

**West Berkshire Minerals and Waste Local Plan**  
**~~‘Proposed Submission’ Version~~**  
**Proposed Main Modifications Consultation**

**~~November 2020~~**

**March 2022**

**Main Modifications**

Main Modifications are marked by the Mod Ref from the Schedule of Modifications and shown as: **Additional text** (bold text, underlined). **~~Deletions~~** (bold text, strikethrough).

All Main Modifications are subject to consultation.

**Additional Modifications**

Additional modifications (not subject to consultation) are shown as: **Additional text** (underlined text), **~~Deletions~~** (strikethrough text).

These modifications are not subject to consultation.

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## **1 Introduction**

### **What is the West Berkshire Minerals and Waste Local Plan?**

- 1.1 The West Berkshire Minerals and Waste Local Plan (MWLP) 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 2037 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 all saved policies in 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 An Issues and Options consultation (undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)<sup>1</sup> 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.
- 1.6 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.
- 1.7 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.

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<sup>1</sup> Town and Country Planning (Local Planning (England) Regulations 2012 (as amended): [http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/767/pdfs/ukxi_20120767_en.pdf)

- 1.8 A Preferred Options Consultation took place between 19<sup>th</sup> May and 30<sup>th</sup> June 2017 and the consultation document sets out the Council's preferred approach for the Minerals and Waste Local Plan, asking for comments on the preferred approach. There is no formal requirement to consult on the emerging plan until the proposed 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. Comments made during the Preferred Options consultation have been considered and relevant changes made to the MWLP.
- 1.9 ~~This p~~ Public consultation ~~is being undertaken~~ in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement<sup>2</sup> took place between 4<sup>th</sup> January 2021 and 15<sup>th</sup> February 2021. Comments were invited in relation to matters of Legal Compliance, Soundness and whether the Duty to Cooperate had been met. This version of the Plan represents the document that the Council intends to submit to the Secretary of State for independent examination ('Proposed Submission' version).
- 1.10 ~~The consultation will run for 6 weeks from Monday 4<sup>th</sup> January 2021 until Monday 15<sup>th</sup> February 2021.~~
- 1.11 ~~We are inviting comments during this period on the Proposed Submission Minerals and Waste Local Plan. Comments at this stage should only relate to matters of Legal Compliance, Soundness (whether the Plan is considered to be positively prepared, justified, effective and consistent with national policy in line with paragraph 35 of the NPPF), and whether the Duty to Cooperate has been met. Further information is included in the Representation Form guidance available [online](#).~~
- X.XX Following receipt of the Inspector's Post Hearings Note the Council are now able to progress to consultation on the Proposed Main Modifications. The consultation forms part of the examination process and representations are invited on the Proposed Main Modifications only as set out in the Schedule of Proposed Main Modifications. The Main Modifications are set out in this 'Tracked Changes' version of the Minerals and Waste Local Plan using the following notation:
- **Additional Text** (bold underlined text)
  - **~~Deleted Text~~** (bold strikethrough text)
- X.XX Additional Modifications to the plan have also been included, however, these are not subject to consultation. These have been set out using the following notation:
- Additional Text (underlined text)
  - ~~Deleted Text~~ (strikethrough text)
- X.XX The consultation will run for just over 6 weeks from Monday 16<sup>th</sup> May 2022 until 5pm on Wednesday 29<sup>th</sup> June 2022.

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<sup>2</sup> Statement of Community Involvement: <http://info.westberks.gov.uk/CHttpHandler.ashx?id=38265&p=0>

- 1.12 You can view the Minerals and Waste Local Plan Proposed Main Modifications Submission consultation document and supporting information online at <https://info.westberks.gov.uk/mwlpmm> or at the Council offices on Market Street, Newbury or online at any of the local libraries.
- 1.13 ~~We would prefer you to make your e~~ Comments can be made online via our website or, however you can also let us know your views by email or post using the representation form available on the website.
- 1.14 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

<i>Consultation Portal:</i>	<a href="http://consult.westberks.gov.uk/kse">http://consult.westberks.gov.uk/kse</a>
<i>Website:</i>	<a href="http://info.westberks.gov.uk/mwlpmm">http://info.westberks.gov.uk/mwlpmm</a> <del>ps</del>
<i>Email:</i>	<a href="mailto:mwdpd@westberks.gov.uk">mwdpd@westberks.gov.uk</a>
<i>Post:</i>	Minerals and Waste Planning Team, West Berkshire Council, Market Street, Newbury, RG14 5LD.
<i>Telephone:</i>	01635 519111

## 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, villages 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<sup>3</sup>. 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 where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading,

<sup>3</sup> Thames Valley Berkshire LEP: <http://thamesvalleyberkshire.co.uk/>

Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District.

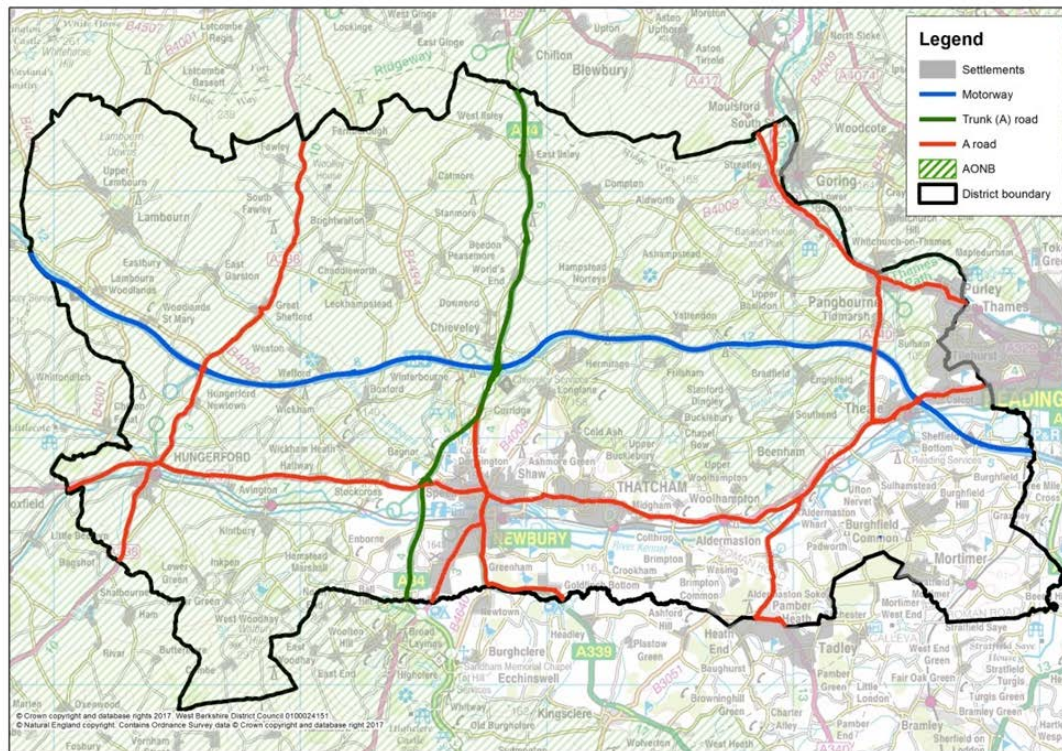


Figure 1: West Berkshire

## 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.



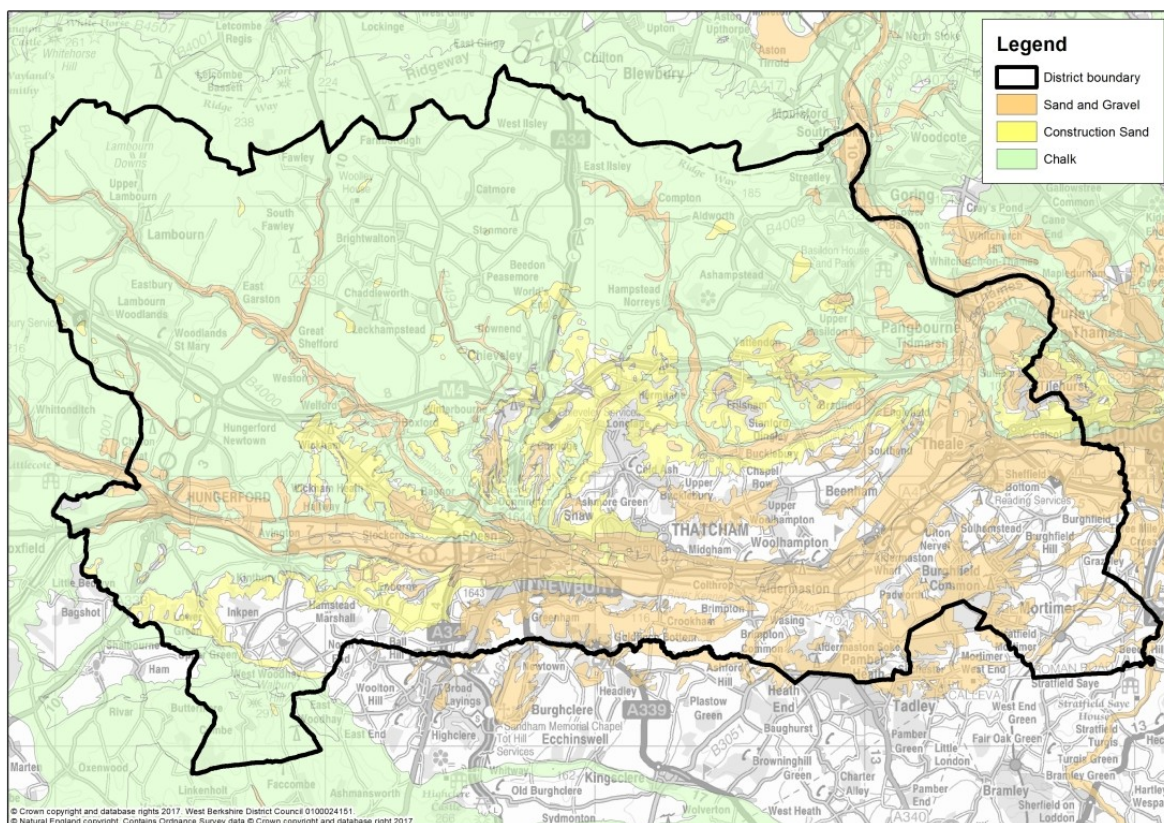


Figure 2: West Berkshire Mineral Resources

- 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 Survey 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.~~

- 2.10 Historically chalk and clay have been worked in West Berkshire for small scale specialised purposes. There are also deposits of deep coal underlying areas of West Berkshire along with outcrops of shales that may contain shale gas. None of these minerals are currently exploited, although they 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 predominant 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.
- 2.16 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)<sup>4</sup>, 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<sup>5</sup>, 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 Statement of Common Ground (SCG) that has

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<sup>4</sup> Localism Act 2011 Section 110 <http://www.legislation.gov.uk/ukpga/2011/20/section/110/enacted>

<sup>5</sup> Planning and Compulsory Purchase Act 2004 Section 33A  
<https://www.legislation.gov.uk/ukpga/2004/5/section/33A>

been signed by a number of the waste planning authorities that make up the former South East region. The purpose of this SCG 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.

- 2.21 A SCG specifically relating to strategic cross-boundary minerals and waste issues in West Berkshire has also been prepared in accordance with paragraph 27 of the National Planning Policy Framework.

### **Other Plans and Programmes**

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

### **National Plans and Programmes**

- 2.23 National policies on planning matters are contained in the **National Planning Policy Framework (NPPF)**<sup>6</sup>, **National Planning Policy for Waste (NPPW)**<sup>7</sup> and the **technical guidance** to the NPPF<sup>8</sup>.
- 2.24 The **Waste Management Plan for England** 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
  - Facilitate the development of necessary waste infrastructure
  - Increase levels of recycling and energy recovery.

**Our Waste, Our Resources: A Strategy for England**<sup>9</sup> was published in 2018 and highlights the Government’s priorities to achieve a circular economy as part of the transition to a sustainable economy. It builds on measures in the 25 year environment plan and sets out how the country will preserve its stock of material resources by minimising waste and promoting resource efficiency.

### **“Local” Plans and Programmes**

- 2.25 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<sup>10</sup>. Two policies remain extant following the partial revocation of the South East Plan and only one policy: policy NRM6 (relating to the Thames

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<sup>6</sup> NPPF: <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>7</sup> NPPW: <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

<sup>8</sup> Technical guidance to the NPPF: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>9</sup> DEFRA, (2018). *Our Waste, Our Resources: A Strategy for England*. [online] Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf)

<sup>10</sup> South East Plan: <http://www.legislation.gov.uk/uksi/2013/427/contents/made>

Basin Heaths Special Protection Area)<sup>11</sup>, is relevant to the development of the Minerals and Waste Local Plan.

- 2.26 The **West Berkshire Core Strategy (2012)**<sup>12</sup> 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.
- 2.27 **Housing Site Allocations DPD (2017)**<sup>13</sup> sits under the Core Strategy to allocate the remainder of the housing requirement to 2026 and includes policies to guide development in the countryside.
- 2.28 **Neighbourhood Plans (as they emerge)**<sup>14</sup> form part of the development plan. Currently there are nine designated areas in West Berkshire with each parish council at a different stage of plan preparation. Of these ~~one has~~ two have been adopted. Neighbourhood Plans are not permitted to consider minerals and waste development.
- 2.29 Some of the policies of the **West Berkshire District Local Plan 1991 – 2006**<sup>15</sup> 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.
- 2.30 The Council has started a review of the current Local Plan (made up of the West Berkshire District Local Plan 1991 – 2006 (saved 2007), Core Strategy Development Plan Document (2006 – 2026) and Housing Site Allocations Development Plan Document (2017)) to cover the period up to 2037.
- 2.31 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.
- 2.32 The **Council Strategy (2019 – 2023)**<sup>16</sup> 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:
- Great Place
  - Sustainable and Innovative Together
  - Protected and Cared for
  - Open for Buisness
- 2.33 The **Local Transport Plan (LTP)**<sup>17</sup> was adopted in 2011 and sets the framework for the delivery of all aspects of transport and travel for West Berkshire to 2026.

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<sup>11</sup> See pages 99 to 100 of The South East Plan

<sup>12</sup> West Berkshire Core Strategy: <http://info.westberks.gov.uk/corestrategy>

<sup>13</sup> Housing Site Allocations DPD: <http://info.westberks.gov.uk/hsa>

<sup>14</sup> Neighbourhood Plans: <http://info.westberks.gov.uk/neighbourhoodplanning>

<sup>15</sup> West Berkshire District Local Plan: <http://info.westberks.gov.uk/index.aspx?articleid=28783>

<sup>16</sup> Council Strategy: <http://info.westberks.gov.uk/index.aspx?articleid=27946>

<sup>17</sup> Local Transport Plan: <https://info.westberks.gov.uk/ltp>

- 2.34 Approximately 74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The North Wessex Downs AONB Management Plan<sup>18</sup> 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.
- 2.35 The Council's **Waste Management Plan**<sup>19</sup> 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.
- 2.36 The Minerals and Waste Local Plan also needs to take into account other plans such as **Community Plans**<sup>20</sup> (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

- 2.37 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<sup>21</sup>.
- Local Aggregate Assessments (LAA)
  - Local Waste Assessment (LWA)
  - Minerals Evidence Paper
  - Authority Monitoring Reports (AMR)
  - Strategic Flood Risk Assessment (SFRA)
  - Landscape and Visual Assessment
  - Habitats Regulation Assessment (HRA)
  - Equalities Impact Assessment (EqIA)
  - Soft Sand Study and Topic Paper
  - Preliminary Ecological Appraisal\*
  - Heritage Assessment
  - Transport Topic Paper
- 2.38 Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) has also been produced alongside the Minerals and Waste Local Plan. A SA/SEA must accompany all development plan documents produced. This is a tool that highlights any significant environmental, social or economic effects of the plan. It assesses the

<sup>18</sup> AONB Management Plan: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html>

<sup>19</sup> Waste Management Plan: <http://info.westberks.gov.uk/index.aspx?articleid=27743>

<sup>20</sup> Community Planning: <http://info.westberks.gov.uk/index.aspx?articleid=29110>

<sup>21</sup> Minerals and Waste Local Plan evidence base Proposed Submission documents:  
<http://info.westberks.gov.uk/mwevidencebase>

\* Ecological Appraisals are not routinely published as they contain sensitive information that may be harmful for protected species if it was made available. Can be made available on request.



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.

- 2.39 All the documents that form part of the evidence base for the 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<sup>22</sup> that will continue to be updated with new terms and acronyms.

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<sup>22</sup> Minerals and Waste Local Plan Glossary: <http://info.westberks.gov.uk/mwevidencebase>

### 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 2037.
- 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 West Berkshire in the most sustainable way, **and taking into account climate change.**

MM2

#### 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

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 the quality of life of residents and protect and enhance the natural, built and historic environment, <b><u>taking into account climate change.</u></b>	MM3
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, as far as is practical, from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments and Conservation Areas <b><u>whilst also taking into account the potential for future contribution that should be made from mineral working in West Berkshire towards the aggregate supply needs of other areas.</u></b>	MM4

M5	To identify sites 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.
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 at the earliest opportunity to a high standard, beneficial and viable after-use that delivers meaningful measurable net gains for biodiversity, including the establishment of coherent ecological networks.

## Waste Objectives

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 and enhancement of the natural, built and historic environment in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF <b><u>and taking into account climate change.</u></b>
W9	Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised.

MM5

### **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 for sharp sand and gravel, and in the 'Reading Beds' for soft sand, a bedrock deposit outcropping in the higher ground above the Kennet Valley.
- 3.5 Waste development will be directed to the most appropriate locations including consideration of the proximity to the sources of waste arisings.

## 4 Strategic Policies

- 4.1 This section of the Plan sets out the policies to deliver the Council's minerals and waste planning strategy for the plan period to 2037.
- 4.2 The Plan makes provision for a steady and adequate supply of construction aggregates over the plan period through the allocation of sites for mineral extraction ~~sites~~ as well as through encouraging the use of secondary and recycled aggregates.
- 4.3 The 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 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 Where sites have been allocated, they are accompanied by a specific site policy setting out key requirements for any planning application submitted for the site.
- 4.6 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.
- 4.7 The Minerals and Waste Local Plan is accompanied by a [Policies map](#)<sup>23</sup> ~~policies map that will setting out, spatially, the various policies in the plan. All mapping information is available on the Council's [Interactive map](#).~~

### 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.

- 4.8 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.

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<sup>23</sup> Interactive Policies Map

<https://westberks.maps.arcgis.com/apps/webappviewer/index.html?id=fccb053d108f4783aefeb01bb03fb77b>



- 4.9 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.

## 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. Provision will be made for a minimum of 350,000 tonnes of recycled and secondary aggregate capacity.

In order to ensure a steady and adequate supply of primary construction aggregates (sand and gravel), the Council will seek to maintain landbanks of permitted reserves of sharp sand and gravel and soft sand of at least 7 years based on the latest Local Aggregate Assessment (LAA), and take into account the need to maintain sufficient productive capacity to enable the rates in the LAA to be realised.

The West Berkshire Minerals and Waste Local Plan will aim to deliver at least 1,630,000 tonnes of construction aggregates from primary sources to meet the identified needs of West Berkshire over the plan period to 2037, comprised of 840,000 tonnes of sharp sand and gravel and 790,000 tonnes of soft sand. 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.

- 4.10 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 NPPF requires in the first instance, that as far as practicable, planning policies should take account of the contribution of recycled and secondary materials to the supply of minerals before considering the extraction of primary materials. In order to encourage the production of recycled and secondary materials, this policy includes a minimum requirement for capacity, based on the past three year average sales (rounded up), as recommended in the Local Aggregates Assessment. There are adequate processing facilities for this demand of recycled aggregates and the plan also seeks to safeguard these sites (Policy 10 'Waste Safeguarding) to ensure the level of contribution these sites provide can be maintained. 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.
- 4.11 In addition, the NPPF requires that Minerals Planning Authorities should make provision for ensuring an adequate and steady supply of primary aggregates for the construction industry by means of maintaining a landbank.
- 4.12 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.

- 4.13 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.

**X.XX MHCLG have undertaken the Aggregate Minerals Survey for 2019, which along with sales, reserves and permissions, also includes movements of minerals between Mineral Planning Authorities. Once published, the results of this survey, particularly in relation to movements of aggregate minerals into West Berkshire, will be critical to determining West Berkshire's future projections of need for aggregate minerals. The findings of this survey and any other relevant future surveys will be considered within future LAAs.**

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- 4.14 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.
- 4.15 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 (2010 – 2019) is 156,233 tonnes (comprised of 128,581 tonnes sharp sand and gravel; 27,652 tonnes soft sand). However, the Local Aggregates Assessment has determined that other relevant local factors are significant enough to maintain the 2018 10 year average annual requirement rate of 189,233 tonnes of sharp sand and gravel, and 43,730 tonnes of soft sand (232,964 total sand and gravel).
- 4.16 In accordance with the NPPF this figure has been used to calculate the level of need over the plan period (to 2037). Assuming that West Berkshire continues to supply construction aggregates to the market at a rate of 232,964 tonnes per annum then approximately 4.2 million tonnes of construction aggregates will need to be supplied in the period to 2037.
- 4.17 The minerals evidence confirms that at the end of 2019 there was approximately 2.57 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 1.63 million tonnes of construction aggregates to 2037. This is comprised of approximately 840,000 tonnes of sharp sand and gravel, and 790,000 tonnes soft sand.
- 4.18 It is noted that the Replacement Minerals Local Plan for Berkshire (RMLP) sets out a number of preferred areas, designed to meet the needs of that plan. There remain two sites identified in the adopted RMLP located in West Berkshire estimated to contain circa 1,700,000 tonnes of sharp sand and gravel that have not yet been worked, or been the subject of planning applications. There is no certainty over whether these sites will ever be worked (and indeed having been allocated for over 15 years and no application having been forthcoming it seems unlikely). Therefore, the West Berkshire MWLP does not take these reserves into account, and is proposing to provide for the complete requirement identified over the plan period.

- 4.19 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 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.
- 4.20 With no hard rock reserves in West Berkshire, all hard rock requirements are met through imports, mainly by rail. Approximately 60% 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 9 'Minerals Safeguarding') to ensure that this important mineral resource can be retained.

### Net Self Sufficiency in Waste Management

#### Policy 3

#### Net 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 2037.

The level of need for new waste management capacity to meet net self-sufficiency **as well as capacity surplus/deficits by waste management type** will be kept under review through the production of Authority Monitoring Reports.

MM7

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.

- 4.21 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.
- 4.22 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.
- 4.23 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

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other local authorities to manage some waste arising within West Berkshire. This is because there is no 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). **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 vast majority of existing operations and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy.**

**X.XX National policy does not necessarily expect every waste planning area to provide the full range of facilities required to manage waste arising within the Plan Area, given economies of scale and the operation of the market transcending administrative boundaries. This means that each WPA may aim to achieve self-sufficiency overall ('net' self-sufficiency), which means that flows into and out of the Plan area are balanced and offset. For West Berkshire the lack of capacity to manage residual waste is more than offset by the capacity of facilities providing other forms of waste management in the district such as recycling. Therefore, overall waste management capacity in the district exceeds that of the waste generated and it can be said that the objective of net self-sufficiency can be met. Where a specific lack of capacity exists (for example residual waste management), this has been addressed through the Duty to Cooperate.**

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**X.XX As already outlined, West Berkshire does not have sufficient capacity to manage residual waste either through energy recovery or non-hazardous landfill (The Local Waste Assessment identifies a need for 85,117 tpa for energy recovery and 34,000 tpa for non-hazardous landfill by 2037) . However, notwithstanding this shortfall in capacity, it is still possible for West Berkshire to be net self-sufficient in waste management over the Plan period. This is because even though there is a lack of non-hazardous landfill and recovery capacity, the surplus capacity at other types of waste management facility in the district more than offsets this shortfall. Therefore, the total waste management capacity in the district still exceeds the quantity of waste generated. The principle of planning for 'net' self-sufficiency has been agreed with other Waste Planning Authorities in the South East of England, through the South East Waste Planning Advisory Group (SEWPAG) Statement of Common Ground (para 2.1). In addition, Policy 7 allows for proposals for non-hazardous landfill to come forward where they meet the requirements of that policy, and a Statement of Common Ground has been prepared to address the lack of non-hazardous landfill and recovery capacity over the Plan period.**

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4.24 **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 vast majority of existing operating and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy.** The Local Waste Assessment (LWA) 2020 that has been produced to inform the development of the Minerals and Waste Local 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 (2037). 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

MM11



robust to ensure that the policy approach adopted in the MWLP is the most appropriate.

- 4.25 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 2037 as well as a summary of the estimated waste management capacity available at existing sites in West Berkshire. This gives an estimation of the shortfall/surplus of capacity for each waste stream at the end of the Plan period.

Table 4.1: Arisings and Capacity (permanent, operational) Summary in West Berkshire

Waste Stream	Chosen Baseline Arisings (t)	Projected Arisings 2037 (t)	Capacity (t)	Shortfall/ Surplus at 2037 (t)
LACW	74,897	85,500	118,000	+32,500
CDE	462,903	574,000	634,250 (+87,700m <sup>3</sup> *)	+60,250
C&I	165,812	255,000	450,950**	+195,950
Hazardous	15,303	15,100	17,100	+2,000
Sewage Sludge	3,916	4,114	7,300	+3,186
Radioactive	1,372m <sup>3</sup> ***	1,372m <sup>3</sup>	20m <sup>3</sup>	-
Equine	52,800	52,800	4,000	-
Other	-	-	400	-
<b>Total***</b>	<b>607,017</b>	<b>933,714</b>	<b>1,227,600 (+87,700m<sup>3</sup>)</b>	<b>+293,886</b>

\* Inert waste landfill capacity is temporary, and has been excluded from net self-sufficiency calculations.

\*\* Rounded up from 450,948

\*\*\*Radioactive arisings based on lifetime total over the Plan period (24,700/18).

\*\*\*\* Excluding Radioactive, Equine and Other wastes.

- 4.26 This table above shows that the operational permanently consented waste infrastructure in West Berkshire (see Tables 3.2 – 3.7 of the LWA), could manage over 1 million tonnes of waste arisings per year.
- 4.27 In addition it is understood that at the end of 2018 there was around 87,700 m<sup>3</sup> of inert waste landfill/recovery capacity in West Berkshire (with 1.25 million m<sup>3</sup> having yet to be created through consented mineral extraction), see Table 3.7 of the LWA. It is estimated that somewhere in the region of 933,333 m<sup>3</sup> of additional landfill capacity (expected to be inert) could be generated over the life of the plan through the restoration of the allocated mineral extraction sites identified in this plan.
- 4.28 In addition, several of the existing consented waste management (recycling and transfer) sites in West Berkshire currently operate under temporary permissions (see Tables 3.2 – 3.7 of the LWA). 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 1.2 million tonnes) is provided by sites with permanent planning permission.
- 4.29 As can be seen from the above tables the total annual capacity of the existing permanent waste management sites in West Berkshire is understood to be 1,227,600 tonnes. When compared to the worst case projected total annual waste arisings for 2037 of 933,714 tonnes, it can be seen that there is headroom of 293,886 tonnes.

- 4.30 In addition, the LWA has shown that there is sufficient capacity for recycling targets to be met for Local Authority Collected Waste (LACW) and Commercial and Industrial (C&I) waste, with capacity to meet future targets as well. For both LACW and C&I waste, the circular economy target to recycle 65% with no more than 10% waste to landfill by 2035 has been applied<sup>24</sup>. This results in the following requirements at the end of the plan period (2037):

Table 4.2: Estimated Management Capacity Required to Meet Circular Economy Targets by the end of the Plan Period (tonnes).

2037	Recycle (65%)	Implied Recovery (25%)	Landfill (10%)	Total
<b>LACW</b>	55,564	21,371	8,548	85,483
<b>C&amp;I</b>	165,739	63,746	25,498	254,983

Source: LWA (2020) Tables 4.4 and 6.7 (worst case scenario)

- 4.31 The total current capacity for C&I waste management to achieve the 65% recycling target is approximately 450,950 tonnes (LWA Table 3.3) which is more than the 165,739 tonnes required by 2035. For LACW, current capacity is 69,000 tonnes (LWA Table 4.3) which is also in excess of the relevant recycling target of 55,564 tonnes by 2035.
- 4.32 For CDE waste, which is not required to achieve the same circular economy targets as LACW and C&I waste, the Waste Framework Directive specifies that at least 70% should be prepared for reuse, recycled or recovered by 2020<sup>25</sup>. Permanent operational capacity to manage the recyclable element of CDE waste equates to 634,250 tonnes per annum (LWA Table 3.4). This is in excess of the approximately 242,962 tonnes of CDE waste (70% of 347,089 tonnes total CDE arisings in 2018) required to be prepared for reuse, recycled or recovered by 2020 in line with the Waste Framework Directive, and is even sufficient to manage the total estimated CDE waste arisings over the Plan period (352,000 – 574,000 tpa).
- 4.33 The level of operational, permanently consented waste management capacity in West Berkshire is currently above the estimated levels of waste arisings (in 2018). The level of consented capacity currently also exceeds the projected level of waste arisings in 2037, and there is sufficient capacity to achieve the circular economy and Waste Framework Directive targets. 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.
- 4.34 The Council undertook several call for sites as part of the preparation of the Minerals and Waste Local Plan (in 2014 and 2016) and a number of 'waste sites' were submitted for consideration as part of this process. However as the LWA has shown that there is no need for additional waste management capacity within the district the sites have not been considered for allocation. All but one of the sites were existing waste management sites 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 7 'Location of Development – Landfill and Permanent Deposit of Waste to Land' it is considered

<sup>24</sup> <https://ec.europa.eu/environment/circular-economy/>

<sup>25</sup> <https://ec.europa.eu/environment/waste/framework/targets.htm>

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 933,333 cubic metres of material to be used in the restoration of these sites.

- 4.35 In addition, given the other policies that are proposed as part of the plan it is considered that there is no need to allocate existing permanent waste sites 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 'Location of Development – General Waste Management Facilities').
- 4.26 The proposed policy on the safeguarding of waste facilities (Policy 10 'Waste Safeguarding') 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.
- 4.37 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, in the Authority Monitoring Report (AMR) and it is recommended that the local waste assessment be updated on a regular basis.

## Location of Development

### Policy 4

#### Location of Development – Construction Aggregates

##### *Allocated Sites*

The following sites are allocated to meet the need for primary aggregates:

##### Sharp Sand and Gravel

1. Tidney Bed, Ufton Nervet (Policy 30 'Tidney Bed')

##### Soft Sand

2. Chieveley Services, Chieveley (Policy 31 'Chieveley Services')

A map showing the location of the allocated sites is given in Appendix 1 'Allocated Sites'.

**There will be a presumption in favour of construction aggregate extraction proposals only in the following circumstances. Planning permission will be granted for construction aggregate extraction where the following criteria are met:**

- a. The site is allocated for mineral extraction in this plan, provided that the identified site specific requirements are satisfied; or
- b. The extraction proposal relates to a proposal for a borrow pit; or
- c. The extraction proposal relates to the extraction of minerals prior to a planned non mineral development (prior extraction); or
- d. The extraction proposal relates to a proposal for another beneficial and acceptable use and mineral extraction is a necessary part of the proposed development; or
- e. The extraction proposal is required to maintain the requirement provisions in Policy 2 'Landbank and Need'.

**In addition, f. For soft sand planning permission will additionally be granted for extraction where the following criteria are met:**

- f. The site is located within an area of search for soft sand; or
- g. For proposals within the North Wessex Downs AONB, the requirements of the exceptional circumstances test in the NPPF are satisfied.

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

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- 4.38 For sharp sand and gravel, the plan identifies, through the allocation of one site, sufficient resources to meet the landbank requirement for the plan period. This site provides a supply of approximately one million tonnes of construction aggregates. The outcomes of consultation, further assessment in terms of viability and changes to the landbank requirement have influenced the selection of the sites in the plan. The details of the sites proposed for allocation are set out in the chapter 6 'Site Allocation Policies'.

- 4.39 This figure of one million tonnes of sharp sand and gravel that could be delivered from the allocated site is above the arithmetic minimum level of 840,000 tonnes that the plan needs to provide in Policy 2 'Landbank and Need'. However, there are a variety of factors that can impact upon the actual yield of minerals from an extraction site, and it would not be practicable to only allocate part of the proposed site. In addition, it will assist in maintaining sufficient production capacity as required by Policy 2 'Landbank and Need'.

**X.XX For soft sand, the Plan identifies one soft sand site for allocation (Chieveley Service). As the site is within the North Wessex Downs AONB, the Council has carried out an exceptional circumstances test in line with the NPPF to determine that extraction within the AONB is justified (as set out in the Soft Sand Topic Paper<sup>26</sup>). This test has demonstrated that there is a pressing need for soft sand within West Berkshire, and has determined that the alternatives for extraction within the AONB are not sufficient to meet the identified need. It has also been determined that the allocated soft sand site is able to be developed without significant adverse effects on the environment, landscape or recreational opportunities.**

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**X.XX As the allocated site cannot be relied upon to fully meet need for soft sand identified in Policy 2, the Council has also identified areas of search (Figure 3 'Soft Sand Areas of Search') within which permission for soft sand extraction may be granted, provided that the criteria of this policy and all other relevant policies in the Plan are met.**

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~~4.42 As imports from Oxfordshire cannot be relied upon to fully meet the need for soft sand identified in Policy 2, the Plan also identifies one soft sand site for allocation (Chieveley Services). As the site is within the North Wessex Downs AONB, the Council has carried out an exceptional circumstances test in line with the NPPF to determine that extraction within the AONB is justified (as set out in the Soft Sand Topic Paper). This test has demonstrated that there is a pressing need for soft sand within West Berkshire, and has determined that the alternatives for extraction within the AONB are not sufficient to meet the identified need. It has also been determined that the allocated soft sand site is able to be developed without significant adverse effects on the environment, landscape or recreational opportunities.~~

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~~4.43 The Council has also identified soft sand areas of search (Figure 3 'Soft Sand Areas of Search') within which permission for soft sand extraction may be granted, provided that the criteria of this policy and all other relevant policies in the Plan are met.~~

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**4.40 Due to the fact that in recent years the only deposits of soft sand worked in West Berkshire have been located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), For soft sand, the Council commissioned a specific Soft Sand Study to investigate all potential supply options for delivering West Berkshire's identified level of need for soft sand. due to the fact that in recent years, the only deposits of soft sand worked in West Berkshire have been located in the North Wessex Downs Area of Outstanding Natural Beauty**

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<sup>26</sup> <https://info.westberks.gov.uk/mwevidencebase>



~~(AONB).~~ The Soft Sand Study concluded that the only realistic alternative to providing for extraction within the AONB in West Berkshire, **as required by the exceptional circumstances test in paragraph 176 of the NPPF**, would be to supply soft sand from quarries in the south of Oxfordshire. The Soft Sand Study identifies that ~~part of the current~~ **some of the** soft sand sales pattern in Oxfordshire comprises supply to West Berkshire, so this would be a continuation of ~~the current~~ **this** situation. Therefore, if Oxfordshire were **to continue** to make provision to enable ~~the current these~~ levels of sales to continue, then it could be inferred that ~~the current these~~ movements of soft sand from Oxfordshire to West Berkshire will be able to continue. This would enable at least some of the identified need for soft sand in West Berkshire to be met by imports ~~from Oxfordshire~~ **as is currently understood to be the case**. However, this would rely on a formal agreement with Oxfordshire County Council to make provision for supplying West Berkshire as well as addressing its own requirements.

