



Minerals and Waste Development Plan Document

“Call for Sites” Form 2013

Site Submission

Land owners, mineral operators, waste management operators and the wider public are invited to put forward potential mineral and waste development sites in order to inform and provide evidence for preparation of the Minerals and Waste DPD.

Where do I send the completed forms?

Please return all completed forms to the Minerals and Waste Planning Policy Team either:

- By e-mail to: mineralsandwasteplanningpolicy@westberks.gov.uk
- In hard copy to: Minerals and Waste Planning Policy, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

Please submit completed forms by 31st December 2013.

If you have any difficulties completing this form or if you would like further information please call us on (01635) 519 111 or e-mail mineralsandwasteplanningpolicy@westberks.gov.uk.

What happens next?

Sites submitted as potential mineral or waste sites will be considered in the preparation of the Minerals and Waste DPD.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. Potential sites that have been identified will be further tested through the plan-making process for Development Plan Documents, including Sustainability Appraisal/ Strategic Environmental Assessment, several stages of public participation and independent examination

Guidance Notes

Before completing this form, please read the following guidance notes:

- Sites may be included in future public consultation exercises and published so cannot be treated confidentially.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site and the part that is regarded as suitable for development (if that is not the whole area). This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (e.g. tree survey).
- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the next 15 to 25 years.
- Only sites that are 0.15 hectares (approximately 0.4 acres) or greater in size should be submitted.
- You do not need to complete this form if you are not seeking to safeguard or allocate your site for minerals and/or waste uses.
- In completing this form, you are giving permission for a representative of the Council to access the site with or without prior notice, in order to assess its suitability.
- The Call for Sites request is part of the Minerals and Waste DPD plan making process and is separate from the Council's planning application process.

Personal information given on this form will be used for the purpose of correspondence only.

Address of Site			
Contact details			
Name			
Organisation <i>(if relevant)</i>			
Address			
Telephone		Fax	
Email			

Your Details			
You are..? (Please tick all that apply)	<input type="checkbox"/> A Private Landowner	<input type="checkbox"/>	<input type="checkbox"/> A Planning Consultant
	<input type="checkbox"/> A Public Land-owning Body	<input type="checkbox"/>	<input type="checkbox"/> A Land Agent
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> A Developer
	<input type="checkbox"/> Other <i>(please specify)</i>		
If you are representing a client(s), please supply the name(s) and addresses(es) of those you represent			

Ownership Details	
What is your legal interest in the site?	Freeholder / leaseholder / holder of mineral rights etc (please specify)
If you do not hold a legal interest in the site, or there are multiple parties with a legal interest in the site, please provide the name(s), address(es) and contact details of all parties with a legal interest in the site. <i>(Please continue on a separate sheet if necessary, and provide a plan showing extent of individual land holdings)</i>	
Have all parties with a legal interest in the site indicated support for development of the land? If not please provide further information.	

Site Location		
Site name <i>(is the site known by a particular name?)</i>		
Site address		
Postcode		
Site OS grid reference	Northing:	Easting:

	Development / Land Use	Details
<p>In the 1st column, please confirm the proposed type of development / land use, e.g. Minerals or Waste or Both</p> <p>In the details column, please specify the type of use and indicate the mineral / wastes to be won / processed / deposited at the site and any other pertinent information.</p> <p>If the proposal is for minerals development please specify the type of mineral(s), total quantity of mineral to be extracted over the lifetime of the operation (tonnes/cubic metres), and total voidspace (cubic metres) that would be created as a result of the extraction.</p> <p>If the proposal is a for waste management development please specify the types and volumes of waste that would be managed annually (tonnes), the intended sources of the waste, and the method/technologies used as part of the waste management operations.</p> <p>For both minerals and waste proposals please specify likely transportation methods, resultant traffic volumes, vehicle types used, and likely vehicle routes for transportation of mineral and waste resources enroute to the site and then after leaving the site.</p>		

Site Details		
Site area (<i>hectares</i>)	Whole site:	Area Suitable for development:
Current or previous land use(s) Please state whether the site is greenfield or brownfield development (please provide a % for each, if appropriate)	Primary land-use	
	Secondary land-use	
Any existing structures		
Would development require relocation of the current use or demolition of existing structures?		
Adjacent land-uses (<i>e.g. 2-storey terraced housing / open farmland</i>)	To the north	
	To the east	
	To the south	
	To the west	
Relevant planning history		
Has this site previously been nominated as part of a planning policy 'call for sites' process in the last 5 years?		

