

Central and Eastern Berkshire

Joint Minerals & Waste Plan

Waste: Proposal Study

July 2020

(Proposed Submission Plan)



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**WOKINGHAM
BOROUGH COUNCIL**

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Executive Summary

Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the 'Central & Eastern Berkshire Authorities') are preparing a Joint Minerals and Waste Plan. The Plan will replace the adopted Waste Local Plan for Berkshire and ensure that Central & Eastern Berkshire Authorities have sufficient waste facilities to meet Berkshire's demands for waste management.

This Study has been prepared to provide background evidence to inform the preparation of the Plan. Where necessary the Plan will indicate what waste management developments and facilities are required in Central and Eastern Berkshire and the most suitable locations for these facilities. Identifying what potential there is for delivering sustainable waste management is important because positive planning is concerned with opportunities and not just constraints. Plans must be justifiable; founded on a robust and credible evidence base which should be as up-to-date as possible.

This Study considers viable proposals for waste management development. 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, amenity and opportunities for enhancement;
- Countryside, access and opportunities for enhancement; and
- Health / quality of life and opportunities for enhancement.

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

A Waste 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 in 2018 and 2019 which identified three additional mineral sites but no further waste

sites. Due to fact that the land-use was already established, the decision was taken not to allocate existing waste sites (Planners Farm and Star Works) in the Plan. Any future proposals relating to these sites will be considered against the relevant policies in the Plan.

In addition, since the initial Study was prepared in June 2018, one of the potential waste sites has now been permitted (Riding Court Farm) and therefore, is not considered further within this Study.

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

Proposal/Site	Authority	Proposal	Allocation	Justification
Horton Brook Quarry, Horton	Windsor and Maidenhead	Materials Recycling	Yes	No overriding issues
Berkyn Manor Farm, Horton	Windsor and Maidenhead	Green & kitchen waste	Yes	No overriding issues
The Compound, Stubbings	Windsor and Maidenhead	Green waste, chippings, garden waste	Yes	No overriding issues

Where does each site feature in this document?

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

Proposal/Site	Authority	Further information reference
Horton Brook Quarry	Windsor and Maidenhead	Page 38
Berkyn Manor Farm	Windsor and Maidenhead	Page 43
The Compound	Windsor and Maidenhead	Page 48

1. Introduction

- 1.1 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 responsible for the planning of waste (and minerals) development within the respective authority areas. These authorities are working jointly to prepare a Joint Minerals & Waste Plan (JMWP).
- 1.2 The JMWP will indicate what provision of waste facilities is required, where these may be located; when they are to be provided and how they will be delivered during the Plan period to 2036.
- 1.3 This Study has been prepared to provide background evidence to inform the JMWP. Where necessary the Plan will indicate what waste management developments and facilities are required in Central and Eastern Berkshire and the most suitable locations for these facilities. Identifying what potential there is for delivering sustainable waste management is important because positive planning is concerned with opportunities and not just constraints. Plans must be justifiable; founded on a robust and credible evidence base which should be as up-to-date as possible.
- 1.4 This Study considers proposals for waste management 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.
- 1.5 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.
- 1.6 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

- 1.7 The Study considers the suitability of the proposals and sets out information on each suitable proposal against potential impacts on:

- 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, amenity and opportunities for enhancement;
- Countryside, access and opportunities for enhancement; and
- Health / quality of life and opportunities for enhancement.

- 1.8 This Study has been a 'living document' as the Plan has been prepared to ensure it contains the most up-to-date information on proposals.
- 1.9 A Waste 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.
- 1.10 Following the Draft Plan consultation, two further calls for sites were undertaken in 2018 and 2019 which identified three additional mineral sites but no further waste sites.
- 1.11 Due to fact that the land-uses were already established, the decision was taken not to allocate existing waste sites (Planners Farm and Star Works) in the Plan. Any future proposals associated within these sites will be considered against the relevant policies in the Plan.
- 1.12 In addition, since the initial Study was prepared in June 2018, one of the potential wastes sites has now been permitted (Riding Court Farm) and therefore, is not considered further within this Study.
- 1.13 A Glossary is available in 'Glossary and Abbreviations' for reference.
- 1.14 This Study does not constitute the Sustainability Appraisal (incorporating SEA) of the emerging Central and Eastern Berkshire Authorities - Joint Minerals & Waste Plan.
- 1.15 Further information on what type of waste activity takes place in Central and Eastern Berkshire can be found in the Waste: Background Study¹ produced to support the Central and Eastern Berkshire – Joint Minerals & Waste Plan.

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

2. Background and Context

Policy Context and Legislation

2.1 The European Union (EU) has adopted a number of Directives aimed at harmonising waste management and disposal policies throughout Europe and guaranteeing environmental protection. These Directives are progressively implemented through UK legislation, setting the legislative context.

The key Directives are:

- Waste Framework Directive;
- Landfill Directive;
- Industrial Emission Directive;
- Mining Waste Directive; and
- Hazardous Waste Directive.

