

Central and Eastern Berkshire Joint Minerals & Waste Plan

Schedule of Main Modifications

Text to be inserted is shown **bold and underlined**.

Text to be deleted is shown ~~struck through~~.

Ref.	Policy / Para.	Page	Main Modification
MM1	1.9	3	<p>The Joint Minerals & Waste Plan will need to accord with current planning policy and guidance on minerals and waste. The National Planning Policy Framework (NPPF) was published in 2012 with the accompanying National Planning Practice Guidance² launched in 2014 as a live document, updated as necessary by the Government. The NPPF was subsequently revised in 2018, <u>2019</u> and <u>2021</u>2019³. The Waste Management Plan for England⁴ was published in December 2013, followed by the National Planning Policy for Waste⁵ which was published in October 2014. The 25 Year Environment Plan⁶ was published in 2018 and sets out Government action to help the natural world regain and retain good health. A Resources and Waste Strategy for England was also published in December 2018⁷. The Strategy seeks to preserve material resources by minimising waste, promoting resource efficiency, and encouraging a move towards a circular economy.</p> <p>³ National Planning Policy Framework - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM2	1.20	6	<p>The NPPF²⁴ requires that Local Plans are reviewed at least every five years from the year of adoption in order to take into account changing circumstances to the local area and national policy. The review</p>

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			<p>should decide whether the policies need updating and if not, the reasons for this decision must be published.</p> <p>²⁴ National Planning Policy Framework (Para. 33) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM3	3.16	16	<p><u>xii. Address both the causes of climate change and seek ways to mitigate and adapt to its potential effects.</u></p>
MM4	Policy DM 2 / 5.10 & 5.11	22	<p>It is a national planning objective that planning plays a key role in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and improving resilience; encouraging the reuse of existing resources, including the conversion of existing buildings; and supporting the delivery of renewable and low carbon energy and associated infrastructure³⁰.</p> <p>National planning policy also states that '<u>Plans should take a proactive approach to mitigating and adapting to climate change</u> local planning authorities should adopt proactive strategies to mitigate and adapt to climate change³¹. This should include taking account of the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes as well as the risk of overheating from rising temperatures³².</p> <p>³⁰ National Planning Policy Framework (Para. 152148): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>³¹National Planning Policy Framework (Para. 153149)</p> <p>³²National Planning Policy Framework (Para. 153149)</p>

Ref.	Policy / Para.	Page	Main Modification
MM5	Policy DM3 / 5.19 & 5.20	25	<p>National planning policy protects biodiversity overall, as well as important habitats and species, requiring local authorities to ‘distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value’ and ‘take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries’³⁴.</p> <p>The Environment Act³⁵ requires that development achieves at least a 10% net gain in value for biodiversity and that developers must submit a ‘biodiversity gain plan’ with a planning application. Furthermore, the Act requires that Local Nature Recovery Strategies (LNRS) to be prepared by locally appointed ‘responsible authorities’³⁶ to guide delivery of biodiversity net gain and other nature recovery measures by helping developers and planning authorities avoid the most valuable existing habitat and focus habitat creation or improvement where it will achieve the greatest benefit.</p> <p>³⁴National Planning Policy Framework 2019 (Para. 175174) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>³⁵ Environment Bill currently going through Parliament Environment Act 2021 - https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted</p>
MM6	Policy DM3 / 5.24 & 5.25	28	<p>National planning policy is clear that development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed “clearly outweigh both its likely impact 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”³⁷.</p>

Ref.	Policy / Para.	Page	Main Modification
			<p>Similarly, national planning policy requires that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) be refused, unless there are “wholly exceptional reasons”³⁸ and a suitable compensation strategy exists”³⁹.</p> <p>³⁷National Planning Policy Framework (NPPF) (Para 180(b))2019 (Para 175(b)). - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>³⁸ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat</p> <p>³⁹ National Planning Policy Framework (NPPF) (Para 180(c))2019 (Para 175(c))</p>
MM7	Policy DM4 / 5.33	31	<p>Central and Eastern Berkshire contains a diverse range of landscapes. National planning policy requires that ‘great weight is should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues’⁴⁰.</p> <p>⁴⁰National Planning Policy Framework (Para. 176172) - https://www.gov.uk/government/publications/nationalplanning-policy-framework - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM8	Policy DM4	31	<p>1. Development which affects the setting of an Area of Outstanding Natural Beauty (AONB) should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>2. 1. Development Proposals which affects the setting of an Area of Outstanding Natural Beauty (AONB) will be accompanied by a Landscape and Visual Impact Assessment that demonstrates that there is no detrimental impact on the natural beauty of the North Wessex Downs or Chilterns AONBs in terms of scale, design, layout or location, that cannot be effectively mitigated.</p>

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MM9	Policy DM5 / 5.40	33	Landscapes outside designated areas and sites are highly valued, and it is important to respect their special qualities <u>intrinsic character and beauty</u> . Minerals and waste developments, even though they may be temporary, can have a negative landscape and visual impact on residents, visitors, users of publicly accessible land, rights of way and roads
MM10	Policy DM5	33	<p>Policy DM5 Protection of the Countryside</p> <p>1. Minerals and waste development in the open countryside will only be permitted where:</p> <p>a. It is a time-limited mineral extraction or <u>time-limited</u> related development; or</p> <p><u>b. the nature of the development is related to countryside activities or requires an isolated location;</u></p> <p>b.c. <u>c.</u> The development provides a suitable reuse of previously developed land; or</p> <p>c.d. <u>d.</u> The development is within redundant farm or forestry buildings and their curtilages or hard standings.</p> <p>2. Where appropriate and applicable, development in the countryside will be expected to:</p> <p>a. meet <u>a. Meet</u> the highest standards of design, operation and restoration; including being subject to a requirement that it is restored</p> <p><u>b. consider the intrinsic character and beauty of the landscape which would be determined by the relevant Local Character Assessment;</u> in particular,</p> <p><u>c. ensure any</u> the network of statutory and permissive countryside access routes should be protected, and where possible, enhanced; <u>and</u></p>

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			<u>d. be subject to the requirement that it is restored in</u> the event it is no longer required for minerals and waste use.
MM11	Policy DM6 / 5.50	35	<p>The eastern part of the Plan area is situated within the Metropolitan Green Belt around London (see Key Diagram). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence⁴².</p> <p>⁴² National Planning Policy Framework (Para. 137143) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM12	Policy DM6 / 5.52	35	<p>There is a presumption against inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances⁴³.</p> <p>⁴³ National Planning Policy Framework (Para. 147143)</p>
MM13	DM6	35	<p>Policy DM6 Green Belt</p> <p>1. Proposals for minerals and waste development within the Metropolitan Green Belt will be carefully assessed for their effect on the objectives and purposes for which the designation has been made. High priority will be given to preservation of the openness of the Green Belt.</p> <p><u>1. Mineral extraction will be permitted where it is not inappropriate development. In determining whether a proposal is inappropriate development or not consideration will be given to the effect upon openness and the purposes of including land within the Green Belt.</u></p> <p>2. Where the proposals do not conflict with the preservation of the openness of the Green Belt, w <u>W</u>aste management facilities, including aggregate recycling facilities, will be permitted where <u>the</u></p>

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			<p><u>proposal does not conflict with the preservation of the openness of the Green Belt and suitable mitigation can be provided to ensure that the proposal would not harm the purposes of including land within the Green Belt. Where a proposal would be considered inappropriate development, consideration will be given to whether</u> it can be demonstrated <u>that:</u></p> <ul style="list-style-type: none"> • that the site is the most suitable location in relation to arisings and recycle markets; • i. <u>there are no appropriate sites outside the Green Belt that could fulfil the same role; and</u> <u>ii. the site is the most suitable location in relation to arisings and recycle markets.</u> • that suitable mitigation is provided to ensure the development would not cause harm to the objectives and purposes of the Green Belt.
MM14	Policy DM6 / 5.55	36	<p>National planning policy⁴⁴ states that minerals extraction, engineering operations and the re-use of buildings provided that the buildings are of permanent and substantial construction are not inappropriate development in the Green Belt provided that they preserve the openness of the Green Belt and proposals do not conflict with the purpose of including land in the Green Belt.</p> <p><u>Other exceptions include the re-use of buildings which could be relevant to waste proposals in the Green Belt^{xx}. Consideration will also be given to the proposed duration of the development and the vehicle movements likely to be generated^{xx}.</u></p> <p>⁴⁴ National Planning Policy Framework (Para. 150146) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>^{xx}<u>Planning Practice Guidance (Paragraph: 001 Reference ID: 64-001-20190722) -</u> https://www.gov.uk/guidance/green-belt</p>

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MM15	Policy DM7 / 5.63	38	<p>National planning policy identifies the conservation of such heritage assets as one of the core land-use planning principles that underpin both plan-making and decision-taking; it states that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life by today's and future generations⁴⁵</p> <p>⁴⁵ National Planning Policy Framework (Para. 189184) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM16	Policy DM7	39	<p>Policy DM7 Conserving the Historic Environment</p> <p>1. Proposals for minerals and waste developments will be required to protect, conserve and where possible enhance the historic environment, and the character, setting and special interest of heritage assets, whether designated or undesigned <u>non-designated</u>.</p> <p>2. Harm will only be allowed where the public benefit of development clearly and convincingly outweighs the significance of the heritage assets, and where the development cannot be delivered in a way that does not cause harm.</p> <p>32. Any planning application <u>Proposals</u> should be supported by an assessment of the significance of heritage assets <u>including their setting</u>, both present and predicted, and the impact of development on them. Where appropriate, this should be informed by the results of technical studies, and field evaluation <u>and other evidence</u>. <u>For mineral proposals this should</u> to establish the potential for archaeological remains within the overburden and the mineral body itself.</p> <p><u>3. Proposals that would cause substantial harm to, or loss of, a designated heritage asset and its significance including its setting, will be required to set out a clear and convincing justification as to why that harm is considered acceptable on the basis of achieving substantial public benefits that outweigh that harm or loss, or where all the specific</u></p>

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			<p><u>circumstances in the NPPF apply. Proposals will not be supported where this cannot be demonstrated.</u></p> <p><u>4. Proposals that cause less than substantial harm to the significance of a designated heritage asset will be required to weigh the level of harm against the public benefits that may be gained by the proposal including securing its optimum viable use.</u></p> <p>4. <u>5. When there is clear and convincing justification that</u> the public benefits of development outweigh the <u>harm to, or loss of, a</u> significance of the <u>designated</u> heritage assets and <u>its significance including its setting</u> harm to, or loss to heritage assets would unavoidably occur, mitigation of that harm, <u>should be secured.</u> including archaeological work ahead or during development, should be</p> <p><u>6. Proposals which would affect the significance of a non-designated heritage asset should be assessed. In assessing proposals there will need to be a balanced judgement which weighs the direct and indirect effects upon the significance of the non-designated heritage asset.</u></p> <p><u>7. Where appropriate, mitigation measures should include archaeological work ahead of or during development, the recording of designated and non-designated heritage assets, the protection, conservation, enhancement or reinstatement of a heritage asset's setting.</u></p> <p><u>8. Evidence and results of archaeological excavation, field evaluations, technical studies and other recordings should be made publicly accessible</u> (including depositing the results in a public archive <u>and Historic Environment Record</u>).</p>
MM17	Policy DM8	42	<p>Policy DM8 Restoration of Minerals and Waste Developments</p> <p>1. Planning permission for minerals extraction and temporary waste management development will be granted only where satisfactory provision has been made for high standards of restoration and</p>

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			<p>aftercare such that the intended after-use of the site is achieved in a timely manner, including where necessary for its long-term management.</p> <p>2. The restoration of minerals and waste developments should reinforce or enhance the quality and character of the local area and should contribute to the delivery of local objectives for biodiversity, landscape character, historic environment, <u>flood risk management</u> or community use where these are consistent with the Development Plan and national policies and guidance.</p> <p>3. <u>Proposals for all mineral extraction and landfill sites must be accompanied by a restoration and aftercare scheme and</u> The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.</p>
MM18	Policy DM10 / 5.96	48	<p>Minerals and waste development can have significant impacts on flooding. National planning policy on flooding <u>states “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”</u> aims to ‘steer inappropriate new development to areas with the lowest probability of flooding’⁵³</p> <p>⁵³National Planning Policy Framework (Para <u>159</u>) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM19	Policy DM10	48	<p>1. Minerals and waste development in areas at risk of flooding should:</p> <p>a. Apply the <u>sequential approach which involves applying the</u> sequential test, <u>and if needed the</u> exception test, where required, and sequential approach within the <u>to specific</u> development site <u>proposals</u> directing the most vulnerable development to the areas at lowest risk <u>probability</u> of from flooding;</p>

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			<p>b. Not result in an increased flood risk elsewhere and, where possible, reduce flood risk overall;</p> <p>c. Ensure development is safe from flooding for its lifetime including an assessment of climate change impacts;</p> <p>d. Incorporate flood protection, flood resilience and resistance measures where appropriate to the character and biodiversity of the area and the specific requirements of the site;</p> <p>e. Include site drainage systems designed to take account of events which exceed the normal design standard; <u>include site drainage systems designed to manage storm events up to and including the 1% Annual Exceedance Probability (1:100 year) storm with an appropriate allowance for climate change;</u></p> <p>f. Not increase net surface water run-off; and</p> <p>g. If appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, with whole-life management and maintenance arrangements.</p>
MM20	Policy DM10 / 5.98	48/49	<p>Mineral deposits have to be worked where they are found, and these are often located in flood risk areas. Sand and gravel extraction and processing can take place in flood risk areas, provided any potential impact on the site and surrounding area is adequately managed so that the risk of flooding does not increase either within the site or downstream <u>including during the restoration phases.</u> Applications for minerals and waste proposals within Source Protection Zones should be accompanied by a Hydrogeological Risk Assessment.</p>
MM21	Policy DM10 / 5.100	49	<p>Existing waste developments have the potential to pollute water resources if they are at risk from flooding. Landfill and hazardous waste facilities will not be permitted in Flood Risk Zones 3a and 3b. <u>Landfill and hazardous waste facilities are classed as More Vulnerable and as such are not permitted in Flood Zone 3b with an exception test required if they are proposed in Flood Zone 3a. Proposals will only be permitted in line with the vulnerability categories and classification</u></p>

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			<u>in the National Planning Policy framework and Practice Guidance</u> . Historic landfills in areas of flood risk may need to be protected by flood defences.
MM22	DM11	50	<p>1. Planning permission will be granted for minerals and waste development where proposals do not:</p> <p>a. Result in the deterioration of the physical state, water quality or ecological status of any water resource and waterbody including river, streams, lakes, ponds, groundwater source protection zones and groundwater aquifers; and <u>or</u></p> <p>b. cause unacceptable risk to the quantity of water resources; and <u>or</u></p> <p>c. cause changes to groundwater and surface water levels which would result in unacceptable impacts on:</p> <p>i. adjoining land;</p> <p><u>ii. nearby private and licensed abstractions;</u></p> <p>iii. potential groundwater resources; and <u>or</u></p> <p>iiiv. the potential yield of groundwater resources, river flows or natural habitats.</p> <p>2. Where proposals are in a groundwater source protection zone a <u>Hydrogeological</u>/Hydrological Risk Assessment must be provided <u>to determine whether there is a hazard to water resources, quality or abstractors</u>. If the <u>Hydrogeological</u>/Hydrological Risk Assessment identifies unacceptable risk, the developer must provide appropriate mitigation.</p>
MM23	Policy DM12 / 5.117	53	National planning policy supports developments where sustainable transport opportunities have been utilised, safe and suitable access can be achieved, and any significant impacts from the development on the transport network in terms of capacity, congestion and highway safety can be mitigated in an acceptable, and cost effective way ⁵⁷ .

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			⁵⁷ National Planning Policy Framework (Para. 110 108) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
MM24	Policy DM13 / 5.127	57	<p>National planning policy⁵⁸ attaches great importance to the design of the built environment and is a key aspect of sustainable development.</p> <p>⁵⁸National Planning Policy Framework (Para. 126124) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf </p>

MM25	Policy DM15	61	<p>Operator past performance <u>Site History</u></p> <p>The planning regime has, as a principle, the expectation that effective planning authority monitoring, and enforcement, will take place and that other regulatory regimes will function to help control the potential negative impacts of development. Each planning application is considered on its own merits, within the overall strategic direction of relevant plans. At the same time, when making planning decisions, it is necessary to take all relevant information into account and Planning Practice Guidance⁶⁴ states that the planning history of a site may be a relevant consideration in the determination of an application.</p> <p>An operator's record of running established minerals or waste sites within their control can provide information on how appropriately the impacts of development have been managed by that operator. <u>The history of an established minerals or waste site can provide information on how appropriately the impacts of development can be managed at that site.</u> In some circumstances, where there is sufficient evidence, this information can be a useful indicator of how proposed future minerals or waste uses might need to be managed by that operator.</p> <p>This Plan seeks to protect communities near minerals and waste development from any significant adverse effects.</p> <p>Policy DM15 Past operator performance <u>Site History</u></p> <ol style="list-style-type: none"> 1. Where an applicant or operator has been responsible for an existing or previous minerals or waste development site <u>there is a history of minerals or waste activities at a proposed site,</u> an assessment of their <u>the environmental and amenity impacts</u> operational performance at that existing or previous site will be made. 2. Where issues have been raised about the <u>environmental or amenity impacts of a</u> operation of an existing or previous development site, how the operator or applicant has responded, particularly where there is evidence of any significant adverse <u>environmental or amenity</u>
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			<p><u>impacts effects, these issues</u> will be taken into consideration in decision-making on minerals or waste applications submitted by the same applicant or operator <u>on that site</u>.</p> <p>Implementation</p> <p>Any site can experience issues, and these will vary in complexity. It is important that operators listen to the concerns of the monitoring officers or the community and take active steps to rectify issues, especially substantiated complaints and breaches, quickly, effectively and proportionately.</p> <p>Liaison panels can be an effective way of bringing together various interested parties, keeping relevant stakeholder informed, opening communication channels and resolving issues. Liaison panels, where appropriate, should be established and managed by the relevant operator of the site. It is encouraged that interested parties, such as parish councils, are invited to join as active members of the panel to enable effective representation of local interests.</p> <p>A minerals or waste development may be authorised or unauthorised. An intentional unauthorised development can be a material consideration⁶⁵, as it could potentially have a variety of significant adverse effects, being much less likely to have implemented avoidance or mitigation measures.</p> <p>The (re)occurrence of any significant adverse <u>environmental or amenity impacts effects</u> and how they have been addressed will be an indicator of whether an operator or applicant can deliver future development effectively <u>a particular land use can be made acceptable on a particular site</u>. The applicant will need to provide information and relevant records on existing development site performance as part of the application, as well as submitting information on how any previous performance issues will be avoided and/or addressed in the future for the proposed development <u>Particularly relevant will be those activities, impacts, potential impacts, or mitigation measures that are similar to the ones proposed.</u></p> <p><u>The applicant will need to provide information and relevant records on the existing site history as part of the planning application, as well as submitting information on how any previously occurring adverse environmental or amenity impacts will be avoided and/or addressed in the future for the proposed development.</u></p>
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MM26	Policy DM15 / 5.150	63	Monitoring Issue	Monitoring Indicator	(Threshold) for Policy Review
			Taking past performance <u>site history</u> into account	Permissions for proposals by existing operators accompanied by Monitoring Assessments <u>Issues from monitoring information taken into account.</u>	Number of permissions where issues outlined in <u>from Monitoring Assessments information</u> are not addressed through additional information requests and/or conditions > 0
MM27	Policy M1	68	<p>The long term aims of the Plan are to provide and/or facilitate a steady and adequate supply of minerals to meet the needs of Central and Eastern Berkshire in accordance with all of the following principles:</p> <p>a) Work with relevant minerals planning authorities to maintain the supply of aggregate not available within Central and Eastern Berkshire;</p> <p>b) Deliver and/or facilitate the identified aggregate demand requirements (Policy M3);</p> <p>c) Facilitate the supply of other mineral to meet local demands (Policy M6);</p> <p>d) Be compliant with the spatial strategy for minerals development (Policy M4); <u>and</u></p> <p>e) Take account of wider Local Plans and development strategies for Central and Eastern Berkshire.</p>		
MM28	Policy M1 / 6.25	68	The Central & Eastern Berkshire Authorities will work jointly to maintain the supply of minerals that serve the wider Plan area. They will also work closely with relevant mineral planning authorities to		

			plan for the provision of aggregates from outside of the Plan area that supply Central and Eastern Berkshire. This will be established through Statements of Common Ground. <u>Aggregate that is not available to Central and Eastern Berkshire includes those not geologically present such as hard rock and those that cannot be sourced from within the Plan area due to constraints on supply. The constraints on supply will be explored within the Statements of Common Ground and monitored through the Local Aggregate Assessment (see Policy M3).</u>
MM29	Policy M2 / 6.30	70	<p>Minerals are a valuable but finite resource that can only be won where they naturally occur. Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development is an important component of sustainable development. Safeguarding means taking a long-term view to ensure that sufficient resources will be available for future generations, and importantly, options remain open about where future mineral extraction might take place with the least environmental impact. National planning policy⁶⁵ is that planning authorities should safeguard mineral deposits that are of local or national importance against non-minerals development by defining Mineral Safeguarding Areas (MSAs) in their plans and not normally permit development in Mineral Safeguarding Areas if it constrains their potential future use⁶⁶.</p> <p>⁶⁵ National Planning Policy Framework (Para. 210204 (c)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>⁶⁶ National Planning Policy Framework (Para. 212206)</p>
MM30	Policy M2 / 6.31	70	Minerals of local and national importance will be safeguarded and defined by <u>the</u> Mineral and Waste Safeguarding Areas (MWSA). This safeguarding will be achieved by encouraging extraction of the underlying minerals prior to development proceeding, where practicable, if it is necessary for the development to take place within the MWSA.
MM31	Policy M2 / 6.38	71	It is important to note that there is no automatic presumption that planning permission for the winning and working of sand and gravel will be granted in MWSAs.

MM32	Policy M2	72	<p>Policy M2 Safeguarding sand and gravel resources</p> <ol style="list-style-type: none"> 1. Sharp sand and gravel and soft sand resources of economic importance, and around active mineral workings, are safeguarded against unnecessary sterilisation by non-minerals development. 2. Safeguarded mineral resources are defined by the Minerals and Waste Safeguarding Area illustrated on the Policies Map. 3. Non-minerals development in the Minerals and Waste Safeguarding Area may be permitted if it can be demonstrated <u>through the preparation of a Mineral Resources Assessment</u>, that the option of prior extraction has been fully considered as part of an application, and: <ol style="list-style-type: none"> a. Prior extraction, <u>where practical and environmentally feasible</u>, is maximised, taking into account site constraints and phasing of development; or b. It can be demonstrated that the mineral resources will not be <u>permanently</u> sterilised; or c. It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.
MM33	Policy M2 / 6.39 & 6.40	72	<p>The extent of MWSA will be based on information about aggregate sand and gravel resources from the British Geological Survey and other sources of geological information, plus existing mineral working permissions and the nature and duration of any such operations. In some instances, the MWSAs will apply to sand and gravel deposits beneath existing built up urban areas. This ensures sand and gravel deposits and the possibility for prior extraction is taken into account when proposals for large scale redevelopment are considered. The broad extent of sand and gravel resources to which the MWSA will apply are shown on the Key Diagram and Policies Map.</p> <p>In assessing development proposals within the MWSA, the Central & Eastern Berkshire Authorities will have regard, amongst other things, to the size and nature of the proposed development, the availability of alternative locations and the need for phasing of the proposed development. Account will also be taken of the quantity and quality of the sand and gravel that could be recovered by prior extraction and the practicality and environmental impacts of doing so. A minimum plot size of 3</p>

			<p>hectares⁶⁷ will apply in the safeguarding process to avoid repeated consideration of prior extraction where this can be assumed to be uneconomic, due to the small size of the parcels of land involved. However, applications will be monitored to ensure a piecemeal approach is not taken which could accumulate to have an impact on resources.</p> <p>⁶⁷Minerals and Waste Safeguarding Study <u>(February 2022-July 2020)</u> – www.hants.gov.uk/berksconsult</p>	
MM34	Policy M2 / 6.46	74	<p><u>The Central & Eastern Berkshire Authorities have produced a Minerals Consultation Area in line with</u> National Planning Guidance⁶⁸ states that a Minerals Consultation Area (MCA) should be produced based on the MSA. The Central and Eastern Berkshire Authorities' Mineral and Waste Consultation Area (MWCA) includes a buffer of 250 metres around quarries and 50 metres around other mineral operations. The MWCA will be applied by the Central & Eastern Berkshire Authorities <u>which will be used</u> to determine whether they need to consult a neighbouring Mineral Planning Authority or each other on an application <u>which could impact mineral resources or supply.</u> and to ensure that minerals and waste issues are taken into consideration when determining non-minerals or waste applications.</p> <p>⁶⁸ National Planning Practice Guidance (Paragraph: 003 Reference ID: 27-003-20140306)</p>	
MM35	Policy M2 / 6.48	74	Monitoring Indicator	(Threshold) for Policy Review
			Area (Hectares) of MWSA on completed sites above 3 ha in size, <u>safeguarded resource</u> sterilised by non-minerals development <u>not subject to prior extraction</u>	Year on year increase over 5 years.
			<u>Amount of sand and gravel (including soft sand) extracted through prior extraction in tonnes per annum.</u>	<u>No increase over 5 years.</u>

MM36	Policy M3 / 6.49	75	<p>The requirement under national planning policy⁶⁹ is that minerals policies should make provision for ensuring a steady and adequate supply of aggregates for the construction industry and wider economy by means of maintaining a 'landbank'.</p> <p>⁶⁹ National Planning Policy Framework (Para. 213207) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM37	Policy M3 / 6.53	75	<p>National planning policy⁷⁰ also requires mineral planning authorities to make provision for the maintenance of a landbank of at least seven years for sand and gravel.</p> <p>⁷⁰ National Planning Policy Framework (Para. 213207(f))</p>
MM38	Policy M3 / 6.57 (New Para. 6.58)	76	<p>A change in local circumstances will have an impact on demand and therefore, the landbank. The proposed Heathrow airport expansion, subject to ongoing legal challenges and consultations, is such an example which would create a local increase in demand for aggregate. However, there is currently a significant level of uncertainty over the proposals for the Heathrow airport expansion with regard to timings and construction methods which would influence demand.</p> <p>[split of para. 6.57]</p> <p>It is therefore, accepted that the <u>required supply of sand and gravel</u> may change over the Plan period in order to maintain the landbank and a steady and adequate supply of aggregate. This will be monitored through the Local Aggregate Assessment and reviewed within three years, where necessary. <u>If sufficient sand and gravel is not provided within the Plan area, there will be a reliance on imports from other Mineral Planning Authority areas until such time development is delivered within Central and Eastern Berkshire. Imports will be regularly monitored. Taking into account existing reserves, the permitted throughput of these sites and the proposed allocations, it is anticipated, that there will be a remaining requirement for sand and gravel to be delivered from outside of the Plan area throughout the Plan period at the following rates^{xx}:</u></p> <ul style="list-style-type: none"> • <u>0.228 Mt at 2026;</u>

			<ul style="list-style-type: none"> • <u>0.378 Mt at 2031; and</u> • <u>0.628 Mt at 2036.</u> <p>xx Minerals: Background Study (July 2020) – www.hants.gov.uk/berksconsult</p>	
MM39	Policy M3 / 6.65	77	<p>The effectiveness of the policy will need to be carefully monitored through the Local Aggregate Assessment <u>including import levels</u> to ensure that changes in local circumstances are reflected in any future provision rate. <u>Local circumstances include issues specific to the Plan area which may impact either demand or supply such as a major infrastructure project or delivery constraints associated with quarries or minerals infrastructure supplying Central and Eastern Berkshire.</u> However, it should also be recognised that these changes maybe time-limited due to their association with specific large-scale infrastructure projects such as <u>the</u> proposed Heathrow airport expansion, rather than a long-term trend.</p>	
MM40	Policy M3 / 6.66	78	Monitoring Indicator	(Threshold) for Policy Review
			Sand and gravel sales fail to achieve provision rate.	Breach over 3 consecutive years.
			Sand and gravel sales exceed provision rate.	Increasing trend in sales (above provision rate) over <u>5</u> 3 consecutive years.
			<u>Imports of sand and gravel increase.</u>	<u>Increasing trend over Plan period.</u>
MM41	Policy M4 / 6.69, 6.70, 6.71 & 6.72 (& New Para).	79	<p>There is a requirement to provide an additional 5.447 Mt of sharp sand and gravel (0.628 Mt per annum) during the Plan period. As such, there is a need to identify sites for local land-won aggregate.</p>	

			<p>The new sites identified in Policy M4 have been nominated by industry and have been assessed to be appropriate for development subject to the relevant development considerations outlined in Appendix A. <u>The allocations is seek to provide 0.4 Mt in terms of contribution to supply.</u></p> <p>The exact timings of sites coming forward will depend on the market conditions, extraction rates at existing sites and planning permission being granted. <u>However, it is anticipated that the allocations are likely to be delivered at the following points within the Plan period, subject to planning permission being granted:</u></p> <ul style="list-style-type: none"> • <u>Horton Brook & Poyle Quarry Extension, Horton (MA1) – from 2024+;</u> • <u>Poyle Quarry Extensions, Horton (MA2) – from 2024+.</u> <p>Despite new site allocations; <u>and the existing reserves, the permitted throughputs of these sites means that the ability to provide 0.628 Mt per year will cease from 2023 and</u> there is still likely to <u>will</u> be a shortfall in supply during <u>for the remainder of</u> the Plan period⁷⁴. <u>This shortfall amounts to 2.5 Mt.</u> The aggregate industry has not identified sufficient sites to plug this gap at present. The minerals industry is market-led, and it <u>is</u> recognised that there is likely to be a need for future requirements, particularly considering major infrastructure projects in the area such as the proposed Heathrow airport expansion.</p> <p>[split of Para. 6.72]</p> <p>In order to provide flexibility in supply and to allow industry to bring forward appropriate sites, Policy M4 (3) outlines a contingency <u>criteria-based</u> approach to ensure that the landbank is maintained and therefore a steady and adequate supply. <u>Sites will be expected to come forward within the Area of Search for sand and gravel which demonstrates the potential resource in the Plan area. This approach is supported by a Statement of Common Ground with neighbouring mineral planning authorities as outlined in Policy M1. Preferred Areas cannot be provided due to the lack of evidence, and it is considered that this may limit the potential for proposals to come forward across the Plan area.</u></p>
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			⁷⁴ Minerals Background Study (July 2020) – www.hants.gov.uk/berksconsult
MM42	Policy M4	80	<p>Policy M4 Locations for sand and gravel extraction</p> <p>A steady and adequate supply of locally extracted sand and gravel will be provided by:</p> <ol style="list-style-type: none"> 1. The extraction of remaining reserves at the following permitted sites: <ol style="list-style-type: none"> a. Horton Brook Quarry, Horton b. Riding Court Farm, Datchet c. Sheephouse Farm, Maidenhead d. Poyle Quarry, Horton e. Water Oakley, Holyport 2. Extensions to the following existing sites, <u>provided the proposals address the relevant development considerations outlined in Appendix A:</u> <ol style="list-style-type: none"> a. Horton Brook & Poyle Quarry, Horton (MA1) <u>– 0.15 Mt</u> b. Poyle Quarry, Horton (MA 2) <u>– 0.25 Mt</u> 3. Proposals for new sites not outlined in Policy M4 (1 and 2) will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, where: <ol style="list-style-type: none"> a. They are situated within the Area of Search (as shown on the Policies Map); and b. They are needed to maintain the landbank; and/or c. Maximise opportunities of existing infrastructure and available resources; or d. At least one of the following applies: <ol style="list-style-type: none"> i. The site contains soft sand; ii. The resources would otherwise be sterilised; or

			iii. The proposal is for a specific local requirement.
MM43	Policy M4 / 6.74 (New Para. 6.75)	80	<p>The Area of Search is shown on the Policies Map. <u>The Area of Search^{xx} is based on the presence of soft sand, sharp sand and gravel resources but excludes designations (including SPAs, SACs, Ramsar sites, SSSIs, Ancient Woodland, Listed Buildings and Conservation Areas, Scheduled Monuments, Historic Parks and Gardens, and Registered Battlefields) which are identified in the NPPF as areas that should be avoided for development to be sustainable. The settings of designations could not be excluded as these are not clearly defined. However, built up areas and those areas of remaining resource of less than 3 hectares were excluded as being unlikely to be viable^{xx}.</u></p> <p>[split Para. 6.74]</p> <p>It is recognised that the Area of Search However, the criteria defining the Area and therefore, the extent will change as land uses change and new designations are made or amended. <u>However, the application of the criteria (the presence of sand and gravel resources and the exclusion of designations, built up areas and any remaining areas of resource less than 3 ha) will remain constant and will determine the extent of the Area of Search.</u> Sites identified within the Area of Search will still be subject to planning permission.</p> <p>^{xx} <u>Minerals: Background Study (July 2020) – www.hants.gov.uk/berksconsult</u></p> <p>^{xx} <u>Minerals and Waste Safeguarding Study (February 2022July 2020) – www.hants.gov.uk/berksconsult</u></p>
MM44	Policy M4 / 6.77	81	<p>National planning policy⁷⁵ states that provision should be made to maintain the landbank at ‘at least’ 7 years for sand and gravel.</p> <p>⁷⁵ National Planning Policy Framework (para. 213207-(f)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>

MM45	6.91	83	<p>National policy requires the ‘contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials to be taken into account, before considering extraction of primary materials, <u>whilst aiming to source minerals supplies indigenously</u>.⁷⁶.</p> <p>⁷⁶ National Planning Policy Framework (Para. 210204(b)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM46	Policy M5	84	<p>Policy M5 Supply of recycled and secondary aggregates</p> <p>1. Recycled and secondary aggregate production will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, to encourage investment in new and existing infrastructure to maximise the availability of alternatives to local land-won sand and gravel.</p> <p>2. The supply of recycled aggregate will be provided by maintaining a minimum of 0.05 million tonnes per annum.</p>
MM47	6.106	86	<p>It is considered that should technology advances and more information on geological conditions become available, and the situation changes; there are sufficient policies within national planning policy⁷⁸ to determine any application for oil and gas.</p> <p>⁷⁸ National Planning Policy Framework (most notably Para. 211205) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM48	6.108	86	<p>Whilst it is considered unlikely that an application will come forward for coal extraction, in such event, national planning policy⁷⁹ would provide sufficient guidance in determining any such application.</p> <p>⁷⁹ National Planning Policy Framework (most notably Para. 217244) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>

MM49	Policy M6 / 6.112	87	<p>Due to lack of demand for chalk for industrial processes there is no requirement to make 15 years provision of chalk (as cement primary) as outlined in national planning policy⁸⁰.</p> <p>⁸⁰ National Planning Policy Framework (Para. 214208 (c)) – https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM50	Policy M6 / 6.118	88	<p>Due to the lack of current brick and tileworks within Central and Eastern Berkshire, there is no requirement to make 25 years provision of brick-making clay as outlined in national planning policy⁸¹.</p> <p>⁸¹ National Planning Policy Framework (Para. 214208 (c)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM51	Policy M6	88	<p>Policy M6 Chalk and clay</p> <p>1. Proposals for the extraction of chalk and clay to meet a local requirement will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, subject to there being no other suitable, sustainable alternative source of mineral <u>including substitute or recycled secondary material</u> available.</p>
MM52	Policy M6 / 6.119	88	<p>Proposals for the extraction of non-aggregate minerals will be supported where they are in 'appropriate locations' and therefore, comply with all relevant policies within this Plan. <u>Sustainable alternative sources should include substitute or recycled and secondary materials, where suitable^{xx}</u>. Chalk and clay in particular will be assessed to consider whether the material concerned is needed to meet a specific local requirement which would supply Central and Eastern Berkshire or the immediate surrounding planning authority areas.</p> <p>^{xx}<u>National Planning Policy Framework (Para. 210 (b))</u></p>

MM53	Policy M7 / 6.124	90	<p>National policy encourages the use of sustainable transport⁸²</p> <p>⁸²National Planning Policy Framework (Para. 104102) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM54	Policy M7	91	<p>Policy M7 Aggregate wharves and rail depots</p> <p>1. Proposals for aggregate wharves or rail depots will be supported:</p> <p>a. At Monkey Island Wharf, Bray (TA 1) <u>provided the proposal addresses the relevant development considerations outlined in Appendix A</u>; and</p> <p>b. In appropriate locations <u>which comply with all relevant policies in the Plan</u>, with good connectivity to:</p> <p>i. The Strategic Road Network; and/or</p> <p>ii. The rail network; and/or</p> <p>iii. Minerals infrastructure.</p>
MM55	Policy M8 / 6.132	92	<p>Safeguarding minerals infrastructure is a requirement of national planning policy⁸⁵ which states that Mineral Planning Authorities should safeguard: “existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary <u>aggregate material</u>”.</p> <p>⁸⁵National Planning Policy Framework (Para. 210204 (e)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM56	Policy M8 / 6.136	93	<p>Any existing or planned mineral operation including rail depot or wharf will be automatically safeguarded and a list of safeguarded sites will be maintained by the Central & Eastern Berkshire</p>

			Authorities. Safeguarded minerals sites will be shown on the Minerals and Waste Safeguarding Area and associated Consultation Area.
MM57	Policy M8 / 6.138	93	<p>In line with the “agent of change” principle in national planning policy⁸⁶, potentially encroaching development will need to provide adequate mitigation measures to avoid prejudicing or jeopardising the safeguarded site or provide evidence that the safeguarded site will be unaffected.</p> <p>⁸⁶National Planning Policy Framework (Para. 187-182) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>
MM58	Policy W1	98	<p>Policy W1 Sustainable waste development strategy</p> <p>1. The long term aims of the Plan are to provide and/or facilitate sustainable management of waste for Central and Eastern Berkshire in accordance with all of the following principles:</p> <p>a. Encourage Demonstrate how waste towill be managed at the highest achievable level within the waste hierarchy;</p> <p>b. Locate near to the sources of waste, or markets for its use;</p> <p>c. Maximise opportunities to share infrastructure at appropriate existing mineral or waste sites;</p> <p>d. Deliver and/or facilitate the identified waste management capacity requirements (Policy W3);</p> <p>e. Be compliant with the spatial strategy for waste development (Policy W4).</p> <p>f. Where W1 (e) cannot be achieved, work with other waste planning authorities to provide the most sustainable option for waste management.</p>
MM59	Policy W2	100	Policy W2 Safeguarding of waste management facilities

			<p>1. All <u>lawful or permitted</u> existing, planned and allocated waste management facilities shall be safeguarded against development that would prejudice or jeopardise their operation by creating incompatible land uses.</p> <p>2. New waste management facilities will be automatically safeguarded <u>for the duration of the permission</u>.</p> <p>3. Non-waste development that might result in a loss of permanent waste management capacity may be considered in the following circumstances:</p> <p>a. The planning benefits of the non-waste development clearly outweigh the need for the waste management facility at the location taking into account wider Local Plans and development strategies; and</p> <p>b. An alternative site providing an equal or greater level of waste management capacity of the same type has been found within the Plan area, granted permission and shall be developed and operational prior to the loss of the existing site; or</p> <p>c. It can be demonstrated that the waste management facility is no longer required and will not be required within the Plan period</p>
MM60	Policy W2 / 7.30	101	<p>Safeguarded waste sites will be shown on the Minerals and Waste Safeguarding Area and associated Consultation Area. <u>A list of safeguarded sites (operational and planned) is outlined in Appendix E. It will be maintained by the Central & Eastern Berkshire Authorities and reported in the Monitoring Report. This will be updated as permissions are granted, and sites are closed and no longer require safeguarding.</u></p>
MM61	Policy W2 / 7.36	102	<p>In line with the “agent of change” principle in national planning policy⁹², it will be expected that the potentially encroaching development will need to provide adequate mitigation measures to avoid prejudicing or jeopardising the safeguarded site or provide evidence that the safeguarded site will be unaffected.</p>

			⁹² National Planning Policy Framework (Para. 187 182) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
MM62	Policy W3	109	<p>Policy W3 Waste capacity requirements</p> <p>1. Additional waste infrastructure capacity within the Plan area will be granted in appropriate locations, to provide a minimum of:</p> <ul style="list-style-type: none"> • 300,000 tpa non-hazardous recycling capacity; • 245,000 tpa non-hazardous recovery capacity; • 575,000 tpa of inert recycling or recovery capacity. <p>2. Hazardous waste management facilities, waste water or sewage treatment plants and non-hazardous waste landfill for residual waste will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, where there is a clear and demonstrable need.</p>
MM63	Policy W4 / 7.93	112	<p>Sites suitable for general industrial uses are those identified as suitable for B2 (including mixed B2/B8), or some uses within the B8 use class¹⁰¹ (namely open-air storage). Waste management uses would not normally be suitable on land identified only for B4 <u>E(g)(iii)</u> (light industrial <u>processes</u>), although a limited number of low impact waste management uses (e.g. the dis-assembly of electrical equipment) may be suitable on these sites. Some industrial estates will not be considered suitable for certain waste management facilities because for instance the units are small, the estate is akin to a business park, or it is located close to residential properties.</p> <p>¹⁰¹ The Town and Country Planning (Use Classes) Order 1987 - http://www.legislation.gov.uk/ukSI/1987/764/schedule/made - as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 - http://www.legislation.gov.uk/ukSI/2010/653/article/2/made</p>
MM64	Policy W4	115	<p>Policy W4 Locations and sites for waste management</p> <p>1. The delivery of waste management infrastructure will be supported within:</p>

			<p>a. Preferred Waste Areas listed in Appendix C; or</p> <p>2. Where waste management infrastructure cannot be accommodated within the Preferred Waste Areas:</p> <p><u>ab. Allocated sites, provided the proposals address the relevant development considerations outlined in Appendix A:</u></p> <p>i. Berkyn Manor Farm, Horton (WA 1);</p> <p>ii. Horton Brook Quarry, Horton (WA 2);</p> <p>iii. The Compound, Stubbings, Maidenhead (WA 3); <u>or</u></p> <p><u>bc. Where waste management infrastructure cannot be accommodated within the Preferred Waste Areas, appropriate locations which comply with all relevant policies in the Plan,</u> where the site has good connectivity to the strategic road network; and</p> <p>i. Areas of major new development; or</p> <p>ii. Sources of waste; or</p> <p>iii. Markets for the types of waste to be managed; and</p> <p>iv. One or more of the following features:</p> <ul style="list-style-type: none"> – Is existing or planned industrial or employment land; or – Is a suitable reuse of previously developed land; or – Is within redundant farm or forestry buildings and their curtilages or hard standings; or – Is part of an active quarry or active landfill operation; or – Is within or adjoins sewage treatment works and the development enables the co-treatment of sewage sludge with other wastes; or – There is a clear proven and overriding need for the proposed facility to be sited in the proposed location.
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MM65	Policy W4 / 7.106, 7.107 & 7.108	116	<p>The sites outlined in Policy W4 (2/a) are entirely located within the Green Belt which has special protection in respect to development. However, these sites are allocated for waste management purposes for the following reasons, in accordance with National Policy¹⁰³.</p> <ul style="list-style-type: none"> a) Consideration is has been given first to locating waste management facilities within Preferred Waste Areas, which are not located within the Green Belt. b) Where there is no capacity within the Preferred Waste Areas or the locational needs of the waste management facility prevents it being accommodated within the Preferred Waste Areas, the lack of available sites outside of the Green Belt will need to be taken into consideration as part of the exceptional circumstances. <p>The Preferred Waste Areas identified in Appendix C have been assessed on their suitability for waste management and are therefore prioritised over other locations. However, planning permission will not be automatically granted, and the proposals will need to comply with all relevant policies within this plan as well as consider the wider Local Plans and development strategies for Central and Eastern Berkshire.</p> <p><u>Where proposals cannot be accommodated in the Preferred Waste Areas, they will need to demonstrate this, in which case they</u> Proposals for further waste management development will be supported where they are in 'appropriate locations' and therefore, comply with all relevant policies within this Plan. Evidence of the requirement for a particular location will need to be provided in addition to compliance with the other relevant policies in the Plan.</p>
MM66	Policy W5	119	<p>Policy W5 Reworking landfills</p> <p>1. Proposals for the re-working of landfill sites will only be permitted in appropriate locations <u>which comply with all relevant policies in the Plan</u>, where the proposals would result in beneficial use of the land and of the material being extracted; and, where appropriate, the landfill by-products.</p>

MM67	Appendix A (Berkyn Manor, Horton (WA1))	124	<ul style="list-style-type: none"> • Impacts to Wraysbury reservoir Site of Special Scientific Interest (SSSI), Staines Moor SSSI, Wraysbury No.1 Gravel Pit SSSI, Wraysbury and Hythe End Gravel Pit SSSI. • Impacts to Queen Mother Reservoir Local Wildlife Site (LWS), Arthur Jacob Nature Reserve LWS, Colne Brook LWS Horton and Kingsmead Lakes LWS. • Consideration of hydrological impacts. • Retention and buffering of hedgerows within site. • Consideration of the Colne Valley Gravel Pits and Reservoirs Biodiversity Opportunity Area in restoration or operational landscaping. • The restoration of the site must consider to the Colne and Crane Valleys Green Infrastructure Strategy (2019) and to the Joint Connectivity Statement¹⁰⁶. <p>Landscape & Townscape</p> <ul style="list-style-type: none"> • Existing vegetation should be conserved and protected, and additional buffer planting established to all boundaries. • Enhanced screening is required. • <u>Green Belt compensation due to development of the site must take into consideration the Colne and Crane Valleys Green Infrastructure Strategy (2019) and its key principles.</u> • <u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u> <p>Historic Environment:</p> <ul style="list-style-type: none"> • A Heritage Impact Statement is required. • The setting of Grade II Listed Building to the south needs to be considered. <p>Transport:</p> <ul style="list-style-type: none"> • A new access onto Poyle Road is required for mineral use and further <u>Further</u> investigation is required for a suitable access onto Stanwell Road for waste uses. • A Transport Assessment or Statement is required.
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			<ul style="list-style-type: none"> • A HGV Routeing Agreement will be required. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> • A Flood Risk Assessment and Hydrological/Hydrogeological Assessment will be required. <u>The Flood Risk Assessment will need to ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding. Only development classified as water compatible or essential infrastructure (with exception test) will be permitted in Flood Zone 3b.</u> • Proximity to major / minor aquifers, in addition to Source Protection Zones. <p>¹⁰⁶ Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.</p>
MM68	Appendix A – Horton Brook	125	Area: 5.5 ha
MM69	Appendix A (Horton Brook Quarry, Horton (WA2))	126	<p>Landscape & Townscape:</p> <ul style="list-style-type: none"> • Proposals should ensure adequate space is set aside for the establishment of a strong new landscape structure for this group of sites (Poyle Quarry and extensions, Berkyn Manor and Horton Brook) including large scale native species tree belts. • Integrate new structures with effective screen planting, including along boundaries. • Restoration proposals should have reference to the Colne Valley Gravel Pits and Reservoirs BOA. • Restoration <u>Green Belt compensation due to development</u> of the site must give <u>take into consideration to the Colne and Crane Valleys Green Infrastructure Strategy (2019) and its key principles</u> and to the Joint Connectivity Statement¹⁰⁷. • <u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u> <p>Flood Risk & Water Resources</p>

			<ul style="list-style-type: none"> A Flood Risk Assessment and Hydrological/Hydrogeological Assessment will be required. <u>The Flood Risk Assessment will need to ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding. The site is adjacent to the Queen Mother Reservoir. Any works will need to demonstrate that they do not impact on the structural stability of the reservoir embankment.</u> Proximity to major / minor aquifers, in addition to Source Protection Zones. Consideration of the Colne Brook and its river corridor. <p>⁴⁰⁷Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.</p>
MM70	Appendix A (Horton Brook & Poyle Quarry Extension, Horton (MA1))	127	Proposal: Extension to Horton Brook and Poyle Quarry extracting 250,000 <u>150,000</u> tonnes of sand and gravel with no processing on site.
MM71	Appendix A (Horton Brook & Poyle Quarry Extension, Horton (MA1))	128	<p>Landscape & Townscape</p> <ul style="list-style-type: none"> The Colne Valley Way Trail will need to be temporarily diverted and re-established <u>re-established</u> as part of the restoration and applicants will need to work closely with the relevant authorities and the Colne Valley Regional Park. The bridleway route and restoration of the site must seek to improve connectivity and enhance the local public access network and give consideration to the Colne and Crane Valleys Green Infrastructure Strategy (2019) and to the Joint Connectivity Statement¹⁰⁸. <p>Transport:</p> <ul style="list-style-type: none"> A Transport Assessment or Statement is required. An HGV Routeing Agreement will also be required (or maintain existing). <p>Historic Environment</p>

			<ul style="list-style-type: none"> The archaeological potential is high and will need to be addressed during the determination of the planning application. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> A Flood Risk Assessment and Hydrological/Hydrogeological Assessment is required. <u>The Flood Risk Assessment will need to ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding.</u> <u>Consideration of near-by private and licenced abstractions.</u> <u>Site located within a principal aquifer.</u> <p>⁴⁰⁸ Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.</p>
MM72	Appendix A (Monkey Island Lane Wharf, Bray (TA 1))	129/130	<p>Ecology</p> <ul style="list-style-type: none"> Protection of Bray Pennyroyal field Site of Special Scientific Interest (SSSI) and Bray Meadows SSSI. Impacts to Greenway corridor Local Wildlife Site (LWS) within site, ensuring functionality as wildlife corridor is not compromised, and losses compensated. <u>An ecological assessment of the impact of making The Cut (Greenway Corridor LWS) navigable will be required.</u> Impacts to Bray Pit Reserve LWS. <u>Consideration of the Biodiversity Opportunity Area including ecological improvements to the Cut in line with the LWS citation.</u> <u>A River restoration compensation scheme will be required and is subject to approval by the Environment Agency. This should consist of habitats restoration for the equivalent amount of the river that will be made navigable and should be located immediately upstream. River restoration should include bed raising by adding gravels and creating marginal shelves to restore the channel to more natural dimensions.</u> Retention of semi-natural habitats within site to accommodate protected species. Consideration of pollution impacts to riverine habitats <u>both from construction and the ongoing impacts of using the river for navigation purposes.</u>

			<ul style="list-style-type: none"> • <u>A morphological assessment of the impact of making The Cut navigable will be required including related impacts on the River Thames and its river corridors.</u> • <u>A Water Framework Directive Assessment is required.</u> <p>Landscape & Townscape</p> <ul style="list-style-type: none"> • Strengthen existing landscape structure with new tree and hedgerow planting to integrate new structures. • Maintain and enhance the setting of the public access route to Bray Lake Recreation Area. <p>Historic Environment</p> <ul style="list-style-type: none"> • Archaeological issues would remain a material consideration and will need to be addressed during the determination of the planning application. <p>Transport:</p> <ul style="list-style-type: none"> • A Transport Assessment or Statement is required. • An HGV and Barge Routeing Agreement will be required. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> • Site largely within Flood Zone 2/3 and Groundwater Source Protection Zone (1) – a Flood Risk Assessment and <u>Hydrological/Hydrogeological Risk Assessment</u> will be required. <u>The FRA will need to ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding. Fluvial modelling will need to be undertaken to provide a detailed assessment of fluvial flood risk and to ensure floodplain compensation is provided where required. Modelling should include the 5%, 1% and 1%+ climate change AEP.</u> • Proximity to major / minor aquifers, in addition to Source Protection Zones. • <u>A morphological assessment of the impact of making The Cut navigable will be required including related impacts on the River Thames and its river corridors.</u> • Site will be accessed via the River Thames and the Cut – A Section 60 Accommodations License (which applies to mooring piles, slipways, landing stages and other private structural encroachments in the public river) will need to be secured.
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			<ul style="list-style-type: none"> Consideration of The Cut, the River Thames and its river corridors.
MM73	Appendix A (Poyle Quarry (Extensions), Horton (MA2))	132	<p>Transport</p> <ul style="list-style-type: none"> Provision of a new access will be required, most likely onto Poyle Road. A Transport Assessment or Statement is required. An HGV Routing Agreement will be required. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> Both sites partly within Flood Zones 2 and/or 3 The site is not located within a Source Protection Zone (SPZ) but the closest SPZ is located to the west of the site approximately under 1km away. Proximity to major / minor aquifers, in addition to Source Protection Zones. A Flood Risk Assessment and Hydrological/Hydrogeological Assessment will be required. <u>The FRA will need to ensure that the development will be safe, not increase off-site flood risk and consider all sources of flooding. Fluvial modelling will need to be undertaken to provide a detailed assessment of fluvial flood risk and to ensure floodplain compensation is provided where required. Modelling should include the 5%, 1% and 1%+ climate change AEP.</u> Consideration of the River Colne <u>Brook</u> and its river corridor.
MM74	Appendix A (Stubblings Compound, Pinkneys Green, Maidenhead (WA3))	134	<p>Landscape & Townscape:</p> <ul style="list-style-type: none"> <u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u> <p>Flood Risk & Water Resources:</p> <ul style="list-style-type: none"> Site in Groundwater Source Protection Zone (3) – a Hydrogeological Risk Assessment will be required. <u>A site-specific Flood Risk Assessment (FRA) is required. The FRA will need to</u>

			<u>ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding.</u> <ul style="list-style-type: none">Proximity to major / minor aquifers, in addition to Source Protection Zones.		
MM75	Appendix C	149	Preferred Waste Area	Local Planning Authority	
			Newlands Farm, Crowthorne	Wokingham	
			Brookside Business Park, Swallowfield	Wokingham	
MM76	Appendix C	161	Site Name	Richfield Avenue / Tessa Road Area	
			Location	Richfield Ave, City Centre, Reading RG1 8EQ	
			Current use (specify class classification)	B4 <u>E(g)(iii)</u> / B2 <u>&</u> B8	
			This industrial area is considered potentially suitable for the following waste categories: <ul style="list-style-type: none">Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary open <u>areas</u> (possibly involving biological treatment); andCategory 3: Activities requiring enclosed industrial premises (small scale) <u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u>		

MM77	Appendix C	162	Site Name	Paddock Road Industrial Estate
			Location	Paddock Road, Reading RG4 5BY
			Current use (specify class classification)	B1 (C) <u>E(g)(iii)</u> & B2
			This industrial area is considered potentially suitable for the following waste categories: <ul style="list-style-type: none">Category 3: Activities requiring enclosed industrial premises (small scale) <u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u>	
MM78	Appendix C	164	Site Name	Wigmore Lane
			Current use (specify class classification)	B1 (C) <u>E(g)(iii)</u> / B2 / <u>&</u> B8
			This industrial area is considered potentially suitable for the following waste categories: <ul style="list-style-type: none">Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary open <u>areas</u> (possibly involving biological treatment); andCategory 3: Activities requiring enclosed industrial premises (small scale)	

			<u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u>	
MM79	Appendix C	168	[Removal of Newlands Farm as a Preferred Waste Area – Table and Map]	
MM80	Appendix C	177	[Removal of Brookside Business Park as a Preferred Waste Area – Table and Map]	
MM81	Appendix E	182	<p>[Additional line to be added after listed Household Waste Recycling Centre (HWRCs)]</p> <p><u>Specialist Waste Sites</u></p> <p><u>Site Name: Star Works</u></p> <p><u>Location: Knowl Hill</u></p> <p><u>Primary Function/Use: Clinical Waste</u></p> <p><u>Planning Permission / End Date: [blank]</u></p> <p><u>Operator: Grundon Waste Management Limited</u></p>	
MM82	Glossary & Acronyms	195	National Planning Policy Framework (NPPF): Published in March 2012 and subsequently updated in 2018, and 2019; <u>and 2021</u> , the NPPF sets out the Government's planning policies for England and how these are expected to be applied.	