

Statement of Consultation
Annex 2 - Sites Consultation Summary Report
**West Berkshire Minerals and Waste
Plan**

Council's response to the Minerals and
Waste Sites Public Consultation
December 2016

West Berkshire Local Plan



What is the West Berkshire Minerals and Waste Local Plan

The Replacement Minerals Local Plan for Berkshire Incorporating the alterations adopted in 1997 and 2001 (RMLP) and the Waste Local Plan for Berkshire, adopted in 1998, (WLPB) currently form the planning policy context that guides minerals and waste developments in the former county area, and provide the framework for making development management decisions on minerals and waste planning applications in West Berkshire. Some of the policies within these plans have been saved, in accordance with the Planning and Compulsory Purchase Act 2004, to provide the basis for planning decisions until such time as they are replaced.

A considerable amount of time has passed since the adoption of the RMLP and the WLPB and there have been changes to the national planning policy system that have altered the way in which West Berkshire should plan for minerals and waste development in the future.

Therefore the West Berkshire Minerals and Waste Local Plan (MWLP) is currently being developed and, when adopted, this will replace the RMLP and WLPB in West Berkshire and will provide a robust, up to date policy context for assessing planning applications for minerals and waste development in the District.

It is considered that there is a real need to develop a minerals and waste development plan to replace the Waste Local Plan for Berkshire (adopted in 1998) and the Replacement Minerals Local Plan for Berkshire (amendments adopted in 2001). The development of a new strategic document that can guide the steady and adequate delivery of minerals and waste sites in a clear and strategic manner in the future is seen as a priority for the Council. Failing to put a plan in place creates uncertainty among communities, who are left with no idea of what will be built where, and it creates resentment when developments are eventually imposed through speculative applications.

It is intended that the MWLP will include a range of planning policies against which proposals for minerals and waste development can be assessed. It is also intended to allocate preferred sites for minerals and waste development to ensure that the minerals and waste needs of the District can be met over the period covered by the emerging plan. It is envisaged that this approach will ensure that these types of development will be located in suitable locations with adequate controls.

Background to the public on the submitted sites consultation

In early 2014 the Council undertook an Issues and Options consultation for the MWLP. Alongside this Issues and Options consultation the Council carried out a call for sites process, inviting landowners, operators and other parties to propose sites within West Berkshire for consideration as prospective minerals and waste development sites.

Over the summer of 2016 the Council undertook a voluntary public consultation on those sites that had been submitted in response to this earlier call for sites process.

In total 22 sites were consulted upon and almost 3,300 interested parties were notified of the public consultation.

The purpose of this public consultation on the submitted sites was to seek input from any interested party, at an early stage in the site allocation process, which will be a key component of the emerging plan. The Council considers that is likely to be aware of the vast majority of the issues that are relevant to the individual site submissions, but acknowledges that the local communities may have a better understanding of the local environment, or be aware of site specific issues. Therefore one of the purposes of the consultation was to seek to draw out this local knowledge to assist in the sites selection process and identify the key, or any unidentified issues, that need to be taken into account.

In terms of notification:

- All parties that have are registered on the Councils database of parties that have expressed an interest in the development of the emerging minerals and waste local plan (that provided an email address) were notified of the consultation.
- All Parish Councils within West Berkshire were notified of the consultation.
- All Parish Councils with boundaries that abut the Authority of West Berkshire Council were notified.
- All adjacent District and County Councils were notified.
- All specific and general consultation bodies that are involved in the planning process were notified.
- All elected members were notified.

The consultation was also advertised on the Council's website and documentation was available in the Council's offices. The consultation that took place, despite being non statutory, was in accordance with the Council's adopted statement of community involvement.

As part of the consultation only limited information was provided for each of the submitted sites. This was, in part, because the level of information provided by site promoters varied and it was considered that the same level of information should be provided for each site to ensure consistency, and avoid any suggestion of preference.

Alongside the public consultation that took place the Council is in the process of undertaking a range of separate consultations with expert bodies and has also commissioned specific work as part of the site assessment process. This work remains ongoing.

What does this document cover?

This document is a summary document that outlines the key issues and comments that have been identified from the individual responses that were received in response to public consultation on the Minerals and Waste Sites that took place in the summer of 2016.

This document seeks to provide a generalised summary of the responses that were received as part of the consultation as well as a summary response by the Authority to the comments that have been made.

There is no requirement for a document to be produced which summarises the responses but this document has been developed to aid transparency and assist stakeholders in understanding how comments that have been received have been taken onboard for the next stage of plan making.

Format of this summary report

The following pages of this report sets out the various issues identified by respondents alongside each of the proposed sites that were include within the consultation. As part of this process the comments received have been summarised and amalgamated to enable the presentation of the key points without the undue repetition that would inevitably arise if each individual comment received were to be given an individual response to each of the 687 comments received.

The key points raised have been categorised under a number of very general headings. However, due to the nature of the planning process there is considerable overlap between these general areas, for example concerns raised in relation to HGV movements are, arguably, relevant to a variety of general issues, such as; “amenity” and “transport” as well as potentially being relevant to “cumulative” issues.

In making a response to the comments received the Council has clearly had regard to government policy and guidance and other relevant information.

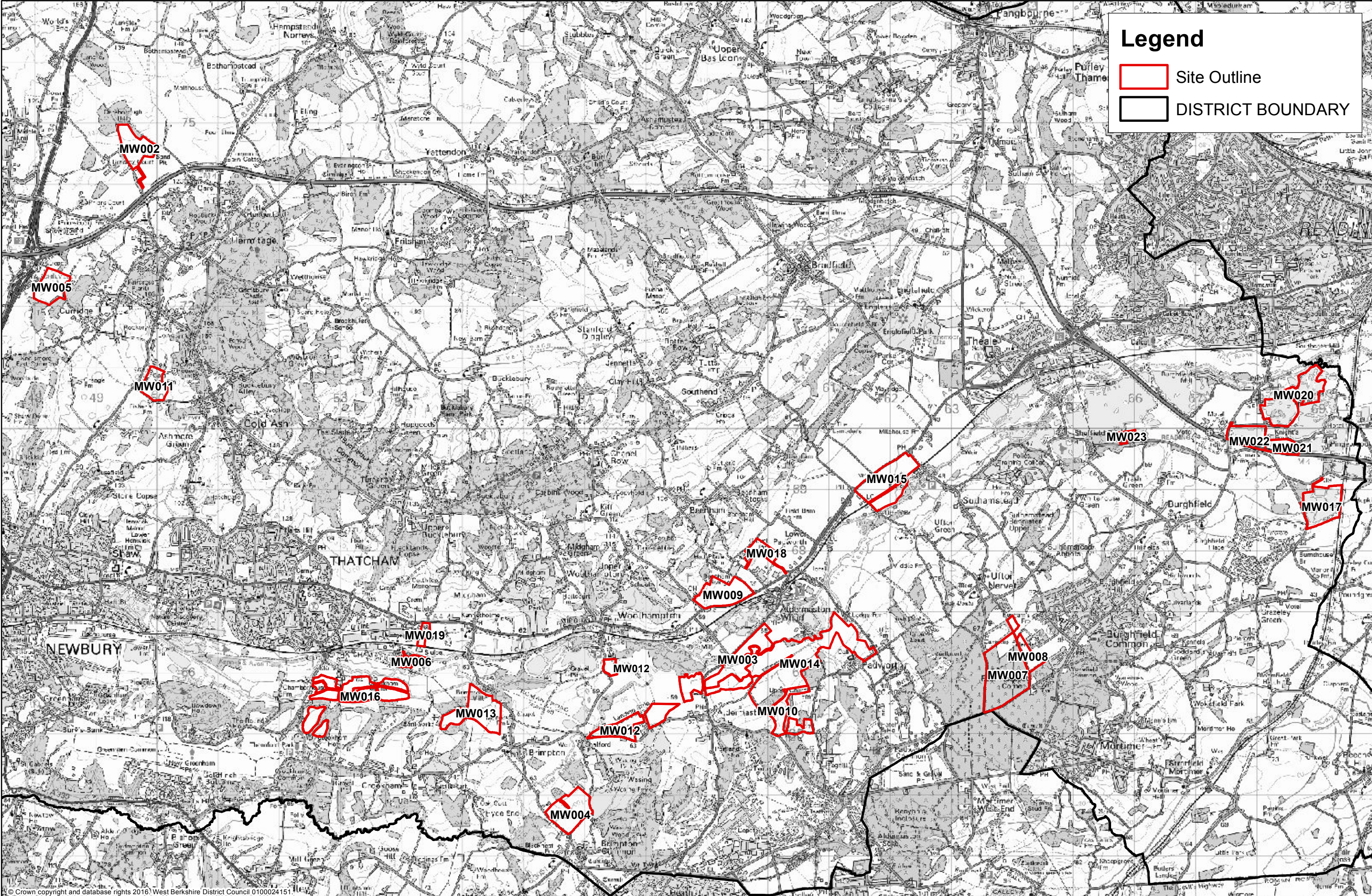
In general, the parties making comments concentrated their responses to one, or more, of the sites that were included in the consultation document. Therefore the Council has sought to maintain continuity, and assist clarity, by responding to the comments received for each site. It is recognised that this does result in some duplication throughout this document, given that the issues that have been raised in respect of the various sites were often similar.

Therefore what follows is a table for each of the sites subject to consultation that sets out a summary of the points that were raised by the respondents together with a summary of the Authority’s response to the points that were raised. Any more general comments that relate to the consultation/process as a whole (and not a specific site) have been collated in a single “general” response.



The following map illustrates the location of each of the sites that was subject to public consultation in the summer of 2016. For a more detailed plan of the respective

sites please see the consultation document available on the Council's website.
<http://info.westberks.gov.uk/index.aspx?articleid=29083>

For clarity, this map only shows part of the district on the basis that all of the submitted sites are located within the south eastern part of West Beshire.



Legend

-  Site Outline
-  DISTRICT BOUNDARY

Site Reference on Plan	Site Name
MW002	60 Acre Field
MW003	Aldermaston Bridge
MW004	Boot Farm
MW005	Chieveley Services
MW006	Colthrop Aggregate Processing
MW007	Cowpond Piece
MW008	Firlands
MW009	Gravel Pit Farm
MW010	Land Off Spring Lane
MW011	Long Lane, Coldash
MW012	Wassing Lower Farm
MW013	Manor Farm
MW014	Padworth Park Farm
MW015	Tidney Bed
MW016	Waterside Farm
MW017	Moores Farm
MW018	Beenham
MW019	Colthrop Energy Recovery
MW020	Hyde Crete Pit
MW021	Reading Quarry Energy Recovery
MW022	Reading Quarry
MW023	Theale Waste Recycling and Transfer Station

What happens next?

No decision has been made in respect of any of the sites that were put forward by promoters under the call for sites that took place. The identification of a site in the public consultation document does not guarantee that the Council will allocate or support its development in the future, as all sites will need to be judged against all relevant planning policies and other considerations.

Those sites that progress to the next stage of the development of the emerging MWLP will be decided upon through the use of appropriate planning policy and site assessment criteria.

It is agreed that the minerals/waste sites allocated within the emerging plan need to be clearly justified and based on sound evidence. This will include the consideration of many planning factors including (but not limited to): biodiversity; geodiversity; water quality; water resources; flooding; soils; agriculture; historic environment; archaeology; visual impact; landscape character; townscape character; site restoration where appropriate; air quality; energy efficiency; methods of waste management; transport; safeguarding of virgin aggregates; production of recycled aggregates; open space; rights of way; recreation; public nuisance; the economy including job creation.

As detailed above the Council has undertaken a range of consultations with expert bodies and commissioned specific work as part of the site assessment process, this remains ongoing. This work will continue to inform the 'preferred sites' that will be published for consultation in the 'preferred options consultation document' that will set out the preferred spatial strategy for the emerging plan as well as the site allocations needed to deliver the overarching strategy. All the supporting information and evidence used to inform the preferred strategy will be published as part of the preferred options consultation.

Glossary of Terms

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 Authority has produced a single "living" glossary that will continue to be updated with new terms and acronyms. The latest version of the glossary document is available on the Council's website: <http://info.westberks.gov.uk/index.aspx?articleid=29081>

General Comments		
Topic	Summary of Consultation Responses	Council Response
Consultation Process	<p>Concerns have been raised over the consultation process that was carried out to publicise this consultation.</p> <p>It has been suggested that the Council should have written to all households concerned directly and not relied on obscure newspaper advertisements in classified sections.</p> <p>Specifically parties making responses have raised concerns around who was consulted, how and why.</p> <p>Concern has also been raised in respect of the consultation taking place over public holidays.</p> <p>Concern was raised in respect of it being difficult for robust and meaningful representations to be made without knowing the exact nature of the operations. In essence it would be helpful if the Council had provided information pertaining to an indicative extraction pit boundary, working depth and site access. Without this detail it is difficult to establish the exact impact of the proposals</p> <p>Concerns over direct consultation with specific landowners or parties with a legal interest a site.</p> <p>Concern has also been raised that waste related issues were “hidden” within a “minerals document”.</p>	<p>The public consultation on the submitted sites that took place over a 5 week period in July /August 2016 is not a statutory consultation. Therefore this consultation was carried out voluntarily by the Council to seek the views of the public and any interested parties and in doing so the authority has therefore given stakeholders more ability to have input into plan-making than the Government legally requires.</p> <p>The purpose of the consultation was to seek input from any interested parties, at an early stage in the site allocation process that will be a key component of the emerging plan.</p> <p>The Council considers that is likely to be aware of the vast majority of the issues that are relevant to the individual sites, but acknowledges that the local communities may have a better understanding of the local environment, or site specific issues. Therefore one of the purposes of the consultation was to seek to draw out this local knowledge to assist in the sites selection process and identify the key, or any unidentified issues, that need to be taken into account.</p> <p>In terms of the consultation, all parties that have are registered on the Councils database of parties that have expressed an interest in the development of the emerging minerals and waste local plan (that provided an email address) were notified of the consultation.</p> <p>All parish Councils within West Berkshire were notified of the consultation</p>

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		<p>All Parish Councils with boundaries that abut the Authority of West Berkshire Council were notified.</p> <p>All adjacent District and County Councils were notified along with all statutory/specific consultees.</p> <p>In all, almost 3,300 identified parties were contacted in respect of this consultation. Anybody can request to be added to our consultee register at any time. The consultation was also advertised on the Council's website and documentation was available in the Council's offices.</p> <p>It is acknowledged by the Authority that it was not possible, or indeed practical, to seek to notify every resident, landowner, or other interested party, who might be interested in this initial sites consultation. The consultation that took place was in accordance with the Council's adopted statement of community involvement</p> <p>There will be further opportunities for consultation throughout the development of the plan.</p> <p>In terms of the information provided as part of the consultation it is agreed that only limited information was provided for each of the submitted sites. This was, in part, because the level of information provided by site promoters varied extensively. Some of the submitted sites have come forward with a raft of information and include details such as borehole data etc. However, the majority have only limited information and some submissions have comprised little more than a 'line on a map'. When considering the form of this non statutory public</p>
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General Comments

		<p>consultation it was determined that it could easily appear biased if the Council were to provide large amounts of information on one site when compared to another. Therefore a universal approach to all sites was taken, in order that people could comment on the acceptability of impact when comparing sites.</p> <p>When inviting the submission of potential sites the Council encouraged the submission of as much information as possible to assist in our site assessment process. However the Council cannot dictate the level of information that must be provided, or refuse to accept or consider a proposed site with minimal information.</p> <p>Reference has been made to private land ownership matters relating to sites submitted as part of the Call for Sites. These are civil matters which are outside the control of the Council. The Neighbouring Land Act 1992 provides the legal framework, under which the right of access to neighbouring land can be granted by order, if permission is not granted upon request, and it is reasonable and necessary for the preservation of the relevant land and the works cannot be carried out without entry onto the adjoining land. The right enables access for the purpose of carrying out 'basic preservation works' to one's own property.</p> <p>In terms of the waste content in the consultation document it is considered that it was abundantly clear that the public were being consulted on both the sites promoted for mineral extraction and sites promoted for waste management uses. It is agreed that there is some overlap between these functions as a number of the mineral extraction sites have been promoted, would utilise inert waste</p>
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		<p>material as part of the restoration of the site. Such operations are very common to ensure the appropriate restoration of a mineral site to a viable, beneficial afteruse.</p>
<p>Assessment process</p>	<p>Concern over the assessment process has been raised.</p> <p>Should the Council be minded to take forward the site for further consideration, we would firstly urge the Council to publish additional details relating to the extent of the extraction pit, working methodology and indicative access and machinery location. This information should be made available at the Preferred Options stage, if not before</p>	<p>All sites being considered for allocation have been subject to an initial Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development. The SEA/SA process is iterative and will continue to evolve and be updated as the development plan progresses.</p> <p>It is agreed that the minerals/waste sites allocated within the emerging plan needs to be clearly justified and based on sound evidence. This will include the consideration of many planning factors including (but not limited to): biodiversity; geodiversity; water quality; water resources; flooding; soils; agriculture; historic environment; archaeology; visual impact; landscape character; townscape character; site restoration where appropriate; air quality; energy efficiency; methods of waste management; transport; safeguarding of virgin aggregates; production of recycled aggregates; open space; rights of way; recreation; public nuisance; the economy including job creation.</p> <p>The Council has undertaken a range of consultations with expert bodies and commissioned specific work as part of the site assessment process, this remains ongoing. This work will continue to inform the 'preferred sites' that will be published for consultation in the 'preferred options consultation document' that will set out the preferred spatial strategy for the emerging plan as well as the site allocations needed to deliver the overarching strategy. All the</p>

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		<p>supporting information and evidence use to inform the preferred strategy will be published as part of the preferred options consultation.</p>
<p>Concerns over promoters</p>	<p>Contributors have identified that the lifetime of a mineral site could be longer than proposed</p> <p>Concern has been raised over the track record of some of the site promoters.</p> <p>Impact on property values</p>	<p>It is recognised that it is not unusual for a mineral site operator to seek to amend / alter a planning permission once consent has been granted. In such an instance an operator, quite appropriately, has to apply for planning permission to not comply with the original terms of their consent. In determining such an application the planning authority will consider the implications and impacts of approving or refusing such a request.</p> <p>At this stage in the process (site allocation in a plan) operators have provide an indication of how long they consider a site might be operational for, based on their knowledge of the mineral reserve and likely market demand. The Council has generally taken this information at face value at this stage.</p> <p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>Property values are not a material consideration in planning terms and are therefore outside the remit of the Minerals and Waste Local Plan.</p>
<p>General plan wide issues</p>	<p>There are a number of oil pipelines through West Berkshire that will need to be considered., easement strip of 6m is required</p>	<p>It is agreed that there are a number of pipelines across West Berkshire that form part of the strategic fuel network operated by CLH-PS. The Council notes that a 6m easement strip is required in</p>

General Comments

<p>Plans should make reference to marine aggregates</p> <ul style="list-style-type: none"> ○ Marine Policy Statement (MPS) section 3.5 – highlights the importance of marine aggregates and its supply to England’s construction industry ○ NPPF ○ Managed Aggregate Supply System (MASS) – reference to the role of marine aggregates in the wider portfolio of supply ○ National and regional guidelines for aggregates provision in England 2005 – 2020 <p>Even land-locked counties may have to consider the role that marine sourced supplies play</p> <p>Minerals sites close to Hampshire boarder may serve Hampshire Markets – this is supported as more environmentally sustainable in principle</p> <p>Support aggregate recycling facilities – more sustainable sources of aggregates than land-won or marine-won and is encouraged in the Hampshire Minerals and Waste plan</p> <p>Hampshire was a net exporter of sand and gravel to Berkshire. It is noted that this is likely to be marine-won and transported from mineral wharves throughout Hampshire</p> <p>One minerals site on the boarder (Mortimer Quarry) which is currently a safeguarded site.</p> <ul style="list-style-type: none"> ○ Extraction has ceased and most the site is in aftercare/restoration 	<p>relation to such oil pipelines.</p> <p>It is noted that there is also a range of other underground, and over ground, infrastructure in West Berkshire, such as gas pipelines, electricity lines and the pipelines associated with the AWE sites. The implications of such infrastructure will be a consideration when assessing the proposed site allocations.</p> <p>Reference has been made to the contribution that recycled aggregates make to aggregate supply being justification for establishing a lower primary aggregate demand figure for plan-making. The LAAs that are produced by West Berkshire do consider recycled aggregate production in West Berkshire and the role that this has to play in meeting the demand for aggregates. Between 2010 and 2012 recycled aggregate production in West Berkshire increased, and it now appears to have stabilised. Broadly speaking, land won aggregates in West Berkshire have been decreasing in recent years. While it is accepted that recycled materials cannot, at present, replace all applications for which primary aggregates are used, it is the Council’s understanding that recycled aggregates can, in some applications replace primary aggregates. Therefore, the increase in recycled aggregate sales in recent years could partly account for the decrease in land won aggregates. In this context, the contribution of recycled aggregates is likely to be reflected in the 10 year average sales figure.</p> <p>It is recognised that marine won aggregates also have a role to play in West Berkshire, the Council captures, where possible, the volume of marine aggregates known to be imported into the Authority and the</p>
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General Comments

	<p>Highclere Wastewater Treatment works is about 600m from West Berks border</p> <p>Should finish the call for site housing before embarking on another idea. None of the sites outside the settlement boundaries have been looked at yet, at least 2 years late</p>	<p>origins of such material. Imports and exports of aggregates are also recognised as factor to be taken into account in the development of the WBMWLP.</p> <p>Generally speaking construction aggregates only travel limited distances so it is recognised that sites close to administrative boundaries will serve a market area that extends across administrative boundaries.</p> <p>The location of sites in adjacent authorities are known /noted.</p> <p>It is considered that there is a need to draft a minerals and waste development plan to replace the Waste Local Plan for Berkshire (adopted in 1998) and the Replacement Minerals Local Plan for Berkshire (amendments adopted in 2001). These policy documents are now dated and it is considered important to develop a new strategic document that can guide the steady and adequate delivery of minerals and waste sites in a clear and strategic manner in the future. Failing to put a plan in place creates uncertainty among communities, who are left with no idea of what will be built where, and it creates resentment when developments are eventually imposed through speculative applications.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the</p>
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		Councils Local Aggregate Assessment, which is updated annually.
Ecology	<p>Consultation document fails to recognise the opportunity presented for biodiversity enhancement</p> <p>Strongly urge a biodiversity-led restoration strategy that delivers net-gain in biodiversity (landscape-scale creation of priority habitats etc.)</p> <p>All minerals development should be required to deliver net-gain in biodiversity (NPPF 9 & 109)</p> <p>Disappointed that the assumptions of restoration of sites adjacent/close to River Kennet and associated designations. Restoration of sites should help to deliver the objectives of the Berkshire LNP's Kennet Valley East BOA and should include creation of lowland meadow, wet grassland, reed bed and/or fen</p> <p>Lowland heathland is a priority for nature conservation because if a rare/threatened habitat and has seen significant decline in the last 2 centuries – Cowpond Piece and Firlands are in/adjacent to areas of heathland potential and priority should be given to creation of heathland habitat</p> <p>Consideration needs to be given to the landscape setting of the AONB</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified. Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>It is anticipated that the emerging WBMWLP will identify the appropriate restoration for each of the identified mineral site allocations as well as having planning policies relating to the need for timely and high quality restoration of extraction sites.</p> <p>The policy context in the NPPF and NPPW relating to the AONB is recognised and this policy approach will inform the development of the emerging plan.</p>

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		<p>Mineral extraction operations, and associated restoration provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>The Policy in the NPPF relating to development within AONB's and within the setting of AONB's is acknowledged</p> <p>Restoration is a key consideration at the site allocation and planning application stage. A full restoration and after-care plan is required to accompany any planning application coming forward. A range of restoration solutions will be considered for the site and it is expected that the WBMWLP will set broad restoration objectives for allocated sites.</p>
Need	<p>Support West Berkshire in planning to meet the need for aggregates in their area, while taking into consideration the needs of the region as a whole</p> <p>Relative scarcity of soft sand resources, means that sites providing this resources become more important at a regional level</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies</p>

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		<p>indigenously.</p> <p>The issues around soft sand are noted, discussions under the Duty to Cooperate with other planning authorities will be required if the emerging plan does not meet the needs of the authority</p>
<p>Highways /Transport</p>	<p>Traffic generation from all sites should be included in future traffic modelling for Newbury</p> <p>May be impacts on Hampshire road network</p> <p>Cumulative impact needs to be considered – especially in terms of traffic impact, particular interest was expressed in terms of impact on M4 and A34</p> <p>Careful consideration of mitigation measures are required in relation to any traffic growth on the SRN</p> <p>Proposals should be supported by a transport impact assessment considering cumulative impacts</p> <p>Concerned with an increase in slow moving HGVs accessing the SRN – reference should be made in the plan to identifying and managing adverse impacts to road safety</p> <p>Support proposal that promote alternatives to road based transport (eg. Water/rail)</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site. This information will be used to assess the initial impact of each site, with further transport assessment work taking place throughout the site assessment/selection process. This will include the assessment of cumulative impacts and cross boundary movements, haulage routes and access arrangements.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>The Council’s freight strategy sets out the routes that are recommended for freight within the District and identifies those routes considered to be a “district access route to key destinations”. Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along the identified routes.</p> <p>Feasibility of non road based transportation methods are driven by a number of factors including land ownership, economics, where the material would be transported to, and ultimately whether there is a desire from an operator/landowner to undertake such activities.</p>

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		<p>Unfortunately the mineral deposits within West Berkshire (shallow) do not readily lend themselves to alternative transport methods.</p>
<p>Restoration</p>	<p>Disappointed at the assumption that sites will be returned to agricultural use or forestry – unlikely to be realistic given the amount of available infill material available nationally</p>	<p>No assumption has been made by the Council regarding the future use of extraction sites. Information regarding the proposed restoration has been given by the site promoter where available.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>With appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p> <p>Restoration is a key consideration at the site allocation and planning application stage. A full restoration and after-care plan is required to accompany any planning application coming forward. A range of restoration solutions will be considered for the site and it is expected that the WBMWLP will set broad restoration objectives for allocated sites.</p> <p>The availability of infill material for the restoration of extraction sites will be a consideration that will be taken into account. However it is recognised that the information available on the availability of inert fill materials for the use in the restoration of minerals site is often difficult to obtain. Consideration will be given to this factor as part of the site selection process and the emerging plan will consider whether to set a policy approach in favour of the use of such materials in restoration of sites over other uses.</p>