2.2 Additionally, the *Environmental Protection Act 1990*, Part II² and the *Waste Management (England and Wales) Regulations 2006* (SI 2006 No. 937)³ play important roles.

2.3 Planning policy for waste is affected by:

- The National Planning Policy Framework⁴;
- National waste policy (currently contained in a suite of documents that together form the National Waste Management Plan):
 - *National Planning Policy for Waste* (October 2014)⁵;
 - *Waste Management Plan for England* (December 2013)⁶;
 - *Waste Prevention Programme for England* (December 2013)⁷;
 - *National Policy Statements*⁸; and
 - *All Waste Development Plan Documents*⁹;

² EPA 1990 Part II: <http://www.legislation.gov.uk/ukpga/1990/43/part/II>

³ Waste Management Regulations 2006: www.legislation.gov.uk/ukSI/2006/937/contents/made

⁴ National Planning Policy Framework:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁵ National Planning Policy for Waste, 2014: <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

⁶ Waste Management Plan for England, 2013: <https://www.gov.uk/government/publications/waste-management-plan-for-england>

⁷ Waste Prevention programme for England, 2013: <https://www.gov.uk/government/publications/waste-prevention-programme-for-england>

⁸ E.g. National policy statement for waste water, 2012: <https://www.gov.uk/government/publications/national-policy-statement-for-waste-water> and Hazardous waste national policy statement, 2013: <https://www.gov.uk/government/publications/hazardous-waste-national-policy-statement>

⁹ As they form part of the National Waste Management Plan.

- National guidance;
- Local waste policy (the Waste Local Plan for Berkshire adopted in 1998¹⁰, including saved policies¹¹);
- Local policies that discuss waste; and
- Local Plans.

2.4 The National Planning Policy for Waste (2014)¹² has a clear set of criteria that should help identify suitable sites and areas for waste uses. It is made clear in this policy document that:

“Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should:

- identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation (Appendix A);
- plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;
- consider opportunities for on-site management of waste where it arises;
- consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and with complementary activities. Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers;
- give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.

2.5 The National Planning Policy for Waste also states that “Waste planning authorities should assess the suitability of sites and/or areas for new or enhanced waste management facilities against each of the following criteria:

¹⁰ Waste Local Plan for Berkshire (1998): <http://www.bracknell-forest.gov.uk/waste-local-plan-for-berkshire.pdf>

¹¹ Waste Local Plan Saved Policies (1998): <http://www.bracknell-forest.gov.uk/waste-local-plan-saved-policies-schedule.pdf>

¹² National Planning Policy for Waste, 2014: <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

- the extent to which the site or area will support the other policies set out in the National Planning Policy for Waste;
- physical and environmental constraints on development, including existing and proposed neighbouring land uses, and having regard to the factors in Appendix B to the appropriate level of detail needed to prepare the Local Plan;
- the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport; and
- the cumulative impact of existing and proposed waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential”.

2.6 Furthermore, the National Planning Policy for Waste states:

“Green Belts have special protection in respect to development. In preparing Local Plans, waste planning authorities, including by working collaboratively with other planning authorities, should first look for suitable sites and areas outside the Green Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development. Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan”.

Types of waste management facilities

2.7 In the context of this Study a range of different waste management facility have been classified. To provide the full context all of the different categories of waste sites have been set out in full in the tables below.

Table 1: Category 1 - Activities requiring open sites or ancillary open areas (possibly involving biological treatment)

<p>Description / overview</p>	<ul style="list-style-type: none"> • Activities requiring space for storage of waste and machinery (e.g. recycling crusher and screener; vehicle dismantlers). Open sites can accommodate processing equipment (e.g. storage containers/skips, loaders for shipment) • Activities similar to some agricultural practices require large open spaces (e.g. composting plants using open air windrows (elongated piles)). Large areas of land are converted to hard-standing areas for the running of machinery, and soil and ground water protection measures • Small proportion of the site may include building (e.g. for staff facilities)
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Open windrow composting (composting sites typically require sites 2-3 hectares) • Aggregate recycling / construction and demolition waste processing (typically require 2 hectares or greater) • Processing incinerator bottom ash (IBA) • End of Life Vehicle (ELV) processing / scrap metal yard • Soil hospital (remediation of contaminated soils) • Household Waste Recycling Centre (HWRC) or Civic Amenity Site (approximately 0.8 hectare site required)
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • Unsorted or segregated household waste • Construction waste (soils, rubble etc) • Incinerator bottom ash • Scrap vehicles • Biodegradable municipal solid wastes and industrial wastes converted to composted products (garden type waste collected separately or co-collected with kitchen waste that is suitable for open windrow composting)
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> • Typically located in rural or urban fringe sites (where access is good). • Close proximity to development areas (markets) is preferable (it is often not viable to transport materials such as recycled aggregate long distances). • Larger scale centralised composting facilities can be located at selected composting sites but smaller facilities can be located at landfill sites, sewage treatment works, industrial sites and transfer stations. • Small scale composting operations are also located on farms, due to their ability to exploit existing