- 4.41 Therefore, liaison has been undertaken through the Duty to Cooperate regarding whether Oxfordshire County Council could make provision through their emerging Site Allocations Document to enable ~~current the~~ levels of soft sand supply **as set out in the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy and as identified within their Local Aggregates Assessment to continue through their emerging Site Allocations Document**. A Statement of Common Ground has been prepared regarding the arrangement of soft sand supply between the authorities and outlining agreement from Oxfordshire County Council to make provision to enable ~~current~~ levels of supply to continue which would enable at least some of the identified need for soft sand in West Berkshire to be met by imports from Oxfordshire, as is currently understood to be the case.

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- 4.44 It is acknowledged that the one allocated soft sand site is not sufficient to meet the identified requirement for soft sand in Policy 2 'Landbank and Need'. However, it is considered that the Council has undertaken all measures to identify potential soft sand supply options for the District as set out in the West Berkshire Soft Sand Study and Soft Sand Topic paper. The shortfall in soft sand supply of 120,000 - 390,000 tonnes, (6,667 – 21,667 tpa) is expected to be made up from windfall sites **from the soft sand area of search** and **if that does not result in sufficient permissions to meet the identified requirement, a Statement of Common Ground has been prepared with Oxfordshire which agrees some supply of soft sand, supply from Oxfordshire**.

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- 4.45 It is anticipated that these measures combined will enable the requirement for soft sand identified in Policy 2 to be met. Monitoring indicators are included in the monitoring schedule to ensure that the supply of soft sand is able to be calculated over the Plan period. Where this is demonstrating that the requirement for soft sand is not being met, then this would trigger a review of the Plan, and consideration of the options for soft sand supply again.

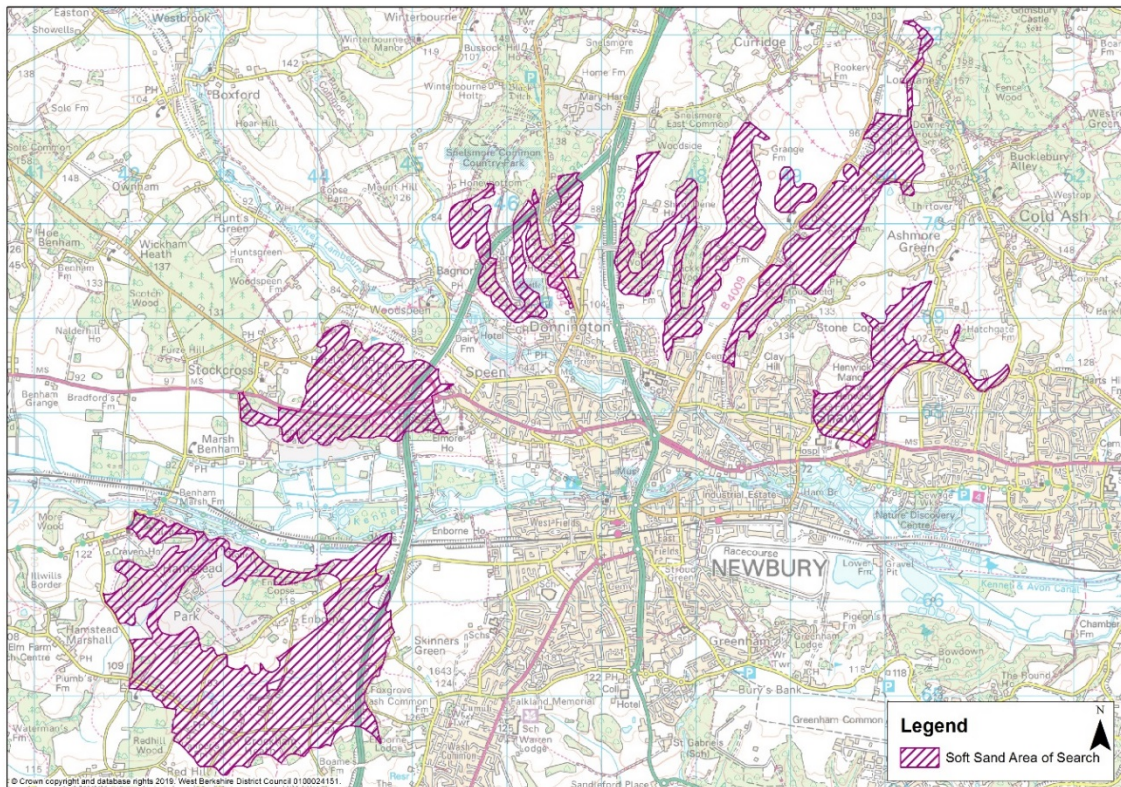


Figure 3: Soft Sand Areas of Search

- 4.46 Within identified allocated sites 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.
- 4.47 Allocated sites identify areas where **planning permission will be granted if the criteria and policies in the Plan are met. there will be a presumption in favour of development.** The mineral allocations have been selected as the least damaging potential sites for extraction in terms of the effect on environmental and social sustainability. ~~It therefore, follows as a general principle that outside the allocated sites there will be a general presumption against planning permission being granted unless the additional requirements of the policy are met.~~
- 4.48 The policy recognises that there could be other circumstances when mineral extraction proposals might be considered acceptable.
- 4.49 The first identified situation is the development of borrow pits that meet the specific needs of a construction project, such as a specific road development. This is detailed further in Policy 8 'Borrow Pits'.
- 4.50 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 9 'Minerals Safeguarding'.

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- 4.51 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.
- 4.52 Another general presumption in favour of mineral extraction, is where sites are needed in order to enable the requirement provisions in Policy 2 'Landbank and Need' to be met. This may be where, for example an allocated site has not come forward as anticipated.
- 4.53 Finally, in recognition that the allocated site for soft sand is not sufficient on its own to meet the requirement specified in Policy 2 'Landbank and Need', the additional criteria allow sites to be considered in soft sand areas of search, or in situations where they satisfy the requirements of the exceptional circumstances test in the NPPF (for proposals within the AONB).
- 4.54 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 – General Waste Management Facilities

~~There will be a presumption in favour of~~ **Priority will be given to** waste management development proposals (excluding landfill) ~~only~~ in the following areas:

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- a. Existing sites with permanent planning permission for waste management development; or
- b. Existing sites with permanent planning permission for industrial development (B2 and B8 land uses) or within suitable protected employment areas; or
- c. On previously developed land; or
- d. Agricultural or forestry buildings and their curtilages where they are demonstrated to be redundant; or
- e. In the case of inert waste management facilities, in aggregate quarries and inert landfill sites for the duration of the host facility.

Waste development outside these areas will ~~only~~ be permitted **where they meet the other relevant policies in the plan in exceptional circumstances** and consideration will be given to the proximity of the proposed development to the source of waste arisings.

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.

- |      |   |      |
|------|---|------|
|      |   |      |
| 4.55 | 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 10 'Waste Safeguarding'). However, this policy sets out <del>where there will be a presumption in favour of</del> <b><u>priority will be given to</u></b> 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.  | MM44 |
| 4.56 | <del>The policy seeks to steer waste development away from greenfield sites, giving</del> <b><u>The Plan gives</u></b> priority to existing waste sites, industrial and employment areas, the re-use of previously developed land and redundant agricultural and forestry buildings in line with the National Planning Policy for Waste. In the case of inert waste recycling facilities, these often have functional linkages with the restoration of aggregate quarries and inert landfill facilities, and therefore these are appropriate locations for this type of waste management. Policy 16 'Temporary Minerals and Waste Infrastructure' provides greater detail on this situation. Within the specified 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. | MM22 |
| 4.57 | 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.   |      |
| 4.58 | The main types of waste facility that could be developed in accordance with this policy include, <b><u>but is not limited to,</u></b> waste transfer stations, materials recycling facilities, inert waste recycling facilities, energy from waste, Waste Electrical Electronic Equipment (WEEE) waste facilities and scrap metal facilities.   | MM23 |
| 4.59 | Waste developments may be acceptable outside the locations specified in the policy <del>in exceptional circumstances,</del> <b><u>where they meet the requirements of other relevant policies in the plan,</u></b> including where 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.  | MM45 |

## **Policy 6**

### **Location of Development - Specialist Waste Management Facilities**

Planning permission will be granted for specialist waste management facilities, including facilities to manage agricultural, **equine** and hazardous wastes and waste water where:

- a. Sites are proposed within the areas identified in the location of waste management facilities policy; or

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- b. There is a clear proven and overriding need for the proposed facility to be sited in the proposed location; and
- c. The proposals and any associated equipment or operations do not have an unacceptable environmental impact or unacceptable impacts on communities.

In addition, proposals for specialist waste management facilities must meet the requirements of all relevant policies in this plan.

- 4.60 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 streams or as specialist waste streams themselves. Waste considered to require specialist waste management facilities can include (but is not limited to), hazardous waste including clinical and veterinary waste, equine and agricultural waste, waste water and sewage sludge. Anaerobic Digestion and composting facilities may also be considered under this policy.
- 4.61 Specialist waste management facilities are often 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.
- 4.62 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.
- 4.63 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.

## Policy 7

### Location of Development – Landfill and Permanent Deposit of Waste to Land

~~There will be a presumption in favour of~~ **Proposals for** land filling or permanent deposit of waste **only will be permitted** in active or planned mineral extraction sites where the restoration of the mineral site requires the use of imported materials to achieve an acceptable restoration and afteruse.

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

~~In exceptional circumstances p~~ **Permanent deposit of inert material may be**

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permitted where it is an essential element of another beneficial and necessary development proposal.

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.

- 4.64 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 previous decades. As such there is only very limited demand for new landfill sites and existing sites are generally taking longer to complete.
- 4.65 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.
- 4.66 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.
- 4.67 Whilst this policy would apply to the deposit 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 could be granted providing it complies with the policy.
- 4.68 Following completion of any landfill site, the site will need to be restored and there would be a period of after-care during which time the site would need to be managed to prevent unacceptable adverse impacts on the environment. As such Policy 17 'Restoration and Afteruse of Sites' is particularly relevant to such proposals.
- 4.69 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 deposited 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 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.
- 4.70 Activities which involve the permanent deposit of inert waste to land may be

considered to be disposal<sup>27</sup> (landfill) or recovery<sup>28</sup> operations. Whether the deposit of inert waste to land constitutes disposal or recovery depends on the specific characteristics and true purpose of the development. It also depends on whether the activity is being considered from a planning or an environmental permitting perspective. This is due to the fact that the Environment Agency have requirements for determining whether an activity requires a permit as a landfill, or a recovery operation, which may differ from the Waste Planning Authority view where certain types of permanent deposit are considered to be of beneficial use, e.g. mineral site restoration.

- 4.71 A permit must be obtained from the Environment Agency for the disposal or recovery of waste, in addition to planning permission. It is best practice that these applications are progressed simultaneously to minimise the extent of additional work and ensure integrated and timely decisions<sup>29</sup>.

## **Policy 8**

### **Borrow Pits**

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

- a. There is a need for minerals which cannot reasonably be supplied from existing aggregate producing sites, including primary aggregates and primary aggregate substitutes; or
- b. 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; and
- c. The site lies, on or in close proximity to the project; and
- d. The mineral can be transported to the point of use without leading to unacceptable impacts on the public highway network; and
- e. 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.

In addition, proposals must meet the requirements of all relevant policies in this plan.

- 4.72 Borrow pits are temporary mineral workings opened locally to supply material for

<sup>27</sup> Disposal is the fifth and final stage of the waste hierarchy and includes the final fate of waste that is unable to be managed higher up the waste hierarchy (any operation which is not recovery).

<sup>28</sup> Recovery is the fourth stage of the waste hierarchy and includes any operation other than recycling where the principal result of which is waste serving a useful purpose by replacing other primary material which would otherwise have been used.

<sup>29</sup> National Planning Practice Guidance for Waste Paragraph 052 Reference ID: 28-052-20141016  
<https://www.gov.uk/guidance/waste>.



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.

- 4.73 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.
- 4.74 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.
- 4.75 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.

## Safeguarding

### Policy 9

#### Minerals Safeguarding

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

- a. Known construction aggregate mineral deposits ;
- b. Existing (including those with planning permission yet to be implemented) and allocated mineral extraction sites;

**In addition, the following Minerals Infrastructure is safeguarded against development that would unnecessarily prevent or prejudice the operation of the infrastructure:**

Potential, planned and existing minerals associated infrastructure, including rail sites and mineral processing plant sites.

Non-mineral development in Minerals Safeguarding Areas **or affecting Minerals Safeguarded Infrastructure** may be considered acceptable in the following circumstances:

- c. 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; or
- d. It can be demonstrated that the underlying mineral is of no economic, or potential economic value, or that the mineral could not be extracted from the site for other valid planning reasons; or
- e. 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; or
- f. 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; or
- g. 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.

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- 4.76 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.
- 4.77 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 (known as prior extraction).

- 4.78 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.
- 4.79 The extent of the MSAs that have been identified (see below map and the policies 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.

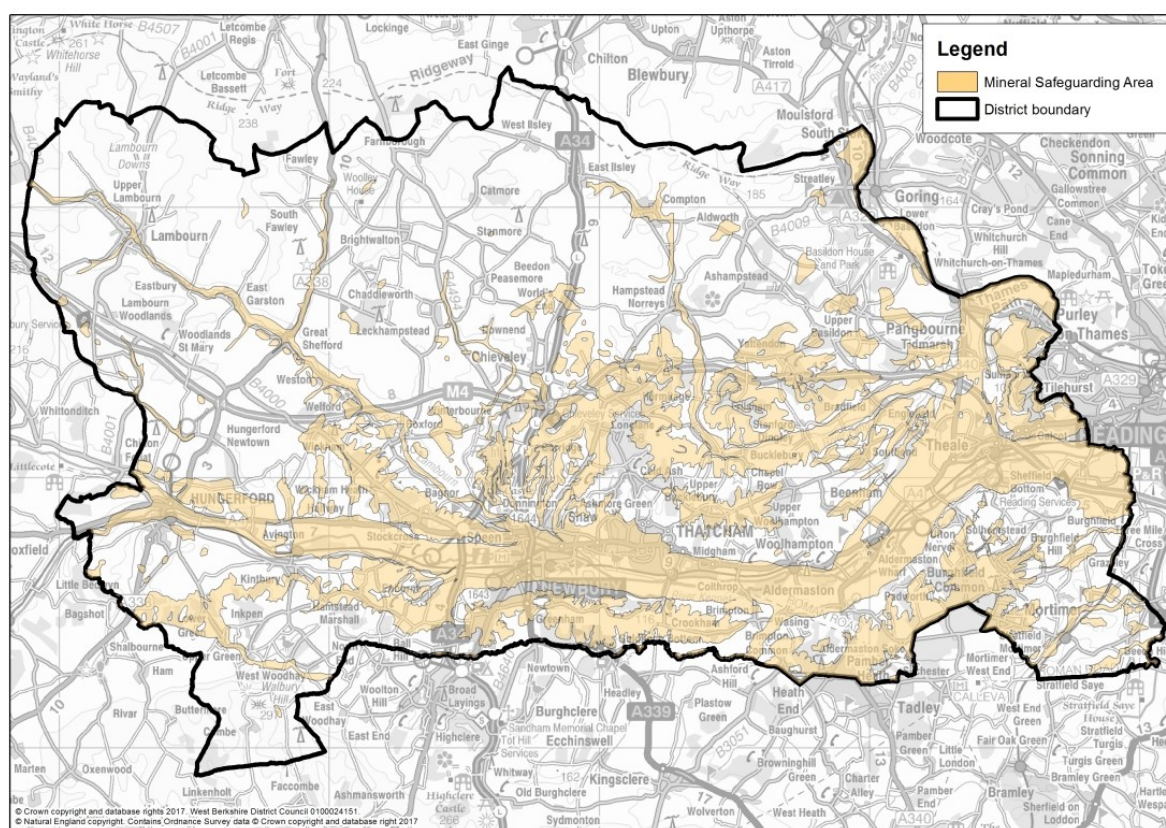


Figure 4: Mineral Safeguarding Areas

- 4.80 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, through a Minerals Resource Assessment. The policy includes provision for projects of overriding importance to proceed where this can be demonstrated.