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		<p>It is recognised that landfill is at the bottom of the waste hierarchy, however there will always be a need to manage waste materials, that cannot be recycled and from which no further value can be obtained. The use/recovery of inert waste that cannot be recycled / reused in the restoration of mineral sites can deliver a range of benefits.</p>
<p>Flooding/ Environment</p>	<p>A SFRA will need to be produced and updated as part of evidence base in accordance with new climate change allowances which were introduced in Feb 2016 (https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)</p> <p>NPPF 158 & 165 require up to date information about the natural environment</p> <p>SFRA will inform the strategic flood risk sequential test for potential site allocations. This needs to be produced so that the plan is sound and compliant with NPPF 100 and 101</p> <p>Biodiversity and the water environment</p> <ul style="list-style-type: none"> ○ Impacts on SSSI's will need to be considered as will buffer zones around water courses. ○ Groundwater implications will also need to be addressed. <p>Environmental Permits for waste sites</p> <ul style="list-style-type: none"> ○ Some activities will require an Environmental Permit 	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health.</p> <p>In general terms landfill is considered to be ‘more vulnerable development’ and therefore, is not permitted in the functional flood plain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable pollution and that there would be a reduction in flood risk.</p> <p>The NPPW requires that planning authorities assess the suitability of</p>

General Comments

		<p>sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>All sites being considered for allocation have been subject to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Site being taken forward for allocation will be required to carry out, where necessary, an Environmental Impact Assessment (EIA), where appropriate, to consider the potential impact on the environment and set out relevant mitigation measures at the planning application stage.</p>
Rights of Way	<p>Support proposals which</p> <ul style="list-style-type: none"> ○ Do not adversely affect PROW/public open spaces ○ Offer equivalent/improved diversion of ROW affected by quarrying ○ Offer additional PROW to improve the network 	<p>The Council’s rights of way team have been consulted and the comments received will be used as part of the site assessment process.</p> <p>At planning application stage, public rights of way that would be affected by the working of the site could be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>

General Comments

		<p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
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Site 2: 60 Acre Field		
Topic	Summary of Consultation Responses	Council Response
Planning Policy	<p>Reference was made to NPPF paragraph 116 – Major Development should be refused in AONBs</p> <p>Reference has been made to NPPF paragraph 144 – land banks of minerals should come from outside AONBs</p> <p>Reference made to NPPF paragraph 115 great weight to conserving the landscape and scenic beauty in the AONB</p> <p>Reference made to NPPF 113 – criteria based policies for proposals affecting protected wildlife, geodiversity, landscape areas</p>	<p>It is agreed that NPPF para 116 states that: Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated the proposal is in the public interest.</p> <p>Also agreed that NPPF para 144 states: as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside AONBs.</p> <p>It is recognised that the NPPF (at para 115) confirms that Great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. Also agreed that para 113 confirms that there should be criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.</p> <p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to develop a plan that relies solely on imported minerals may not comply with the NPPF.</p>
Need / Demand	Not required for national considerations.	The NPPF (para. 145) requires minerals planning authorities to maintain a landbank of at least 7 years for sand and gravel (10

<p>Not necessary to support economic supply to local construction industry.</p> <p>Sites would not yield the demand for sand/gravel, so would be better to look elsewhere.</p> <p>Plan identifies sites to yield 14.7 million tonnes. 3 sites in AONB would yield 2.7 million tonnes, leaving 12 million tonnes - twice the highest demand forecast available from outside the AONB.</p> <p>Change in supply of mortar, from site-mixed to factory mixed (improved quality, reduced wastage, reduced cost) reducing the need for local supply of building sand.</p> <p>Introduction to consultation document states the emerging plan will allocate 6 million tonnes of sand and gravel, this does not reflect recent trends/actual long-term demands.</p> <p>Volumes quoted far in excess of what is needed.</p> <p>Aggregate sales have been falling over recent years – new requirement of less than 1.9 million tonnes.</p> <p>No evidence that fall in production of sand from AONB has harmed or increased costs to the construction industry.</p> <p>MPAs should look at 3 year averages to identify general trend of demand.</p> <p>Majority of building sand requirement is imported</p>	<p>years for crushed rock), this is calculated using a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options. It is noted that there has been a decline in sales over more recent years, however, the NPPF requires a 10 year average to be used. Imported material does not help to maintain the required landbank.</p> <p>Reference has been made to using the 3 year sales average as a basis for establishing a lower primary aggregate demand figure for plan-making. The NPPG states (ref ID 27-064-20140306) that Mineral Planning Authorities should [as well as the 10 year average] look at average sales over the previous three years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply. Rather than an indicator for the purposes of considering whether supply should be decreased, the guidance clearly states that the 3 year average can be used as an indicator for the purposes of considering whether supply should be increased.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p> <p>Calculations on mineral need will include a consideration of a</p>
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Site 2: 60 Acre Field

	<p>Even exceptional need for affordable housing in the area, would not necessarily equate to exceptional circumstances for a particular development – alternative sites may be available that are more suitable</p> <p>No indication whether bore holes/logs have been taken – neighbouring quarry has to extent extraction period due to reduced demand and poor quality sand</p>	<p>number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices.</p> <p>The level of detail provided with each of the submitted sites that were the subject of this consultation varies. When assessing the acceptability of the submitted sites deliverability will be a consideration.</p>
Planning History	<p>Previous application from Grundon rejected in 2012 – inconceivable to waste time and resources considering these plans again</p> <p>Extraction from this site would be more obtrusive than past workings due to location in the valley</p> <p>Appeal decision for extension to Old Kiln Farm Quarry – inspector did not accept arguments reliant to local economic importance of extraction in AONB. Exceptional circumstances not shown.</p> <p>Old Kiln Quarry refused on basis that it would form major development.</p>	<p>The track record of an applicant/site promoter is not normally a planning consideration as planning permission runs with the land. Therefore the party that gains consent may not be the party that implements the consent.</p> <p>Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis that it has been promoted / applied for previously.</p>
Ecology and Amenity	<p>Unacceptable environmental disturbance to AONB/residents.</p> <p>Impact on wildlife (bats, birds, deer, mice, voles, badgers, great crested newts etc.).</p> <p>Noise/dust nuisance to those using Right of Way network.</p>	<p>All sites being considered for allocation have been subject to an initial Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Site being taken forward for allocation will be required to carry out, where necessary, an Environmental Impact Assessment (EIA) to</p>

Site 2: 60 Acre Field

	<p>Cold Ash Farm breeds Exmoor ponies (Endangered species). Quarry would put their well-being and the breeding programme at risk</p> <p>Concerns over lack of information on potential impacts of proposed sites.</p>	<p>consider the potential impact on the environment and set out relevant mitigation measures at the planning application stage.</p> <p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of these discussions will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Policy CS12 of the adopted core strategy is supportive of equestrian</p>
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Site 2: 60 Acre Field

		<p>activities and related development, and it is recognised that these are important for the rural economy in West Berkshire. Exmoor Ponies are understood to be designated an “endangered breed” (as defined by the Rare Breeds Survival Trust) and classed as “threatened” by the Livestock Conservancy. They are not a protected species in the terms of the Conservation of Habitats and Species Regulations 2010.</p> <p>-</p>
Landscape	<p>The suggested site is in the AONB.</p> <p>There is a requirement to protect the AONB.</p> <p>No exceptional circumstances identified to justify extraction in AONB.</p> <p>Importance of AONB seems to have been disregarded.</p> <p>No evidence that reduced production from AONB has harmed/increased costs to the construction industry.</p> <p>This is a very unnecessary plan, which will impact on precious landscapes for 20 – 30 years.</p> <p>Minerals extracted within the AONB should only be used within the AONB.</p>	<p>The Council are aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... area of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty,...which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”</p> <p>Therefore, National Planning Policy makes it clear that, there would have to be exceptional circumstances whereby the emerging plan actively allocates sites within the AONB, or other comparable environmental designations.</p> <p>The NPPW requires that planning authorities assess the suitability of</p>

		<p>sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS).</p> <p>Landscape and Visual Assessment work has been carried out for all sites under consideration. This information will be available as part of the preferred options consultation the outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
<p>Restoration/ future use</p>	<p>Development will stimulate future application for waste disposal on the site.</p> <p>Impossible to guarantee restoration and after care is carried out to high environmental standards at earliest opportunity as operators can apply for extensions to permissions.</p> <p>Adjacent to former landfill site – residual works demonstrate no consideration for conservation and enhancement of the AONB.</p> <p>Estimation of void capacity seem to considerably under-estimate the potential void for a number of sites. Statistics on inert waste/disposal by landfill are unclear</p>	<p>All mineral extraction sites will require restoration. The exact requirements will depend on the details of the site. Good restoration can provide a number of environmental benefits such as improved biodiversity opportunities and reduced flood risk. Proposals for restoration will be considered as part of the site selection process and it is expected that the WBMWLP will set broad restoration objectives for allocated sites, with final details of what is being proposed submitted at planning application stage.</p> <p>The allocation of sites will consider both the impact of the extraction and the restoration requirements through the site selection process. It is recognised that the NPPF states that there should be no major development in the AONB. This will be taken into account as part of</p>

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	<p>– significant proportion of inert arising are managed by methods other than landfill (eg. production of recycled aggregates). AMR (2014) indicates amount of construction/demolition waste going to landfill. Average includes a recent significant peak over 1 year.</p> <p>Density of landfill can increase once in place.</p> <p>No justification to take forward site for inert landfill as in AONB. No requirement for landfill if extraction was to take place – would not conserve or enhance the AONB, especially if infill is coming from outside the AONB.</p> <p>Proposals for disposal by landfill (site 2). Volumes are unclear, but infilling would also constitute major development, which should be refused according to the NPPF.</p> <p>Disposal by landfill is the lowest treatment route in the waste hierarchy.</p>	<p>the site selection process.</p> <p>The availability of infill material for the restoration of extraction sites will be a consideration that will be taken into account. However it is recognised that the information available on the availability of inert fill materials for the use in the restoration of minerals site is often difficult to obtain. Consideration will be given to this factor as part of the site selection process and the emerging plan will consider whether to set a policy approach in favour of the use of such materials in restoration of sites over other uses.</p> <p>It is recognised that landfill is at the bottom of the waste hierarchy, however there will always be a need to manage waste materials, that cannot be recycled and from which no further value can be obtained. The use/recovery of inert waste that cannot be recycled / reused in the restoration of mineral sites can deliver a range of benefits.</p> <p>No evidence is currently before the Council which would indicate that there is a shortage of fill material.</p>
Water Environment	Restoration to lower level will increase flood risk	<p>Mineral processing activities are considered to be a ‘Less Vulnerable’ activity, with sand and gravel workings being considered ‘water-compatible development.’ Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water</p>

Site 2: 60 Acre Field

		<p>could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p>
<p>Highways/ Transport</p>	<p>Additional traffic will be a disturbance to the area/residents.</p> <p>Should the site go ahead should include enhancements to ROW network, including appropriate screening.</p> <p>Consideration of size/weight of vehicles using local roads is required – local roads are not suitable for HGVs.</p> <p>Large vehicles cause road safety concerns.</p> <p>Country roads are regularly used for walking, cycling, horse riding – conflict with HGVs.</p> <p>Fishers Lane totally unusable for lorries.</p> <p>Long Lane unsuitable for HGVs.</p> <p>Site entrance on winding road – insufficient sight lines.</p> <p>50mph speed limit on road not adhered to.</p> <p>Consideration of alternative sites utilising rail networks</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site. This information will be used to assess the initial impact of each site, with further transport assessment work taking place, where necessary, throughout the site assessment/selection process.</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and, where appropriate, set out relevant mitigation measures.</p> <p>Potential to enhance the right of way network will be considered as part of the plan preparation. Mitigation to ensure the rights of way network is not adversely impacted by extraction would be required, where appropriate, the details of which would be provided as part of any planning application coming forward.</p> <p>As part of the emerging minerals and waste local plan consideration will be given to alternative transportation methodologies, however it has to be recognised that minerals can only be worked where they occur.</p>

Site 2: 60 Acre Field

	<p>rather than road network inadequate.</p> <p>Access along Old Street is unsuitable (single track road).</p> <p>Long Lane/B4009 has experienced 15 accidents and 2 deaths in recent memory.</p> <p>Mud/sand deposits on road will impact on road safety</p> <p>Other local roads not suitable for HGVs (Love Lane, Shaw Hill, Kiln Road, Turnpike Road, Shaw Road). Impact on Robin Hood Roundabout.</p> <p>Increased noise from HGV traffic.</p> <p>Alternative routes via Curridge already causing problems – safety, noise</p>	<p>The Council’s rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
<p>Historic Environment</p>	<p>Area of highest level of sensitivity.</p> <p>Historic settlements at Fishers Farm and Cold Ash Farm, 7 Historic Monuments in the locality as well as Fishers Farm – Grade II listed. Also concern over impact on Bradley Court Cottages.</p> <p>The eventual choice of minerals/waste sites needs to be clearly justified and based on sound evidence, inc. consideration of historic environment.</p> <p>Should include</p> <ul style="list-style-type: none"> • Berkshire Historic Environmental Record, National Heritage List for England 	<p>Consultation has taken place with the Council’s conservation officer and archaeological officer in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for allocation.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p> <p>It is agreed that the minerals/waste sites allocated within the</p>

Site 2: 60 Acre Field

	<ul style="list-style-type: none"> • West Berkshire Historic Landscape Character Assessment • Assessment of the Archaeological Resources In Aggregate Areas of West Berkshire • Consideration of any identified and non-designated heritage assets. <p>Bradley Court and barn (Grade II listed) to SW of the site – consultation with conservation officer required to determine likely impact.</p> <p>Archaeological advisor should be consulted regarding non-scheduled archaeological remains.</p> <p>Sites should be amended, or criteria introduced to allocation policy to conserve the setting of these heritage assets and any archaeological remains.</p>	<p>emerging plan needs to be clearly justified and based on sound evidence. This will include the consideration of historic environment, amongst many other planning factors.</p>
Alternative supplies / sources	<p>Sufficient supplies outside of AONB.</p> <p>Alternative sources (Dorset) could be imported by rail. Requirement approx. 1 additional train per day. Could easily be encompassed within current rail depot capacity at Theale.</p>	<p>As part of the emerging minerals and waste local plan consideration will be given to alternative sources of supply and alternative transportation methodologies, however it has to be recognised that minerals can only be worked where they occur.</p>
General	<p>Updated site plan submitted (Raymond Brown Aggregates)</p> <p>No information of whether ARF will be on site to grid up inert waste</p> <p>Local experts conclude this site is not required</p> <p>Grundon has poor track record of complying with planning conditions – eg. failure to restore Old Kiln</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. As reflected in paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG.</p>

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	<p>Farm back to agriculture/woodland by April 2010 – no certainty that they would restore the site adequately</p> <p>Not enough infill material available to restore all the sites identified. The statistics on inert wastes are unclear with a significant proportion of arisings not being disposed of to landfill.</p>	<p>The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p> <p>It is agreed that the information available on the availability of inert fill materials for the use in the restoration of minerals site is often difficult to obtain. Consideration will be given to this factor as part of the site selection process and the emerging plan will consider whether to set a policy approach in favour of the use of such materials in restoration of sites over other uses.</p>
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Site 3: Aldermaston Bridge		
Topic	Summary of Consultation Responses	Council Response
Need/ Demand	<p>Unnecessary as sharp sand/gravel can be moved by rail from established wharves in Thames estuary to W. Berks and unloaded at Theale for local use. Impact could be avoided by using alternative sites</p> <p>Secondary aggregates (China Clay Sand) is already transported from Cornwell to East London, coming to W. Berks would be a shorter journey.</p> <p>Need equates to approx. 1 additional train a day to Theale which could easily be encompassed within the current depot capacity</p> <p>This area has extensively been quarried, it is time other areas/sites are considered</p>	<p>The NPPF (para. 145) requires minerals planning authorities to maintain a landbank of at least 7 years for sand and gravel (10 years for crushed rock), and this is calculated using a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options. It is noted that there has been a decline in sales over more recent years, however, the NPPF requires a 10 year average to be used. Imported material does not help to maintain the required landbank. Therefore to develop a plan that relies solely on imported minerals may not comply with the NPPF.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP.</p> <p>As part of the emerging plan consideration will be given to alternative transportation methodologies, however mineral extraction can only take place in areas where mineral deposits are located, therefore, limiting the number of locations that can be considered for allocation through the Minerals and Waste Local Plan.</p>
Ecology	<p>Impact on biodiversity (Red Kites, bats, deer, foxes, salmon)</p> <p>No ecological assessment of proposed sites</p> <p>Lack of regard for environment</p> <p>Impact on geodiversity, water quality</p> <p>Loss of agricultural land</p>	<p>All sites being considered for allocation have been subject to an initial Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Sites being taken forward for allocation will be required to carry out, where necessary, an Environmental Impact Assessment (EIA) to consider the potential impact on the environment and set out relevant</p>

Site 3: Aldermaston Bridge

	<p>Impact on River. Kennet</p> <p>Impact on groundwater</p>	<p>mitigation measures at the planning application stage.</p> <p>The north of the site is adjacent to the River Kennet. Adequate buffers (16m) would need to be provided and an environmental permit from the Environment Agency would be required.</p> <p>The site is close to Aldermaston Gravel Pits SSSI (to the north) and it is likely that buffers would be required to the boundary of the site to minimise the impact on the SSSI. Ecological surveys would be required taking into account hydrology and birds. Noise and dust would also need to be considered. Consultation has taken place with Natural England and the Council's ecologist in respect of the promoted sites, the outcome of these consultations will be taken into account as part of the site selection process.</p> <p>The majority of quarries are agricultural land prior to extraction taking place, and they can be restored to agricultural land post-extraction. With appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p>
<p>Amenity</p>	<p>Noise impact (public and on local school – Alder Bridge) are a concern</p> <p>Unsightly</p> <p>Dust impacts are a concern</p> <p>Impact on environment, open space and safety</p> <p>Impact on Air Quality</p> <p>Loss of amenity</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and</p>

Site 3: Aldermaston Bridge

	<p>Impact on children's play area</p> <p>Loss of open space which is already limited in this area</p> <p>Impact on health (dust/air quality/noise)</p> <p>Impact on users of canal (boaters/walkers/cyclists)</p> <p>Impact on uses of cycle path between Aldermaston Village and Wharf – could become unusable due to noise/dust/safety concerns (more children walking/cycling to school using the path)</p> <p>Impact on ROW network</p> <ul style="list-style-type: none"> • ROW should have physical barriers between the site and the ROW • ROW which are crossed by access roads should have gates on both sides of the access road 	<p>quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council's Environmental Health Officers and the Environment Agent in respect of the promoted sites, the outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>In regard to the references to loss of open space, to our knowledge, with the exception of the rights of way themselves, the land that has been put forward as part of this submission is privately owned land that can only be accessed with the permission of the landowner. It is however recognised that open land can act as a visual amenity (NPPF pg 54), and the phased working/restoration of the site would ensure that the impact on visual amenity would be minimised as far</p>
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Site 3: Aldermaston Bridge

		<p>as possible.</p> <p>The foot/cycle way between Aldermaston Village and Aldermaston Wharf is a permitted route. Conditions could be imposed on any operations taking place to ensure no negative impacts in terms of noise/dust/road safety as a result of the operations at the beginning and end of the school day.</p> <p>Consultees have raised the potential for negative impacts on recreation, public rights of way, and open spaces.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. The Council's rights of way team has been consulted and the comments received will be used as part of the site assessment process.</p> <p>At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
Landscape	<p>Already enough damage to the countryside. This will be another blot on the location/countryside</p> <p>Sites should not impact on countryside/local communities</p> <p>Impact on landscape character</p>	<p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where</p>

Site 3: Aldermaston Bridge

	<p>Screening hedges should be considered to reduce impact on environment</p> <p>Visual impact</p>	<p>necessary, Environmental Impact Assessment (EIA), where applicable, which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p>
<p>Restoration/ aftercare</p>	<p>Limited information about what will happen following extraction.</p> <p>After-care should be a condition of approval Use as a reservoir/fishing lake to act as flood alleviation</p> <p>No faith in site restoration. Old gravel extraction site next to Butt Inn left as a ‘Nature Reserve’ but no one can go in, or see the wildlife</p> <p>Restoration to wetland should be considered to increase biodiversity</p> <p>Consideration should be given to creating new footpaths and other recreational features</p>	<p>Restoration is a key consideration at the site allocation and planning application stage. A full restoration and after-care plan is likely to be required to accompany any planning application coming forward. A range of restoration solutions will be considered for the site and it is expected that the WBMWLP will set broad restoration objectives for allocated sites.</p> <p>The site promoter states that restoration back to a dry land use if preferred, although water based restoration would also be viable. Consideration of the most suitable restoration scheme will take place during the site selection process.</p> <p>Consultation has taken place with the Natural England in respect of the promoted sites, the outcome of these consultations will be taken</p>

Site 3: Aldermaston Bridge

	Should not be used for landfill	into account as part of the site selection process. The proximity of the site to Aldermaston Gravel Pit SSSI will be a consideration. It is understood that the adjacent SSSI is owned by, and managed on behalf of Natural England.
Water Environment	<p>Area is prone to flooding</p> <p>No reference to hydrological assessment of proposed sites</p> <p>Restoration needs to be done to ensure no worsening of flood risk elsewhere. Ground levels should be restored lower to increase flood water storage</p> <p>Several sites within FZ3b, or adjacent to it – functional flood plain</p> <p>Likelihood of increased flood risk elsewhere</p> <p>Impact on confluence of R. Enborne with R. Kennet – disturbance would impact on the ability of the flood plain to absorb sudden changes</p> <p>If flooding increases will WBC compensate?</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Mineral processing activities are considered to be a ‘Less Vulnerable’ activity, with sand and gravel workings being considered ‘water-compatible development.’ Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>In general terms landfill is considered to be ‘more vulnerable development’ and therefore, is not permitted in the functional flood plain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable pollution and that there would be a reduction in flood risk.</p>

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		<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>
<p>Highways/ Transport</p>	<p>Local roads not suitable for such volume of traffic, especially HGVs. Improvements would need to be made to network in advance of works starting</p> <p>Impact on uses of cycle path between Aldermaston Village and Wharf – could become unusable due to noise/dust/safety concerns (more children walking/cycling to school using the path)</p> <p>Impact on ROW network</p> <ul style="list-style-type: none"> • ROW should have physical barriers between the site and the ROW • ROW which are crossed by access roads should have gates on both sides of the access road <p>Traffic impact on Alder Bridge School</p> <p>Impact on road safety</p> <p>Impact of HGVs on Aldermaston village – already unacceptable use of the road by HGVs</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites. The outcome of these consultations will be taken into account as part of the site selection process. This information will be used to assess the initial impact of each site, with further transport assessment work taking place throughout the site assessment/selection process as necessary.</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures. Such mitigation measures can be secured through the planning process.</p> <p>The Council’s freight strategy sets out the routes that are recommended for freight. This includes the A340 through Aldermaston which is considered to be a “district access route to key destinations”. Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along this route though the village of Aldermaston as well as along the A4.</p>

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<p>Use of canal bridge at Aldermaston Wharf by HGVs – single track/lift bridge – often breaks down</p> <p>Pressure on A4 from significant number of proposed sites in the area – cumulative impact needs to be considered, A4 needs scope for overtaking of slow moving vehicles.</p> <p>Existing issues with speeding traffic</p> <p>A340 used as cut through from Basingstoke/Newbury to reach Padworth recycling centre</p> <p>Need to improve safety of crossings at the Butt Inn/Fallows Estate and at the canal bridge to Alder Bridge School</p> <p>Frouds Land already has weight restriction due to weak bridge – only route is via single track canal bridge</p> <p>Lack of access</p> <p>Inadequate pedestrian crossing (need pelican crossing by Swan Drive to the Fallows Park) Encouraging people to move to the area by building new housing and then ruining the area with additional traffic.</p> <p>Support in principle the use of the K&A canal to carry freight and suggest that this could be considered for mineral extraction – applications would need to be</p>	<p>The foot/cycle way between Aldermaston Village and Aldermaston Wharf is a permitted route. Conditions could be potentially be imposed on any operations taking place to ensure no negative impacts in terms of noise/dust/road safety as a result of the operations at the beginning and end of the school day.</p> <p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However as stated by the consultee, the feasibility of this would depend on a range of factors including land ownership, economics, where the material would be transported to, and ultimately whether there is a desire from an operator/landowner to undertake such activities.</p> <p>The routes that HGVs take will largely depend on whether or not there are weight limits on specific roads and this is outside the remit of the Minerals and Waste Local Plan.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way</p>
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Site 3: Aldermaston Bridge

	<p>considered on their merits at the time in relation to navigational safety, volume, frequency, location etc. Many houses in parish are build without foundations, therefore HGV traffic has more impact than in other areas.</p>	<p>would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
Historic Environment	<p>Padworth house boating lake is an important historical feature</p> <p>First battle of Newbury Skirmish happened in this area. Likely to be human remains on the site</p> <p>Grade II listed Old Mill House to the west of the site</p> <p>Advice should be sort from Council's Conservation officer on likely impact on listed building</p> <p>HER should be consulted for possible non-scheduled archaeological remains and consultation with Archaeological advisor should take place</p> <p>If necessary the developable site should be amended/criteria introduced to allocation policy to conserve the setting of the heritage assets/archaeology</p>	<p>Consultation has taken place with the Council's conservation officer and archaeological officer as well as Historic England in respect of the promoted sites, and the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128)</p> <p>The site is not part of the registered battlefield for the Battle of Newbury.</p>
Cumulative	<p>Concern over concentration of number of sites in this area, given size of W. Berks</p> <p>Cumulative impact of sites 3, 10 and 14</p> <p>Currently no active sites in parish, but Wasing Lower Farm is expected to start extraction during 2016 lasting 18 years.</p>	<p>Paragraph 143 of the NPPF confirms that development plans should "set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of</p>

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		<p>surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p>
<p>General</p>	<p>Together with sites 4 and 14, this takes up nearly all of open countryside between Aldermaston, Aldermaston Wharf and Padworth – this is unacceptable. Aldermaston Wharf/Padworth will become islands surrounded by industrial mineral extraction – impact on community feel of the local villages</p> <p>Out of character for the area</p> <p>Development would split the Aldermaston Village and Wharf – travel between the two would require going through an industrial area</p> <p>No economic benefits presented to the local community of developing this site</p> <p>Horrific proposals</p> <p>Other sites would have less visual impact on the scenery and environment</p> <p>Inconsistency in local planning – large area considered, when other small development with minimal impact are firmly opposed</p>	<p>Reference has been made to Aldermaston Wharf and Padworth becoming ‘islands’ in between different active quarries. The sites are being assessed in terms of impacts on landscape/landscape character and visual impacts, and this will consider cumulative impacts where multiple sites are concerned. Where various sites are allocated for mineral extraction, it is likely that they would come ‘on stream’ at phased intervals, and each individual site would have a phased working scheme in order that working is not concentrated unnecessarily in certain locations, mitigating impacts on amenity.</p> <p>It should also be recognised that mineral extraction has economic benefits. NPPF para 142 states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. NPPF para 144 states inter alia, that when determining planning applications, local planning authorities should give great weight to the benefits of the mineral extraction, including to the economy.</p> <p>The environmental impact of a site proposed for the extraction of sand and gravel / inert infilling will form part of the site allocation process and also the Environmental Statement/supporting information</p>

Site 3: Aldermaston Bridge

	<p>Impact on property values</p> <p>Disturbance to local communities should be distributed as evenly as possible across the district Favoured site would be an extension of extraction at Lower Wasing Farm. With safeguards to minimise impact on Bottle Cottage and Malthouse Cottages.</p>	<p>that would be submitted as part of any planning application for the development site. This would take into account the baseline conditions, and also cumulative impacts, in respect of air quality, transport and traffic, and landscape and visual impact. Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p> <p>Mineral extraction can only take place in areas where mineral deposits are located, therefore, limiting the number of locations that can be considered for allocation through the Minerals and Waste Local Plan. The nature of the geology in the area is such that the deposits are reasonably shallow and therefore mineral sites would need to be an adequate size in order that the development would be economically viable.</p> <p>Property values are not a material consideration in planning terms and are therefore outside the remit of the Minerals and Waste Local Plan.</p> <p>It has been indicated that one of the proposed sites would be 'favoured'. This is acknowledged.</p>
<p>Promoter</p>	<p>Ideally located to be a processing 'hub' for minerals in this central part of Kennet Valley. Good frontage to A340 and can be conveyor linked to reserves to south of R. Kennet</p> <p>Could either be developed as an extension to Lower Farm Site or to facilitate a conveyor link to Frouds Lane/A340 site</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 3: Aldermaston Bridge

	<p>Restoration back to a dry land use if preferred, water based restoration would be a viable alternative.</p> <p>Restoration could use silt from the processing (subject to the future of Frouds Lane/A340.</p>	
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Site 4: Boot Farm		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Extraction is unnecessary as sharp sand and gravel can be readily moved by rail from established wharves in Thames estuary and unloaded at Theale.</p> <p>Suitable secondary aggregate (china clay sand) is available in Cornwall and is transported to east London. West Berkshire would reduce the distance required for travel.</p> <p>Additional need equates to 1 additional train per day at Theale.</p>	<p>The NPPF (para. 145) requires minerals planning authorities to maintain a landbank of at least 7 years for sand and gravel (10 years for crushed rock), this is calculated using a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options. It is noted that there has been a decline in sales over more recent years, however, the NPPF requires a 10 year average to be used. Imported material does not help to maintain the required landbank. Therefore to develop a plan that relies solely on imported minerals may not comply with the NPPF.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP.</p> <p>As part of the emerging plan consideration will be given to alternative transportation methodologies, however mineral extraction can only take place in areas where mineral deposits are located, therefore, limiting the number of locations that can be considered for allocation through the Minerals and Waste Local Plan.</p>
Ecology and Amenity	<p>Negative impact on local environment</p> <p>Open cast mining may be acceptable if well screened, but that is not possible in this location</p>	<p>Consultation has taken place with Natural England and the Council's Ecologist in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p>
Amenity	<p>Noise impacts are a concern</p> <p>Requirement to ensure good standards of amenity</p>	<p>The NPPF confirms, at paragraph 110, that when planning authorities are preparing plans "the aim should be to minimise pollution and other adverse effects on the local and natural environment".</p>

Site 4: Boot Farm

	<p>are retained for local communities (close to the site and along transportation routes)</p> <p>Cumulative impact of several sites being developed together needs to be considered</p> <p>Environmental Impacts</p> <ul style="list-style-type: none"> • Blast & landscape impacts • Vibration limits required • Impact on landscape character needs to be considered 	<p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF paragraph 143.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Blasting is not required for sand and gravel extraction, and therefore vibration limits are unlikely to be necessary in this regard.</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p>
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Site 4: Boot Farm

		<p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
Landscape and Restoration	<p>Highly visible site on hill.</p> <p>Restoration would be difficult due to gradient</p>	<p>Consultation has taken place with the Council's landscape adviser in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Detailed issues regarding restoration are dealt with at the application stage. The majority of quarries are agricultural land prior to extraction taking place, and they can generally be restored to agricultural land post-extraction.</p> <p>Restoration is a key consideration at the site allocation and planning application stage. A full restoration and after-care plan is likely to be required to accompany any planning application coming forward. A range of restoration solutions will be considered for the site and it is expected that the WBMWLP will set broad restoration objectives for allocated sites.</p>
Highways/ Transport	<p>Excess traffic</p> <p>Impact on footpaths and access to ROW network</p> <p>Road network unsuitable for HGVs</p> <p>Impact on road safety</p> <p>Impact on A340</p>	<p>Consultation has taken place with the Council highways department and transport policy officers regarding the likely traffic impact of each site and these comments will be taken into account as part of the plan-making process.</p> <p>The A340 is designated as a "district access route to key destinations" in the Council's Freight Strategy (November 2014), it is therefore, considered suitable for HGV traffic.</p>

Site 4: Boot Farm

	<p>Access via Able bridge, Brimpton or Back Lane is inadequate</p> <p>Traffic impact</p> <ul style="list-style-type: none"> ○ Development could result in a significant number of HGV movements through rural areas ○ Further info required regarding amount of aggregates to be transported by road ○ TA required as sites come forward to ensure appropriate routes and no impact on road safety ○ Need to consider Policy CN9 (Transport) of the Basingstoke and Deane Adopted Local Plan (2001 – 2029) ○ HGV movements should be limited to the principle route network (A and B roads) ○ Need to work with Hampshire CC regarding Highways impact 	<p>Should the site be allocated a detailed transport assessment would be required to assess the potential traffic impact and setting out any mitigation measures required at the application stage. This would need to include consideration of the routing for vehicles.</p> <p>A right of way runs along the eastern boundary of the site. At the planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p> <p>The site is close to the border with Hampshire and therefore, consideration of the impact on the neighbouring authority's highway network would be required. Cross boundary impacts will be considered through the site selection process, specifically in the SA/SEA as part of plan-making, and TA work as part of any planning application. Through the Duty to Cooperate process cross boundary issues will be addressed. Neighbouring authorities will also be consulted on all stages of the plan-making process.</p>
Historic	Lane End Cottage (grade II listed) is immediately to	Consultation has taken place with the Council's conservation officer,

Site 4: Boot Farm

<p>Environment</p>	<p>the south of the site</p> <p>Wasing Park (Historic Park and Garden) lies to the east of the site</p> <p>Advice should be sort from conservation officer</p> <p>HER should be consulted and archaeological advise sort</p> <p>Need to consider heritage asset/archaeology as part of site selection</p>	<p>archaeological officer, and Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
<p>General</p>	<p>Appears that this site is in Hampshire</p> <p>Cumulative impact alongside sites 3 and 14 – loss of almost all of the countryside between Aldermaston, Aldermaston Wharf and Padworth</p> <p>Potential for cross boundary impacts</p> <p>Understands need for sites, but objects to Boot Farm.</p>	<p>The site is located north of Brimpton Common, within West Berkshire, not in Hampshire</p> <p>The environmental impact of a site proposed for the extraction of sand and gravel / inert infilling will form part of the site allocation process and also the Environmental statement /supporting statements that would be submitted as part of any planning application for the development site.</p> <p>Considerations will include baseline conditions, and also cumulative impacts, in respect of air quality, transport and traffic, and landscape and visual impact. Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p> <p>Where relevant cross boundary impacts will be considered through the site selection process, specifically in SA/SEA as part of plan-making, and TA work as part of any planning application.</p> <p>Through the Duty to Cooperate process cross boundary issues will be</p>

Site 4: Boot Farm

		addressed. Neighbouring authorities will also be consulted on all stages of the plan-making process.
Promoter	<p>Unlikely adequate water to process mineral on site – will need to be processed elsewhere</p> <p>Restoration likely to be back to agriculture at lower level</p>	The site promoter's comments are acknowledged and will be taken into consideration during the ongoing assessment of the site.

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Site 5: Chieveley Services		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>There are adequate supplies outside the AONB which could be utilised</p> <p>No exceptional circumstances for development in AONB</p> <p>Unnecessary as soft sand can be moved by rail from Dorset and unloaded at Theale – this would adequately meet the W. Berks need – approx. 1 additional train a day at Theale</p> <p>No national or local construction industry need for development in AONB</p> <p>Limited yield, would be better to look elsewhere where higher yields could be achieved</p> <p>Volumes quoted in far in excess of what is truly necessary</p> <p>Volumes extracted from the AONB have decreased in recent years (following closure of Old Kiln Farm Quarry). No indication that this has harmed or increased costs to the construction industry.</p> <p>Change in supply of mortar from site-mixed to factory mixed (improved quality, reduced wastage), therefore, less need for local supplies</p> <p>Falling sales of aggregates in recent years, therefore, lower need for aggregates</p> <p>Adequate/cheap resources in Wiltshire and from</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The Council is aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... Areas of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty, ...which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”.</p> <p>Therefore, National Planning Policy makes it clear that, there would have to be exceptional circumstances in order for sites to be allocated within the AONB, or other comparable environmental designations.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p>

	<p>marine dredging</p> <p>falling demand for building sand</p> <p>No policy demand for building sand from within AONB</p>	<p>Calculations on mineral need will include a consideration of a number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>Imported material does not help to maintain the required landbank.</p>
Planning History	<p>Permission to develop part of this site has been rejected.</p> <p>The area has had its fair share of quarrying in last 30 years (Old Kiln Farm, Curridge & Copyhold Farm, Curridge)</p> <p>Planning condition at Old Kiln Farm has not been met – byway 49 has not been reinstated. No further development should take place until these conditions have been met</p> <p>Previous planning appeal dismissed as not exceptional circumstances and no national/local need</p> <p>Objection from Highways Agency on EfW proposal on the same site</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>Minerals can only be worked where they are found, and this as well as other constraints limits where proposals for mineral extraction come forward.</p> <p>Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis that it has been promoted / applied for previously.</p>
Ecology	<p>Impact on biodiversity (deer, birds, bats, great crested newts)</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, and the outcome of this will be taken into account as part of the site selection process.</p>

Site 5: Chieveley Services

	<p>Little information provided on potential effects of sites on environment.</p>	<p>All sites being considered for allocation will be subject to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>All sites being taken forward for development are likely to be required to submit an extended phase 1 habitat survey as part of the planning applications. Where necessary, at the planning application stage an Environmental Impact Assessment (EIA) / supporting statements will be required to consider the potential impact on the environment and set out relevant mitigation measures.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p>
<p>Amenity</p>	<p>Impact on local Riding School/livery which use ROW networks – could negatively impact on business</p> <p>Contrary to Parish Plan – significant concern</p>	<p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account</p>

Site 5: Chieveley Services

	<p>regarding loss of ROWs, especially where some have been diverted and not fully restored</p> <p>Loss of green space</p> <p>Impact on health</p> <p>Noise</p> <p>Impact on Cold Ash Farm breeding sites and home to herd of Exmoor ponies</p> <p>Not close to residential sites</p> <p>Cumulative impact</p>	<p>as part of the site selection process.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can sometimes be provided, the details of which would normally be determined at planning application stage.</p> <p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans "the aim should be to minimise pollution and other adverse effects on the local and natural environment".</p> <p>Paragraph 143 of the NPPF confirms that development plans should "set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
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Site 5: Chieveley Services

		<p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>In regard to the references to loss of open space, to our knowledge, with the exception of the rights of way themselves, the land that has been put forward as part of this submission is privately owned land that can only be accessed with the permission of the landowner. It is however recognised that open land can act as a visual amenity (NPPF pg 54), and the phased working/restoration of the site could ensure that the impact on visual amenity would be minimised as far as possible.</p>
Landscape	<p>Site is within the AONB – not exceptional circumstances</p> <p>Detrimental impact on AONB</p> <p>Impact on landscape for next 20 – 30 years</p> <p>Impact on Long Lane Valley and agricultural countryside landscape</p> <p>Loss of views for approaching traffic.</p> <p>No infill proposed so will be a scar on the landscape forever</p> <p>Disregard for importance of AONB</p>	<p>The Council is aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... Areas of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty, ...which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”. Therefore, National Planning Policy makes it clear that, there would have to be exceptional circumstances in order for sites to be allocated within the AONB, or other comparable environmental designations.</p>

Site 5: Chieveley Services

	<p>Area 8A Hermitage Wooded Commons (LCA) – impact on AONB</p>	<p>Landscape and Visual Assessment work has been carried out for all sites under consideration. This information will be available as part of the preferred options consultation. The outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
Restoration	<p>Marsh Lane hasn't been fully restored since the last excavations which means it isn't suitable for vehicles and pedestrian access</p> <p>Impossible to guarantee restoration and aftercare at earliest opportunity – planning permission can be granted for extensions of time etc.</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This is reflected in paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p> <p>Planning conditions on any planning permission would include a requirement to restore land to a specific afteruse and it is likely that there would be conditional requirements for phased working and restoration.</p>
Highways /Transport	<p>Impact on ROW network – diversions/temporary closure of paths</p> <p>WBC's Definitive Map officer should be consulted.</p>	<p>Consultation has taken place with the Council highways department regarding the likely traffic impact of each site and these comments will be taken into account as part of the plan-making process.</p>

Site 5: Chieveley Services

	<p>Traffic disturbance to the area and local residents unacceptable</p> <p>Impact of HGVs on narrow rural roads Impact on road safety</p> <p>Fishers Lane totally unsuitable for lorries 50mph road</p> <p>ROW Chieveley 49 – diverted around Old Kiln Farm quarry in 1990s, route on the ground has no legal status and no-one is liable for maintenance. Is a well used route for local riding school. Situation with this path needs to be resolved, either by formalising the diversion or by reverting the path to its original route.</p> <p>However, if goes ahead would like to see improvements to ROW network</p> <p>Screening for ROW network required</p> <p>Concerns regarding access to the site around or through the service area</p> <p>Creation of new paths should be considered – this may make quarrying in this location more acceptable</p> <p>15 bad accidents on Long Lane since 2010 and 2 deaths in recent memory</p> <p>Conflict between HGVs and school buses</p> <p>Close to good transport links</p>	<p>Any site being taken forward for allocation will be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>It is noted that the site has good access to the strategic road network (M4/A34).</p> <p>There are a number of rights of way in the vicinity of the site, the impacts upon which will be considered as part of the site selection process. At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>The Council's rights of way team have stated been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can sometimes be provided, the details of which would normally be determined at planning application stage.</p> <p>Alternative sites may be closer to the rail network however, the physical and investment requirements in order to facilitate the loading of sand/gravel onto a train from a mineral extraction site likely mean that this would not be viable considering the relatively short length of time that any of the mineral sites that have been put forward would operate for.</p>
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Site 5: Chieveley Services

	Alternative sites are closer to rail network	
Historic Environment	Site is not close to any designated heritage assets. HER should be consulted to check whether there are any non-scheduled archaeological remains. This then needs to be taken into consideration	<p>Consultation has taken place with the Council's conservation officer and archaeological officer in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
Promoter	<p>Support identification of the site</p> <p>Site is considered appropriate and available for extraction of soft sand</p> <p>Access could come from a number of locations as wider landownership (either from former Chieveley quarry through the services or from the roundabout</p>	The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.

Site 5: Chieveley Services

Site 6: Colthrop Aggregate Processing		
Topic	Summary of Consultation Responses	Council Response
Amenity	<p>Impact on recreation opportunities/rights of way network</p> <p>Noise pollution in this area of beauty</p>	<p>This is an existing mineral processing facility and therefore, should it be allocated, it is unlikely that there would be any further perceivable amenity impact than that which currently results from the operation.</p> <p>The Council's rights of way team and environmental health team have been consulted and the comments received will be used as part of the site assessment process.</p> <p>Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>Paragraph 143 of the NPPF confirms that development plans should "set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining</p>

		<p>subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p>
Water Environment	<p>Impact on flood risk needs to be considered</p> <p>Thatcham Flood form would like WBC (as lead Flood authority) to attend meeting of TFF Steering group to present how flood risks will be managed</p>	<p>The site itself is not within the flood zone, although it is adjacent to the north and east to an area of flood zone 3. As it is an existing facility there is unlikely to be any impact on flood risk in the area.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable' activity. Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable site for this type of development. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Consultation has taken place with the Council's flooding and drainage team as well as the Environment Agency in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p>
Highways/ Transport	<p>Additional traffic would have an adverse impact on residents/local businesses</p> <p>A4 already congested, insufficient capacity for additional traffic</p>	<p>The Council's highways department and transport policy team have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site. This information will be used to assess the initial impact of each site, with further transport</p>

Site 6: Colthrop

	Road safety impact on A4 or at Thatcham Station	<p>assessment work taking place throughout the site assessment/selection process.</p> <p>Any site being taken forward for allocation or new proposals for an existing site will be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p>
Historic Environment	<p>Site is not near any designated heritage assets.</p> <p>HER should be consulted for possible non-scheduled archeologically remains</p> <p>Archaeological remains, if present, should be conserved</p>	<p>Consultation has taken place with the Council's conservation officer and archaeological officer in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p> <p>This is an existing brownfield site and therefore it is very unlikely that there would be any archaeological interest on the site.</p>
General	Seems sensible to retain and expand this facility	It is recognised that this is an existing facility. It is considered unlikely that the site would need to be allocated through the plan to enable works to continue on the site, given that the facility benefits from permanent planning permission.

Site 7: Cowpond Piece		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Site is unnecessary as sharp sand and gravel can be moved by rail from established wharves in Theale estuary and unloaded at Theale. Additional 1 train per day.</p> <p>Suitable secondary aggregate (china Clay sand) is available in Cornwell and already transported to East London, it could supply W. Berks, which is closer to its source.</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p> <p>Calculations on mineral need will include a consideration of a number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices.</p>
Landscape	Extraction at other sites have obliterated the landscape – this should be considered before looking	Landscape and Visual Assessment work has been carried out for all sites under consideration. This information will be available as part of

Site 7: Cowpond Piece

	at new sites.	<p>the preferred options consultation. The outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) / supporting statements which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
Restoration	<p>Concerns that infill is not proposed, rather lake or lower level restoration – would prefer the site to be returned to a similar state as it is in now.</p> <p>Tree planting and commercial forestry proves low impact minerals to meet needs to West Berkshire for years to come</p>	<p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area. Restoration to a water body could only be achievable if the void was clay lined as the water table would not be sufficiently high.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities for biodiversity and ecological gains and improvements.</p> <p>Infilling is not proposed for this site. Through the consultation the site promoter has indicated that the current commercial forestry use is important and restoration to forestry at a lower level in line with guidance from the Forestry Commission would be proposed.</p>
Ecology	Negative impact on environment and wildlife	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p>

Site 7: Cowpond Piece

		<p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p>
Amenity	Area is currently used as public amenity space	<p>There are a number of permitted paths within Cowpond Piece, however these are not Public Rights of Way and they are there at the landowner's discretion.</p> <p>It may be that phased working of the site would allow some of the permitted paths to continue to be used throughout the period of working. It may also be possible to divert some of the permitted paths during extraction. This would be dependent on cooperation of the landowner and details of the planning application that were submitted.</p> <p>It should be noted that although there are permitted paths which cross the site, the land that has been put forward is privately owned and can only be accessed with the permission of the landowner. It is recognised that open land can act as a visual amenity (NPPF pg 54) however, and the phased working/restoration of the site would ensure that the impact on visual amenity would be minimised as far as</p>

Site 7: Cowpond Piece

		possible.
Water Environment	Area prone to flooding	Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.' Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.
Highways	Access should come from Camp Road, not Island Farm Road to reduce neighbour disturbance	<p>The site promoter is indicating that access will be onto Camp Road, and that this would be able to accommodate mineral traffic.</p> <p>The Council's highways department and transport policy team have been consulted on all the sites and the outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p>
Historic Environment	<p>Scheduled monument of round barrow at Ufton Nervet 190m SW of Island Farm Cottage lies just to the north of the site.</p> <p>HER should be consulted for non-scheduled archaeological remains</p> <p>Any archaeological remains should be conserved</p> <p>Significant archaeological interest in this area</p>	<p>Consultation has taken place with the Council's conservation officer and archaeological officer in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>

Site 7: Cowpond Piece

<p>General</p>	<p>Sustainable site</p> <p>Poor quality land – no loss to agriculture</p> <p>Extraction at other sites have obliterated the landscape – this should be considered before looking at new sites.</p> <p>Pangbourne pipe from AWE runs through this area.</p> <p>Area is already used for mineral/gravel extraction – development was not welcome, was difficult to see how it could not be viable</p>	<p>Support for the site is acknowledged.</p> <p>The grade of agricultural land would be factored into the assessment of the suitability of the site, however with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p> <p>It is noted that there is also a range of other underground, and over ground, infrastructure in West Berkshire, such as gas pipelines, electricity lines and the pipelines associated with the AWE sites. The implications of such infrastructure will be a consideration when assessing the proposed site allocations Detailed consideration of the location of the pipeline would take place at planning application stage should the site be allocated for development.</p> <p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p>
<p>Promoter</p>	<p>Support identification of this site</p> <p>Good replacement to the supply from nearby Mortimer Quarry</p> <p>Access proposed onto Camp Road – good width and alignment to accommodate mineral traffic</p> <p>Current commercial forestry is important land use and restoration to forestry use at lower level following good practice guide from the Forestry Commission</p> <p>Appropriate protections can be designed into the</p>	<p>The site promoter’s comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 7: Cowpond Piece

	proposals to ensure no unacceptable impact on Estate owned property in south of area	
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Site 7: Cowpond Piece

Site 8: Firlands		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Site is unnecessary as sharp sand and gravel can be moved by rail from established wharves in Theale estuary and unloaded at Theale. Additional 1 train per day.</p> <p>Suitable secondary aggregate (china Clay sand) is available in Cornwell and already transported to East London, it could supply W. Berks, which is closer to its source.</p>	<p>The NPPF (para. 145) requires minerals planning authorities to maintain a landbank of at least 7 years for sand and gravel (10 years for crushed rock), and this is calculated using a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options. It is noted that there has been a decline in sales over more recent years, however, the NPPF requires a 10 year average to be used. Imported material does not help to maintain the required landbank.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>As part of the emerging plan consideration will be given to alternative transportation methodologies, however mineral extraction can only take place in areas where mineral deposits are located, therefore, limiting the number of locations that can be considered for allocation through the Minerals and Waste Local Plan.</p>
Amenity	<p>Burghfield Common already has 90+ houses going up on Firlands Farm. Mineral extraction will cause more disruption</p> <p>Noise</p> <p>Screening with hedges should be considered for all</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”. This would take existing and consented development into account.</p> <p>Paragraph 143 of the NPPF confirms that development plans should</p>

	<p>local rights of way</p> <p>Site is too close to residential properties and schools</p> <p>Proximity of site to new development makes it unsuitable</p>	<p>“set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
<p>Landscape</p>	<p>Loss of fields/countryside</p> <p>Site visible from Island Farm Road</p> <p>Rural site</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS)</p> <p>Landscape Assessment work has been carried out for all sites under consideration. This information will be available as part of the</p>

Site 8: Firlands

		<p>preferred options consultation the outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) / supporting documents which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
Restoration	<p>No restoration plans</p> <p>Restoration to agriculture or forestry should be binding</p>	<p>No information has been provided on the restoration scheme for the site, however it is anticipated that it will be restored to agriculture or forestry. The type of restoration likely to be suitable on the site would be considered during the site selection process, and these broad principles would likely be set out as policy in the 'Preferred Sites' section of MWLP, should this site be allocated.</p>
Highways/ Transport	<p>Increased traffic congestion</p> <p>ROW network</p> <ul style="list-style-type: none"> ○ ROW runs along border of site – a physical barrier should separate the ROW from the site ○ Where access roads cross ROWs, gates should be installed at either end of ROW ○ During restoration new footpaths should be considered <p>Increased pollution and traffic noise</p> <p>Road safety impacts on children walking to school</p> <p>Island Farm road/Hollybush Lane unsuitable for HGV traffic or increased traffic volumes</p>	<p>The Council's highways department and public rights of way officers have been consulted on all the sites regarding the likely traffic impact including access issues. The outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment/Statement at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. The Council's rights of way team has been consulted and the comments received will be used as part of the site assessment process.</p>

Site 8: Firlands

	<p>Junction of Island Farm Road and Padworth Road is unsighted onto 60mph road. Alternative route via Ufton Nerve is also unsuitable</p> <p>Access is a big concern</p> <p>Island Farm Road is narrow, access onto A340 dangerous for lorries</p> <p>Lorries would need to go through Ufton Nerve which would be disruptive to residents</p>	<p>At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process.</p>
Historic Environment	<p>No designated heritage assets</p> <p>HER should be consulted for possible non-scheduled archaeological remains</p> <p>Any archaeological remains should be conserved</p>	<p>Consultation has taken place with the Council's conservation officer and archaeological officer in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
General	<p>During appeal for Firlands housing site the appellant stated the site was not suitable for extraction</p>	<p>The site has been promoted for consideration for mineral extraction. It is underlain by River Terrace Deposits of sand and gravel.</p>

Site 9: Gravel Pit Farm		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Adequate sites outside the AONB for extraction</p> <p>Extraction unnecessary. Sharp Sand and Gravel can be moved by rail from established wharves in the Thames Estuary. Approx 1 additional train per day. Secondary aggregate (China Clay sand) could be imported from Cornwell – is already moved to East London. West Berkshire is closer to the source.</p>	<p>The Council is aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... Areas of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty, ...which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”.</p> <p>Therefore, National planning policy makes it clear that, there would have to be exceptional circumstances in order for sites to be allocated within the AONB, or other comparable environmental designations.</p> <p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p>

		<p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. Calculations on mineral need will include a consideration of a number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices.</p>
<p>Planning History</p>	<p>Previous application refused due to presence in AONB and gravel type did not suit the tiles manufacturing qualities</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis that it has been promoted / applied for previously.</p>
<p>Ecology</p>	<p>Impact on biodiversity (Red Kites)</p> <p>Impact on water quality following restoration with waste</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, and the outcome of this will be taken into account as part of the site selection process. All sites being taken forward for development are likely to be required to submit an extended phase 1 habitat survey as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and</p>

		<p>reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>
Amenity	<p>Noise impact on Beenham Village and surrounding area</p> <p>Concerns over Air quality impacts and Dust</p> <p>Impact on residential properties to 3 sides of the site</p> <p>Will change the local area from a small village to an area of mine workings with heavy machinery and HGVs</p> <p>Light pollution, especially in winter</p>	<p>The NPPF confirms, at paragraph 110, that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining</p>

	<p>Impact on cultural and rural way of life in Beenham</p> <p>Cumulative impact – resultant residential island surrounded by industrial activity.</p> <p>Concerns relating to noise, dust, working hours, restoration, highways cleaning and flood prevention</p>	<p>subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p>
Landscape	<p>Site is in the AONB</p> <p>Negative impact on landscape and visual attraction of the area</p> <p>Already a number of mineral/waste sites in the area</p>	<p>The Council are aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... area of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving</p>

<p>(Grundons site, Marley Site, A4 Recycling, current extraction) plus some industrial units impacting negatively on the AONB – should not allow more “industry” in this area of AONB</p> <p>Potential to impact on a number of mature trees.</p> <p>Object to inclusion of the site due to location in AONB</p> <p>Contrary to many other sites located to the south of the A4, outside the AONB</p>	<p>landscape and scenic beauty in..... Areas of Outstanding Natural Beauty,which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”.</p> <p>Therefore, National planning policy makes it clear that, there would have to be exceptional circumstances whereby the emerging plan actively allocates sites within the AONB, or other comparable environmental designations.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS).</p> <p>Landscape Assessment work has been carried out for all sites under consideration. This information will be available as part of the preferred options consultation the outcome of this will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) / supporting documents which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
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Site 9: Gravel Pit Farm

<p>Restoration</p>	<p>No explanation as what inert materials are – could it be asbestos or other toxic waste?</p> <p>Smell of waste to be used to infill the void</p> <p>Could effectively end up living opposite a waste tip</p> <p>No indication of how the site would be restored to agriculture or whether this can be achieved</p> <p>Life of operation appears excessive – inappropriate for AONB</p> <p>Consideration of new ROWs as part of restoration scheme.</p> <p>Conditions applied should be adhered to throughout the life of the extract works and the site should be fully restored.</p>	<p>Inert waste is waste which is neither chemically or biologically reactive and will not decompose. It is likely to be construction, demolition and excavation waste. Examples of materials would be concrete, road planings, soils, clays and silt. It is unlikely that there would be an odour impact associated with the deposit of these types of materials. It is not proposed that the site would be used as a general waste facility.</p> <p>In general terms the infilling of mineral voids with inert fill material is commonplace and allows land to be brought back up to level for a beneficial afteruse (such as agriculture). Details of the restoration of the site will be considered as part of the site assessment process and details provided as part of the preferred options should the site be taken forward for allocation. The site promoter has indicated that the site would be restored using imported inert material and returned to agriculture with some biodiversity interest.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. The Council's rights of way team has been consulted and the comments received will be used as part of the site assessment process.</p> <p>At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
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<p>Water Environment</p>	<p>Properties in this area flooded in 2007</p> <p>Disruption to the land will increase flood risk to properties impacting on the value of the properties</p> <p>Potential to increase flood risk on the A4</p> <p>Impact on natural water table, impact on future flood risk – who would take responsibility.</p> <p>Surface water management issues – impact on flood risk.</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>The site is not located in a flood zone, although part of the site is within a surface water flood risk area.</p> <p>Sand and gravel workings are considered 'water-compatible development'. Therefore, the presence of flood risk area on a site does not automatically mean that would not be a suitable location for extraction.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that "For landfill or land-raising, geological conditions and the behaviour of</p>

		<p>surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>Any issues concerning ground and/or surface water flooding will also need to be given consideration as the application stage and assessed by the Council’s Drainage Team and the Environment Agency, as appropriate. Both of these parties have been consulted on all the sites submitted and the outcome of these consultations will inform the development of the emerging plan.</p>
<p>Highways/ Transport</p>	<p>Issues associated with additional traffic movements on A4</p> <p>Impact on ROW network – where routes are impacted, they should be retained/diverted and separated by a physical barrier</p> <p>Where ROWs cross an access road, each end of the ROW should be gated</p> <p>Noise/visual impact on users of ROWs should be considered and screening provided</p> <p>No clear access location identified</p> <p>40 additional vehicles a day from Cods Hill would impact on road safety at an already dangerous junction</p>	<p>The Council’s highways department and PROW officers, together with transport policy officers have been consulted on all the sites and the outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment at the planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>There are a number of rights of way in the vicinity of the site, the impacts upon which will be considered as part of the site selection process. At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there</p>

Site 9: Gravel Pit Farm

	<p>All potential access problems would pose significant problems</p> <p>A340 is unsuitable for HGV traffic</p> <p>Pressure on single land canal bridge</p> <p>Road Safety for pedestrians/cyclists</p> <p>30pmh speed limit should be imposed along A4 between Woolhampton and Padworth</p> <p>Good road network – good site for extraction</p>	<p>would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>Specific details regarding diversions to rights of way are generally dealt with by the Council’s rights of way team at planning application stage.</p> <p>Details regarding access will be considered as part of the site assessment process and these details will be published as part of the preferred options consultation should the site be proposed for allocation.</p> <p>The Council’s freight strategy sets out the routes that are recommended for freight. This includes the A340 through Aldermaston which is considered to be a “district access route to key destinations”. Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along this route though the village of Aldermaston as well as along the A4.</p> <p>The changing of speed limits on an A-road is outside the remit of the MWLP.</p>
<p>Historic Environment</p>	<p>Impact on the gates at former entrance to Elstree School – now access to Hampton House and Middle Lodge – grade II listed. Directly opposite site.</p> <p>Heritage assessment and archaeological desk based study would be required</p> <p>Further archaeological works can take place and mitigation can potentially be provided – but this has not been assessed and development will ultimately</p>	<p>Consultation has taken place with the Council’s conservation officer and archaeological officer as well as Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require</p>

	<p>lead to significant harm.</p> <p>Grade II listed mile stone located on the A4 adjacent to the southern boundary of the site. This should be retained</p>	<p>developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
Other	<p>High grade agricultural land (grade 2/3)</p> <p>Unaware of proposal when moved to property a year ago</p> <p>Impact on property value</p> <p>Oil pipeline runs along the site – if disrupted could lead to local catastrophe</p>	<p>The grade of agricultural land would be factored into the assessment of the suitability of the site through the SA/SEA process, however with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p> <p>At this stage the site has been put forward by the promoter as a potential Preferred Area in the emerging MWLP. No decision has been made about its inclusion in the emerging MWLP and no planning application has been submitted for the site's development.</p> <p>Property values are not a material consideration in planning terms and are therefore outside the remit of the Minerals and Waste Local Plan.</p> <p>Consultation has taken place with CHL Pipeline who has stated that a 6m easement would be required. Detailed consideration of the location of the pipeline would take place at planning application stage should one be submitted.</p>
General	<p>Site will not meet the suitability/adequate controlled required by point 1.4 in the Minerals and Waste Local Plan</p>	<p>Paragraph 1.4 of this consultation made reference to the location of minerals and waste development in suitable locations with adequate controls. The intention of the site assessment process and subsequent planning application process is specifically to achieve this.</p>
Promoter	<p>Support for identification of the site</p> <p>Owned by Marley Eternit as a strategic reserve to</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

	<p>maintain supply of minerals of production of concrete roof tiles.</p> <p>Minerals will be fully processed on the factory site for use in manufacturing process</p> <p>Silt will be returned to site as part of restoration using imported inert material and returned to agriculture with some biodiversity</p>	
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Site 10: Land off Spring Lane		
Topic	Summary of Consultation Responses	Council Response
Need	<p>No need for extraction in West Berkshire – can be imported from Thames Estuary using rail depot at Theale – 1 additional train per day</p> <p>Secondary aggregates (china clay sand) could be imported from Cornwell. Already transported by rail to East London.</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF</p>
Amenity	<p>Impact on residential properties on Spring Lane and Rag Hill</p> <p>Concerns over Noise and dust / air quality</p> <p>Long history of mineral extraction in this area, with poor history of restoration – if other sites are available that would cause less damage to established communities they should be preferred.</p> <p>Impact on amenity when using ROW network</p> <p>Impact on ROW network (3 paths cross the site)</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining</p>

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	<p>Neighbouring properties little more than 30ft from the site</p> <p>Impact on quality of life</p> <p>Disturbance already occurred due to recent gravel extraction at Rag Hill</p> <p>Impact on water quality</p> <p>Shorter extraction period then elsewhere</p> <p>Impact on residents of Spring Lane</p> <p>Vibration impacts on amenity – suitable vibration limits should be considered</p>	<p>subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council's Environmental Health Officers and the Environment Agent in respect of the promoted sites, the outcome of these consultations will be taken into account as part of the site selection process</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>The extraction period given in the consultation document is that proposed by the site promoter. However, it is noted in the document that a 10 year extraction period is considered likely to be more realistic. The extraction period will be considered as part of the site assessment work in preparation for the Preferred Options.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment</p>
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		<p>process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>Blasting is not undertaken as part of sand and gravel extraction and therefore it is unlikely that controls on vibration would be necessary.</p>
Ecology	<p>Impact on wildlife (deer, badgers, stoats, fox, rabbits, insects)</p> <p>Impact on Local Wildlife areas – Jacobs Gully would be surrounded by gravel extraction. Jacob’s Spinney and Black Pightle area also close to the site. 3 of 8 designated Local Wildlife Areas in Aldermaston Parish.</p> <p>Loss of wild flowers</p>	<p>Consultation has taken place with the Council’s ecologist and Natural England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development will be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>All sites being considered for allocation are being subject to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Sites being taken forward for allocation will be required to carry out an Extended Phase 1 Habitat Survey, and where necessary, an</p>

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		<p>Environmental Impact Assessment (EIA) to consider the potential impact on the environment and set out relevant mitigation measures at the planning application stage.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p>
Landscape	<p>Site would be visible from across the valley</p> <p>Loss of agricultural land</p> <p>Impact on landscape character of the area</p> <p>Landscape impacts should be identified and considered to ensure no direct adverse impacts on landscape character/visual amenity (Policy EM1 of</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS).</p> <p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into</p>

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	<p>adopted Local Plan)</p>	<p>account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA), which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p> <p>The grade of agricultural land would be factored into the assessment of the suitability of the site through the SA/SEA process, however with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p>
<p>Water Environment</p>	<p>Impact on Jacob's Gully</p> <p>Spring Lane is prone to flooding – lane and properties flooded in 2007</p> <p>Natural spring at the top of the lane, is difficult to control and drain</p> <p>Change in ground levels could impact on local water courses</p> <p>Much of the area is in the flood plain</p> <p>If increased flood risk, who would underwrite/cover insurance costs?</p> <p>Site on a hill so would not lead to extra worry of flooding.</p> <p>Impact on existing water courses</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>The site is not within a flood zone, although there are small areas of surface water flood risk to the south and north of the site.</p> <p>Sand and gravel workings are considered 'water-compatible development', and therefore the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction.</p> <p>In general terms landfill is considered to be 'more vulnerable development' and therefore, is not permitted in the functional flood plain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these</p>

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		<p>sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable pollution and that there would be a reduction in flood risk.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>Any issues concerning ground and/or surface water flooding will also need to be given consideration as the application stage and assessed by the Council’s Drainage Team and the Environment Agency, as appropriate. Both of these parties have been consulted on all the sites submitted and the outcome of these consultations will inform the development of the emerging plan.</p>
<p>Highways/ Transport</p>	<p>Poor access for HGVs</p> <p>Spring Lane/A340 junction is dangerous as on a blind bend. The access gate is at site of ancient dew pond – which should have been preserved</p> <p>Impact on traffic and on single lane canal bridge, single track roads, two HGVs are unable to pass each other.</p>	<p>The Council’s highways department and transport policy team have been consulted on all the sites and the outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment/Statement at planning application stage which will consider the potential impacts on the highway network and set out</p>

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<p>Impact on HGVs on local roads – destruction of road edges and mud on roads.</p> <p>Impact on road safety for pedestrians/cyclists/horse riders</p> <p>Impact on ROW – footpath crosses the site. No obvious diversion route.</p> <p>Existing concerns regarding speeding traffic/Road Safety – worsen with additional traffic and HGVs.</p> <p>Alternative haul routes would require long distances across watercourses and footpaths – not likely to be feasible all year round</p> <p>Impact on footpath between Aldermaston Wharf and Aldermaston Village - considered a safe walking route to school.</p> <p>Poor road quality – suffered from constructing of Padworth recycling centre and work to railway line and bridges.</p> <p>Closer to “better” roads than Padworth Park.</p> <p>New site on Berkshire/Hampshire Boarder (Welshmans Road) due to commence 2016/17. This would create further HGV movements in the area.</p> <p>Site is close, but not adjacent to the canal.</p> <p>Some potential for canal transport, subject to</p>	<p>relevant mitigation measures.</p> <p>WBC is willing, and actively cooperates with neighbouring authorities throughout the plan making process on any relevant, strategic issues.</p> <p>The Council’s freight strategy sets out the routes that are recommended for freight. This includes the A340 through Aldermaston which is considered to be a “district access route to key destinations”. Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along this route.</p> <p>There are a number of rights of way in the vicinity of the site, the impacts upon which will be considered as part of the site selection process. At planning application stage, public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site. The Council’s rights of way team has been consulted and the comments received will be used as part of the site assessment process.</p> <p>Existing and consented development would be taken into consideration when assessing the impact of the development of a minerals/waste site. This would be addressed through the site selection process and also (in more detail) at the planning application stage.</p>
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<p>economics, and the end location of material/processing facilities</p> <p>This could help to reduce the impact on the road network</p> <p>Implications of haul routes would need to be carefully considered to ensure no negative impact on character of the waterway, infrastructure or boaters who could be impacted by more frequent bridge openings.</p> <p>Access to the anticipated development of 227 dwellings at Aldermaston Court is opposite Spring Lane – increase in road safety issues.</p> <p>Impact on traffic through Aldermaston Village and over lifting bridge at Aldermaston Wharf</p> <p>Traffic issues relating to the operation of the site – HGV movements cross boundary on rural roads. TA should be carried out for sites to ensure no inappropriate use of roads not compromise to road safety in line with policy CN9 of the Basingstoke and Deane Local Plan</p> <p>Contact should be made with Hampshire CC as Highway Authority</p> <p>Understand job creation as a result, but don't have the infrastructure to support it</p> <p>Construction of significant new houses, local schools are already not able to cope and we are still being told that more houses are needed. This would add to</p>	<p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However the feasibility of this would depend on a range of factors including land ownership, economics, and where the material would be transported to.</p>
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	number of vehicles using local roads, in addition to extra lorries from this development	
Restoration	<p>No confidence in sympathetic/timely restoration</p> <p>Rag Hill/Padworth Common has not been restored – Grundons extracted significantly more material to greater depth than licensed. Resulted in flooding of fields and additional in-fill material not authorised. Substantial visual/environmental impact</p>	<p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority’s policy towards operations at mineral and waste sites. This aligns with paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p>
Historic Environment	<p>Impact on Upper Church Farm listed building</p> <p>Grade ii* Aldermaston Court registered Historic Park and Garden SW of site – advice from conservation offices should be sought on likely impact on registered park and garden.</p> <p>HER should be consulted for possible non-scheduled archaeological remains and advice of Archaeological Advisor sought.</p> <p>Site assessment/policy criteria need to consider setting of park and garden and any archaeological remains</p>	<p>Consultation has taken place with the Council’s conservation officer, archaeological officer, and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
General	<p>Cumulative impacts – number of sites identified within short distance of Padworth, Aldermaston, Brimpton, Beenham, Midgham, Thatcham</p> <p>Proposed sites 3, 10, 14 would in effect create one vast site</p> <p>Cumulative impact should be considered – a phasing</p>	<p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining</p>

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	<p>plan should be considered and detailed timetable for delivery</p> <p>Potential development at Aldermaston Manor (227 dwellings) will itself create additional traffic which needs to be taken into account when considering this site</p> <p>How would revenue generated by re-invested?</p> <p>Site is within close proximity to borough boundary</p> <p>Potential cross boundary impacts should be considered as part of the site selection process, informed by SA/SEA</p>	<p>subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>Existing and consented development would be taken into consideration when assessing the impact of the development of a minerals/waste site. This would be addressed through the site selection process and also (in more detail) at the planning application stage.</p> <p>Private companies extract minerals, therefore other than business rates, the use of profits is a decision for individual companies operating the sites.</p> <p>WBC is willing to cooperate with neighbouring authorities throughout the plan making process on any relevant, strategic issues.</p>
<p>Promoter</p>	<p>This area is an ideal location for a processing 'hub' for minerals in this central part of the Kennet Valley</p> <p>Links to canal/river/road network</p> <p>Mineral can be transported across Padworth Park (subject to suitable agreements) to be processed at the Frouds Lane/A340 site.</p> <p>Phased extraction of the large mineral reserves in the locality</p> <p>Reduced cumulative impacts</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

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Site 11: Long Lane		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Sales of aggregates in W. Berks falling consistently over recent years – 3 year average figure should be used for need (not 10 year average). This reduces the new reserve requirement to less than 1.9m tonnes (from 6m tonnes).</p> <p>NPPG states mineral planning authorities should also look at average sales over the previous 3 years to identify the general trend of demand.</p> <p>Majority of soft sand is currently imported (marine sand, neighbouring authorities)</p> <p>Demand for soft sand has reduced due to growth in use of factory produced mortar which is more consistent and quality controlled</p> <p>Unnecessary as soft sand can be imported by rail from established sources in Dorset. Approx 1 additional train per day at Theale depot</p> <p>No exceptional circumstances to justify extraction in AONB (no economic/local construction requirement)</p> <p>Low yield from this site, other sites able to provide more than required supply</p> <p>Accept there is some need for extra soft sand sites in W. Berks as most supplies come from neighbouring authorities</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel. This is calculated using a rolling average of 10 years sales data and other relevant local information as well as an assessment of all supply options. It is noted that there has been a decline in sales over more recent years, however, the NPPF requires a 10 year average to be used. Imported material does not help to maintain the required landbank.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>Reference has been made to using the 3 year sales average as a basis for establishing a lower primary aggregate demand figure for plan-making. The NPPG states (ref ID 27-064-20140306) that Mineral Planning Authorities should [as well as the 10 year average] look at average sales over the previous three years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply. Rather than an indicator for the purposes of considering whether supply should be decreased, the guidance clearly states that the 3 year average can be used as an indicator for the purposes of considering whether supply should be</p>

<p>Existing imports from Oxfordshire/Buckinghamshire are more than adequate to maintain West Berks needs</p> <p>Business position/case appears unfounded</p> <p>Quarrying down to and beyond 6.5m will put unacceptable strain of the stability of the land and could result in land slips at Cold Ash Farm</p> <p>Need calculations</p> <ul style="list-style-type: none"> ○ 10 year average shows need for 9,088,025 tonnes (based on average of 363,521 tpa) ○ 3 year average shows need for 4,960,050 tonnes (based on average of 198,402 tpa) ○ 2014 baseline shows need for 3,995,775 tonnes (based on 159,831 tpa) ○ 2012 – 2014 – average 505 dwellings build per year, broadly in line with target of 525 pa to be built over next 10 years ○ No evidence of increase demand for material – 3 year average significantly lower than 10 year average ○ Identified sites 14.7m tones, of which 12 m tonnes is outside the AONB or setting of AONB which would supply twice the balance of what is required (based on 10 year average) <p>Landbank</p> <ul style="list-style-type: none"> ○ 2015 LAA describes further need for sand and gravel as a single figure – this is considered acceptable ○ Continues to be confusion in relation to the terms soft sand and sharp sand – products of 	<p>increased.</p> <p>The site is in private ownership and is being promoted for development. It is considered unlikely that the site would be promoted by an operator unless it was considered by the operator that it would be a viable proposal.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. Calculations on mineral need will include a consideration of a number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p> <p>The terms ‘soft sand’ and ‘sharp sand and gravel’ are used in the aggregates monitoring reports published by the Aggregates Working Party for the South East, and these terms were also used throughout</p>
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	<p>building sand and concreting sand. Inaccurate deterministic conclusion that soft sand equals building sand and sharp sand equals concreting sand – implying that they cannot be substituted on for the other and leading to possible unnecessary assumptions as to the need for a soft sand landbank and allocation for extraction of soft sand in future planning documents</p> <ul style="list-style-type: none"> ○ Methodology of a single landbank is correct for assessing the historic position and future demands and allocations. Range of resources in west berks (inc. Lambeth Group – Reading Beds, Bagshot Beds, drift deposits) – sand can be provided from both type of resource (bedrock and drift material) ○ Largest end use of bedrock sand deposits has been to supply concreting sand. Contrary to the perception of WBC. Most production from Copyhold Farm (Lambeth group and soft sand in WBC parlance) has gone to Marley Tile at Beenham as concreting sand – not a soft sand use. Sales of concreting sand from Old Kiln Farm, the only other soft sand unit in West Berks. Concerns over future supply from Copyhold Farm mean that Marley Tiles are now using supplies from a valley gravel deposit at Lower Farm, Wasing. ○ Highly misleading for WBC to continue to use terms and deterministic relationship of soft sand and sharp sand. Archaic use of terms is contrary to relevant BS EN specifications and contrary to data collected by ONS and contrary to the actual end use of the sand resources in 	<p>the RMLP for Berkshire. The PPG does not refer to ‘sharp sand and gravel’, but distinguishes between ‘soft sand’ and ‘sand and gravel’. Therefore the Authority disagrees that the uses of these terms are erroneous or misleading.</p> <p>NPPF para 142 states, minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs.</p>
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	<p>WBC. Terms soft sand and sharp sand have no technical basis in the production and use of sand aggregates</p> <ul style="list-style-type: none"> ○ This has arise because of the historic, but inaccurate provision in the out of date (but only current) mineral policy which suggests there might be a case for allocations and extraction of soft sand. Implication that WBC might erroneously seek to continue such a policy in the developing site selection process. ○ There are a number of different resources of sand and gravel in WBC but such reserves cannot be separated by end use and markets are shared. ○ If WBC wish to discuss end use suitability of sand resources they should refer to building sand and concreting sand 	
<p>Planning History / existing sites</p>	<p>3 applications within 2km of this site have been refused on basic of unsatisfactory road network. Allocation of this site would set a precedent for future development</p> <p>Area has had a number of quarry sites over recent years (Old Kiln Farm, Curridge quarry Copyhold Farm). Time for the area to be free from quarrying</p> <p>Council previously refused proposals for quarry at Old Kiln Farm (upheld on appeal), inconceivable that the Council is wasting time/resources considering these plans again</p> <p>Previous applications near Craven Farm were</p>	<p>Mineral extraction can only take place where the relevant reserves are located, and this why there may appear to be ‘concentrations’ of mineral extraction sites in spatial terms.</p> <p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority’s policy towards operations at mineral and waste sites. This aligns with paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals sites within the NPPG.</p>

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	<p>declined and restricted to non-commercial use due to visual prominence and access that would affect the flow and safety of traffic</p> <p>Inadequate enforcement of planning conditions</p> <p>Grundon have poor track record of complying with planning conditions (Old Kiln Farm should have been returned to agriculture and woodland by April 2010)</p>	<p>The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p> <p>Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis of decisions made on other applications in a locality.</p>
Ecology	<p>Impact on wildlife (bats, birds, deer, mice, voles, badgers, great crested newts, egret)</p> <p>SSSI - 250m to the north of the site. Surrounding area also similar characteristics to SSSI</p> <p>Fields are regularly used for manoeuvring farm machinery and livestock</p> <p>Stream runs through the site</p> <p>Impact on mature trees</p> <p>Concerns regarding the stability of the field. Bore hole data indicates that sand levels are deeper in the higher ground</p> <p>Noise/vibration/Dust could impact on health and ecology</p> <p>Impact on ecology, SSSI should remain undisturbed</p> <p>SSSI adjacent to the site – would be destroyed by quarrying</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>The site is currently used for agricultural purposes, and this use would be temporarily forfeited during the working of the site, however with appropriate restoration the land would be returned to an agricultural afteruse.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p>

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	<p>Severe ecological impact on local wildlife and protected species. Severe ecological impacts on wildlife inc. protected species of Badger, bats and great crested newts</p> <p>Cold Ash Farm is a breeding site for Exmoor Ponies (second highest category of Endangered Rare Breeds)</p>	<p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The presence of the SSSI is noted and means that there will need to be consideration of the hydrology of the site and whether there would be likely to be any impact on the SSSI.</p> <p>CS12 is supportive of equestrian activities and related development, and it is recognised that these are important for the rural economy in West Berkshire. Exmoor Ponies are understood to be designated an “endangered breed” (as defined by the Rare Breeds Survival Trust) and classed as “threatened” by the Livestock Conservancy. They are not a protected species in the terms of the Conservation of Habitats and Species Regulations 2010.</p>
Amenity	Impact on local community	The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other

<p>Impact on general amenity of the area for walking/cycling etc.</p> <p>Noise Vibration Dust</p> <ul style="list-style-type: none"> ○ Infestation of dust in homes ○ Recreational use of gardens would be restricted (especially for daily washing related activities) ○ Local school in close proximity ○ Health issues to those with breathing problems <p>Danger of impacting on stability of neighbouring properties</p> <p>Abatement measures are likely to be ineffective (bunds/water sprays) given requirements and meteorological conditions</p> <p>Impact on those wishing to work from home (noise/dust)</p> <p>Impact on personal health</p> <p>Long term impact – 12 years</p> <p>School located adjacent to the site – will impact on health of children</p> <p>Local beauty spot used by walkers, horse riders, cyclists</p>	<p>adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agent in respect of the promoted sites, and the outcome of these consultations will be taken into account as part of the site selection process</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>Reference has been made to negative impacts in terms of odour, however the extraction of sand would not itself result in such impacts.</p> <p>Reference has been made to a potential loss in property values as a</p>
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	<p>Visual impact for neighbouring properties and local community using local routes/footpaths</p> <p>Boundary treatment will create an unnatural visual impact</p> <p>Cumulative impact of other sites in parish/locality</p> <p>Visual, noise, vibration, air pollution would be unacceptable and impact on quality of life and health</p> <p>Other routes all pass through small villages – impacting on quality of life/health</p> <p>One of the fields proposed has a major Thames Water installation feeding water to/from the village of Cold Ash</p> <p>Loss of visual amenity, noise, vibrations, loss of leisure amenity, increased risks to road users (walking, cycling etc).</p> <p>Impact on ROW network</p>	<p>result of allocating this site for mineral extraction. The potential for a reduction in property values is not a material planning consideration and so is outside the remit of the MWLP.</p> <p>The Council’s rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted on by the development of a site, diversions or new routes could potentially be provided, the details of which would be determined at the planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site. Thames Water has been consulted on these sites and they will continue to be involved throughout the plan-making process.</p>
Landscape	<p>Adjacent to, but in the setting of AONB</p> <p>The proposal is irresponsible and not an option in this beautiful and tranquil part of Berkshire</p> <p>No exceptional circumstances – extraction from AONB would be to supply areas outside AONB</p> <p>Impact on Long Lane Valley and landscape</p>	<p>The Council are aware of the policies of the NPPF in relation to mineral extraction in the AONB. Paragraph 144 states that “as far as is practical, provide for the maintenance of land banks...from outside... area of Outstanding Natural Beauty”. Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty, ...which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on</p>

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<p>If bunding proposed this will need to be 5 – 10m high and 100m+ long and will create a completely unnatural visual impact</p> <p>Impact on peaceful farming nature of the area</p> <p>Loss of agricultural land</p> <p>Development in AONB should conserve and enhance the beauty and landscape character, development resulting in negative impacts should not be supported</p> <p>Loss of rural buffer between Newbury and Hermitage</p> <p>Wessex Downs Position statement (2012) should be taken into account</p> <p>Visual impact on properties overlooking the site and local view points</p> <p>Impact on agricultural countryside landscape in transition to AONB</p> <p>AONB position statement (2012) states a need to ensure development in transition zone setting of the AONB ensures conservation and enhancement of the beauty and landscape character of the AONB</p> <p>Not supported by NPPF 144(6)</p> <p>Site at base of Cold Ash ridge, close to AONB, important part of local landscape character and can be viewed from Cold Ash Village</p>	<p>to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”</p> <p>Therefore, National Planning Policy makes it clear that, there would have to be exceptional circumstances whereby the emerging plan actively allocates sites within the AONB, or other comparable environmental designations. However, this site is adjacent to, not within the AONB.</p> <p>Landscape and Visual Assessment work is being carried out for all sites under consideration. The outcome of this will be taken into account as part of the site selection process and this information will be available as part of the preferred options consultation.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
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	<p>Greenfield and existing farm land</p> <p>Highest landscape sensitivity in terms of HLC Site on edge of AONB – potential detrimental effect on environment and visual amenity</p> <p>Visual impact for neighbouring properties and local community using local routes/footpaths</p> <p>Boundary treatment will create an unnatural visual impact</p>	
Restoration	<p>Given previous track record unlikely the site would be restored to original state for more than 20 years</p> <p>Restoration to lower level will increase flood risk</p> <p>Restoration will stimulate future application for use as waste disposal – extending life of site</p> <p>Use as landfill would have a further impact on traffic, flies etc.</p> <p>Poor compliance record from Grundons in relation to conditions at Old Kiln Quarry</p> <p>Impossible to guarantee restoration and aftercare at earliest opportunity as extensions can be sort by operator to prolong permissions and extend workings</p>	<p>The site promoter has indicated that the site would be restored at a lower level to agriculture and that no infilling would take place.</p> <p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority’s policy towards operations at mineral and waste sites. This aligns with paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals sites within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p>
Highways/ Transport	<p>Poor accident record – 15 accidents since 2010, 2 deaths. Only likely to get worse with slow moving HGVs</p>	<p>The Council’s highways department and transport policy officers have been consulted and information provided, which would include consideration of access, will be used in the site assessment process.</p>

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<p>50mph speed limit and 30mph speed limit through Long Lane are not obeyed .</p> <p>Proposed entrance if on an already dangerous stretch of road, poor sight lines – insufficient for slow moving HGVs.</p> <p>Bus stop located close to site entrance adds a further risk</p> <p>Likelihood of sand/mud deposits being left on road.</p> <p>Proposed southern route unsuitable for HGVs.</p> <p>Noise impact of existing HGV traffic already unacceptable.</p> <p>Impact on local roads used for walking/cycling/horse riding.</p> <p>Junction of B4009/Fishers lane is notorious.</p> <p>Work previously undertaken regarding speeding traffic on this route. Works to improve the camber of the road have increased average vehicle speeds – new road speed survey should be carried out.</p> <p>Size and weight of vehicles using local roads must be considered</p> <p>Road widening would be a tragedy and a huge inconvenience too.</p> <p>Cattle are moved along the road.</p>	<p>Any site being taken forward for allocation will be required to submit a Transport Assessment/Statement at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>Conditions can be imposed on a planning consent to set limits on the times of operation. This could take into account the presence of local schools as well as other factors that could affect the highway network at specific times of day.</p> <p>It is noted that there are rights of way in close proximity to the site, although none actually cross the site. The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted on by the development of a site, diversions or new routes can be provided, the details of which would be determined at the planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site. Any reinstatement of railway lines is a matter for the rail operating companies and not the MWLP.</p>
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	<p>Council unable to monitor traffic movements and health and safety due to lack of resources.</p> <p>Conflict between school buses and HGVs on narrow roads.</p> <p>WBC has a duty of care to take all necessary measures to prevent accidents , adding HGVs will make the chance of an accident higher.</p> <p>Already too many HGVs using the B4009 as a rat run to the M4/A34. A weight limit of 7.5tonnes should be applied to length of B4009.</p> <p>B4009 not suitable for HGVs.</p> <p>Fishers Lane/Red Shute Hill have weight limited Existing traffic is detrimental to quality of life and health, development would further exacerbate the existing problems</p> <p>Poor road network to north and south</p>	<p>The washing of HGVs tyres, to minimise the level of sand and mud deposits on the road, before leaving the site can be conditioned within a planning permission.</p> <p>he B4009 is identified in the Council’s adopted freight strategy as a local access route linking Newbury with Hermitage, such a designation suggests that the route is suitable for access to local sites and not intended for through movements of HGV’s</p>
Water Environment	<p>2 ditches run through the site. Considerable amount of water in the ditches for many months of the year. Diversion of the ditch would cause excessive flooding at the lower end where it discharges</p> <p>Poor drainage along Fishers Lane</p> <p>Surface water run-off is substantial in winter/spring rains</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>It is noted that a drain runs through the site and that part of the site is at risk from surface water flooding.</p> <p>Sand and gravel workings are considered to be ‘water-compatible</p>

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	<p>Significant risk of flooding as a result of quarrying</p> <p>Flood risk – geology means that site floods following excessive rain</p>	<p>development,' therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction, and as part of any planning application, a hydrological assessment would be required to be undertaken.</p>
<p>Historic Environment</p>	<p>Detrimental impact on sites of historical significance</p> <p>Impact on disused railway line (Didcot – Southampton) – site of special interest to railway enthusiasts. Important during WWII transporting troops and munitions to the South Coast for the Normandy Landings – of great historic value. Could the old railway be reinstated?</p> <p>Historic settlements at Fishers Farm (grade II listed building).</p> <p>Area designated as highest level of sensitivity in terms of Historic Landscape Character .</p> <p>7 HER monuments locally and a listed building</p> <p>Cold Ash Parish is a Historic Landscape, with many ancient hedgerows. Adjacent to 2 historic settlements (Cold Ash Farm/Fishers Farm – Grade II listed building).</p> <p>Fisher's Farmhouse – grade II listed, lies to the south of the site. Advice of Council Conservation officer should be sought on any likely impact on this listed building.</p> <p>HER should be consulted for non-scheduled</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer, and Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p> <p>The dismantled railway line, which runs along the western boundary of the site is not a designated heritage asset. It is understood that there are no proposals to reinstate the railway line and much of it has been developed for alternative uses.</p>

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	<p>archaeological remains and advice of Archaeological advisor sort.</p> <p>Consideration needs to be included in site assessment/criteria based policies</p>	
Other sites	<p>Other sites are more suitable (Chieveley Services, Gravel Pit Farm, Land off Spring Lane, Tidney Bed, Beenham) – better access to adequate road network, fewer local residents to effect, less impact on landscape</p> <p>Existing site close to Newbury Showground, difficult to envisage why another will be required in the near future</p> <p>Other sites offer better opportunities/fewer impacts</p> <p>The land behind Priors Court School would appear to have the least environmental impact in terms of visual impact, noise, dust pollution for immediate inhabitants. Access would be less of an issue.</p> <p>Number of potential sites outside the AONB</p>	<p>Reference has been made to an existing site near to Newbury Showground – it is assumed that Copyhold Farm Quarry is being referred to which is understood to be almost (if not completely), worked out.</p> <p>Only those sites which have been submitted can be assessed for their suitability. All submitted sites will be assessed on their own merits, and many issues will be factored into the assessment including whether another site would potentially result in impacts which are more acceptable.</p> <p>Only one proposal has come forward for the extraction of soft sand outside the AONB, and being just outside, it is within the setting of the AONB.</p>
General	<p>Disruption not worth the amount of aggregate available, We don't want it</p> <p>No consideration of impact on surrounding area</p> <p>Grundon should not be allowed further sites until Old Kiln Quarry is adequately restored. Byway 49 has not been reinstated and is in legal limbo. Planning conditions are worthless if not enforced</p>	<p>Applications for development in or adjacent to the AONB are considered on their own merits and in accordance with current planning policy. If a site is allocated for development then it is considered, in principle, to be suitable for development. The process for considering a site is different at the plan development stage and the planning application stage. Quarrying can only take place where there are suitable reserves and in some cases these reserves are located within protected landscapes. Within these areas various</p>

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<p>Significant impact for small output</p> <p>Recent householder extension refused for being in/adjacent to AONB, how can a quarry be acceptable?</p> <p>Impatient with Grundon's persistence to further commercialise the locality</p> <p>With required mitigation measures the site may make the site to small to be viable</p> <p>Support Cold Ash and Hermitage Parish Council's objections to this site</p> <p>118 acres in Cold Ash, and all the associated run off/drainage, it is only right that the drainage rights are retained. Incompatible to propose an extraction programme on an area of land that a third party are obliged to ensure is clear and maintained</p> <p>Proposals should be put on hold until a full detailed discussion can be held in line with the access to Neighbouring Land Act (1992)</p> <p>Failure of the applicant to fully understand the detail of the subject matter – failure in recent attempts to use other local areas for facilities. no basis for proposals base on demand</p>	<p>factors are considered including the impact on the protected landscape and the need for the mineral resource present.</p> <p>Reference has been made to other planning applications which have been refused planning permission, however this could be for a multitude of reasons. Each site submission will be assessed on its own merits in the context of National policy and other relevant considerations. Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis that it has been promoted / applied for previously.</p> <p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration. The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This is reflected in paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p> <p>The site is in private ownership and is being promoted for development. It is considered unlikely that the site would be promoted by an operator unless it was considered by the operator that it would be a viable proposal. Borehole data has also been requested from the site promoters as part of the call for sites process.</p>
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Site 11: Long Lane

		<p>Reference has been made to commercialisation of the locality, however the land is currently utilised for agriculture which is a commercial enterprise and there are also other light-industrial uses in the area. In addition mineral extraction is only a temporary use of land.</p> <p>It has been stated that with required mitigation measures the site may be too small to be viable. As the site still needs to be fully assessed and it is unclear what the mitigation measures would be required at this stage.</p> <p>The operator has indicated that the water course through the site would be retained. Further, hydrological issues would be considered as part of any planning application that came forward.</p>
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Site 12: Wasing Lower Farm

Topic	Summary of Consultation Responses	Council Response
<p>Amenity</p>	<p>Noise pollution could be detrimental to children’s learning given the proximity to Aldermaston Primary School</p> <p>Disrupt the local environment</p> <p>Rural village will turn into isolated island in the midst of gravel sites</p> <p>Air quality danger</p> <p>ROW adjacent to the site. Would want to see physical separation of walkers from site activities. Diversion would need to be considered on a case by case basis</p> <p>Need to retain good standards of amenity for the local community (in proximity to the site and on transportation routes)</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality”.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>The Council’s rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted the development of a site, diversions or new routes can be provided, the details of which would be determined at planning application stage.</p>

		<p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p>
Landscape	Landscape impacts need to be considered	<p>Landscape and Visual Assessment work is being carried out for all sites under consideration. The outcome of this will be taken into account as part of the site selection process, and this information will be available as part of the preferred options consultation.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
Agriculture	Loss of agricultural land	<p>The grade of agricultural land would be factored into the assessment of the suitability of the site, specifically through the SA/SEA process. However, mineral extraction is also temporary use of land and through appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p>
Water Environment	<p>Area is prone to flooding (school is located there and may be affected)</p> <p>Less farmland to absorb excess water, increasing flood risk</p> <p>Properties downstream of the site will be at greater</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment, that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable'</p>

Site 12: Wasing Lower Farm

	<p>risk if the site puts in flood bunds to protect it</p> <p>Gravel extraction that would take place where the Kennet and Enborne rivers meet will disturb the stream</p> <p>Tampering with already delicately balanced water flow system will cause unnecessary risk of flooding to the community below the site</p>	<p>activity, with sand and gravel workings being considered ‘water-compatible development.’ Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>
<p>Highways/ Transport</p>	<p>Aldermaston and Aldermaston Wharf “cannot cope with any more lorries”.</p> <p>Increased traffic due to vehicle movements on the A340 and surrounding roads.</p> <p>Road network unsuitable for HGV traffic.</p> <p>Transport of aggregate would require use of country</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites and the outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment/Statement at the planning application stage which will consider the potential impacts on the highway</p>

Site 12: Wasing Lower Farm

<p>lanes- also used by cyclists and pedestrians.</p> <p>Road through the village is already overused and will be affected by increasing traffic.</p> <p>Single lane bridge across the canal would get clogged with an increasing number of vehicles.</p> <p>Area is commonly used by cyclists, dog walkers and children- the site will disrupt this.</p> <p>Impact on walking/cycling route from canal at Woolhampton to Wasing Park.</p> <p>Haulage routes have been established.</p> <p>Concerns regarding capacity of road network – could be a significant increase in HGV movements into the borough.</p> <p>Further consideration of rail transport opportunities.</p> <p>Full TA required for sites.</p>	<p>network and set out relevant mitigation measures.</p> <p>The Council’s freight strategy sets out the routes that are recommended for freight. This includes the A340 through Aldermaston which is considered to be a “district access route to key destinations”. Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along this route though the village of Aldermaston</p> <p>The Council’s rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted as part of the development of a site this will be a consideration as part of the site allocation process. However where, diversions or new routes can be provided, the precise details can be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site could be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>Consultees have raised the potential for negative impacts on recreation, public rights of way, and open spaces, specifically referring to walkers, cyclists, fishermen, and users of the Canal.</p>
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Site 12: Wasing Lower Farm

		<p>In regard to the references to loss of open space, to our knowledge, with the exception of the rights of way themselves, the land that has been put forward as part of this submission is privately owned land that can only be accessed with the permission of the landowner. It is however recognised that open land can act as a visual amenity (NPPF pg 54), and the phased working/restoration of the site would ensure that the impact on visual amenity would be minimised as far as possible.</p> <p>The physical and investment requirements in order to facilitate the loading of sand/gravel onto a train from a mineral extraction site likely mean that this would not be viable considering the relatively short length of time that any of the mineral sites that have been put forward would operate for.</p>
<p>Historic Environment</p>	<p>Grade II Lower Farm and granary are located between the southern sites</p> <p>Grade II listed The Old Malthouse is located to the SE of the site</p> <p>Grade II registered park and garden of Wasing Park lies immediately to the south of the southernmost area of the site.</p> <p>Consultation with the Council's conservation officer should take place</p> <p>The HER should be consulted for possible non-scheduled archaeological remains and the Council's archaeological advisor should be consulted</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer, and Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>

Site 12: Wasing Lower Farm

	<p>Developable sites should be amended and or criteria introduced into the allocation policy to conserve the setting of heritage assets and any archaeology</p>	
Alternative supplies/ Need	<p>China clay sand could be used as an alternative to prevent public disturbance (supplied by route from Cornwall to East London could also reach West Berks)</p>	<p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p>
General	<p>Impact on Brimpton Airstrip</p> <p>Aldermaston will become an island surrounded by gravel pits</p> <p>Existing consented extraction and enabling development proposals for the Manor will add to pressure on local area</p> <p>Conditions should be applied that were agreed in June 2012</p> <p>The size of the site is larger than the one granted planning consent. Therefore, gravel extraction is being moved close to the village centre causing disruption</p> <p>Understands the need for extraction and does not object to the proposal for this site</p> <p>Easily screened, the only people overlooking the site are the landowners</p>	<p>Brimpton airstrip is within the site area. The site promoter has indicated that, should the site be allocated and developed, the airstrip would be relocated to elsewhere on the estate.</p> <p>Reference has been made to the cumulative impact of development in this area resulting in Aldermaston Wharf and Lower Padworth becoming an 'island' in between different active quarries. The sites are being assessed in terms of impacts on landscape/landscape character and visual impacts, and this will consider cumulative impacts where multiple sites are concerned.</p> <p>The site being considered for allocation is that which has been proposed to the Council by the site promoter. A number of factors will be considered as part of the site selection process, including the potential impacts of development on this site on Aldermaston village. It is noted that permission for extraction to take place has already been granted in this locality. It is anticipated that the life of Operation at the site would be 7-9 years. Ultimately if planning permission was granted for mineral extraction it would be subject to a full planning</p>

Site 12: Wasing Lower Farm

	<p>Area has been subject to gravel extraction for many years</p> <p>Work due to start at Wasing Lower Farm in 2016</p> <p>Will have significant impact on Aldermaston village</p> <p>Extraction expected to last 18 years</p> <p>Burden of mineral extraction should be distributed as evenly as possible throughout the district</p> <p>Ideally sites in Aldermaston should be excluded from the plan</p> <p>Extension of Lower Wasing Farm would cause the least disruption to the local community if sites are required in the locality</p> <p>Phasing timetable is required to set out the overall delivery of the sites to be allocated</p> <p>Assess the waste arising from a number of waste streams including sewage sludge</p> <p>It cannot impact upon Thames Water's operational infrastructure</p>	<p>assessment and it is very likely that it would be a 'conditional' grant of permission, the conditions being designed to make the development acceptable in amenity (and all other) terms.</p> <p>Mineral extraction can only take place where resources occur, therefore, as such there are limited opportunities across the district for such development to take place.</p> <p>It is envisaged that there will be a policy approach whereby phased working will be promoted with regard to both individual site working schemes, and also in terms of the cumulative impacts of multiple sites. This will consider the phasing of the overall delivery of the sites throughout the plan-period in order to minimise impacts on specific areas.</p> <p>It is proposed to infill the resultant voids with inert fill material.</p> <p>Further consultation through the Duty to Corporate will take place with Thames Water throughout the development of the plan to ensure that any sites put forward for development will not have an adverse impact on Thames Water's infrastructure.</p>
<p>Site promoter</p>	<p>Support for allocation of the site.</p> <p>Logical extension to approved area at Lower Farm ensuring full economic reserve can be recovered</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 12: Wasing Lower Farm

	<p>Potential to link to Frouds Lane / A340 processing facility by conveyor</p> <p>Restoration to farmland with potential for additional biodiversity on lower lying north east area</p>	
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Site 13: Manor Farm		
Topic	Summary of Consultation Responses	Council Response
Environment/ Ecology	<p>Crosses path Brimpton/1 so may damage fine oak trees</p> <p>Cannot replace mature trees- newly planted trees do not have the environmental benefit or historic trees and hedges- also time lapse with replanting</p> <p>Possible impact on River Kennet</p> <p>Restoration to wetland should be considered to provide wildlife habitat and increase biodiversity</p> <p>The ancient woodlands which surround this site on three sides will be affected by the proposed scheme in a highly detrimental way.</p> <p>It is close to water supplies so may contaminate from the inert material that will replace the gravel</p> <p>Ancient woods and sensitive plant species will be dramatically affected by the changes in the water table – not only during the extraction process, but also by the dumping back of infill, whose soil structure will not naturally drain.</p> <p>Dust generated will cover all the ground species, prevent pollination and so create die back.</p> <p>The Kennet River and Valley is well known to support a wide and diverse range of fauna and flora covering</p>	<p>All sites being considered for allocation have been subject to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Site being taken forward for allocation will be required to carry out, where necessary, an Environmental Impact Assessment (EIA) to consider the potential impact on the environment and set out relevant mitigation measures at the planning application stage.</p> <p>Consultation has taken place with the Council's ecologist, Natural England, and Tree Officers in respect of the promoted sites, the outcome of these consultations, and any further discussions, will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p>

Site 13: Manor Farm

	<p>a number of different habitats. How can gravel extraction activities not affect the waterways?</p>	<p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>The site is adjacent to the river Kennet SSSI, and therefore a buffer of at least 10m would be required between the river bank and extraction. Hydrological assessment of the site will also be required to ensure no negative impacts on the SSSI.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted as part of the development of a site this will be a consideration as part of the site allocation process. However where, diversions or new routes can be provided, the precise details can be determined at planning application stage.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working sites could be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights</p>
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Site 13: Manor Farm

		of way as part of any scheme that came forward on the site.
Amenity	<p>Noise and disruption close to Brimpton village centre</p> <p>Impact of haul routes on character of environment, infrastructure or boaters</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality”;</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agent in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p>
Landscape	<p>Visual impact and impact on rights of way</p> <p>The site is also visible from multiple locations and housing in the locality</p> <p>Impact on landscape</p>	<p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation</p>

Site 13: Manor Farm

		<p>measures at the planning application stage.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted as part of the development of a site this will be a consideration as part of the site allocation process. However where, diversions or new routes can be provided, the precise details can be determined at planning application stage.</p>
<p>Water Environment</p>	<p>Extraction and restoration must be done in such a way as to reduce flood risk</p> <p>Water flow system is currently delicate- proposed minerals and waste plan may increase water levels causing a greater flood risk</p> <p>Greater levels of flooding risk to 'vulnerable' low lying properties between Aldermaston and Reading- who will take responsibility</p> <p>Low lying areas of the valley cannot endure further gravel extraction without endangering recipients both locally and downstream from Brimpton, including Aldermaston, from flood risk.</p> <p>Restoration should be to lower levels so as to increase storage capacity</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>It is noted that part of the site is located within flood zone 2 and 3, with parts of the site within a surface water flood risk area.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.' Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has states that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p>

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		<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p>
Highways	<p>A quarry on the proposed site seems entirely inappropriate as it will effect traffic and road safety.</p> <p>The local road infrastructure and current housing simply cannot cope with this proposed development.</p> <p>The bridges on Brimpton Road are not designed to take heavy lorry traffic.</p> <p>It seems that there is no access to the proposed site other than from Brimpton Road</p> <p>There have been numerous accidents on both Kings Bridge and Quaking Bridge in recent years. Access to and through the village is nearby impossible due to the narrow lanes, roadside parking and sharp</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site. This information will be used to assess the initial impact of each site, with further transport assessment work taking place throughout the site assessment/selection process.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However, the feasibility of this would depend on a range of factors including land ownership, economics, and where</p>

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	<p>corners.</p> <p>Haulage routes may pose a threat because of weight limits on the local bridges</p> <p>Site 15 may cause noise and general disturbance if the canal falls close to the haul route</p> <p>Questionable navigational safety</p> <p>transshipment costs would be economically unfeasible (impact on local road network)</p> <p>Impact on school delivery/collection</p>	<p>the material would be transported to.</p> <p>As part of a planning permission that may be granted, or through other forms of agreement, it would potentially be possible to restrict vehicle movements so that they would occur outside of the 'school run' periods.</p>
<p>Historic Environment</p>	<p>Grade II listed Brimpton Mill to the north of the site</p> <p>Scheduled monument moated manorial site 200m NW of East Field Copse at western end of site</p> <p>Council's conservation and archaeology officers should be consulted</p> <p>HER should be consulted for non-scheduled archaeological remains</p> <p>Ensure there is a thorough assessment so that no damage is caused to significant historical heritage or archaeological remains (Brimpton Mill)</p> <p>The Manor Lane by-way and the footpath from Crookham Common road to the Baptist Church are both mentioned in the earliest mention of Brimpton in</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer, and Historic England in respect of the promoted sites. The outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>

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944AD. Manor Lane, was a regular ride for King John as he rode from the Knights Hospitaliers Chapel at Manor Farm to the now ruined Manor Ash Moats site. The ancient mediaeval fishponds are clearly visible right next to this site. This is no place for industrial mining activity.

The WBDC Historic Environment Action Plan (HEAP) seeks the preservation of historical sites and ancient woodland.

General	China clay sand could be used as an alternative to prevent public disturbance (supplied by route from Cornwall to East London could also reach West	NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years

Site 13: Manor Farm

	<p>Berks)</p> <p>Maintaining a rural environment is a stated Policy in a number of WBDC Policy documents including for example WBDC's Housing Policy. The extraction of minerals must also follow these rightly strict rules.</p> <p>Manor farm is tenanted and may become uneconomic for the tenant and be a precursor for other development in the area</p>	<p>for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>The site is in private ownership and has been promoted for development on behalf of the landowner. Issues relating to tenant / landlord relationships are private matters between individuals and are not considered a planning matter. Minerals development in an area would not act as a precursor, or set a precedent for other development in the area. This is because the land would ultimately be restored, and in planning policy terms the effect would be to return the site to 'greenfield' status.</p>
<p>Site promoter</p>	<p>Propose a new site at Frouds Lane/A340. – Can be linked to the reserves south of the river Kennet, particularly Aldermaston Bridge and Padworth Park</p> <p>Also linked to reserves west of A340</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 14: Padworth Park Farm		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>Site size & lifetime of operation is excessive</p> <p>Large site which could be distributed along the A4 corridor to supply gravel to West Berks for next 27 years</p> <p>Instead sharp sand and gravel could be brought in via rail from Thames Estuary, and china clay sand (secondary aggregate) could be brought in from Cornwall, equating to one train per day overall to meet demand for aggregates</p> <p>The economic viability of the mineral resource has been queried</p> <p>Largely based on questionable assumptions</p> <p>Consideration should be given to a lower sales figure to establish demand for aggregates over the plan period (to justify this reference is made to: the West Berkshire LAA 2015; the NPPF; and the PPG; and specifically the downward trend of aggregate sales locally and Nationally; the 3 year average sales figure for primary aggregates in West Berkshire; and the availability of recycled aggregate production capacity in West Berkshire)</p> <p>Consideration should be given to a lower sales figure to establish demand for aggregates over the plan period (to justify this reference is made to: the West</p>	<p>Consultees have indicated that the size and lifetime of the proposed site is excessive. If the site was worked, the whole area identified would not be worked due to necessary buffer zones, and working/restoration would be undertaken in a phased manner, minimising the area of disturbance at any one time.</p> <p>It is acknowledged that there is some support for the working of the site, the consultee citing the fact that the site could supply the A4 corridor for 27 years.</p> <p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>The viability of a site will depend on a multitude of factors, many of which will be considered in the site assessment process and as part of a planning application.</p> <p>Reference has been made to using the 3 year sales average as a</p>

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<p>Berkshire LAA 2015; the NPPF; and the PPG; and specifically the downward trend of aggregate sales locally and Nationally; the 3 year average sales figure for primary aggregates in West Berkshire; and the availability of recycled aggregate production capacity in West Berkshire)</p> <p>The total potential resources of the proposed sites equate to c14,400,400 and this is grossly above targets for the 10 year or 3 year average – this site should and could be removed without jeopardising Council’s ability to meet aggregate need</p> <p>A conveyor system and electric submersible pumps should be used, ensuring the extraction is relatively unobtrusive and quiet, particularly given the close proximity to an operational education facility.</p> <p>Processing plant, screening and washing facilities, and stockpiles should be located to the west of the proposed extraction site away from Padworth College.</p> <p>Appraisal of slope stability should be undertaken and provided for comment</p>	<p>basis for establishing a lower primary aggregate demand figure for plan-making. The NPPG states (ref ID 27-064-20140306) that Mineral Planning Authorities should [as well as the 10 year average] look at average sales over the previous three years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply. Rather than an indicator for the purposes of considering whether supply should be decreased, the guidance clearly states that the 3 year average can be used as an indicator for the purposes of considering whether supply should be increased.</p> <p>Reference has been made to the contribution that recycled aggregates make to aggregate supply being justification for establishing a lower primary aggregate demand figure for plan-making. The LAA does consider recycled aggregate production in West Berkshire. Between 2010 and 2012 recycled aggregate production in West Berkshire increased, and it now appears to have stabilised. Broadly speaking, land won aggregates in West Berkshire have been decreasing in recent years. While it is accepted that recycled materials cannot, at present, replace all applications for which primary aggregates are used, it is the Council’s understanding that recycled aggregates can, in some applications replace primary aggregates. Therefore, the increase in recycled aggregate sales in recent years could partly account for the decrease in land won aggregates. In this context, the contribution of recycled aggregates is likely to be reflected in the 10 year average sales figure.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging</p>
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		<p>WBMWLP. It is not expected that all the sites that have been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p> <p>It has been suggested that specific technical information should be provided regarding the impact of the working of the site. Where it is necessary to make the MWLP 'sound', specific information will be requested from site promoters.</p> <p>Comment has been made in regard to the development of the site in terms of the working methodology; the location of the plant-site; and buffer zones that would be employed. These, and any other relevant issues, will be factored into decision making where it is necessary to make the MWLP 'sound'.</p>
<p>Planning History</p>	<p>Area has been subject to at least three previous planning applications which were refused due to impacts on: rights of way, levels of HGV traffic, character of area</p> <p>No proper consideration given to restoration of sites</p> <p>Past experience shows that land will not be restored to how it was before</p> <p>Guarantees provided by companies relating to the restitution of land following extraction generally prove to be worthless</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>Minerals can only be worked where they are found, and this as well as other constraints limits where proposals for mineral extraction come forward.</p> <p>Those planning factors that were taken into account as part of the consideration of a historic application will, where relevant and applicable, be considered as part of the site selection process. However the Council cannot reject a site submission on the basis that it has been promoted / applied for previously.</p>

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		<p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This would align with paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p>
<p>Ecology</p>	<p>Wider Kennet Valley and site itself have diverse range of fauna and flora covering a number of different habitats that needs protection</p> <p>No reference to any ecological assessment</p> <p>Negative impact on fish populations</p> <p>The site has a wet woodland LWS</p> <p>This area is within Biodiversity Opportunity Area 9 - Kennet Valley East.</p> <p>Padworth Parish Council is in consultation with interested parties, including WBC, to create a new Wildlife Reserve on the north side of the Kennet stretching from Padworth Lane to Mill Lane Aldermaston – this proposal would be detrimental to this</p> <p>Duty under district and national policies and strategies to halt the decline and loss of biodiversity</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process. All sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p>

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	<p>and green infrastructure (Spatial Strategy - Area delivery plan policy - East Kennet Valley; CS17: Biodiversity and Geodiversity; CS18 Green Infrastructure)</p> <p>Habitats and Species of Principal Importance for Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and in the UK Biodiversity Action Plan 1994 (BAP) – several of these habitats present</p> <p>Regulation 39 of the Habitats Regulations(88) requires the encouragement of the management of features in the landscape that are of major importance for wild flora and fauna. This area contains ditches and hedgerows which provide connectivity in the landscape which is essential for the migration, dispersal, and genetic exchange of wild species.</p> <p>The Council should seek opportunities to support the delivery of the Berkshire BAP – this area contains several of these priority habitats.</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p>
Amenity	<p>Loss of green/open space</p> <p>Negative impacts on Public Rights of Way</p> <p>Cycle path linking Aldermaston village and Aldermaston Wharf will be unsafe due to increased traffic</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so</p>

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<p>Negative impacts on air quality (including dust), particularly for young, old, and asthmatics</p> <p>Negative impacts from noise and odour</p> <p>Noise impact on children's learning</p> <p>Negative impact on health</p> <p>Negative visual impacts</p> <p>Very few houses near it and working could be undertaken without disturbing Aldermaston</p> <p>HGV drivers will look into gardens beside A340 when queuing for Wharf bridge impacting on privacy</p> <p>Wharf bridge will break more often</p> <p>Negative impact on recreation (walkers/runners/cyclists/fishermen/users of Canal)</p> <p>Negative impact on community woodland</p> <p>We've already had hoggin taken out by the right of way to Padworth Common – that was a real nuisance.</p> <p>I believe that park land is protected from change of use</p> <p>The proposed site directly impacts several well used footpaths, in particular Footpath 1 Fishermans Lane.</p> <p>Impact of noise on Padworth College (boarding</p>	<p>as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council's Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>Reference has been made to negative impacts in terms of odour, however the extraction of sand and gravel, and subsequent infilling with inert fill material is very unlikely to result in such impacts. Consultees have raised the potential for negative impacts on</p>
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<p>school) – PPG referred to</p> <p>Expected that buffer zones would be employed around working to mitigate impact from noise, vibration, dust and visual intrusion)</p> <p>If the site is worked, it is requested that the land to the east of Padworth College is removed from the allocation (due to landscape/visual impact; impact on highways network; limited sand and gravel reserve; slope stability concerns in relation to proximity to Padworth College (Grade II* listed building))</p>	<p>recreation, public rights of way, and open spaces, specifically referring to walkers, cyclists, fishermen, and users of the Canal.</p> <p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. Public rights of way that would be affected by the working of the site would be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>In regard to the references to loss of open space, to our knowledge, with the exception of the rights of way themselves, the land that has been put forward as part of this submission is privately owned land that can only be accessed with the permission of the landowner. It is however recognised that open land can act as a visual amenity (NPPF pg 54), and the phased working/restoration of the site would ensure that the impact on visual amenity would be minimised as far as possible.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted as part of the development of a site this will be a consideration as part of the site allocation process. However where, diversions or new routes can be provided, the precise details can be determined at planning application stage.</p>
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		<p>It is possible that amenity impacts (including those with implications for recreation) could result from mineral extraction/inert infilling operations, and the NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p>
Landscape	<p>Development would damage rural character of area</p> <p>Site adjacent to AONB</p> <p>Padworth Park is in an area of Outstanding Natural Beauty</p> <p>Would disconnect Aldermaston and Aldermaston Wharf</p> <p>I hope that landscape around Aldermaston does not turn into landfill</p> <p>Padworth College, it is located within an idyllic countryside / river valley setting and there is potential to cause undue visual impact (landscape character/introduction of alien features/may screen views of unaffected landscape)</p> <p>If insufficient infill is available the alternative will be to leave the workings as lakes. This will have a significant effect on the landscape of the Kennet Valley in this area, and mean that the land cannot go back to agricultural use.</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBs).</p> <p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p> <p>Reference has been made to the site being adjacent to the AONB. The site is, in fact, approximately 800m south of the AONB boundary at its closest point, although it is recognised that parts of the site would be visible from within the AONB.</p> <p>The availability if infill material for the restoration of extraction sites</p>

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		<p>will be a consideration that will be taken into account. However it is recognised that the information available on the availability of inert fill materials for the use in the restoration of minerals site is often difficult to obtain. Consideration will be given to this factor as part of the site selection process and the emerging plan will consider whether to set a policy approach in favour of the use of such materials in restoration of sites over other uses.</p> <p>It is recognised that landfill is at the bottom of the waste hierarchy, however there will always be a need to manage waste materials, that cannot be recycled and from which no further value can be obtained. The use/recovery of inert waste that cannot be recycled / reused in the restoration of mineral sites can deliver a range of benefits.</p> <p>No evidence is before the Council which would indicate that there is a shortage of fill material.</p>
Agriculture	<p>Land is of poor agricultural quality</p> <p>Farm under Entry Level and Higher Level Countryside Stewardship Agreement since 2007 and received funding through The Pang and Kennet Valley Countryside Project – will waste public money as created habitats / landscape features will be destroyed.</p>	<p>According to the Council's information, the land that has been put forward is a combination of grades 3 and 4 agricultural land. This would be factored into the assessment of the suitability of the site through the SA/SEA process, however with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p> <p>It has been indicated by a consultee that the farm is under a Countryside Stewardship Agreement, and has received other public money to create habitats and landscape features. Although this may be the case, the majority of quarries are agricultural land prior to extraction and they can be restored to agricultural land post-extraction.</p>

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<p>Water Environment</p>	<p>Impacts on water quality</p> <p>Much of the proposed area floods / is in flood zones</p> <p>Knock on hydrological/ hydrogeological effects would put properties downstream at risk from flooding</p> <p>Bunding would be built by operators putting properties downstream at risk</p> <p>Infilling would affect groundwater flow</p> <p>Will affect ability of land to absorb floodwater</p> <p>Presence of gravel helps to drain the land – it's removal will inhibit this and increase risk of flooding in Aldermaston and Padworth areas</p> <p>No reference to any hydrological assessment</p> <p>Provide suitable reassurance that before any development can take place, appropriate flood planning and alleviation measures will have been undertaken.</p> <p>In respect of development in the floodplain there appears to be no input from the Environment Agency who must have the overall responsibility for any future plans of this nature</p> <p>Over the last 20 years we have seen changes in the weather patters that affect our lives. There has been a marked deterioration in the capacity of the river</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.' Therefore, the presence of flood risk on a site does not automatically mean that is would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>In general terms landfill is considered to be 'more vulnerable development' and therefore, is not permitted in the functional flood plain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable pollution and that there would be a reduction in flood risk.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that</p>
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	<p>systems ie. The Kennet and the Enborne to cope with these downpours. And the last flood in 2014 meant the whole valley was submerged.</p> <p>Creating major lakes for mineral extraction will not in any way assist the flow of water downstream</p> <p>Because of the high water table the site may only be workable in the summer months, which could extend the period of extraction considerably.</p>	<p>“For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>Phasing schemes, usually only devised at the application stage, can be used to ensure that the parts of mineral sites more susceptible to flooding are only worked during winter months, ensuring a continuity of supply.</p> <p>Bunding locations, usually only devised at the application stage, can be orientated, or punctuated, to allow flood waters to flow or located in parts of the site less susceptible to flood risk.</p> <p>The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p>
Highways / Transport	<p>Large resulting volume of traffic impacting on air quality, noise and safety, increasing road wear and debris being deposited on the roads.</p> <p>Already bad traffic on A340 with queues throughout the day at the Wharf bridge. Queuing traffic will increase pollution.</p> <p>Vehicles already speed in the area</p>	<p>The Council’s highways department and transport policy officers have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site including access. The outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment/Statement which will consider the potential impacts on the highway network, including impact on the canal</p>

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<p>Impact of traffic on Padworth and Aldermaston Wharf</p> <p>Risk to children (school and playing field in vicinity), children's play areas at Fallows Field, and the village hall – safety issues re haul routes</p> <p>Padworth Park Farm entrance on blind corner</p> <p>If accident occurs, and canal bridge breaks residents could be trapped</p> <p>Could a new road be built avoiding Aldermaston and surrounding areas?</p> <p>Concerns have been raised over the Canal Bridges in the locality in terms of their ability to cope with the volume of traffic and weigh of vehicles</p> <p>Unless the local road network is dramatically improved there will be motoring chaos in the area. If the local roads are not improved then the alternative effect would be to completely ruin what is now, only just, still a lovely rural village</p> <p>Fisherman's Lane unsuitable</p> <p>Concern raised that this site links to site 10 (Spring Lane) that access may be obtained via Rag Hill which is a narrow single track road and totally unsuitable for safe access.</p> <p>The school bus to Aldermaston Primary has been</p>	<p>bridges and other existing infrastructure, and set out relevant mitigation measures at the application stage.</p> <p>The Council's freight strategy sets out the routes that are recommended for freight. This includes the A340 through Aldermaston which is considered to be a "district access route to key destinations". Therefore a strategic decision has already been made to direct traffic, particularly HGV's, along this route though the village of Aldermaston, across the canal bridge on the A340 as well as along the A4. At this stage no access point has been agreed, the comments on the various routes in the locality are noted.</p> <p>The working of a mineral site can result in material being brought onto the public highway by vehicles transporting the mineral. However, this would be controlled through the imposition of conditions on the planning permission which would ensure that a wheel wash is installed and used at the site for example.</p> <p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However as stated by the consultee, the feasibility of this would depend on a range of factors including land ownership, economics, and where the material would be transported to.</p>
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withdrawn, so many more people will be using the road to get to and from school.

Will create work for many people but we also need to be mindful that we simply don't have the infrastructure in this area to support this.

Are you going to replace the canal bridge and make it two way for traffic along with a better path so when huge lorries go over people aren't at risk of being hit by things like wing mirrors?

There needs to be a speed camera along the wharf road to stop all the huge lorries etc. speeding through the Wharf/village

Access to the site is difficult, and it is unclear what haul routes would be used. Potentially this could lead to additional heavy vehicle movements through Aldermaston Village, and over the lifting bridge at Aldermaston Wharf.

Padworth Lane and swing bridge unsuitable for resulting traffic

Rectory Road unsuitable for level of traffic

Cumulative traffic impact with the Waste Recycling Centre, the Village Hall, The Oil Storage Depot, two schools, the College, two farms, the church, and all the homes of the residents

	<p>Rectory Road/Padworth Lane used as the preferred route to the A4 by all emergency vehicles.</p> <p>We would urge that should the Council pursue the site as an allocation that access to the site is gained via the A340</p>	
<p>Historic Environment</p>	<p>Area of historic importance (Padworth House)</p> <p>Almost certainly human remains on the site due to historical battles</p> <p>Has been in existence since the 1700's, being part of Padworth House</p> <p>Negative impact on setting of Padworth House (Grade 2 Listed building), St. John's Church (Grade 1 Listed building), and Fisherman's Lodge (Grade 2 Listed Building)</p> <p>At Fisherman's Cottage there is a Grade II Single Cast- Iron span Bridge c1838</p> <p>Padworth Church (Listed Grade I Norman Church) very close</p> <p>The grade II listed Fisherman's Lodge and Bridge 25m N of Lodge are located to the north-east of this site. The grade II* listed Padworth House, grade I listed Church of St John the Baptist and the grade II listed Upper Church Farm lie to the south of the site and the grade II listed The Old Malthouse is opposite</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites. The outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p> <p>It has been suggested that if the proposed site was to be reduced so that no extraction took place to the east of Padworth House (Grade II*), the impact would be more acceptable in terms of its impact on the listed building. The advice of the Council's Conservation Officer will be sought on the likely impact on these listed assets.</p>

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the western end of the site. We would be particularly concerned about the potential impact on Padworth House, which needs to retain an atmosphere of stateliness and rurality around what is clearly a good group of buildings. This would be threatened by mineral extraction, although if the proposed site was to be reduced so that no extraction took place to the east of the House, the impact would be more acceptable. The advice of the Council's Conservation Officer should be sought on the likely impact on these listed buildings.

The Historic Environment Record should be consulted for possible non-scheduled archaeological remains and the advice of your Archaeological Advisor sought. If necessary, the developable site should be amended and/or criteria introduced into the allocation policy to conserve the setting of the heritage assets and any archaeological remains.

Development will have a demonstrable impact on Padworth College, a Grade II* listed building and detract from its overall historical value, whilst also having potential impacts on the structural integrity of the structure

Decision-makers are encouraged to direct development away from areas which create harm to the character and surrounding environs of a heritage asset.

<p>Economy</p>	<p>Negative impact on livery yard business</p> <p>Negative impact on fishing</p> <p>Negative impact on house prices and ability to sell</p> <p>Padworth college brings in local revenue, this may drop if there are less attendees to the college</p> <p>Will create work for many people</p>	<p>Reference has been made to potential negative impacts on the local economy with regard to livery, angling and Padworth College. It is likely that these potential indirect economic impacts stem from perceived impacts on amenity. Paragraph 143 of the NPPF confirms that development plans should "set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality. Similarly, the NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>CS12 is supportive of equestrian activities and related development, and it is recognised that these are important for the rural economy in West Berkshire. It is also acknowledged that angling and Padworth College are beneficial for the local economy, bringing people and money into the area.</p> <p>It should also be recognised that mineral extraction has economic benefits. NPPF para 142 states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore</p>
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		<p>important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. NPPF para 144 states inter alia, that when determining planning applications, local planning authorities should give great weight to the benefits of the mineral extraction, including to the economy.</p>
<p>Cumulative impacts</p>	<p>Already poor air quality in the area due to the recycling centre and existing mining</p> <p>Large number of HGVs and other vehicles already on Padworth Lane, Rectory Road, Silver Lane, and other local roads due to waste management site and new housing</p> <p>Already when the railway bridge traffic lights are red and/or the swing bridge is closed for Kennet & Avon Canal traffic, the junction of Padworth Lane with the A4 can quickly result in traffic stacking back dangerously onto the A4, in either direction</p> <p>Cumulatively with Aldermaston Bridge and Boot Farm, this takes up nearly all of the open countryside between Aldermaston, Aldermaston Wharf and Padworth.</p> <p>Isolated island in middle of gravel pits</p> <p>Vast majority of proposed sites seem to be located around the relatively small geographical area encompassing Aldermaston, Brimpton & Beenham and then Midgham & Thatcham stretching along a</p>	<p>The environmental impact of a site proposed for the extraction of sand and gravel / inert infilling will form part of the site allocation process and also the Environmental statement that would be submitted, if necessary, as part of any planning application for the development site. This would take into account the baseline conditions, and also cumulative impacts, in respect of air quality, transport and traffic, and landscape and visual impact. Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p>

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	<p>small section of the A4 and many small lanes</p> <p>If all sites 3, 10 & 14 were chosen, this would, in effect create one vast site</p>	<p>Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p>
<p>General</p>	<p>Aldermaston Wharf is contained on the north side by the A4, railway and Kennet. This development would contain it on the south side, and cut it off from Aldermaston Village.</p> <p>Haulage across water courses/footpaths etc would not be feasible all year meaning that the operation would last longer than 27 years</p> <p>BGS geological mapping indicates limited sand and gravel reserve within this locality</p> <p>It is not disputed that workable mineral reserves exist in the substrate of Padworth Farm.</p> <p>Other proposed sites are more suitable for extraction as they are closer to main urban settlements and existing mineral/industrial development, this being more sustainable and closer to the market</p>	<p>Reference has been made to Aldermaston Wharf becoming an 'island' in between different active quarries. The sites are being assessed in terms of impacts on landscape/landscape character and visual impacts, and this will consider cumulative impacts where multiple sites are concerned. Where various sites are allocated for mineral extraction, it is likely that they would come 'on stream' at phased intervals, and each individual site would have a phased working scheme in order that working is not concentrated unnecessarily in certain locations, mitigating impacts on amenity.</p> <p>Reference has been made to haulage across water courses and footpaths, and working of the site in general indicating that this would not be possible at all times through the year. This would be factored into any planning application and accompanying environmental statement that was submitted for mineral extraction on the proposed site. Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.'</p> <p>It has been indicated that there is limited mineral resource in the area of the site submission to the north/north east of Padworth College. Minerals can only be worked where they are found and therefore if this was the case, the working of this part of the site would be unviable and would not be allocated as a Preferred Site.</p>

Site 14: Padworth Park Farm

		All submitted sites will be assessed on their own merits, and many issues will be factored into the assessment including whether another site would potentially result in impacts which are more acceptable.
Site promoter (other sites)	<p>The identification of this site is supported.</p> <p>The low lying nature of much of the area and open prospect may result in any processing complex causing substantial environmental impacts, as well as the practical and visual difficulties for a vehicular access that will need to cross the river Kennet.</p> <p>The use of conveyors via Site 3 Aldermaston Bridge to the proposed Frouds Lane / A340 processing hub will result in a noticeably lower impact for mineral extraction on this site.</p> <p>In addition, the use of the Frouds Lane facility means that the reserves in this locality will be developed on a phased basis which should reduce / avoid any cumulative impacts.</p>	The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.

Site 15: Tidney bed		
Topic	Summary of Consultation Responses	Council Response
Need	<p>Sharp sand and gravel can easily be imported to the rail site at Theale. No new excavation sites are required. One extra train a day would meet the need</p> <p>China Clay sand already imported from Cornwall to East London, Theale would be closer to source.</p> <p>WBC need to be able to show explicitly that their contribution to the “county minerals bank” is equitable and that the other Unitary Authorities are involved in a similar capacity</p> <p>Potentially viable site</p>	<p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel. Calculations on mineral need will include a consideration of a number of factors including; past sales, existing consents, projected development levels, alternative sources of supply, imports, exports, changes in construction practices.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>There are 6 separate mineral planning authorities (6 unitary councils) within Berkshire and therefore it is for them to provide their own mineral landbanks as appropriate. West Berkshire has no control over plan-making in other authority areas. Where a local authority cannot meet its own need, this could potentially be a cross-boundary issue and may be dealt with through the ‘Duty to Cooperate’ should it be raised as an issue by the authority concerned.</p>
Planning History	Poor operations/buffers at other sites	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording</p>

Site 15: Tidney Bed

		<p>is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This aligns with paragraph 207 of the NPPF and the guidance on charging for site visits and restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p>
Ecology	Ecological impacts have been raised as a concern.	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process. All sites being taken forward for development are likely to be required to submit an extended phase 1 habitat survey as part of their planning applications.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the</p>

Site 15: Tidney Bed

		extent to which adverse emissions can be controlled.
Amenity	<p>Proximity to Beenham Village</p> <p>Noise/pollution</p> <p>Impact on Spring Inn trade (impact on environment, vermin, traffic) – significant buffer would be required (more than the standard 15 – 25m buffer)</p> <p>Impact on community spirit of Aldermaston Village and Aldermaston Wharf</p> <p>Change in character of the area</p> <p>Impact on Kennet and Avon Canal use for recreation</p> <p>Impact on air quality</p> <p>Dust</p> <p>No consideration of impact of concrete batching plant, that is normally associated with gravel extraction sites</p> <p>Noise impact on small number of residents</p> <p>Mitigation measures would be required during extraction periods.</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality”.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agency in respect of the promoted sites. The outcome of these consultations will be taken into account as part of the site selection process.</p> <p>The promoter has proposed the extraction of sand and gravel and</p>

		<p>subsequent infilling of the void with inert waste material. It has not been proposed to install a concrete batching plant. In recent years in West Berkshire the presence of a quarry has not commonly resulted in the co-location of a concrete batching plant. It is possible that this could come forward as part of a planning application but (as with any development) it would only be granted permission if it was acceptable in planning terms, and all the resultant impacts could be mitigated to an acceptable level.</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
Landscape	<p>Impact on beauty and natural habitat of Kennet Valley Bottom</p> <p>No LVIA carried out – no other sites in similar context to this one</p> <p>2003 Berkshire Landscape Character Assessment advice (pg. 55/56) remains relevant regarding the threat of development diluting vernacular character</p> <p>Prominent site backing onto AONB</p>	<p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p> <p>It is recognised that the site is adjacent to the AONB. The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national</p>

		importance (such as AONBs).
Restoration	<p>Restoration with inert material likely to adversely affect groundwater flows</p> <p>Success of restoration depends on motivation of operator and monitoring by the Council – Council has no monitoring officer</p> <p>Reclamation for inert waste will prolong problems and nuisance</p> <p>It may be possible to incorporate boating facilities/other activities to complement the canal during restoration</p>	<p>Proposals for restoration will be considered through the site assessment/selection process and at the planning application stage. Restoration of a site needs to ensure that negative impacts (including in terms of amenity and on groundwater etc.) can be mitigated to an acceptable. The site promoter has indicated that restoration will be back to agriculture, with potential for biodiversity improvements on the area to the south of the railway line.</p> <p>There is currently no bespoke monitoring officer for minerals and waste development, however monitoring of all sites is undertaken by all the officers in the Minerals and Waste Team. The personnel structure within the Council is not a planning consideration and so would not impact on whether or not a particular site was allocated. Further, it would not negate the fact that National policy dictates that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>There may be scope for improvements to the Canal (including boating/other facilities) to be undertaken as part of restoration although this would be dependent on a number of factors including the specific proposal, the need for planning permission, and the cooperation of parties with a legal interest in the relevant land.</p>
Agriculture	<p>Grade 3 arable cropping fields</p> <p>A4 already well developed, removing agricultural land would be a mistake</p>	<p>The grade of agricultural land would be factored into the assessment of the suitability of the site, however with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p>
Water	<p>Drainage streams/ditches cross the site which if</p>	<p>The Environment Agency and the Council officers responsible for</p>