	<p>infrastructure, equipment, and labour associated with normal farm activities¹³.</p> <ul style="list-style-type: none"> • Aggregate recycling sites and ELV sites can be located on industrial estates alongside heavier industrial uses (affordable sites of an adequate size can be very difficult to obtain for these uses however). • Aggregate recycling activities (usually temporary operations) can also be located at mineral workings and landfill sites and at demolition and construction sites where the spoil is to be used in the project itself. • Rail sidings can be used for activities whereby materials are loaded for shipment to market (transhipment of waste). • Household Waste Recycling Centres and Civic Amenity sites require good access from the primary road network and sufficient vehicle queuing space.
Locations where activities would be unsuitable	<ul style="list-style-type: none"> • Would not normally be compatible with a business park environment or an urban setting, or close to villages. • An appropriate distance of 'buffer' would be required between operations and sensitive receptors. • Should be located at appropriate distances from sensitive habitats (where there are potential dust and bioaerosol impacts).

¹³ Most on-farm facilities possess waste management exemptions, and all community-run sites are exempt and so are restricted in size

Table 2: Category 2 - Activities requiring a mix of enclosed buildings/plant and open ancillary areas (possible involving biological treatment)

<p>Description / overview</p>	<ul style="list-style-type: none"> • Activities which involve temporary storage of waste usually consist of buildings where vehicles deliver waste either onto the floor, into bays, or into compaction units. Inert wastes in particular may be transferred to such sites and stored in the open. • Facilities may require extensive plant and specialist machinery. • For instance, hard standing areas to site recycling bins, skips and possibly compactors which can be fully / partially enclosed or open. • Unsorted waste may be stored in open bunkers or skips, housed within a building. Facilities may be co-located on sites (e.g. storage alongside a Waste Transfer Station). • Sites usually require a minimum of 0.5 hectares (but size depends on throughput).
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Outdoor Waste Transfer Station (where space required for open storage). • Anaerobic digestion (AD) plant (small scale) (agricultural / rural locations) (unsorted waste, segregated waste and residual waste may be stored in open bunkers, possibly outside). • Enclosed composting systems¹⁴. • MBT (Mechanical Biological Treatment) plant (including biological treatment e.g. AD)¹⁵. • Sites for aggregating waste wood (sorting and processing). • Biological treatment of liquid waste and leachate (can involve enclosed buildings and tanks in open areas). • Wastewater Treatment Works.
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • Unsorted or segregated household or commercial waste • Green waste • Specialist wastes (e.g. liquid waste and leachate)
<p>Appropriate locations for these activities</p>	<ul style="list-style-type: none"> • Enclosed composting facilities are suited to areas allocated for employment / industrial uses in urban

¹⁴ e.g. In-vessel composting (IVC) allows collected food waste to be composted on a large scale. IVC is not considered as environmentally beneficial as anaerobic digestion. For effective waste handling, a covered waste reception area, as well as hard standing for post composting and a covered storage area are needed.

¹⁵ The term 'mechanical and biological treatment' (MBT) is commonly used to describe a hybrid process which combines mechanical and biological techniques used to sort and separate mixed household waste.

(including site requirements)	<p>areas, and are compatible with the more intensive B2 activities under the Use Classes Order.</p> <ul style="list-style-type: none"> • Small scale AD plants (throughput of circa 5000 tonnes per annum) can be located on sites less than 0.5 hectares (Wastewater Treatment Works in particular can provide suitable locations). • Facilities to recycle agricultural waste can be located on farms (digestate from AD plants may be used by neighbouring farms). • Options for locating wastewater treatment plant are very limited and are typically linked to existing infrastructure.
Locations where activities would be unsuitable	<ul style="list-style-type: none"> • An appropriate distance of 'buffer' would be required between operations producing bioaerosols / odours, and sensitive receptors. • Should be located at appropriate distances from sensitive habitats (where there are potential dust and bioaerosol impacts). • Facilities involving open-air activities with potential to generate noise would not normally be compatible with a business park environment, an urban setting, or close to villages.

Table 3: Category 3 - Activities requiring industrial premises (small scale)

<p>Description / overview</p>	<ul style="list-style-type: none"> • Waste developments are increasingly enclosed within new or existing structures, often sited on brownfield or industrial land; allowing for a large proportion of the perceived issues / problems to be mitigated for, i.e. dust and noise. • 'Small scale' enclosed premises are typically <1-2 hectares (throughput of approx. 50,000 tonnes per annum). • Usually located on industrial estates. • Enclosing activities helps to mitigate against many noise / odour issues.
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Plant for Refused Derived Fuel production (small scale e.g. Mechanical Heat Treatment / Autoclaving)¹⁶. Autoclaving is a pressurised steam treatment process that can produce fuel pellets or pulp (by 'cooking' waste). • Dis-assembly and re-manufacturing plant (Waste Electronic & Electrical Equipment recycling). • Enclosed waste transfer station (designed to process dry, separated recyclables). • Small-scale recyclables processing facility.
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • All types of non-hazardous waste typically handled (e.g. dry mixed recyclables) • Inert waste may also be handled (e.g. sorting of construction waste, glass etc) • Clean waste wood can be handled for recycling • Waste Electronic & Electrical Equipment
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> • As activities can be similar to other industrial activity, these facilities can be located on land previously used for general (B2) industrial activities or B1 uses (light industry appropriate in a residential area). • The requirement for good transport infrastructure is essential and therefore, where possible, should be located close to the primary road network or have potential access to rail. • Placement of sites near to the source of waste is increasingly important, by limiting movement of waste from source the impact of sites decreases.
<p>Locations where activities would be unsuitable</p>	<ul style="list-style-type: none"> • Sites with existing access issues should be avoided where possible.

¹⁶ Refuse-derived fuel, (RDF), is made by refining municipal solid waste in a series of mechanical sorting and shredding stages to separate the combustible portion of the waste. Either a loose fuel, known as fluff, floc or coarse RDF (c-RDF), or a densified pellet or briquette (d-RDF) is produced.

	<ul style="list-style-type: none">• Areas should be avoided where facilities seeking expansion of existing hardstanding would encroach into flood zones.
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Table 4: Category 4 - Activities requiring enclosed industrial premises (large scale)

<p>Description / overview</p>	<ul style="list-style-type: none"> • Large buildings required to process mixed waste primarily via mechanical and / or biological means. • Various physical separation and waste reduction techniques can be used either as standalone operations or in combination. Such activities are typically housed in an enclosed 'warehouse' type building. • 'Large scale' enclosed premises typically require site of 2-4 hectares (throughput can be up in excess of 100,000 tonnes per annum).
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Materials Recovery Facility (MRF) (for dry recyclables). • Enclosed Anaerobic Digestion (AD) plant (large scale). • Enclosed MBT (Mechanical Biological Treatment) (large scale integrated plant)¹⁷.
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • Unsorted 'black bag' wastes (AD and MBT) • Residual household waste following doorstep separation of dry recyclables / green waste • Residual waste following separation of recyclables / organics at another facility.
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> • Large scale processing operations can take place in a range of buildings and at different locations. Preference should be given to industrial or degraded sites or sites on or close to existing waste management facilities. • B1 / B2 and B8 use class designations may potentially be acceptable. • Sites need to be suitable for use by HGVs. • Consideration should be given to the potential for co-location with rail or barge transfer operations.
<p>Locations where activities would be unsuitable</p>	<ul style="list-style-type: none"> • Mixed household waste has the potential to cause additional nuisance from litter, odour and leachate. The planning and siting considerations will therefore be different to dry recyclables processing. • Locating sites close to residential development should be avoided. Some operations which involve mechanical processing and external loading and unloading of material may be inherently noisy which will also affect the choice of site.

¹⁷ The term 'mechanical and biological treatment' (MBT) is commonly used to describe a hybrid process which combines mechanical and biological techniques used to sort and separate mixed household waste and produce a Refused Derived Fuel (RDF).

	<ul style="list-style-type: none">• Sites with existing access issues should be avoided where possible.• Areas should be avoided where facilities seeking expansion of existing hardstanding would encroach into flood zones.
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Table 5: Category 5 - Activities requiring enclosed building with stack (small scale)

<p>Description / overview</p>	<ul style="list-style-type: none"> Plants with a throughput of approx. 50,000 tonnes per annum. Smaller scale thermal treatment facilities are often designed to receive a specific component of the waste stream. Can offer a waste management option which is more likely to be accepted by local residents. Energy is generated. Often combustion chambers are fired up according to the need to respond to fluctuations in the supply of waste. Gasification is a thermal process in which carbon is converted to a syngas leaving a solid residue. Pyrolysis takes place either in the complete absence of oxygen or with limited oxygen. Require site of <1-2 hectares.
<p>Waste facilities</p>	<ul style="list-style-type: none"> Pyrolysis and gasification technologies (advanced thermal treatment). Small scale incinerator. Small thermal plants (Combined Heat & Power (CHP) plant)¹⁸. Small thermal treatment plants (furnaces or kilns) are also used to treat clinical wastes at hospital sites.
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> Capable of handling a wide range of waste materials. Can be specifically designed to take a pre-processed feedstock or refuse derived fuel (RDF) (see <i>categories 3 and 4 above</i>). Can be used to treat clinical wastes at hospital sites. Unburned residue (bottom ash) is produced after combustible material is burnt. There are three products of pyrolysis: gas, liquid and a solid known as char.
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> Localities which are as close as possible to the source of waste arisings in order to minimise transport. Sites which offer the potential for CHP and export of energy to businesses which would otherwise use fossil fuel sources. May also be considered as part of large scale residential developments.

¹⁸ The revised Waste Framework Directive sets a threshold above which energy efficient municipal waste incinerators can be classified as recovery facilities, and below which they continue to be classified as disposal facilities.

	<ul style="list-style-type: none"> • Can be more suited to rural areas and areas of dispersed population centres than large-scale facilities. • Most small thermal plants have been designed to treat specific industrial waste streams as part of combined heat and power (CHP) arrangements. CHP may be connected to existing decentralised energy networks in town and city centres for instance. • Preference should be given to areas allocated for business use or in traditional commercial/industrial urban areas. • Existing waste sites should also be considered. Plants can be located alongside modern industrial buildings or as a part of business parks where CHP potential can be developed. • Pyrolysis and gasification- the scale of individual buildings and process components is likely to be compatible with most small / medium sized industrial activities.
Locations where activities would be unsuitable	<ul style="list-style-type: none"> • Should be located appropriate distances from sensitive habitats and other sensitive receptors (e.g. residential). • Safeguarding zones around aerodromes where building height is restricted should be avoided. • Pyrolysis and gasification facilities should avoid sites closer than 250m of housing etc where possible or demonstrate emission standards can be met where closer.

Table 6: Category 6 - Activities requiring enclosed building with stack (large scale)

<p>Description / overview</p>	<ul style="list-style-type: none"> • Plants with a throughput of approx. 200,000 tonnes per annum. • Plants typically designed to handle large volumes of mixed waste following the 'mass combustion' approach. • Designed to burn waste as efficiently as possible, usually recovering energy. • The volume of waste needing disposal following treatment is reduced by approximately 90%, reducing the need for landfill. • The whole process is typically contained within a single building. • Legislation requires that all new and existing plants operate to extremely high environmental standards. • Require site of 2-5 hectares.
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Energy Recovery Facility ('mass burn' with energy generation)¹⁹; • Fluidised bed incinerators generally require some form of refuse derived fuel (RDF). • Biomass plant (including proportion of waste biomass feedstock)
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • Can receive between 90,000 and 600,000 tonnes of waste per year. • Capable of handling a wide range of waste materials. • Contaminated paper (e.g. with grease from food) can be more suited to energy recovery.
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> • Often located in or near urban areas. • Compatible with the more intensive Class B2 activities under the Use Classes Order. • Existing waste sites should also be considered. • Should be located as close as possible to the source of waste arisings in order to minimise transport. • Should be located on sites which offer the potential for combined heat and power (CHP) and export of energy to nearby businesses.
<p>Locations where activities would be unsuitable</p>	<ul style="list-style-type: none"> • Not normally be compatible with a hi-tech business park environment or a rural /semi-rural setting. • Should be located appropriate distances from sensitive habitats and other sensitive receptors (e.g. residential). • Safeguarding zones around aerodromes where building height is restricted should be avoided.

¹⁹ The revised Waste Framework Directive sets a threshold above which energy efficient municipal waste incinerators can be classified as recovery facilities, and below which they continue to be classified as disposal facilities

Table 7: Category 7 - Landfilling

<p>Description / overview</p>	<ul style="list-style-type: none"> • Modern landfill practice requires a significant degree of engineering in order to contain tipped waste, control emissions and minimise potential environmental effects. • The majority of landfills are operated on a phased cell system whereby, as one cell is being filled, another is being prepared, and another is being completed / restored²⁰.
<p>Waste facilities</p>	<ul style="list-style-type: none"> • Waste disposal mainly below ground level (infilling a void). Landraise, also generically referred to as landfill, refers to waste disposal mainly above pre-existing ground levels. • The primary by-products where biodegradable materials are disposed of are landfill gas and leachate (requiring ancillary operations including abstraction systems). • Inert waste can be used to restore minerals workings. • Sites may include a separate protective cell for hazardous materials.
<p>Examples of waste streams handled</p>	<ul style="list-style-type: none"> • Most types of non-hazardous waste may be disposed of via landfill although as disposal is increasingly discouraged, the future role of landfill is likely to be limited to the residues of other waste management operations such as incinerator ashes and materials recovery facility (MRF) rejects etc. • Hazardous wastes (although certain hazardous wastes are banned from landfill disposal). • Inert waste (non-biodegradable) is a restoration material and is not classed as landfilling.
<p>Appropriate locations for these activities (including site requirements)</p>	<ul style="list-style-type: none"> • Landfill sites sited where an existing void is available, such as in existing mineral workings. • The location of land-raise sites is less limited and may include derelict land, or extensions to existing landfills. • Landfill sites tend to be located in rural areas. • Range in size from just a few hectares (Ha) to over 100 Ha. The larger sites are more economically viable.
<p>Locations where activities would be unsuitable</p>	<ul style="list-style-type: none"> • Sites close to housing, commercial or recreational areas etc. should generally be avoided. • Areas overlying principal aquifers or close to potable waters should also be avoided.

²⁰ Cells are holes which are lined with a waterproof liner and contain systems to manage landfill gas and leachate/ liquids. When complete the cells are covered with clay to seal the waste.

	<ul style="list-style-type: none">• Sensitive habitats should be avoided.• Bird strike' zones around aerodromes should be avoided.
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Existing waste sites in the Plan area

- 2.8 Within the Plan area there is an existing network of waste infrastructure. These existing sites are active waste operations with a permitted use and are not considered for assessment within the context of this Waste Proposals Study.
- 2.9 Where there has been a nomination for an extension to a site, or a new waste use different from the existing planning permission or current use, they were considered for inclusion as allocations but following the Draft Plan consultation, the decision was made to exclude existing sites as allocations as they do not require designation of the land use and the operations will be safeguarded.
- 2.10 It should be noted that existing waste operations with planning permission can seek to change, extend or expand the waste operation on site by means of a planning application to the relevant Waste Planning Authority. This would then be determined by delegated authority or by a planning committee. It would be expected that a waste operator would approach the Local Planning Authority for pre-application discussions and advice before submitting a planning application. Waste operations are also subject to other permitting regimes through the Environment Agency that monitor and manage the existing waste operations.
- 2.11 The full details of existing waste sites within the Plan area can be found in the Waste: Background Study²¹.

²¹ Waste: Background Study (July 2020): www.hants.gov.uk/berksconsult

3. Waste Site Proposals

How the proposals were compiled

3.1 The 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 the following table, 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 8: 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 capacity, constraints, and market areas, identify planning objectives	Waste: Background Study
▼	▼	▼
Step 2: Site nominations (Call for Sites) - 'test' principles by asking the waste 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 waste uses. The invitation will be targeted at 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 waste uses) or an 'extension' to an existing mineral or waste operation.	Waste 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	Waste Proposal Study

	& Eastern Berkshire Authorities' Local Plans.	
▼	▼	▼
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 waste related development).	Waste Proposals 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.	Waste 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 Plan

Step 1 - The Baseline

3.3 Baseline information was collated on site location, 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 waste activities within the Central and Eastern Berkshire area.

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 waste management 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 waste 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 party 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.

Proactive site identification

- 3.7 In addition to the Call for Sites, the Central & Eastern Berkshire Authorities have taken a proactive approach to site identification. This involved using available data sources to identify opportunities that were not being actively promoted.

3.8 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.

3.9 The following data sources were reviewed to identify any opportunities for potential consideration:

- Existing allocations in the Waste Local Plan for Berkshire;
- Existing permitted waste management 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 land²²;
- Sites nominated for development consideration (employment uses B2, B8) as part of the preparation of the Central & Eastern Berkshire Authorities' Local Plans i.e. Strategic Housing and Employment Land Availability Assessments and/or Call for sites lists;
- 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 (MoD) land; and
- Any other sources i.e. Crown Estate

3.10 Sites from any of the sources shown above had to meet some basic criteria to be included on the long list for waste proposals so that they could be considered for availability, deliverability, viability or 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;
- Minimum site size (greater than 0.5 hectares) for operational purposes;
- Good connectivity to the strategic road network;
- Areas of major development;
- Sources of waste and/or markets within or close to the types of waste to be managed;
- Existing or planned employment land;

²² Using the National Land Use Database and Brownfield Land Registers (should they become available during the course of the Plan preparation).

- Previously developed land or redundant agricultural land and forestry buildings, their curtilages and hard standings;
- Part of an active quarry or landfill operation; and
- Within or adjoins sewage treatment works.

Step 3: Collate a Long List of Sites

3.11 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 MoD land releases, and where possible sites nominated for potential development as part of the Central & Eastern Berkshire Authorities' Local Plans (see Table 9).

Table 9: Long list of sites / land considered at Step 3

Site Name	Authority	Source of Information
Longshot Lane	BFC	Call for sites 2017 Nomination; (Berkshire WLP Preferred Area 13) & Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Former Timber Yard Englemere North Ascot	RBWM	(Berkshire WLP Preferred Area 16) & Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Planners Farm Bracknell Road, Winkfield	BFC	Call for sites 2017 Nomination; Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Cluster 1 Land west of Murrell Hill Lane, and south of Foxley Lane (comprising Foxley Fields, Whitehouse Farm, Murrell Hill Grange, Popes Manor and Popes Farm)	BFC	SHELAA (November 2016)
Cluster 2 Land at Parkview Farm and Easthampstead Park, Old Wokingham Road	WBC	SHELAA (November 2016)
Cluster 3 Land at the Hideout and Beaufort Park, Nine Mile Ride	BFC	SHELAA (November 2016)
Cluster 4 Land south of Bracknell Road, north of Forest Road, and west of Cricketers Lane, Hayley Green	BFC	SHELAA (November 2016)
Cluster 5 Land at Winkfield Row	BFC	SHELAA (November 2016)

Cluster 6 Land at London Road (comprising land between London Road/Longhill Road, former tip, The Brackens and Whitmoor Forest).	BFC	SHELAA (November 2016)
Jealotts Hill Jealotts Hill International Research Centre, and land at Jealotts Hill, Maidenhead Road	BFC	SHELAA (November 2016)
Thames Water Works Land at Cabbage Hill Lane & Hazlewood Lane - Thames Water Site	BFC	Site discussed with LPA in meeting for follow up
Smallmead	RBC	Call for sites 2017 Nomination Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Trafford Road / Cardiff Road	RBC	Detailed Minerals and Waste Development Control Policies and Preferred Areas - Background Evidence for the public examination of the Core Strategy - Appendix A Minerals Planning Context - Feb 2009
26 Portman Road	RBC	Reading Housing and Economic Land Availability Assessment May 2017
Unit 1, Paddock Road Industrial Estate	RBC	Reading Housing and Economic Land Availability Assessment May 2017
Worton Grange	RBC	Reading Housing and Economic Land Availability Assessment May 2017
Part of former Berkshire Brewery Site	RBC	Reading Housing and Economic Land Availability Assessment May 2017
Land west of A33 and north of Island Road	RBC	Reading Housing and Economic Land Availability Assessment May 2017
Worton Drive	RBC	Reading Housing and Economic Land Availability Assessment May 2017
16-18 Bennet Road	RBC	Reading Housing and Economic Land Availability Assessment May 2017 - site WH045
Land north of Island Road	RBC	Reading Housing and Economic Land Availability Assessment May 2017 - site WH046
Land south of Smallmead MRF and north of Longwater Avenue	RBC	Reading Housing and Economic Land Availability Assessment May 2017 - site WH047
Riding Court Farm, Datchet	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Horton Brook Quarry	RBWM	Call for Sites Nomination 2017

North of Horton	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Hythe End Landfill, Wraysbury	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Sheephouse Farm	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Kingsmead Quarry, Horton	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
St. George Lane, Ascot	RBWM	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)
Star Works, Knowl Hill	WBC	Call for Sites Nomination 2017. Berkshire WLP Preferred Area 12 & Proposed Waste Preferred Area W W01 M&W DC Policies and Preferred Area DPD Reg 25 (2008)
Land at Grazeley, south of M4 Motorway Junction 11 and west of Meroak 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)
Hedgerley Stables	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)
Land at Kirtons Farm Road	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)
Hare Hatch Garden Centre	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)
Winnersh Garden Centre	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)
Land close to Junction of Bearwood Road and Highlands Avenue	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)
Heathlands Garden Centre	WBC	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)

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

- 3.12 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 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 waste related development).
- 3.13 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 waste sites for each Local Planning Authority area in Appendices 2 – 5.
- 3.14 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 the Sustainability Assessment (incorporating the SEA) and Habitats Regulation Assessment (HRA).

Table 10: Reasonable Options

Proposal / Site	Authority	Proposal	Planning Update
Planner Farm, Brock Hill	Bracknell Forest	Biomass	Considered at Draft Plan Stage Existing operation/land use. Removed from consideration
Star Works, Knowl Hill	Wokingham	Waste collection, treatment, recycling and recovery	Considered at Draft Plan Stage Existing operation/land use. Removed from consideration
Riding Court Farm, Datchet	Windsor & Maidenhead	Aggregate Recycling	Considered at Draft Plan Stage Planning application 18/00839/FULL Permitted January 2019. Removed from consideration

Berkyn Manor Farm	Windsor & Maidenhead	Green waste	Considered at Draft Plan Stage
Horton Brook Quarry	Windsor & Maidenhead	Materials Recycling	Considered at Draft Plan Stage
The Compound	Windsor & Maidenhead	Green waste	Considered at Draft Plan Stage

Step 5: Appraisal of the reasonable options and consult:

- 3.15 An initial sieving of the listed (reasonable options) sites based on a ‘traffic light assessment’ of those sites against key assessment criteria (which were detailed in the published site assessment methodology dated June 2017) did not take place as it was decided that this would have been a duplication of the work that was due to be undertaken via the Sustainability Appraisal process at Step 5.
- 3.16 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 source of this information is shown in Table 11.

Table 11: Summary of proposal considerations, constraints and source of information used to describe each proposal

Site Description Criteria	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>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>

Site Description Criteria	Considerations	Constraints	Source of Information
	<p>Areas subject to flooding need close consideration – dependent on type of development.</p> <p>Mineral extraction can provide opportunities for flood water and general water storage.</p>		
Air Quality	Consider proximity to sensitive human receptors (residential areas) and sensitive environmental receptors. Proximity to Air Quality Management Areas.	The location of Air Quality Management Areas may limit development within the designated area.	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>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 wellbeing of local communities.</p>	<p>Input from transport specialists</p> <p>Traffic studies where relevant</p>
Historic environment and built heritage	Consider proximity to a Registered Historic Park or Garden.	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

Site Description Criteria	Considerations	Constraints	Source of Information
	Consider proximity to historic site / building / monument with a nationally recognised designation.		
Communities, Amenity and Health	Consider proximity of local communities whose amenity may be impacted by development 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.	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 country side and open space / Public Rights of Way	The presence of recreation and public rights of way should be considered. Potential for enhancement.	The significance of any impact is dependent upon the location of public rights of way and areas used for recreation.	GIS
Green Belt See Paragraphs 3.22 - 3.25 of this study for reference.	Within the NPPF there is a presumption to consider development within the Green Belt as inappropriate. Inappropriate development is, by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances. There are certain types of development which are exceptions to this rule, which do not require Very Special Circumstances. NPPF Paragraphs 143 -147	Within the NPPF there is a presumption to consider development within the Green Belt as inappropriate. Inappropriate development is, by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.	GIS Input from specialists