Site Constraints: Are there any limitations that may prevent or constrain development on this site? <i>(please give details including any measures required to overcome constraint)</i>	
Access Issues (e.g. limitations or problems relating to existing site access, proposed haulage routes to primary road network)	
Topography or ground conditions (e.g. site slopes, varying site levels, tree cover, etc)	
Contamination/ Pollution/ Hazardous Uses (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	
Flood risk (liability of site to flooding)	

<p>Legal/ Operational Constraints (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)</p>	
<p>Environmental Constraints (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space, affects a public rights of way or tree protection order)</p>	
<p>Utilities and Infrastructure Provision (e.g. provision of services to development including electricity, water, gas, sewerage) as necessary / applicable</p>	
<p>Air quality (e.g. impact on Air Quality Management Areas)</p>	
<p>Planning Policy Constraints (e.g. based on adopted policy, designations or protected areas including Conservation Areas, SSSIs, Local Nature Reserves, listed building)</p>	
<p>Neighbouring uses (e.g. is the site affected by power lines, railway lines, major highways)</p>	
<p>Other considerations (any other issues that may affect the suitability of the site for development)</p>	

Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? *Please give details*

Site Availability and Achievability <i>(please give details including any measures required to overcome constraint)</i>				
Is the site currently being marketed?				
Is the site owned by a developer?				
Is the site under option to a developer?				
Is there any legal/ownership constraints that might prohibit or delay development of the site (e.g. Ransom strip/covenants)?				
Is there any current uses which need to be relocated?				
Please tick the likely timescale for the site being developed	Available immediately	<input type="checkbox"/>	Within the next 11-15 years	<input type="checkbox"/>
	Within the next 1-5 years	<input type="checkbox"/>	Years 15+	<input type="checkbox"/>
	Within the next 6-10 years	<input type="checkbox"/>		<input type="checkbox"/>
Is there any issue that may influence the economic viability or timing of the development?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Once work has commenced, how many years do you think it would it take to complete? In the case of mineral extraction sites please also detail the projected life of the mineral extraction operations				

Access to Site – Site Assessment <i>(please give details)</i>	
Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment?	

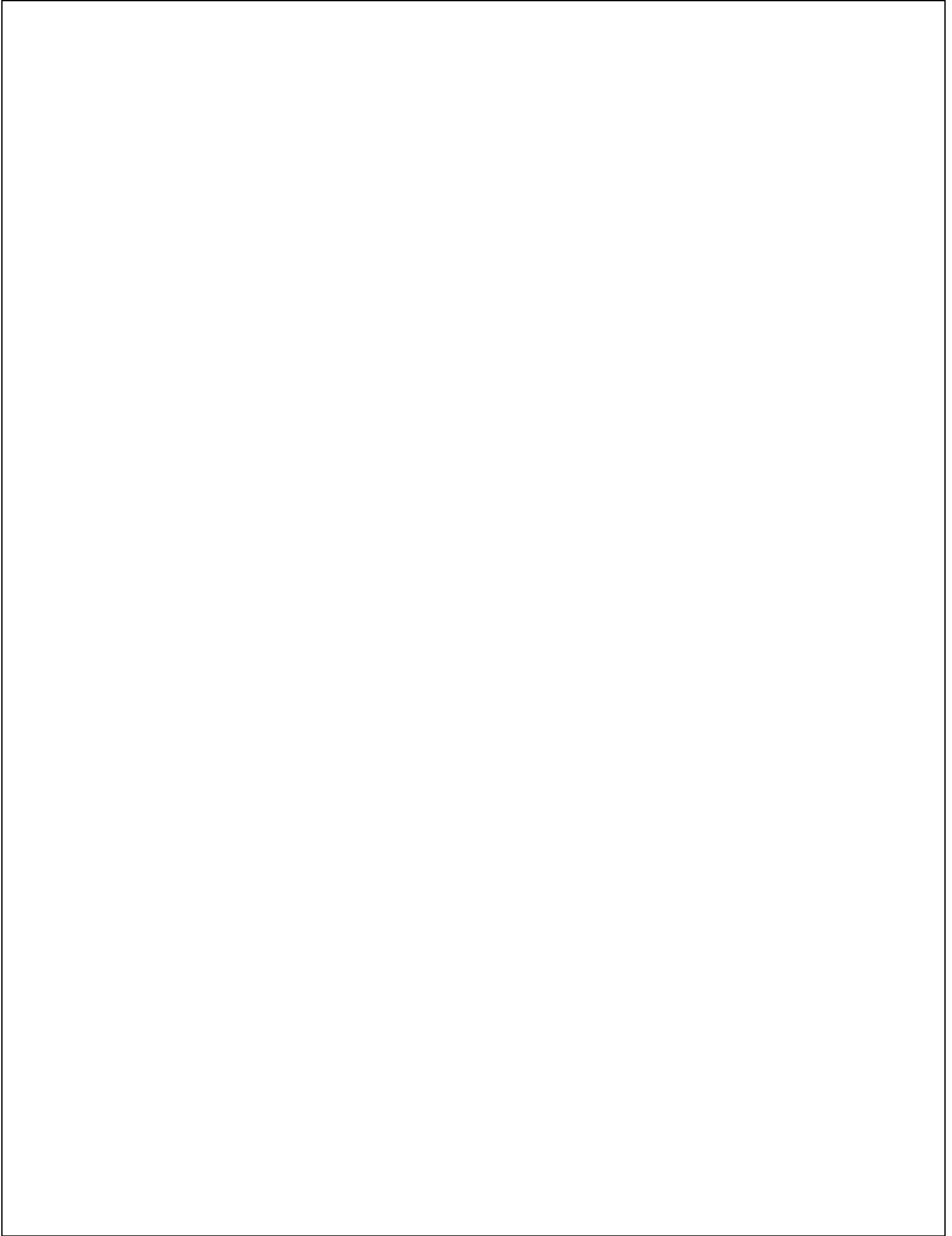
Please provide any additional information you think may be helpful to the Council in its consideration of this site for development .

