

Central and Eastern Berkshire

Joint Minerals & Waste Plan

Minerals: Proposal Study

July 2020

(Proposed Submission Plan)



www.rbwm.gov.uk



**WOKINGHAM
BOROUGH COUNCIL**

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Executive Summary

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council (collectively referred to as the ‘Central & Eastern Berkshire Authorities’) are required to provide a plan to ensure a steady and adequate supply of minerals. Minerals are important natural resources which make an essential contribution to Central and Eastern Berkshire’s economy, prosperity and quality of life.

The Central and Eastern Berkshire - Joint Minerals & Waste Plan will replace the ‘Replacement Minerals Local Plan for Berkshire (1995) incorporating alterations adopted in 1997 and 2001’ and ensure that sustainable and suitable locations for minerals development within Central and Eastern Berkshire are identified.

The main aim of this Study is to support the development of the Central and Eastern Berkshire - Joint Minerals & Waste Plan. This Study considers viable proposals for the following:

- Sharp sand and Gravel extraction
- Minerals infrastructure

The Study considers each proposal and sets out information on the following issues:

- Biodiversity and opportunities for enhancement;
- Landscape, townscape and opportunities for enhancement;
- Water resources and flooding;
- Air quality;
- Prudent use of resources, land and soils and opportunities for enhancement;
- Transportation;
- Historic environment;
- Community and amenity and opportunities for enhancement;
- Countryside and access and opportunities for enhancement;
- Health / quality of life and opportunities for enhancement.

This Study has been put together following the analysis of a range of information submitted by operators for consideration (as part of the site nomination process); site visits; desk top analysis of sites, as well as input from Local Planning Authorities in Central and Eastern Berkshire.

A Minerals Proposal Study was initially prepared in 2018 to support the Draft Plan which was subject to consultation. This Study takes into account the comments received and updates on the potential allocations.

Following the Draft Plan consultation, two further calls for sites were undertaken (2018 and 2019) which identified three additional mineral sites:

- Bray Quarry Extension, Bray;
- Land west of Basingstoke Road, Swallowfield; and
- Area between Horton Brook and Poyle Quarry, Horton.

In addition, since the initial Study was prepared in June 2018, Poyle Quarry (CEB18) and Water Oakley Farm (subject to legal agreement (CEB17)) have been permitted by the Royal Borough of Windsor and Maidenhead.

Bridge Farm (CEB7) has been removed from further consideration following refusal of a detailed planning application on 23rd August 2019 which raised several significant issues. The site has been withdrawn from consideration by the site promoter.

The following table highlights each mineral proposal considered for assessment and summarises the outcome of the assessment.

Proposal/Site	Authority	Reserve / Proposal	Allocation	Justification
Poyle Quarry Extensions, Horton	Windsor and Maidenhead	0.25 million tonnes of sharp sand and gravel extraction	Yes.	No overriding issues.
Ham Island, Old Windsor	Windsor and Maidenhead	1.5 million tonnes of sharp sand and gravel extraction	No.	Objection from Historic England and significant deliverability/viability issues.
Bray Quarry, Bray	Windsor and Maidenhead	0.6 million tonnes of sharp sand and gravel extraction	No.	Objections from Environment Agency and Historic England.
Monkey Island Lane Wharf, Bray	Windsor and Maidenhead	1.4 million tonnes from Barge Farm Site (each barge would transport 150 tonnes of mineral)	Yes.	No overriding issues.
Land west of Basingstoke Road, Swallowfield	Wokingham	Initial estimates are of 200,000 – 250,000 tonnes of sand and gravel	No.	Insufficient information to support proposal and deliverability/viability issues.
Area between Horton Brook and Poyle Quarry, Horton	Windsor and Maidenhead	150,000 tonnes of sand and gravel	Yes.	No overriding issues.

Where does each site feature in this document?

For ease of reference, the following table highlights where each mineral proposal is considered in this study.

Proposal/Site	Authority	Further information reference
Poyle Quarry Extensions	Windsor and Maidenhead	Page 24
Ham Island	Windsor and Maidenhead	Page 29
Bray Quarry Extension	Windsor and Maidenhead	Page 35
Area between Horton Brook and Poyle Quarry, Horton	Windsor and Maidenhead	Page 41
Land west of Basingstoke Road, Swallowfield	Wokingham	Page 47
Monkey Island Lane Wharf, Bray	Windsor and Maidenhead	Page 55

1. Introduction

- 1.1 Minerals are important natural resources which make an essential contribution to Central and Eastern Berkshire's economy, prosperity and quality of life. It is essential that there is a steady and adequate supply of material to provide for infrastructure, development and goods that local communities', industry and the economy requires. This provision must follow the principles of sustainable development. The extraction of minerals from the land has a fundamental role to play in meeting Central and Eastern Berkshire's need for aggregates.
- 1.2 Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (together referred to as the 'Central & Eastern Berkshire Authorities') are working collectively to prepare the Central and Eastern Berkshire - Joint Minerals & Waste Plan. The Plan will seek to ensure that Central and Eastern Berkshire has enough sand and gravel and other aggregates to meet demand. To do this, sustainable and suitable locations for minerals development will need to be identified.
- 1.3 The main aim of this Study is to support the preparation of the Central and Eastern Berkshire - Joint Minerals & Waste Plan. This Study considers proposals for minerals development and sets out information on each proposal against areas such as biodiversity, landscape and townscape, water resources, air quality, prudent use of resources, land and soils, transportation, the historic environment, community and amenity, access, and health / quality of life.
- 1.4 Each proposal has been considered for its suitability through individual Transport, Ecology, Landscape and Historic Environment assessments. This Study takes into account these individual assessments and provides the justification for the allocation of a site in the Joint Minerals and Waste Plan.
- 1.5 The sites have also been subject to Sustainability Appraisal (incorporating Strategic Environmental Assessment (SEA)), Habitats Regulations Assessment (HRA) and Strategic Flood Risk Assessment (SFRA). The report and findings of these assessments can be found on the consultation website:
www.hants.gov.uk/berksconsult.

What this study includes

- 1.6 The Study considers the suitability of mineral proposals and sets out information against the potential impacts on:
 - Biodiversity and opportunities for enhancement;
 - Landscape and townscape and opportunities for enhancement;
 - Water resources and flooding;

- Air quality;
- Prudent use of resources, land and soils and opportunities for enhancement;
- Transportation;
- Historic environment;
- Community and amenity and opportunities for enhancement;
- Countryside and access and opportunities for enhancement;
- Health / quality of life and opportunities for enhancement.

- 1.7 The Study has been a 'living document' as the Plan has been prepared to ensure it contains the most up-to-date information on proposals.
- 1.8 A Minerals Proposal Study was initially prepared in 2018 to support the Draft Plan which was subject to consultation. This Study takes into account the comments received and updates on the sites.
- 1.9 Following the Draft Plan consultation, two further calls for sites were undertaken (2018 and 2019) which identified three additional mineral sites:
 - Bray Quarry Extension, Bray;
 - Land west of Basingstoke Road, Swallowfield; and
 - Area between Horton Brook and Poyle Quarry, Horton.
- 1.10 In addition, since the initial Study was prepared in June 2018, Poyle Quarry (CEB18) and Water Oakley Farm (subject to legal agreement (CEB17)) have been permitted by the Royal Borough of Windsor and Maidenhead.
- 1.11 Bridge Farm (CEB7) has been removed from further consideration following refusal of a detailed planning application on 23rd August 2019 which raised several significant issues. The site has been withdrawn from consideration by the site promoter.
- 1.12 A Glossary is available in 'Glossary and Abbreviations' for reference.

What this study does not include

- 1.13 This study does not consider the proposals for 'other minerals' which can be extracted in Central and Eastern Berkshire such as chalk or clay. This is because it is not considered necessary to identify sites or areas for these minerals within the Central and Eastern Berkshire - Joint Minerals & Waste Plan¹.

¹ Minerals: Background Study (July 2020): www.hants.gov.uk/berksconsult

1.14 This Study does not constitute the Sustainability Appraisal (incorporating SEA) of the emerging Plan.

Further information

1.15 Further information on what type of mineral activities takes place in Central and Eastern Berkshire can be found in the Mineral: Background Study².

² Minerals: Background Study (July 2020): www.hants.gov.uk/berksconsult

2. Background and Context

Policy Context and Legislation

- 2.1 National planning policy for minerals is contained in the National Planning Policy Framework³ (NPPF) which seeks to ensure that there is a steady and adequate supply of aggregate to provide the infrastructure, buildings and goods that society, industry and the economy needs, but that this provision is made in accordance with the principles of sustainable development.
- 2.2 Planning Practice Guidance outlines how aggregate supply is managed nationally through the Managed Aggregate Supply System (MASS)⁴ which requires mineral planning authorities to make an appropriate contribution nationally as well as locally whilst controlling environmental damage to an acceptable level.
- 2.3 The currently adopted minerals plan for the Central & Eastern Berkshire Authorities is the Replacement Minerals Local Plan for Berkshire adopted in 1995 and subsequently adopted alterations in 1997 and 2001⁵. For Central and Eastern Berkshire, the saved policies will be replaced by the Joint Minerals and Waste Plan (JMWP) when it is adopted.

³ National Planning Policy Framework:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁴ Planning Practice Guidance: <https://www.gov.uk/guidance/minerals>

⁵ Replacement Minerals Local Plan for Berkshire (2001): <https://www.bracknell-forest.gov.uk/sites/default/files/documents/replacement-minerals-local-plan-for-berkshire-2001.pdf>

3. Minerals Site Proposals

How the proposals were compiled

3.1 This process took place in the following stepped approach:

- Step 1: The baseline
- Step 2: Site nominations (Call for Sites)
- Step 3: Long List of Sites
- Step 4: Review of Long List of Sites by LPAs
- Step 5: Appraisal of the reasonable options and consultation
- Step 6: Decision-making

3.2 A summary of this process is shown in Table 1, with the stages 1- 5 completed to date. The work undertaken in each step of this process is summarised in the remaining parts of this section.

Table 1: Flowchart showing how the proposals were assessed

Stage of process	What this step means	Where will the step be documented
Step 1: The baseline - establishing principles for where development could be located	Identified reserve, constraints, and market areas, identify planning objectives	Background Study
▼	▼	▼
Step 2: Site nominations (Call for Sites) - 'test' principles by asking the minerals industry and landowners where in Central and Eastern Berkshire such development could be located?	Involved an invitation by the Central & Eastern Berkshire Authorities for sites nominations for minerals uses. The invitation will be targeted at minerals and waste operators, land-owners and land agents who may wish to nominate a 'new' site location (i.e. an area that has not previously been used for minerals) or an 'extension' to an existing mineral operation.	Minerals Proposal Study
▼	▼	▼
Step 3: Collate a Long List of Sites	Nominations were compiled into a 'long list' of potential sites along with other sites that have been actively sought out for potential inclusion by the Central & Eastern Berkshire Authorities from a review of existing 'Preferred Areas' in the saved Minerals & Waste Local Plans, a review of MoD land releases, and sites nominated for development as part of the Central & Eastern Berkshire Authorities' Local Plans.	Minerals Proposal Study
▼	▼	▼

Step 4: Review of Long List by LPAs - identify 'reasonable options'. 'Rule out' sites with very limited potential to deliver development or satisfy planning objectives.	As part of the information gathering exercise the 'long list' of sites was formally reviewed by each of the relevant Local Planning Authorities (LPAs) to rule out any sites in their local area for obvious technical or planning reasons which meant that a site would not be technically deliverable (For example if a site from any of these sources has already been granted planning permission for development, or if it is expected to come forward as a planning application from a landowner / developer for housing or commercial development in the foreseeable future then the Local Planning Authority advised that the site should not be considered as a reasonable option for future minerals related development).	Minerals Proposal Study
▼ Step 5: Appraisal of the reasonable options and consult - sites not 'ruled out' are appraised in more detail to identify sites with the least barriers to delivery and most potential to meet market demand. Sites considered to satisfy planning objectives are suggested and further public comments sought. ▼	Minerals sites suggested (in light of alternative options, provision to market areas, and short-long term benefits and disadvantages). Includes drawing upon Sustainability Appraisal (SA) of sites which could meet such needs. On-going 'screening' under Habitats Regulation Assessment (HRA) to support emerging plan. ▼	Sustainability Appraisal Habitats Regulation Assessment Screening Report ▼
Step 6: Decision-making - suggested sites are continually appraised in light of on-going consultation and evidence gathering. Economic needs balanced against environmental and community protection to inform final plan proposals (Member and Partner authority decision-making).	Evidence gathering (including SA, other impact assessment and consultation with all stakeholders) used to justify sites for inclusion in the Plan. Subject to further testing by independent inspector. Final assessment under HRA to ensure no adverse impacts on European designations.	Sustainability Appraisal Habitats Regulation Assessment Draft Plan / Proposed Submission

Step 1 - The Baseline

- 3.3 Baseline information was collated on mineral location, reserve, constraints, and market areas as well as the identification of wider planning objectives (e.g. avoiding environmental designations and sensitive areas) which may govern the location of mineral extraction within Central and Eastern Berkshire.

Step 2: Site Nominations (Call for Sites)

- 3.4 Four ‘Call for Sites’ exercises were conducted which involved an invitation from the Central & Eastern Berkshire Authorities to landowners and operators, who have interests in the Plan area, to promote any sites that they considered would be suitable for minerals development. A copy of each of the separate Call for Sites letters along with organisations to whom it was sent can be found in Appendix 1.
- 3.5 A site nomination could include ‘new’ sites or extensions to existing mineral operations. It may be that an ‘extension’ involves a potential increase in land-take i.e. increasing the size of the site or a change in what operations take place within the existing site boundary.
- 3.6 Any interested parties were asked to complete a ‘Site Allocation Proposals – Criteria Checklist’. This enabled the Central & Eastern Berkshire Authorities to obtain essential information about the site such as proposal, location, ownership as well as more detailed information (where available) such as:
- Transport mode and volume of movements (annual and daily);
 - Location of site access and route to Strategic Road Network (SRN) and Primary Road Network (PRN)
 - Location and layout of any plant;
 - Location of any ancillary development;
 - Dimensions of buildings;
 - Proximity to adjacent land uses;
 - Hours of operation;
 - Biodiversity / habitat constraints and opportunities;
 - Landscape constraints and opportunities;
 - Flood risk management constraints and opportunities;
 - Green Belt considerations; and
 - Groundwater information including Protection Zones;
- 3.7 For Mineral development, the following information was also taken into consideration where it was provided:
- Geological resource e.g. grading analysis (trial pits and/or borehole logs data showing resource type for viability);
 - Geological information (the formation(s) within the recognised UK Stratigraphy);
 - Overburden thickness and type;
 - Depth of any proposed working;
 - Boundary of extraction area;

- End use of minerals;
- Annual output;
- Restoration and after-use arrangements including final contours;
- If mineral import / export facility currently operational; and
- Indications of future extensions or proposed modifications to site operations.

Proactive site identification

- 3.8 In addition to the Call for Sites, the Central & Eastern Berkshire Authorities took a proactive approach to site identification. This involved using available data sources to identify opportunities that were not being actively promoted.
- 3.9 This proactive site identification was aimed at potentially increasing the pool of sites for consideration and aided the process of demonstrating that the most suitable and deliverable sites have been assessed and selected.
- 3.10 The following data sources were reviewed to identify any opportunities for potential consideration:
- Existing allocations (known as ‘Preferred Areas’) in the Replacement Minerals Local Plan for Berkshire (Incorporating the Alterations adopted in December 1997 and May 2001);
 - Existing permitted minerals sites;
 - Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Regulation 25 (2008);
 - Identified housing / economic growth area;
 - Previous development land⁶;
 - Sites nominated for development consideration as part of the preparation of the Central & Eastern Berkshire Authorities’ Local Plans;
 - Existing industrial estates, industrial land and employment land (please note that this is subject to a separate site assessment process);
 - Forestry Commission land;
 - National Trust land;
 - Ministry of Defence land;
 - Any other sources i.e. Crown Estate.
- 3.11 Sites from any of the sources shown above had to meet some basic criteria to be included on the long list for waste proposals and therefore assessed in

⁶ Using the National Land Use Database and Brownfield Land Registers (should they become available during the course of the Plan preparation).

terms of availability, deliverability, viability and achievability. These basic criteria are set out below:

- The site should be available for development;
- The site has landowner support;
- The site has an operator involved;
- The site overlies (sand & gravel) minerals resources; and
- Minimum site size (greater than 3 hectares) for operational purposes;
- Good connectivity to the strategic road network;
- Areas of major development; and
- Part of an active quarry.

Step 3: Collate a Long List of Sites

3.12 The nominations were compiled into a ‘long list’ of potential sites along with other sites that were actively sought out for potential inclusion by the Central & Eastern Berkshire Authorities from a review of existing ‘Preferred Areas’ in the saved Minerals & Waste Local Plans, a review of Ministry of Defence (MoD) land releases, and where possible sites nominated for potential development as part of the Central & Eastern Berkshire Authorities’ Local Plans.

Table 2: Longlist of sites / land considered at Step 3

Site Name	Authority	Source of Information
Crowthorne Business Park Old Wokingham Road, Crowthorne, RG45 6AT	BFC	Site Allocations Local Plan - July 2013
Land west of Alford Close	BFC	Site Allocations Local Plan Site - July 2013
Land at Amen Corner (North)	BFC	Site Allocations Local Plan Site - July 2013
Cluster 4 Land south of Bracknell Road, north of Forest Road, and west of Cricketers Lane, Hayley Green	BFC	SHELAA (November 2016)
Little John Farm	RBC	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Ham Island Ham Lane, Windsor, SL4 2JU	RBWM	Call for sites Nomination 2017
Water Oakley Farm Land South of Windsor Road (A308) Water Oakley SL4 5UQ	RBWM	Call for sites Nomination 2017 Planning application 18/03167/MINW⁷
Poyle Quarry Land West of Colne Brook Foundry Lane Horton Slough SL3 0LQ	RBWM	Call for sites Nomination 2017 Planning application 17/03426/FUL⁸
Poyle Quarry Extension - two areas of land, 4ha and 2ha, lying adjacent to Poyle Quarry Land West of Colne Brook Foundry Lane Horton Slough SL3 0LQ	RBWM	Call for sites Nomination 2017
North of Horton	RBWM	Replacement Minerals Local Plan for Berkshire - Incorporating the Alterations adopted in December 1997 and May 2001
Railway Land, Kingsmead	RBWM	Replacement Minerals Local Plan for Berkshire - Incorporating the Alterations adopted in December 1997 and May 2001
Land at Shinfield	WBC	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Bridge Farm	WBC	Call for Sites 2017 Nomination. Planning Application (170433)⁹

⁷ Permitted December 2019 (subject to legal agreements)

⁸ Permitted January 2019

⁹ Refused August 2019 (and subsequently withdrawn by site promoter)

		Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008) Proposed Minerals Preferred Area for extraction of sharp sand and gravel WM02
Fleet Hill Farm	WBC	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Hyde-End Farm, Shinfield	WBC	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Church Farm, Hurst	WBC	This site came forward as a potential site from Wokingham BC planners as it is a 44ha site that is owned by WBC as part of the WBC landholdings / estates.
Land at Grazeley, south of M4 Motorway Junction 11 and west of Mereoak Lane	WBC	Site is identified as an opportunity in the West of Berkshire Spatial Planning Framework (13 December 2016) and as an expression of interest for potential government support for new garden settlement at Grazeley (July 2016).
Southlea Farm	RBWM	<p>The Heathrow Airport Consultation published in January 2018. https://www.heathrowconsultation.com/wp-content/uploads/2018/01/Expansion-Consultation-Document.pdf</p> <p>The Heathrow Airport Consultation incorporates a map (Fig 15.2) which shows the land which is anticipated to be required for construction over the timescale of the expansion project. Southlea Farm is identified in this map as a potential Borrow Pit for construction and identified with reference (BP-19) alongside Ham Island (BP-22); Horton Brook Quarry (G1) and the proposed Poyle Quarry (G3) all of which were proposed site allocations in the Draft Joint Minerals & Waste Plan.</p>
Bray Quarry Extension, Bray	RBWM	Call for sites Nomination 2018
Land west of Basingstoke Road, Swallowfield	WBC	Call for sites Nomination 2019
Area between Horton Brook and Poyle Quarry, Horton	RBWM	Call for sites Nomination 2019
Land east of Trowes Lane, Swallowfield	WBC	This site was submitted following the Focussed Reg 18 consultation in 2020. However, insufficient information was provided to consider the site further.
Maidenhead Golf Course, Maidenhead	RBWM	This site was suggested as part of the Focussed Reg 18 consultation in 2020. However, insufficient information was provided to consider the site further. The site forms part of a mixed-use allocation in the emerging RBWM Local Plan. The site is within the Minerals Safeguarding Area and therefore, prior extraction opportunities will be maximised.

Step 4: Review of the long list of sites by each of the relevant Local Planning Authorities

- 3.13 As part of the information gathering exercise the ‘long list’ of sites was formally reviewed by each of the relevant Local Planning Authorities (LPAs) to remove any sites that were not considered to be available, deliverable, viable or achievable. This involved ruling out any sites in their local area for obvious technical or planning reasons which meant that a site would not be available or deliverable. For example, if a site from any of these identified sources has already been developed, restored, granted planning permission for development, or is expected to come forward as a planning application for housing or commercial development the Local Planning Authority advised that the site should not be considered as a reasonable option for future minerals related development.
- 3.14 The outcome of this process, including the reasons why sites were removed from consideration can be seen in its entirety in the Long List of minerals sites for each Local Planning Authority are in Appendices 2-5.
- 3.15 This step resulted in a list of ‘Reasonable Options’ that could be taken forward for individual transport; ecology; landscape and historic environment assessments as well as integrated Sustainability Assessment (incorporating SEA), Habitats Regulation Assessment (HRA) and Strategic Flood Risk Assessment (SFRA).

Table 3: Reasonable options

Site	Authority	Reserve / Proposal	Planning Update
Bridge Farm, Shinfield	Wokingham	3.6 million tonnes of sand and gravel	Considered at Draft Plan stage. Planning application 170433 – Refused August 2019. Site withdrawn. Removed from consideration.
Poyle Quarry, Horton	Windsor & Maidenhead	0.8 million tonnes of sharp sand and gravel extraction	Considered at Draft Plan stage. Planning application 17/03426/FUL -Permitted January 2019. Removed from consideration
Poyle Quarry Extensions, Horton	Windsor & Maidenhead	0.25 million tonnes of sharp sand and gravel extraction	Considered at Draft Plan stage.
Water Oakley Farm, Holypot	Windsor & Maidenhead	1.9 million tonnes of sand and gravel	Considered at Draft Plan stage. Planning application 18/03167/MINW Permitted December 2019 – subject to legal agreements. Removed from consideration
Ham Island, Old Windsor	Windsor & Maidenhead	1.5 million tonnes of sand and gravel	Considered at Draft Plan stage.
Monkey Island Lane Wharf, Bray	Windsor & Maidenhead	1.4 million tonnes from Barge Farm Site (each barge would transport 150 tonnes of mineral)	Considered at Draft Plan stage.
Bray Quarry Extension	Windsor & Maidenhead	0.6 million tonnes of sand and gravel	Assessed following Draft Plan stage.
Land west of Basingstoke Road, Swallowfield	Wokingham	Initial estimates are of 200,000 – 250,000 tonnes of sand and gravel	Assessed following Draft Plan stage.
Area between Horton Brook and Poyle Quarry, Horton	Windsor & Maidenhead	150,000 tonnes of sand and gravel	Assessed following Draft Plan stage.

Step 5: Appraisal of the reasonable options and consult:

- 3.16 There was no initial sieving of the listed (reasonable options) sites based on a ‘traffic light assessment’ against key assessment criteria published site assessment methodology dated June 2017, prior to the full Sustainability Appraisal (incorporating SEA) because this would have duplicated work that was due to be undertaken via the full Sustainability Appraisal process at Step 5.
- 3.17 However, the key considerations and constraints that were listed in the site assessment methodology dated June 2017 were still used as a sensible basis to describe each proposal in this Study. The considerations and potential constraints used to describe the proposals, and the information source is shown in Table 4.

Table 4: Summary of proposal considerations, constraints and source of information used to describe each proposal

	Considerations	Constraints	Source of Information
Nature Conservation, Geodiversity & Biodiversity	<p>Consider proximity to sites of international / national importance for nature conservation and potential for any adverse effects.</p> <p>Information can help inform the Habitats Regulations Assessment (HRA).</p> <p>Potential for enhancement.</p>	<p>Sustained operating noise can have a negative impact on amenity and disturb wildlife.</p> <p>The health of ecosystems may also be at risk from air emissions.</p> <p>Some nearby species may not be able to tolerate changes to their habitat requirements caused by land disturbances.</p>	<p>GIS</p> <p>Input from ecological specialists</p>
Landscape & Townscape / Visual Impacts	<p>Consider presence of important landscapes</p> <p>Potential for enhancement</p>	<p>The significance of any landscape and visual impact is dependent upon a number of site specific issues such as:</p> <p>Direct effects on landscape fabric e.g. removal of trees.</p> <p>Proximity to landscape designations.</p> <p>Proximity to sensitive viewpoints.</p> <p>Presence of existing large built structures.</p> <p>Existing landform and nature of existing landscape.</p> <p>Presence / absence of screening feature (trees, shrubs & hedges).</p> <p>Landscape Types and Landscape Character Areas can be referred to when undertaking more detailed assessment of the above points.</p>	<p>GIS</p> <p>Input from landscape specialists</p> <p>Input from ecological specialists</p>
Water resources & Flooding	<p>Consider proximity to Source Protection Zones or major / minor aquifers</p> <p>Consider proximity to vulnerable water bodies</p> <p>Areas subject to flooding need close</p>	<p>Sites in Flood Zone 3 are in areas with a 'high probability of flooding' (Based on EA Flood Zone mapping).</p> <p>Flood Zone 2 is a medium probability.</p>	<p>GIS</p> <p>EA Flood Zone mapping</p>

	<p>consideration – dependent on type of development</p> <p>Mineral extraction can provide opportunities for flood water and general water storage</p>		
Air Quality	<p>Adverse emissions to air can be of concern at some facilities.</p> <p>Consider proximity to sensitive human receptors (residential areas) and sensitive environmental receptors. Proximity to Air Quality Management Areas.</p>	<p>The location of Air Quality Management Areas may limit development within the designated area.</p>	GIS
Sensitive land and Soil Quality	<p>Consider the proximity or location of the best and most versatile agricultural land</p> <p>Consider location of sensitive land and soils</p> <p>Potential for enhancements</p>	<p>Mineral extraction can help to enhance land through restoration – soils and land quality.</p> <p>Loss of high grade agricultural land should be avoided.</p> <p>Need to consider sensitive land and soils.</p>	<p>GIS</p> <p>Input from landscape specialists</p>
Transport (including access)	<p>Consider access to the minerals and waste lorry route.</p> <p>Consider suitability of road network and reliance on local roads to access site.</p> <p>Consider local congestion / suitability of connecting local roads / conditions of roads.</p> <p>Consider the capacity of existing transport infrastructure (including modes other than road transport) to support the sustainable movement of waste (i.e. intermodal transport opportunities).</p>	<p>Consider distance to the market (demand for aggregate).</p> <p>Reliance on local roads may not be appropriate in certain locations due to the suitability of roads.</p> <p>The design and weight of HGVs used to transport minerals may have an adverse impact on the road network, particularly on roads which have not been designed to support heavy loads.</p> <p>Heavy and large goods vehicles passing through dense urban areas can raise safety concerns as well as impacting the well being of local communities.</p>	<p>Input from transport specialists</p> <p>Traffic studies where relevant</p>

Historic environment and built heritage	<p>Consider proximity to a Registered Historic Park or Garden.</p> <p>Consider proximity to historic site / building / monument with a nationally recognised designation.</p>	The significance of any impact is dependent upon site specific issues related to site setting, for example the proximity of listed buildings and / or conservation areas	Input from archaeology and historic environment specialists
Communities, Amenity and Health	<p>Consider proximity of local communities whose amenity may be impacted by development.</p> <p>Consider proximity of local communities whose health and quality of life may be impacted by development. The NPPF states that the adverse impact of minerals development on neighbouring communities should be minimised.</p>	The significance of any impact is dependent upon site specific issues such as proximity to local communities and measures which may be in place to protect amenity.	GIS Officer assessment
Access to countryside and open space / Public Rights of Way	<p>The presence of recreation and public rights of way should be considered.</p> <p>Potential for enhancement</p>	The significance of any impact is dependent upon the location of public rights of way and areas used for recreation.	
Green Belt	<p>Within the NPPF there is a presumption to consider development within the Green Belt as inappropriate.</p> <p>Inappropriate development is by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.</p> <p>Mineral extraction is one form of development that is not considered inappropriate in the Green Belt “provided they preserve its openness and do not conflict with the purposes of including land within it” as per paragraph 146 (a) and so mineral sites in the plan area that are located within the Green Belt are not ruled out as inappropriate development on that basis.</p>	<p>Within the NPPF there is a presumption to consider development within the Green Belt as inappropriate.</p> <p>Inappropriate development is by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.</p> <p>Mineral extraction is one form of development that is not considered inappropriate in the Green Belt “provided they preserve its openness and do not conflict with the purposes of including land within it” as per NPPF paragraph 146 (a) and so mineral sites in the plan area that are located within the Green Belt are not ruled out as inappropriate development on that basis.</p>	GIS Input from specialists

Sustainability Appraisal (incorporating SEA)

- 3.18 The Sustainability Appraisal (incorporating SEA) involves appraising reasonable options against a framework of sustainability criteria.
- 3.19 Evaluation of the sites (reasonable options) seeks to identify any significant effects or potential enhancement opportunities that the site may have, prior to its inclusion in the Plan.
- 3.20 An interim Sustainability Appraisal (incorporating the SEA) Report was prepared to support the Draft Central and Eastern Berkshire - Joint Minerals & Waste Plan. An Environmental Report will support the Proposed Submission Plan.

Habitats Regulation Assessment

- 3.21 Habitats Regulation Assessment (HRA) is a legal requirement for all land-use plans and will be undertaken prior to the inclusion of any sites and areas in the Central and Eastern Berkshire - Joint Minerals & Waste Plan. The first stage of this process is the preparation of a Screening Assessment which reports any 'likely significant effects' of the potential sites considered for the inclusion in a Plan. Where required, Appropriate Assessment has been undertaken and will support the Proposed Submission Plan.

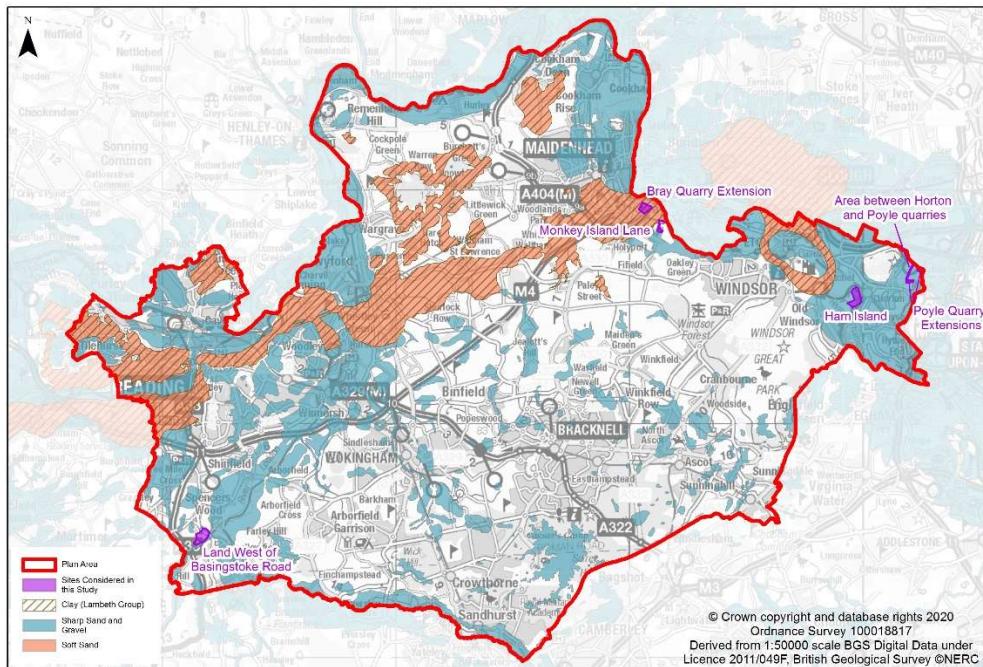
Strategic Flood Risk Assessment

- 3.22 A Strategic Flood Risk Assessment (SFRA) is a legal requirement for land use plans and will be undertaken prior to the inclusion of any sites and areas in the Central and Eastern Berkshire - Joint Minerals & Waste Plan. An SFRA is used to assess the flood risk in an area and the risks to and from surrounding areas.

4. Mineral site assessments

- 4.1 Each mineral proposal in this Study contains a map, a summary of the proposal, and a description of the proposed site and the main site considerations have also been listed for each proposal. Following the assessments, Table 5 summarises the outcomes and outlines whether the proposal was considered suitable as an allocation in the Joint Minerals & Waste Plan.
- 4.2 Figure 1 shows the spatial distribution of all the minerals proposals considered within this section of the report.

Figure 1: Sand and gravel proposals and wharf proposal considered in this study



Sand and Gravel Proposals

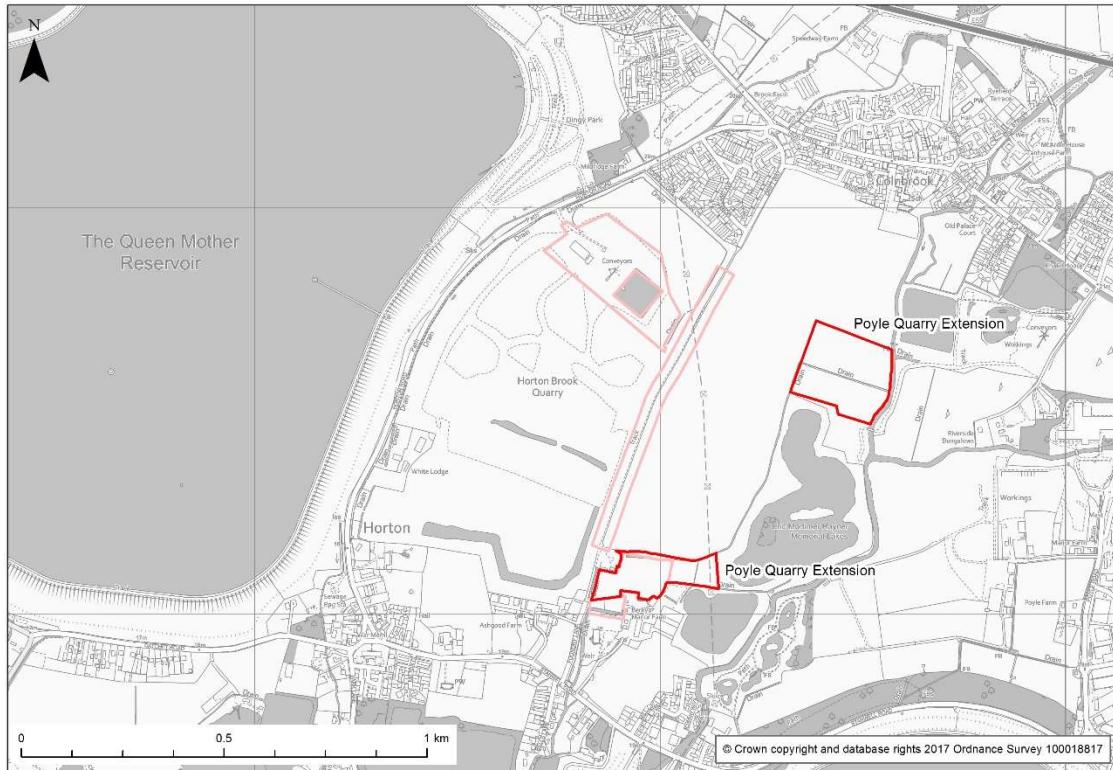
- 4.3 Sand and gravel are the main economically viable mineral deposits in Central and Eastern Berkshire. Sand and gravel are comprised of sharp sand and gravel and soft sand which are both extracted for different uses.
- 4.4 Sharp sand and gravel are more widely available in Central and Eastern Berkshire. It is found across the Plan area, providing the construction industry with raw materials to support infrastructure development and maintenance. Sharp sand and gravel can be extracted from land and sea, but only land won

proposals are included in this Study given the land locked nature of the plan area.

- 4.5 Soft sand (also known as building sand) has different properties and characteristics to sharp sand and the two minerals are used for different purposes. Soft sand is a rarer commodity across the Plan area compared to sharp sand and gravel. Subsequently it should be noted that there are no proposals for soft sand extraction to consider in this Study.
- 4.6 Sharp sand and gravel proposals can be found in the Wokingham Borough Council and Royal Borough of Windsor & Maidenhead areas only and are usually worked to supply local markets. There are no mineral extraction site proposals located in Bracknell Forest Council or Reading Borough Council areas.
- 4.7 There are five sharp sand and gravel proposals which are considered within this section of the study:
 - Bray Quarry Extension;
 - Poyle Quarry Extensions;
 - Area between Horton and Poyle Quarries;
 - Ham Island; and
 - Land west of Basingstoke Road.
- 4.8 Three of the sites listed have subsequently been considered unsuitable for allocation (see Table 5) but the assessments have been included in this Study as it helps to outline the reasons for their exclusion from allocation in the Plan. The remaining site assessments are not included in this Study as they have either received planning permission or have been withdrawn from consideration by the landowner.

Windsor and Maidenhead

Poyle Quarry Extension Areas, Horton
(Proposal considered as 'extensions' to a potential mineral extraction site).



Site Code: CEB18

Site Name: Poyle Quarry Extension Areas

Borough: Windsor and Maidenhead

Grid References: TQ 021 764

Current use: Existing arable fields.

Proposal: Planning permission (17/03426/FUL) has been granted for the Poyle Quarry site for extraction and infilling. There is potential for two minor extension areas to the Poyle Quarry mineral extraction site, with no processing proposed on the site. Processing of materials will take place on a nearby adjacent processing plant site located in Slough.

Restoration: Recovery of land using inert waste to agriculture land at original level.

Approximate size of site: Two areas of land, 4ha and 2ha

Proposal nominated by: Agent / Operator (Summerleaze).

Additional Information: The site is no longer being proposed as a potential Borrow Pit in the latest Heathrow Airport Expansion consultation – Construction Proposals building an expanded Heathrow published in June 2019¹⁰.

Previous consideration within the plan making process: Adjacent to land previously Allocated as part of Preferred Area 12 (North of Horton) in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001 and Preferred Area 25 within the Waste Local Plan for Berkshire (1998).

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: South West London Waterbodies SPA/Ramsar is located 0.55km to the south east. Other water bodies likely considered to be supporting habitat to the SPA (supporting water birds) are located within the adjacent proposed Poyle Quarry site and 30m to the south of the site (also a designated Local Wildlife Site).</p> <p>National Designations: Wraysbury No. 1 Gravel Pit SSSI (overlying SPA) is located 1.31km to the south of the site; Wraysbury & Hythe End Gravel Pits SSSI (overlapping SPA) is located 1.88km to the south of the site.</p> <p>Wraysbury Reservoir and Staines Moor Site of Special Scientific Interest (SSSI) are located less than 1km away.</p> <p>Local designations (SINC and LNR): The Local Nature Reserve (Arthur Jacob LNR) is located less than 1km to the south east of the site.</p> <p>Queen Mother Reservoir Local Wildlife Site is located directly adjacent to the site.</p> <p>Colne Brook Local Wildlife Site is located less than 1km to the south east of the site.</p> <p>Horton and Kingsmead Lakes Local Wildlife Site are located less than 1km to the south of the site.</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: The proposed extension areas are located within a rural, fieldscape and valley floor and water management character area. The site itself is set within a typical semi rural landscape, including large scale arable and pasture fields, hedgerows, small residential areas and semi natural grassland.</p> <p>Potential impact of development on the landscape: The proposed extension areas are located within a wider area of mineral workings adjacent to Horton Brook Quarry. The Colne</p>

¹⁰ <https://aec.heathrowconsultation.com/wp-content/uploads/sites/5/2019/06/Construction-Proposals.pdf>

	<p>Valley Way currently adjacent to the site.</p> <p>Opportunities for enhancement: It will be essential that adequate space for strong new landscape structure is included in any restoration proposals.</p>
Water resources & Flooding	<p>Site adjacent to the Colne Brook river corridor.</p> <p>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.</p> <p>Flood Zones: The site is partly within Flood Zones 2 and 3.</p>
Air Quality	This site is not located within an Air Quality Management Area (AQMA) or in close proximity to an AQMA.
Sensitive land and Soil Quality	<p>Current use of the site: The extension areas are currently being used as fields.</p> <p>Potential impact on best and most versatile agricultural land: The extension areas contain Agricultural Land Classification grade 3b and 3a.</p> <p>Opportunities for enhancement: As part of a planning permission restoration of an extraction site could return land to agriculture and / or enhance the local environment.</p>
Transport (including access)	<p>Potential access into the site: Planning permission has been granted by Slough Borough Council for the creation of a new access road to the processing plant. HGV access to the processing plant site would be via a new access road from Poyle Road to the east which leads to the M25 motorway, A3113, A3044 and A4.</p>
Historic environment and built heritage	<p>Archaeological potential: The area has a high archaeological potential as demonstrated by the archaeological interventions on site and in the vicinity.</p> <p>A similar level of archaeological potential / mitigation should be anticipated for these extension areas, which are not overriding but will merit survey and mitigation.</p> <p>Historic Parkland / Gardens: The closest park (Ditton Park) is located to the north west of the site approximately over 2km away.</p> <p>Scheduled ancient monuments and other features:</p> <p>Listed buildings: The closest Grade II listed building (the Dairy building) is located directly below the southern extension area, while other Grade II listed buildings are located to the south west and north west of these extension areas.</p> <p>Conservation Areas: Colnbrook village (Conservation Area) is located to the north of these extension areas.</p>

Communities, Amenity and Health	The extension areas are both located within the London Heathrow Aerodrome Safeguarding Area.
Access to countryside and open space / Public Rights of Way	The Colne Valley Way bridleway route (Hort/4) adjoins the site on the west side.
Green Belt	The extension areas are located within the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Poyle Quarry Extension areas provide little intrinsic interest. However, the main issues relate to the proximity of the site to the SPA. This could lead to indirect impacts such as air and noise pollution. Further surveys will be required to determine the level of importance of these grasslands for these species, especially in combination with other sites options in the locality.

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 mile, majority with low level of sensitive receptors
Requirement for mitigation?	New access onto Poyle Road as described in the most recent TA for Poyle Quarry
Opportunities for sustainable modes of transport	None, as in current situation
Overall assessment	Issues have been identified that may affect delivery of the site. It is recommended that any identified issues are resolved prior to the site being considered for allocation. Should an 'amber' site be considered for allocation, it is recommended that the site allocation policy makes specific reference to the issue identified and requires this to be resolved as part of any planning application.

Landscape Assessment Summary

Flat Thames floodplain. Existing arable fields with pylons running through. Aircraft directly overhead. Sensitivities include Colnbrook village (Conservation Area) and housing to the north, and nature reserve to south. The Colne Valley Way currently runs adjacent to Poyle quarry. Heathrow Hilton to the west adjoins the proposed new access route to the Poyle quarry, screened by mature trees which should be protected and retained. Essential for adequate space for strong new landscape structure to be included in any proposals.

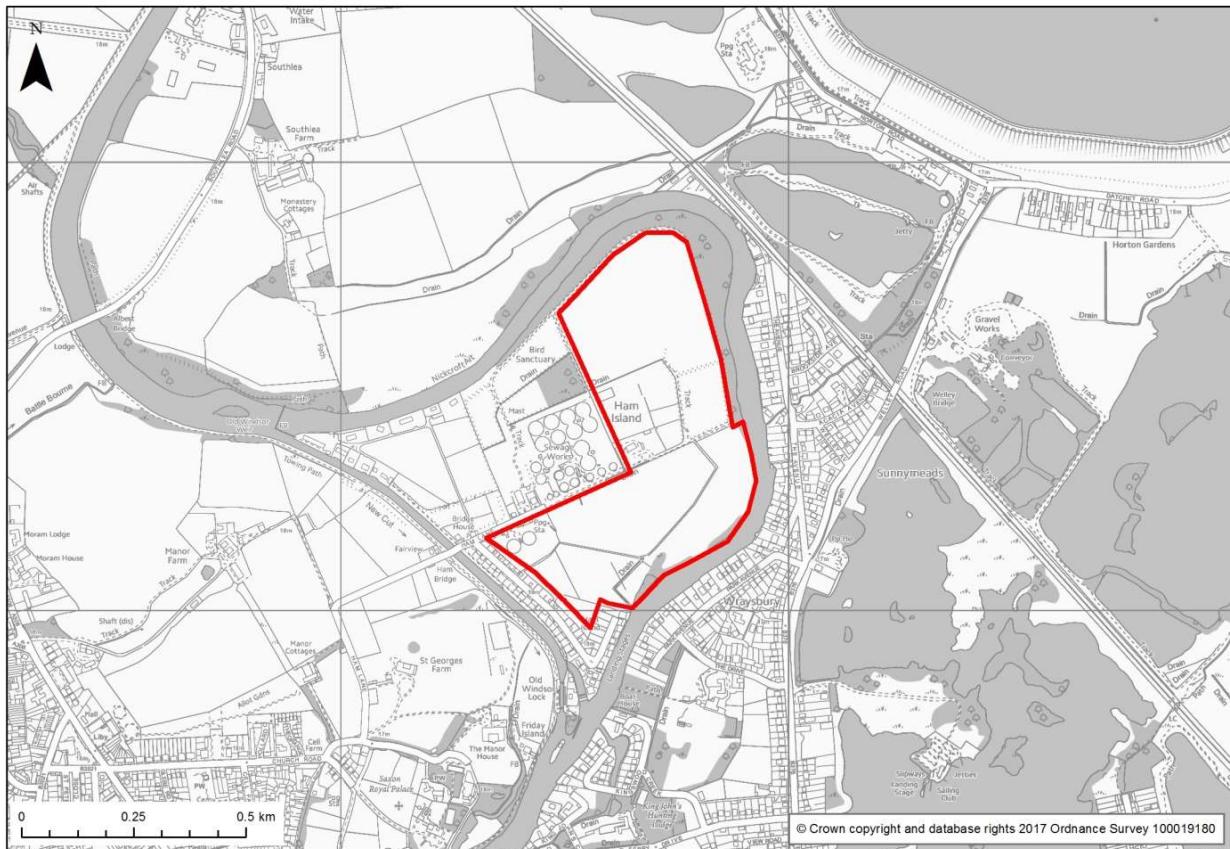
Historic Environment Assessment Summary

The area has a high archaeological potential as demonstrated by the archaeological interventions on site and in the vicinity. The site has had planning permission previously at which archaeological issues were addressed. The site was subject to a desk-based assessment and a preliminary archaeological evaluation. The planning permission included an archaeological condition (condition 14) for archaeological recording. A Written Scheme of Investigation (WSI) prepared by Thames Valley Archaeological Services was submitted and agreed by the planning authority. The principle that archaeological issues are not overriding (subject to the agreed mitigation) has been agreed. A similar level of archaeological potential / mitigation should be anticipated for the quarry extension, which is not overriding but will merit survey and mitigation)

Summary – Justification for Allocation

The 2 proposed extension sites have been proposed as allocations in the Joint Minerals & Waste Plan as it is considered that they have good connectivity to the strategic road network; are adjacent to a previously permitted sand and gravel extraction site; and in an area that was previously allocated as part of Preferred Area 12 (North of Horton) in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001 and Preferred Area 25 within the Waste Local Plan for Berkshire (1998); the sites are also close to the existing Horton Brook Quarry and there are no overriding environmental constraints to the allocation of these 2 small extension sites alongside the proposed Poyle Quarry allocation.

Ham Island, Old Windsor



Site Code: CEB16

Site Name: Ham Island

Borough: Windsor and Maidenhead

Grid References: 499639 - 175512

Current use: Fields adjacent to a waste water treatment works. The site is an assortment of low quality fields however it does incorporate a dog and pony rescue centre close to the main entrance to the site.

Proposal: Sand and gravel extraction. Operators propose a barge wharf on site to allow the exportation of extracted material by towed barges along the river Thames and the importation of inert materials for backfilling of the site.

Restoration: Restoration and aftercare of this potential extraction site would be essential and the operators (Jayflex Aggregates) proposed vision for this site include a restoration plan that would be designed to meet wider planning objectives such as creating and enhancing natural habitats; enhancement of the local landscape including the potential provision of boardwalks, cycle-ways, amenity areas and enhanced riverside vistas;

improving public access to the countryside and open spaces; improving accessibility to the historic environment and a management of water resources including the provision of reed beds.

Approximate size of site: 55 hectares is the whole size of the site identified within the red line boundary of the site of which only 24 hectares will be subject to mineral extraction.

Proposal nominated by: Operator (Jayflex Aggregates).

Additional Information:

The operational area available on this site is directly impacted by the location of the Scheduled Ancient Monument and residential areas to the south of the waste water treatment works and it is not anticipated that the southern section of Ham Island will be considered for extraction. The location and the setting of the Scheduled Ancient Monument is a material consideration for this site and mitigation measures such as stand-offs and bunds will likely be required.

Likewise, this site can only be brought forward with a wharf to utilise barge transport and will not be permitted with HGV movements to support site operations. The location of the barge wharf is anticipated to be located at the north of the site away from residential areas. The Environment Agency is the navigation authority for the River Thames, a public river regulated by statute. Therefore, the operator will need to secure a Section 60 Accommodation Licence, which applies to mooring piles, slipways, landing stages and other private structural encroachments in the public river.

The site is immediately adjacent to the River Thames so an appropriate buffer will be needed to ensure that development does not damage the river or destabilise the river banks.

Previous consideration within the plan making process: None.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: South West London Waterbodies SAC/SPA/Ramsar is located 0.19km to the west of the site.</p> <p>Windsor Forest and Great Park (SAC) is located just over 2km to the south west of the site.</p> <p>National Designations: Wraysbury No. 1 Gravel Pit SSSI (overlying SPA) is located 0.19km to the east of the site.</p> <p>Wraysbury & Hythe End Gravel Pits SSSI (overlying SPA) is located 1.26km to the south of the site.</p> <p>Wraysbury Reservoir SSSI is located just over 2km to the south east of the site (overlying international site)</p>

	<p>Windsor Forest and Great Park SSSI is located just over 2km to the south west of the site (overlaying international site).</p> <p>Local designations (SINC and LNR):</p> <p>Datchet Common and Gravel Pits is located 0.14km to the north of the site</p> <p>Horton and Kingsmead Lakes Local Wildlife Site are located 0.4km to the west of the site.</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site:</p> <p>The site is located within a civic amenities character area close to the river Thames on a river bend, so the site is surrounded on most sides by the river corridor. Residential areas on and adjoining Ham island, archaeological remains on the Island.</p> <p>Potential impact of development on the landscape:</p> <p>This site is a busy recreational route (River Thames and Thames Path). Residential areas on and adjoining Ham island, archaeological remains on the Island. Extraction from a reduced area, siting of barge wharf would need to be located away from residential areas and providing landscape buffers would lessen the impact of development.</p> <p>Opportunities for enhancement:</p> <p>Restoration of site offers a large opportunity for restoration of this scrubland site.</p>
Water resources & Flooding	<p>The River Thames surrounds the site.</p> <p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone:</p> <p>The site is located within Groundwater Source Protection Zone (3).</p> <p>Flood zones:</p> <p>The site is located within Flood Zones 2 and 3.</p> <p>Proximity to a floodplain or area of flooding:</p> <p>The Site is within the Thames Floodplain. The River Thames surrounds the site.</p>
Air Quality	<p>This site is not located within an Air Quality Management Area (AQMA) or in close proximity to an AQMA.</p>
Sensitive land and Soil Quality	<p>Current use of the site:</p> <p>The site is predominantly scrubland fields with an animal rescue centre, stables located near the entrance to the site. A sewage treatment works is located immediately adjacent to the western boundary of Ham Island.</p> <p>Potential impact on best and most versatile agricultural land:</p> <p>The site does not contain the best and most versatile agricultural land.</p> <p>Opportunities for enhancement:</p> <p>Restoration of the site offers a large opportunity for restoration of this unmanaged scrubland site.</p>
Transport (including	Potential access into the site:

access)	<p>The existing site assess is on Ham Lane and traffic must cross a single track bridge which is likely too narrow for HGVs. However, the operator's proposal is that extracted material will be exported from the site by barges along the river Thames and likewise material will be imported to the site by barges. Plant equipment will also be transported to site via towed barges. This will mean that there will not be HGV movements associated with this potential extraction site.</p> <p><i>Distance from the lorry route:</i></p> <p>To access the Strategic Road Network (A308 onto A332, A335 to M4), traffic routes are along Ham Lane which is a single track road accessed via a residential estate on Church Road. Alternatively, the M25 can be accessed via the A308 and A30.</p>
Historic environment and built heritage	<p><i>Archaeological potential:</i></p> <p>The archaeological potential should be regarded as high. Archaeological evidence along the Thames does suggest that the flanking fields on the floodplain and gravel terraces are rich in archaeological remains from all periods. Therefore, advice and opinion of Historic England should be sought.</p> <p><i>Historic Parkland / Gardens:</i></p> <p>The Royal Estate, Windsor: Windsor Castle and Home Park is located less than 2km to the west of the site.</p> <p><i>Scheduled ancient monuments and other features:</i></p> <p>The southern part of the site is a Scheduled Monument (Saxon Place) as are large areas west of the site.</p> <p><i>Listed buildings:</i></p> <p>Five Grade II listed buildings are located less than 1km to the north west, and south west of the site.</p> <p><i>Conservation Areas:</i></p> <p>The site is not located within a Conservation Area, but Old Windsor Conservation Area is located less than 1km to the south west of the site.</p>
Communities, Amenity and Health	<p>The site lies within the London Heathrow aerodrome safeguarding zone. Residential properties are located within Ham Island away from the proposed site boundary however there are residential properties adjacent to the site on the opposite banks of the river Thames to the south western boundary of the site. An animal rescue centre is currently housed on site adjacent to the sewage works.</p>
Access to countryside and open space / Public Rights of Way	<p>The site is located within the open countryside.</p> <p>Busy Rights of way recreational routes (Thames and Thames Path) lie in close proximity to the site.</p>
Green Belt	Site is located within the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Ham Island is considered a challenging site as it provides a likely high level of ecological interest at the county level. It supports semi natural habitat of an increasing rarity in the wider landscape. It provides significant foraging and supporting habitat for designated sites, including internationally protected sites to the south east, as well as being a likely important site for notable bird species in its own right. There also would be strong concerns about extraction so close to the channel with respect to hydrological impacts as well as the removal of further valuable floodplain habitat.

Transport Assessment Summary

Change in traffic volumes	No HGV movements off-site are forecast with only limited movements from staff and servicing vehicles expected. Change in traffic volumes on local roads and the SRN will therefore be negligible.
Maximum distance to SRN	N/A
Requirement for mitigation	Possible mitigations associated with new wharves facilities (unknown at this stage) but none to local highway
Opportunities for sustainable modes of transport	Significant opportunity for water transportation of materials (both mineral and waste) and/or use of off-road conveyors but will require the construction of suitable wharves along the River Thames.
Overall assessment	Issues have been identified that may affect delivery of the site. It is recommended that any identified issues are resolved prior to the site being considered for allocation. Should an 'amber' site be considered for allocation, it is recommended that the site allocation policy makes specific reference to the issue identified and requires this to be resolved as part of any planning application.

Landscape Assessment Summary

Flat Thames floodplain. Residential areas on and adjoining the island, archaeological remains within the site, busy recreational routes (Thames and Thames Path) and the narrow access lane combine to make this site highly sensitive. Extraction from a reduced site area, siting of barge wharf away from residential areas and providing or reinforcing landscape buffers would lessen the impact of development.

Historic Environment Assessment Summary

The southern part of the site is a Scheduled Monuments (Saxon Place) as are large areas west of the cut. The scheduled monument within the Ham Island allocation is a constraint in so far as the monument lies within the allocated area and in so far as the proposed works will impact on the setting of the monument. It is a very significant constraint and the advice and opinion of Historic England should be sought. It does not preclude the allocation of the entire Ham Island site but is very likely to preclude the allocation of all but the northern section.

There is only one existing record for this site, a ring ditch identified from aerial photographs. No archaeological survey has taken place at this site in the past. However, the archaeological potential should be regarded as high.

Archaeological evidence along the Thames does suggest that the flanking fields on the floodplain and gravel terraces are rich in archaeological remains from all periods. Southlea Farm to the north provides an immediate example where cropmarks show ring ditches (ploughed over Bronze Age burial mounds), and enclosures (see Google earth 2017), and field walking revealed evidence of settlement from the Neolithic to the Roman period (BAJ 2010).

Given the strong curve of the river it is possible that palaeo channels exist on the site which might provide a context for palaeo environmental study as well as an archaeological study. It is highly likely that archaeological remains will be encountered that are of importance and these might prove burdensome.

The extent of the scheduled monument and its setting are a recorded constraint to allocation. Beyond that extraction in similar Thames floodplain contexts have been able to overcome constraint through archaeological mitigation and so would not suggest that it is insurmountable to the extent of precluding some residual allocation, but significant archaeological consideration are implied and extensive constraints to allocation.

Summary – Justification for Removal from Allocation

The site was recognised as a challenging site at Draft Plan stage but offered a potentially sustainable transport solution to import and export material and was identified as a potential borrow pit to support the Heathrow Airport Expansion.

Following the Draft Plan consultation, it is considered that the site is undeliverable based on the following issues:

- Objection from Historic England regarding the risk of dewatering of a national significant Scheduled Ancient Monument.
- Unconfirmed viability of wharf or conveyor bridge over the River Thames to transport material.
- Unconfirmed viability of barge routeing on River Thames to transport material.
- High level of flood risk and lack of available floodplain compensation land.
- Significant potential ecological impacts.

Bray Quarry Extension



Site Code: CEB27

Site Name: Bray Quarry Extension

Borough: Windsor and Maidenhead

Grid References: 490600 179250

Current use: Existing fields some of which are used for carrot growing.

Proposal: Extraction of approximately 600,000 tonnes of sand and gravel from the site. The material will be extracted over a three-year period (approximately 200,000 tonnes per year). There will be no processing of material on site as extracted material will be transported via conveyors off site onto an existing network of conveyors on Summerleaze owned land directly for processing at Monkey Island Lane processing plant. However, a new conveyor link of about 100m in length would be needed to join the existing conveyor to the proposed new site. The operations are proposed to commence in 2029 and would follow sequentially from any proposed operations at Water Oakley Farm (another Summerleaze site in RBWM) if that site gains planning permission in 2019. The proposal will also include a 100-metre standoff (non-working area) from the nearest residential road and soil bunds will be implemented at the edge of the worked areas within the site which will effectively screen the working areas of the site during the three-year extraction period. To avoid any surface run off onto the M4 if bunds are implemented at the eastern boundary of this site, the operator has confirmed that the site

will have a large stand-off at the boundary with the M4 (minimum 10m). This will be incorporated into any planning application.

Restoration: The site will be landscaped including water features (small lakes) with nature conservation habitats. No infilling is proposed for the site following extraction. There is also an opportunity to introduce some Public Rights of Way through a restored site to connect with other routes in the local area.

Approximate size of site: 14.7 hectares

Proposal nominated by: Agent / Operator (Summerleaze).

Additional Information: The site will benefit from existing infrastructure on the adjacent worked Summerleaze site known as Bray Triangle including conveyors and a silting pond.

Previous consideration within the plan making process: This site is a new proposal however it is adjacent to a previously worked Summerleaze site at Bray Triangle, which is why conveyors in situ on that site can be used for transporting materials to Monkey Island Lane Processing Plant directly.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: None</p> <p>National Designations: Bray Meadows SSSI is located 1km to the north-west and Bray Pennyroyal Field SSSI is located 1+km to the south-east.</p> <p>Local designations (SINC and LNR): None</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: Agricultural fields adjacent to M4 motorway. Site is located in close proximity to Bray village and previously worked quarries. Mature tree belts with Tree Preservation Orders (TPO's) exist within the site and at the boundary of the proposed site.</p> <p>Potential impact of development on the landscape: There will be a high level of local sensitivity as the site is located close to the village of Bray.</p> <p>The site has a number of visually significant tree belts crossing part of the northern side of the site which will be impacted by operations. Screening and bunding of the site will be</p>

	<p>required to protect residential amenity.</p> <p>Opportunities for enhancement: Restoration of the site could include water features (lakes), nature conservation and opening of a new public right of way.</p>
Water resources & Flooding	<p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The proposed site lies partly within Zone I Inner Protection Zone and Zone II Outer Protection Zone.</p> <p>Flood Zones: The site is located within Flood Zones 2 and 3 with a medium risk of flooding from rivers. There is no risk of flooding from reservoirs and minimal risk of flooding from surface water.</p> <p>There are no vulnerable water bodies on the site or immediately adjacent.</p>
Air Quality	The proposed site is not located within an AQMA and it is adjacent to the M4 motorway.
Sensitive land and Soil Quality	<p>Current use of the site: Agriculture (carrots) and fields.</p> <p>Potential impact on best and most versatile (BMV) agricultural land: Not BMV agricultural land.</p>
Transport (including access)	<p>Potential access into the site: There are no HGV movements associated directly with this site as sand and gravel will be transported by conveyor to the existing processing plant at Monkey Island Lane. Most of the conveyor is already in place having been used to transport material from the Summerleaze site known as Bray Triangle area to the Monkey Island Lane processing plant. The Monkey Island Lane plant site has a permanent planning permission for the importation, processing and sale of sand and gravel. It has a modern and efficient plant and all the necessary infrastructure and associated facilities to process the sand and gravel. The Monkey Island Lane plant lies less than 0.5km from the A308 road and within 2km of Junction 8/9 of the M4 motorway.</p>
Historic environment and built heritage	<p>Archaeological potential: Some archaeological potential</p> <p>Historic Parkland / Gardens: None</p>

	<p>Listed buildings: The Jesus Hospital Almshouse is the nearest listed building.</p> <p>Conservation Areas: Bray Village Conservation Area is located close to the site and contains numerous listed buildings and important but not listed buildings.</p>
Communities, Amenity and Health	A minimum buffer would be provided between the nearest residential properties and extraction areas. The site will require screening and bunds to protect residential amenity
Access to countryside and open space / Public Rights of Way	There are no public rights of way on or adjacent to the proposed site. New PRoW are proposed as part of the restoration of the site.
Green Belt	The site is located within the Green Belt. However, whilst “mineral extraction” is not “inappropriate development”, it would still be necessary to consider whether the development would preserve the openness of the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Retention of significant oak tree belt and protection of trees (Existing TPO's on site). Potential impacts to roosting and foraging bats and known local population of Great Crested Newt (terrestrial and breeding habitats at risk). Possible offsite foraging and breeding of the qualifying bird species of nearby SPA/Ramsar. Impacts on Bray Meadows SSSI and Bray Pennyroyal Field SSSI. Adjacent LWS (Greenway Corridor) sensitive to dust and material deposition. Site within Bray to Windsor Pits and Meadows Biodiversity Opportunity Area.

Transport Assessment Summary

Change in traffic volumes	No HGV access will be required and routing via the SRN would be unnecessary given that processing would take place by conveyor at Monkey Island. No change in traffic volumes will therefore result from these proposals.
Maximum distance to SRN	N/A.
Requirement for mitigation	Extension of the conveyor will be required and access to the site could be from existing field gate off Monkey Island Lane. No highway improvements will be necessary.
Opportunities for sustainable modes of transport	Significant given use of the conveyor for transporting materials off-road
Overall assessment	Site considered potentially suitable

Landscape Assessment Summary

The site is close to the edge of Bray village and conservation area, which has large numbers of listed buildings, and so there will be a high level of local sensitivity. The site has a number of visually significant tree belts with Tree Preservation Orders (TPO's) crossing part of the northern side of the site, which should be retained. Mitigation should include permanent advanced planting along the northern boundary of the site to protect Bray village, Jesus Hospital and Old Mill Lane to screen the works. Noise and screen bunds should be provided during the works to create year-round visual barriers.

Historic Environment Assessment Summary

There are no archaeological sites currently recorded at this location. However archaeological excavation ahead of extraction at Bray Triangle to the south and Weir Bank to the east demonstrate that the landscape has a high archaeological potential, that is the high potential that the allocation will include archaeological sites which are as yet unrecorded. This is in common with much of the Thames floodplain. The adjacent excavations encountered archaeological occupation and settlement of Neolithic, Bronze Age, Iron Age and Roman date. There is currently nothing to suggest an overriding archaeological constraint may exist to prevent allocation, but it is very likely that archaeological issues will arise during extraction and potentially archaeological survey (evaluation) is merited ahead of the determination of any planning application to ensure that an informed decision is made.

The visual intrusion into the Bray Village Conservation Area and to the setting of Jesus Hospital has been assessed concluding that mitigation should include partial bunding and permanent advanced planting along the northern west, south west and north eastern boundaries of the site to provide screening to the historic village, the listed building and Old Mill Lane. Jesus Hospital is largely one and a half storeys, with a taller central gatehouse and as such will only have limited long distance views towards the site. The frontage of Hospital has a roadside setting and the majority of the gravel extraction site will be screened from it by the mature landscaping and the buildings that form Hanover Mead, which comprise a group of modern predominantly two storey buildings and a hall. There may be some very limited views toward the site from the south of the hospital, from the warden's house and car park, as the roadside vegetation on the opposite side of the road is sparse adjacent to these areas.

Partial bunding and new tree planting, using semi mature trees, around the perimeter of the site, in a composition that reflects the existing landscape form and context, and retained tree belts elsewhere on site, will act to visually separate the allocation site from the village and from the important listed building of Jesus Hospital. These features will be designed to form part of the long term landscaped setting of the site and adjacent heritage assets once gravel working has ceased. It is not possible to more deeply improve the setting of the hospital for two reasons.

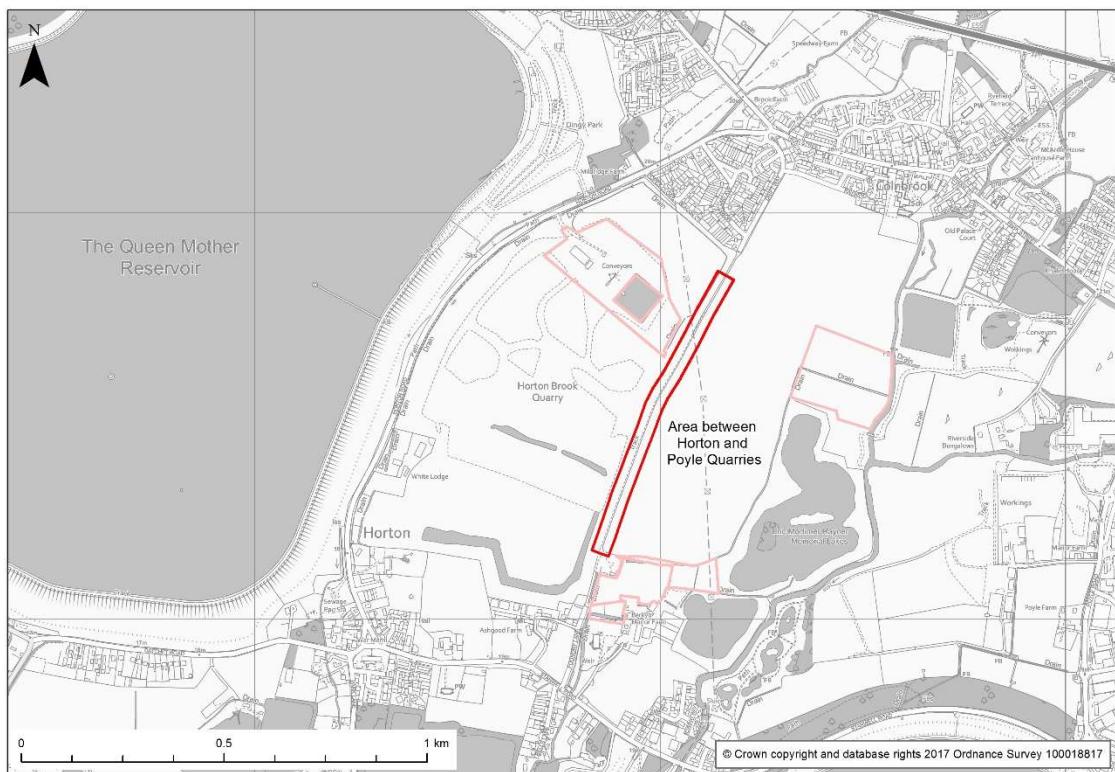
Firstly, the intervening buildings, hedge and road which would remain the most immediate setting leaving little if any visual access to the allocation land beyond (i.e. the impacts on the historic setting by other development already cannot be reversed by this allocation).

Secondly, it is also not possible for future restoration to reinstate for the benefit of such glimpses as might be afforded were a screen not in place, the contemporary historic setting to the Hospital at a distance beyond the immediate and severely compromised setting. Historically the Hospital looked out over Bray Meads, an extensive area of open meadow down to the river. This open landscape existed until the early part of the 20th century, but at some time between 1910 and 1931 the landscape was significantly subdivided. The boundaries of many of those subdivisions exist now as mature tree belts which are required to be retained by Tree Preservation Orders. These tree belts close down those contemporary open view across the Mead into much smaller densely closely defined small spaces. The contemporary open setting of the Hospital in past centuries has ceased to exist and has been replaced by thickly bounded landscape subdivision. Such a thickly bounded boundary as recommended on the northern edge will act to protect the village and listed buildings from the allocation site, but unfortunately without the possibility of removing existing intrusions or reinstating a wider open landscape of 'meads'.

Summary – Justification for not allocating

Following the additional (site specific) consultation on the proposal in 2019, a number of concerns were raised including from Highways England, Historic England and the Environment Agency (and South East Water). Following discussions with Highways England it was concluded that sufficient wording could be provided as part of the Development Consideration to address the concerns which related to the proximity of the extraction to the M4 motorway. However, following a meeting with the Environment Agency, the concern over the impact on public water supplies could not be addressed by Development Considerations. A request was made for further information from the site promoter, but this did not satisfactorily address the concerns. As such, the objection remained from Environment Agency and the site has not been allocated in the Plan. Work was also undertaken to address concerns raised by Historic England who also objected to the proposal.

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 150,000 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 07/00590/FULL and appeal ref. T0355/A/08/2065394) operated by Jayflex Aggregates Limited and the permitted Poyle

Quarry (planning reference 17/03426/FULL) 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	<p>European designations: The site lies 750m South East of the London Waterbodies RAMSAR and SPA.</p> <p>National Designations: (Overlying 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.</p> <p>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.</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: Thames Valley</p> <p>Potential impact of development on the landscape: The public footpath would be temporarily diverted to one side of the extraction area and reinstated.</p> <p>Opportunities for enhancement: It will be essential that adequate space for strong new landscape structure is included in any restoration proposal.</p>
Water resources & Flooding	<p>The site is adjacent to the Colne Brook river corridor.</p> <p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site is not located within a Source</p>

	<p>Protection Zone (SPZ). The closest SPZ is located less than 1km away to the west of the site.</p> <p>The site lies in a Major Aquifer Intermediate Vulnerability Zone.</p> <p>There are no vulnerable water bodies within or adjacent to the site.</p> <p>Flood Zones: The site lies within Flood Zone 1.</p>
Air Quality	<p>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.</p>
Sensitive land and Soil Quality	<p>Current use of the site: The site is located on 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).</p> <p>Potential impact on best and most versatile (BMV) agricultural land: Adjacent sites contain Agricultural Land Classification grade 3b, 3a, and 2.</p>
Transport (including access)	<p>Potential access into the site: All sand and gravel would either be transported by dump truck to the 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.</p> <p>Both processing plants have suitable access onto the public highway network.</p>
Historic environment and built heritage	<p>Archaeological potential:</p> <p>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.</p> <p>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</p>

	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. This may provide opportunities for improved access and align with the objectives of the Colne Valley Regional Park and help deliver the aspirations of Green Infrastructure Strategies.
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 shoveler. 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 SSSI/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	Site considered potentially suitable

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 bridleway 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 bridleway will need to be diverted and the diversion route needs to be carefully routed to a more attractive alignment.

Historic Environment Assessment Summary

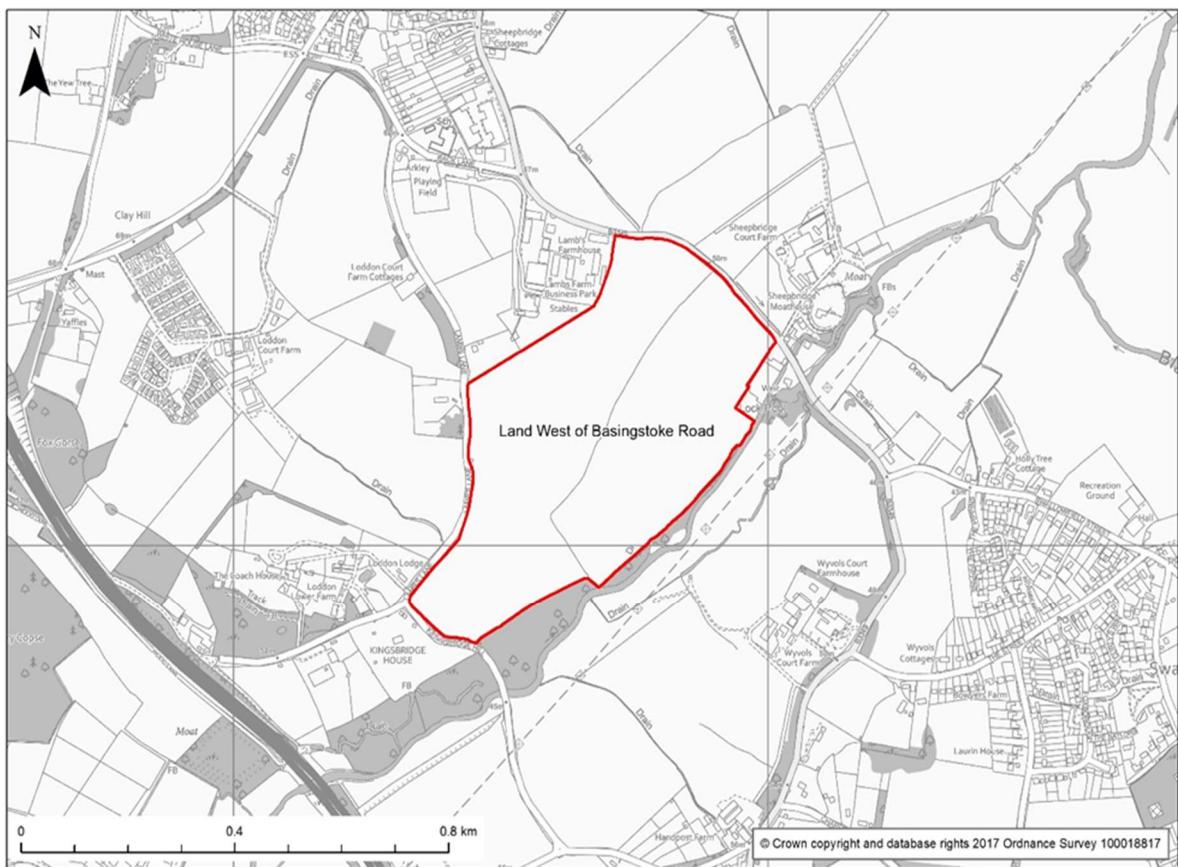
CEB 30 lies between the Horton and Poyle Quarries which have been subject to extensive archaeological survey, as well as archaeological excavation ahead of extraction and this gives us a sound insight into the archaeology of the landscape. This indicates that the landscape has a high archaeological potential, that is the potential to encounter 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.

Summary – Justification for Allocation

The site has been proposed as an allocation in the Joint Minerals & Waste Plan as it is considered that it has good connectivity to the strategic road network; is adjacent to permitted sand and gravel extraction sites; and in an area that was previously allocated as part of Preferred Area 12 (North of Horton) in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001 and Preferred Area 25 within the Waste Local Plan for Berkshire (1998); and there are no overriding environmental constraints to the allocation of this site.

Wokingham

Land West of Basingstoke Road, Spencers Wood



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: Initial estimates are of 200,000 – 250,000 tonnes of sand and gravel. Further information was requested from the site promoter, but it is still pending.

Previous consideration within the plan making process: This site is a new proposal for sand and gravel extraction. The site has previously been promoted 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	<p>European designations: No European designations are within 2km of the site.</p> <p>National Designations: The site is located outside of the 400m zone of the Thames Basin Heaths Special Protection Area (SPA).</p> <p>Stanford End Mill and River Loddon Site of Special Scientific Interest (SSSI) is located adjacent to the southern boundary of the site.</p> <p>Local designations (SINC and LNR): Swallowfield Meadow LNR is 830m south east</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: The site is located within the Spencers Wood Settled and Farmed Clay Character Area</p> <p>The site is located between the settlements of Spencers Wood to the north and Swallowfield to the south.</p> <p>The site is also located within the proposed River Loddon Valued Landscape, as set out in the Draft Wokingham Local Plan.</p> <p>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.</p> <p>Opportunities for enhancement: Extraction should be phased with advanced planted. Hedgerows and tree lines should be restored and enhanced.</p>
Water resources & Flooding	<p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site is not located within a Source Protection Zone.</p>

	<p>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.</p>
Air Quality	The site is not located within an Air Quality Management Area (AQMA)
Sensitive land and Soil Quality	<p>Current use of the site: Existing Arable field</p> <p>Potential impact on best and most versatile (BMV) agricultural land: The site is Grade 3 agricultural land.</p>
Transport (including access)	<p>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.</p>
Historic environment and built heritage	<p>Archaeological potential: The site is located on the northern flank of the river Loddon and is situated within an Area of High Archaeological Potential.</p> <p>Historic Parkland / Gardens: Swallowfield Park is located further east of the site.</p> <p>Listed buildings: Three listed buildings are located opposite the site to the east, as well as a Scheduled Monument (Sheepbridge Court Farm)</p> <p>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.</p>
Communities, Amenity and Health	<p>The site lies within the Farnborough Airport Aerodrome Safeguarding Area.</p> <p>The site is also almost entirely contained within the revised Detailed Emergency Planning Zone (DEPZ) around Atomic Weapons Establishment (AWE) Burghfield.</p> <p>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.</p>

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 SPA). 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 full impact of the proposal.

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

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	Insufficient information was provided to determine the yield of the site. As such, it was not possible to undertake a transport assessment of the site which could analyse the anticipated tonnage and likely vehicle movements associated with the site.

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. The site is also located within the proposed River Loddon Valued Landscape, as set out in the Draft Wokingham Local Plan.

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.

The WW2 pillbox recorded on the west edge should be retained, 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.

Summary – Justification for not allocating

Following the focussed consultation in 2020, a number of concerns were raised which, in combination, would impact the deliverability of the site including impacts of the adjacent SSSI, the rights of way, the listed buildings and anti-tank ditch. In addition, insufficient information was provided to determine the yield of the site. As such, it was not possible to undertake an accurate transport assessment of the site. The information from the British Geological Survey, and from the trial pit information received, suggests that there is limited resource available. Therefore, in the absence of information, the proposal is not considered viable or deliverable.

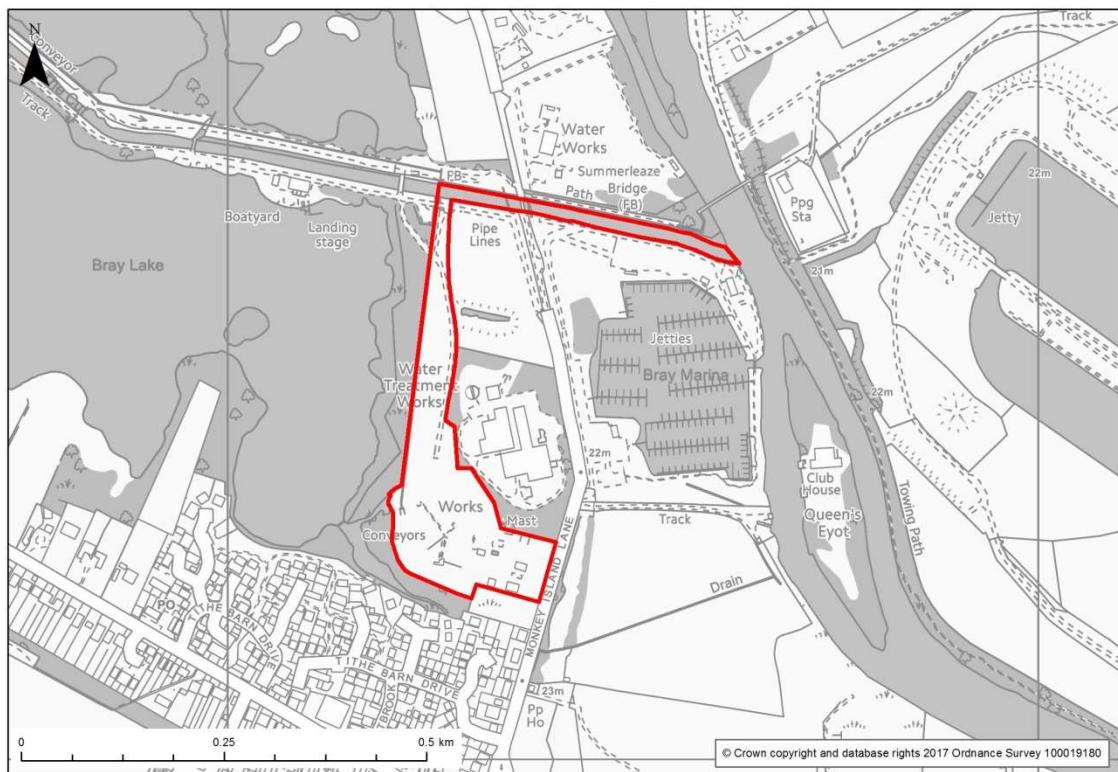
Rail Depot Proposals

- 4.9 There is demand for other types of aggregates which cannot be found within the Plan area. As a result, the Central & Eastern Berkshire Authorities have to source these aggregates from outside of the Plan area through importation. Some aggregates, such as crushed rock, are imported into the area largely by rail meaning that rail depots have an important role in supplying Central and Eastern Berkshire with the other aggregates that it needs.
- 4.10 There is no available railway land or new rail depots within the Plan area that have been proposed for use as an aggregate rail depot during the plan making process.

Barge Wharf Proposals

- 4.11 In some locations where mineral extraction sites are located close to a river or waterway the barging of material in and out of the site can be effectively managed as an alternative to HGV movements to and from a site. This is considered to be a sustainable alternative to road transport as it will mean that HGV movements associated with an extraction site are replaced by commercial barge movements.
- 4.12 Ham Island (Windsor & Maidenhead) is an example of a potential extraction site where material will be removed and inert material for infill brought to a site by barge movements replacing HGVs on the road network. A barge wharf will be integrated into any future development of that site and be a key development criterion. This will ensure extracted material is removed from the site for processing by barges along the river Thames and infill material is brought to the site on barges replacing HGV movements via the road network.
- 4.13 The only barge wharf unloading facility is proposed within the Royal Borough of Windsor & Maidenhead on Monkey Island Lane which will be located close to the existing Monkey Island Lane processing plant.

Windsor and Maidenhead Monkey Island Lane Wharf, Bray



Site Code: CEB26

Site Name: Monkey Island Lane Wharf, Bray

Borough: Windsor and Maidenhead

Grid References:

Current Use: The Cut has a right of navigation that connects to the river Thames. There is no current use of the channel or the banks at this location.

Proposal: The operator Summerleaze propose to transport sand and gravel from a site outside the plan area via barges along the river Thames, through a navigable waterway known as the 'Cut' to a proposed new barge unloading facility, where the sand and gravel can be unloaded and put on a conveyor for processing at the existing Monkey Island Lane processing plant.

Approximate size of site: Not identified at this stage.

Proposal nominated by: Agent / Operators (Summerleaze)

Additional Information: The river journey taken by barges would be approximately 2km.

Barges would join the river Thames opposite Headpile Eyot travelling south through Bray lock, past the Monkey Island and would then leave the river to travel west along the Cut which is a navigable waterway. An unloading facility would be constructed on the side of the Cut to allow barges to be unloaded and sand and gravel placed into a stockpile. From the stockpile sand and gravel would be delivered approximately 350metres by conveyor to the Monkey Island plant. A conveyor was previously used in the same location.

The Environment Agency is the navigation authority for the river Thames, a public river regulated by statute. Therefore, the operator will need to secure a Section 60 Accommodation Licence, which applies to mooring piles, slipways, landing stages and other private structural encroachments in the public river.

Previous consideration within the plan making process: None

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: Windsor Forest & Great Park SAC is located 2.65km to the south of the site.</p> <p>National designations: Bray Pennyroyal Field SSSI is located on the eastern boundary of the site.</p> <p>Bray Meadows SSSI is located 1.71km to the north west of the site.</p> <p>Windsor Forest and Great Park SSSI (overlying internationally designated site) is located 2.62km to the south of the site.</p> <p>Local designations (SINC and LNR): Greenway Corridor Local Wildlife Site is located within the site.</p> <p>Braywick Park (Local Nature Reserve) is located to the north west of the site over 2km away.</p> <p>Bray Pit Reserve Local Wildlife Site is located 0.68km to the west of the site.</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: The site is located within a Civic Amenities Character Area. The Cut is a navigable waterway that connects to the river Thames. The banks of the Cut and adjacent land form part of the Greenway Corridor Local Wildlife Site. The Cut is currently vegetated.</p> <p>Potential impact of development on the landscape: Close to a recreational marina on the river Thames and recreational lakes. The Cut is vegetated, and an area will need to be cleared to create a barge wharf unloading area. There may be channel vegetation that requires removal.</p> <p>Opportunities for enhancement: Some of the banks of the Cut will need to be cleared to allow a barge wharf unloading facility to be sited here which could result in</p>

	some enhancement of the Cut waterway. Mitigation planting should ensure future screening of the facility.
Water resources & Flooding	<p>The Cut has a right of navigation that connects to the river Thames.</p> <p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site is located within Groundwater Source Protection Zone (1).</p> <p>Flood Zones: The site is located within Flood Zones 2 and 3.</p>
Air Quality	This site is not located within an Air Quality Management Area (AQMA) but Bray/ M4 AQMA is located within 2km to the west of the site.
Sensitive land and Soil Quality	<p>Current use of the site: The site is currently an un-used parcel of land adjacent to the navigable Cut waterway.</p>
Transport (including access)	<p>Potential access into the site: The river journey taken by barges would be approximately 2km. Barges would join the river Thames opposite Headpile Eyot travelling south through Bray lock, past the Monkey Island and would then leave the river to travel west along the Cut which is a navigable waterway. An unloading facility would be constructed on the side of the Cut to allow barges to be unloaded and sand and gravel placed into a stockpile</p>
Historic environment and built heritage	<p>Archaeological potential: In light of the general description of the proposal and available Historic Environment Records (HER) data, in principle there are no substantial archaeological issues that would impact the allocation of this site proposal.</p> <p>Historic Parkland / Gardens: The site is not located within or near a Historic Parkland or Garden.</p> <p>Scheduled ancient monuments and other features: A Mesolithic site, Moor Farm, Holyport, Bray Wick is located over 2km to the north west of the site.</p> <p>Listed buildings: The closest Grade II listed buildings are located to the north of the site within 1km.</p> <p>Conservation Areas: The site is not located within a Conservation Area. Bray Village the closest Conservation Area lies over 1km to the north west of the site.</p>
Communities, Amenity and Health	The site is located within an Airfield Safeguarding Area.
Access to countryside and open space / Public Rights of Way	A Right of Way runs along the eastern boundary of the site.
Green Belt	The site is located within Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Monkey Island Lane Barge Wharf Unloading Facility would result in some impacts to the greenway Local Wildlife Site, as vegetation clearance would be required for construction of a wharf, and for navigational purposes. However, provided that this was carried out sensitively and loss of habitat suitably compensated it is unlikely to not meet the Nature Conservation policies of the plan. The habitats within the northern segment of the processing site do provide some semi-natural habitat. As much as possible this will need to be retained and protected as this is a scarce resource within the wider landscape.

Transport Assessment Summary

Change in traffic volumes	An overall reduction in HGV movements is forecast (imports to be replaced by barge movements) and as a worst-case scenario, change in traffic volumes on local roads and the SRN will therefore be negligible.
Maximum distance to SRN	N/A
Requirement for mitigation?	To support movements by barge, works would be required to clear the current waterway through an area known as the Cut.
Opportunities for sustainable modes of transport	Significant opportunity for water transportation of materials to the existing adjacent processing plant.
Overall assessment	Issues have been identified that may affect delivery of the site. It is recommended that any identified issues are resolved prior to the site being considered for allocation. Should an 'amber' site be considered for allocation, it is recommended that the site allocation policy makes specific reference to the issue identified and requires this to be resolved as part of any planning application.

Landscape Assessment Summary

Flat Thames floodplain. Facility to serve existing operational processing site. Conveyor link to unloading point on the Cut, a channel linking to the Thames. The Cut is currently densely vegetated, and an area will have to be cleared to create the unloading area. There may be channel vegetation requiring removal. Likely ecological impacts. Mitigation planting should ensure screening of the facility.

Historic Environment Assessment Summary

In light of the general description of the proposal and available Historic Environment Record (HER) data, in principle there are no substantial archaeological issues that would impact the allocation of this site proposal. However archaeological issues would remain a material consideration and that the detail of any proposal, particularly in relation to the bank works and storage areas within this location will need to be considered in detail as part of any planning application. It is not anticipated that archaeological considerations likely to be an overriding issue for this site

Summary – Justification for Allocation

The site has been allocated in the Joint Minerals & Waste Local Plan as it will support a potentially sustainable solution for transporting materials for processing via barges, thus removing HGV movements from the road network; the site is located adjacent to the existing processing plant and previously worked areas of minerals; and although the site will require some vegetation removal for operational purposes, it is considered that this can be mitigated with additional planting and there are no overriding environmental constraints to the potential allocation of the site.

Table 5: Allocation summary

Site	Authority	Reserve / Proposal	Allocation	Justification
Bridge Farm, Shinfield	Wokingham	3.6 million tonnes of sand and gravel	No.	Planning application 170433 – Refused August 2019. Site withdrawn. Removed from consideration.
Poyle Quarry, Horton	Windsor & Maidenhead	0.8 million tonnes of sharp sand and gravel extraction	No.	Planning application 17/03426/FUL -Permitted January 2019. Removed from consideration
Poyle Quarry Extensions, Horton	Windsor & Maidenhead	0.25 million tonnes of sharp sand and gravel extraction	Yes.	No overriding issues.
Water Oakley Farm, Holyport	Windsor & Maidenhead	1.9 million tonnes of sand and gravel	No.	Planning application 18/03167/MINW Permitted December 2019 – subject to legal agreements. Removed from consideration
Ham Island, Old Windsor	Windsor & Maidenhead	1.5 million tonnes of sand and gravel	No.	Objection from Historic England and significant deliverability/viability issues.
Monkey Island Lane Wharf, Bray	Windsor & Maidenhead	1.4 million tonnes from Barge Farm Site (each barge would transport 150 tonnes of mineral)	Yes.	No overriding issues.
Bray Quarry Extension	Windsor & Maidenhead	0.6 million tonnes of sand and gravel	No.	Objections from Environment Agency and Historic England.
Land west of Basingstoke Road, Swallowfield	Wokingham	Initial estimates are of 200,000 – 250,000 tonnes of sand and gravel	No.	Insufficient information to support proposal and deliverability/viability issues.
Area between Horton Brook and Poyle Quarry, Horton	Windsor & Maidenhead	150,000 tonnes of sand and gravel	Yes.	No overriding issues.

Glossary and Abbreviations

The list below shows the specialist terms that are used in this study:

Air Quality Management Area (AQMA): A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

Airport Safety Exclusion Zone: An area identified where mineral and waste development may be impacted by its location. Landfill and mineral operations, including site working and restoration options in these areas can be affected due to the need to keep birds away from aircraft flight paths.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

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.

Best and Most Versatile (BMV) agricultural land: The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and developers and the public if development is proposed on agricultural land or other greenfield sites that could grow crops. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations.

Biodiversity Action Plan (BAP): The Biodiversity Action Plan reviews the status of wildlife in an area and sets out a framework for action in two parts: Strategic plan - sets out the objectives of the Partnership, describes an area's biodiversity, and identifies habitats and species of priority concern. It also presents a strategy for information, data and raising awareness of biodiversity; contains individual action

plans for priority habitats and species and topics that have a considerable influence on the conservation of biodiversity.

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 based on existing 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.

Conservation Areas: Designated areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Environmentally Sensitive Area (ESA): The Environmentally Sensitive Areas Scheme was introduced in 1987 to offer incentives to encourage farmers to adopt agricultural practices which would safeguard and enhance parts of the country of particularly high landscape, wildlife or historic value. The scheme has now closed to new applicants and has been superseded by the Environmental Stewardship scheme.

Extension: The use of additional land to extract additional resources through a site which is already operational.

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 such as Local Plans, 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 attribute of Green Belts is their openness.

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).

Heavy Good Vehicles (HGV): A vehicle that is over 3,500kg unladen weight and used for carrying goods.

Inert Landfill: One of the three classifications of landfills made by the Landfill Directive, taking inert waste.

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

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

Local Nature Reserve: A statutory designation made (by principal local authorities) under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places of local, but not necessarily national, wildlife or geological importance and also often have good public access and facilities. Local Nature Reserves are almost always owned by local authorities, who often pass the management of the Local Nature Reserves onto County Wildlife trusts.

Local Wildlife Sites: Local Wildlife Sites are areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically-determined criteria and surveys.

Minerals and Waste Planning Authorities: The local planning authorities (County and Unitary Councils) responsible for minerals and waste planning.

Ministry of Defence (MoD): The Government department responsible for implementation of the government defence policy and the headquarters of UK armed forces.

National Nature Reserves (NNR): A nationally important biological or geological site declared by Natural England and managed through ownership, leasehold or a nature reserve agreement.

National Register of Parks and Gardens: The Historic England register of historic parks and gardens of national importance.

Natura 2000 Sites: Designated land including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) and Ramsar sites.

Non Hazardous Landfill: One of the three classifications of landfills made by the Landfill Directive, taking non-hazardous waste.

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.

Regionally Important Geological and Geomorphological Sites (RIGS): Regionally Important Geological and Geomorphological Sites (RIGS), designated by locally developed criteria, are currently the most important sites for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest (SSSI).

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

Scheduled Ancient Monuments (SAM): 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.

Sites 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.

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

Special Areas 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 (79/409/EC).

Strategic Environmental Assessment (SEA): A system of incorporating environmental considerations into policies, plans, programmes and part of European Union Policy. It is sometimes referred to as strategic environmental impact

assessment. Strategic Environmental Assessment (SEA) 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.

Appendices

Appendix 1: Call for Sites Letters



www.rbwm.gov.uk



Address: Hampshire Services c/o Strategic Planning, Hampshire County Council, First Floor, Ell Court West, The Castle, Winchester, SO23 8UD
Email: jceb@hants.gov.uk
Tel: 01962 845785

Dear Sir/Madam.

Central & Eastern Berkshire Authorities - Joint Minerals and Waste Plan: Call for Sites

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & 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.

The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will set out a new Vision along with replacing the policies currently in place. It will also provide details of strategic sites that we propose will deliver the Vision. It will include consideration of the current levels of provision for minerals and waste facilities in the Plan area. It will also establish the future levels of provision required to meet national and regional policy targets and objectives.

On behalf of the Central & Eastern Berkshire Authorities, Hampshire County Council are asking mineral and waste site operators and land owners to put forward site proposals for consideration for minerals and waste uses, including any aspirations for existing sites to either extend or widen the range of operations or facilities.

The sites assessment process will help to identify whether there are suitable sites within Central & Eastern Berkshire to meet demands. To make this assessment we need you to provide essential information about the site, including what the proposal is for, its location, ownership as well as more detailed information.

We would therefore like to invite landowners, agents or potential developers, to put forward minerals and waste sites for consideration.

The sites that we are requiring details for mineral supply include;

- Soft sand or sharp sand and gravel;
- Mineral railheads;
- Aggregate recycling and secondary aggregate processing facilities.

Waste proposals may include the following types of site;

- Waste to energy facilities;
- Composting facilities;
- Recycling facilities;
- Waste transfer sites;
- Inert landfill (associated with quarry restoration).

Any interested party should complete a Site Proposals – Criteria Checklist (available online at <http://www.wokingham.gov.uk/planning/planning-policy/minerals-and-waste/> on **Monday 13th March 2017**), along with a map clearly identifying the boundary. All sites and the relevant information should be emailed to iceb@hants.gov.uk. The consultation begins on **Monday 13th March 2017** and all sites should be submitted by 5.00pm on **Friday 5th May 2017**. (*Please note that if you are putting forward more than one site, you will need to fill out a separate form for each*).

Information on how the site will be assessed and when the outcome of the assessment will be made available is set out on the website.

Yours sincerely,

Hampshire Services





Address: Hampshire Services c/o Strategic Planning, Hampshire County Council, First Floor, Ell Court West, The Castle, Winchester, SO23 8UD
Email: jceb@hants.gov.uk
Tel: 01962 845785

16th October 2017

Dear Sir,

**Central & Eastern Berkshire Authorities - Joint Minerals and Waste Plan:
Additional Call for Sites**

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & 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.

The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will set out a new Vision along with replacing the policies currently in place. It will also provide details of strategic sites that we propose will deliver the Vision. It will include consideration of the current levels of provision for minerals and waste facilities in the Plan area. It will also establish the future levels of provision required to meet national and regional policy targets and objectives.

The Central & Eastern Berkshire Authorities are asking mineral and waste site operators and land owners to put forward site proposals for consideration for minerals and waste uses, including any aspirations for existing sites to either extend or widen the range of operations or facilities. This process was undertaken in the spring of 2017, with a 'Call for Sites' consultation to invite nominations for land to be considered for future minerals and waste operations in the area going forward over the next 15-20 years.

The sites assessment process will help to identify whether there are suitable sites within Central & Eastern Berkshire to meet demands. Whilst a number of sites were nominated as a result of the previous 'call for sites' consultation, it is clear that additional land for sites will be required to meet the anticipated need arising from the evidence base assessments.

The Central & Eastern Berkshire Authorities are therefore engaging in a further round of consultation to seek nominations for additional land that wasn't submitted previously to aid in the production of the Minerals and Waste Plan. We would like to invite landowners, agents or potential developers, to put forward additional land for consideration.

We are looking for sites for the following minerals and waste uses;

- Soft sand or sharp sand and gravel;
- Mineral railheads;
- Aggregate recycling and secondary aggregate processing facilities.
- Waste to energy facilities;
- Composting/recycling facilities;
- Waste transfer sites;
- Inert landfill (associated with quarry restoration).

This request is for sites that were not nominated through the first Call for Sites consultation in the spring and do not constitute existing working sites/facilities. There is therefore no need to resubmit any potential sites that have already been nominated. All proposed sites will then be progressed through the site assessment process to identify whether they are suitable sites that meet the specified requirements within Central & Eastern Berkshire to meet demands.

In order to help us assess the sites, we require some essential background information about the site, including what the proposal is for, its location (including a map), and ownership information (including contact information if different). Additional information will then be sought through follow up communication.

We would therefore like to invite you in your role of one of landowner, agent or potential developer, to put forward site(s) for consideration for future minerals and waste uses. Any interested party should respond by 5.00pm on Friday 24th November 2017.

Please note that all nominations should be sent to Hampshire Services via email: jceb@hants.gov.uk or using the postal address given at the top of this letter.

Information on how the site will be assessed is set out in the Issues and Options sites methodology document: <http://documents.hants.gov.uk/planning-strategic/JCEBSiteAssessmentMethodologyFinalVersionJune2017.pdf>

Hampshire
Services





Address: Hampshire Services c/o Strategic Planning, Hampshire County Council, First Floor, Ell Court West, The Castle, Winchester, SO23 8UD
Email: jceb@hants.gov.uk
Tel: 01962 845785

2018 Call for Sites e-mail notification

23 November 2018

Dear Sir/Madam,

Central and Eastern Berkshire - Joint Minerals & Waste Plan: Further Call for Sites (2018)

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & 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 up to 2036.

A Draft Joint Minerals & Waste Plan was subject to consultation during the Summer 2018. The Draft Plan set the Vision and outlined the future level of minerals and waste provision required to deliver the Vision and meet national policy targets and objectives. Proposed site allocations were also included in the Draft Plan. A summary of the consultation responses received will be available in due course.

The Draft Plan and supporting documents can be viewed online:
<https://www.hants.gov.uk/berksconsult>.

Work is now underway to prepare the Proposed Submission Draft version of the Joint Minerals & Waste Plan. To support this work, the Central & Eastern Berkshire Authorities would like to invite further nominations for minerals and waste site proposals. Additional sites are required as the Draft Plan recognises a shortfall in capacity particularly towards the end of the Plan period (2030+).

In order that the sites can be assessed we need you to provide essential information about the site, including what the proposal is for, its location, ownership as well as more detailed information.

Please note that existing proposed allocations do not need to be resubmitted unless there is new additional information which can be provided.

We would therefore like to invite landowners, agents or potential developers, to put forward minerals and waste sites for consideration.

The sites that we are requiring details for mineral supply include;

- Soft sand or sharp sand and gravel;
- Mineral railheads;
- Aggregate recycling and secondary aggregate processing facilities.

Waste proposals may include the following types of site;

- Waste to energy facilities;
- Composting facilities;
- Recycling facilities;
- Waste transfer sites;
- Inert landfill (associated with quarry restoration).

Any interested party should complete a Site Proposals – Criteria Checklist (available online at the below link), along with a map clearly identifying the boundary by 5.00pm on **Friday 11th January 2019**. (*Please note that if you are putting forward more than one site, you will need to fill out a separate form for each*).

Please note that all nominations should be sent to Hampshire Services via email: jceb@hants.gov.uk or using the postal address given at the top of this letter.

Information on how the site will be assessed and when the outcome of the assessment will be made available is set out in Frequently Asked Questions (FAQs) on the Reading Borough Council website:

<http://www.reading.gov.uk/mineralsandwaste>

Yours faithfully,

Hampshire Services





Bracknell
Forest
Council



Reading
Borough Council
Working better with you

www.rbwm.gov.uk



Royal Borough
of Windsor &
Maidenhead



WOKINGHAM
BOROUGH COUNCIL

Address:

Hampshire Services c/o Strategic Planning,
Hampshire County Council, First Floor, Ell
Court West, The Castle, Winchester, SO23
8UD

Email:

jceb@hants.gov.uk

Tel:

01962 845785

9 October 2019

Dear Sir / Madam,

Central & Eastern Berkshire Authorities - Joint Minerals and Waste Plan: Additional Call for Sites (autumn 2019)

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & 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.

The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will set out a new Vision along with replacing the policies currently in place. It will also provide details of strategic sites that we propose will deliver the Vision. It will include consideration of the current levels of provision for minerals and waste facilities in the Plan area. It will also establish the future levels of provision required to meet national and regional policy targets and objectives.

The Central & Eastern Berkshire Authorities are asking landowners, agents or potential developers to put forward site proposals for consideration for minerals and waste uses, including any aspirations for existing sites to either extend or widen the range of operations or facilities. This process has been undertaken three times during earlier stages of the Plan making process; once in the spring of 2017, once in the autumn of 2017 and once during the winter of 2018/19. All 'Call for Sites' exercises invited nominations for land to be considered for future minerals and waste operations in the area going forward over the next 15 to 20 years.

The sites assessment process will help to identify whether there are suitable sites within Central & Eastern Berkshire to meet demands. Whilst several sites were nominated during the first (spring 2017) 'Call for Sites' exercise, it was clear there was still a need for additional land to meet the anticipated need arising from the evidence base assessments. The second and third 'Call for Sites' exercises of autumn 2017 and winter 2018/19 (respectively) were not as successful as the first round and did not provide an adequate return of suitable sites.

Therefore, the Central & Eastern Berkshire Authorities are engaging in a further round of consultation to seek nominations for additional land that has not been submitted previously to aid in the production of the Minerals and Waste Plan. We would like to invite landowners, agents or potential developers, to put forward additional land for consideration.

We are looking for sites for the following minerals and waste uses;

- Soft sand or sharp sand and gravel;
- Mineral railheads;
- Aggregate recycling and secondary aggregate processing facilities;
- Waste to energy facilities;
- Composting/recycling facilities;
- Waste transfer sites;
- Inert landfill (associated with quarry restoration).

This request is for sites that were not nominated through the earlier 'Call for Sites' exercises of spring & autumn 2017 and winter 2018/19. There is therefore no need to resubmit any potential sites that have already been nominated.

All proposed sites will then be progressed through the site assessment process to identify whether they are suitable sites that meet the specified requirements within Central & Eastern Berkshire to meet demands.

To help us assess the sites, we require some essential background information about the site, including what the proposal is for, its location (including a map), and ownership information (including contact information if different from that of the individual submitting a proposed site). Additional information will then be sought through follow up communication. We would therefore like to invite you in your role of one of landowner, agent or potential developer, to put forward site(s) for consideration for future minerals and waste uses. Any interested party should respond by 5.00pm on Friday, 22 November 2019.

Please note that all nominations should be sent to Hampshire Services via email: iceb@hants.gov.uk or using the postal address given at the top of this letter.

Yours faithfully,

Hampshire Services

Appendix 2: Bracknell Forest Borough Council Long List of Sites - Minerals (Assessment methodology Stage 3 / Stage 4)

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal Suitability, Availability, Achievability and Deliverability
Crowthorne Business Park Old Wokingham Road, Crowthorne, RG456AT	Sites Allocation Local Plan - July 2013	N/A	Potential for mineral extraction	N/A	<i>Overlies mineral resource</i>	1000 homes granted outline consent. Planning Application: 13/00575/OUT Site is not available. Removed from consideration
Land west of Alford Close	Site Allocations Local Plan - July 2013	N/A	Potential for mineral extraction	7.75ha	<i>Overlies mineral resource. Classed as a greenfield site. Contains a number of trees along the boundaries of the site, and along drainage ditches within the site, many of which are subject to a Tree Preservation Order (TPO). Located in a predominantly residential area. Site is in single ownership. Southernmost part of the site is within land liable to flooding. Sewer crosses the north-eastern part of the site, and a twin pumping main which crosses the middle of the site.</i>	Planning application for housing. Planning Application: 16/00372/FUL Land is not available: Removed from consideration

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Land at Amen Corner (North)	Site Allocations Local Plan - July 2013	N/A	Potential for mineral extraction	N/A	<i>Overlies mineral resource.</i>	Housing development being built on this land. Planning Applications: 12/00993/OUT & 14/00315/OUT Site is not available: Removed from consideration.
Cluster 4 Land south of Bracknell Road, north of Forest Road, and west of Cricketers Lane, Hayley Green	SHELAA (November 2016)	N/A	Potential for mineral extraction	18.75ha	<i>Overlies mineral resource. Located outside of a defined settlement. Contains trees, including protected. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Contains an area of mineral deposits. Contains area of landfill/landfill buffer. Setting of adjacent listed buildings. Contains area of land liable to flooding. Potential contamination from landfill. In multiple ownership.</i>	Proposed for housing in the Warfield Neighbourhood Plan 2016 - 2036 (Pre-Submission Plan). Land is not available: Removed from consideration Some possibility for mineral extraction prior to any residential development.

Appendix 3: Reading Borough Council Long List of Sites - Minerals (Assessment methodology Stage 3 / Stage 4)

Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal Suitability, Availability, Achievability and Deliverability
Little John Farm	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)	N/A	Potential for mineral extraction	N/A	<i>Overlies mineral resource. Noted as a Major Landscape Feature in Reading Local Plan. Northern part of site designated as Wildlife Heritage Site. Included in Major Areas of Open Space and as a waterside site appropriate for open space or leisure use. Site used for annual Reading Festival and purchased by company that organises festival. No operator interested.</i>	Land is not available for mineral extraction as this land is used for the Reading Festival site: Land is not available: Removed from consideration

Appendix 4: Royal Borough of Windsor and Maidenhead Long List of Sites - Minerals (Assessment methodology Stage 3 / Stage 4)

Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Ham Island Ham Lane, Windsor, SL4 2JU	Call for sites Nomination 2017	Jayflex Aggregates Limited	Extraction of sharp sand and gravel	25ha	<i>Extraction and then backfill. Landowner agreement in place. Barge In / Out operation.</i>	<p>The site is within flood zone 2 & 3 and in the Green Belt. There is no access for HGVs. Site is located close to housing on Ham Island. Sewage Treatment Works is located on Ham Island, which is owned and operated by Thames Water. There is a Scheduled Ancient Monument located in part of the site. Site is located close to the River Thames, in the floodplain alongside busy recreational routes. Site is located close to important ecological sites.</p> <p>Proposal proceeded to full assessment via Sustainability Appraisal at the Draft Plan stage.</p> <p>The site was recognised as a challenging site at Draft Plan stage but offered a potentially sustainable transport solution to import and export material and was identified as a potential borrow pit to support the Heathrow Airport Expansion.</p> <p>Following the Draft Plan consultation, it is considered that the site is undeliverable and has been removed from consideration based on the following issues:</p> <ul style="list-style-type: none"> • Objection from Historic England regarding the risk of dewatering of a national significant Scheduled Ancient Monument.

					<ul style="list-style-type: none">• Unconfirmed viability of wharf or conveyor bridge over the River Thames to transport material.• Unconfirmed viability of barge routeing on River Thames to transport material.• High level of flood risk and lack of available floodplain compensation land.• Significant potential ecological impacts.
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Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Water Oakley Farm Land South of Windsor Road (A308) Water Oakley SL4 5UQ	Call for sites Nomination 2017 Planning Application: 18/03167/MINW	Summerleaze Ltd	Extraction of sharp sand and gravel	57.4ha	<p><i>The site contains 1.7 million tonnes of high-quality sand and gravel suitable for use as concrete aggregates after processing. It is proposed to develop the site by extracting the sand and gravel progressively in a series of phases and to restore the site back to agricultural use at original ground levels by the importation of inert infill material.</i></p> <p><i>The Water Oakley planning application area consists of 55.36 hectares (ha) of agricultural land lying on the south side of the A308 Maidenhead to Windsor road, 4km west of Windsor and 6km south-east of Maidenhead.</i></p> <p><i>Extraction would be undertaken from 32.81ha of the planning application area. The site is owned by Summerleaze Limited.</i></p> <p><i>Summerleaze also own an existing mineral processing plant facility at Monkey</i></p>	<p>The Water Oakley site is roughly rectangular in shape and is bounded to the north by the A308 road, to the west by Fifield Road and to the south and east by agricultural land. The River Thames is located approximately 500 metres to the north with the former mineral extraction site, Eton Rowing Lake, 300-400 metres beyond. The M4 motorway lies approximately 2km to the north. To the immediate north is an unused property known as the Guild House, the Queens Arms public house and petrol filling station. The Queens Arms also has a caravan and camping site. Further to the north between the A308 and the River Thames lies Bray Studios, Oakley Court Hotel and Down Place Farm. Numerous residential properties are located on either side of Windsor Road (A308) between 300 and 700+metres from the north-west of the site.</p> <p>To the west a caravan park and riding stables lie on the west side of Fifield Road. Former sand and gravel extraction areas restored using household wastes lie further west with the village of Holypot lying over 1km to the west.</p> <p>To the south-west planning permission has been granted for a gym and leisure complex. Further to the south-west lies Longlea Nursing Home and The Retreat Farm. The village of Fifield is less than 1km to the south-west.</p> <p>There are a limited number of residential</p>

					<p><i>Island Lane approximately 0.5km to the north-west of the Water Oakley site.</i></p> <p><i>The Monkey Island Lane plant site has a permanent planning permission for the importation, processing and sale of sand and gravel. It has a modern and efficient processing plant and all the necessary infrastructure and associated facilities to process the sand and gravel from Water Oakley.</i></p> <p><i>An overview of the proposed development is provided below:</i> Planning Application Boundary = 55.36 hectares. Operational Area = 38.85 hectares. Extraction Area = 32.81ha. Volumes – Overburden = 712,000m³.</p> <p><i>Volumes – Mineral = 1,698,700 tonnes. Mineral extraction proposed up to 250,000 tonnes per annum. Assumed life of development: Initial development works 1 year. Extraction 7 years. Completion of infilling 1 year. Completion of restoration 1 year. Total life = 10 years.</i></p>	<p>properties lying approximately 750 metres to the south of the site. To the east lies Oak View Farm and an animal cemetery / crematorium between 400 and 600 metres away. Windsor Marina and a caravan park are located further to the east.</p> <p>The site comprises two agricultural fields bounded along the north, west, east and part of the south by a 10 metre wide planted tree screening belts which are now 15 years old and between 5 – 8 metres in height. The tree screen belts create an effective visual screen between the site and external receptors during the summer and filtered views in winter.</p> <p>Proposal can proceed to full assessment via Sustainability Appraisal</p> <p>Planning permission (18/03167/MINW) has now been granted by RBWM for the Water Oakley Farm site for extraction and infilling so this is now considered to be a safeguarded site.</p>
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Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Poyle Quarry Land West of Colne Brook Foundry Lane Horton Slough SL3 0LQ	Call for sites Nomination 2017	Summerleaze Ltd	Extraction of sharp sand and gravel	21.8ha	<p><i>Site History Part of Preferred Area 12 in Minerals Local Plan (North of Horton).</i></p> <p><i>10/02804/FULL - Extraction of sand and gravel from Poyle Quarry extension with restoration to agriculture and access onto Poyle Road.</i></p> <p><i>Renewal of planning permission 04/01716/FULL - Land West of Colne Brook Foundry Lane Horton Slough. Planning Permission 10/02804 lapsed in 2016 before implementation could take place.</i></p>	<p>Nature reserve to south. Good road access, J4 of M4. Within Green Belt. Flood risk 3/3a. SSSI can be mitigated. Less constrained site. Part of Preferred Area 12 in Minerals Local Plan (North of Horton).</p> <p>10/02804/FULL - Extraction of sand and gravel from Poyle Quarry extension with restoration to agriculture and access onto Poyle Road.</p> <p>Renewal of planning permission 04/01716/FULL Land West of Colne Brook Foundry Lane Horton Slough. Planning Permission 10/02804 lapsed in 2016 before implementation could take place.</p> <p>Planning permission (17/03426/FUL) has now been granted by RBWM for the Poyle Quarry site for extraction and infilling so this is now considered to be a safeguarded site.</p>
Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>

Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Poyle Quarry Extension - two areas of land, 4ha and 2 ha, lying adjacent to Poyle Quarry Land West of Colne Brook Foundry Lane Horton Slough SL3 0LQ	Call for sites Nomination 2017	Summerleaze Ltd	Extraction of sharp sand and gravel	4ha and 2ha	<p><i>Extensions: two areas of land, 4ha and 2 ha, lying adjacent to Poyle Quarry</i></p> <p><i>Planning permission (17/03426/FUL) has now been granted by RBWM for the Poyle Quarry site for extraction and infilling.</i></p>	<p>Nature reserve to south. Good road access, J4 of M4. Within Green Belt. Flood risk 3/3a. SSSI can be mitigated. Less constrained site.</p> <p>Part of Preferred Area 12 in Minerals Local Plan (North of Horton).</p> <p>10/02804/FUL - Extraction of sand and gravel from Poyle Quarry extension with restoration to agriculture and access onto Poyle Road.</p> <p>Renewal of planning permission 04/01716/FULL-Land West of Colne Brook Foundry Lane Horton Slough. Extensions to Poyle Quarry</p> <p>Planning permission (17/03426/FUL) has now been granted by RBWM for the Poyle Quarry site for extraction and infilling.</p> <p>Proposal can proceed to full assessment via Sustainability Appraisal</p>

Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
North of Horton	Replacement Minerals Local Plan for Berkshire - Incorporating the Alterations adopted in December 1997 and May 2001		Extraction of sharp sand and gravel	96ha	<p><i>Preferred Area 12 - Minerals Local Plan & Preferred Area 25 Waste Local Plan</i></p> <p><u><i>Current Sites:</i></u> <i>Proposed Poyle Quarry & Existing Horton Brook Quarry (See Above for details).</i></p>	<p>Planning History: Part of Preferred Area 12 (North of Horton). In 2009 Jayflex Aggregates Limited purchased the 150 acre site at Colnbrook (near Heathrow) from Thames Water.</p> <p>The site was granted planning permission for the extraction of 2.0million tonnes of gravel: Existing Site (07/00590/FULL)</p> <p>Jayflex Aggregates Limited operates the quarry.</p> <p>The site is not available. Removed from consideration</p>

Site Name	Source	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Railway Land, Kingsmead	Replacement Minerals Local Plan for Berkshire - Incorporating the Alterations adopted in December 1997 and May 2001	N/A	Extraction of sharp sand and gravel	2ha	<p><i>Preferred Area 13 - Railway Land, Kingsmead, Horton was originally proposed as an extension to Kingsmead Quarry in the Joint Minerals & Waste Development Framework (2008). It was recommended that the site was deleted as a Minerals Preferred Area but remains in the safeguarding area. The operator advised that the possible yield is unlikely to justify the level of investigation that would be necessary to meet the requirements such as an archaeological investigation, landscaping, including treatment of the boundary with the railway and extraction and restoration to be incorporated into the other workings.</i></p>	<p>Kingsmead Quarry is situated close to a local nature reserve. Good road access, close to M25. River Thames Scheme flood alleviation scheme will pass close to the site. Most of site has been worked. This site was historically proposed as an extension to Kingsmead Quarry. The site has not been nominated by operators (CEMEX) and the previous quarry land has already been restored in this area.</p> <p>The site is not available. Removed from consideration</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Monkey Island Lane Wharf	Call for sites Nomination 2017 – 11 December 2017	Summerleaze	Barge Wharf Unloading Facility	Not identified at this stage.	<p><i>The operator Summerleaze propose to transport sand and gravel from a site outside the plan area via barges along the river Thames, through a waterway known as the 'Cut' to a proposed new barge unloading facility, where the sand and gravel can be unloaded and put on a conveyor for processing at the existing Monkey Island Lane processing plant. The river journey taken by barges would be approximately 2km. Barges would join the River Thames opposite Headpile Eyot travelling south through Bray lock, past the Monkey Island and would then leave the river to travel west along the Cut which is a navigable waterway. An unloading facility would be constructed on the side of the Cut to allow barges to be unloaded and sand and gravel placed into a stockpile. From the stockpile sand and gravel would be delivered approximately 350metres by</i></p>	<p>Site is promoted by an operator and is considered to be available for development.</p> <p>Proposal can proceed to full assessment via Sustainability Appraisal</p>

					<p><i>conveyor to the Monkey Island plant. A conveyor was previously used in the same location.</i></p>	
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Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Southlea Farm	<p>The Heathrow Airport Consultation published in January 2018 – Nominated as a Borrow Pit</p> <p>Thames Flood Scheme – Identified as part of the route for the channel.</p>	Crown Estate	Extraction of sharp sand and gravel	Not identified at this stage.	<p><i>The Heathrow Airport Consultation published in January 2018.</i></p> <p><i>The Heathrow Airport Consultation incorporates a map (Fig 15.2) which shows the land which is anticipated to be required for construction over the timescale of the expansion project. Southlea Farm is identified in this map as a potential Borrow Pit for construction and identified with reference (BP-19) alongside Ham Island (BP-22); Horton Brook Quarry (G1) and the proposed Poyle Quarry (G3).</i></p> <p><i>Thames Flood Scheme (Flood alleviation channel) is also proposed to be routed through the site as part of the large-scale civil engineering scheme and so the site could be subject to potential excavation.</i></p>	<p>The Crown Estate was contacted to see if they had an interest in promoting the site for sand & gravel extraction and a potential allocation in the draft Joint Minerals & Waste Plan. The Crown Estate did not wish to promote the site as a potential sand & gravel extraction allocation site at this time.</p> <p>As the landowner has not promoted the site and there is no operator involved the site has been removed from consideration at this stage.</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Area between Horton Brook and Poyle Quarry, Horton	Call for sites Nomination 2019	Jayflex Summerleaze	Extraction of sharp sand and gravel	3.75 ha	<p><i>The proposed site is a strip of land that lies between the permitted Horton Brook Quarry (planning reference 07/00590/FULL and appeal ref. T0355/A/08/2065394) operated by Jayflex Aggregates Limited and the permitted Poyle Quarry (planning reference 17/03426/FULL) which is yet to commence operating.</i></p> <p><i>Extraction of 150,000 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.</i></p> <p><i>It is anticipated that extraction of this site would be relatively straightforward and would commence from the eastern side. The site will be restored using backfill of inert waste material and the bridleway (Colne Valley Way) will be reinstated.</i></p>	<p>Site is promoted by an operator and is considered to be available for development.</p> <p>Proposal can proceed to full assessment via Sustainability Appraisal</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Maidenhead Golf Course, Maidenhead	This site was suggested as part of the Focussed Reg 18 consultation in 2020.	Not stated	Potential for the extraction of sharp sand and gravel	-	-	<p>The site forms part of a mixed-use allocation in the emerging RBWM Local Plan. The site is within the Minerals Safeguarding Area and therefore, prior extraction opportunities will be maximised.</p> <p>The land is not available as a quarry proposal and is not being promoted by the landowner, but prior extraction opportunities will be maximised: Removed from consideration.</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Bray Quarry Extension	Call for Sites Nomination 2018	Summerleaze	Extraction of sharp sand and gravel	14.7 ha	<p><i>Extraction of approximately 600,000 tonnes of sand and gravel from the site. The material will be extracted over a three-year period (approximately 200,000 tonnes per year). There will be no processing of material on site as extracted material will be transported via conveyors off site onto an existing network of conveyors on Summerleaze owned land directly for processing at Monkey Island Lane processing plant. However, a new conveyor link of about 100m in length would be needed to join the existing conveyor to the proposed new site. The operations are proposed to commence in 2029 and would follow sequentially from any proposed operations at Water Oakley Farm (another Summerleaze site in RBWM) if that site gains planning permission in 2019. The proposal will also include a 100-meter standoff (non-working area) from the nearest residential road and soil bunds will be implemented at the edge of the worked areas within the site which will effectively screen the working areas of the site during the three-</i></p>	<p>Following the Focussed consultation on the proposal in 2019, a number of concerns were raised including from Highways England, Historic England and the Environment Agency (and South East Water). Following discussions with Highway England it was concluded that sufficient wording could be provided as part of the Development Consideration to address the concerns which related to the proximity of the extraction to the M4 motorway. However, following a meeting with the Environment Agency, the concern over the impact on public water supplies could not be addressed by Development Considerations. A request was made for further information from the site promoter, but this did not satisfactorily address the concerns. As such, the objection remained from Environment Agency and the site has not been allocated in the Plan. An objection was also raised by Historic England.</p> <p>Removed from consideration.</p>

					<p><i>year extraction period. To avoid any surface run off onto the M4 if bunds are implemented at the eastern boundary of this site, the operator has confirmed that the site will have a large stand-off at the boundary with the M4 (minimum 10m). This will be incorporated into any planning application.</i></p> <p><i>Restoration:</i> <i>The site will be landscaped including water features (small lakes) with nature conservation habitats. No infilling is proposed for the site following extraction. There is also an opportunity to introduce some Public Rights of Way through a restored site to connect with other routes in the local area.</i></p>	
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Appendix 5: Wokingham Borough Council Long List of Sites - Minerals (Stage 3 / Stage 4)

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Land at Shinfield	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008) Site Reference: W M01	Not stated	Potential for mineral extraction 0.5m tonnes	-	<p><i>Oversies mineral resource. Comprises farmland to east of Shinfield village. Land shown as 'Countryside' in Wokingham Core Strategy Lower part of land to south is liable to flooding. Areas within site with high archaeological potential. The site was identified as mineral bearing land in one of the refusals for surface development of the site. The landowner has not indicated that there is any intention that the land should be identified as a preferred Area, so the deliverability is questionable. Therefore, it is recommended that the site should not be identified as a candidate Minerals Preferred Area in the Joint Minerals & Waste Development Framework (2008). The site should remain in the minerals safeguarding area, so that the existence of the underlying deposit is highlighted.</i></p>	<p>Land is not promoted so it is not considered a deliverable site.</p> <p>Langly Mead Suitable Alternative Natural Green Space (SANGS) lies to the north.</p> <p>As the site is not promoted and adjacent to the Cemex, Bridge Farm planning application 170433 (which is also a 2017 Nomination) the site is not considered to be available.</p> <p>Land is not available: Removed from consideration</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Bridge Farm	Call for Sites 2017 Nomination. Planning Application: 170433 Previously: Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008) Proposed Minerals Preferred Area for extraction of sharp sand and gravel W M02	Cemex	Extraction of sharp sand and gravel	190ha - Potential yield: 3.6 million tonnes (sand and gravel)	<p>Planning Application: 170433 - Full application for the proposed extraction and processing of approximately 3.6 million tonnes of sand and gravel from a site of 190 ha, known as land south west of Bridge Farm, together with erection of an aggregates processing plant, ready mix concrete plant and the provision of associated ancillary infrastructure and parking for HGV's and staff, with mixed restoration including importation of inert material to agriculture, lowland meadows and wetlands. Proposed temporary diversion of public footpath 20 for the duration of operations.</p> <p>The application site comprises 190 hectares of land to the south of the A327 Reading Road. It is agricultural land interspersed with woodland blocks, some of which are designated as ancient woodland. Moor Copse and Rounds Copse are within (though broadly excluded from) the application area, whilst Pound Copse and Great Wood adjoin the</p>	Proposal proceeded to full assessment via Sustainability Appraisal at the Draft Plan stage. Planning Application: 170433 was refused on 23 August 2019 by Wokingham Borough Council Planning Officer (under Delegated Authority). The site is removed due to a significant number of deliverability issues and following consideration of a detailed planning application which was refused on 23 rd August 2019. The option on this site with CEMEX has not been renewed. The site has therefore been shelved and is no longer being promoted.

				<p><i>northeastern and southwestern boundaries. The River Loddon flows through the southwestern part of the application site and continues along its northwestern boundary. The part of the application site to the east of the River Loddon is within the Farley Estate, whilst the remainder to the west of the river comprises land at Hyde Farm. The land either side of the River Loddon is flood zone 2 and 3. The site falls mostly within the Lower Loddon River Valley Landscape Character Area (LCA), and partly within the Arborfield River Terrace and Arborfield Cross and Barkham Settled and Farmed Clay LCAs. Two public footpaths, 20 and 22 Arborfield, cross the eastern part of the application site. The site is also affected by public utilities, with gas and oil pipelines running through southern and eastern sections of the site, and overhead lines across the western, central and southern area. In addition, the northern end of the Arborfield Cross Relief Road (ACRR), for which planning permission was granted in January 2018, and construction work has commenced, crosses the northeastern corner of the application site. Swallowfield Park, which is a registered historic park and garden, lies to the southwest of the site (on the other</i></p>	
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				<p><i>side of the River Loddon) and the moated site at Kenny's Farm a Scheduled Monument is about 150 metres to the southeast. Langley Mead SANG (suitable alternative green space) borders the application site to the north, and Bridge Farm Industrial Estate adjoins its northeastern corner. There is one residential property, Old Gamekeeper's Cottage on the farm track Milkingbarn Lane, within the application site (though excluded from the red line area), and the next closest is a group of dwellings at Arborfield Bridge within about 30 metres of the site's northern corner. One of these dwellings, Bridge House, is a Grade II listed building. Hyde End Farmhouse, which is also a Grade II listed building lies about 180 metres to the northwest of the application site. The settlements of Arborfield and Spencers Wood are to the northeast and to the west. The next nearest settlement is Shinfield about 400 metres to the north.</i></p>	
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Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Fleet Hill Farm	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008) Site reference: W M03	N/A	Extraction of sharp sand and gravel	Potential yield: 650,000 tonnes	<p><i>Overlies mineral resource.</i></p> <p><i>Planning application for extraction (sand and gravel). This site was not identified as a Minerals Preferred Area in the Joint Minerals and Waste Development Framework (2008) as an application had been submitted and resolution to approve made by Council subject to S106 being finalised.</i></p>	Wokingham Borough Council confirmed that this site is not available as an option for mineral extraction as the site is now being restored as per Planning application 050858: Land is not available: Removed from consideration

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Hyde-End Farm, Shinfield	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008) Proposed Preferred Area W M50	N/A	Extraction of sharp sand and gravel	46ha - Potential yield: 500,000 tonnes	<i>The site is classified as countryside in the adopted Core Strategy. Land alongside river shown liable to flood. Land contains features of archaeological and ecological interest and identified as Conservation Target Area. Whilst there are constraints associated with this site, it is considered that suitable limits are capable of being imposed to address them and none are likely to present insurmountable obstacles to the proposed extraction. Site should be identified as a candidate Minerals Preferred Area in the Joint Minerals and Waste Development Framework (2008).</i>	Site is adjacent to the Bridge Farm planning application (170433). Some of this land now forms part of the Bridge Farm planning application and the 2017 Call for sites Nomination promoted by Cemex. As this site is not promoted but forms part of the Cemex Bridge Farm planning application (170433) and therefore the CEMEX 2017 Call for sites Nomination, The site is not considered to be available as a separate extraction site: Removed from consideration.

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Church Farm, Hurst	This site came forward as a potential site from Wokingham BC planners as it is a 44ha site that is owned by WBC as part of the WBC landholdings / estates	N/A	Potential extraction of sand and gravel	N/A	<i>This site has been sourced from the Local Planning Authority as it is a large site in Wokingham Borough Council ownership as part of the local authorities' landholdings.</i>	<p>The Council is currently in the process of reviewing its estate holdings so is not in a position to enter into discussions in respect of the future use of Church Farm. In the event the property is declared surplus to requirements there may be some benefit in discussing any proposals for minerals and waste, but this will not be until Wokingham Borough Council have completed their own internal review.</p> <p>Site is not currently available: Removed from consideration.</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Land at Grazeley, south of M4 Motorway Junction 11 and west of Mereoak Lane	Site is identified as an opportunity in the West of Berkshire Spatial Planning Framework (13 December 2016) and as an expression of interest for potential government support for new garden settlement at Grazeley (July 2016).	N/A	Potential for mineral extraction & local waste uses	N/A	<p><i>The site has the opportunity to provide employment land and in the region of 15,000 new homes in the plan period to 2036 and beyond (West of Berkshire Spatial Planning Framework).</i></p> <p><i>The area has been identified in the Draft Local Plan as an area that could provide a new garden town.</i></p>	<p>Garden Town: Strategic Site which could provide potential opportunities for a Household Waste Recycling Centre (HWRC) and / or an Anaerobic Digestion (AD) Plant.</p> <p>As a large strategic site, it may also offer potential for employment and that could include a future strategic waste site.</p> <p>The site could also be considered for prior extraction before the development of housing and infrastructure.</p> <p>Removed from consideration: as there is currently no promotion of this land for minerals development, the site has not moved forward for assessment via the Sustainability Appraisal.</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Land west of Basingstoke Road, Swallowfield	Call for sites Nomination 2019	Not stated. Land Agent (City & Country)	Potential for mineral extraction	25 ha	<p><i>Extraction of sand and gravel from the site.</i></p> <p><i>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.</i></p> <p><i>Initial estimates are of 200,000 – 250,000 tonnes of sand and gravel.</i></p> <p><i>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.</i></p>	<p>Proposal can proceed to full assessment via Sustainability Appraisal.</p> <p>Insufficient information provided to support the proposal including mineral tonnage and throughput. The site has several deliverability issues have been identified (ecology, heritage assets and impacts on rights of way) that question the viability of the proposal: Site has been removed from further consideration.</p>

Site Name	Source of Information	Operator	Type of Site	Size of Site	Commentary: Details of proposal / site from source	Local Planning Authority Comments: Reasons for Exclusion / Removal <i>Suitability, Availability, Achievability and Deliverability</i>
Land east of Trowes Lane, Swallowfield	This site was submitted following the focussed Regulation 18. consultation in 2020.	Not stated. Land Agent (City & Country)	Potential for mineral extraction	5.7 ha	<p><i>Extraction and processing of sand and gravel.</i></p> <p><i>Restoration to comprise reinstating with inert waste and expected to be designed as wetland habitat to enhance the ecology of the local area.</i></p>	Insufficient information was provided to assess the site in relation to mineral tonnage and throughput and therefore, the site has been removed from further consideration.

A summary of this document can be made available in large print, in Braille or audio cassette. Copies in other languages may also be obtained. Please contact Hampshire Services by email berks.consult@hants.gov.uk or by calling 0370 779 5634