- 4.81 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. Where non-mineral development is proposed on or close to minerals associated infrastructure that is not operational at the time of the application, consideration will be given to whether there is a reasonable prospect that the relevant infrastructure will become operational again in the future.
- 4.82 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.
- 4.83 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.
- 4.84 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.
- 4.85 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<sup>30</sup>.

#### **Mineral Extraction Sites Safeguarded**

<b>Existing Permitted Mineral Extraction Sites</b>
Wasing Lower Farm, Wasing
Kennetholme, Thatcham
Craven Keep, Hamsterad Marshall
Harts Hill Quarry, Upper Bucklebury
Moores Farm, Pingewood
Copyhold Farm, Curridge

<b>Allocated Mineral Extraction Sites</b>
Tidney Bed, Ufron Nerve
Chieveley Services, Chieveley

<sup>30</sup> The authority monitoring report will update this list on a regular basis, where appropriate

- 4.86 It is also important that the infrastructure that supports the supply of minerals is safeguarded. Minerals infrastructure may be of a relatively low land value and could be vulnerable to pressures for redevelopment for other uses, however, they could be difficult or impossible to replace if lost to other uses. The continued operation of mineral infrastructure could also be prejudiced by other, non-compatible development being located on nearby land. Applications for non-mineral development would need to provide information as to how the operation of the mineral safeguarded infrastructure would not be prevented or prejudiced by the development.
- 4.87 The policy seeks to safeguard the following infrastructure:
- Existing and permitted mineral extraction sites and the processing and other ancillary plant and facilities associated with them
  - Aggregate rail depots
  - industrial manufacturing plant using minerals, such as concrete batching and concrete product plants
  - processing and other plant and facilities for the production or supply of recycled and/or secondary aggregate materials
- 4.88 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<sup>31</sup>.

#### **Minerals Infrastructure Sites Safeguarded**

<b>Railhead sites</b>
<del>Wigmore Lane Rail Depot</del>
<del>Wigmore Lane North Theale</del>
<del>Wigmore Lane Central Theale</del>
<del>Wigmore Lane South Theale</del>
<b>Other</b>
Colthrop Mineral Processing Plant, Thatcham
Concrete batching plants that benefits from permanent planning permission
Marley Tile Factory, Beenham

- 4.89 Details of all the minerals safeguarding sites are set out in Appendix 2 'Safeguarded Sites'.

<sup>31</sup> The Authority Monitoring Report will update this list on an annual basis, where appropriate

## Policy 10

### Waste Safeguarding

Sites for waste management development that provide waste management capacity shall be safeguarded from encroachment or loss to other forms of development for the duration of the relevant permission.

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

- a. The waste management facility is no longer required and will not be required within the plan period; or
- b. 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; or
- c. 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.

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.

- 4.90 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. **The NPPF prescribes that existing businesses should not have unreasonable restrictions placed on them as a result of encroaching development, and that any new development (the ‘agent of change’) should provide suitable mitigation where existing businesses could have a significant adverse effect on the new development.** 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.

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- 4.91 Where non-waste development is proposed on or close to a waste facility that is not operational at the time of the application, consideration will be given to whether there is a reasonable prospect that the relevant facility will become operational again in the future.
- 4.92 The Council currently has adequate waste sites to meet net self-sufficiency for waste management capacity over the period to 2037, 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.

- 4.93 The following sites are safeguarded under this policy. Any new waste sites that are permitted will also be safeguarded<sup>32</sup>.

#### Existing Waste Sites Safeguarded

<b>Safeguarded Waste Sites</b>	<b>Type</b>
A4 Breakers, Beenham	Metal Recycling
AWE (Aldermaston & Burghfield)	Specialist treatment, transfer and storage (VLLW, LLW, ILW)
Avon Site, Colthrop, Thatcham	Materials Recycling Facility
Beenham Industrial Estate (Composting), Beenham	Composting Facility
Beenham Industrial Estate (Materials Recycling), Beenham	Materials Recycling Facility
Colthrop <del>Waste Tranfer Facility</del> <del>Aggregate Processing Facility</del> , Thatcham	<u>Waste transfer station</u> <del>Recycled aggregate</del>
Computer Salvage Specialists, Newbury	WEEE
Computer Salvage Specialists, Thatcham	WEEE
Copyhold Farm, Chieveley	Inert Waste Materials Recovery Facility
<del>Greenham Business Park Biomass Gasification Plant, Greenham</del>	<del>Biomass Gasification Plant</del>
Hillfoot Farm, Chapel Row	Combined Heat and Power (CHP) Plant
Martins Collins Enterptises	Rubber Processing
Membury Airfield, Lambourn	Waste solvent disposal, disposal and recovery of oils and minerals
Moores Farm	Inert Waste Materials Recovery Facilitly
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
Rookery Farm, Curridge Green	Plastic Processing
SSE Distribution Centre, Thatcham	Waste Transfer Facility
Thatcham Block Works, Thatcham	PFA Recycling Facility
Theale Quarry, Sheffield Bottom	Waste, Recycling and Transfer Facility
Wasing Lower Farm, Aldermaston	Inert Landfill
<del>Weirside, Burghfield</del>	<del>Materials Recovery Facility</del>
Whitehouse Farm, Tadley	Waste, Recycling and Transfer Facility
Woodside Recycling, Wokefield	Paper Waste Transfer Station

<sup>32</sup> The Authority Monitoring Report will update this list on an annual basis, where appropriate



### Sewage Treatment Works (other than those included above)

Aldermaston	<u>Ashampstead</u>	<u>Basildon Park</u>	Beenham	Bishops Green
Boxford	<u>Briff Lane</u> Bucklebury	Burghfield	Chapel Row	Chieveley
Compton	East Ilsley	East Shefford	Fawley	Hampstead Norreys
Hamstead Marshall	Hungerford	Kintbury	<u>Leckhampstead</u>	Lower Basildon
<del>Leckhamstead</del>	Midgham	<del>Stratfield</del> Mortimer	Pangbourne	Streatley
<del>Ashampstead</del>	Sulhampstead	Tylers Lane Bucklebury	Welford	Wickham
<u>Winterbourne</u>	<u>Woolhampton</u>	<u>Yattendon</u>		

4.94 Details of all the waste safeguarded sites are set out in Appendix 2 'Safeguarded Sites'.

4.95 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.

## Other Minerals and Waste

### Policy 11

#### Chalk and Clay

Proposals for the extraction of chalk and clay will be permitted provided that all of the following are demonstrated;

- a. 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;
- b. The development site and associated equipment will not have an unacceptable impact on the environment or community;
- c. That the proposals conserve and enhance landscape, biodiversity and amenity;
- d. Environmental impacts can be mitigated to an acceptable level; and
- e. The development proposals provide for timely and high quality restoration and aftercare of the site;

In addition, proposals for chalk and clay extraction must meet the requirements of all relevant policies in this plan.

- 4.96 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.
- 4.97 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.
- 4.98 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.
- 4.99 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.
- 4.100 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.
- 4.101 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.

## Policy 12

### Energy Minerals

#### *Exploration and appraisal*

Proposals for exploratory drilling for conventional and unconventional oil and gas will be permitted provided that all of the following are demonstrated:

- a. 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;
- b. The development site and associated exploratory equipment will not have an unacceptable impact on the environment or community; and
- c. The development proposals provide for the timely and high quality restoration and aftercare of the site.

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#### *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 all of the following are demonstrated:

- d. 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 and in the public interest;
- e. A full appraisal for the oil and gas field has been completed;
- f. The development site and associated exploratory equipment do not have an unacceptable impact on the environment or community; and
- g. 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 quality, 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.

In addition, proposals for conventional and unconventional oil and gas development must meet the requirements of all relevant policies in this plan.

4.102 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.

4.103 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.

- 4.104 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).
- 4.105 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.
- 4.106 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<sup>33</sup>.
- 4.107 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.
- 4.108 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.

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<sup>33</sup> Underground coal gasification is the combustion of underground coal seams in situ in order to produce synthetic gas

- 4.109 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.
- 4.110 Following completion of the production phase sites should be restored in line with Policy 17 'Restoration and After-use of Sites'.

### **Policy 13**

#### **Radioactive Waste Treatment and Storage at AWE**

Facilities for the storage and/or management of ILW, LLW and VLLW radioactive waste will be acceptable within the Nuclear Licensed area and/or Environmental Permitted areas at AWE Aldermaston and AWE Burghfield where:

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

- 4.111 There are two MOD nuclear sites 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.
- 4.112 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.
- 4.113 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)
  - Higher Activity Radioactive Waste (HAW)
- 4.114 It is understood that the AWE sites generate ILW, LLW, VLLW and some HAW which includes ILW and some LLW that is unsuitable for disposal at the Low Level Waste Repository. There are already long term contracts in place for the management of these waste arisings.
- 4.115 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.

- 4.116 Proposals would need to demonstrate that there is a proven need for a new facility to be developed and also demonstrate that a notable proportion of the waste to be managed has arisen from within West Berkshire.
- 4.117 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 Inert Landfill Sites**

Proposals for the re-working of old inert landfill sites will only be permitted where all of the following are demonstrated:

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

In addition, proposals for re-working old inert landfill sites must meet the requirements of all relevant policies in this plan.

- 4.118 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 inert landfill sites to recover such discarded material has been cited as a potential method to reclaim the value stored in old landfill sites.
- 4.119 The relative 'value' that can be obtained from re-working an inert 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.
- 4.120 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.

- 4.121 The reworking of former inert 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 inert 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.
- 4.122 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.



## Infrastructure

### Policy 15

#### Location of Permanent Construction Aggregates Infrastructure

~~There will be a presumption in favour of~~ **Proposals for** permanent construction aggregate infrastructure **will be permitted** in the following areas:

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- a. Existing sites with permanent planning permission for mineral processing or handling; or
- b. 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.

- 4.123 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, rail depots for importing aggregate, numerous concrete batching plants as well as construction aggregate sales areas.
- 4.124 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.
- 4.125 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 technologies to come forward on existing sites so that old technology can be replaced.
- 4.126 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.
- 4.127 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 Minerals and Waste Infrastructure**

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

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

- 4.128 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.
- 4.129 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, 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).
- 4.130 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.
- 4.131 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.
- 4.132 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.

## 5.0 Development Management Policies

These policies set the broad framework against which all minerals and waste proposals will need to be assessed.

### Restoration and After Use

#### Policy 17

##### Restoration and After-use of Sites

Mineral development proposals and temporary waste proposals will be permitted where they include provision for high quality restoration and aftercare of the site within a timescale appropriate to the development, together with the delivery of a beneficial after-use of the site, and provide at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority.

A Restoration Plan and outline Aftercare Scheme should accompany any application for temporary mineral and waste development proposals.

Proposals for restoration should take into account all of the following:

- a. Landscape character and quality that is in keeping with the character and setting of the local area;
- b. Air, soil and water quality, including the restoration of best and most versatile agricultural land;
- c. Flood risk management including provision for climate change resilience;
- d. Biodiversity conservation and enhancement, with a focus on restoration and enhancement of priority habitats and the habitats and species identified in the Berkshire Biodiversity Strategy<sup>34</sup>, habitat creation that contributes to ecological networks, wildlife corridors and stepping stones between habitats, contributing where relevant to the objectives of Biodiversity Opportunity Areas.
- e. Areas identified in the Berkshire Local Geodiversity Action Plan, where relevant.
- f. The promotion provision or enhancement of recreational facilities and green infrastructure; and
- g. Options for after-use that are appropriate to the surrounding location including where necessary the means of securing this in the long-term.

Proposals for mineral development should be worked progressively and restored in a phased manner at the earliest opportunity.

In exceptional circumstances, the Council may seek bonds or financial guarantees from the applicant to secure the satisfactory restoration of minerals sites in a timescale appropriate to the development and to secure appropriate aftercare.

- 5.1 Mineral extraction is a temporary operation and therefore, sites must be restored following mineral workings to an agreed restoration scheme. Restoration of a mineral site can have major environmental and other benefits through providing for a range of

<sup>34</sup> Or future replacement for the Berkshire Biodiversity Strategy, or a biodiversity action plan recognised by the Local Authority covering the Plan area.

after-uses. Restoration also provides an opportunity to provide net gains in biodiversity, as required by the NPPF.

- 5.2 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. Restoration can provide local community benefits which may offset the impact of working.
- 5.3 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 work co-operatively with the landowner and mineral company to seek the provision of economic and environmental benefits, making a positive contribution to the vicinity through restoration.
- 5.4 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.
- 5.5 Restoration provides considerable potential both for linking existing areas of habitat and creating new areas of habitat for wildlife, contributing towards existing ecological networks and supporting priority habitats. Conservation organisations can provide invaluable advice when formulating restoration proposals, and applicants will be encouraged to contact relevant organisations at an early stage.
- 5.6 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 including flood mitigation measures.
- 5.7 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.
- 5.8 The restoration scheme for a development site will need to be informed by the Landscape Character Assessments (LCA)<sup>35</sup> and the Historic Landscape Characterisation (HLC)<sup>36</sup> for the District and individual sites<sup>37</sup>. The after-care of a restored site will be required to take place for a minimum of 5 years, following completion of the restoration.

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<sup>35</sup> Landscape Character Assessments: <https://info.westberks.gov.uk/lca>

<sup>36</sup> Historic Landscape Characterisation: <https://info.westberks.gov.uk/historicenvironmentprojects>

<sup>37</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence: <http://info.westberks.gov.uk/mwevidencebase>

- 5.9 The NPPF (paragraph ~~210~~ 204 (h)) 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.
- 5.10 The PPG clarifies that financial guarantees to cover restoration and aftercare costs will normally only be justified in exceptional cases. Such cases, include:
- 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.
- 5.11 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.
- 5.12 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.
- 5.13 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 sites is 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.
- 5.14 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.

## Landscape

### Policy 18

#### Landscape

Minerals and waste development proposals will be permitted where the proposals protect and enhance the character of the site and its surrounding landscape, townscape and cultural heritage of the local area.

### Policy 19

#### Protected Landscapes

Major<sup>38</sup> minerals and waste development proposals within ~~or in the setting of~~ the North Wessex Downs AONB will only be considered acceptable in exceptional circumstances and where it can be demonstrated that it is in the public interest. Consideration will be given to whether;

- a. There is an overriding need for the development to take place in the proposed location;
- b. The need for the development can be met in some other way, or from a site outside the AONB; and
- c. Any detrimental impact of the development on the environment, landscape and recreation can be satisfactorily mitigated

Other minerals and waste development proposals within ~~or affecting the setting of~~ the North Wessex Downs AONB will be considered acceptable only where:

- d. The proposal is for a small scale<sup>39</sup> facility to meet local needs that can be developed without an unacceptable impact on the environment and landscape of the area; and
- e. The proposals conserve and enhance the natural beauty of the AONB.

Restoration and aftercare proposals should seek to enhance the natural beauty of the AONB.

**Development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.**

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<sup>38</sup> Major development in the context of the AONB 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.

<sup>39</sup> 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.

- 5.15 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.
- 5.16 Approximately 74% of the District is part of the North Wessex Downs AONB<sup>40</sup> 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.
- 5.17 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.
- 5.18 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.
- 5.19 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 'Protected Landscapes' 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.
- 5.20 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.
- 5.21 Development which might be considered to be small scale 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.
- 5.22 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 the policy makes provision for this.

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<sup>40</sup> AONB Management Plan <http://www.northwessexdowns.org.uk/about-us/management-plan-recent-reports.html>



- 5.23 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.
- 5.24 There are a number of relevant landscape assessments covering the District<sup>41</sup>, including the:
- North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment (2002)
  - West Berkshire Landscape Character Assessment (2019)
  - Site specific landscape and visual appraisals (2016)<sup>42</sup>
- 5.25 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.

## **Biodiversity and Geodiversity**

### **Policy 20**

#### **Biodiversity and Geodiversity**

Development proposals should conserve and enhance biodiversity and geodiversity, delivering at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority.

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

In all cases, development should avoid significant harm to biodiversity. Where this is not possible, the harm should be adequately mitigated, or as a last resort, compensated for. In addition:

Development that is likely to result in a significant effect (either alone or in combination with other projects) on 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 will need to satisfy the requirements of the Conservation of Species and Habitats Regulations.

Development should not normally have an adverse effect on nationally designated sites including Sites of Special Scientific Interest (SSSI), unless the benefits of the development in that location clearly outweigh the likely impact on the site concerned, and any broader impacts on the national network of sites.

Development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees should be wholly exceptional, where the public benefit would clearly outweigh the loss or deterioration of habitat.

<sup>41</sup> Landscape Character Assessments: <http://info.westberks.gov.uk/lca>

<sup>42</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence: <http://info.westberks.gov.uk/mwevidencebase>

Development should normally avoid harm to local interest sites including Local Wildlife Sites, Local Geological Sites, Sites of Importance for Nature Conservation, and Local Nature Reserves unless the need for and benefits of the development in that location clearly outweigh the harm.

Proposals should seek to actively pursue the conservation, restoration and enhancement of priority habitats, and the habitats and species identified in the Berkshire Biodiversity Strategy<sup>43</sup>, areas identified in the Berkshire Local Geodiversity Action Plan, and habitat that contributes to ecological networks, wildlife corridors and stepping stones between habitats, including Biodiversity Opportunity Areas.