Please also use this section if you require more space to respond to any of the earlier questions. Although please clearly mark which sections the information relates to.

The following information will be of use during our assessment of sites (it is acknowledged that not all information will be relevant in each case).

- Existing / proposed location of site access;
- Proposed location and layout of plant;
- Proposed location of ancillary developments;
- Proposed lorry haulage routes;
- Proposed operating hours;
- Estimated vehicle movements (daily) including calculations explaining how these were derived;
- Location of nearest residential properties;
- Current agricultural land classification;
- Flood zone map and details on flood risk management;
- Proximity to national/international conservation designation (on or near site);
- Archaeological features or historic buildings (on or near the site);
- Proximity to national and local designations (on or near site);
- Protected Species (on or near site);
- Details of how biodiversity and habitat can be enhanced;
- If land-won minerals or landfill - boundary of extraction/landfill area;
- If land-won minerals or landfill - restoration proposals, including final contours or
- Proposed afteruse or restoration;
- If proposed mineral importation/export facility (wharf or railhead) – current/proposed operational area on a plan & indication of future extensions and/or proposed modification to site operations;
- Borehole / test pit details, including analysis;
- Groundwater implications. Including details on groundwater protection zones;
- Depth of mineral, overburden and soil thickness and proposed end use of the mineral;
- Estimated annual output / infill. throughput;
- Types of waste to be used in restoration operations;

Where appropriate, please provide this information through maps. For ease of use please use separate maps at your discretion. Please use a suitable scale, with the scale and north point indicated.



Please tick here if you wish to be kept informed of the progress of the Minerals and Waste DPD		
To the best of my knowledge the information provided is currently an accurate representation of the site.		
Signed		Date

Data Protection and Freedom of Information

We need your permission to hold your details on our database.

I agree that West Berkshire Council can hold the contact details and related responses and I understand that they will only be used in relation to Minerals and Waste Planning Policy matters.

Signed		Date	
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Please note that forms that are not signed and dated will not be accepted.

This information is collected by as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- 1 to assist in the preparation of the Minerals and Waste Development Plan Document; and
- 2 to contact you, if necessary, regarding the answers given on this form.

The above purposes may require public disclosure of any data received by West Berkshire Council on the form, in accordance with the Freedom of Information Act 2000.

The form will also be used in discussion with consultees, but the contact details on the first sheet of questions will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact email: mineralsandwasteplanningpolicy@westberks.gov.uk
Tel: (01635) 519 111.

Putting a site forward does not guarantee that the Council will allocate it or support its development in the future, as all sites will need to be judged against relevant planning policies and other considerations.

If you have any questions please contact the Minerals and Waste planning policy team by:

Email: mineralsandwasteplanningpolicy@westberks.gov.uk

Telephone: (01635) 519 111

Post:

Minerals and Waste Planning Policy, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD