Central and Eastern Berkshire

Joint Minerals & Waste Plan

Focussed Regulation 18 Consultation:
Sand & Gravel Provision and Operator Performance

February 2020

Bracknell Forest Council

Reading Borough Council
Working better with you

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Royal Borough of Windsor & Maidenhead

WOKINGHAM BOROUGH COUNCIL

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Executive Summary

Local Planning Authorities have a statutory responsibility to prepare and maintain an up-to-date local plan. Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the 'Central & Eastern Berkshire Authorities') are working in partnership to produce a Joint Minerals & Waste Plan which will guide minerals and waste decision-making in the Plan area for the period up to 2036.

The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area, and improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.

To-date several information gathering consultations have been achieved to inform the Plan, each of these form part of the preparation stage of Plan-making (Regulation 18[1]):

- In Summer 2017, an 'Issues and Options' consultation was undertaken to gather technical information and confirm the evidence base;
- During Summer / Autumn, a 'Draft Plan' consultation set out the proposed approach for the Joint Minerals and Waste Plan.
- Due to a limited number of site options, a further 'Call for Sites' exercise was carried out. This resulted in an addition site (Bray Quarry Extension) being proposed. This was subject to consultation during the Summer 2019.

Work is underway to prepare the Proposed Submission version of the Plan. However, one of the proposed allocations was recently refused planning permission. The landowner has 'shelved' any plans for extraction and not renewed the option with Cemex. This meant that the plan was making limited provision of sand and gravel. In order to try and help address this, a further call for sites was undertaken and an 'Area of Search' approach was explored.

This is a consultation paper on some targeted issues rather than a full draft plan. It sets out the proposed criteria for defining the 'Area of Search' for sand and gravel provision as well as two new sites which are being considered for allocation in the Plan:

1) Land west of Basingstoke Road, Spencers Wood is located within the Borough of Wokingham and has the potential to provide sand and gravel[2].
2) Area between Horton Brook and Poyle Quarry is located within the Royal Borough of Windsor & Maidenhead and has the potential to provide 250,000 tonnes of sand and gravel.

In addition, following the responses received in relation to the 'Draft Plan' and the concerns raised by local residents, a new Policy has been drafted which seeks to ensure the past performance of minerals and waste operators forms part of the material considerations taken into account in decision-making.

[1] The Town and Country Planning (Local Planning) (England) Regulations 2012

[2] The quantity of resource is yet to be determined. This information is expected to be received shortly and this Consultation Document will be updated accordingly.

The Central & Eastern Berkshire Authorities are required to undertake the same level of consultation on these new sites and policy as the rest of the Plan and background evidence base which will inform the Proposed Submission Plan (Regulation 19) which is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.

The Central & Eastern Berkshire Authorities are therefore inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on the 'Areas of Search' approach, the potential new sites (Land west of Basingstoke Road, Spencers Wood and Area between Horton Brook and Poyle Quarry) and Policy DM15 (Past Operator Performance).

The responses received from this Sand & Gravel Provision and Operator Performance Regulation 18 consultation will inform the Proposed Submission Plan (Regulation 19) which is being prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.

1. Introduction

1.1 Local Planning Authorities have a statutory responsibility to prepare and maintain an up-to-date local plan. Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the 'Central & Eastern Berkshire Authorities') are working in partnership to produce a Joint Minerals & Waste Plan which will guide minerals and waste decision-making in the Plan area for the period up to 2036.

1.2 The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area, and improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.

1.3 Preparing the Joint Minerals and Waste Plan has involved engagement and collaboration with communities, local organisations and businesses. Public consultation will be held for each stage of the plan-making process.

2. Joint Central and Eastern Berkshire Minerals and Waste Plan

Background

2.1 The currently adopted minerals and waste plans for the Berkshire area are the Replacement Minerals Local Plan for Berkshire, adopted in 1995 and subsequently adopted alterations in 1997 and 2012 and the Waste Local Plan for Berkshire adopted in 1998. The Minerals Local Plan and Waste Local Plan cover the administrative areas of the Central & Eastern Berkshire Authorities, as well as Slough Borough Council and West Berkshire Council. While these plans covered the period until 2006, the Secretary of State has directed that a number of policies in them should be saved indefinitely until replaced by national, regional or local minerals and waste policies. For the Central & Eastern Berkshire Authorities, these saved policies will be replaced by the Joint Minerals & Waste Plan, when it is adopted.

2.2 Whilst the Joint Minerals & Waste Plan does not cover Slough Borough Council or West Berkshire Council, close coordination of the work between the Berkshire authorities will continue in order to plan for minerals and waste strategically and address any cross-border issues that may arise.

Status of the Joint Minerals and Waste Plan

2.3 The Central and Eastern Berkshire - Joint Minerals and Waste Plan forms the land use planning strategy for minerals and waste development within the administrative area covered by the Central & Eastern Berkshire Authorities

2.4 Together with the individually adopted Local Plans for each Authority, it will form the development plan for the area. The Plan guides the level of minerals and waste development needed within Central and Eastern Berkshire and identifies where development should go. Proposals for minerals and waste developments will be considered against the policies contained in the Plan. The Plan is also relevant to the determination of non-minerals and waste applications which may be determined by those Authorities (in terms of other matters such as housing).

2.5 The Central & Eastern Berkshire – Joint Minerals and Waste Plan (JMWP) covers the period to 2036. This aligns the Plan with other Local Plans being developed by the authorities and meets the National Planning Policy Framework requirements.

What have previous consultations covered?

2.6 To-date several information gathering consultations have been achieved to inform the Plan, each of these form part of the preparation stage of Plan-making (Regulation 18[3]):

[3] The Town and Country Planning (Local Planning) (England) Regulations 2012

- In Summer 2017, an 'Issues and Options' consultation was undertaken to gather technical information and confirm the evidence base;
- During Summer / Autumn 2018, a 'Draft Plan' consultation set out the proposed approach for the Joint Minerals and Waste Plan.
- Due to a limited number of site options, a further 'Call for Sites' exercise was carried out. This resulted in an additional site (Bray Quarry Extension) being proposed. This was subject to consultation during the Summer 2019.

What is the purpose of this consultation?

2.7 Work is underway to prepare the Proposed Submission version of the Plan. However, one of the proposed allocations (Land at Bridge Farm, Arborfield) was recently refused planning permission. The landowner has since 'shelved' any plans for extraction at this site and has not renewed the option with the operator (Cemex). This means that the plan will be making limited provision of future sand and gravel. In order to try and help address this matter, a further call for sites was undertaken and an 'Area of Search' approach has been explored.

2.8 This is a consultation paper on some targeted issues rather than a full draft plan. It sets out the options considered for defining an 'Area of Search' for sand and gravel provision as well as identifying two new sites which are being considered for allocation in the Plan:

1) Land west of Basingstoke Road, Spencers Wood is located within the Borough of Wokingham and has the potential to provide sand and gravel[4].
2) Area between Horton Brook and Poyle Quarry is located within the Royal Borough of Windsor & Maidenhead and has the potential to provide 250,000 tonnes of sand and gravel.

2.9 In addition, following the responses received in relation to the 'Draft Plan' and the concerns raised by local residents, a new Policy has been drafted which seeks to ensure that the past performance of minerals and waste operators forms part of the material considerations taken into account in decision-making.

2.10 The Central & Eastern Berkshire Authorities are required to undertake the same level of consultation on the new sites and policy as the rest of the Plan and background evidence base which will inform the Proposed Submission Plan (Regulation 19) which is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.

2.11 The proposed sites have been assessed by Hampshire Services technical specialists (Ecological; Transport; Landscape and Historic Environment) and subject to a full assessment as part of an updated Sustainability Appraisal (incorporating Strategic Environmental Assessment) and are considered potentially suitable to be reasonable options for inclusion in the Minerals and Waste Plan.

[4] The quantity of resource is yet to be determined. This information is expected to be received shortly and this Consultation Document will be updated accordingly.

2.12 The Central & Eastern Berkshire Authorities are therefore inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on the proposed Area of Search, the potential new sites (Land west of Basingstoke Road, Spencers Wood and Area between Horton Brook and Poyle Quarry) and Policy DM15 (Past Operator Performance).

How you can get involved

2.13 We would like to hear from you in respect of your views on the 'soundness' (see below) of the 'Areas of Search' approach, the two additional proposed sites and associated assessments (see Section 3) as well as the new Operator Past Performance Policy.

2.14 Please note that we are only seeking comments at this stage on the Area of Search approach, the new sites (Land west of Basingstoke Road, Spencers Wood and Area between Horton Brook and Poyle Quarry) and Policy DM15. Previous comments will be considered in drawing up the Proposed Submission Plan and do not need to be repeated.

2.15 Consultation commences on Monday 10th February 2020 and runs for six weeks until 5.00pm Friday 20th March 2020.

2.16 This document, along with the consultation response form and survey questionnaire, are all available to view and download from the Joint Minerals & Waste Plan consultation website: www.hants.gov.uk/berksconsult.

Soundness

2.17 The National Planning Policy Framework (NPPF) contains a series of tests, against which local plans are examined to assess whether the plan has been produced in the right way and provides an effective planning framework for the area it covers. These 'tests of soundness' are set out as follows in the NPPF[5]:

a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

[5] National Planning Policy Framework (Para. 35) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

2.18 The Plan will be examined against these tests of soundness and stakeholders will be asked to comment on whether the plan meets the test or needs to be changed in some way to meet them.

The stages to come

2.19 The responses received from this Sand & Gravel Provision and Operator Performance Regulation 18 consultation will inform the Proposed Submission Plan (Regulation 19) which will be prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.

2.20 Representations made in response to the Proposed Submission Plan consultation document, SA/SEA report and other relevant documentation will be compiled and submitted with the Secretary of State for independent examination.

3. Sand and Gravel - Area of Search

Provision

3.1 The provision of mineral supply is set out in National Policy[1]. This is supported by Planning Practice Guidance (PPG)[6] which states that:

'Mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority):

1. *Designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms. Such sites may also include essential operations associated with mineral extraction;*
2. *Designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or*
3. *Designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.'*

3.2 In preparing the Joint Minerals and Waste Plan, the intended approach is to designate specific sites for minerals development. Where there was a recognised shortfall in provision of sites, a criteria-based approach is to be applied to provide a steer in decision-making on where sites were expected to come forward.

3.3 This approach is recognised as providing the most certainty to developers and local residents, as set out in the PPG[7]:

'Designating Specific Sites in minerals plans provides the necessary certainty on when and where development may take place. The better the quality of data available to mineral planning authorities, the better the prospect of a site being designated as a Specific Site.'

3.4 Despite four 'call for sites', sufficient minerals sites to meet needs have not been identified.

[6] Paragraph: 008 Reference ID: 27-008-20140306 - https://www.gov.uk/guidance/minerals#planning-for-minerals-extraction
[7] Paragraph: 009 Reference ID: 27-009-20140306

3.5 A recent planning decision by Wokingham Borough Council regarding a planning application at Bridge Farm, Arborfield has meant that the ability to support the site as an allocation in the plan is untenable and the landowner has 'shelved' any plans for extraction[8]. This has reduced the provision of sharp sand and gravel in the emerging Joint Plan so that it may not be possible for the Plan to demonstrate it can maintain a steady and adequate supply, as required by the National Planning Policy Framework[9].

3.6 A further 'call for sites' was recently held during October/November 2019. This resulted in two new proposals for sand and gravel extraction. Land west of Basingstoke Road is considered in more detail in Section 4. Area between Horton Brook and Poyle Quarry is considered in more detail in Section 5. As the sites potentially yield 250,000+ tonnes of sand and gravel, the ability of the Plan to provide certainty over a steady and adequate supply is still challenging.

3.7 A lack of provision in the Joint Plan may result in demand for sand and gravel being met from elsewhere, possibly from neighbouring mineral planning areas which have sand and gravel resources. In order to demonstrate security of supply, 'Duty to Cooperate' discussions will need to be held with neighbouring authorities.

3.8 As Central and Eastern Berkshire contains sharp sand and gravel resources, it is not unexpected that there is a reluctance by neighbouring authorities that the burden of supply will be placed other mineral planning authorities rather than within the Plan area.

3.9 Therefore, the Central & Eastern Berkshire Authorities are seeking to demonstrate the potential for provision within the Plan area by outlining a sand and gravel 'Area of Search'.

3.10 It is proposed that the Area of Search will be supported by a sub-regional sharp sand and gravel Statement of Common Ground involving neighbouring authorities with suitable resources. This will demonstrate that a burden of supply is not being placed on any single neighbouring mineral planning area.

[8] Planning Application Number 170433
[9] National Planning Policy Framework (Para. 2017) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

3.11 Currently, the only data source for movements of sand and gravel is the national Aggregate Monitoring survey carried out on behalf of the Ministry for Housing, Communities and Local Government. The survey was last carried out in 2014 and referenced only 'Berkshire' not the Unitary Authority areas. However, the Ministry for Housing, Communities and Local Government intend to run the survey again in 2020. The survey would cover the period 2015 to 2019 and it is hoped that the data will be to Unitary level. It is unknown at this time, when the data will be available to the relevant planning authorities.

3.12 The 2014 survey suggests that Hampshire, Wiltshire and Oxfordshire were the main sources of sand and gravel used in Berkshire. The Statement would be updated as and when the data was made available to reflect the sources of supply to the Plan area.

3.13 It is important to note that a proposal identified within an Area of Search is not guaranteed planning permission. A planning application will still be required, and development will only be permitted if it is in accordance with all relevant policies within the Plan.

Defining an Area of Search

3.14 There is no formal guidance on defining areas of search and therefore, examples of current practice have been reviewed. Consideration has also been given to current adopted policy in the Minerals Local Plan[4] and national policy.

3.15 The presence of mineral is the basis for defining any area but the inclusion of other criteria to be applied can vary. The greater the number of criteria applied, the more precisely the area is defined as areas of land are excluded.

3.16 The National Planning Policy Framework (NPPF) sets out a clear policy approach on where development should be avoided in order for it to be sustainable. These criteria include the following designations:

- Special Protection Areas, Special Areas of Conservation and Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient Woodland;
- Listed Buildings and Conservation Areas;
- Scheduled Monuments;
- Historic Registered Parks and Gardens; and
- Registered Battlefields.

3.17 Development should also avoid Areas of Outstanding Natural Beauty, National Parks and the Broads, but these designations do not exist within the Plan area.

3.18 In some cases, the setting of a designation, such as a Listed building, should be avoided. However, it is considered that as these are not clearly defined and invariably subjective, it is not suitable to include 'settings' within an Area of Search. This issue would be addressed through application of the development management policies.

3.19 Consideration of cumulative impacts is also important, but this is difficult to determine within an Area of Search as there is no certainty on the location or timing of proposals. Therefore, cumulative impacts would need to be considered at the point an application was submitted.

3.20 In addition to designations, built up areas have been excluded from the Area of Search as the resource as generally been sterilised, and a cross-check has been made against the Environment Agency's historic landfill data. Proposed future development areas have not been excluded, as there may be opportunities for prior extraction of sand and gravel, in line with other policies in the plan.

3.21 Lastly, to encourage viable proposals, a threshold of 3ha has been included in the Area of Search. Land less than 3ha was considered unviable for extraction as a standalone site in a supporting Study[10]. The resulting 'NPPF compliant' Area of Search is outlined in Figure 1.

3.22 Options for Areas of Search have been assessed as part of the Sustainability Appraisal (incorporating Strategic Environmental Assessment) and Habitats Regulation Assessment. The outcomes of these assessments are set out in Appendix B and G of this consultation document.

Policy Revision

3.23 The provision of sand and gravel was outlined in Policy M4 (Locations for sand and gravel extraction) in the Draft Plan which was subject to consultation during the Summer/Autumn 2018. The Policy will be amended (see proposed Policy M4 wording below) to include the Area of Search shown in Figure 1[11].

[10] Minerals and Waste Safeguarding Study (June 2018) – www.hants.gov.uk/berksconsult

[11] Please note that the names of sites have been excluded as the consultation considers the Area of Search approach rather than the locations for sand and gravel extraction.

Policy M4

Locations for sand and gravel extraction

A steady and adequate supply of locally extracted sand and gravel will be provided by:

1. The extraction of remaining reserves at the following permitted sites:
    a. XXXX [tbc]
2. Extensions to the following existing sites:
    a. XXXX [tbc]
3. The following new sand and gravel Preferred Sites:
    a. XXXX [tbc]
4. Proposals for new sites not outlined in Policy M4 (1, 2 and 3) will be supported, inappropriate locations, where:
    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 mineral resources; or
    d. At least one of the following:
        i. The site contains soft sand;
        ii. The resources would otherwise be sterilised; or
        iii. The proposal is for a specific local requirement.

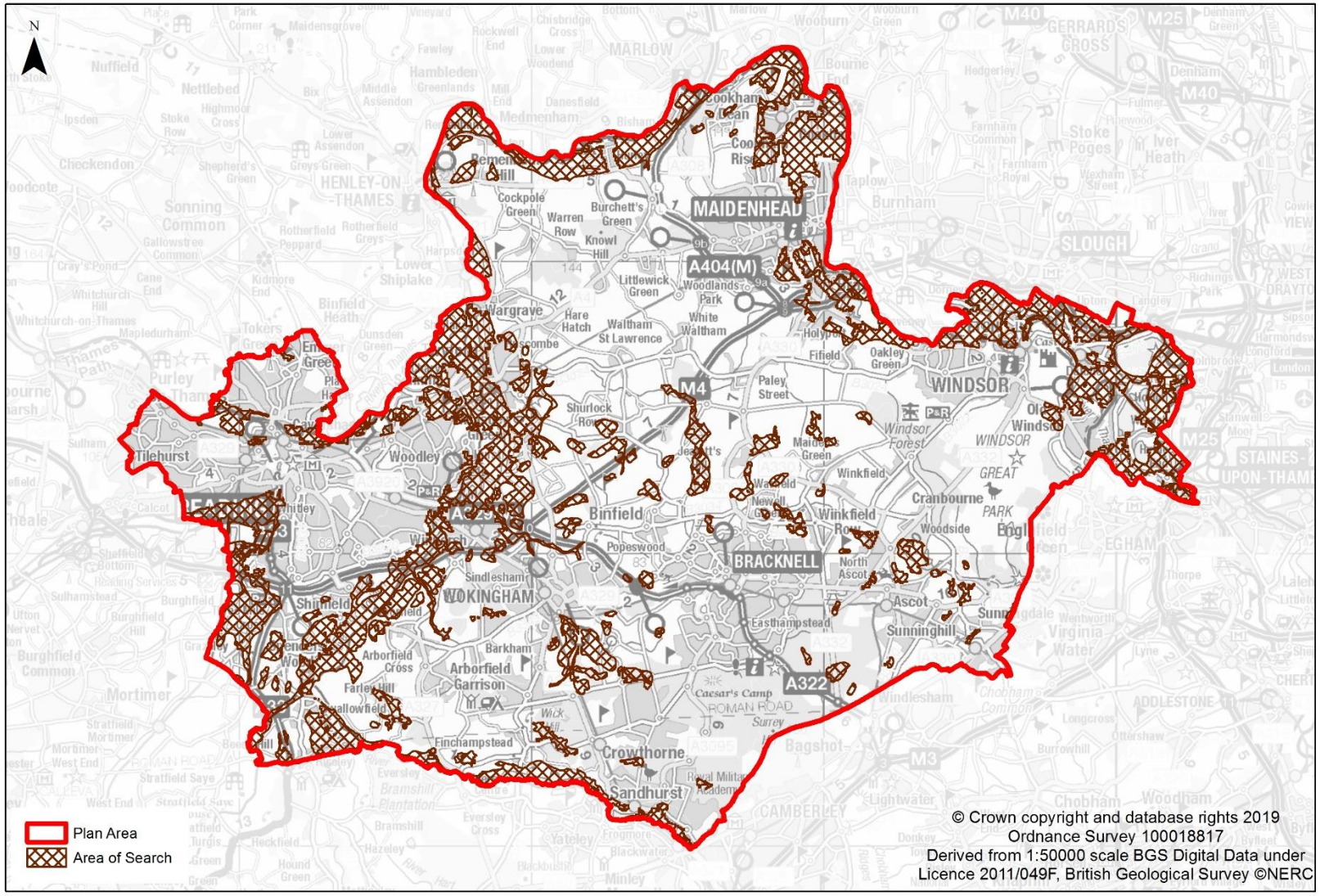


Figure 1: NPPF Compliant Area of Search for inclusion within Policy M4

4. Proposed Land west of Basingstoke Rd

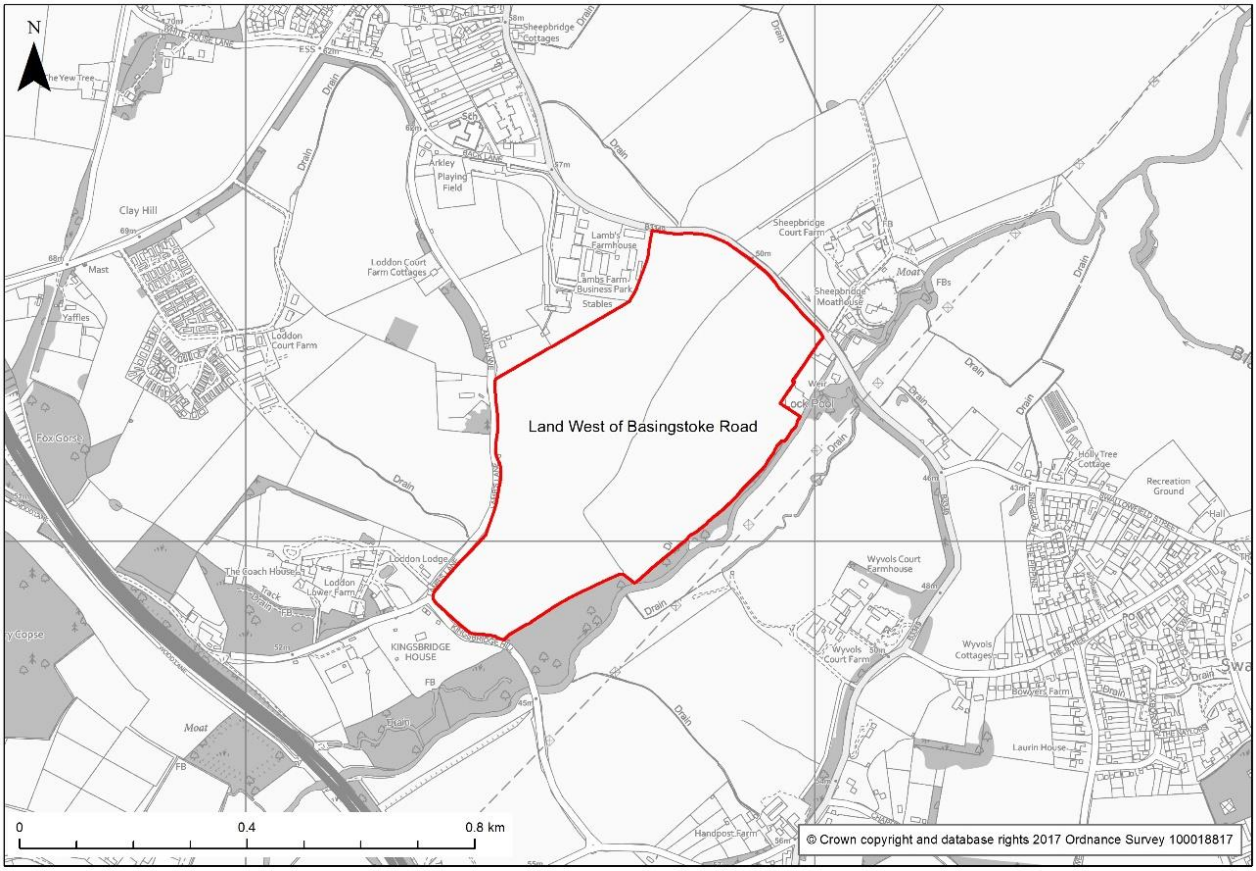
4.1 Land west of Basingstoke Road, Spencers Wood is a new site that has been proposed for the extraction of sand and gravel in Wokingham Borough by a land agent in response to the 'Call for Sites' during October/November 2019.

4.2 Extracts regarding the site from the Sustainability Appraisal (incorporating Strategic Environmental Assessment), Habitats Regulation Assessment and Strategic Flood Risk Assessment are set out in Appendices A, B and C.

4.3 Maps showing the designations relevant to the site are shown in Appendix D, E and F.

4.4 A summary of the Land west Basingstoke Road is set out below:

Figure 2: Proposed site boundary for Land west of Basingstoke Road



Site Code: CEB29

Site Name: Land west of Basingstoke Road, Spencers Wood

Borough: Wokingham

Grid References: 471680 165203

Current use: Existing agricultural fields

Proposal: Extraction of sand and gravel from the site.

Restoration: Restoration will comprise a backfill of the site with inert waste material to reinstate the agricultural fields and/or wetland habitat to enhance the ecology of the local area and the adjacent SSSI

Approximate size of site: 25 ha

Proposal nominated by: Land Agent (City & Country)

Additional Information: Ground investigations are currently being undertaken by the site promoter to determine the quantity of resource.

Previous consideration within the plan making process: This site is a new proposal for sand and gravel extraction. The site has previously been proposed for inclusion in the Wokingham Borough Council Local Plan for light industrial uses and a vineyard.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	***European designations:*** No European designations are within 2km of the site. ***National Designations:*** The site is located outside of the 400m zone of the Thames Basin Heaths Special Protection Area (SPA). Stanford End Mill and River Loddon Site of Special Scientific Interest (SSSI) is located adjacent to the southern boundary of the site. ***Local designations (SINC and LNR):*** Swallowfield Meadow LNR is 830m south east
Landscape & Townscape / Visual Impacts	***Landscape Character Area of existing site:*** The site is located within the Spencers Wood Settled and Farmed Clay Character Area The site is located between the settlements of Spencers Wood to the north and Swallowfield to the south.

	Potential impact of development on the landscape: The site slopes gently towards the River Loddon which runs along its southern boundary. There are views from the footpath and the roadside. ***Opportunities for enhancement:*** Extraction should be phased with advanced planted. Hedgerows and tree lines should be restored and enhanced.
Water resources & Flooding	***Proximity to a Source Protection Zone or Groundwater Vulnerability Zone:*** The site is not located within a Source Protection Zone. ***Flood Zones:*** The southern edge of the site alongside the river Loddon is identified as being within Flood Zones 2 and 3a, with the remainder of the site identified as being within Flood Zone 1.
Air Quality	The site is not located within an Air Quality Management Area (AQMA)
Sensitive land and Soil Quality	***Current use of the site:*** Existing Arable field ***Potential impact on best and most versatile (BMV) agricultural land:*** The site is Grade 3 agricultural land.
Transport (including access)	***Potential access into the site:*** Access to the site would potentially be from the B3349 (Basingstoke Road) with a site entrance likely located at the south east corner of the site.
Historic environment and built heritage	***Archaeological potential:*** The site is located on the northern flank of the river Loddon and is situated within an Area of High Archaeological Potential. ***Historic Parkland / Gardens:*** Swallowfield Park is located further east of the

	site. ***Listed buildings:*** Three listed buildings are located opposite the site to the east, as well as a Scheduled Monument (Sheepbridge Court Farm) ***Conservation Areas:*** The site is not located within a conservation area. The nearest conservation area is located approximately 700m to the south east of the site.
Communities, Amenity and Health	The site lies within the Farnborough Airport Aerodrome Safeguarding Area. Lambs Lane Primary School is located to the north of the site with the Lambs Farm Business Park in between the site and the school.
Access to countryside and open space / Public Rights of Way	A public right of way (Footpath 19) runs along the southern boundary of the site between Kingsbridge Hill and Basingstoke Road.
Green Belt	The site is not located within the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment.	

Ecological Assessment Summary

Designations

The site lies within the River Loddon Valley. The nearest European designated site lies 3.23m to the south east (Thames Basin Heaths). The Standford End Mill and River Loddon SSSI runs adjacent to the site (running north east to south west). The site is designated for the interest arising from the very slow flow of high-water quality. The site is notable for the presence of Loddon Pondweed, several records of which lie in very close proximity to the site. The plant species is very sensitive to inputs of ammonium nitrogen. The surrounding ditches and drains in the wider landscape, though not within the designation, are likely to provide a supporting role in the provision of habitat suitable for supporting populations of these habitats. Of the 4km stretch of river designated as SSSI, 1km lies very close, if not directly adjacent to the site.

Habitats

The site is predominately arable farmland, and the greatest habitats interest lies within the tree line that splits the site roughly north/south and its proximity to the River Loddon that lie directly to the east of the site. Mature tree lines bound much of the site, especially to the east and south west. Ancient woodland habitat lies 0.7km to the west (this will be very sensitive to air quality impacts). It is difficult to determine the impact the proposal will have.

Protected and notable species

There is a diverse array of protected species that have been recorded within 1km of the site. They are typical of the landscapes presented:

- Open farmland fields within and surrounding the site provide habitat for farmland birds species such as linnet, skylark, redwing, barn owl and red kite.
- Drains and ponds provide suitable habitat for common amphibians, and there are several records, scattered to the south west and north east of the site of Great Crested Newt. The nearest record lies within 9km of the boundary. It is likely that the site itself provides both breeding and terrestrial habitat for Great Crested Newt, and the loss of this habitat and impacts to individuals are likely to require extensive mitigation and licensing.
- Hedgerows, gardens and rough grassland support common species of reptiles, and suitable habitat for invertebrate species such as white admiral, small heath and stag beetles.
- There is a large amount of badger activity recorded, particularly to the south and east of the site. It is likely that clans will extend into the site, particularly for foraging and setts may be present.
- Records of bat roosts surround the site, and the farmland and woodland are likely to provide a significant resource for foraging bats. The arable field and tree lines within the site may be important.
- Water voles have been recoded within the drains very close to the site. If similar drains are found within the site, it is likely that they are being utilized by this species.

Likely surveys/ studies required

- Run off/water quality assessment to the SSSI
- Air quality assessment to the SSSI and Ancient Woodland.
- Monthly bat activity (transect and paired static)
- Roost assessment of all trees likely to be impacted by the proposal
- Reptile, Badger, Breeding bird, Water vole (if drains within the site) and Botanical (of drains within the site) surveys required.

Likely mitigation

Significant buffer of south eastern boundary (SSSI).

Transport Assessment Summary[12]

Change in traffic volumes	The change in HGV traffic on the SRN would be less than 1%. The magnitude of change from the existing conditions would be negligible and therefore the significance of impact of the new proposals would be neutral.
Maximum distance to SRN	Between 1.4 to 1.9m with negligible level of sensitive receptors
Requirement for mitigation	Possible need to relocate site access across site frontage but no off-site improvements required
Opportunities for sustainable modes of transport	Possible use of the River Loddon but unlikely to be a suitable and viable alternative to road travel
Overall assessment	

Landscape Assessment Summary

The site is located within the shallow river valley between the settlements of Spencers Wood and Swallowfield, sloping gently towards the River Loddon which runs along its southern boundary. It is currently agricultural land in arable use. A footpath runs through the site, parallel to the river. There are also views into it through gaps in the roadside hedgerows along Basingstoke Road, Kingsbridge Hill and Lamb's Lane which follow its east and west boundaries. Longer range views are broken up by tree belts and hedges.

The condition of this landscape is good, with a strong distinctive character which has good hedgerows, woodland and riverside trees; with the River adding to the diversity. This landscape is therefore sensitive to change, particularly the tranquility of the riverside course and woodland.

The sensitivity of the landscape is considered to be High.

Historic Environment Assessment Summary

The site sits within the upper reaches of the Loddon Valley, the flanks of which are associated with a wide range of archaeological sites. Field walking (The Loddon Valley Survey), which involves the collection of artefacts from the surface of a ploughed field, has found prehistoric worked flint within the site, although nothing currently suggestive of a substantive site. However, within the wider landscape around the site an Iron Age settlement has been encountered, a Bronze Age ring ditch (the site of a ploughed down burial mound) and undated enclosures suggestive of Roman or prehistoric settlement. The site has a high archaeological potential, that is the potential to include archaeological sites which are as yet unrecorded. However, such sites are likely to be discrete and of regional importance and as such unlikely to constrain the allocation. Preliminary archaeological survey prior to the determination of any future planning application is recommended.

[12] Please note that the Transport Assessment will be updated once the tonnage and likely vehicle movements associated with the site will be.

The WW2 pillbox recorded on the west edge should be retained and not needlessly or thoughtlessly removed, as it sits within a wider pattern of pillboxes in the landscape describing the GHQ defence line. The anti-tank ditch that stretches between the Loddon river and the Foudry Brook sits in front of this pillbox and coming south it crosses the allocation site. Whilst not a constraint it is an archaeological consideration, and restoration post extraction might also offer some positive opportunity to present this lost landscape feature in some fashion.

To the north east, beyond the B3349, is a Scheduled Monument, a medieval moat, at Sheepbridge Court Farm (12020). This is a nationally important archaeological site. The impact of future extraction on the setting of the moat is limited by the strong hedgerow and the existing buildings between the moat and the allocation site. Any post extraction restoration plan should include both strengthening of the screening between the extraction site and the monument, and consideration of the degree to which the restoration might seek to strengthen the setting of the monument by reference to a landscape setting appropriate to the immediate context of a medieval moat. However, the moat is reported to be seasonally waterfilled meaning that it may have the potential for conditions where organic material might survive in an archaeological context within the moat. Dewatering effects from extraction close by might have an indirect impact on the archaeological significance of this monument. This is an important consideration which might constrain the implementation of the proposal to some degree. This is unlikely to be to a great degree and might have most impact closest to the moat site and lowest in the valley. That the location might be constrained to some degree by de watering effects should be noted and the impact of dewatering on the adjacent scheduled moat must be a material consideration within any future planning application, which should be supported by a suitable hydrological report.

Development Considerations:

Ecology

- Protection and significant buffer of the Standford End Mill and River Loddon SSSI with provision of significant buffer.
- Protection of nearby Ancient Woodland.
- Landscape-scale impacts on species such as bats, reptiles and badgers.
- Consideration of pollution impacts to riverine habitats.

Landscape & Townscape

- Phased extraction and restoration may limit the overall impact of mineral extraction on the character of the landscape.
- Visual effects should be reduced by advance planting along the roads and footpaths.
- Following extraction, restore low lying areas to wetland pasture rather than ponds and lakes.
- Keep a minimum 20m width buffer zones around the sensitive vegetation adjacent to the River Loddon.
- Restore / replant hedgerows removed to restore the original field pattern.
- Do not locate high temporary mounds close to footpaths, hemming them into narrow corridors. Vary the width and height of these mounds to retain a sense of openness

Transport

- A Transport Assessment or Statement will be required.
- An HGV Routeing Agreement will be required.

Historic Environment

- A Preliminary archaeological survey is required as part of any planning application.
- The WW2 pillbox should be retained.
- The setting of the Sheepbridge Court Farm Scheduled Monument should be protected and enhanced as part of the restoration.
- Restoration should also seek to enhance the anti-tank ditch.
- Consideration should be given to the potential de-watering of the Scheduled Monument.

Flood Risk

- A Flood Risk Assessment is required.

Water Resources

- Consideration of the River Loddon and its river corridor.
- A Hydrological/Hydrogeological Assessment is required.

5. Proposed Area between Horton Brook and Poyle Quarry

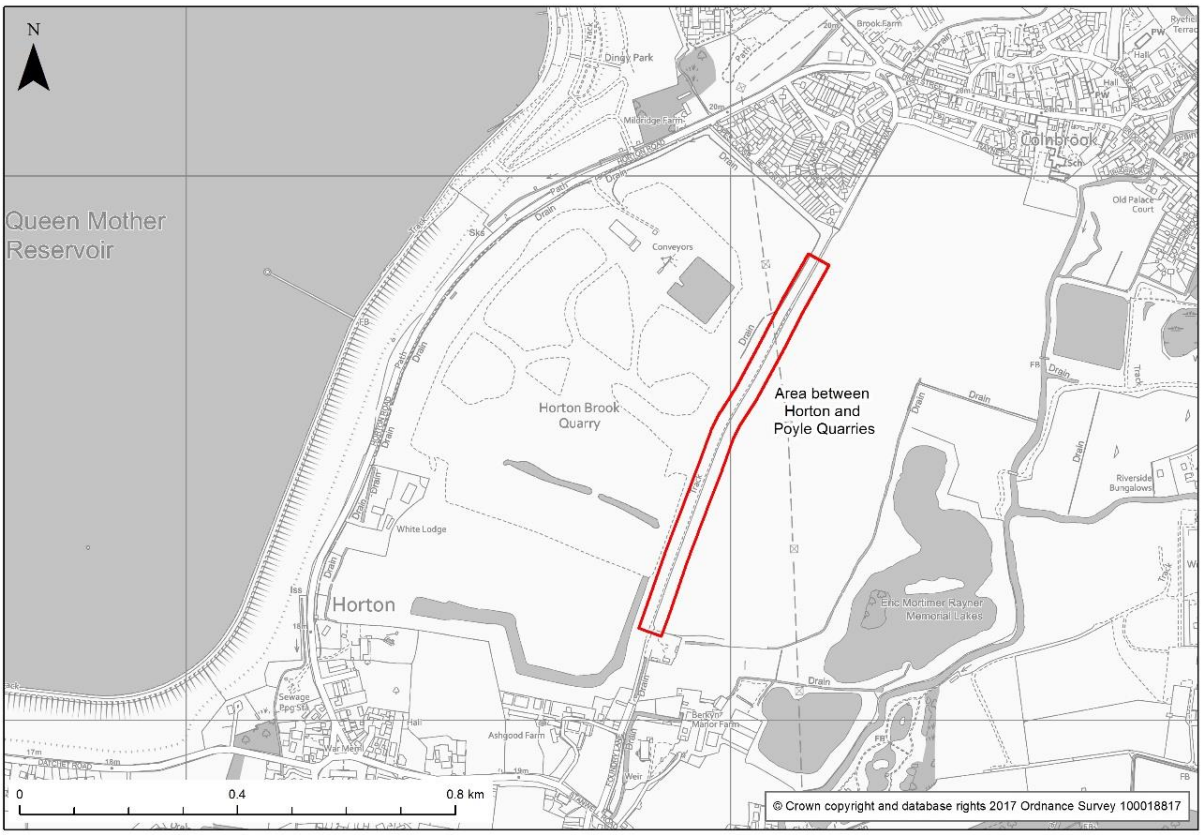
5.1 The Area between Horton Brook and Poyle Quarry is a new site that has been proposed by a land agent in response to the 'Call for Sites' during October/November 2019.

5.2 Extracts regarding the site from the Sustainability Appraisal (incorporating Strategic Environmental Assessment), Habitats Regulation Assessment and Strategic Flood Risk Assessment are set out in Appendices A, B and C.

5.3 Maps showing the designations relevant to the site are shown in Appendix D, E and F.

5.4 A summary of the Area between Horton Brook and Poyle Quarry is set out below:

Figure 3: Proposed site boundary for Area between Horton Brook and Poyle Quarry



Site Code: CEB30

Site Name: Area between Horton Brook and Poyle Quarry, Horton

Borough: Royal Borough of Windsor and Maidenhead

Grid References: 501980 176535

Current use: Existing bridle way (Colne Valley Way)

Proposal: Extraction of 250,000 tonnes of sand and gravel from the site. Processing will take place at existing plants at either Horton Brook Quarry to the west or Poyle Quarry to the east.

Restoration: The site will be restored using backfill of inert waste material and the bridleway (Colne Valley Way) will be reinstated.

Approximate size of site: 3.75 ha

Proposal nominated by: Quarry Plan (on behalf of Summerleaze and Jayflex)

Additional Information: The proposed site is a strip of land that lies between the permitted Horton Brook Quarry (planning reference T0355/A/08/2065394) operated by Jayflex Aggregates Limited and the permitted Poyle Quarry (planning reference 17/03426) which is yet to commence operating. It is anticipated that extraction of this site would be relatively straightforward and would commence from the eastern side.

Previous consideration within the plan making process: This site is a new proposal but forms part of Preferred Area 12 (North of Horton) in the adopted Minerals Local Plan.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	***European designations:*** The site lies 750m South East of the London Waterbodies RAMSAR and SPA. ***National Designations:*** *(Overlaying the SPA & RAMSAR)* Wraysbury Reservoir SSSI is 750m south east of the site. Staines Moor is 1.6km south east located under 2 km to the south of the site. Wraysbury No1 Gravel Pit SSSI is 1.7km south west. Wraysbury & Hythe End Gravel Pits SSSI is located 2km to the south of the site. ***Local designations (LWS and LNR):*** The Local Nature Reserve (Arthur Jacob LNR) is located 400m to the south east of the site. Colne Brook LWS 600m east Horton and Kingsmead Lakes LWS 650m south Queen Mother Reservoir LWS 700m west. Wraysbury 1 Gravel Pit LWS 1.7km south east

Landscape & Townscape / Visual Impacts	***Landscape Character Area of existing site:*** Thames Valley ***Potential impact of development on the landscape:*** The public footpath would be temporarily diverted to one side of the extraction area and reinstated along the original route following restoration. ***Opportunities for enhancement:*** It will be essential that adequate space for strong new landscape structure is included in any restoration proposal.
Water resources & Flooding	The site is adjacent to the Colne Brook river corridor. ***Proximity to a Source Protection Zone or Groundwater Vulnerability Zone:*** The site is not located within a Source Protection Zone (SPZ). The closest SPZ is located less than 1km away to the west of the site. The site lies in a Major Aquifer Intermediate Vulnerability Zone. There are no vulnerable water bodies within or adjacent to the site. ***Flood Zones:*** The site lies within Flood Zone 1.
Air Quality	The site is not located within an Air Quality Management Area (AQMA). The nearest AQMA's lie 500m away at Wraysbury and 1.5km away along the M25 motorway.
Sensitive land and Soil Quality	***Current use of the site:*** The site consists of the margins of each of the already permitted sites (Horton Brook Quarry to the west and Poyle Quarry to the east) and the route of a public Bridleway (Colne Valley Way). ***Potential impact on best and most***

	versatile (BMV) agricultural land: Adjacent sites contain Agricultural Land Classification grade 3b, 3a, and 2.
Transport (including access)	***Potential access into the site:*** All sand and gravel would either be transported by dump truck to the existing Poyle Quarry processing plant some 600m to the east along a private access road or would be processed through the existing Horton Brook Quarry processing plant to the west. Both processing plants have suitable access onto the public highway network.
Historic environment and built heritage	***Archaeological potential:*** ***Historic Parkland / Gardens:*** The closest park (Ditton Park) is located to the north west of the site approximately over 2km away. There are a number of listed buildings within 500m of the site boundary. ***Listed buildings:*** The closest Grade II listed building is the Dairy Building at the adjacent Berkyn Manor Farm located to the south east of the site. Ashgood Farmhouse is located to the south west of the site. ***Conservation Areas:*** Colnbrook village conservation area is located to the north of the site.
Communities, Amenity and Health	The site lies within the London Heathrow Aerodrome Safeguarding Area.
Access to countryside and open space / Public Rights of Way	A bridleway (Colne Valley Way) forms part of this site. The bridleway would be temporarily diverted to one side of the extraction area and reinstated along the original route following restoration of the site. This may opportunities for improved access and align with the objectives of the Colne Valley Regional Park.
Green Belt	Site is located within the Green Belt.

Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Designations

The site lies in an area of reservoirs and gravel pits. Those to the south are mainly designated as Site of Special Scientific Interest (SSSI) or Special Protection Area (SPA). Wraysbury Reservoir, which also forms part of the South Western London Waterbodies lies 0.74km to the south east. This is designated for its population of overwintering cormorants, great crested grebe and shovelor. Other waterbodies to the south of the site, Wraysbury and Hythe End Gravel Pits and Wraysbury Reservoir no. 1 (1.65km to south west) are designated as SSSI for overwintering bird populations, including gadwall, tufted duck, goosander and also breeding bird populations such as gadwall. These birds are less likely than other bird species to be using the surrounding fields for grazing, but general 'bird assemblage' catch all from the SSSI designations may capture some birds that will exhibit this behavior. They will all be sensitive to disturbance factors such as noise and vibration.

Arthur Jacob Reservoir Local Nature Reserve lies 0.45km to the east. It is designated as a restored sludge lagoon site which includes maturing planted woodland and wet woodland.

Habitats

The site consists of a track running north/south with arable fields to the east and Horton Brook Quarry to the west. The trees, scrub habitats and hedgerows lining the footpath are mature, and provide good connectivity from the north to the designated waterbodies to the south. The loss of the footpath is likely to give rise to recreational impacts to the European site unless the alternative path is designed to ensure that footfall is not increased or moved to a more sensitive, or less desensitized area of the SPA.

Protected and notable species

The habitats on site are likely to support common and widespread species. However, the role the habitats play in the wider landscape is likely to make it more important for protected species than its constituent parts. It provides a refuge habitat between the quarry habitats and the arable fields, and an important north/south habitat for more mobile species.

No protected species records are held for this area, though this is likely to be a result of the data gathered by the local authority rather than a lack of animals in the landscape. The line of scrub/trees/hedgerow is likely to be important for bats roosting in the residential areas of Colnbrook as a foraging and commuting route to the SSI/SPA waterbodies. Similarly reptiles and badger populations are likely to be using this site as an important resource.

Likely surveys/studies required

- Run off/water quality to SSSI and SPA
- Air Quality assessment to SSSI and SPA

- Monthly bat activity (transect and paired static)
- Roost assessment of all trees likely to be impacted by the proposal.
- Reptile, badger and breeding bird survey.
- Hedgerow assessment

Likely mitigation

Significant buffer boundary to maintain habitats suitable for protected species and north/south connectivity.

Additional land required to offset loss, to ensure minimum no net less, if not gain of biodiversity.

Transport Assessment Summary

Change in traffic volumes	The change in HGV traffic on the SRN will be less than 1%. This excludes any existing traffic from the site as no information is available. The magnitude of change from the existing conditions would be negligible and therefore the significance of impact of the new proposals would be neutral.
Maximum distance to SRN	1.4 miles to M4, J.5, majority with medium level of sensitive receptors.
Requirement for mitigation?	No requirement.
Opportunities for sustainable modes of transport	None, as in current situation
Overall assessment	

Landscape Assessment Summary

This is a low lying open flat landscape between Colnbrook village to the north and Horton village to the south. The site is a footpath that currently follows a route between Horton Brook Quarry and recently permitted, but not yet operational, Poyle Quarry. There is an active recycling facility at the southern end of the proposed site.
The site is currently part of the Colne Valley Way public right of way. This section of the path is a long stretch sandwiched between an active and recently permitted mineral sites. The path is not particularly attractive whilst passing along this stretch as it is hemmed in by scruffy screen mounds on one side and a flat open landscape on the other. The overall condition is moderate/poor.

The path does not have any particularly redeeming landscape characteristics, there is little vegetation other than self-sown scrub on the soil bunds around Horton Brook Quarry. The site has low sensitivity.

This site is part of the long-distance footpath route known as the Colne Valley Way, a 14 mile path from Rickmansworth in the north to Colnebrook village in the south. This section of path is not particularly attractive, and the user is hemmed in between two fences with an active gravel pit to the west and a recently permitted gravel pit to the east. Its status as a public right of way should make the site visually Highly sensitive, however, for the reasons

set out above it is medium to low. The footpath will need to be diverted and the diversion route needs to be carefully routed to a more attractive alignment.

Historic Environment Assessment Summary

CEB 30 lies between the Horton and Poyle Quarries which have been subject to extensive archaeological survey, as well as archaeological excavation ahead of extraction and this gives us a sound insight into the archaeology of the landscape. This indicates that the landscape has a high archaeological potential, that is the potential to encountered as yet unrecorded archaeological remains. Archaeological evidence immediately adjacent to the bridleway includes evidence of Roman and prehistoric occupation sites which might reasonably be anticipated to run under the bridleway. In addition, the wider investigated landscape includes archaeological evidence of utilisation of this landscape in all periods, including early prehistoric camps, a Neolithic site, Bronze Age burials, field systems and settlement, Iron Age settlement and a Roman and medieval landscape. There is nothing currently to suggest an overriding archaeological constraint to allocation, however provisions will most certainly need to be made within any future planning application for archaeological survey and excavation ahead of development.

Development Considerations:

Ecology

- Protection of South West London Waterbodies Special Protection Areas (SPA) and Ramsar*.
- Impacts on all roosting and foraging areas used by qualifying bird species of South West London Waterbodies SPA and Ramsar, in particular open grasslands adjacent to the site*.
- Impacts on Arthur Jacob Nature Reserve Local Wildlife Sites (LWS), Queen Mother Reservoir LWS, Colne Brook LWS and Horton and Kingsmead Lakes LWS.
- Consideration of indirect impacts such as air and noise pollution.
- Restoration proposals should have reference to the Colne Valley Gravel Pits and Reservoirs Biodiversity Opportunity Area.

Landscape & Townscape

- The Colne valley way trail will need to be diverted. This could be an improvement to the existing footpath through this area if the route is carefully selected and taken via the Eric Mortimer memorial lakes to the east of the site.
- Restoration proposals should have reference to the Colne and Crane Valleys Green Infrastructure Strategy 2019.

Transport

- A Transport Assessment or Statement is required

- An HGV Routeing Agreement will be required

Historic Environment

- The archaeological potential is high but can be addressed during the determination of the planning application.

Flood Risk & Water Resources

- A Flood Risk Assessment and Hydrological/Hydrogeological Assessment is required.

***** *denotes that development cannot be permitted if it may negatively affect the integrity of European protected sites and the development requirements for maintaining this integrity must be addressed.*

6. Operator Performance Policy

6.1 Following the 'Draft Plan' consultation, a number of responses from local residents raised concerns regarding the operation of existing sites[13]. A variety of operational, environmental and amenity issues were raised and the suitability of safeguarding or allocating sites with ongoing or extensive historic issues was questioned.

6.2 Monitoring of sites and taking appropriate enforcement action are part of the planning system. This means that sites will be monitored and enforced, where necessary in an effective way, ensuring that developments are not only determined based on national and local planning policy, but that they are also implemented in accordance with these policies and any obligations placed on the development through legal agreements or planning conditions.

6.3 Similarly, there is an expectation that any matters covered by other agencies and regimes, such as environmental permitting issued by the Environment Agency or statutory nuisance issues dealt with by Environmental Health Officers, will be managed appropriately.

6.4 However, there is a gap in decision making when it comes to assessing the suitability of a development, if past operator performance is not taken into account.

6.5 Much of a planning application describes what will happen in the future and represents commitments that the planning authority expects the operator will fulfil. While planning conditions and obligations cover some of the requirements the planning authority wishes to impose on the development, they will not list every detail that is contained in the development proposal. Without consideration of the past performance of operators, it may be more difficult to determine which issues may be of particular concern and should be explored in greater detail and which planning conditions are most relevant.

6.6 Additionally, monitoring and enforcement action are time and resource intensive activities that can be costly for both the planning authority and the operator, while exposing communities and the environment to unwanted and potentially unacceptable impacts in the meantime. Every effort should be made to avoid monitoring issues arising in the first place. Without consideration of the past performance of operators, the likelihood of future issues may be increased.

6.7 Therefore, the question raised in the 'Draft Plan' consultation as to whether the planning authorities should accept commitments set out in development proposals will be adhered to, where there is a history of issues, is a valid one and one that is not currently addressed through national policy. There have been some recent national policy developments in this area. In 2015 it was established that an intentional

[13] JCEB Draft Plan Consultation Summary Report - http://documents.hants.gov.uk/environment/JCEBDraftPlanConsultationSummaryReport.pdf

unauthorised development is a particular material consideration[14] in a planning decision, as it could potentially have a variety of significant adverse effects, being much less likely to have implemented avoidance or mitigation measures. In 2019, Planning Practice Guidance[15] was amended to state that the planning history of a site may be a relevant consideration in the determination of an application.

6.8 Additionally, the Hampshire Minerals and Waste Plan (2013)[16] contains a policy provision that "Proposals to extend existing sites will only be supported where past performance of the existing operations has been adequately demonstrated." This plan was compliant with the NPPF at the time and found sound by a planning inspector.

6.9 Building on recent guidance and to address the issues raised, a new development management policy is proposed allowing the planning authority to take past operator performance into account as part of determining an application.

6.10 The policy was subject to a legal assessment, sustainability appraisal and an informal engagement in the summer of 2019 with minerals and waste planning authorities and operators.

6.11 The policy was also shaped from discussions with minerals and waste development management and monitoring officers. Their experience was that there are considerable differences in how operators approach issues that are raised on site, with some being significantly more effective than others, with this approach often replicated across other sites that an operator dealt with. Liaison panels were cited as a particularly effective way of working through issues, particularly those that affect the amenity of nearby communities.

6.12 Table 1 summarises the key issues raised and how the amended policy addresses them.

Table 1: Issues raised to the operator past performance policy and policy response

Issues raised	Policy response
The policy needs to be justified.	The discussion in this document sets out the reasons for including the policy and how various issues have been addressed.
What alternatives to the policy have been considered	Not having a policy is an option and the other policies in the Plan should afford the necessary protection form unacceptable negative impacts from the proposed development in most cases. However, an opportunity would be missed to reduce the likelihood of future issues and to help inform planning conditions that could help control those issues more effectively.

[14] As per the 31 August 2015 letter to Chief Planning Officers by the Department of Communities and Local Government Chief Planner

[15] Planning Practice Guidance (Paragraph: 010 Reference ID: 21b-010-20190315, 15/03/2019 revision) - https://www.gov.uk/guidance/determining-a-planning-application#how-decisions-on-applications

[16] http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf

	A less detailed policy could have been included, but that would have failed to respond to the variety of issues raised from the informal engagement. A more detailed specification of the information required could have been provided, however the great variability of individual developments and the issues that may arise are considered to be better handled by a more flexible policy that allows both the operator and the planning authorities a wider choice of how issues should be resolved.
All sites may experience unexpected problems, there may be genuine mistakes and there may be unjustified complaints	The policy focuses not only on issues, but very much on how issues have been addressed. This should distinguish between a good performance operator that deals with any unexpected issues and a poor performance operator that fails to address issues that have arisen and may reasonable be expected to continue that pattern of behaviour.
Changed operators should not be penalised for a site's previous record	The policy focuses on the operator or applicant, as it is applied at the decision-making stage, and not just on the site.
New operators should not be penalised for a lack of track record	No presumption of poor operator performance is made unless this can be evidenced, hence the requirement for an assessment and the text "where there is sufficient evidence".
Granting permissions to operators who have been found guilty of extremely serious offences may undermine decisions to give weight to the policy when considering developers with lesser number of cautions/convictions	The purpose of the policy is not to prevent development, but to enable development to happen in a way that avoids any unacceptable impacts. The policy should assist in cases of previous serious offences by highlighting them, looking at how they arose and were dealt with, requiring further information at the planning application stage to help fully consider these issues and assisting in justifying planning conditions that should help manage such issues in the future.
You may wish to specify what additional measures you may impose in any planning permission or legal agreement if there's a history of poor performance, such as financial bonds or restoration guarantees	The policy is considered flexible enough to include such outcomes, without being overly prescriptive.
Collecting the necessary information may be onerous for the local authority	Robust monitoring processes are required in order to make the policy effective.
Collecting the necessary information may be onerous for the applicant	The policy encourages operators and applicants to prevent issues from occurring, and address issues quickly and efficiently when they do occur. Collecting relevant information is likely to be necessary as part of the effective management of potential negative impacts of operations.

Operator past performance – proposed policy text

6.13 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 Guidance[17] states that the planning history of a site may be a relevant consideration in the determination of an application.

6.14 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. In some circumstances, where there is sufficient evidence, this information can be a useful indicator of how proposed future minerals or waste sites might be managed by that operator.

6.15 This Plan seeks to protect communities near minerals and waste development from any significant adverse effects.

Policy DM15

Past operator performance

1. Where an applicant or operator has been responsible for an existing or previous minerals or waste development site, an assessment of their operational performance at that existing or previous site will be made.

2. Where issues have been raised about the operation of an existing or previous development site, how the operator or applicant has responded, particularly where there is evidence of any significant adverse effects, will be taken into consideration in decision-making on minerals or waste applications submitted by the same applicant or operator.

Implementation

6.16 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.

[17] Planning Practice Guidance (Paragraph: 010 Reference ID: 21b-010-20190315, 15/03/2019 revision) - https://www.gov.uk/guidance/determining-a-planning-application#how-decisions-on-applications

6.17 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.

6.18 A minerals or waste development may be authorised or unauthorised. An intentional unauthorised development can be a material consideration[18], as it could potentially have a variety of significant adverse effects, being much less likely to have implemented avoidance or mitigation measures.

6.19 The (re)occurrence of any significant adverse effects and how they have been addressed will be an indicator of whether an operator or applicant can deliver future development effectively. The applicant will need to provide information and relevant records on existing development site performance as part of the planning 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.

6.20 A Monitoring Assessment will be required, particularly where developments have a long or complex history of issues. Where there is no history of an operator within the Plan areas, it may be possible to obtain the relevant information through liaison with monitoring officers in locations where they have previously had active sites. It would be expected that the planning authority prepares the Monitoring Assessment with relevant input (e.g. monitoring officer, environmental health officer or Environment Agency).

6.21 The record of performance of an operator or applicant, as assessed, will form a material consideration in the decision-making and may be used:

- As a basis to request additional information to support an application in relation to any issues raised through the Assessment and how these may be mitigated as part of the proposal;
- To apply an appropriate condition to a permission to address an issue which has been raised through the Assessment where this has not been rectified by the applicant to an acceptable level; or
- To tip the balance in determining an application where all matters are equal in relation to impacts.

[18] As per the 31 August 2015 letter to Chief Planning Officers by the Department of Communities and Local Government Chief Planner

Monitoring

6.22 Proposed Monitoring Indicators:

Monitoring Issue	Monitoring Indicator	(Threshold) for Policy Review
Taking past performance into account	Permissions for proposals by existing operators accompanied by Monitoring Assessments.	Number of permissions where issues outlined in Monitoring Assessments are not addressed through additional information requests and/or conditions > 0.

6.23 The relevant extracts from the Habitats Regulation Assessment and Sustainability Appraisal (incorporating Strategic Environmental Assessment are set out in Appendix B and G of this Consultation Document.

7. Next Steps

7.1 Hampshire Services on behalf of the Central & Eastern Berkshire Authorities will carefully consider all of the comments received. These comments will inform a summary report on the issues raised, which will be available on the website as soon as possible once the consultation has closed and the responses have been processed.

How will my comments be used?

7.2 The responses received from this consultation will inform the Proposed Submission Plan (Regulation 19) which is being be prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.

7.3 The Proposed Submission Plan (Regulation 19) is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.

Appendix A: Sustainability Appraisal Extract (Sites)

The following SA/SEA information refers to Land west of Basingstoke Road (CEB29) and Area between Horton Brook and Poyle Quarry (CEB30). The information should be read in conjunction with the SA/SEA Interim Report[19] (June 2018).

Table 3.7 Summary of Site Appraisal

Site	Mineral/Waste	Constraints	Considerations
CEB29 Land west of Basingstoke Road (Wokingham)	Minerals: sand and gravel extraction	• Adjacent to SSSI and Ancient Woodland • Located in drinking water safeguard zone. • 60m from a Scheduled Monument. • Listed buildings adjacent and within 300m. • Footpath onsite. • Adjacent residential properties. • 3.2 km to M4 junction. • Within FRZ 2 and 3a.	• The River Loddon (designated SSSI) directly adjacent and within the site will require consideration. The river will be extremely sensitive to hydrological changes, and pollution directly from siltation, or indirectly through airborne pollutants. • Consultations with Natural England will be required as the site is within a SSSI Impact Zone. • The proximity to ancient woodland will require a significant level of assessment and avoidance/buffering of habitat would be required. • Consideration will need to be given to protection of water quality and supply. • Works would need to consider the visual impacts on the Scheduled Monument, listed buildings and PROW. • There are residential properties adjacent. Consideration will need to be given to impact of development on factors such as noise, dust, and air quality. • The site is at risk of fluvial flooding from the River Loddon and as such parts of the site fall in Flood Zones 2 and 3a. Mineral deposits have to be worked where they are (and sand and gravel extraction is defined as 'water-compatible development), however, mineral working should not increase flood risk elsewhere and need to be designed, worked and restored accordingly, sequential working and restoration can be designed to reduce flood risk by providing flood

[19] SA/SEA Interim Report (June 2018): www.hants.gov.uk/berksconult

Site	Mineral/Waste	Constraints	Considerations
			storage and attenuation. • The site is 3.2km from a significant junction meaning vehicle routeing and frequency would need to be addressed.
CEB30 Area between Horton Brook and Poyle Quarry, Horton	Minerals: sand and gravel extraction	• Within 1km of SPA/Ramsar and SSSI. • 0.40km from nearest LNR. • 0.90km from SPZ 3 and within drinking water zone. • Area of high archaeological potential. • 0.20km of List buildings and Registered Parks and Gardens. • Grade 2 and 3 BMV land. • Adjacent residential.	• Close to international designated site and a LNR. Mineral/waste land-use within this area could have potentially significant. A Phase 1 habitat survey is recommended. • SPZ 3 is nearby and confirmation is required as to whether the proposal will impact public water supply. • Archaeological deposit modelling recommended. • Works would need to consider the visual impacts on the listed buildings, registered park and gardens and Bridleway. • The land is grade 2 & 3 soils and therefore an assessment of impacts would be required at application to ensure soil quality is protected. • There are residential properties adjacent. Consideration will need to be given to impact of development on factors such as noise, dust, and air quality.

Table 3.8: At a glance total effects of sites (without mitigation)

Sites	SA/SEA Objectives										
	1 Biodiversity	2 Water quality	3 Landscape and heritage	4 Ground conditions	5 Quality of life	6 Air quality	7 Emissions / climate change	8 Sustainable materials	9 Economic Growth	10 Sustainable waste and minerals	11 Flood risk
CEB29 West of Basingstoke Road, Spencer Wood (Wokingham)	-	0	0	0	0	-	0	+	0	+	-
CEB30 Area between Horton Brook and Poyle Quarry, Horton	0	0	0	0	0	0	0	+	0	+	0

1.1 Table 3.8 shows the total combined synergistic effects of site CEB29 and CEB30 on the SA/SEA Objectives (without mitigation).

1.2 Site CEB29 scored negatively for SA/SEA Objective 1 (biodiversity), Objective 6 (air quality) and Objective 11 (flood risk). However, Policies DM3 (Habitats and species), DM9 (Public Health, Safety and Amenity) and DM10 (Water Environment and Flood Risk) would minimise flood risk.

1.3 The sites scored 'amber' for most of the SA/SEA Objectives including:

- SA/SEA Objective 1 which reflects the proximity of European, National and Local designations to the sites. Potential impacts can be mitigated through the correct application of DM 3 (Protection of Habitats and Species).
- SA/SEA Objective 2 (water quality) which reflects the proximity of the sites to rivers and source protection zones.
- SA/SEA Objective 3 (landscape) which reflects the fact the site is within the Green Belt. Policy DM6 (Green Belt) seek to ensure that impacts on the openness are mitigation. It is also noted that minerals development is not considered 'inappropriate' in the Green Belt due to its temporary nature.
- SA/SEA Objective 4 (ground conditions) are the sites are Grade 3 (and in part Grade 2) Best and Most Versatile agricultural land.
- SA/SEA Objective 5 (Quality of Life) given their proximity to residential dwellings. Policies DM1 (Sustainable Development and DM9 (Public Health, Safety and Amenity) would consider the impacts to human health from factors such as noise, dust, traffic.
- SA/SEA Objective 7 (Emissions / climate change) which reflects available information at this stage.

- SA/SEA Objective 9 (Economic growth). Whilst it is unknown currently to what level the job creation would be, it is recognised that they would all provide for some form of employment (permanent or temporary) during their construction and or operation.

1.4 The sites score positively for SA/SEA Objective 8 and 10 as the site proposals would contribute towards the provision of minerals.

Intra Plan Effects (synergistic)

1.5 With respect to the cumulative effect of the site with the others proposed. There is the potential for a cumulative impact with CEB30 and the proposals at Horton Brook (CEB19) and Poyle Quarry Extensions (CEB18 a and b). However, it is proposed that CEB30 would be worked as part of the current Poyle Quarry permission. It is expected that the extension sites would then be worked following completion of the Poyle Quarry site and as such, there would not be an accumulation of impacts in the area. This would also result in a continuation of impacts associated with processing at the Poyle processing plant including vehicle movements. There is potential for cumulative impacts with the Horton Brook operations, but this will be depending on the timing of commencement of the extraction and the stage of restoration at Poyle Quarry (and Horton Brook Quarry).

Inter Plan Effects (additive and synergistic)

1.6 Based on the spatial and temporal criteria (5km radius and operational in 2020), CEB29 was not found to have any other potentially operational (minerals or waste site) which could give rise to cumulative effects. However, it is noted that should any of the existing mineral sites extend their permissions the cumulative impacts would need to be reassessed. As noted, CEB30 may risk cumulative impacts with operations at Horton Brook and the remaining areas of Poyle Quarry to be worked. The extent of this impact will be dependent on when operations are permitted and the phasing of work at Poyle.

1.7 With respect to other types of development which may give rise to cumulative effects (i.e. housing, retail, commercial etc.), the high-level review of development proposals within 5km of CEB29 captured 7 proposals all within the Shinfield area and identified through the emerging Wokingham Borough Local Plan process. The main development area which could give rise to cumulative effects is within the Shinfield area. Site references 5SH029/40/41/47/48 land at Grazeley covering a large area of mixed use to the west of the A33

Table 4.1: Summary Cumulative Impact Assessment of Development Plans short List

Sites	Within 1 Km		Within 2 Km		Within 3 Km		Within 4 Km		Within 5 Km		Total
	Housing	Other	Housing	Other	Housing	Other	Housing	Other	Housing	Other	
CEB29	0	0	1	1	1	1	1	1	1	0	7*

*The table includes the list of proposed allocations as provided by Wokingham Borough Council.

1.8 The cumulative assessment could only be undertaken based on available information which was limited to key considerations for each site as outlined in the emerging Royal

Borough of Windsor and Maidenheads Local Plan. Refer to Table 4.2 for high level cumulative assessment.

Table 4.2: High Level Cumulative Effects Assessment of Allocated Sites

Site ID	Short list of Sites with potential for cumulative effect*	Potential cumulative effect
CEB30	HA44 Land east of Queen Mother Reservoir HA42 Land at Slough Road and Riding Court Road Datchet (refer Figure 4.2, Appendix L).	There is a potential site located in the immediate vicinity of CEB30 (HA44). Although the magnitude of development is not considered significant, given its proximity there is the potential for additive cumulative effects particular with respect to noise and air quality and traffic congestion on the minor roads. A further site (HA42) has been identified along the strategic road network which if there was temporal overlap may give rise to additive traffic and congestion on the network. Given the magnitude of the developments it is considered unlikely that there would be any significant cumulative effects associated with the operational phases.

*Site ID as presented in Windsor and Maidenhead Local Plan 2013-2033 (emerging).

Site Specific Assessment CEB29 Land west of Basingstoke Road

Land west of Basingstoke Road **Grid Reference**: 471680 165203	Site ID: CEB 29	
Borough: Wokingham	Area (Ha): 25 Ha	
Objective 1: Conserve & enhance biodiversity	**Distance**	**SA/SEA Judgement**
SPA/SAC/Ramsar: None within 2km	N/A	
SSSI: The River Loddon (and Stanford End Mill) is a SSSI which runs to the immediate south of the site.	Adjacent	
**SSSI Impact Zones Issues: Includes planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.		
LWR & LNR: None	N/A	
Ancient & Semi Natural Woodland: Adjacent to the north.	Adjacent	
Objective 1 justification		
The site is considered to be located in a sensitive area owing to its proximity to the SSSI (River Loddon). The SSSI would be sensitive to changes in the environment in the immediate vicinity including increased run off and changes to water quality. Natural England assent would be required.		
Objective 2: Maintain and Improve ground and surface water quality	**Distance**	**SA/SEA Judgement**
Source Protection Zone (SPZ): Zone 3	2 km	
Drinking Water Protected Area (Surface Water): It is in a drinking water safeguard zone (surface water)	Within	
Objective 2 justification		
The site is located adjacent to the River Loddon and within a drinking water safeguard zone. Careful consideration should be given to development and potential pollution to surface waters.		
Objective 3: Protect and enhance landscape & historic environment	**Distance**	**SA/SEA Judgement**
Topography: Largely flat agricultural fields.		
Landscape Character Area: Spencers Wood Settled and Farmed Clay Character Area		
TPO: There are no TPOs within the site. The nearest is	Adjacent.	

on Lambs Lane adjacent to the site.		
Green Belt	N/A	
Heritage Assets: Scheduled Monument: Moated site at Sheepbridge Court Moated manorial site at Beaumys Castle Grade I Listed Building: None Grade II Listed Assets: Milestone North North west of Sheepbridge Girlders Wyvols Court Grade II* Listed Assets: Sheepbridge Court Barn 80 north of Sheepbridge Court Registered Parks and Garden / Historic Parkland & Gardens: Swallowfield Park Conservation Area: Swallowfield Conservation Area	 60m 400m Adjacent 275m 300m 100m 180m 400m <1 km	
Access to countryside and open space / Public Rights of Way: PROW footpath SWAFFP 19I PROW bridleway SWALBR36III	 On site. 300m	
Objective 3 justification		
There are Scheduled Monuments and Grade II and Grade II* Listed buildings in the immediate vicinity of the site. Changes to the site have the potential to alter the setting of these assets. The site is located on the northern flank of the River Loddon and is situated within an Area of High Potential. Therefore, advice and the opinion of Historic England should be sought. There is also a PROW which will require consideration.		
Objective 4: Maintain & protect soil quality	**Distance**	**SA/SEA Judgement**
Agricultural: Grade 3 (a or b unknown)		
Contaminated Land: Greenfield		

Geological Important Areas:	N/A	
Objective 4 justification		
The site is greenfield and Grade 3 agricultural land. It is not clear whether it is grade 3a or 3b.		
Objective 5: Improve quality of life of population	**Distance**	**SA/SEA Judgement**
Residential Dwellings: The Mill House Lambs Lane Properties in Swallowfield Properties in Lambs Lane	 Adjacent Adjacent Approx. 400m Approx. 400m	
Schools: Meadow view day nursery Lambs Lane Primary	 550m 370m	
Amenities: Warrens croft play area	 600m	
Objective 5 justification		
The Mill Hotel is located adjacent to the site and there are small residential areas at Swallowfield and Lambs lane including a school. Therefore, there is the potential for conflict with respect to the potential development. However, it is worth noting that the number of residential properties in the immediate vicinity is low.		
Objective 6: Maintain and Protect Air Quality	**Distance**	**SA/SEA Judgement**
Air Quality Management Area: Nearest M4 (Junction 11)	3.2 km	
*Proximity to major roads: M4 Junction 11	3.2 km	
*Proximity to SRN: M4	350m	
Method of Transportation: Road		
*Links to Rail network	4 km	
Objective 6 justification		
The site is some distance from an AQMA. However, the most significant junction is almost 3.2km which is within the AQMA. The development would mean increased vehicle movements on the SRN including the B3349.		
Objective 7: reduce emissions of greenhouse gases		**SA/SEA Judgement**

Generates Energy/Heat Production	N/A	
Supports renewables	N/A	
Objective 7 justification		
Not Applicable		
Objective 8: Support sustainable extraction, reuse and recycling of mineral & aggregate resources		**SA/SEA Judgement**
Recycled	N/A	
Composted	N/A	
Recovered	Partial	
Landfilled	N/A	
Objective 8 justification (Minerals)		
Some infill of inert material proposed as part of restoration.		
Objective 9: Economic Growth		**SA/SEA Judgement**
Job creation (per Ha)	Unknown	
Type of job (Permanent/Temporary)	Temporary	
Support economic growth	Y	
Deprivation index in locality	N/A	
Objective 9 justification		
The mineral site is likely to create temporary employment. However, the site would contribute to economic growth though the supply of sands and gravels, supporting local and regional development. The level of job creation is unknown at this stage.		
Objective 10: Create and sustain high levels of access to waste & mineral services	**Distance**	**SA/SEA Judgement**
Waste facility	N/A	
Mineral facility	Onsite	
Objective 10 justification		
Site creates a new mineral facility.		
Objective 11: Alleviate Flood Risk and flood impacts	**Distance**	**SA/SEA Judgement**
Flood Zones: FRZ 2 and 3.	FRZ 2 on site and FRZ 3 adjacent.	
Areas susceptible to surface water flooding.	River Loddon	

Objective 11 justification
Site within Flood Risk Zones 2 and 3, likely flooding issues in the southern portion of the site.

*Distance have been measured following the shortest route

All other distances are measured as the crow flies

**SSSI Impact Zone – if development type of descriptions in the SSSI IZs at a chosen location match the nature and scale of a proposed development, this indicates the potential for impact and means that more detailed consideration is required. In this case, Natural England should be consulted for advice on any potential impacts on SSSIs and how these might be avoided or mitigated.

Sites	Examples of mitigation measures
CEB29 West of Basingstoke Road (Minerals)	• *Biodiversity:* Management schemes – Restoration and aftercare scheme • *Landscape and Heritage:* Screening / buffer, Landscape Schemes, onsite landscaping, phasing of development. Restoration and aftercare scheme, contaminated land assessment • *Water and Flooding:* Water and flood management schemes– could include long term management through S106 as appropriate • *Traffic*: HGV routing agreements and restrictions • *Design*: Specifications and siting of the facilities

Site Specific Assessment CEB30 Area between Horton Brook and Poyle Quarry

Area between Horton Brook and Poyle Quarry **Grid Reference**: 501980 176535	Site ID: CEB 30	
Borough: Royal Borough of Windsor & Maidenhead	Area (Ha): 3.75	
Objective 1: Conserve & enhance biodiversity	**Distance**	**SA/SEA Judgement**
SPA/Ramsar: South West London Wetlands	0.75km	
SSSI: (overlaying SPA & Ramsar) Wraysbury Reservoir SSSI Staines Moor SSSI Wraysbury No.1 Gravel Pit SSSI Wraysbury & Hythe End Gravel Pits SSSI	 0.75km 1.60km 1.70km 2.0km	
**SSSI Impact Zones Issues: Includes planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.		
LWR & LNR: Arthur Jacob Local Nature Reserve	 0.40km	
LWR & LNR: Colne Brook Local Wildlife Site Horton and Kingsmead lakes Local Wildlife Site Queen Mother Reservoir Wraysbury 1 Gravel Pit	 0.60km 0.65km 0.70km 1.70km	
Ancient Woodland: Old Windsor Wood	1.67km	
Objective 1 justification		
The site is within 0.4km of a local wildlife reserve and further advise should be sought.		
Objective 2: Maintain and Improve ground and surface water quality	**Distance**	**SA/SEA Judgement**
Source Protection Zone (SPZ): 3	0.90km	
Drinking Water Protected Area (Surface Water)	Within drinking water safeguard zone	

Objective 2 justification		
The site is within 0.9km of an SPZ. The site is also within a drinking water safeguard zone and careful consideration should be given to development and the potential for pollution to surface water.		
Objective 3: Protect and enhance landscape & historic environment	**Distance**	**SA/SEA Judgement**
Landscape character area: Thames Valley		
Topography: Agricultural fields/bridleway		
TPO:	Unknown.	
Green Belt	On site.	
Heritage Assets: Grade II Listed Building: Dairy at Berkyn Manor Ashgood Farmhouse The Five Bells Public House	 0.20km 0.25km 0.35km	
Registered Parks and Gardens: Ditton Park The Royal Estate, Windsor: Windsor Castle and Home Park	 2.0km 3.5km	
Archaeological Potential: High	On site	
Access to countryside and open space / Public Rights of Way: Site is a PROW – Colne Valley Way	On site	
Objective 3 justification		
The site is within Green Belt, but mineral extraction is not considered inappropriate development. There are Listed buildings and Registered Parks and Gardens within 0.2km. The Archaeological potential is high, but this is not an overriding factor. The impact on the bridleway will be significant but could offer opportunity for improvement.		
Objective 4: Maintain & protect soil quality	**Distance**	**SA/SEA Judgement**
Agricultural: Grade 2 and 3b in north, 60% Grade 3a		
Contaminated Land: Greenfield		
Geological Important Areas:	N/A	
Objective 4 justification		
Greenfield site with majority as Grade 3a and therefore, there is potential for damage to soil quality during development.		

Objective 5: Improve quality of life of population	**Distance**	**SA/SEA Judgement**
Residential Dwellings:	Adjacent.	
Schools:	0.44km	
Hospitals:	6.25km	
Amenities: Recreation club Sailing club	 0.50km 0.90km	
Objective 5 justification		
There are a number of residential properties which are adjacent to the site and therefore, there is potential for conflict unless mitigation measures are applied.		
Objective 6: Maintain and Protect Air Quality	**Distance**	**SA/SEA Judgement**
Air Quality Management Area: Slough AQMA No 2	0.80km	
*Location to significant junctions: M4 J5	1.50km	
*Proximity to SRN: M4 J5	1.50km	
Method of Transportation: Road		
*Links to Rail network: Wraysbury	0.50km	
Objective 6 justification		
The site is less than 1km from the nearest AQMA, but 1.5km from the nearest SRN. However, consideration should be given to the potential for increased vehicle movement within the AQMA.		
Objective 7: reduce emissions of greenhouse gases		**SA/SEA Judgement**
Generates Energy/Heat Production	N/A	
Supports renewables	N/A	
Objective 7 justification		
Not Applicable		
Objective 8: Support sustainable extraction, reuse and recycling of mineral & aggregate resources		**SA/SEA Judgement**
Recycled	N/A	
Composted	N/A	

Recovered	On site	
Landfilled	N/A	
Objective 8 justification (Minerals)		
The restoration scheme includes infill of inert materials (recovery).		
Objective 9: Economic Growth		**SA/SEA Judgement**
Job creation (per Ha)	Unknown	
Type of job (Permanent/Temporary)	Temporary	
Support economic growth	Y	
Deprivation index in locality	N/A	
Objective 9 justification		
The mineral site is likely to create temporary employment. However, the site would contribute to economic growth though the supply of sands and gravels, supporting local and regional development. The level of job creation is unknown at this stage.		
Objective 10: Create and sustain high levels of access to waste & mineral services	**Distance**	**SA/SEA Judgement**
Waste facility	N/A	
Mineral facility	Onsite	
Objective 10 justification		
Site creates a new mineral facility		
Objective 11: Alleviate Flood Risk and flood impacts	**Distance**	**SA/SEA Judgement**
Flood Zones: 1	On site.	
Areas susceptible to surface water flooding.	Unknown.	
Incidences of flood warnings.	Unknown.	
Objective 11 justification		
Site within Flood Zone 1 with Zones 2 and 3 within close proximity.		

*Distance have been measured following the shortest route

All other distances are measured as the crow flies

**SSSI Impact Zone – if development type of descriptions in the SSSI IZs at a chosen location match the nature and scale of a proposed development, this indicates the potential for impact and means that more detailed consideration is required. In this case, Natural England should be consulted for advice on any potential impacts on SSSIs and how these might be avoided or mitigated.

Sites	Examples of mitigation measures
CEB30 Area between Horton Brook and Poyle Quarry (Minerals)	• *Biodiversity:* Management schemes – Restoration and aftercare scheme • *Landscape and Heritage:* Screening / buffer, Landscape Schemes, onsite landscaping, phasing of development. Restoration and aftercare scheme, contaminated land assessment • *Water and Flooding:* Water and flood management schemes– could include long term management through S106 as appropriate • *Traffic*: HGV routing agreements and restrictions

Appendix B: Habitats Regulations Assessment Extract (Sites, Policy DM15 & Area of Search)

The following extracts should be read in conjunction with the Habitats Regulation Assessment – Screening Report (June 2018)[20].

Sites

Site name and reference	Land west of Basingstoke Road (CEB29)
Location of Site	Wokingham – SU71686519
Brief description of Site	**Current use:** Existing agricultural fields **Proposal:** Extraction of sand and gravel from the site. The site boundary covers an area of approximately 25 ha. Ground investigations are being undertaken by the site promoter to determine the quantity of the resource. **Restoration:** Restoration will comprise backfill of the site with inert waste material to reinstate the agricultural fields and/or wetland habitat to enhance the ecology of the local area and the adjacent SSSI **Previous consideration within the plan making process:** This site is a new proposal to the Joint Plan.
European sites (including Ramsar) potentially affected	**Thames Basin Heaths**
Site designation status	SPA
Location of European site	Bracknell forest, SU878566
Distance from European site	3.23 km
Brief description of European site	The Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations. Scattered trees and scrub are used for roosting. The open heathland habitats overlie sand and gravel sediments, give rise to sandy or peaty acidic soils, supporting dry health vegetation, wet heath and bogs. The site consists of tracts of heathland, scrub and woodland, once almost continuous, but now fragmented into separate blocks by roads, urban development and farmland. Less open habitats of scrub, acidic woodland and conifer plantations dominate, within which are scattered areas of open heath and mire.

[20] Central and Eastern Berkshire – Habitats Regulation Assessment: Screening Report (June 2018) – www.hants.gov.uk/berksconsult.

	Species: The site supports important breeding populations of a number of birds of lowland heathland. Most namely Nightjar *Caprimulgus europaeus* (7.8% of UK population) and Woodlark *Lullula arborea* (9.9% of UK population), both of which nest on the ground, often at the woodland/heathland edge, and Dartford warbler *Sylvia undata* (27.8% of UK population), which often nests in gorse *Ulex* sp.
Conservation Objectives of the European site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.
Qualifying Features of the European site	• A224 *Caprimulgus europaeus*; European nightjar (Breeding) • A246 *Lullula arborea*; Woodlark (Breeding) • A302 *Sylvia undata*; Dartford warbler (Breeding)

Potential causes of significant effect	**Cited interest features likely to be sensitive to the hazard (Y/N)**	**Details**
Land take	N	The site is located 3.23 km south east of the SPA / Ramsar. The European site will not therefore be impacted by direct land take.
Removal of supporting habitat	N	Although the site is within the range of nightjar foraging from the SPA, it provides unsuitable habitat with significant areas of optimal and sub-optimal habitat located within closer proximity of the SPA. As such the hazard is considered to have negligible potential to cause a likely significant effect.
Noise	N	As the site is located 3.23 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Vibration	N	As the site is located 3.23 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Lighting	N	As the site is located 3.23 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Dust	N	As the site is located 3.23 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Water pollution	Y	Due to the proximity of the European site, interest features are considered vulnerable to this hazard.

Changes in surface / groundwater hydrology	Y	Due to the proximity of the European site, interest features are considered vulnerable to this hazard.
Air quality / Traffic	N	As the site is located 3.23 km from the European site and as the *de-minimis* predicted increase in HGV traffic on the SRN would be less than 1%, the hazard is considered to have negligible potential to cause a likely significant effect.
Recreation related impacts	N	Footpath (SWAL FP 19), which crosses the site, may be affected by the proposal. However, as the site is located 3.23 km from the European site and there are numerous ways of bypassing the footpath locally, the hazard is considered to have negligible potential to cause a likely significant effect.

Details of other plans and projects which may affect the European site in-combination	
Wokingham Borough Council Promoted Sites List (last updated 23/10/2019) Ref: 5SW004 Land off Basingstoke Road, Swallowfield 28.1 Ha – land use proposed by the promoter (not stated) Wokingham Borough Local Development Framework Core Strategy DPD 2010 Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan 2014 Runnymede 2030 Draft Local Plan Consultation Bracknell Forest Site Allocations Local Plan 2013 Rushmoor Local Plan 2019 Hart Local Plan Strategy and Sites 2016-2032 Submission Version Bracknell Forest Council Site Allocations Local Plan 2013 Guildford Borough Local Plan: strategy and site (2015-2034)	
Could the potential impacts of the development of the proposed site have a likely significant effect?	
Alone?	**Yes (C2)**
In-combination with other plans/projects	**Yes**

Site name and reference	**Area between Horton Brook and Poyle Quarries (CEB30)**
Location of Site	Royal Borough of Windsor and Maidenhead (grid reference: 501980 176535)
Brief description of Site	**Current use:** Existing bridleway (Colne Valley Way) **Proposal:** Extraction of 250,000 tonnes of sand and gravel from the site. Processing will take place at existing plants at either Horton Brook Quarry to the west or Poyle Quarry to the east. The site boundary covers an area of approximately 3.75 ha and lies between the permitted Horton Brook Quarry and permitted Poyle Quarry which is yet to commence operation. It is anticipated that extraction of this site would be relatively

	straightforward and would commence from the eastern side. **Restoration:** The site will be restored using backfill of inert waste material and the bridleway (Colne Valley Way) will be reinstated. **Previous consideration within the plan making process:** This site is a new proposal but forms part of Preferred Area 12 (North of Horton) in the adopted Minerals Local Plan.
European sites (including Ramsar) potentially affected	**South West London Waterbodies**
Site designation status	SPA / Ramsar
Location of European site	Windsor and Maidenhead, TQ023746
Distance from European site	0.75 km
Brief description of European site	The South-West London Water Bodies comprises a series of embanked water supply reservoirs and former gravel pits that support a range of man-made and semi-natural open water habitats. The predominant habitat (70%) is made up of inland water bodies. There are also areas of improved grassland, humid and mesophile grassland and broad-leaved deciduous woodland. The soil and geology are a mix of alluvium, clay, and mud, neutral and sand. The reservoirs and gravel pits function as important feeding and roosting sites for wintering wildfowl, in particular gadwall *Anas strepera* and shoveler *Anas clypeata*, both of which occur in numbers of European importance.
Conservation Objectives of the European site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.
Qualifying Features of the European site	• A051 *Anas strepera*; gadwall (Non-breeding)

		• A056 *Anas clypeata*; northern shoveler (Non-breeding)
Potential causes of significant effect	**Cited interest features likely to be sensitive to the hazard (Y/N)**	**Details**
Land take	N	The site is located 0.75 km south east of the SPA / Ramsar. The European site will not therefore be impacted by direct land take.
Removal of supporting habitat	Y	The main issue relates to the proximity of the site to the SPA. The field along the eastern boundary of the site, though presenting little intrinsic biodiversity interest, provides moderate suitability (large, open and arable) for foraging over-wintering birds such as waders, brent geese and ducks, and could potentially be considered supporting SPA habitat. It is unclear at this stage whether the timing of permitted extraction works at Poyle Quarry (on the adjacent field) would render the field unsuitable as SPA habitat.
Noise	Y	Proximity could lead to indirect impacts such as noise pollution, and behavioural change of bird species.
Vibration	N	As the site is 0.75 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Lighting	Y	As the site is 0.75 km from the European site, the hazard is considered to have the potential to cause a likely significant effect on bird species behaviour.
Dust	Y	As the site is 0.75 km from the European site, the hazard is considered to have the potential to cause a likely significant effect.
Water pollution	Y	Due to the proximity of the European site, interest features are considered vulnerable to this hazard.
Changes in surface / groundwater hydrology	Y	Dewatering is a key process in the extraction of sand and gravel. This can have impacts on groundwater flow some distance from the extraction site. Due to the proximity of the European site, interest features are considered vulnerable to this hazard.
Air quality / Traffic	N	Based on the distance of the site from the SPA/Ramsar, the nature of the proposed operations on the site, the low sensitivity of the SPA/Ramsar to

		airborne pollutants and the de-minimis potential change in HGV traffic on the SRN (less than 1% increase), it is considered unlikely that the interest features are vulnerable to this hazard.
Recreation related impacts	Y	The proposed operations would necessitate the removal of a track providing public access. This has the potential to cause a likely significant effect through recreational displacement.
Details of other plans and projects which may affect the European site in-combination		
Sites CEB16, 18a, 18b, 19, 21, 25, 27. RBWM Local Plan Submission Version (2017)		
Could the potential impacts of the development of the proposed site have a likely significant effect?		
Alone?		**Yes** (C2)
In-combination with other plans/projects		**Yes**

Policy DM15: Past Operator Performance

Development Management Policy	HRA Screening Outcome (green = screened out. Amber = screened in for appropriate assessment)	
	Category	**Rationale**
Policy DM15 Past operator performance 1. Where an applicant or operator has been responsible for an existing or previous minerals or waste development site, an assessment of their operational performance at that existing or previous site will be made. 2. Where issues have been raised about the operation of an existing or previous development site, how the operator or applicant has responded, particularly where there is evidence of any significant adverse effects, will be taken into consideration in decision-making on minerals or waste applications submitted by the same applicant or operator.	A1	This policy 'would have no negative effect on a European site at all' as it focuses on past operator performance in relation to any negative environmental impacts in existing or previous minerals or waste development. This policy is screened out.

Area of Search

Area of Search options	HRA Screening Outcome (green = screened out. Amber = screened in for appropriate assessment)	
	Category	**Rationale**
Option 1: No Area of Search applied	N/A	No change that requires screening

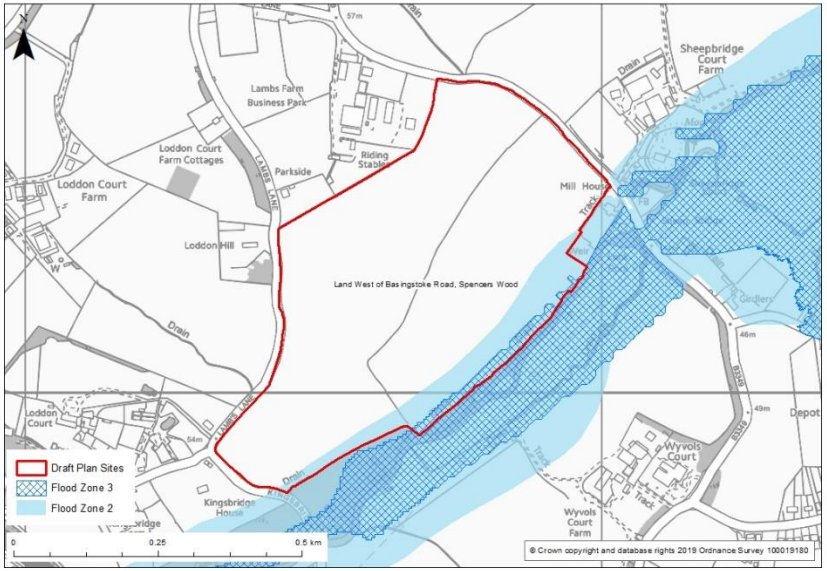
Option 2: 'NPPF Compliant' Area of Search	A4	An 'NPPF Compliant' Area of Search has been included in this consultation document. The resultant Area of Search boundary, provided in Figure 1, includes minerals resource but avoids Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites and Sites of Special Scientific Interest (SSSI). Area of Search text will be included in an amended 'Policy M4: Locations for sand and gravel extraction'. Although no buffer has been applied around European sites (including Ramsar sites), the Area of Search does not specifically identify any sites and any future sites proposed within this search area will be subject to detailed HRA screening through the normal development management process. In addition, the Area of Search as a whole is supported by Policy DM3 – Protection of Habitats and Species. The Area of Search is therefore screened out as not likely to have a significant effect on a European site. The addition of the Area of Search to Policy M4 is considered not to change the outcome of the HRA screening of Policy M4 in the HRA Screening Report (June 2018)[21].
Option 3: 'NPPF Compliant plus Local designations' Area of Search	A4	This alternative Area of Search option (not included in this consultation document) is also screened out. See rationale for NPPF Compliant Area of Search option, above.

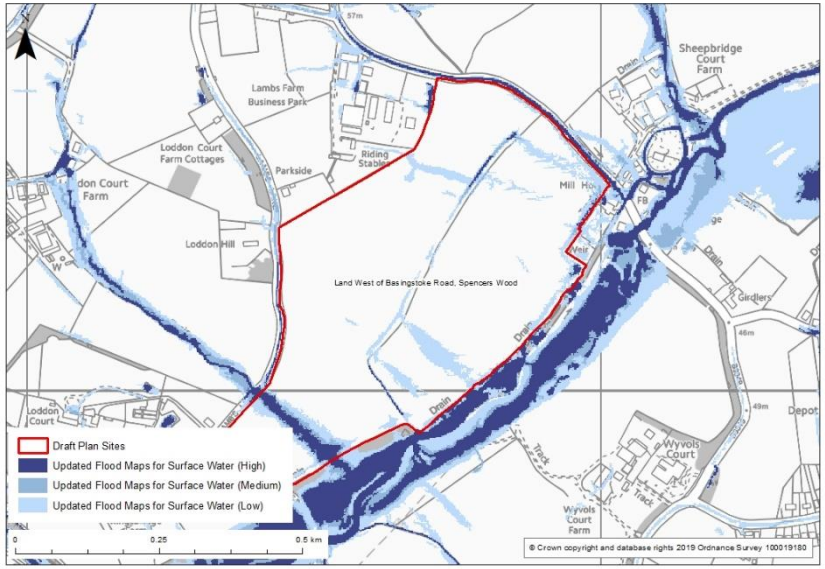
[21] Central and Eastern Berkshire – Habitats Regulation Assessment: Screening Report (June 2018) – www.hants.gov.uk/berksconsult.

Appendix C: Strategic Flood Risk Assessment Extract

The following extracts should be read in conjunction with the Strategic Flood Risk Assessment Statement (June 2018)[22].

Land west of Basingstoke Road, Spencers Wood (CEB29)





		Rating
Flood history	Records of river breaching in 1990 and 1991 at border of site to a depth of roughly half a metre. No flood events in last 20 years	
Fluvial flooding risk	Southern edge of the site is within Flood Zone 3, bordering a Main River. Flood Zone 2 surrounds Flood Zone 3	
Surface water risk	Large majority no surface water flood risk, but a strip of high surface water flood	

[22] Central and Eastern Berkshire – Strategic Flood Risk Assessment (June 2018) – www.hants.gov.uk/berksconsult.

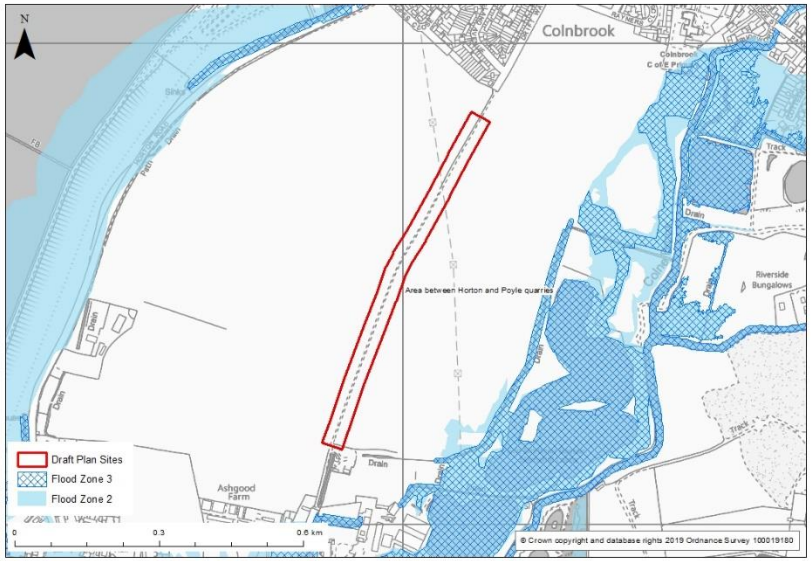
	risk running north-west to south-east across Lambs Lane to the Main River	
Groundwater risk	The site is not within a Source Protection Zone. Low risk from groundwater flooding	
Reservoir flooding risk	No risk from reservoir flooding	

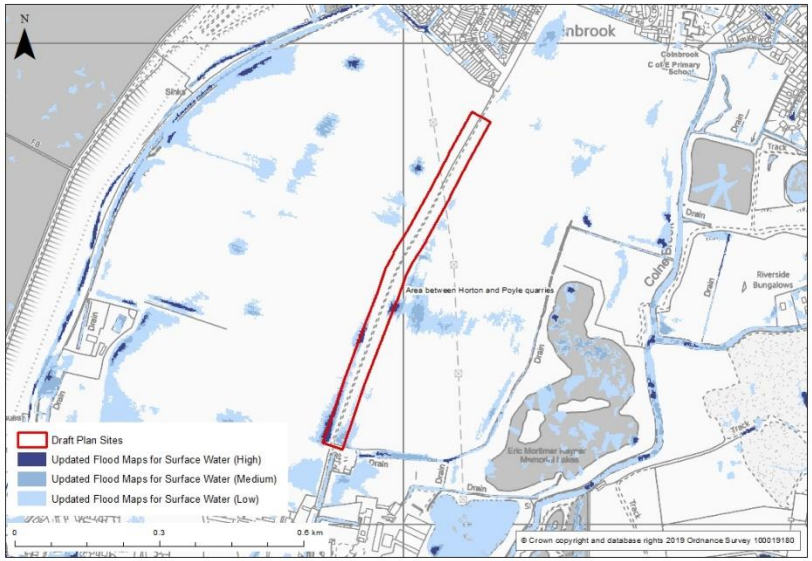
Strategic Flood Risk Summary –

The greatest risk is fluvial flooding, with the lower border of the site adjacent to a Main River. Overall it has **low** flood risk which given the type of development (sand and gravel extraction) is anticipated would not pose any significant issues.

From a flood risk perspective, this site is **considered suitable** for development.

Area between Horton and Poyle Quarries (CEB30)





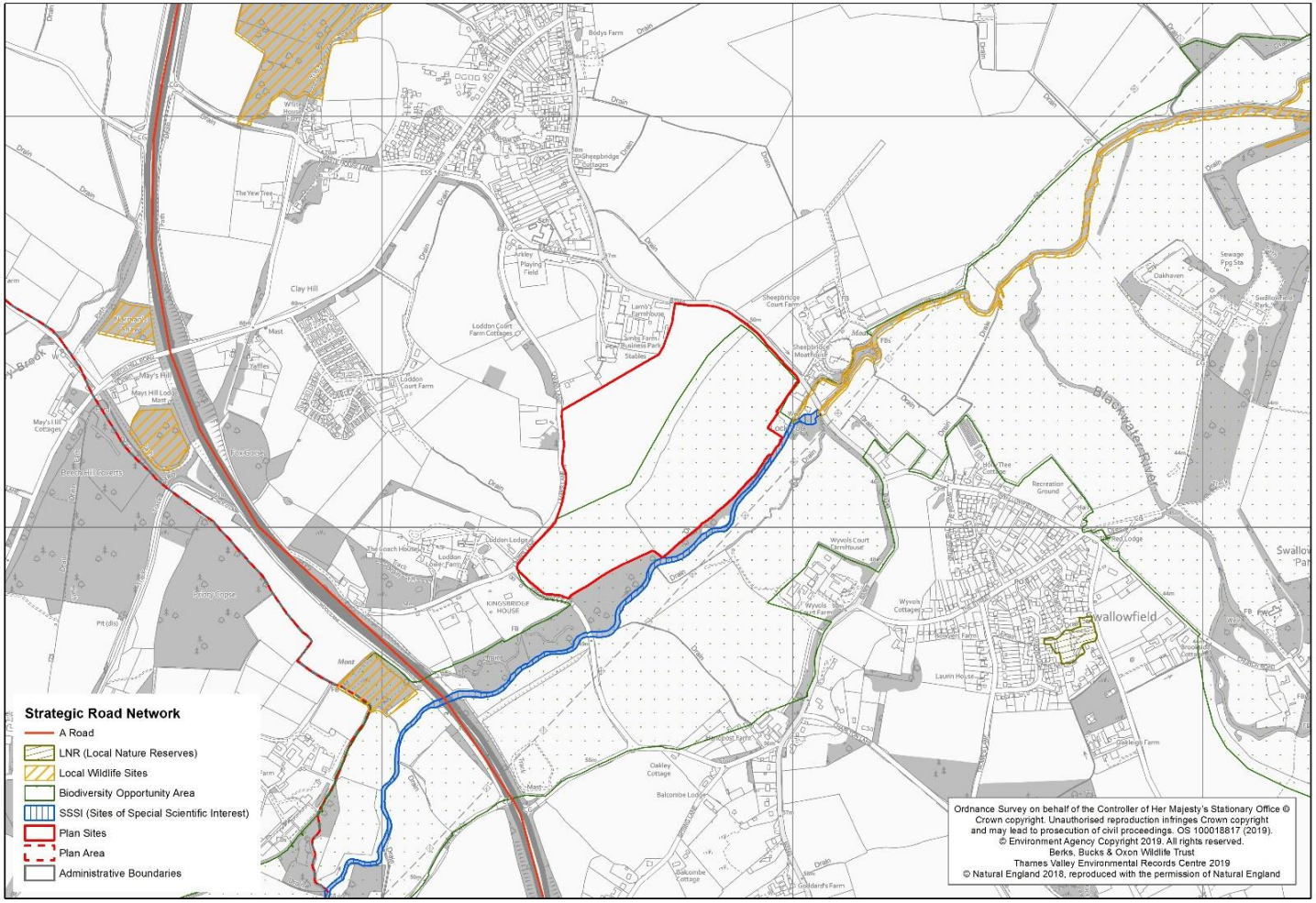
		Rating
Flood history	No recorded flood history	
Fluvial flooding risk	Entire site in flood zone 1	
Surface water risk	None	
Groundwater risk	Medium groundwater vulnerability. No Source Protection Zones across the site	
Reservoir flooding risk	In reservoir flooding zone. Majority of site at risk of 2 metres or more flooding, with speeds of between 0.5 and 2 metres/second	

Strategic Flood Risk Summary –
The greatest flood risk to Area between Horton and Poyle Quarries is reservoir flooding, which is highly unlikely. Overall it has **low** flood risk which given the type of development (sand and gravel extraction) is anticipated this would not pose any significant issues.

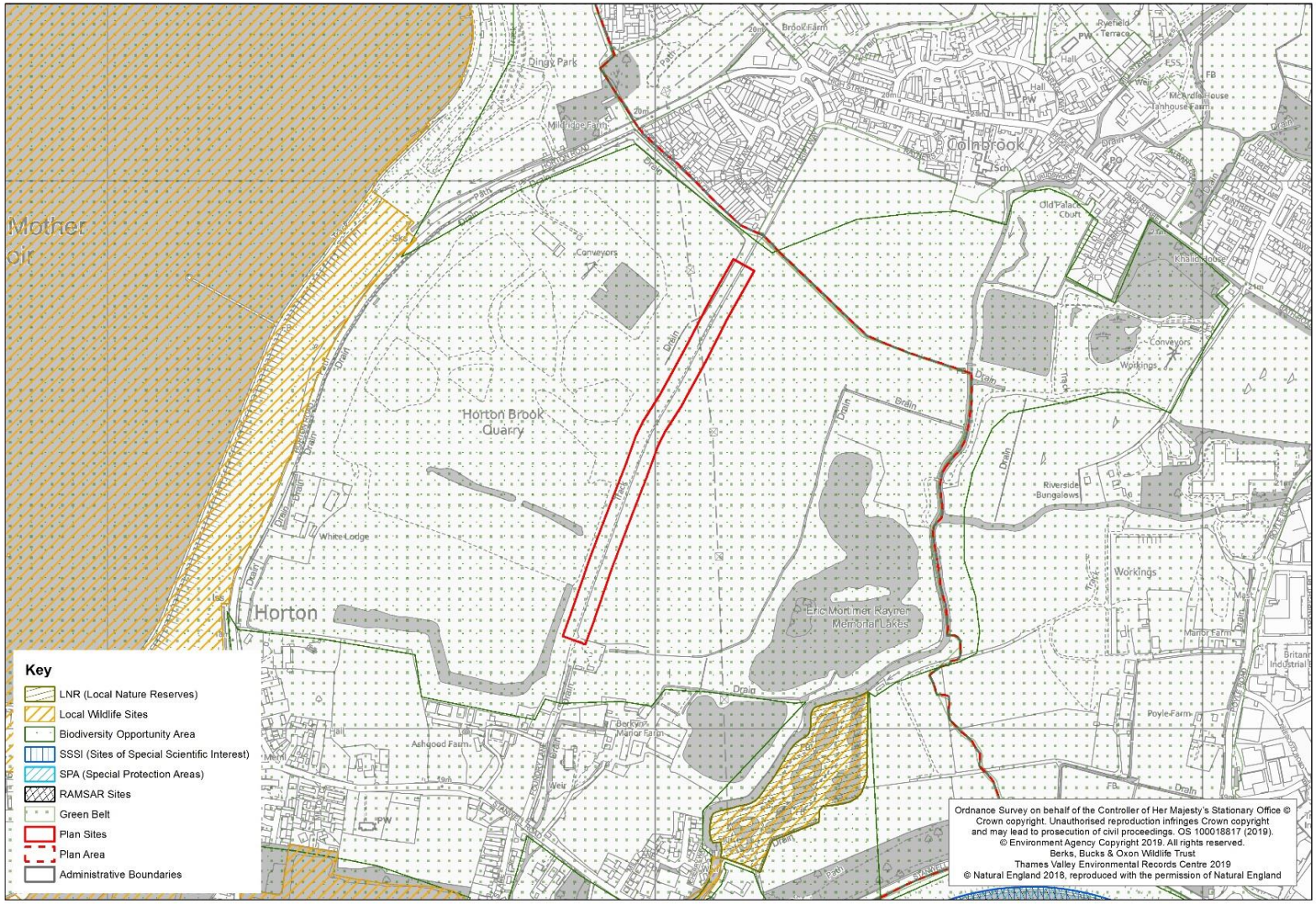
From a flood risk perspective, this site is **considered suitable** for development.

Appendix D: Landscape and Environmental Designations Map

Land west of Basingstoke Road (CEB29)

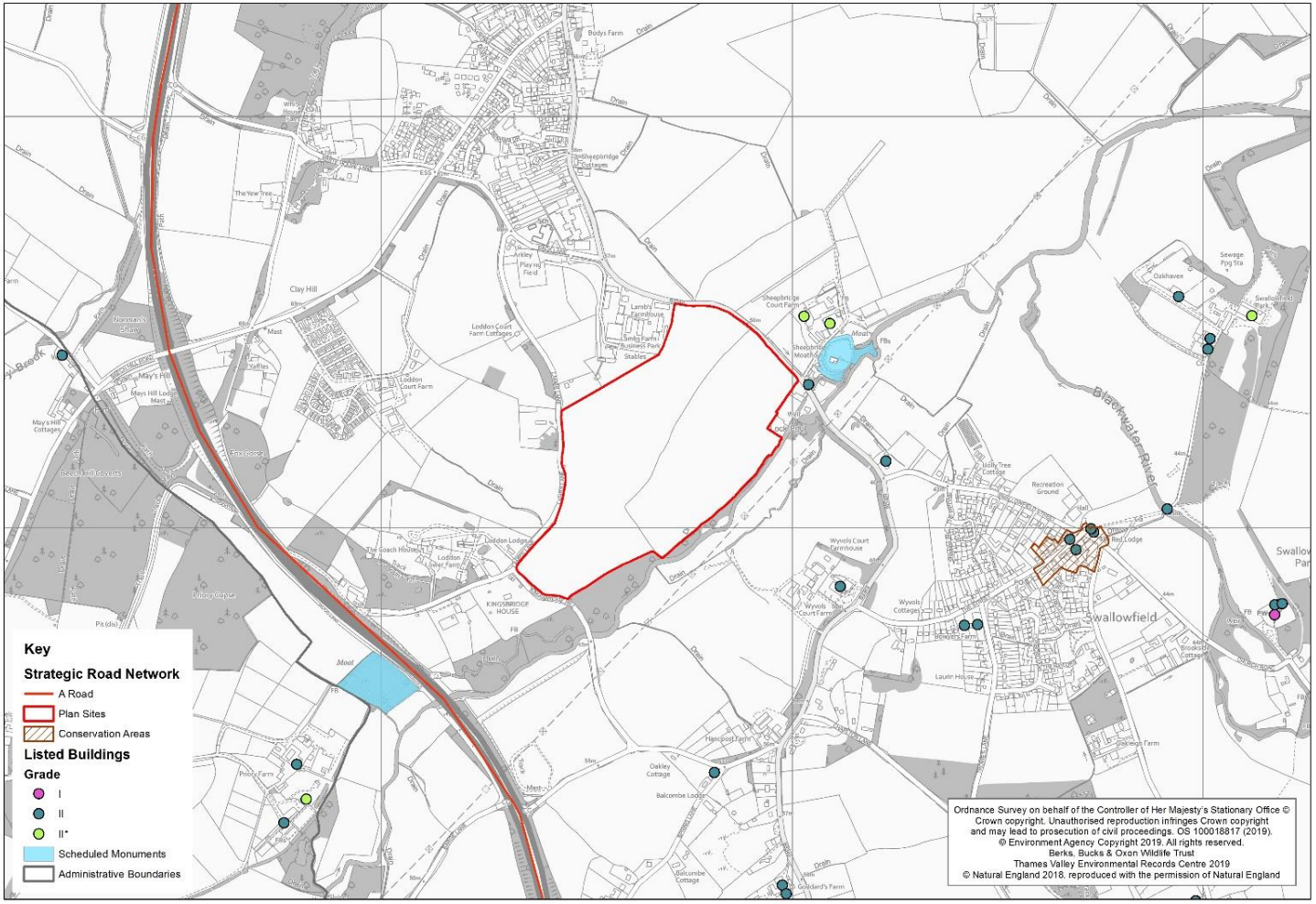


Area between Horton Brook and Poyle Quarry (CEB30)

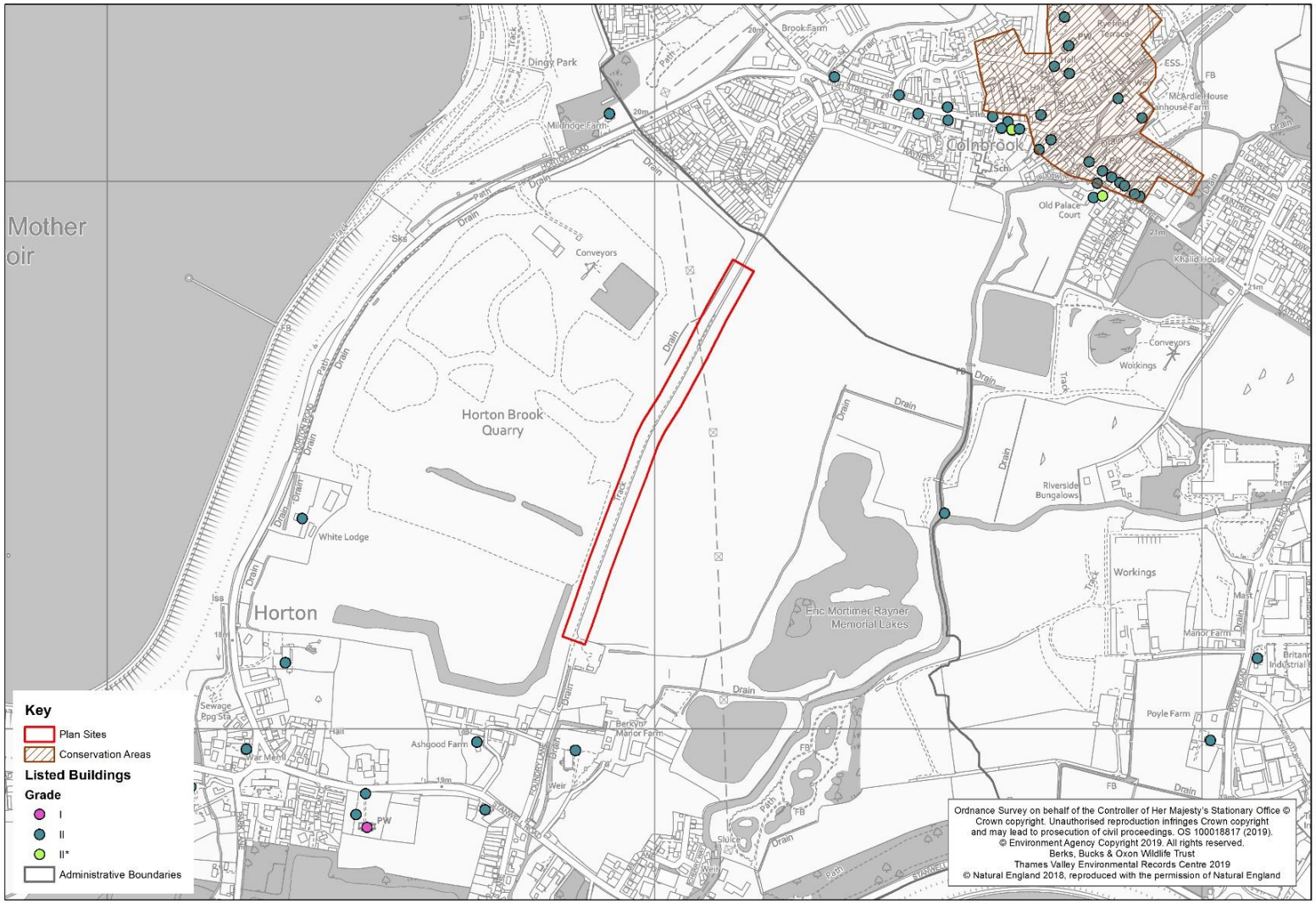


Appendix E: Historic Environment Map

Land west of Basingstoke Road (CEB29)

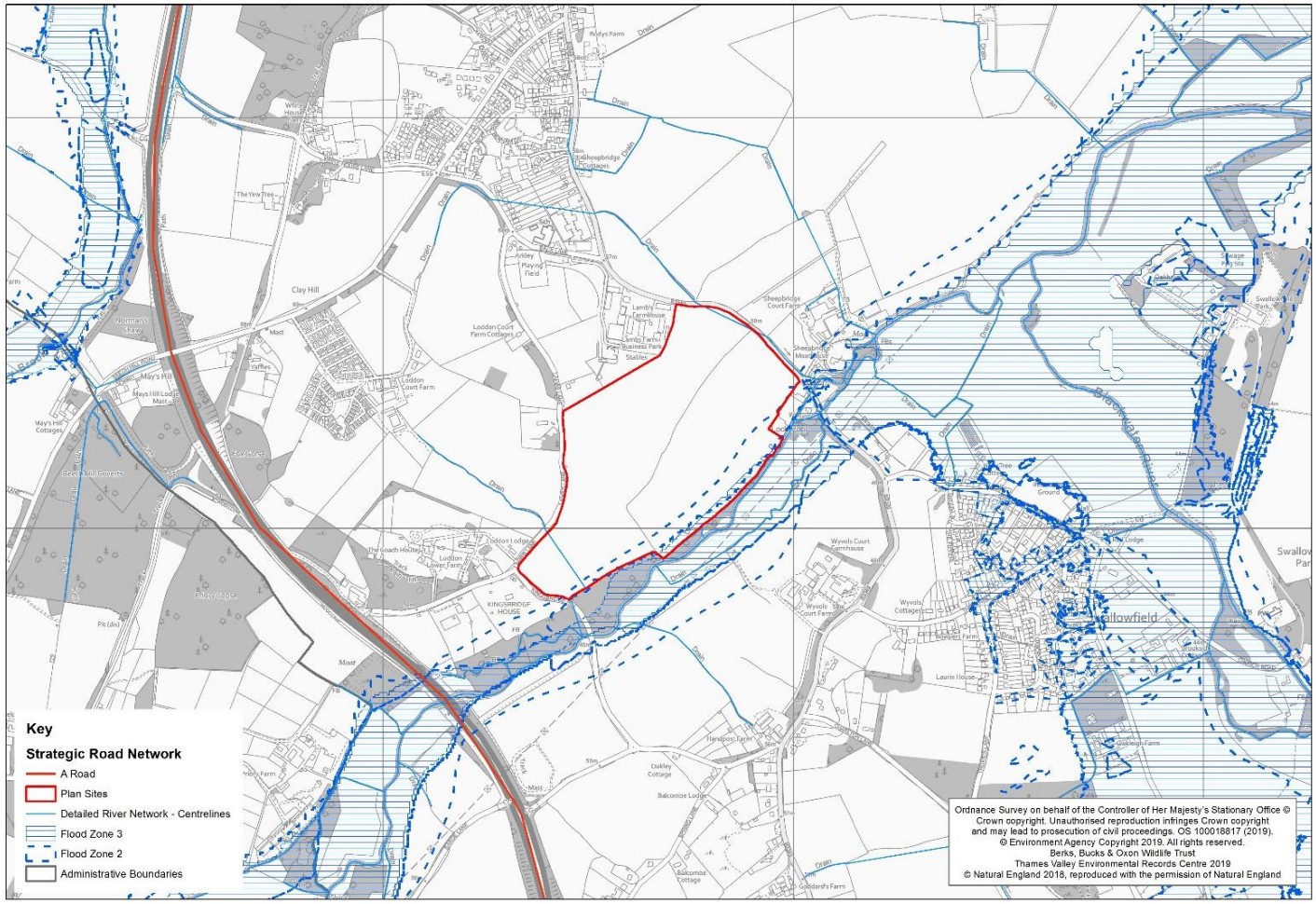


Area between Horton Brook and Poyle Quarry (CEB30)

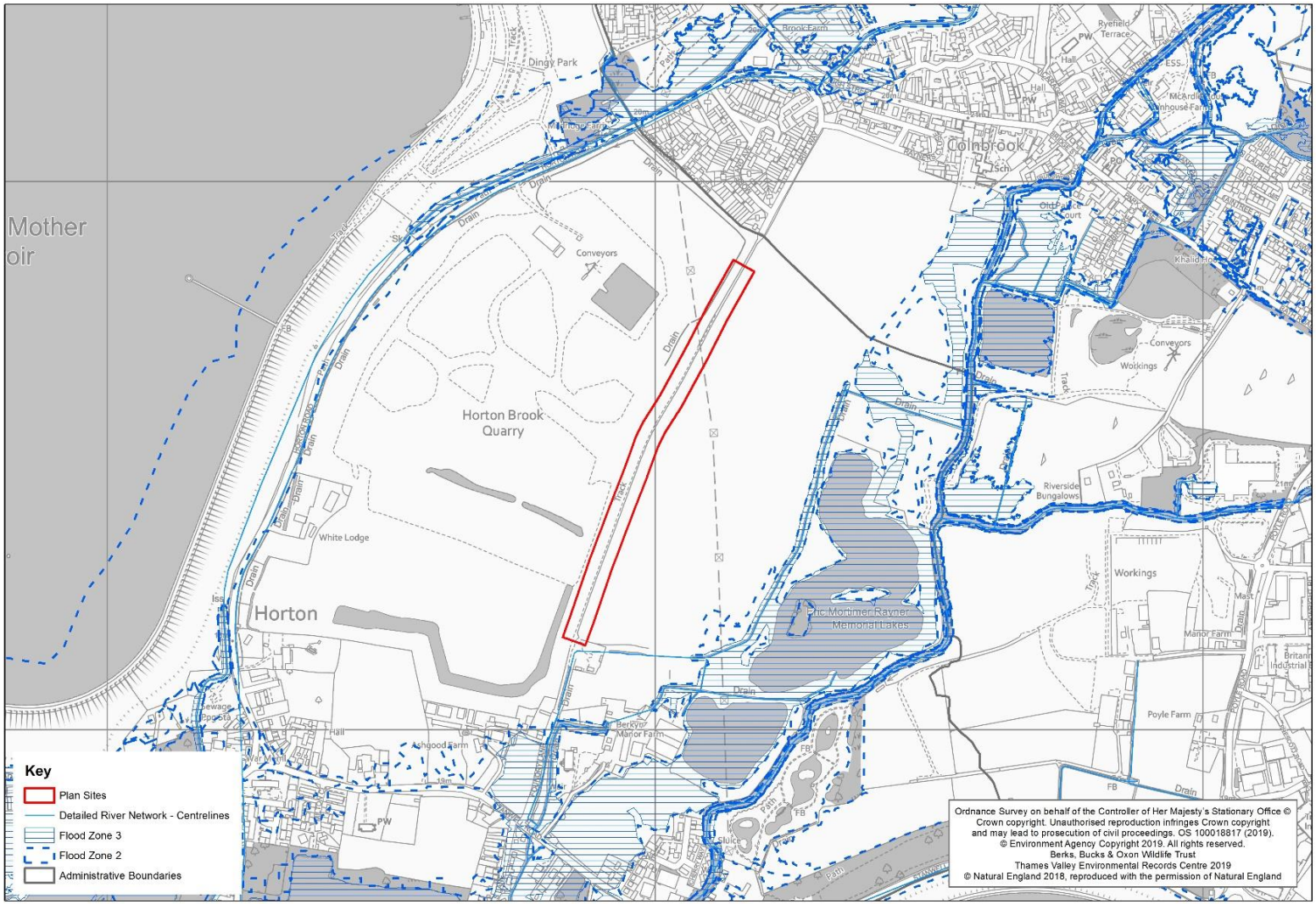


Appendix F: Water Environment Map

Land west of Basingstoke Road (CEB29)



Area between Horton Brook and Poyle Quarry (CEB30)



Appendix G: Sustainability Appraisal Extract (Policy)

The following SA/SEA information refers to Revised Policy M4 (Locations for sand and gravel) and New Policy DM15 (Past Operator Performance).

3.12 Specific strengths of the draft DM15 policy (see Table G1) includes:

- The DM policies have been drafted in a format that includes criteria which are explicit in describing when waste and minerals development will and will not be supported. In addition, they provide a level of flexibility which allows for exceptions in the interest of the public or where the benefits out way the adverse effects.
- The policy has the potential to encourage existing operators to 'do the right thing' which has resulted in a positive score for the SEA objective 5 as it seeks to ensure sites do not negatively impact the community.

3.13 Potential areas of improvement of the draft DM15 include:

- The policy could be strengthened by explicitly requiring that the applicant provides arbitrary information ensuring a consistent approach; and
- Stating under what basis applicants will be assessed and ultimately refused/ conditions applied based on poor performance.
- In order for policy DM15 to achieve its objective the basis on which assessment and decisions are made must be defensible (consistent and robust). Decisions must be enforceable for example: via the use of planning conditions, and / or bonds

3.14 Specific strengths of the updated M4 (see Table G2) include:

- M4 encourages a steady supply of minerals and works towards mineral self-sufficiency. The policy acknowledges that to allow for a steady supply provision needs to include specific sites and a spatial strategy (via an Area search) which is considered to have a positive effect on SEA objectives 8, 9 and 10.

3.15 Potential areas of improvement include:

- Policy M4 would benefit from the inclusion of determining criteria (noise, dust, designated site, heritage etc.), providing a clear framework to be fully considered as part of any planning application and reaffirming the DM polices.
- M4 would benefit from specific inclusion of a requirement for restoration and aftercare.
- Although inferred via the use of an Area search the policy (stating proposals would be supported) the policy could be strengthened by explicitly stating where mineral extraction would not be supported as this would provide protection to sensitive areas.

Table G1: Detailed Assessment of Policy DM15	SA/SEA Objectives*											Comments/ Effect and Potential Improvements	How the SEA has been considered in the Plan
Development Management Policies **DM 15 (Past Operator Performance)**	**1 Biodiversity**	**2 Water quality**	**3 Landscape and heritage**	**4 Ground conditions**	**5 Quality of life**	**6 Air Quality**	**7 Emissions / Climate change**	**8 Sustainable Materials**	**9 Economic Growth**	**10 Sustainable waste and minerals**	**11 Flood risk**		
DM15 Past operator performance 1. Where an applicant or operator has been responsible for an existing or previous minerals or waste development site, an assessment of their operational performance at that existing or previous site will be made. 2. Where issues have been raised about the operation of an existing or previous development site, how the operator or applicant has responded, particularly where there is evidence of any significant adverse effects, will be taken into consideration in decision-making on minerals or waste applications submitted by the same applicant or operator.	0	0	0	0	+	0	0	0	0	0	0	The new policy seeks to provide a material consideration that can be used where the determining factors on a proposal are balanced. This approach has not been included previously in the Local Plans and as such, no other options are available. This policy seeks to ensure that past performance is considered in the planning process. The policy has the potential to encourage existing operators to 'do the right thing' which has resulted in a positive score for the SEA objective 5 as it seeks to ensure sites do not negatively impact the community. The policy could be strengthened by explicitly requiring that the applicant provides arbitrary information ensuring a consistent approach. It would also be necessary for the applicant to be offered the opportunity to explain poor performance and offer evidence of continuous improvement and remedial mitigation that would be applied to the new application. A recommendation would be to create a standard form which would be compulsory for all applications that explicitly requires this information be provided in a standardised format. The policy lacks specific information regarding how the information provided will be assessed and on what basis an operator would be considered to have demonstrated poor performance / not provided sufficient remedial mitigation and therefore is refused. It is recommended that the policy should also include an additional point which states under what basis applicants may and will be refused/ conditions applied on the basis of poor	No amendments proposed.

												performance. In the absence of these changes to the policy it will be very difficult to refuse any application in a defensible manner on the basis of past poor performance and the policy could fall short of achieving its goal. ***Preferred Policy Approach* The approach seeks to balance the need for minerals and the protection of the community.**	

Table G2: Detailed Assessment of Policy M4	SA/SEA Objectives*											Comments/ Effect and Potential Improvements	How the SEA has been considered in the Plan
Minerals Policy **M4 (Location for sand and gravel extraction)** **Area of Search Options**	**1 Biodiversity**	**2 Water quality**	**3 Landscape and heritage**	**4 Ground conditions**	**5 Quality of life**	**6 Air Quality**	**7 Emissions / Climate change**	**8 Sustainable Materials**	**9 Economic Growth**	**10 Sustainable waste and minerals**	**11 Flood risk**		

Option 1 – No Area of Search A steady and adequate supply of locally extracted sand and gravel will be provided by: 1. The extraction of remaining reserves at the following permitted sites: a. XXXX [tbc] 2. Extensions to the following existing sites: a. XXXX [tbc] 3. The following new sand and gravel Preferred Sites: a. XXXX [tbc] 4. Proposals for new sites not outlined in Policy M4 (1, 2 and 3) will be supported, in appropriate locations. Where: a. They are needed to maintain the landbank; and/or b. Maximise opportunities of existing infrastructure and available minerals resources; or at least one of the following: i. The site contains soft sand; ii. The resources would otherwise be sterilised; or iii. The proposal is for a specific local requirement.	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**+**	**+**	**0**	**0**	The policy scored positively with respect to objective 8 and 9 as it encourages a steady supply of minerals but not necessarily through self-sufficiency. The policy acknowledges that to allow for a steady supply provision needs to include specific sites and preferred areas. The policy provides details of specific sites. These have not been considered herein but have been assessed separately. The policy does not include determining criteria which would mitigate impacts on the natural and historic environment and amenity. Inclusion of such criteria would be very beneficial. Due to a lack of options for sand and gravel extraction within the Plan, a sustainable supply of minerals (Objective 10) is difficult to demonstrate.	Mitigation of impacts on the natural and historic environment and amenity are addressed by the Development Management policies (for example, DM3 Habitats and Species) and therefore, should not be duplicated as the Plan is considered as a whole.

Option 2 – With 'NPPF Compliant' Area of Search A steady and adequate supply of locally extracted sand and gravel will be provided by: 1. The extraction of remaining reserves at the following permitted sites: a. XXXX [tbc] 2. Extensions to the following existing sites: a. XXXX [tbc] 3. The following new sand and gravel Preferred Sites: a. XXXX [tbc] 4. Proposals for new sites not outlined in Policy M4 (1, 2 and 3) will be supported, in appropriate locations. Where: 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 mineral resources; or d. At least one of the following: i. The site contains soft sand; ii. The resources would otherwise be sterilised; or iii. The proposal is for a specific local requirement.	**+**	**0**	**+**	**0**	**0**	**0**	**0**	**+**	**+**	**+**	**0**	The policy scored positively with respect to objective 8 and 9 as it encourages a steady supply of minerals and works towards mineral self-sufficiency. The policy acknowledges that to allow for a steady supply provision needs to include specific sites and preferred areas. The policy provides details of specific sites. These have not been considered herein but have been assessed separately. The use of an Area of Search seeks to demonstrate the potential for provision within the Plan area (self-sufficiency) which results in a positive score for SEA objective. An 'NPPF Compliant' Area of Search means that nationally important designations have been excluded from the Area in which proposals are expected to come forwards. As such, this option scores positively for Objective 1 and 3. Whilst landscape designations would also have been excluded such as AONB, Objective 2 could have scored positively but there are no national landscape designations. The policy does not include determining criteria which would mitigate impacts on the natural and historic environment and amenity. Inclusion of such criteria would be very beneficial, but it is recognised that these are addressed within the other policies within the Plan which would also need to be taken into account. Further it does not consider that restoration of sites may potentially give rise to a positive impact on a number of the other SEA objectives, but again this is addressed elsewhere in the policies. ***Preferred Approach*** **The approach appropriately balances the need to protect nationally important designations whilst seeking to provide a local and steady supply of minerals.**	Mitigation of impacts on the natural and historic environment and amenity are addressed by the Development Management policies (for example, DM3 Habitats and Species) and therefore, should not be duplicated as the Plan is considered as a whole.

Option 3 – With 'NPPF Compliant plus Local designations' Area of Search A steady and adequate supply of locally extracted sand and gravel will be provided by: 1. The extraction of remaining reserves at the following permitted sites: a. XXXX [tbc] 2. Extensions to the following existing sites: a. XXXX [tbc] 3. The following new sand and gravel Preferred Sites: a. XXXX [tbc] 4. Proposals for new sites not outlined in Policy M4 (1, 2 and 3) will be supported, in appropriate locations. Where: 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 mineral resources; or d. At least one of the following: i. The site contains soft sand; ii. The resources would otherwise be sterilised; or iii. The proposal is for a specific local requirement.	**+**	**+**	**+**	**0**	**0**	**0**	**0**	**+**	**0**	**0**	**0**	The use of an Area of Search seeks to demonstrate the potential for provision within the Plan area (self-sufficiency). However, by restricting the Area of Search beyond the requirements of the NPPF means that the Area is being limited unnecessarily. Some 'local' designations can be sufficiently mitigated and/or the need for the mineral can overweigh the potential impact. This should be decided on a case-by-case basis. The potential limiting of proposals has resulted in a neutral impact on a steady and adequate provision within the Plan area (Objectives 9 and 10).	Mitigation of impacts on the natural and historic environment and amenity are addressed by the Development Management policies (for example, DM3 Habitats and Species) and therefore, should not be duplicated as the Plan is considered as a whole.

Glossary & Acronyms

Amenity: Something considered necessary to live comfortably.

Ancient Woodland: A statutory designation for woodland that is believed to have existed from at least medieval times.

Appraisal: An assessment of a proposal for the purposes of determining its value, viability and deliverability taking into account the positive and negative impacts the development would have.

Appropriate location: A location which meets the criteria set out in Policy W4, M4 and/or M7 and complies with all other policies within the JMWP.

Area of Outstanding Natural Beauty (AONB): Areas of countryside considered to have significant landscape value and protected to preserve that value. Originally identified and designated by the Countryside Commission under Sections 87 and 88 of the National Parks and Access to the Countryside Act 1949. Natural England is now responsible for designating AONBs and advising Government and other organisations on their management and upkeep.

Biodiversity Opportunity Area (BOA): Specific geographical areas with the best opportunity to restore and create habitats of regional importance. They are defined entirely on the basis of identifying those areas where conservation action is likely to have the most benefit for biodiversity interest and opportunities for enhancement. The purpose of BOAs is to guide support for land management as they represent those areas where assistance for land management and habitat restoration would have particular benefit.

British Geological Survey (BGS): The BGS is part of the Natural Environment Research Council (NERC) and is a supplier of capability in geoscience through survey, monitoring and research.

Cumulative impact: Impacts that accumulate over time, from one or more sources.

Development considerations: These are identified in Appendix A (Allocated Sites) of the Plan and are identified for each of the site allocations in the Plan. Development considerations are issues which need to be met /addressed alongside the other policies in the Plan in the event that a planning application is submitted for development.

Environment Agency (EA): A public organisation with the responsibility for protecting and improving the environment in England. Its functions include the regulation of industrial processes, the maintenance of flood defences and water resources, water quality and the improvement of wildlife habitats.

Environmental Permit: Anyone who proposes to deposit, recover or dispose of waste is required to have a permit. The permitting system is administrated by the Environment Agency and is separate from, but complementary to, the land-use planning system. The purpose of a permit and the conditions attached to it are to ensure that the waste operation which it authorises is carried out in a way that protects the environment and human health.

Flood risk: Areas which have a flood risk have the potential to flood under certain weather conditions. Flood risk zones are determined by the Environment Agency. Areas at risk of flooding are categorised as follows:

- Flood Risk Zone 1: Low Probability;
- Flood Risk Zone 2: Medium Probability;
- Flood Risk Zone 3a: High Probability; and
- Flood Risk Zone 3b: Functional Floodplain.

Flood Risk Assessment (FRA): An assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and should provide advice on actions to be taken before and during a flood. The FRA should also demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere.

Flood Risk Zones (FRZ): Defined geographical areas with different levels of flood risk. Flood risk zones are defined by the Environment Agency.

Green Belt: An area designated in planning documents, providing an area of permanent separation between urban areas. The main aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important quality of Green Belts is their openness.

Groundwater Source Protection Zones (GPZ): Geographical areas, defined by the Environment Agency, used to protect sources of groundwater abstraction.

Habitats Regulation Assessment (HRA): Statutory requirement for Planning Authorities to assess the potential effects of land-use plans on designated European Sites in Great Britain. The Habitats Regulations Assessment is intended to assess the potential effects of a development plan on one or more European Sites (collectively termed 'Natura 2000' sites). The Natura 2000 sites comprise Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). SPAs are classified under the European Council Directive on the conservation of wild birds (79/409/EEC; Birds Directive) for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).

Hectare (Ha): Acronym.

Landbank: A measure of the stock of planning permissions in an area, showing the amount of un-exploited mineral, with planning permissions, and how long those supplies will last at the locally apportioned rate of supply.

Landscape character: A combination of factors such as topography, vegetation pattern, land use and cultural associations that combine to create a distinct, recognisable character.

Land-won aggregates / minerals: Mineral/aggregate excavated from the land.

Listed Buildings and Sites: Buildings and sites protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Aggregate Assessment (LAA): The National Planning Policy Framework requires all Mineral Planning Authorities to prepare an annual LAA. LAAs are to be based on a rolling average of 10 years sales data and other relevant **local** information, and an **assessment** of

all supply options. The LAA establishes the provision to be made for aggregate supply in Mineral Local Plans.

Local Wildlife Site (LWS): LWSs are wildlife-rich sites selected for their local nature conservation value. They vary in shape and size and can contain important, distinctive and threatened habitats and species.

Material considerations: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to); overlooking/loss of privacy, loss of light or overshadowing, parking, highway safety, etc. Issues such as loss of view, or negative effect on the value of properties are not material considerations.

Million tonnes (mt): Acronym.

Million tonnes per annum (mtpa): Acronym.

Mineral: Limited and finite natural resources which can only be extracted where they are found geologically.

Mineral resources: Mineral aggregates and hydrocarbons, which naturally occur in geological deposits in the earth.

Mineral Planning Authority: The local planning authorities responsible for minerals planning. In the Plan area, The Royal Borough of Windsor and Maidenhead, Bracknell Forest Council, Reading Borough Council, and Wokingham Borough Council are minerals planning authorities.

Mitigation measures: Measures that reduce or minimise impacts.

Monitoring: Minerals and waste developments are monitored to ensure that they comply with the policies of the Plan and planning conditions attached to their permissions. The Plan will also be subject to monitoring.

Monitoring Indicator: This is the aspect of the development that will be monitored in order to detect any deviation from what is either expected of the development or acceptable.

Monitoring Trigger: The threshold that, once passed, signifies there is an issue with the relevant policy in its current form and may require review.

National Planning Policy Framework (NPPF): Published in March 2012 and subsequently updated in 2018 and 2019, the NPPF sets out the Government's planning policies for England and how these are expected to be applied.

Planning application: Operators proposing a new minerals or waste development need to apply for permission from the relevant planning authority in order to be allowed carry out their operations.

Planning permission: Once planning applications have been reviewed by the relevant planning authority, permission may be granted (i.e. consent for the proposed development is given). Permissions may have certain conditions or legal agreements attached which allow development as long as the operator adheres to these.

Policies Map: A map on an Ordnance Survey base showing spatial application of appropriate policies from the Development Plan.

Quarry: These are open voids in the ground from which minerals resources are extracted.

Ramsar Sites (Wetlands of International Importance): Sites of international importance for waterfowl protected under the Ramsar Convention of the Conservation of Wetlands of International Importance, ratified by the UK Government in 1976.

Restoration: The process of returning a site to its former use or restoring it to a condition that will support an agreed after-use, such as agriculture or forestry.

Rights of Way (RoW): Paths which the public have a legally protected right to use.

Routeing agreement: An agreement to require that vehicles be routed so as to avoid certain roads, possibly at all times or possibly at certain times of day e.g. to avoid conflict with peak hour traffic and/or arrivals and departures at school opening and closing times.

Safeguarding: The method of protecting needed facilities or mineral resources and of preventing inappropriate development from affecting it. Usually, where sites are threatened, the course of action would be to object to the proposal or negotiate an acceptable resolution.

Sand and gravel sales: Sales of sand and gravel from sites (for the purposes of monitoring these are sales from sites within the Plan area).

Scheduled Ancient Monument: Nationally important archaeological sites included in the Schedule of Ancient Monuments maintained by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.

Sensitive Human Receptors: Locations where people live, sleep, work or visit that may be sensitive to the impact of minerals and waste activity on health, well-being and quality of life. Examples include houses, hospitals and schools.

Sharp sand and gravel: A coarse sand and gravel suitable for use in making concrete.

Site allocations: Specific sites identified for minerals and waste activities in the Plan where there are viable opportunities, have the support of landowners and are likely to be acceptable in planning terms.

Site of Special Scientific Interest (SSSI): A national designation for an area of special interest because of its flora, fauna, or geological or physiographical features, selected by Natural England and notified under Section 28 of the Wildlife and Countryside Act 1981.

Soft sand: Fine sand suitable for use in such products as mortar, asphalt and plaster.

Source Protection Zone (SPZ): Geographical areas defined by the Environment Agency and used to protect sources of groundwater abstraction.

Special Area of Conservation (SAC): Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Special Protection Area (SPA): An area of importance for the habitats of certain rare or vulnerable categories of birds or for regularly occurring migratory bird species, required to be

designated for protection by member states under the European Community Directive on the Conservation of Wild Birds.

Statutory consultee: These are organisations and public bodies who are required to be consulted concerning specific issues relating to planning applications and help inform any decision made by the planning authority.

Sterilisation: When a change of use, or the development, of land prevents possible mineral exploitation in the foreseeable future.

Strategic Environmental Assessment (SEA): A system of incorporating environmental considerations into policies, plans, programmes and part of European Union Policy. It is intended to highlight environmental issues during decision-making about strategic documents such as plans, programmes and strategies. The SEA identifies the significant environmental effects that are likely to result from implementing the plan or alternative approaches to the plan.

Strategic Flood Risk Assessment (SFRA): An assessment of the potential flood risk such as from groundwater and fluvial floods.

Strategic Road Network: The SRN is made up of motorways and trunk roads, the most significant 'A' roads. The SRN is managed by Highways England. All other roads in England are managed by local and regional authorities.

Sustainability Appraisal (SA): In United Kingdom planning law, an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process, to allow decisions that are compatible with sustainable development.

Tonnes per annum (tpa): Acronym.

Townscape: The appearance of a town or city; an urban scene.

Urban areas: An area characterised by higher population density and vast human features in comparison to areas surrounding it. Urban areas may be cities, towns or conurbations.

Visual impact: The perceived negative effect that the appearance of minerals and waste developments can have on nearby communities.

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