- 5.26 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.
- 5.27 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.
- 5.28 There are currently three SACs within West Berkshire:
- Kennet and Lambourn Floodplain - **which supports one of the most extensive known populations of Desmoulin's whorl snail in the UK. The conservation objective related to the sites' designation is to maintain the habitat in favourable condition for the Desmoulin's whorl snail.**
  - River Lambourn – **with good water quality, coarse sediments and extensive beds of submerged plants the river supports Bullhead and Brook Lamprey populations.**
  - Kennet Valley Alderwoods – **the woodland forms the largest remaining fragments of damp, ash-alder woodland in the Kennet floodplain. Conservation of the site is dependent upon maintaining a constantly high groundwater level.**

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**X.XX The measures specified in this policy will ensure that the requirements of the Conservation of Species and Habitats Regulations are satisfied in order to protect these internationally designated sites.**

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- 5.29 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.

<sup>43</sup> Or future replacement for the Berkshire Biodiversity Strategy, or a biodiversity action plan recognised by the Local Authority covering the Plan area.

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 2017 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.

5.30 Screening for HRA has been carried out on the Plan<sup>44</sup>. 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.

5.31 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, **which includes the Rivers Lambourn and Kennet.**

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5.32 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.

5.33 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.

5.34 The District contains important watercourses such as the Rivers Kennet, Lambourn and Pang. The rivers Lambourn and Kennet are also designated as SSSIs, **in addition the river Lambourn is designated as a SAC.** Mineral working in West Berkshire has historically been concentrated along the Kennet Valley where sharp sand and gravel is predominantly found. Riparian corridors create important linkages for biodiversity and therefore mineral working and restoration in these areas have the potential to contribute towards relevant biodiversity enhancements.

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<sup>44</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence:  
<http://info.westberks.gov.uk/mwevidencebase>

- 5.35 The Berkshire Biodiversity Strategy<sup>45</sup> builds upon national and regional targets for biodiversity enhancement. Therefore, the Council will seek opportunities to support the delivery of the Berkshire Biodiversity Strategy. There are many opportunities for biodiversity and geological enhancement across the District.
- 5.36 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.
- 5.37 Regulation 41 of the Habitats Regulations 2017<sup>46</sup> 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. Watercourses and their associated riparian corridors are prime examples of these connecting features.
- 5.38 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 district 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<sup>47</sup>.
- 5.39 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.

**X.XX A buffer zone must be established between a Mineral site and the bank top of a watercourse to protect the river bank and the hydrology of the river. Applicants are likely to need an Environmental Permit from the Environment Agency to quarry or excavate minerals within 16 metres of a main river. Therefore the buffer zone should generally be a minimum 16m for main rivers and smaller (minimum 5m) for ordinary watercourses. This zone should be fenced while the mineral site is active and there must be no mineral extraction and no tracking of vehicles or storage of any materials or plant etc unless the habitat is of low ecological value and the activity will not impact on the river. This zone**

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<sup>45</sup> Berkshire Biodiversity Strategy: <http://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>

<sup>46</sup> Habitats Regulations 2017 Reg 41 <http://www.legislation.gov.uk/ukxi/2017/1012/regulation/41/made>

<sup>47</sup> Berkshire Local Geodiversity Action Plan: [https://berksgeoconservation.org.uk/docs/Berkshire\\_LGAP.pdf](https://berksgeoconservation.org.uk/docs/Berkshire_LGAP.pdf)

should be included in the red line boundary and enhanced for biodiversity in the restoration plan.

**X.XX** This zone may have to be wider when adjacent to the designated Rivers Kennet and Lambourn if the mineral extraction is likely to have an adverse impact on these rivers, for example if the hydrology was likely to be impacted.

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**X.XX** An additional stand-off zone of no extraction but where, for example, tracking of vehicles and the temporary storage of minerals would be allowed, may also be required at certain sites. This is likely to be required to protect designated rivers such as The River Kennet Site of Special Scientific Interest (SSSI) and The River Lambourn SSSI and Special Area of Conservation. The buffer and stand-off zones should be included in the restoration plan, thereby giving opportunities for river restoration and the restoration of the river corridor. These could include the creation or enhancement of wetland habitats reconnecting the river with its floodplain.

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**X.XX** Similar buffer/stand-off zones may be required between Waste Sites and watercourses to protect their water quality and hydrology. The width will depend on the specific circumstances, and will be determined as part of the Environmental Permit application.

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**X.XX** Regarding other designated sites (e.g. other SSSIs and SACs that are not river sites), for both Mineral Sites and Waste Sites, the specific distance from the designated site should be determined through consultation with NE, taking into account the activity and the sensitivity of the protected site's designated features.

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## **Agricultural Land**

### **Policy 21**

#### **Agricultural Land and Soils**

Minerals and waste development proposals that involve significant development 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.

Development proposals should make provision for the management and use of soils in order to maintain soil quality.

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, and that there will be no net loss in best and most versatile agricultural land.

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

- 5.41 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, 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.
- 5.42 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.
- 5.43 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.
- 5.44 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 activities associated with the proposal will not result in unacceptable impact 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.

Using an appropriate assessment method, proposals will be required to demonstrate all of the following:

- a. Safe and appropriate access arrangements, considering the scale and nature of the movements associated with the development;
- b. That the highway network is able to accommodate the traffic flows that would be generated;
- c. That there would be no unacceptable adverse impact on the environment or the local community;

- d. That the proposal will seek to make use of the strategic highway network and the West Berkshire Freight Route Network (FRN);
- e. That appropriate emission control and reduction measures are in place; and
- f. Consideration of sustainable travel to the site for staff and visitors and facilities to support this where appropriate.

- 5.45 All development generates transport impacts and National Policy encourages the use of sustainable transport, including the transportation of both minerals and waste.
- 5.46 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.
- 5.47 The Council published its Freight Strategy in 2014 as part of the Local Transport Plan 3 (2011 – 2026) (LTP3)<sup>48</sup>. 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**

- 5.48 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.
- 5.49 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.
- 5.50 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**

- 5.51 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. While there is may be some scope for growth, the level of growth is partly constrained by

<sup>48</sup> Local Transport Plan <http://info.westberks.gov.uk/ltp>

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 9 'Minerals Safeguarding').

### **Waterways**

- 5.52 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.
- 5.53 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.
- 5.54 All development proposals will be required to demonstrate how they minimise the impact of travel on the environment and help to tackle climate change.
- 5.55 Sufficient assessment of the transport impacts of the development need to take place, this may be through a technical note, Transport Statement or Transport Assessment depending on the size and potential impact of the proposed site. Where appropriate, Travel Plans, will be encouraged to support the use of sustainable modes of travel for staff and visitors to the proposed site.

### **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 the Public Right of Way (PROW) network. When considering the adverse impacts consideration will be given to whether:

- a. Satisfactory diversions to Public Rights of Way can be provided that are both convenient and safe for users of the Public Rights of Way;
- b. In the case of temporary minerals and waste development, the proposals include the creation of an acceptable alternative route both during operations and following restoration of the site;
- c. Where Public Rights of Way are to be reinstated this should be done as soon as is practicable; and
- d. Opportunities are proposed that would secure appropriate, improved access, to the countryside.

- 5.56 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.

5.57 Public Rights of Way play an important role in enabling access to the countryside and the consequential benefits on health and wellbeing. 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.

5.58 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 and reinstated as soon as practicable. Where this is not possible it may be preferable to divert the route permanently.

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

5.60 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<sup>49</sup> as part of this process.

## **Flooding**

### **Policy 24**

#### **Flooding**

Minerals and waste development proposals should seek to avoid areas at highest risk of flooding through the application of the Sequential Test, Exception Test and the sequential approach as appropriate.

Minerals and waste development proposals will be permitted where:

- a. It can be demonstrated that the development would not increase the risk of flooding (from any source), both to the site itself and the surrounding area and proposals shall seek to reduce flooding;

<sup>49</sup> Rights of Way Improvement Plan <https://info.westberks.gov.uk/article/29147>

- b. Flood protection, resilience and resistance measures are provided as part of the development proposals;
- c. Sustainable Drainage Systems are incorporated into the scheme;
- d. There would be no net increase in surface water run-off; and proposals shall seek to reduce surface water run-off; and
- e. The impact of the development in terms of flood risk can be managed through robust flood compensation and mitigation measures and proposals shall seek to reduce flood risk.

All sources of flood risk need to be taken into account in addition to how flood risk could be impacted upon by climate change.

- 5.61 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.
- 5.62 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.
- 5.63 The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency have produced guidance on carrying out the Sequential and Exceptions Tests<sup>50</sup>. 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. The sequential approach should be used at a site level to seek to locate facilities such as processing plant and offices in areas of lowest flood risk. The Exception test only applies where development may need to be carried out in situations where suitable sites at lower risk of flooding are not available.
- 5.64 The Council's Strategic Flood Risk Assessment (SFRA) (2019)<sup>51</sup> sets out details of flood risk for the District taking into account the ~~the~~ most up to date climate change figures<sup>52</sup>. The SFRA provides information for carrying out the sequential and, where required, the exception tests.

<sup>50</sup> Sequential and Exception Tests: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>

<sup>51</sup> SFRA 2019 <https://info.westberks.gov.uk/sfra>

<sup>52</sup> Flood Risk Climate Change Allowances <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

- 5.65 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.
- 5.66 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 has been developed<sup>53</sup>. While these relate more to the development of housing or commercial/retail development the principles are relevant to minerals and waste sites.
- 5.67 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:

- a. Minimising greenhouse gas emissions and encouraging more sustainable use of resources, through the location and design of the site and transport arrangements;
- b. Provision of on-site renewable and low carbon energy technologies;
- c. Avoiding areas vulnerable to climate change and flood risk through application of the Sequential Test, Exception Test and Sequential Approach **where appropriate**;
- d. Provision of adaptation and mitigation measures as required; and
- e. Provision of potential benefits through site restoration and after use.

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- 5.68 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.
- 5.69 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

<sup>53</sup> Sustainable Drainage Systems Supplementary Planning Document, December 2018.  
<https://info.westberks.gov.uk/CHttpHandler.ashx?id=46526&p=0>

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.

- 5.70 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.
- 5.71 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.
- 5.7 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.
- 5.74 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.
- 5.75 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 all of the following are demonstrated:

- a. The development would not result in unacceptable impacts on air quality including any adverse impacts on Air Quality Management Areas (AQMAs);
- b. 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)<sup>54</sup>;

<sup>54</sup> The Environment Agency's 'Approach to groundwater protection' (February 18) [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf) includes guidance on acceptable development in relevant Source Protection Zones.

- c. The development would not result in unacceptable impacts from lighting, noise, dust, odour, emissions, pollution, vibration and litter, including impacts that are generated by traffic associated with the site;
- d. The development would not result in unacceptable impacts on land stability; and
- e. 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.

- 5.76 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.
- 5.77 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.
- 5.78 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.
- 5.79 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.
- 5.80 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.

- 5.81 Development proposals coming forward will be expected to include appropriate mitigation measures such as, but not limited to: the 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.
- 5.82 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.

## **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 affect the significance of a heritage asset and/or the historic environment, consideration will be given to:

- a. The scale of harm or loss of significance;
- b. Whether there is an overriding need for and public benefit of the development that outweighs any harm or loss of significance;
- c. Whether there are any reasonable alternative ways to meet the need for the development; and
- d. Whether the impact of the development on the historic environment and/or heritage assets can be satisfactorily mitigated.

Where the loss (wholly or in part) of a heritage asset is considered acceptable in principle, the applicant will be required to record and advance understanding of the significance of that asset in a manner proportionate to its importance and to disseminate the findings.

- 5.83 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. The significance of a heritage asset derives not only from its physical presence, but also from its setting. Designated assets are assessed at the highest significance and

some are afforded statutory protection. West Berkshire has the following designated heritage assets.

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

- 5.84 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.
- 5.85 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.
- 5.86 The significance of 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<sup>55</sup> 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.
- 5.87 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, as required by paragraph 189 of the NPPF. 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.
- 5.88 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

<sup>55</sup> Archaeological Resource in Aggregates areas of West Berkshire:  
[http://archaeologydataservice.ac.uk/archives/view/wberks\\_eh\\_2013/](http://archaeologydataservice.ac.uk/archives/view/wberks_eh_2013/)

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.

- 5.89 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.
- 5.90 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 demonstrate high quality design throughout all stages of the development, including restoration and aftercare where appropriate.

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.

- 5.91 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.
- 5.92 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.
- 5.93 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.



- 5.94 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.
- 5.95 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.

- 5.96 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.
- 5.97 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.
- 5.98 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.
- 5.99 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.

## 6.0 Site Allocation Policies

### Sharp Sand and Gravel

#### Policy 30 Tidney Bed

<b>Site Address:</b>	Bath Road, Sulhamstead/Ufton Nervet		
<b>Centre grid ref:</b>	SU 6169 9721		
<b>Parish:</b>	Ufton Nervet	<b>Site ID:</b>	MW015
<b>Extraction:</b>	Extraction of approximately 1,000,000 tonnes of sand and gravel		
<b>Restoration:</b>	Restoration proposed as agriculture using inert infill and biodiversity enhancements.		
<b>Site Area:</b>	34 ha		

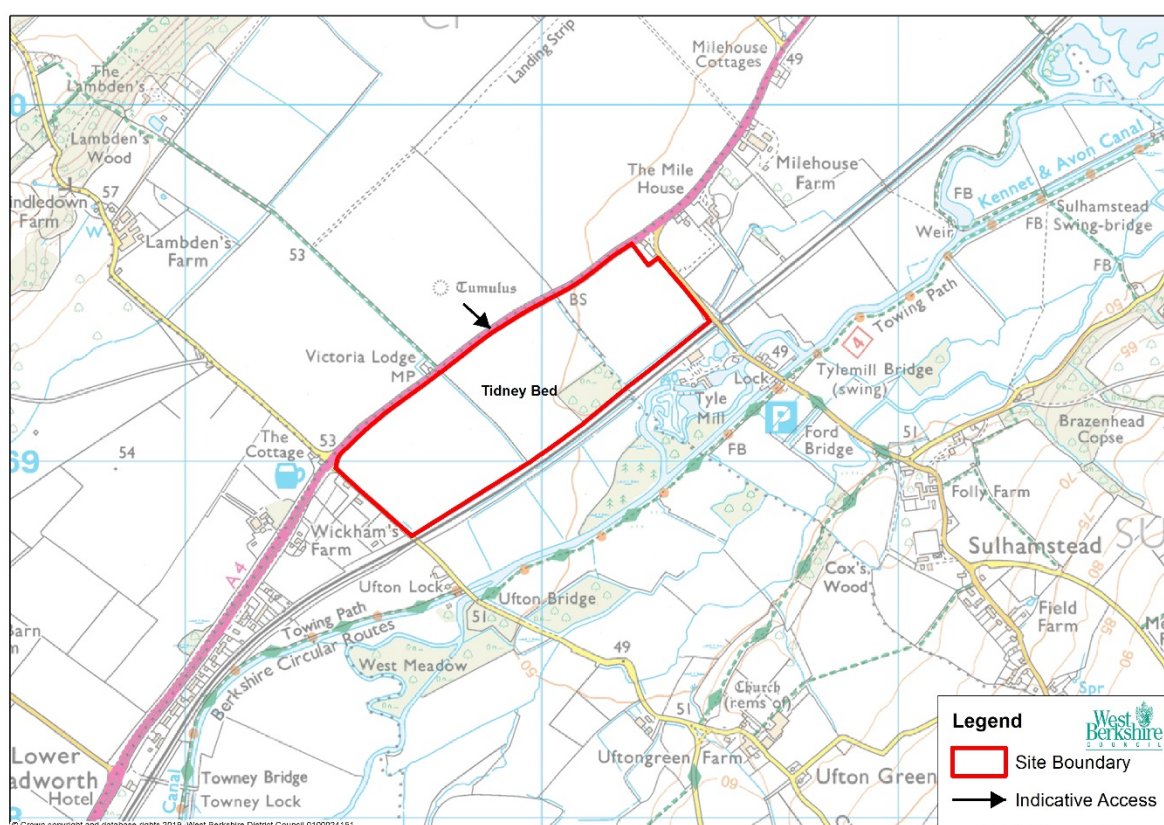


Figure 5 Tidney Bed Location Map

#### Site Context:

The site at Tidney Bed is located to the south of Bath Road (A4), between Ufton Lane and Sulhamstead Hill, approximately 0.75km to the north-west of the village of Sulhamstead in West Berkshire.

The site is currently in agricultural use and comprises three fields of arable land, a copse of broadleaved woodland and an area of marshy grassland. The Berkshire & Hampshire railway line runs along the southern boundary of the site.

#### Planning Requirements/Considerations:

**Landscape:** Development of the site will need to be subject to a detailed *Landscape and Visual Impact Assessment* to determine the exact area of the site suitable for extraction in landscape terms. Extraction of the site would need to be phased with progressive restoration to minimise the impact on the landscape. Permanent planting in advance of any works being carried out should be placed along the northern edge of area 21.2 as defined in the Council's Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>56</sup>. Temporary bunding should be used to screen views from the River Kennet and the canal and from the A4. Development of the site should be carried out in line with the recommendations set out in the Council's Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016).

**Highways/Transport:** A *Transport Assessment* will be required to support development of the site. This will need to include a Road Safety Audit, consider access to the site and include details of haul routes to and from the site. Access would be either via a new junction on to the A4, or onto Ufton Lane and then onto the A4. Any access onto Ufton Lane would need to involve widening Ufton Lane from the site access to the A4.