<p>Environment</p>	<p>disturbed would flood areas around the site</p> <p>Many of these sites are within Flood zone 3a/3b. Mitigation measures introduced to prevent site flooding would impact on other areas/properties</p> <p>River Enborne flood peak occurs approx 8 hours before the Kennet at Theale, extraction close to the confluence of the rivers could impact on peak flood period in the area</p> <p>Impact on groundwater levels</p> <p>Potential for misunderstandings regarding flood risk following restoration and impact on water table.</p> <p>Who will take responsibility if flooding occurs in the future</p>	<p>flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process. It is noted that part of the site is located within flood zones 2 and 3.</p> <p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.' Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has states that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>In general terms landfill is considered to be 'more vulnerable development' and therefore, is not permitted in the functional flood plain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable</p>
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Site 15: Tidney Bed

		<p>pollution and that there would be a reduction in flood risk.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>
<p>Highways / Transport</p>	<p>Increase in traffic on very busy section of A4</p> <p>Access onto very dangerous ufton road junction/rail bridge under construction</p> <p>Poor sight lines</p> <p>Road network unsuitable for HGVs</p> <p>Impact on lift bridge</p> <p>Material would have to be exported for processing</p> <p>Mud/gravel on local road network regardless of measures to reduce this</p> <p>Good access to A4</p> <p>Access would need to be to/from A4 – busy road with accident blackspot</p>	<p>The Council’s highways department have been consulted on all the sites and this information will be used to inform the site assessment/selection process.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment/Statement at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>The A4 is classified as a ‘District access route to key destinations’ under the Council’s Freight Strategy (Nov 2014). Therefore a strategic decision has already been made to direct traffic, particularly HGV’s, along the A4.</p> <p>Details regarding access to the site will be considered as part of the site assessment/selection process. The site promoter has suggested that access could be either directly onto the A4 or via an improved junction with Ufton Lane.</p>

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	<p>Site is adjacent to the Kennet and Avon Canal.</p> <p>Canal and River Trust support in principle the use of the canal to carry freight.</p>	<p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure impacts are limited to an acceptable level. This would include measures to avoid extraneous material being brought onto the highway from within the site.</p> <p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However, the feasibility of this would depend on a range of factors including land ownership, economics, and where the material would be transported to.</p>
<p>Historic Environment</p>	<p>Impact on listed buildings of Beenham House and Englefield House</p> <ul style="list-style-type: none"> ○ Beenham House – grade II, preserved and maintained based on 1826 design and landscaping and contains an important Arboretum. Views and environment would be adversely affected by any working of this site <p>Conservation area at Tyle Mill to east of site – only site being considered that is close to a conservation area</p> <p>Grade II listed boundary stone and milepost adjacent to or within the NW boundary of the site.</p> <p>Advice should be sought from Council's conservation officer and Archaeological advisor</p> <p>HER should be consulted for possible non-scheduled archaeological remains</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer, and Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>

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	<p>Allocation policy should conserve the setting of heritage assets/archaeology</p> <p>Site not in a preferred area of the County Council in 1984 – rather shown as a restricted area – this could have been as a result of archaeology along the A4</p>	
Water Supply	<p>Impact on private artesian well at Tyle Mill (some properties have no access to mains water)</p> <p>Lack of compliance with conditions for restoration and monitoring could result in pollution of the borehole at Tyle Mill – lining with a synthetic liner would be one mechanism to assist</p>	<p>Planning permission would only be granted where assessments can show that the impacts would be acceptable in environmental terms. In the situation where there was a private water source in the vicinity of a site is (a well fed by groundwater) it would be necessary for it to be shown that this would not be negatively impacted upon. Where necessary it may be possible to obligate the monitoring of the water quality in the well through planning conditions or a planning obligation.</p> <p>Thames Water has been consulted on the sites and has not raised any specific concerns.</p> <p>The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p>
Cumulative impacts	<p>Cumulative impact – if all sites in the area were to come forward Padworth would become an island</p> <p>Significant amount of extraction has already taken place in this area</p> <p>Possible impact on River Kennet and Canal</p>	<p>All sites being considered for allocation have been subject to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) which considers, amongst other factors, the environmental sustainability and impact of a development.</p> <p>Site being taken forward for allocation will be required to carry out, where necessary, an Environmental Impact Assessment (EIA) to consider the potential impact on the environment and set out relevant</p>

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		<p>mitigation measures at the planning application stage.</p> <p>The environmental impact of a site proposed for the extraction of sand and gravel / inert infilling will form part of the site allocation process and would also need to be addressed in the Environmental statement/ supporting information that would be submitted as part of any planning application for the development site. This would take into account the baseline conditions, and also cumulative impacts, in respect of air quality, transport and traffic, and landscape and visual impact. Paragraph 143 of the NPPF indicates that the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality should be considered.</p>
Other sites	<p>Site at Sulhampstead/Burghfield has many positives – tree screening/planting, secluded setting, excellent drainage and would support historic estate for years to come</p>	<p>All sites included with the consultation will be considered through the site assessment/selection process, with the most suitable sites being taken forward as proposed allocations.</p>
Site Promoter	<p>Support allocation of the site</p> <p>Is a standalone site with own processing complex – potentially using modular low profile plant.</p> <p>Will not give rise to unacceptable impacts on the AONB</p> <p>Access options either from the A4, or via improved junction with Ufton Lane noting that currently a rail overbridge is being constructed that will facilitate access to the southern area</p> <p>Restoration will be back to agriculture with imported</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 15: Tidney Bed

	material and potential for biodiversity on the area to the south of the railway	
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Site 15: Tidney Bed

Site 16: Waterside Farm		
Topic	Summary of Consultation Responses	Council Response
Need / Demand	<p>The scale is horrific</p> <p>The proposed site is huge</p> <p>Gravel is badly needed - the companies that extract the minerals will cause as little disruption as possible and will restore the site back to how it was or better in some cases. It may not look pleasant at times but I am sure the areas will be well screened and kept clean.</p> <p>Instead sharp sand and gravel could be brought in via rail from Thames Estuary, and china clay sand (secondary aggregate) could be brought in from Cornwall, equating to one train per day overall to meet demand for aggregates</p> <p>I would challenge the necessity for the West Berks authority area to meet seemingly arbitrary central Government targets relating to local mineral extraction.</p> <p>Are there cheaper alternatives from the South East or further afield which have not been extracted in such a high impact way (i.e. away from major populated areas)? Has this been considered as an option?</p> <p>I would like to voice my support for extraction of</p>	<p>Consultees have indicated that the size of the proposed site is excessive. If the site was worked however, working/restoration would be undertaken in a phased manner, minimising the area of disturbance at any one time.</p> <p>It is acknowledged that there is some support for the working of the site.</p> <p>NPPF para 145 states, inter alia, that minerals planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel.</p> <p>The NPPF confirms that all sources of construction aggregates should be considered, assessed and planned for as part of the development of the plan. The NPPF also confirms that mineral planning authorities should aim to source mineral supplies indigenously. Therefore to rely solely on imported minerals may not comply with the NPPF.</p> <p>The viability of a site will depend on a multitude of factors, many of which will be considered in the site assessment process and as part of a planning application.</p> <p>The level of need for minerals together with the spatial strategy for the delivery of this identified need will be a core aspect of the emerging WBMWLP. It is not expected that all the sites that have</p>

Site 16: Waterside Farm

	<p>mineral at Waterside Farm.</p> <p>In the present economic climate where house building and commercial activity is declining, is it really necessary to extend extraction at all?</p>	<p>been submitted to the Council at this stage (that were the subject of this public consultation) will be required. The most up to date calculations of the need for land won primary aggregates are included in the Councils Local Aggregate Assessment, which is updated annually.</p>
<p>Planning History</p>	<p>This site has twice been considered as unsuitable for gravel extraction in the recent past – what has changed since then?</p> <p>I believe that the family who owned the farm land in the past, considered a previous offer but only moved the work further up Crookham Hill, due to the likely damage that would be caused by your current development.</p> <p>The farm already has a precedent for extraction - these "restored" areas are the wettest areas of the farm (Referred to as 'Stony field' and 'Waterside bank')</p> <p>The proposed new dig areas can be phased with one area having to be finished and restored by others are allowed. The restoration of these areas could be such they will enhance the flood protection for the area.</p> <p>It will not be possible to restore it to its present unspoilt state, nor can the wildlife that is currently there be expected to return.</p>	<p>As planning permission runs with the land, and it is not unusual for site operators to change over the life of a site, the history of a site or track record of a particular operator is not a planning consideration.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This would align with paragraph 207 of the NPPF and the guidance on charging for site visits, and the restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p> <p>It has been highlighted that the restoration of the site could enhance flood protection of the area. This information would be included in the Flood Risk Assessment/Hydrological assessment that would be submitted with a planning application on the site.</p> <p>Phasing schemes, usually only devised at the application stage, can be used to minimise impacts as well as ensuring that the parts of mineral sites more susceptible to flooding are only worked during winter months, ensuring a continuity of supply.</p>

Site 16: Waterside Farm

	<p>Phased working/restoration will not happen as it would not be financially viable for the operators</p> <p>The possibility of this site turning into a refuse or landfill site post extraction is hugely concerning</p> <p>Working this ground makes it unlikely that any further houses can be built and Thatcham cannot expand further.</p> <p>I have concerns regarding what the site will be used for once the extraction has been completed</p> <p>In the last 40 years the Kennet Valley has changed so much - not necessarily for the benefit of local residents (human, animal and even floral!)</p>	<p>As part of the mineral extraction process the site can only be restored to either agriculture, forestry or amenity and will be classed, in planning policy, as a greenfield site. However clearly this does not prohibit future applications coming forward for alternative developments in the future.</p>
Ecology	<p>The site supports a large population of wildlife, including deer, badgers, birds, insects and other mammals (some endangered species) which will be lost or impacted on in long term.</p> <p>The Farm has initiated a number of environmental schemes in conjunction with Natural England / English Heritage. It is a site abundant with wildlife, both resident and visiting. Rare ringed plovers have nested here. Lapwings return each year, and there are resident badgers, buzzards, egrets, herons, hobby hawks, ducks, swans and other water fowl; bat colonies of 3 varieties of bats; reported sightings of otter.</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process. All sites being taken forward for development are likely to be required to submit an extended phase 1 habitat survey as part of their planning applications, and where necessary an Environmental Impact Assessment will be undertaken.</p> <p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence</p>

Site 16: Waterside Farm

	<p>River Kennet is a chalkstream (1 of 210 in the world, and of 160 in England) and a SSSI and wash or spoil will negatively impact on ecological interest</p> <p>Presence of the scarce marbled white butterfly and other butterflies</p> <p>Reduction in quality of aquatic life</p> <p>Restoration to wetland should be considered so as to provide a wildlife habitat and encourage increased biodiversity</p> <p>Greenham and Crookham Commons form the largest area of lowland heath in West Berkshire – environment is particularly important for some of Britain’s rarest ground-nesting birds, including nightjar, woodlark and lapwing. Other notable species on the commons include Dartford warbler, Nightingale, Golden Plover, Grayling, Adder, Great Crested Newt, Dormouse, Ringed Plover, Little Ringed Plover, Green-winged Orchid, and the Bee Orchid. With the proposed Waterside Farm Gravel pits extending to less than 300 metres from the common’s boundary, it is reasonable to assume that at least a subset of these rare species will be present within the boundaries of the site.</p> <p>Runoff leaching from the inert material used to</p>	<p>of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>It has been indicated that work has been undertaken with public bodies and therefore public money has been used to create habitats and landscape features. Although this may be the case, the majority of quarries are agricultural land prior to extraction taking place, and they can be restored to agricultural land post-extraction. As described, biodiversity considerations form part of the site assessment and we will be getting relevant input as such.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>The River Kennet SSSI abuts and is in close proximity to parts of the proposed site. It is not proposed to extract or infill within the SSSI itself, although in order to transport the ‘as dug’ mineral directly to the Colthrop plant it would be necessary to cross the SSSI. It would be appropriate to ensure sufficient buffer zones around the SSSI, and particularly to avoid the compaction of the river bank.</p>
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Site 16: Waterside Farm

	<p>refill the excavations is of unknown risk to the high water table and to the fish and otter populations of the River Kennet</p> <p>200 year old horse chestnut and oak trees will die because natural water levels will drop</p> <p>The site is a SSSI</p> <p>Potential impact on the River Kennet</p>	<p>The NPPF states (paragraph 118) that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.</p> <p>Consultation has taken place with the Council's tree officers in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p>
Amenity	<p>This site is the closest to an urban/residential area of all the prospective mineral sites</p> <p>This huge site is fundamentally unnecessary when there are other sites on the list that have better access and would not impair quality of life to the same extent.</p> <p>Negative impacts from noise from plant and</p>	<p>The NPPF (paragraph 75) states that planning policies should protect and enhance public rights of way and access. The Council's rights of way team has been consulted and the comments received will be used as part of the site assessment process.</p> <p>Consultation has taken place with the Environment Agency and Environmental Health in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into</p>

Site 16: Waterside Farm

	<p>vehicles</p> <p>Negative impacts from air pollution and dust</p> <p>With little or no infilling planned, there would be steep drops on either side, possibly into flooded pits.</p> <p>We would request that dense hedging be planted on both sides of rights of way and that the surface be carefully prepared with extra width to provide security for dog walkers and those walking with children.</p> <p>There should also be some consideration for reducing noise and visual impact from quarrying and vehicle movements near the footpaths.</p> <p>These footpaths provide an important recreational link between Thatcham and Greenham Common.</p> <p>Consideration should be given to creating new footpaths to provide better linkage to the existing paths from Thatcham.</p> <p>Negative impact on users of Chamberhouse Mill Lane</p> <p>Negative impact on recreation (cycling/walking/dog walking/children playing/horse riding/fishing/bird</p>	<p>account as part of the site selection process</p> <p>At planning application stage, public rights of way that would be affected by the working of the site could be diverted, and/or potentially screened through landscaping works to protect the users from any nuisance aspects of the working. The rights of way would likely be reinstated at the earliest possible opportunity and there would potentially be opportunities for the enhancement of public rights of way as part of any scheme that came forward on the site.</p> <p>Reference has been made to there being little infilling proposed, however it has been proposed to infill the site with inert waste material and return it to agricultural land.</p> <p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater</p>
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Site 16: Waterside Farm

	<p>watching/photographers)</p> <p>Impacts would last for 12 years (not a short time)</p> <p>In an area already blighted by urbanisation negative impact on green/open space</p> <p>In a time when we are encouraging the younger generation outside & away from technology, their local outdoors would be destroyed.</p> <p>Our children also attend the local Spurcroft primary school and I would have concerns on how this would impact air quality for them</p> <p>My children have asthmatic tendencies</p> <p>The residents at Colthrop do not want to be blighted for even longer.</p> <p>Negative visual impact</p> <p>The processing infrastructure for this mineral is already in place in an area which effects few people.</p> <p>Development is close to the football ground</p> <p>Farm is used for community functions including local schools visiting on a regular basis to look at the horses/chickens/pigs and lambs (amongst other things) so this facility will be lost</p>	<p>and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p> <p>In regard to the references to loss of open space, to our knowledge, with the exception of the rights of way themselves, the land that has been put forward as part of this submission is privately owned land that can only be accessed with the permission of the landowner. It is however recognised that open land can act as a visual amenity (NPPF pg 54), and the phased working/restoration of the site would ensure that the impact on visual amenity would be minimised as far as possible.</p> <p>In terms of traffic related concerns the Council's highways department and transport policy officers have been consulted on all the sites and have provided initial comments regarding the likely traffic impact of each site including access. The outcome of these, and any further, consultations will be taken into account as part of the site selection process</p>
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Site 16: Waterside Farm

	<p>The area is currently tranquil and serene and this will be negatively impacted upon</p> <p>The bridleway and footpath will be crossed by vehicles transporting mineral to the processing plant and returning again</p> <p>During the installation works of the hydrology pipes (which were installed last year on behalf of Grundons), the drivers were neither courteous nor considerate</p> <p>Impacts from dust, lorry movement, noise of lorries reversing etc. at other Grundon sites is horrendous, and there is no mention of any mitigation</p> <p>There will be a loss of light and free vision due to the surrounding berms.</p> <p>Operations at the site should be minimised to maintain free passage of persons, animals and vehicles</p> <p>Bridleway provides traffic free access to Greenham Common (including businesses) for pedestrians. The road is dangerous for pedestrians/dog walking</p> <p>Increase in traffic on minor roads with no footpaths, and reduction of public transport will be</p>	<p>Any site being taken forward for allocation will be required to submit a Transport Assessment/Statement which will consider the potential impacts on the highway network, including impact on the canal bridges and other existing infrastructure, and set out relevant mitigation measures.</p> <p>Any site being taken forward for allocation will be required to submit a Transport Assessment/Statement which will consider the potential impacts on the highway network, including impact on existing infrastructure, and set out relevant mitigation measures at the application stage.</p>
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Site 16: Waterside Farm

	<p>detrimental to pedestrian safety.</p> <p>Increased risk of pollution, land contamination</p> <p>Research/risk analysis should be undertaken in regard to contamination and emissions</p> <p>Potential for large amount of silt to be introduced to aquatic environment.</p>	
Landscape	<p>The land here is an Area of Outstanding Natural Beauty</p> <p>The valley below Waterside Copse should be considered as an area of outstanding natural beauty</p> <p>Would impact on the beauty of the local area</p> <p>The southern route into the town will be along the edge of an industrial gravel pit impacting on the desirability of the town, with consequential impact on businesses and commerce.</p> <p>Projects have been undertaken on the Farm in conjunction with Natural England/English Heritage/ Berks, Bucks & Oxon Wildlife Trust (BBOWT) and this work (including tree planting) will now presumably be destroyed if this scheme goes ahead.</p> <p>Associated landscaping (including berms) would</p>	<p>Reference has been made to the site being within an 'Area of Outstanding Natural Beauty' (AONB). At its closest point the North Wessex Downs AONB is approximately 2.3km to the north of the proposed site, although if there was to be an impact on the setting of the AONB this would form part of considerations.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBs).</p> <p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation will be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>

Site 16: Waterside Farm

	have a negative impact	<p>It has been indicated that work has been undertaken with public bodies and therefore public money has been used to create habitats and landscape features. Although this may be the case, the majority of quarries are agricultural land pre-extraction, and they can be restored to agricultural land post-extraction. With regard to landscape, consideration of these issues will form part of the site assessment and planning application processes.</p>
Agriculture	With the gravel extracted from this site it will in future become even more likely to flood rendering the land useless for crops or grazing	<p>The grade of agricultural land would be factored into the assessment of the suitability of the site, specifically through the SA/SEA process. However, with appropriate restoration it is likely that the land could be restored to its previous state and productivity.</p> <p>The environmental impact (including the potential impact on agriculture) of a site proposed for the extraction of sand and gravel / inert infilling will form part of the site allocation process and also the Environmental statement that would be submitted as part of any planning application for the development site.</p> <p>The Authority will consider whether the addition of a policy or wording is prudent to strengthen the stance or define the authority's policy towards operations at mineral and waste sites. This aligns with paragraph 207 of the NPPF and the guidance on charging for site visits, and the restoration and aftercare of minerals site within the NPPG. The option for securing restoration bonds to ensure high quality and timely restoration may also be considered.</p>
Historic	Proximity to previous archaeological excavations	Consultation has taken place with the Council's conservation

Site 16: Waterside Farm

<p>Environment</p>	<p>of interest that point to the entire area possibly being of interest</p> <p>We will expect the eventual choice of minerals and waste sites to be clearly justified and based on sound evidence, including that relating to the historic environment. That evidence should include the Berkshire Historic Environment Record, the National Heritage List for England, the West Berkshire Historic Landscape Character Assessment, the Assessment of The Archaeological Resource In Aggregate Areas Of West Berkshire, and assessments of the potential impact of proposed developments on the designated heritage assets identified below and any non-designated heritage assets, including archaeological remains, and their settings.</p> <p>According to our records, this site is not near any designated heritage assets. However, the Historic Environment Record should be consulted for possible non-scheduled archaeological remains and the advice of your Archaeological Advisor sought. If necessary, the developable site should be amended and/or criteria introduced into the allocation policy to conserve any archaeological remains.</p>	<p>officer, archaeological officer, and Historic England in respect of the promoted sites. The outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>The Historic Environment Record will also be consulted for possible non-scheduled archaeological remains.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
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<p>Water Environment</p>	<p>Site is next to many residential properties (at Wheelers Green Estate, the Urquhart Road Estate, Crookham Road, Chamberhouse Mill Lane, Kennet Heath, Pipers Meadow, Siege Cross) which are vulnerable to flooding</p> <p>Area is in a floodplain and was beneficial in protecting homes from flooding during the winter of 2012, late 2013/early 2014, the site itself being flooded from groundwater and Kennet River and Canal from breaking their banks</p> <p>Area was under water during late 2013/early 2014 thereby protecting homes, businesses and roads</p> <p>During late 2013/early 2014 Crookham Hill road was very close to being closed due to flood water escaping from the adjacent Waterside Farm fields that were reaching their limit in terms of water saturation.</p> <p>It is essential that a full understanding of the importance of the fields in hydrological terms around the Kennet are fully assessed as part of this consultation.</p> <p>Site promoter assured us that they were undertaking a full hydrological assessment of the area and would make these available to local residents. This has not happened</p>	<p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>At this stage in the site allocation process, WBC has only limited technical information about the proposed development. The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>Mineral processing activities are considered to be a 'Less Vulnerable' activity, with sand and gravel workings being considered 'water-compatible development.' Therefore, the presence of flood risk on a site does not automatically mean that it would not be a suitable location for extraction. The Environment Agency has stated that any site being considered within a flood zone would need to be accompanied by a sequential test.</p> <p>The NPPF states (paragraph 102) that if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh
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	<p>Combination of regional/national/global factors were responsible for the 2014 floods – the Atlantic jetstream has shifted to a more southerly position meaning that the weather conditions of 2014 are likely to be repeated in future years, including temperature change and increased rainfall</p> <p>During the flooding in 2014 Priors Moor Ditch (in the middle of the proposed site) was effectively a river, providing relief from the main course of the Kennet. Had this not been available flooding of houses along the Kennet would have been inevitable. Gravel extraction will disrupt the flow and should such flood levels occur again, there will be consequential damage.</p> <p>The gravel beds act as a natural soakaway to protect local homes, Crookham Hill, the canal, the main railway line into London and Reading on which many local residents and businesses depend and the electricity sub-station next to Thatcham station</p> <p>Operators would not want their site to flood so would erect bunds to protect it; thereby meaning in times of flood, properties downstream will be at greater risk</p> <p>Risking ‘knock on’ flooding effects further down the Kennet Valley (Woolhampton and</p>	<p>flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</p> <ul style="list-style-type: none"> • a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. <p>Both elements of the test will have to be passed for development to be allocated or permitted.</p> <p>Extraction and restoration to a lower level, or restoration to water could help to increase flood storage, therefore, reducing flood risk in a specific area.</p> <p>In general terms landfill is considered to be ‘more vulnerable development’ and therefore, is not permitted in the functional floodplain (Flood Zone 3b). Therefore, there needs to be careful consideration as to the most appropriate restoration scheme for sites within flood zone 3b. Land reclamation through the infilling of these sites with inert material would potentially be acceptable where restoration plans ensure that there would be no unacceptable pollution and that there would be a reduction in flood risk.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be</p>
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Site 16: Waterside Farm

	<p>Aldermaston), or floodwaters would back up into south Thatcham. As well as 'Knock on' flooding effects further down Thames Valley (Reading, Maidenhead, Windsor)</p> <p>Inert infill would not have the same holding and filtering property as material which they wish to extract.</p> <p>A pond has zero properties to store floodwater.</p> <p>There are many more sites in the proposal that would not be affected as they are not close to the river or canal.</p> <p>During earlier extraction of gravel from the former airbase at Greenham Common similar assurances were no doubt given but now bottom fields are regularly very wet.</p> <p>A strategic flood risk assessment from the Environment Agency would be required as the impact will be within 20 metres of a major river</p> <p>If flooding occurred, working may have to be suspended, and when working commences again, the need to 'claw back' costs may result in negative aesthetic impacts</p> <p>Hydrological/flood risk assessment should consider risk from fluvial flooding in conjunction</p>	<p>assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p> <p>Bunds erected around mineral sites perform the function of screening the site, visually, and storing the overlying soils for use in restoration. Bunding locations, usually only devised at the application stage, can be orientated, or punctuated to allow flood waters to flow or located in parts of the site less susceptible to flood risk. Bunds are not used to protect mineral sites from flooding.</p> <p>It is agreed that inert infill material will not have the same hydrogeological properties as the existing gravel deposits.</p> <p>Any issues concerning ground and/or surface water flooding will also need to be given consideration as the application stage and assessed by the Council's Drainage Team and the Environment Agency, as appropriate. Both of these parties have been consulted on all the sites submitted and the outcome of these consultations will inform the development of the emerging plan.</p> <p>Planning permission would only be granted where assessments can show that the impacts would be acceptable in environmental terms. In the situation where there was a private water source in the vicinity of a site is (a well fed by groundwater) it would be necessary for it to be shown that this would not be negatively</p>
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Site 16: Waterside Farm

	<p>with groundwater flooding</p> <p>We depend a on a well for our water supply and this could be negatively impacted upon</p> <p>I have been told by a neighbour that the Environment Agency asked the tenants at Waterside Farm not to clear their ditches during the flooding; demonstrating what a fine balance there was in terms of preventing worse flooding.</p> <p>Will they be pumping water and waste into the River Kennet or the canal?</p>	<p>impacted upon. Where necessary it may be possible to obligate the monitoring of the water quality in the well through planning conditions or a planning obligation.</p> <p>Phasing schemes, usually only devised at the application stage, can be used to ensure that the parts of mineral sites more susceptible to flooding are only worked during winter months, ensuring a continuity of supply.</p> <p>If the mineral site needs to be de-watered to facilitate extraction then the applicant will be required to obtain a discharge license to authorise pumping. It is understood that the conditions on such a license could prevent de-watering taking place at times of high/peak flow or during flood events.</p>
Other	<p>An online ePetition was created and submitted to the Council in response to this public consultation on the submitted sites. This ePetition, hosted on the Council's website ran from the 24/08/16 to the 01/11/16 and the petition states:</p> <p>We, the undersigned, petition the Council to Remove Waterside Farm from its proposed Minerals and Waste Sites Plan and preserve the countryside around Thatcham.</p>	<p>For the sake of clarity no decision has been made in respect of any of the sites that were put forward by promoters under the call for sites that took place. The identification of a site in the public consultation document does not guarantee that the Council will allocate or support its development in the future, as all sites will need to be judged against all relevant planning policies and other considerations.</p> <p>However, as set out in the above table, impacts on public rights of way, ecological impacts, traffic impacts, flooding matters, amenity impacts and restoration matters will be factors that are considered as part of the site allocation process.</p>

