diverted for the duration of the works and restored following completion of the works.

1 Site Allocations



Wasing Lower Farm

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1.7 Waterside Farm

Waterside Farm, Thatcham (MW016)

| | |
|-----------------------|--|
| Parish: | Thatcham |
| Extraction Proposal: | Extraction of sand and gravel |
| Restoration Proposal: | Restoration to agriculture with biodiversity enhancements to compliment the SSSI and reduce flood risk |
| Extraction Volume: | Approx. 200,000 tonnes |
| Timing / Phasing: | 5 year programme of works. Starting within 5 years. |
| Existing land use | Agriculture |

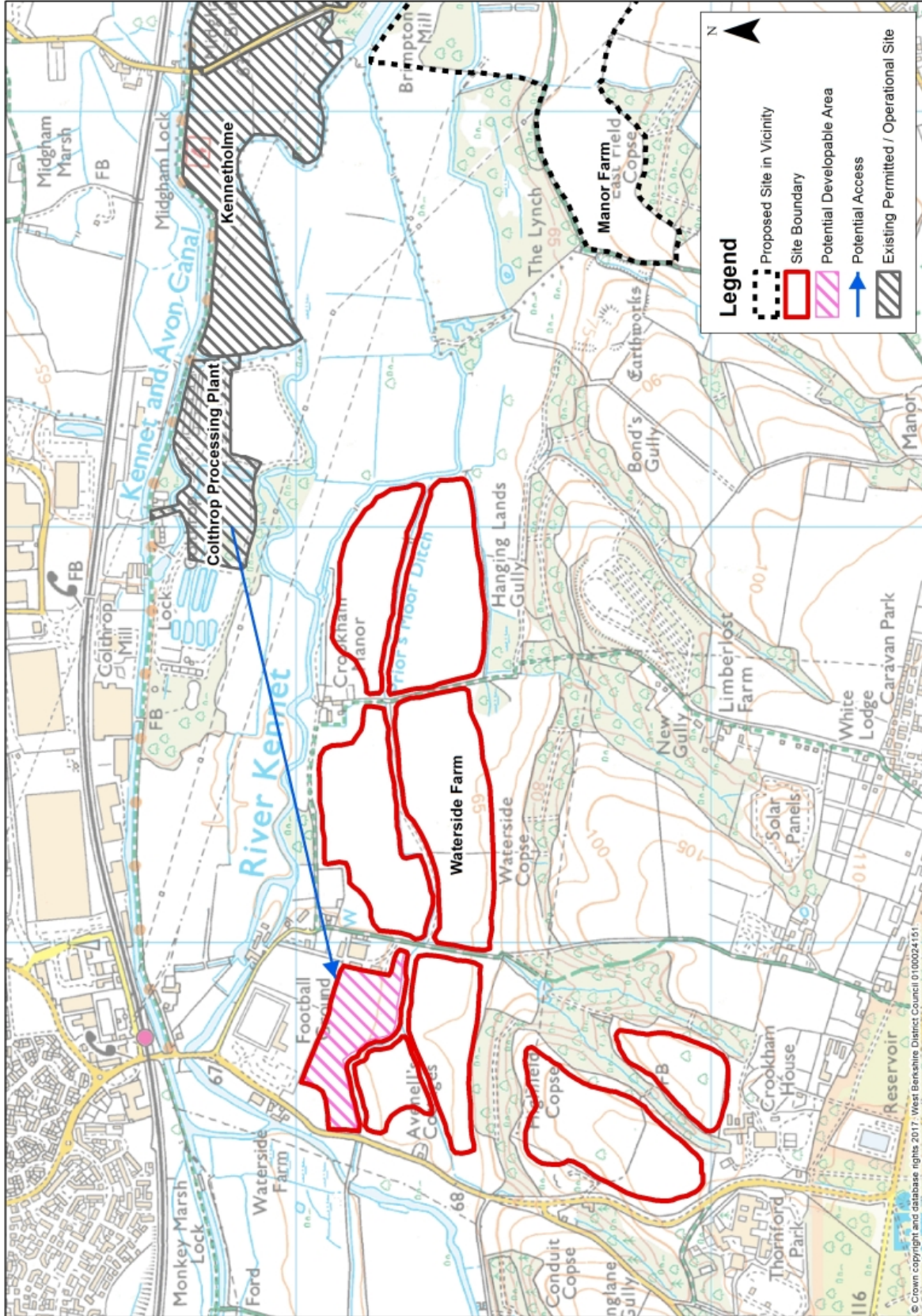
Access to the site will be via the Colthrop Processing Plant the north.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area. Further more detailed Landscape and Visual Impact Assessment work may demonstrate that more of the site is suitable for development.

Consideration of the proximity of the site to the River Kennet SSSI will be required. A Hydrological assessment and mitigation measures will be required.