**Ecology:** *Habitat and Ecological assessments* will be required to support any planning application setting out any mitigation measures needed to ensure there are no unacceptable impacts on West Berkshire's biodiversity assets. In addition, a baseline assessment of the biodiversity of the site using a biodiversity metric agreed with the Local Authority should be undertaken.

Surveys to be completed in support of a planning application must include:

- Protected species surveys including
  - a breeding bird survey,
  - a badger survey
  - bat activity surveys.
- all ponds within a 250m radius of the site should be assessed for their suitability as breeding habitat for great crested newts.

The woodland within the site should be retained and protected; in addition, retention and protection of trees and hedgerows in line with BS5837:2012 is required. Development of the site should be carried out in line with the ecological requirements set out in the Council's "Preliminary Ecological Appraisal (February 2019)"<sup>57</sup>.

**Agricultural Land and Soils:** An *Agricultural Land Classification Report* should be submitted with any planning application to determine whether any Best and Most Versatile (BMV) agricultural land is present. A soil handling and management plan should be submitted, including proposals to safeguard BMV land where applicable.

**Heritage:** A *Heritage Impact Assessment*, and *archaeological desk based assessment and field evaluation*, taking into account the potential impacts on the significance of heritage and archaeological assets, will be required to support any planning application.

**Flooding/Hydrology:** A *Flood Risk Assessment* would be required taking into account all sources of flooding. The requirements outlined in section 6.2.2 of the Council's Level 1

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<sup>56</sup> Landscape and Visual Assessment of Potential Mineral and Waste Sites: <https://info.westberks.gov.uk/article/34126>

<sup>57</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence: <http://info.westberks.gov.uk/mwevidencebase>

SFRA must be adhered to<sup>58</sup>. Impacts on flooding and hydrology from the proposed restoration with inert fill will also need to be assessed.

**Amenity:** Detailed *noise and dust surveys* should be carried out and a *lighting, noise, dust, and vibration management plan* should be submitted, setting out any mitigation needed to ensure there are no unacceptable impacts on local amenity.

**Restoration/Aftercare:** A *Restoration Plan and outline Aftercare Scheme* should accompany any planning application for the site. The site should be restored, with the removal of all bunds, reinstatement of internal hedgerow boundaries and providing at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority. Restoration of the site should take into account the requirements set out in the Council's Preliminary Ecological Appraisal (February 2019) and Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>59</sup>.

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<sup>58</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence:  
<http://info.westberks.gov.uk/mwevidencebase>

<sup>59</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence:  
<http://info.westberks.gov.uk/mwevidencebase>



## Soft Sand

### Policy 31 Chieveley Services

<b>Site Address:</b>	Land adjacent to the M4/A34 Chieveley Services, Oxford Road, Newbury		
<b>Centre grid ref:</b>	SU 4827 7232		
<b>Parish:</b>	Chieveley	<b>Site ID:</b>	MW005
<b>Extraction:</b>	Extraction of between 400,000 and 670,000 tonnes of soft sand		
<b>Restoration:</b>	Restoration proposed as agriculture to existing levels using inert infill		
<b>Site Area:</b>	22.3 ha		

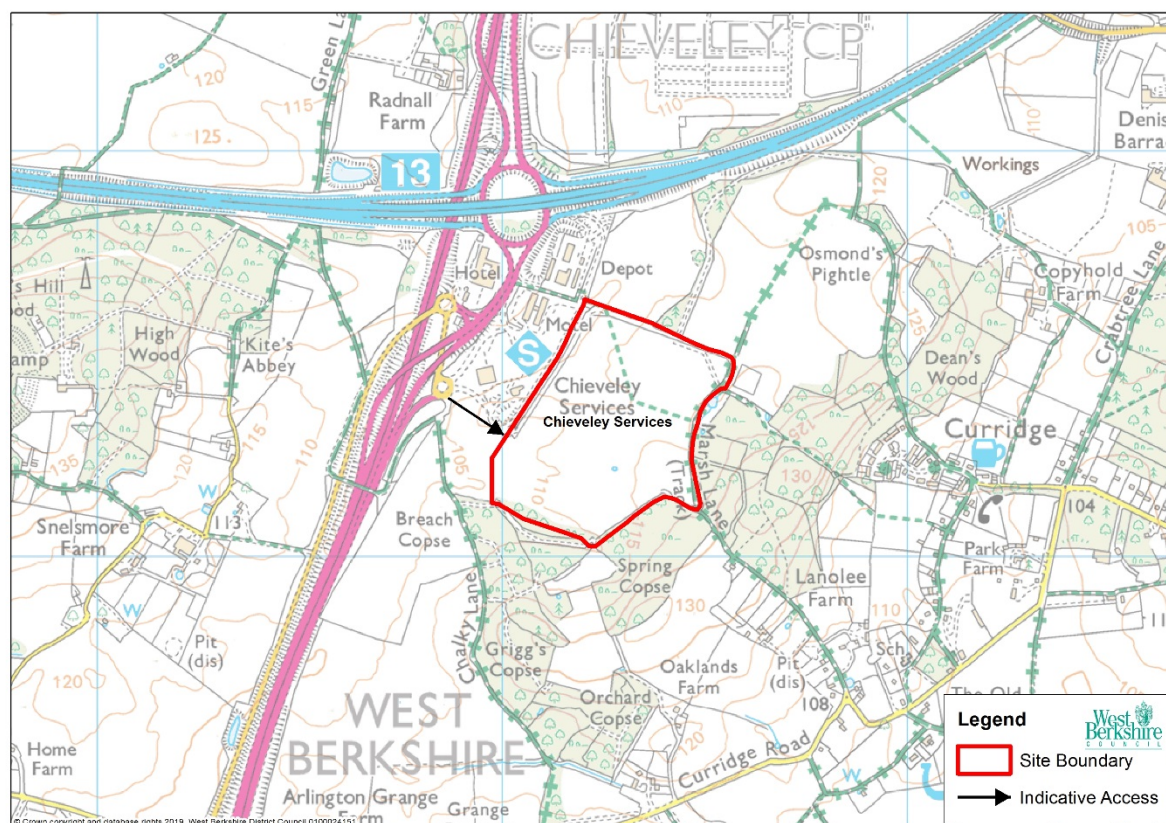


Figure 6 Chieveley Services Location Map

### Site Context:

The site at Chieveley Services, is located to the south-east of Chieveley Services (of the M4), and approximately 1.1km to the south-east of Chieveley village.

The site comprises a field of mainly arable land, with a hedgerow and tree line separating the arable land from an area of semi-improved grassland to the south. There are two mature oak trees located within the arable land, and the site boundaries are marked by adjacent woodland and hedgerows.

### Planning Requirements/Considerations:

**Landscape:** Development of the site will need to be subject to a detailed *Landscape and Visual Impact Assessment* to determine the exact area of the site suitable for extraction in landscape terms. Extraction of the site would need to be phased with progressive restoration

to minimise the impact on the landscape. Development of the site should be carried out in line with the requirements set out in the Council's "Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)"<sup>60</sup>.

**Rights of Way:** The Rights of Way crossing the site should be retained or diverted during the working of the site, and reinstated as part of the restoration of the site. Appropriate buffers should be provided to the other rights of way adjacent to the site.

**Highways/Transport:** A *Transport Assessment* and *Site Management Plan* will be required to support development of the site given the proximity of the site to the Strategic Road Network. This will need to clearly set out how the site would operate, the predicted number of vehicle movements (hourly/daily), demonstrate the site's viability and likely impact on the SRN and include consideration of the access to the site and details of haul routes to and from the site.

**Ecology:** *Habitat and Ecological assessments* will be required to support any planning application setting out any mitigation measures needed to ensure there are no unacceptable impacts on West Berkshire's biodiversity assets. The following surveys should be submitted in support of any planning application:

- botanical survey,
- invertebrate survey,
- bat surveys,
- reptile surveys,
- amphibian surveys of nearby ponds,
- bird surveys;
- survey for badger setts and badger activity

The mature trees and linear woodland subject to Tree Preservation Order 201/21/0861 to the south of the site should be retained and protected in line with BS5837:2012.

Development of the site should be carried out in line with the ecological requirements set out in the Council's "Preliminary Ecological Appraisal (February 2019)"<sup>61</sup>

**Agricultural Land and Soils:** An *Agricultural Land Classification Report* should be submitted with any planning application to determine whether any Best and Most Versatile (BMV) agricultural land is present. A soil handling and management plan should be submitted, including proposals to safeguard BMV land where applicable.

**Heritage:** A *Heritage Impact Assessment*, and *archaeological desk based assessment and field evaluation*, taking into account the potential impacts on the significance of heritage and archaeological assets will be required to support any planning application.

**Flooding/Hydrology:** A *Flood Risk Assessment* would be required taking into account all sources of flooding. The requirements outlined in section 6.2.2 of the Council's Level 1 SFRA<sup>62</sup> must be adhered to.

**Amenity:** Detailed *noise and dust surveys* should be carried out and a *lighting, noise, dust, and vibration management plan* should be submitted setting out any mitigation needed to ensure there are no unacceptable impacts on local amenity.

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<sup>60</sup> Landscape and Visual Assessment of Potential Mineral and Waste Sites:

<http://info.westberks.gov.uk/mwevidencebase>

<sup>61</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence:

<http://info.westberks.gov.uk/mwevidencebase>

<sup>62</sup> SFRA 2019: <https://info.westberks.gov.uk/sfra>

**Restoration/Aftercare:** Any application must be accompanied by a *comprehensive Restoration Plan and outline Aftercare Scheme*. The site should be restored to arable and pasture fields with all bunding removed and levels seamlessly restored to blend with the surrounding topography, providing at least 10% net gains for biodiversity. The PRoW crossing the site should be restored and opportunities for further public access/creation of new access links should be explored. Restoration of the site should take into account the requirements set out in the Council's Preliminary Ecological Appraisal (February 2019) and Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>63</sup>.

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<sup>63</sup> Minerals and Waste Local Plan Proposed Submission documents and evidence:  
<http://info.westberks.gov.uk/mwevidencebase>

## 7.0 Monitoring Framework

### Implementation and Monitoring Framework

The overarching delivery of minerals and waste development will be carried out through Development Management and associated activities. This would typically include:

- Assessing planning applications;
- Compliance monitoring of permitted minerals and waste developments; and
- Monitoring and enforcement relating to unauthorised development.

It may also be that planning decisions made by other planning authorities including provisions within other local development plans, Compulsory Purchase Orders (CPO), other associated developments, and major infrastructure projects may impact on the ability of the Plan to delivery.

Applicants considering 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 Historic England) 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:

- **Plan Policy and link to objectives:** This is the Policy number and name in the Plan, and the link that the policy has to the SA/SEA and Plan objectives.
- **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.
- **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.



## Strategic Policies

Local Plan Policy <i>And link to objectives</i>	Indicator	Target	Trigger
Policy 1: Sustainable Development <i>Contributes towards objectives M2, M5 and SA/SEA objectives 1 – 14.</i>	<ul style="list-style-type: none"> <li>Number of appeals allowed.</li> <li>Minerals and waste applications determined within nationally set time periods.</li> </ul>	<p>No more than 1 appeal allowed per year.</p> <p>100% applications determined within the target / agreed timescale.</p>	<p>One application decided outside of agreed timescales.</p> <p>More than 1 appeal allowed per year.</p>
Policy 2: Landbank / Need <i>Contributes towards Plan objective M4 and SA/SEA objective 11.</i>	<ul style="list-style-type: none"> <li>Permitted reserves for sharp sand and gravel and soft sand.</li> <li>Production capacity for sharp sand and gravel and soft sand.</li> <li>Landbanks for sharp sand and gravel and soft sand.</li> <li>Allocated sites with planning permission</li> <li>Annual sales of sharp sand and gravel and soft sand.</li> <li>Recycled / Secondary aggregate production capacity.</li> </ul>	<p>Production capacity maintained at annual requirement rates.</p> <p>Landbanks maintained for at least:</p> <ul style="list-style-type: none"> <li>7 years for sharp sand and gravel</li> <li>7 years for soft sand</li> </ul> <p>Recycled and Secondary capacity maintained at specified rate.</p>	<p>Landbank equivalent to less than seven years of need based on the calculations in the latest LAA.</p> <p>Production capacity falls below annual requirement rates for more than one year.</p> <p>Recycled and Secondary capacity falls below specified rate.</p>
Policy 3: Net self-sufficiency in Waste Management  <i>Contributes towards Plan objectives M7, W1, W2, W3, W4 and SA/SEA objectives 9,10,11.</i>	<ul style="list-style-type: none"> <li>Total amount of waste managed within West Berkshire for the specified waste streams <b><u>and management types.</u></b></li> <li>Waste management capacity in West Berkshire for the specified waste streams <b><u>and management types.</u></b></li> <li>Waste imports and exports.</li> </ul>	Retention of adequate sites to maintain net self-sufficiency of waste management facilities.	Permitted waste management capacity in West Berkshire below the volume of waste arising such that net self-sufficiency cannot be achieved.

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Local Plan Policy <i>And link to objectives</i>	Indicator	Target	Trigger
	<ul style="list-style-type: none"> <li>Waste arisings</li> </ul>		
Policy 4: Location of Development – Construction Aggregates  <i>Contributes towards Plan objectives M1, M5 and SA/SEA objectives 6, 11, 12, 13, 14.</i>	<ul style="list-style-type: none"> <li>Number of applications approved on land given priority by the policy.</li> <li>Number of applications approved on land outside areas given priority by the policy.</li> <li>Location of permissions granted under the policy.</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 5: Location of Development – General Waste Management Facilities  <i>Contributes towards Plan objectives W1, W6 and SA/SEA objectives 6, 9, 12, 13.</i>	<ul style="list-style-type: none"> <li>Location of permissions granted under the policy.</li> <li>Number of facilities approved on land given priority by the policy.</li> <li>Number of facilities approved on greenfield land.</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 6: Location of Development - Specialist Waste Management Facilities  <i>Contributes towards Plan objectives W4, W5 and SA/SEA objectives 9, 10.</i>	<ul style="list-style-type: none"> <li>Number of applications associated with specialist waste management facilities granted permission in accordance with the policy.</li> <li>Location of permissions granted under the policy.</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 7: Location of Development – Landfill and Permanent	<ul style="list-style-type: none"> <li>Number of facilities approved on land given priority by the policy.</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.

Local Plan Policy <i>And link to objectives</i>	Indicator	Target	Trigger
Deposit of Waste to Land  <i>Contributes towards Plan objectives W2, W3, W4 and SA/SEA objective 9.</i>	<ul style="list-style-type: none"> <li>Number of applications approved on land outside areas given priority by the policy.</li> <li>Number of applications permitted for permanent deposit of inert waste for restoration purposes and beneficial use.</li> <li>New landfill capacity approved.</li> </ul>		
Policy 8: Borrow Pits  <i>Contributes towards Plan objectives M1, M2 and SA/SEA objectives 10, 11.</i>	<ul style="list-style-type: none"> <li>Number of applications for borrow pits.</li> <li>Number of applications for borrow pits permitted on land given priority by the policy/ in accordance with the policy.</li> <li>Permissions granted in accordance with the policy.</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 9: Safeguarding – Minerals  <i>Contributes towards Plan objective M6 and SA/SEA objective 11.</i>	<ul style="list-style-type: none"> <li>Number of non-minerals applications responded to with mineral safeguarding advice.</li> <li>Number and type of safeguarded mineral infrastructure sites.</li> <li>Number of safeguarded aggregates rail depots</li> <li>Applications approved contrary to mineral safeguarding advice.</li> </ul>	No loss of mineral safeguarded sites / infrastructure to non-minerals development.  No applications approved contrary to mineral safeguarding advice.	More than one proposal approved (within the plan period) against mineral safeguarding advice.  Loss of safeguarded minerals sites and infrastructure.
Policy 10: Safeguarding Waste	<ul style="list-style-type: none"> <li>Number of non-waste applications responded to with waste safeguarding advice.</li> </ul>	No net loss of waste safeguarded sites / infrastructure to non-waste development.	Permitted waste management capacity below the volume of waste arisings, such that net self-

<b>Local Plan Policy And link to objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
<i>Contributes towards Plan objective W6 and SA/SEA objective 9.</i>	<ul style="list-style-type: none"> <li>• Number and type of waste safeguarded sites/areas.</li> <li>• Applications approved contrary to waste safeguarding advice.</li> <li>• Waste arisings</li> </ul>	No applications approved contrary to waste safeguarding advice.	<p>sufficiency can no longer be achieved.</p> <p>More than one proposal approved (within the plan period) against waste safeguarding advice.</p> <p>Loss of waste safeguarded sites / infrastructure.</p>
Policy 11: Chalk and Clay  <i>Contributes towards Plan objectives M1, M2 and SA/SEA objective 11.</i>	<ul style="list-style-type: none"> <li>• Number of applications associated with chalk and clay extraction.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 12: Energy Minerals  <i>Contributes towards Plan objectives M1, M2 and SA/SEA objective 11.</i>	<ul style="list-style-type: none"> <li>• Number of applications associated with exploration, appraisal and development of oil, gas and unconventional hydrocarbons.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with Policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 13: Radioactive Waste Treatment and Storage at AWE  <i>Contributes towards Plan objective W4 and SA/SEA objective 9.</i>	<ul style="list-style-type: none"> <li>• Number of applications associated with storage and / or management of radioactive waste at AWE.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.

<b>Local Plan Policy And link to objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
<p>Policy 14: Reworking old inert landfill sites</p> <p><i>Contributes towards Plan objective M7 and SA/SEA objective 9.</i></p>	<ul style="list-style-type: none"> <li>• Number of applications associated with reworking old inert landfill sites</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that are not in line with the policy.
<p>Policy 15: Permanent Aggregate Infrastructure</p> <p><i>Contributes towards Plan objectives M1, M4 and SA/SEA objectives 10,11,12.</i></p>	<ul style="list-style-type: none"> <li>• Number of applications for permanent construction aggregates infrastructure.</li> <li>• Number of applications on land given priority by the policy.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
<p>Policy 16: Temporary minerals and waste Infrastructure</p> <p><i>Contributes towards Plan objectives M1, M7, W3 and SA/SEA objectives 8, 9, 10, 13.</i></p>	<ul style="list-style-type: none"> <li>• Number of applications for temporary minerals and waste infrastructure.</li> <li>• Number of applications on land given priority by the policy.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.

## Development Management Policies

Local Plan Policy <i>And link to objectives</i>	Indicator	Target	Trigger
<p>Policy 17: Restoration and After-use of Sites</p> <p><i>Contributes towards Plan objective M8 and SA/SEA objectives 4, 6, 12.</i></p>	<ul style="list-style-type: none"> <li>• Permissions granted contrary to the policy (departure).</li> <li>• Number of schemes delivering 10% net gains in biodiversity or above.</li> <li>• Number of sites being restored or in aftercare.</li> </ul>	<p>All applications approved providing satisfactory restoration and aftercare proposals.</p> <p>All applications approved with restoration leading to at least 10% net gain in biodiversity.</p> <p>100% applications determined in accordance with policy.</p>	<p>More than one proposal approved (within the plan period) that is not in line with the policy.</p>
<p>Policy 18: Landscape</p> <p><i>Contributes towards Plan objectives M2, W8 and SA/SEA objective 6.</i></p>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	<p>No permissions granted contrary to landscape advice.</p> <p>100% applications determined in accordance with policy.</p>	<p>More than one proposal approved (within the plan period) that is not in line with the policy.</p>
<p>Policy 19: Protected Landscapes</p> <p><i>Contributes towards Plan objective M2, M4, W8 and SA/SEA objective 6.</i></p>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to the policy (departure).</li> <li>• Number of planning permissions granted within / impacting on a protected landscape.</li> </ul>	<p>All applications approved seeking to protect and enhance the AONB.</p> <p>No permissions granted contrary to landscape / Natural England advice within protected landscape areas.</p> <p>100% applications determined in accordance with policy.</p>	<p>More than one proposal approved (within the plan period) that is not in line with the policy.</p>
<p>Policy 20: Biodiversity and Geodiversity</p>	<ul style="list-style-type: none"> <li>• Number of permissions within or impacting on specified biodiversity areas.</li> </ul>	<p>No permissions granted contrary to ecology / Natural England advice.</p>	<p>More than one proposal approved (within the plan period) that is not in line with the policy.</p>

Local Plan Policy And link to objectives	Indicator	Target	Trigger
<i>Contributes towards Plan objectives M2, M8, W8 and SA/SEA objective 1.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> <li>Number of applications delivering 10% net gains in biodiversity or above.</li> </ul>	<p>All relevant applications seeking to provide at least a 10% net gain in biodiversity.</p> <p>100% applications determined in accordance with policy.</p>	
<p>Policy 21: Agricultural Land and Soils</p> <p><i>Contributes towards Plan objectives M2, W8 and SA/SEA objective 4.</i></p>	<ul style="list-style-type: none"> <li>Number of applications involving significant development of BMV agricultural land.</li> <li>Area of BMV land lost to minerals and waste development.</li> <li>Permissions granted contrary to the policy (departure).</li> <li>Number of applications with proposed restoration to agricultural land and area of BMV land affected.</li> </ul>	<p>Minimise loss of best and most versatile agricultural land as a result of minerals and waste development.</p> <p>No permissions granted contrary to Natural England advice.</p> <p>100% applications determined in accordance with policy.</p>	More than one proposal approved (within the plan period) that is not in line with the policy.
<p>Policy 22: Transport</p> <p><i>Contributes towards Plan objectives M6, W5 and SA/SEA objectives 10, 13.</i></p>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> <li>Number of permissions granted contrary to Local Highway Authority / Highways England advice.</li> </ul>	<p>No permission granted contrary to Local Highway Authority / Highways England advice.</p> <p>100% applications determined in accordance with policy.</p>	More than one proposal approved (within the plan period) that is not in line with the policy.
<p>Policy 23: Public Rights of Way</p> <p><i>Contributes towards Plan objective M2, W7 and SA/SEA objective 12.</i></p>	<ul style="list-style-type: none"> <li>Number of permissions granted resulting in diversion or closure of PROW.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<p>No permissions granted contrary to rights of way advice.</p> <p>100% applications determined in accordance with policy.</p>	More than one proposal approved (within the plan period) that is not in line with the policy.

Local Plan Policy <i>And link to objectives</i>	Indicator	Target	Trigger
Policy 24: Flooding  <i>Contributes towards Plan objectives M3, W9 and SA/SEA objective 3.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to EA advice.</li> <li>Number of permissions granted contrary to the policy (departure).</li> <li>Number of schemes including flood risk mitigation / benefits.</li> </ul>	No permissions granted contrary to flooding advice.  No permission granted contrary to the sequential, and where appropriate, the exception tests.  Flood risk reduced as a result of applications where relevant.  100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 25: Climate Change  <i>Contributes towards Plan objectives M3, W9 and SA/SEA objectives 2, 8.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	No permission granted contrary to the sequential, and where appropriate, the exception tests.  100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 26: Public Health, Environment and Amenity  <i>Contributes towards Plan objectives M2, W7 and SA/SEA objectives 2, 7, 12, 13.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to Environment Agency / Public Health / Environmental Health advice</li> <li>Number of permissions granted contrary to the policy (departure)</li> </ul>	No permissions granted contrary to Environment Agency and Environmental Health Officer advice.  100% applications determined in accordance with policy.	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 27: Historic Environment	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to Historic England advice</li> </ul>	No permissions granted contrary to Historic England / Conservation Officer advice.	More than one proposal approved (within the plan period) that is not in line with the policy.



Local Plan Policy And link to objectives	Indicator	Target	Trigger
<i>Contributes towards Plan objectives M5, W8 and SA/SEA objective 5.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure)</li> </ul>	100% applications determined in accordance with policy.	
Policy 28: Design  <i>Contributes towards Plan objectives M2, W7 and SA/SEA objective 6.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure)</li> </ul>	<p>No permissions granted contrary to advice.</p> <p>100% applications determined in accordance with policy.</p>	More than one proposal approved (within the plan period) that is not in line with the policy.
Policy 29: Cumulative Impacts  <i>Contributes towards Plan objectives M1, M2, M4, M5, W7, M8 and SA/SEA objectives 6, 7, 11, 12, 13, 14.</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<p>Permissions are satisfactory when considering all relevant cumulative factors in view of minerals and waste planning.</p> <p>100% applications determined in accordance with policy.</p>	More than one proposal approved (within the plan period) that is not in line with the policy.
Site policies <del>Policy 30: Boot Farm</del> Policy 304: Tidney Bed Policy 312: Chieveley Services  <i>Contributes towards Plan objectives M1, M2, M4, M5, M8 SA/SEA objectives 1 - 14</i>	<ul style="list-style-type: none"> <li>Number of permissions granted</li> </ul>	Adequate permissions granted to meet landbank requirements.	Permitted reserves equivalent to less than seven years of need based on the need calculations in the latest LAA.

Appendices

Appendix 1: Site Allocations

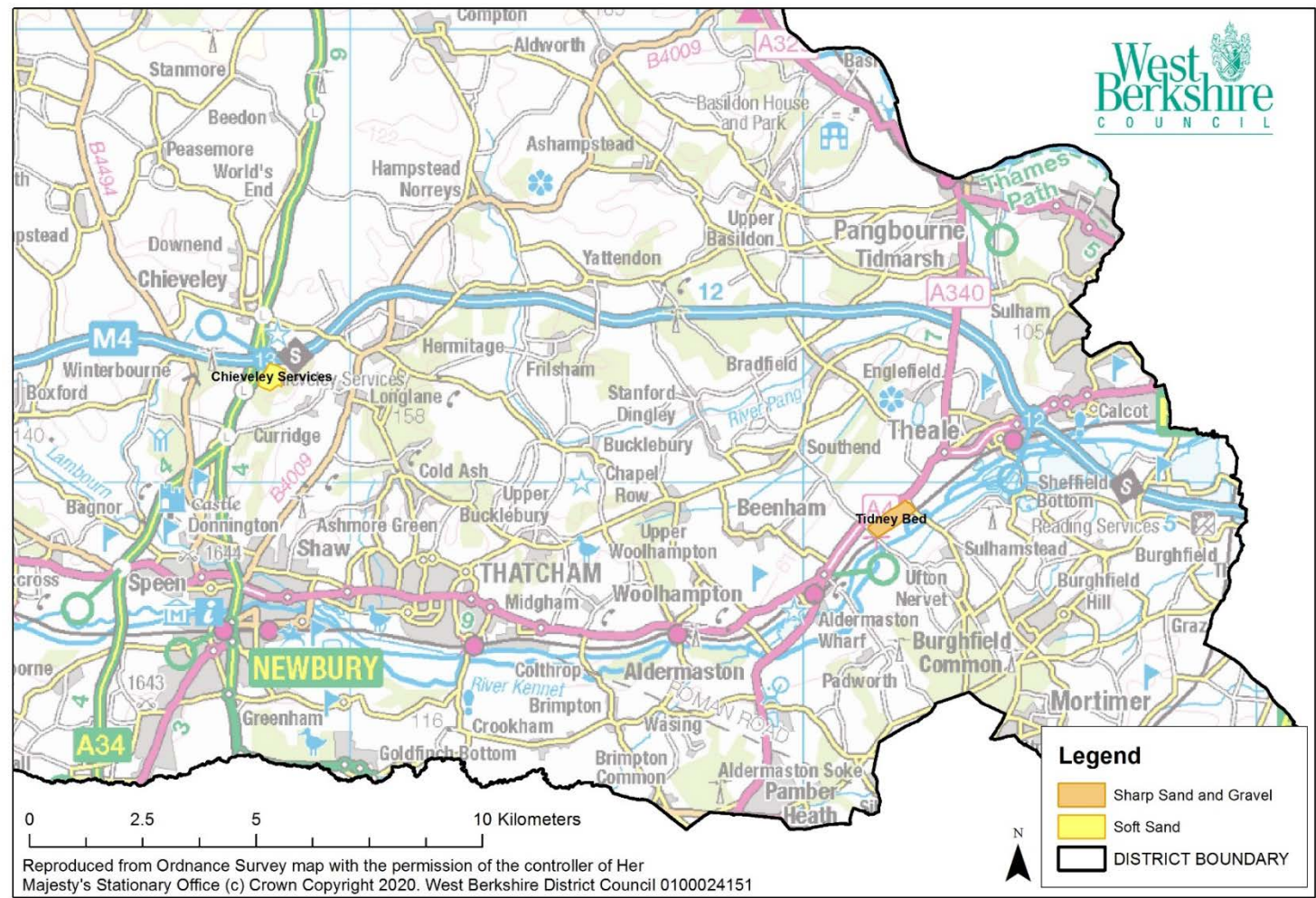


Figure 7 Allocated Sites Location Map

## Appendix 2 Safeguarded Sites

The details of the sites safeguarded by policies 9 and 10 are set out below. The details are correct as of November 2020, and the list of safeguarded sites will be kept up to date by the AMR.

### Mineral Safeguarded Sites

**Existing Permitted Sites** (Letter refers to location shown on safeguarding map)

Map Ref.	Site Name	Address	Notes
A	Craven Keep	Park Lane, Hamstead Marshall	Inactive (planning permission implemented)
B	Harts Hill Quarry	Harts Hill Road, Upper Bucklebury	
C	Kennetholme	Brimpton Road, Midgham	Extraction complete. Restoration underway Application for extension of time for restoration permitted
D	Moores Farm	Pingewood	
E	Wasing Lower Farm	Wasing, Aldermaston	Inactive (planning permission implemented)
F	Copyhold Quarry	Copyhold Farm, Curridge	Extraction complete. Restoration underway

### Allocated Sites

Map Ref.	Site	Address
H-F	Tidney Bed	Bath Road, Sulhamstead / Ufton Nervet
I-G	Chieveley Services	Chieveley

### Railhead Sites

Map Ref.	Site	Address
J	Wigmore Lane North	Theale
K	Wigmore Lane Central	Theale
L	Wigmore Lane South	Theale

<u>H</u>	<u>Wigmore Lane Rail Depot</u>	<u>Theale</u>
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### Minerals Infrastructure Sites

Map Ref.	Site	Address
<del>M-I</del>	Colthrop Mineral Processing Plant	Colthrop Industrial Estate, Colthrop Lane, Thatcham
<del>N-J</del>	Marley Tile Factory	Grange Lane, Beenham
	Concrete Batching Plants ( <i>Not shown on map</i> )	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 Theale Quarry, Theale <u>Pingewood Road, Reading</u>



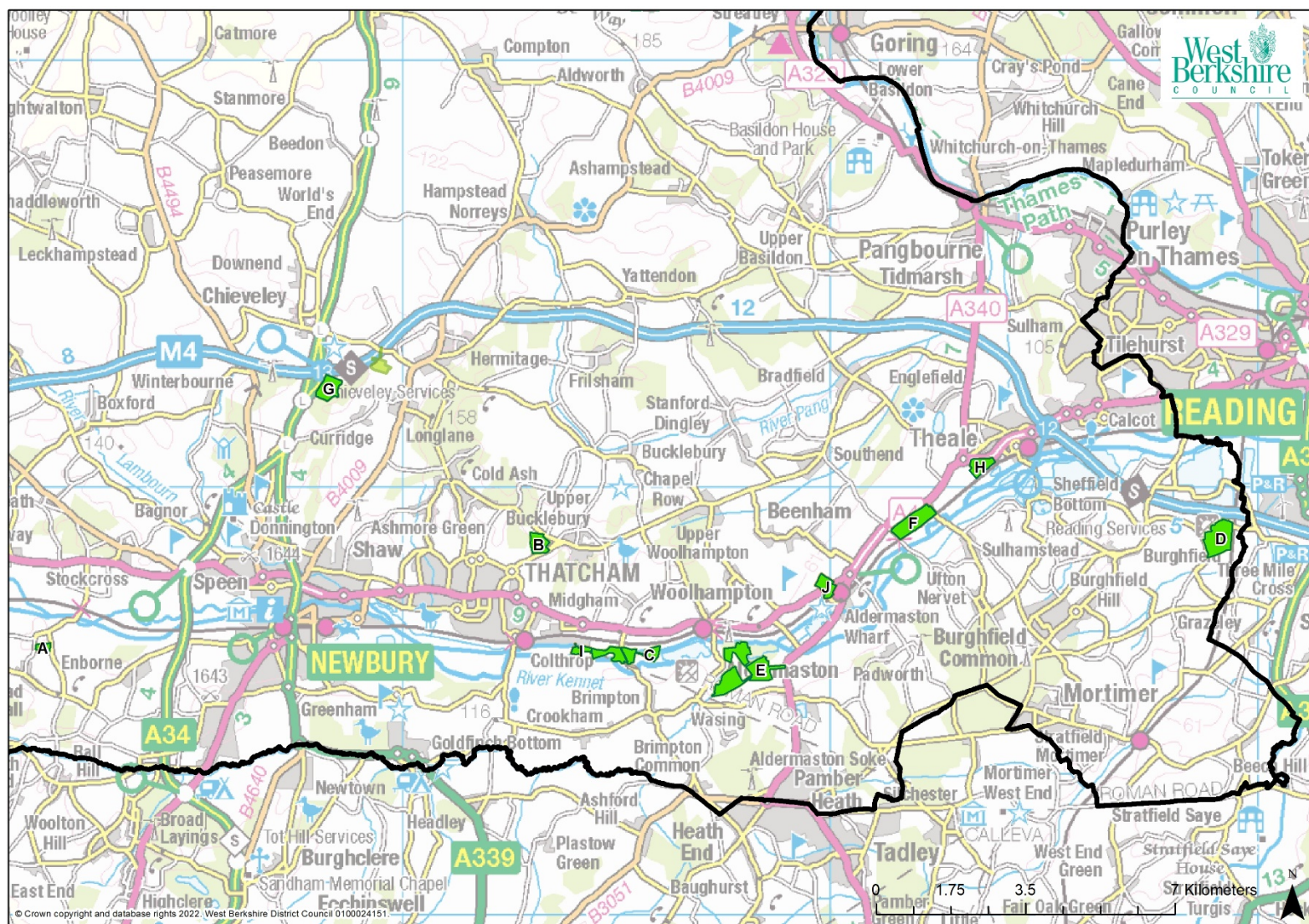


Figure 8 Mineral Safeguarded Sites

## Waste Safeguarded Sites

**Existing Waste Sites** (Number refers to location shown on safeguarding map)

Map Ref.	Site	Address	Use
1	A4 Breakers	Sevenacre Copse, Grange Lane, Beenham, RG7 5PT	Metal Recycling
<u>2</u>	<u>Aldermaston Sewage Treatment Works</u>	<u>Aldermaston</u>	<u>Sewage Treatment</u>
<u>3</u>	<u>Ashampstead Sewage Treatment Works</u>	<u>Ashampstead</u>	<u>Sewage Treatment</u>
<u>2</u> <u>4</u>	AWE (Aldermaston & Burghfield)	Aldermaston & Burghfield	Specialist treatment, transfer and storage (VLLW, LLW, ILW)
<u>5</u>	<u>AWE (Burghfield)</u>	<u>Burghfield</u>	<u>Specialist treatment, transfer and storage (VLLW, LLW, ILW)</u>
<u>6</u>	<u>Basildon Park Sewage Treatment Works</u>	<u>Basildon</u>	<u>Sewage Treatment</u>
<u>4</u> <u>7</u>	Beenham Industrial Estate (Composting)	Grange Lane, Beenham, RG7 5PY	Composting Facility
<u>5</u> <u>8</u>	Beenham Industrial Estate (Materials Recycling)	Grange Lane, Beenham, RG7 5PY	Materials Recycling Facility
<u>9</u>	<u>Beenham Sewage Treatment Works</u>	<u>Beenham</u>	<u>Sewage Treatment</u>
<u>10</u>	<u>Bishops Green Sewage Treatment Works</u>	<u>Bishops Green</u>	<u>Sewage Treatment</u>
<u>11</u>	<u>Boxford Sewage Treatment Works</u>	<u>Boxford</u>	<u>Sewage Treatment</u>
<u>12</u>	<u>Briff Lane Bucklebury Sewage Treatment Works</u>	<u>Bucklebury</u>	<u>Sewage Treatment</u>
<u>13</u>	<u>Burghfield Sewage Treatment Works</u>	<u>Burghfield</u>	<u>Sewage Treatment</u>
<u>14</u>	<u>Chapel Row Sewage Treatment Works</u>	<u>Chapel Row</u>	<u>Sewage Treatment</u>
<u>15</u>	<u>Chieveley Sewage Treatment Works</u>	<u>Chieveley</u>	<u>Sewage Treatment</u>
<u>6</u> <u>16</u>	Colthrop Aggregate Processing Facility	Colthrop Industrial Estate, Colthrop Lane, Thatcham, RG19 4NT	<u>Recycled aggregate</u>