Site 16: Waterside Farm

	<p>If waste management firm Grundon is granted permission to quarry Waterside Farm, the countryside bordering Thatcham will be blighted for 12 years. Access to the public footpaths and bridleways will be restricted; wildlife habitats will be destroyed and likely never recover; the A4 will see an increase in heavy goods traffic; a natural flood defence will be removed; and our town's natural green space will be replaced with dust and rubble. Act now to stop the quarry: sign the petition below.</p> <p>70 people signed this ePetition.</p>	
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Site 17: Moores Farm		
Topic	Summary of Consultation Responses	Council Response
Need	<p>There are four sites which are particularly close to Wokingham Borough, being located roughly within 1km of the boundary as follows:</p> <p>Moores Farm, Burghfield;</p> <p>Hyde Crete Pit, Burghfield;</p> <p>Reading Quarry Energy Recovery, Burghfield; and</p> <p>Reading Quarry, Burghfield.</p>	<p>Of the 4 sites listed by Wokingham Borough Council, only one of them (Moores Farm) has a very small amount of primary construction aggregates remaining to be extracted, although Moores Farm and Reading Quarry both currently produce recycled aggregates. However, NPPF paragraph 145 requires minerals planning authorities to plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel. The LAA produced by WBC concludes that WBC should plan for a ten-year sales average for sand and gravel extraction. Use of this ten-year sales average would recognise the role that West Berkshire has historically had in providing aggregates to meet the needs of other areas with fewer resources due to the fact that not all of the minerals extracted in West Berkshire in the last 10 years have been sold and utilised in West Berkshire.</p> <p>Both Councils have discussed and agreed that there is currently no objection to the WBMWLP in relation to the need for waste facilities to meet the wider needs of Berkshire; and the need to consider whether appropriate reserves are available in the rest of Berkshire to meet the required minerals need.</p>
Highways	<p>The allocation of sites may have an impact on the strategic highways network given the potentially frequent, heavy duty, and cross boundary nature of vehicle movements associated with minerals and waste facilities. Wokingham Borough Council therefore requests that the selection of sites is based on objective assessment of highways capacity, amongst other considerations</p>	<p>The Council's highways department and transport policy officers have been consulted on the submitted sites and this information will be used in the site assessment/selection process.</p> <p>Any site being taken forward for allocation or new proposals for an existing site is likely to be required to submit a Transport Assessment/Statement at planning application stage which will</p>

Site 17: Moores Farm

		consider the potential impacts on the highway network and set out relevant mitigation measures.
Historic Environment	<p>Site is not near any designated heritage assts</p> <p>HER should be consulted for possible non-scheduled archaeological remains</p> <p>Advice of archaeological advisor should be sort</p> <p>Allocation criteria should require conservation of archaeological remains</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites. The outcome of this will be taken into account as part of the site selection process.</p> <p>The Historic Environment Record will also be consulted for possible non-scheduled archaeological remains.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
Site Promoter	<p>Current temporary consent for recycling material</p> <p>Proposal for small-scale facility specialising in production of secondary aggregate</p> <p>Additional period of time would enable site to contribute to maintaining a supply of secondary/recycled materials throughout the plan period without any unacceptable impacts</p>	<p>The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.</p>

Site 18: Beenham		
Topic	Summary of Consultation Responses	Council Response
Need	<p>Site does not connect with any particular gravel extraction site.</p> <p>Extraction should not happen in the AONB therefore, there is no need for a mechanical recovery and processing plant in this location.</p>	<p>The site is already a permanent waste management facility, and has been put forward for a range of other waste management uses. The reference to recycled aggregate production in the consultation document stems from the possibility that recycled aggregate substitute material (in the form of ash) could be produced as part of an energy recovery operation. Therefore there is no particular reason that the site would be connected with any gravel extraction site.</p> <p>The 'mechanical recovery and processing plant' referred to relates to waste processing, and does not relate to mineral extraction or processing.</p>
Environment	<p>Urbanisation/industrialisation of the area.</p> <p>Change in character of the area.</p> <p>Cumulative impact would result in Aldermaston Wharf and Lower Padworth becoming an island of industrial mineral extraction.</p>	<p>The entirety of the site is in waste management/industrial use or permitted for such uses. The majority of the site is also within an established industrial area albeit within the AONB.</p> <p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process.</p> <p>Reference has been made to the cumulative impact of development in this area resulting in Aldermaston Wharf and Lower Padworth becoming an 'island' in between different active quarries. Mineral extraction is not proposed at this permanent waste management facility, however NPPF para 120 states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on</p>

		<p>health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.</p>
Amenity	<p>Noise and pollution</p> <p>Impact on Beenham Village</p> <p>Impact on tranquillity of the area</p> <p>Dust</p> <p>Light pollution already an issue from works taking place on the site</p> <p>Poor consideration by operator of the local community</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council’s Environmental Health Officers and the Environment Agent in respect of the promoted sites, the outcome of these consultations will be taken into account as part of the site selection process.</p>

		<p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
Landscape	<p>Site is within the AONB</p> <p>Many other sites in this area are outside the AONB.</p>	<p>It is acknowledged that this site is a permanent waste management facility in an established industrial area, however it is within the North Wessex Downs AONB.</p> <p>Paragraph 115 of the NPPF confirms that “Great weight should be given to conserving landscape and scenic beauty in..... Areas of Outstanding Natural Beauty,which have the highest status of protection in relation to landscape and scenic beauty”. Paragraph 116 of the NPPF goes on to state that “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest”.</p> <p>Therefore, National Planning Policy makes it clear that, there would have to be exceptional circumstances whereby the emerging plan actively allocates sites within the AONB, or other comparable environmental designations.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS).</p>

Site 18: Beenham

		<p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p>
Agriculture	High quality agricultural land	The entirety of the site is in waste management/industrial use or permitted for such uses. The majority of the site is also within an established industrial area, and would not be suitable for agriculture.
Water Environment	<p>Area at the bottom of the hill is very wet, therefore pumps will be needed to drain the development</p> <p>History of flooding on the site</p> <p>Potential for surface water management issues</p> <p>Potential surface water management issues contributing to flood risk</p>	<p>The site is understood not to be located in a flood zone, although a quarter of the site is vulnerable to groundwater flooding.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management.</p> <p>The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p>

Site 18: Beenham

<p>Highways/ Transport</p>	<p>Impact on highway network</p> <p>If access is to come from either the A4 or bridleway Beenham/17 this would be welcome as it would end the use of bridleway Beenham/18 for vehicles accessing the recycling site.</p> <p>Objection to continued use of bridleway Beenham/18 for access</p> <p>A340 already used as a rat run for heavy lorries</p> <p>Impact on single lane bridge over the canal</p> <p>Good access to A4</p>	<p>The entirety of the site is in waste management/industrial use or permitted for such uses. The majority of the site is also within an established industrial area. The access to the site is already permitted.</p> <p>It is understood that the entrance/exit to the site leads directly on to a roundabout which gives access to the A4 (Bath Road) and A340 (Basingstoke Road) which are classified under 'District access routes to key destinations' in the West Berkshire Freight Strategy (November 2014). Onward movements, once on the A4 or A340 would be variable dependant on the destination.</p> <p>Consultation has taken place with the Council's Highways Officers and transport policy officers in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process, such discussions will involve haul routing and access arrangements.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment/Statement at the planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>The Council's rights of way team have been consulted and the comments received will be used as part of the site assessment process. Where rights of way are likely to be impacted as part of the development of a site this will be a consideration as part of the site allocation process. However where, diversions or new routes can be provided, the precise details can be determined at planning</p>
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Site 18: Beenham

		application stage.
Historic Environment	<p>Not close to any designated heritage assets</p> <p>HER should be consulted for non-scheduled archaeological remains</p> <p>Advice should be sort from Council's archaeological advisor</p> <p>Policies should require conservation of any archaeological remains</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128)</p>
General	<p>WBC agreed A4 recycling plant should not be in that location, but was accepted at appeal</p> <p>Site appears to be an expansion of an existing operation</p> <p>Beenham Parish Council Object to the inclusion of this site</p>	<p>It is noted the proposal is an expansion of an existing operation.</p> <p>It is agreed that the A4 recycling plant planning application was allowed on appeal. The cumulative impact of surrounding developments will be considered during the development of this Local Plan.</p>

Site 19: Colthrop Energy Recovery		
Topic	Summary of Consultation Responses	Council Response
Amenity	<p>Pollution/emissions from works</p> <p>Impact on character of the area</p> <p>Smells/odour</p> <p>Noise</p> <p>Impact on local residents/business – health and well-being</p> <p>Close to Thatcham cemetery</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality”.</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Environment Agency and Environmental Health in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>Where appropriate, planning conditions can be imposed for all sites</p>

		<p>taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
Landscape	<p>Site is currently in agricultural use</p> <p>Need to protect greenbelt around Thatcham</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including landscape and visual impacts. The NPPF also identifies the need to protect landscapes or designated areas of national importance (such as AONBS)</p> <p>Landscape and Assessment work has been carried out for all sites under consideration. The outcome of such studies will be taken into account as part of the site selection process</p> <p>Any site being taken forward for allocation is likely to be required to carry out a Landscape and Visual Impact Assessment (LVIA) and, where necessary, Environmental Impact Assessment (EIA) which will consider the potential impacts and set out relevant mitigation measures at the planning application stage.</p> <p>There is no designated “green belt” within West Berkshire.</p>
Water Environment	<p>Thatcham Flood Forum would like WBC to attend a meeting to present how flood risks arising from the proposals would be managed</p>	<p>Consultation has taken place with the Environment Agency and Environmental Health in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>It is understood that the Environment Agency has not designated this site in Flood Zone 2 or 3. However as part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment</p>

Site 19: Colthrop Energy Recovery

		<p>that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>
Highways/ Transport	Impact on traffic levels through Thatcham Good road network	<p>Consultation has taken place with the Council’s Highways Officers in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process, such discussions will involve haul routing and acceptability of proposed accesses.</p> <p>Any site being taken forward for allocation is likely to be required to</p>

Site 19: Colthrop Energy Recovery

		submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.
Historic Environment	<p>Not near any designated heritage assets</p> <p>HER should be consulted for possible non-scheduled archaeological remains</p> <p>Advice should be sort from Council's archaeological advisor</p> <p>Policies should ensure conservation of archaeological remains</p>	<p>Consultation has taken place with the Council's conservation officer and archaeological officer and historic England in respect of the promoted sites, the outcome of these discussions, and any others, will be taken into account as part of the site selection process and all sites being taken forward for development.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
General	<p>Development would result in a significant extension of the developed area eastwards along the A4 into open land</p> <p>Unclear what the development involves and what the facility will do</p> <p>Sounds like an incinerator by another name.</p> <p>Not an appropriate for a waste incinerator site to achieve preferred status by being included alongside sites for gravel</p> <p>Is not needed</p> <p>Minimal residential disruption</p>	<p>The site description is given by the site promoter. There are a number of methods of treating waste. This includes the production of energy from burning waste.</p> <p>The process has been stated by the promoter as encompassing energy recovery through thermal treatment (gasification) and mechanical pre-treatment.</p> <p>It is intended that the West Berkshire Minerals and Waste Local Plan will allocate sites for minerals and waste development. At this stage the consultation focused on the list of sites submitted to the Council as part of the call for sites in 2014. Detailed site assessment work is ongoing and no decisions made on which sites will be taken forward.</p> <p>The next stage of the plan making process is to consider the</p>

Site 19: Colthrop Energy Recovery

		suitability of each site through the site assessment/selection process. The council's preferred sites for minerals and waste development will be set out in the Preferred Options consultation.
Promoter	The agent representing the promoter of this site has confirmed that the promoter no longer has any interest in promoting the site.	Noted

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Site 20: Hyde Crete Pit		
Topic	Summary of Consultation Responses	Council Response
Need	<p>There are four sites which are particularly close to Wokingham Borough, being located roughly within 1km of the boundary as follows:</p> <p>Moores Farm, Burghfield;</p> <p>Hyde Crete Pit, Burghfield;</p> <p>Reading Quarry Energy Recovery, Burghfield; and</p> <p>Reading Quarry, Burghfield.</p> <p>The main concern for Wokingham Borough Council was whether West Berkshire had considered the need for waste facilities to meet the wider needs of Berkshire.</p>	<p>WBC is willing to cooperate with neighbouring authorities throughout the plan making process on any relevant, strategic issues including whether or not another authority is unable to accommodate its own waste management need. If a neighbouring authority was able to provide evidence that there was an unmet need within its area, and it was considered by them that this need should / could be borne by WBC, WBC is willing to cooperate and negotiate with that neighbouring authority in relation to this. However for effective cooperation between authorities to take place, those authorities who are potentially unable to meet their own need should have evidence documenting the assumed shortfall so that an informed discussion can take place.</p> <p>Both councils have discussed and agreed that there is currently no objection to the WBMWLP in relation to the need for waste facilities to meet the wider needs of Berkshire; and the need to consider whether appropriate reserves are available in the rest of Berkshire to meet the required minerals need.</p>
Amenity	<p>Potential loss of countryside and local amenity.</p> <p>Increase in noise from development</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human</p>

		<p>health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including proximity of sensitive receptors, including ecological as well as human receptors, and the extent to which adverse emissions can be controlled.</p> <p>Consultation has taken place with the Council's Environmental Health Officers and the Environment Agent in respect of the promoted sites, the outcome of these consultations will be taken into account as part of the site selection process</p> <p>Where appropriate, planning conditions can be imposed for all sites taken forward to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels. Such an approach is endorsed by the NPPF, paragraph 143.</p>
Ecology	<p>The two landfill sites at Burghfield Bridge will decimate wildlife.</p> <p>Is there enough surplus inert material to warrant the infilling of a restored gravel pit which is used for recreation and will have attracted wildlife.</p>	<p>Consultation has taken place with the Council's ecologist and Natural England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development are likely to be required to submit an extended phase 1 habitat assessment as part of their planning applications.</p>

Site 20: Hyde Crete Pit

		<p>The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution. Site specific factors, such as the presence of protected species, environments and/or designations, will be taken into account when assessing the acceptability of the proposed sites and where appropriate buffers and standoffs will be identified.</p> <p>Mineral extraction operations, and associated restoration, provide many opportunities to provide biodiversity and ecological gains and improvements.</p>
Transport	<p>The allocation of sites may have an impact on the strategic highways network given the potentially frequent, heavy duty, and cross boundary nature of vehicle movements associated with minerals and waste facilities. Wokingham Borough Council therefore requests that the selection of sites is based on objective assessment of highways capacity, amongst other considerations.</p>	<p>Consultation has taken place with the Council's Highways Officers and transport policy team in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process, such discussions will involve haul routing.</p> <p>Any site being taken forward for allocation is likely to be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p> <p>Consultation has taken place with the Council's rights of way officers in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>Details regarding access will be considered as part of the site</p>

Site 20: Hyde Crete Pit

		assessment process and details published as part of the preferred options consultation should the site be proposed for allocation.
Historic Environment	<p>The grade II listed Knights Farmhouse is located to the south of this site and the grade II listed Burghfield Bridge is to north. The advice of the Council's Conservation Officer should be sought on the likely impact on these listed structures. The Historic Environment Record should be consulted for possible non-scheduled archaeological remains and the advice of your Archaeological Advisor sought. If necessary, the developable site should be amended and/or criteria introduced into the allocation policy to conserve the setting of the heritage assets and any archaeological remains.</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p> <p>The NPPF confirms that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (paragraph 128).</p>
General	<p>Burghfield Common already has a development of 90 houses in the village.</p> <p>The proposal for Theale will conflict with the development proposals for the Lakes area.</p> <p>Whilst it may be possible to use the canal to transport materials in these cases but that is dependant not only on the agreement of the owners of any intervening land but on other matter such as economics and the end location of the materials and processing facilities. The transshipment costs often make fright by water economically unfeasible. However if both start and end location are adjacent to the canal then it can be an effective way of transporting large quantities of material, thus reducing the impact on the local road network.</p>	<p>Consultation has taken place with the Environment Agency and Environmental Health in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>The site allocation process will, where possible, take into account the baseline conditions (of which consented/implemented development would form part), and also cumulative impacts, in respect of air quality, transport and traffic, landscape and visual impact and any other relevant considerations.</p> <p>Reference has been made to the use of the Kennet and Avon Canal to transport materials. However as stated by the consultee, the feasibility of this would depend on a range of factors including land ownership, economics, and where the material would be transported to.</p>

Site 20: Hyde Crete Pit

	<p>The location of many of the sites is such that there may be an indirect impact on the canal depending on the haul routes used. In order to protect the canal environment and infrastructure we would request that the implications of haul routes are carefully considered to ensure there is no adverse impact on the character of the waterway, our infrastructure or boaters who may be affected by more frequent bridge openings.</p>	<p>Reference has been made to the potential impact on the canal environment and infrastructure due to more frequent bridge openings to allow quarry traffic to cross. Consultation has taken place with the Council's Highways Officers and transport policy team in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process, such discussions will involve haul routing.</p> <p>Concern has been raised over whether there is enough surplus inert material to warrant the infilling of a restored gravel pit which is used for recreation and will have attracted wildlife. The availability of infill material for the restoration of extraction sites will be a consideration that will be taken into account. However it is recognised that the information available on the availability of inert fill materials for the use in the restoration of minerals site is often difficult to obtain. Consideration will be given to this factor as part of the site selection process and the emerging plan will consider whether to set a policy approach in favour of the use of such materials in restoration of sites over other uses.</p> <p>It is recognised that landfill is at the bottom of the waste hierarchy, however there will always be a need to manage waste materials, that cannot be recycled and from which no further value can be obtained. The use/recovery of inert waste that cannot be recycled / reused in the restoration of mineral sites can deliver a range of benefits.</p>
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Site 20: Hyde Crete Pit

Site 21 Reading Quarry Energy Recovery		
Topic	Summary of Consultation Responses	Council Response
Need	<p>There are four sites which are particularly close to Wokingham Borough, being located roughly within 1km of the boundary as follows:</p> <p>Moores Farm, Burghfield;</p> <p>Hyde Crete Pit, Burghfield;</p> <p>Reading Quarry Energy Recovery, Burghfield; and</p> <p>Reading Quarry, Burghfield.</p> <p>The main concern for Wokingham Borough Council was whether West Berkshire had considered the need for waste facilities to meet the wider needs of Berkshire.</p>	<p>WBC is willing to cooperate with neighbouring authorities throughout the plan making process on any relevant, strategic issues including whether or not another authority is unable to accommodate its own waste management need. If a neighbouring authority was able to provide evidence that there was an unmet need within its area, and it was considered by them that this need should / could be borne by WBC, WBC is willing to cooperate and negotiate with that neighbouring authority in relation to this. However for effective cooperation between authorities to take place, those authorities who are potentially unable to meet their own need should have evidence documenting the assumed shortfall so that an informed discussion can take place.</p> <p>Both councils have discussed and agreed that there is currently no objection to the WBMWLP in relation to the need for waste facilities to meet the wider needs of Berkshire; and the need to consider whether appropriate reserves are available in the rest of Berkshire to meet the required minerals need.</p>
Highways	<p>The allocation of sites may have an impact on the strategic highways network given the potentially frequent, heavy duty, and cross boundary nature of vehicle movements associated with minerals and waste facilities. Wokingham Borough Council therefore requests that the selection of sites is based on objective assessment of highways capacity, amongst other considerations.</p>	<p>Consultation has taken place with the Council's Highways Officers and transport policy team in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process</p> <p>Any site being taken forward for allocation or new proposals for an existing site is likely to be required to submit a Transport Assessment at planning application stage which will consider the potential impacts</p>

Site 21: Reading Quarry

		on the highway network and set out relevant mitigation measures.
Historic Environment	<p>The grade II listed Knights Farmhouse is immediately to the north of this site. The advice of the Council's Conservation Officer should be sought on the likely impact on this listed building.</p> <p>The Historic Environment Record should be consulted for possible non-scheduled archaeological remains and the advice of your Archaeological Advisor sought.</p>	Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.
General	The promoter of this site has asked to withdraw it and include it with site 22 – Reading Quarry	Noted

22: Reading Quarry		
Topic	Summary of Consultation Responses	Council Response
Need	<p>There are four sites which are particularly close to Wokingham Borough, being located roughly within 1km of the boundary as follows:</p> <p>Moores Farm, Burghfield;</p> <p>Hyde Crete Pit, Burghfield;</p> <p>Reading Quarry Energy Recovery, Burghfield; and</p> <p>Reading Quarry, Burghfield.</p> <p>The main concern for Wokingham Borough Council was whether West Berkshire had considered the need for waste facilities to meet the wider needs of Berkshire.</p>	<p>WBC is willing to cooperate with neighbouring authorities throughout the plan making process on any relevant, strategic issues including whether or not another authority is unable to accommodate its own waste management need. If a neighbouring authority was able to provide evidence that there was an unmet need within its area, and it was considered by them that this need should / could be borne by WBC, WBC is willing to cooperate and negotiate with that neighbouring authority in relation to this. However for effective cooperation between authorities to take place, those authorities who are potentially unable to meet their own need should have evidence documenting the assumed shortfall so that an informed discussion can take place.</p> <p>Both councils have discussed and agreed that there is currently no objection to the WBMWLP in relation to the need for waste facilities to meet the wider needs of Berkshire; and the need to consider whether appropriate reserves are available in the rest of Berkshire to meet the required minerals need.</p>
Water Environment	<p>The proposed minerals and waste plan activities may unnaturally increase the water table levels in times of flood in the valley further east of this site.</p> <p>Who will take responsibility and give their assurance that any such proposal will not increase flood levels east of this site?</p>	<p>The NPPW requires that planning authorities assess the suitability of sites against a variety of criteria, including protection of water quality and resources and flood risk management. The NPPW confirms that “For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care.”</p>

		<p>A small linear section in the south of the site (alongside the M4) is understood to be located within flood zone 2 while the rest of the site is in zone 1.</p> <p>As part of the plan making process the Council will need to produce a Strategic Flood Risk Assessment that will assess the risks of flooding and the impacts that land use changes and development in the area covered by the emerging plan will have on flood risk.</p> <p>The Environment Agency and the Council officers responsible for flooding and drainage have been consulted in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process. Further, more detailed information would be required in the event of a planning application being forthcoming.</p>
Highways	<p>The allocation of sites may have an impact on the strategic highways network given the potentially frequent, heavy duty, and cross boundary nature of vehicle movements associated with minerals and waste facilities. Wokingham Borough Council therefore requests that the selection of sites is based on objective assessment of highways capacity, amongst other considerations.</p>	<p>Consultation has taken place with the Council's Highways officers and transport policy team in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation or new proposals for an existing site is likely to be required to submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.</p>
Historic Environment	<p>The grade II listed Knights Farmhouse is immediately to the north of this site. The advice of the Council's Conservation Officer should be sought on the likely impact on this listed building.</p> <p>The Historic Environment Record should be consulted</p>	<p>Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.</p>

Site 22: Reading Quarry

	for possible non-scheduled archaeological remains and the advice of your Archaeological Advisor sought.	
Site Promoter	<p>We would like to withdraw the submission for site 21 as this is encompassed within site 22.</p> <p>Based on this, we proposed that the description for site 22 is amended to</p> <p><i>'The development of a comprehensive waste management site to include reception, sorting, processing, thermal treatment and energy recovery development for a wide range of waste types. The thermal treatment/energy recovery component will be up to 150,000 tonnes per annum.'</i></p> <p>The site benefits from being very close to the motorway network, and the section of the M4 adjacent to the site is due to be upgraded to a Smart motorway by early-2022.</p> <p>A transport assessment would be undertaken.</p> <p>Previous improvements to the access junction to the site afford high quality HGV access.</p> <p>The site is located adjacent to the M4 motorway, and there is existing landscaping in place to screen the site from the motorway.</p> <p>The site does not form open space accessible to the public.</p>	The site promoter's comments are acknowledged and will be taken into consideration during the future assessment of the site.

Site 22: Reading Quarry

	<p>The proposed development would have economic benefits, and thus contribute to sustainable development.</p> <p>An air quality/ dust assessment would be undertaken for any assessment that would have potential air quality/ dust impacts, to ensure no unacceptable impacts.</p> <p>Any development which would generate noise, a noise assessment would be undertaken to ensure no unacceptable level of noise.</p>	
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Site 23: Theale Waste Transfer Station		
Topic	Summary of Consultation Responses	Council Response
Amenity	<p>Vehicle intensification of Hanger and Station Roads will negatively affect the living conditions of people living on these roads.</p> <p>Heat treatment may lead to air pollution in Theale and Sheffield Bottom.</p> <p>Development may also lead to water pollution in the Kennet via the lakes, potentially affecting drinking water.</p>	<p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Consultation has taken place with the Environment Agency and Environmental Health in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>The NPPF confirms, at paragraph 110 that when planning authorities are preparing plans “the aim should be to minimise pollution and other adverse effects on the local and natural environment”.</p> <p>Paragraph 143 of the NPPF confirms that development plans should “set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</p>
Highways	<p>This site cannot be reached directly from Theale by vehicles in excess of 3 tonnes. The increase of vehicle movements to this site may lead to Theale Swing Bridge being replaced and any vehicle restrictions being removed.</p>	<p>Consultation has taken place with the Council’s highways officers and transport policy officers in respect of the promoted sites, the outcome of these, and any further, consultations will be taken into account as part of the site selection process.</p> <p>Any site being taken forward for allocation is likely to be required to</p>

Site 23: Theale Waste Transfer Station

		submit a Transport Assessment at planning application stage which will consider the potential impacts on the highway network and set out relevant mitigation measures.
Historic Environment	<p>The site is not in the vicinity of any heritage assets.</p> <p>The Heritage Environmental Record should be consulted in conjunction with the Council's archaeologist.</p>	Consultation has taken place with the Council's conservation officer, archaeological officer and Historic England in respect of the promoted sites, the outcome of this will be taken into account as part of the site selection process and all sites being taken forward for development.
General	<p>The misnaming of this site will make it more likely that vehicles exceeding the 3 tonne weight limit of Theale Swing Bridge will attempt to use this site.</p> <p>Existing Use.</p> <p>Sites in Theale will come into conflict with development plans for the Lakes area</p>	<p>The site has not been misnamed. It is already in operational use as a Waste Recycling and Transfer Facility under this title. An advisory access route for vehicles exceeding surrounding road restrictions could be conditioned at the planning application stage, if deemed necessary</p> <p>It is noted that this promoted site is already in use as a waste management facility, such authorised uses will need to be considered alongside any alternative development proposals which may be forthcoming.</p>