The right of way running through the site would need to be retained or diverted for the duration of the works and restored following completion of the works.

1 Site Allocations



Waterside Farm

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Safeguarded Sites 2

Appendix 2 Safeguarded Sites

Safeguarded Sites

2.1 The details of the sites safeguarded by policies 8 and 9 are set out below. The details are correct as of March 2017, and the list of safeguarded sites will be kept up to date by the AMR.

Mineral Safeguarded Sites

Existing Permitted Sites

| No. | Site Name | Address | Notes |
|-----|-------------------|-----------------------------------|--|
| 1 | Craven Keep | Park Lane, Hamstead Marshall | Inactive (planning permission implemented) |
| 2 | Harts Hill Quarry | Harts Hill Road, Upper Bucklebury | |
| 3 | Kennetholme | Brimpton Road, Midgham | |
| 4 | Moore's Farm | Pingewood | |
| 5 | Wasing Lower Farm | Wasing, Aldermaston | Inactive (planning permission implemented) |

Proposed Allocated Sites

| No. | Site | Address |
|-----|-------------------------------|---------------------------------------|
| 6 | Boot Farm | Brimpton Road, Brimpton Common |
| 7 | Cowpond Piece | Off Island Farm Road, Ufton Nervet |
| 8 | Firlands | Hollybush Lane, Burghfield Common |
| 9 | Manor Farm | Brimpton |
| 10 | Tidney Bed | Bath Road, Sulhamstead / Ufton Nervet |
| 11 | Wasing Lower Farm (Extension) | Wasing, Aldermaston |
| 12 | Waterside Farm | Crookham Hill, Thatcham |

Railhead Sites

| No. | Site | Address |
|-----|-----------------------|----------------------|
| 13 | Wigmore Lane (Hanson) | Wigmore Lane, Theale |
| 14 | Wigmore Lane (Hope) | Wigmore Lane, Theale |

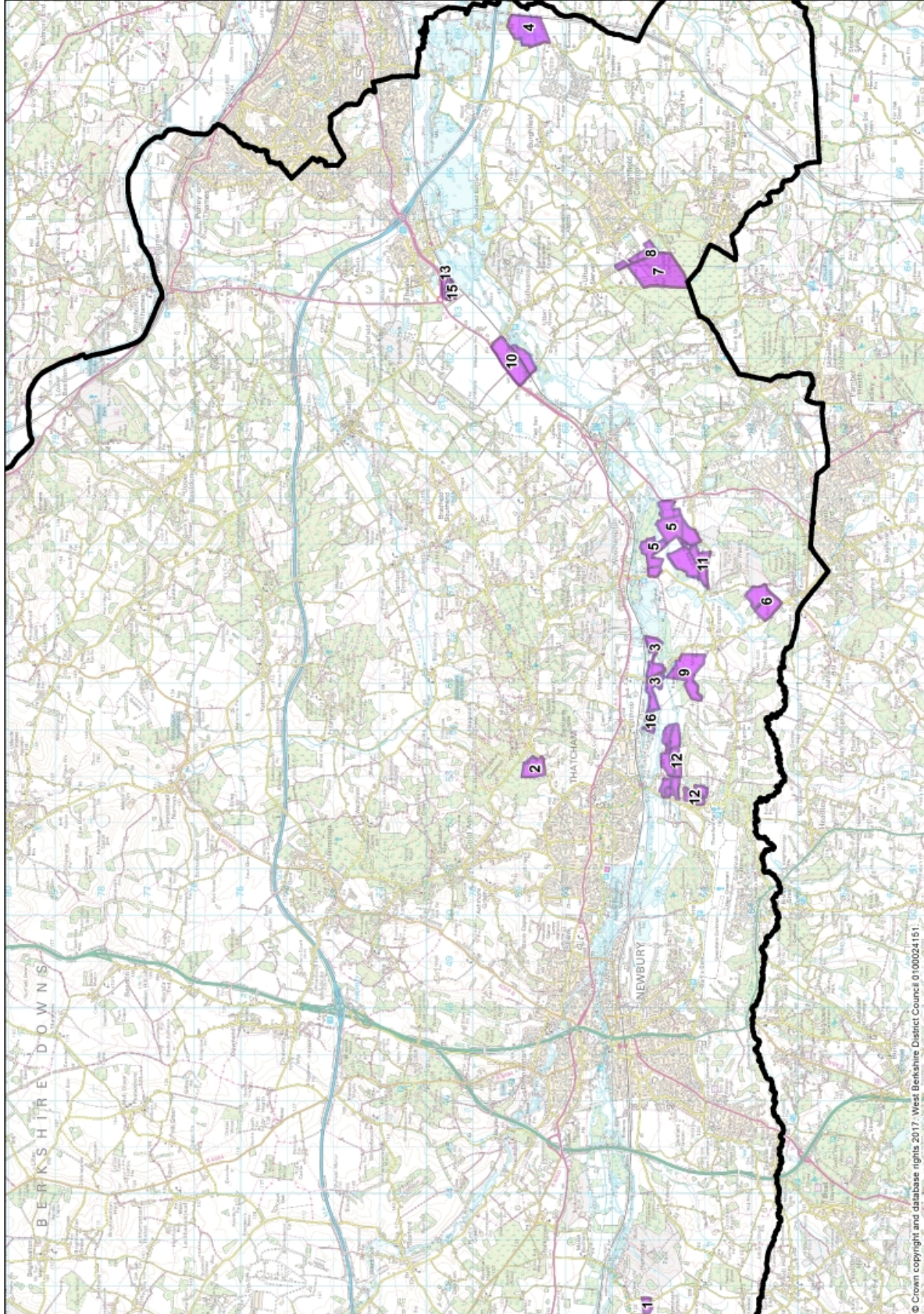
2 Safeguarded Sites

| No. | Site | Address |
|-----|--|----------------------|
| 15 | Wigmore Lane (Aggregate Industries / United Asphalt) | Wigmore Lane, Theale |

Minerals Infrastructure Sites

| | Site | Address |
|----|-----------------------------------|---|
| 16 | Colthrop Mineral Processing Plant | Colthrop Industrial Estate, Colthrop Lane, Thatcham |
| | Concrete Batching Plants | <ul style="list-style-type: none"> • Enterprise Way, Thatcham • Boundary Road, Newbury • Grange Lane, Beenham • Bone Lane, Newbury • Youngs Industrial Estate, Aldermaston • Hambridge Lane, Newbury • Berrys Lane, Burghfield • Wigmore Lane, Theale • Colthrop Mineral Processing Plant, Thatcham <p><i>Not shown on map</i></p> |

Safeguarded Sites 2



Safeguarded Mineral Infrastructure

2 Safeguarded Sites

Waste Safeguarded Sites**Existing Waste Sites**

| No. | Site | Address | Use |
|-----|---|--|--|
| 1 | A4 Breakers | Sevenacre Copse, Grange Lane, Beenham, RG7 5PT | Metal Recycling |
| 2 | Avon Site, Colthrop | Colthrop Business Park, Colthrop Lane, Thatcham | Materials Recycling Facility |
| 3 | Beenham Industrial Estate (Composting) | Grange Lane, Beenham, RG7 5PY | Composting Facility |
| 4 | Beenham Industrial Estate (Materials Recycling) | Grange Lane, Beenham, RG7 5PY | Materials Recycling Facility |
| 5 | Colthrop Aggregate Processing Facility | Colthrop Industrial Estate, Colthrop Lane, Thatcham, RG19 4NT | Recycled aggregate |
| 6 | Computer Salvage Specialists | 5 Abex Road, Newbury, RG14 5EY | WEEE |
| 7 | Greenham Business Park Biomass Gasification Plant | Buckner-Croke Way, Greenham Business Park,, Greenham, RG19 6HW | Biomass Gasification Plant |
| 8 | Hillfoot Farm | Hillfoot, Chapel Row, RG7 6PG | Combined Heat and Power (CHP) Plant |
| 9 | Membury Airfield | Rambury Road, Lambourn, RG17 7TY | Waste solvent disposal, disposal and recovery of oils and minerals |
| 10 | Newtown Road Household Waste Recycling Centre | Newtown Road, Newbury, RG20 9BB | Household Waste Recycling Centre |
| 11 | Old Stocks Farm Waste | Paices Hill, Aldermaston, RG7 4PG | Waste, Recycling and Transfer Facility |
| 12 | Newbury Sewage Treatment Works | Lower Way, Thatcham, RG19 3TL | Sewage Treatment Works |
| 13 | Padworth Breakers | Wrays Farm, Rag Hill, Aldermaston, RG7 4NY | Metal Recycling |
| 14 | Padworth Integrated Waste Management Facility | Padworth Lane, Lower Padworth, Reading, RG7 4JF | Integrated Waste Management Facility |

Safeguarded Sites 2

| No. | Site | Address | Use |
|-----|--------------------|---|---|
| 15 | Park Farm | Upper Lambourn, Hungerford, RG17 8RD | Composting of equine waste |
| 16 | Reading Quarry | Berrys Lane, Burghfield. | Construction & Demolition Recycling |
| 17 | Theale Quarry | Deans Copse Road, Theale | Waste, Recycling and Transfer Facility |
| 18 | Weirside | Burghfield Bridge, Reading, RG30 3XN | Materials Recovery Facility |
| 19 | Whitehouse Farm | Silchester Road, Tadley, RG26 2PZ | Waste, Recycling and Transfer Facility |
| 20 | Woodside Recycling | Woodside Farm, Goodboys Lane, Reading, RG7 1ND | Paper Waste Transfer Station |

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