17	<del>Avon Site, Colthrop</del> <u>Waste Transfer Facility</u>	Colthrop Business Park, Colthrop Lane, Thatcham	<del>Materials Recycling Facility</del> <u>Waste Transfer Station</u>
<u>18</u>	<u>Compton Sewage Treatment Works</u>	<u>Compton</u>	<u>Sewage Treatment</u>
<u>7</u> <u>19</u>	Computer Salvage Specialists (Newbury)	5 Abex Road, Newbury, RG14 5EY	WEEE
<u>8</u> <u>20</u>	Computer Salvage Specialists (Thatcham)	Aylesford Way, Thatcham	WEEE
<u>9</u> <u>21</u>	Copyhold Quarry	Copyhold Farm, Curridge, RG19 9DR	Inert Waste Materials Recovery Facility, Inert Landfill
<u>22</u>	<u>East Ilsley Sewage Treatment Works</u>	<u>East Ilsley</u>	<u>Sewage Treatment</u>
<u>23</u>	<u>East Shefford Sewage Treatment Works</u>	<u>East Shefford</u>	<u>Sewage Treatment</u>
<u>24</u>	<u>Fawley Sewage Treatment Works</u>	<u>Fawley</u>	<u>Sewage Treatment</u>
40	<del>Greenham Business Park Biomass Gasification Plant</del>	<del>Buckner-Croke Way, Greenham Business Park, Greenham, RG19 6HW</del>	<del>Biomass Gasification Plant</del>
<u>25</u>	<u>Hampstead Norreys Sewage Treatment Works</u>	<u>Hampstead Norreys</u>	<u>Sewage Treatment</u>
<u>26</u>	<u>Hamstead Marshall Sewage Treatment Works</u>	<u>Hamstead Marshall</u>	<u>Sewage Treatment</u>
<u>44</u> <u>27</u>	Hillfoot Farm	Hillfoot, Chapel Row, RG7 6PG	Combined Heat and Power (CHP) Plant
<u>28</u>	<u>Hungerford Sewage Treatment Works</u>	<u>Hungerford</u>	<u>Sewage Treatment</u>
<u>29</u>	<u>Kintbury Sewage Treatment Works</u>	<u>Kintbury</u>	<u>Sewage Treatment</u>
<u>30</u>	<u>Leckhampstead Sewage Treatment Works</u>	<u>Leckhamstead</u>	<u>Sewage Treatment</u>

<u>31</u>	<u>Lower Basildon Sewage Treatment Works</u>	<u>Lower Basildon</u>	<u>Sewage Treatment</u>
<u>42</u> <u>32</u>	Martins Collins Enterprises	Coukoo Copse, Lambourn Woodlands, Membury Airfield	Rubber Processing
<u>43</u> <u>33</u>	Membury Airfield	Rambury Road, Lambourn, RG17 7TY	Waste solvent disposal, disposal and recovery of oils and minerals
<u>34</u>	<u>Midgham Sewage Treatment Works</u>	<u>Midgham</u>	<u>Sewage Treatment</u>
<u>44</u> <u>35</u>	Moores Farm	Pingewood	Inert Waste Materials Recovery Facility, Inert Landfill
<u>36</u>	<u>Mortimer Sewage Treatment Works</u>	<u>Stratfield Mortimer</u>	<u>Sewage Treatment</u>
<u>45</u> <u>37</u>	Newbury Sewage Treatment Works	Lower Way, Thatcham, RG19 3TL	Waste Water / Sewage Treatment
<u>46</u> <u>38</u>	Newtown Road Household Waste Recycling Centre	Newtown Road, Newbury, RG20 9BB	Household Waste Recycling Centre
<u>47</u> <u>39</u>	Old Stocks Farm Waste	Paices Hill, Aldermaston, RG7 4PG	Waste, Recycling and Transfer Facility
<u>48</u> <u>40</u>	Padworth Breakers	Wrays Farm, Rag Hill, Aldermaston, RG7 4NY	Metal Recycling
<u>49</u> <u>41</u>	Padworth Integrated Waste Management Facility	Padworth Lane, Lower Padworth, Reading, RG7 4JF	Integrated Waste Management Facility
<u>42</u>	<u>Pangbourne Sewage Treatment Works</u>	<u>Pangbourne</u>	<u>Sewage Treatment</u>
<u>20</u> <u>43</u>	Park Farm	Upper Lambourn, Hungerford, RG17 8RD	Composting of equine waste
<u>21</u> <u>44</u>	Reading Quarry	Berrys Lane, Burghfield Skip Waste Recycling & Transfer Station, Biomass boiler	and material drying, Construction & Demolition Recycling
<u>22</u> <u>45</u>	Rookery Farm	Curridge Green, Thatcham, RG18 9EA	Reprocessing for scrap plastic chipping



<u>23</u> <u>46</u>	SSE Distribution Centre	Enterprise Way, Thatcham	Waste Transfer Facility
<u>47</u>	<u>Streatley Sewage Treatment Works</u>	<u>Streatley</u>	<u>Sewage Treatment</u>
<u>48</u>	<u>Sulhamstead Sewage Treatment Works</u>	<u>Sulhampstead</u>	<u>Sewage Treatment</u>
<u>24</u> <u>49</u>	Thatcham Block Works	Enterprise Way, Thatcham	PFA Recycling Facility
<u>25</u> <u>50</u>	Theale Quarry	Deans Copse Road, Theale	Waste, Recycling and Transfer Facility, RDF Processing, Wood & Plastic processing, Inert Aggregates Recycling Facility
<u>51</u>	<u>Tylers Lane Bucklebury Sewage Treatment Works</u>	<u>Bucklebury</u>	<u>Sewage Treatment</u>
<u>26</u> <u>52</u>	Wasing Lower Farm	Lower Farm, Wasing Lane, Aldermaston, RG7 4LY	Inert Landfill
<u>53</u>	<u>Welford Sewage Treatment Works</u>	<u>Welford</u>	<u>Sewage Treatment</u>
<u>27</u>	<del>Weirside</del>	<del>Burghfield Bridge, Reading, RG30 3XN</del>	<del>Materials Recovery Facility</del>
<u>28</u> <u>54</u>	Whitehouse Farm (soil Screening & Storage)	Silchester Road, Tadley, RG26 2PZ	Waste Recycling and Transfer Station
<u>55</u>	Whitehorse Farm (WRTF)	Silchester Road, Tadley, RG26 2 PZ	Skip waste Recycling & Transfer Hazardous waste transfer station
<u>56</u>	<u>Wickham Sewage Treatment Works</u>	<u>Wickham</u>	<u>Sewage Treatment</u>
<u>57</u>	<u>Winterbourne Sewage Treatment Works</u>	<u>Winterbourne</u>	<u>Sewage Treatment</u>

<del>29</del> <u>58</u>	Woodside Recycling	Woodside Farm, Goodboys Lane, Reading, RG7 1ND	Paper Waste Transfer Station
<u>59</u>	<u>Woolhampton Sewage Treatment Works</u>	<u>Woolhampton</u>	<u>Sewage Treatment</u>
<u>60</u>	<u>Yattendon Sewage Treatment Works</u>	<u>Yattendon</u>	<u>Sewage Treatment</u>

Map Ref.	Site	Address	Use
1	A4 Breakers	Sevenacre Copse, Grange Lane, Beenham, RG7 5PT	Metal Recycling
2	AWE (Aldermaston & Burghfield)	Aldermaston & Burghfield	Specialist treatment, transfer and storage (VLLW, LLW, ILW)
3	Avon Site, Colthrop	Colthrop Business Park, Colthrop Lane, Thatcham	Materials Recycling Facility
4	Beenham Industrial Estate (Composting)	Grange Lane, Beenham, RG7 5PY	Composting Facility
5	Beenham Industrial Estate (Materials Recycling)	Grange Lane, Beenham, RG7 5PY	Materials Recycling Facility
6	Colthrop <u>Waste Transfer Aggregate Processing Facility</u>	Colthrop Industrial Estate, Colthrop Lane, Thatcham, RG19 4NT	<u>Waste Transfer Station</u> Recycled aggregate
7	Computer Salvage Specialists (Newbury)	5 Abex Road, Newbury, RG14 5EY	WEEE
8	Computer Salvage Specialists (Thatcham)	Aylesford Way, Thatcham	WEEE
9	Copyhold Quarry	Copyhold Farm, Curridge, RG19 9DR	Inert Waste Materials Recovery Facility, Inert Landfill
10	Greenham Business Park Biomass Gasification Plant	Buckner-Croke Way, Greenham Business Park, Greenham, RG19 6HW	Biomass Gasification Plant
11	Hillfoot Farm	Hillfoot, Chapel Row, RG7 6PG	Combined Heat and Power (CHP) Plant
12	Martins Collins Enterptises	Coukoo Copse, Lambourn Woodlands, Membury Airfield	Rubber Processing

13	Membury Airfield	Rambury Road, Lambourn, RG17 7TY	Waste solvent disposal, disposal and recovery of oils and minerals
14	Moore's Farm	Pingewood	Inert Waste Materials Recovery Facility, Inert Landfill
15	Newbury Sewage Treatment Works	Lower Way, Thatcham, RG19 3TL	Waste Water / Sewage Treatment
16	Newtown Road Household Waste Recycling Centre	Newtown Road, Newbury, RG20 9BB	Household Waste Recycling Centre
17	Old Stocks Farm Waste	Paices Hill, Aldermaston, RG7 4PG	Waste, Recycling and Transfer Facility
18	Padworth Breakers	Wrays Farm, Rag Hill, Aldermaston, RG7 4NY	Metal Recycling
19	Padworth Integrated Waste Management Facility	Padworth Lane, Lower Padworth, Reading, RG7 4JF	Integrated Waste Management Facility
20	Park Farm	Upper Lambourn, Hungerford, RG17 8RD	Composting of equine waste
21	Reading Quarry	Berrys Lane, Burghfield Skip Waste Recycling & Transfer Station, Biomass boiler	and material drying, Construction & Demolition Recycling
22	Rookery Farm	Curridge Green, Thatcham, RG18 9EA	Reprocessing for scrap plastic chipping
23	SSE Distribution Centre	Enterprise Way, Thatcham	Waste Transfer Facility
24	Thatcham Block Works	Enterprise Way, Thatcham	PFA Recycling Facility
25	Theale Quarry	Deans Copse Road, Theale	Waste, Recycling and Transfer Facility, RDF Processing, Wood & Plastic processing, Inert Aggregates Recycling Facility
26	Wasing Lower Farm	Lower Farm, Wasing Lane, Aldermaston, RG7 4LY	Inert Landfill
27	Weirside	Burghfield Bridge, Reading, RG30 3XN	Materials Recovery Facility

28	Whitehouse Farm	Silchester Road, Tadley, RG26 2PZ	Skip waste Recycling & Transfer Hazardous waste transfer station
29	Woodside Recycling	Woodside Farm, Goodboys Lane, Reading, RG7 1ND	Paper Waste Transfer Station

Sewage Treatment Works (not shown on map)

Aldermaston	Bucklebury	Burghfield	Beenham	Bishops Green
Boxford	East Ilsley	East Shefford	Chapel Row	Chieveley
Compton	Hungerford	Kintbury	Fawley	Hampstead Norreys
Hamstead Marshall	Midgham	Stratfield Mortimer	Pangbourne	Lower Basildon
Leckhamstead	Sulhampstead	Tylers Lane Bucklebury	Welford	Streatley
Ashampstead				Wickham



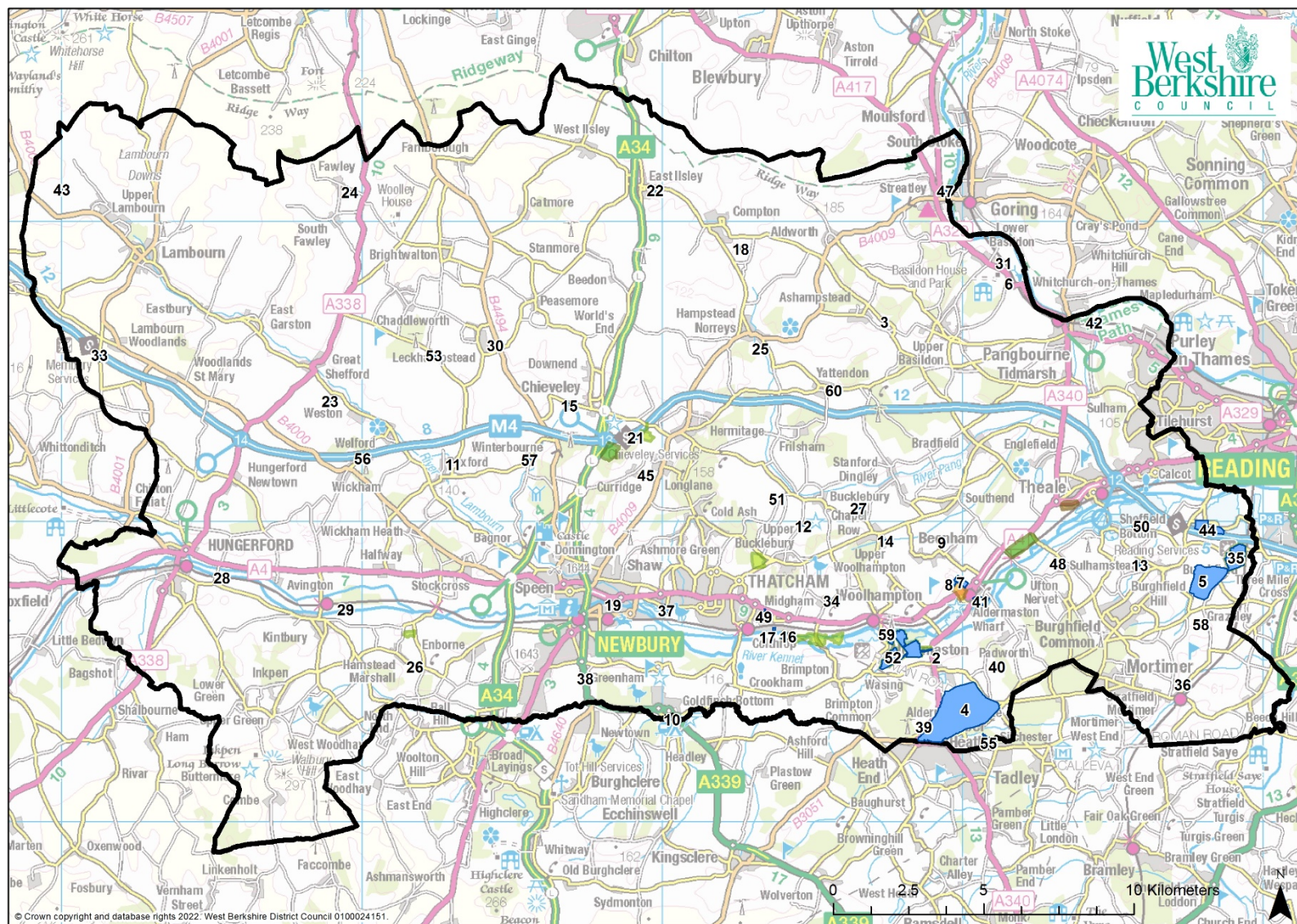


Figure 9 Waste Safeguarded Sites