Detailed Technical Assessments

Sustainability Appraisal (incorporating SEA)

- 3.17 The Sustainability Appraisal (incorporating SEA) involves appraising reasonable options against a framework of sustainability criteria.
- 3.18 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.
- 3.19 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

- 3.20 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

- 3.21 A Strategic Flood Risk Assessment (SFRA) is a national policy requirement²³ 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.

Green Belt

- 3.22 All the waste sites outlined in this Study are located within London's Metropolitan Green Belt. These sites are considered for allocation for waste management purposes in accordance with the National Planning Policy for Waste (2014) because there is a lack of available sites outside of the Green Belt.

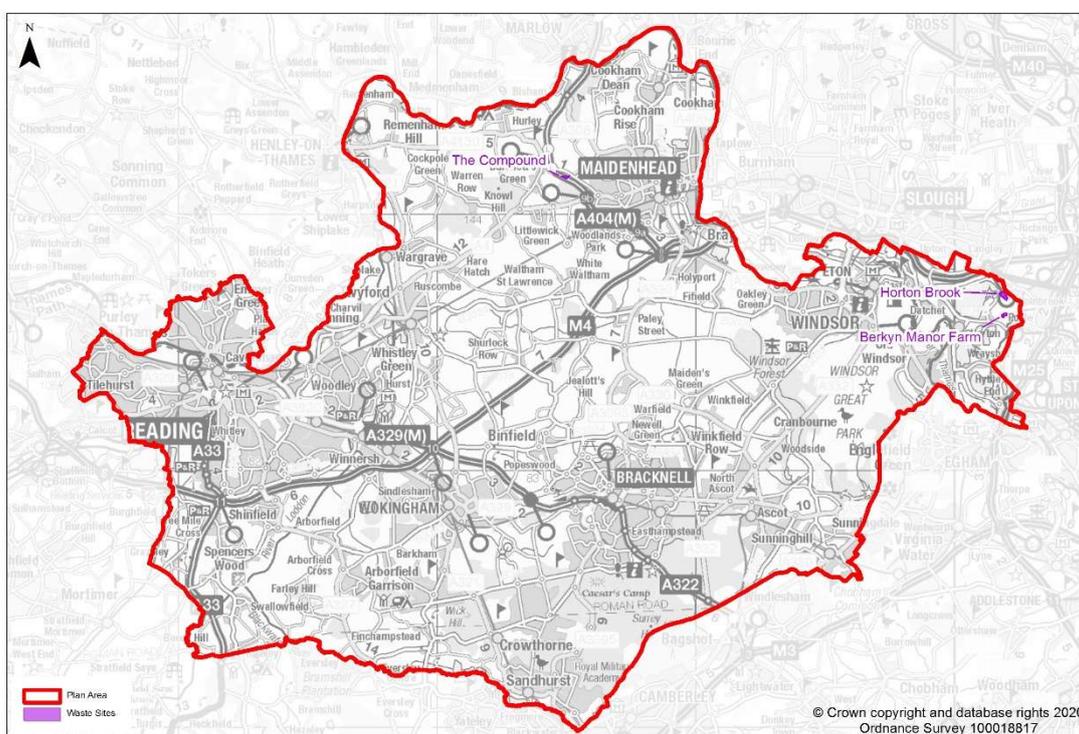
²³ National Planning Policy Framework (Para. 156):
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

- 3.23 Whilst it is acknowledged that there is a presumption to consider development within the Green Belt as inappropriate, the proposed waste site allocations can demonstrate “very special circumstances” in line with paragraph 143 of the NPPF as there is an identified justifiable need for waste sites in the Plan area.
- 3.24 Four ‘call for sites’ exercises have been conducted during the preparation of the Joint Minerals and Waste Plan and zero waste operators or individual landowners have come forward with any waste site options outside the Green Belt for consideration in preparing this Minerals and Waste Plan. It is therefore demonstrably clear that there is a lack of alternative waste sites that exist in locations outside the Green Belt that the Central & Eastern Berkshire Authorities could rely on to provide the requisite waste infrastructure within the Plan area.
- 3.25 Additionally, the sites will not cause substantial harm to the openness of the Green Belt in accordance with paragraph 145 (g) of the NPPF. In all cases the sites will come forward on previously developed land. Berkyn Manor Farm is an industrial yard setting with hardstanding’s, light industrial units, large permanent sheds alongside skip and lorry parking; Horton Brook Quarry is an existing sand and gravel extraction site with a large shed and site office & welfare accommodation; and the Compound (Stubbings), is a well screened site comprised of permanent hardstanding with an existing planning permission for an agricultural shed which has already commenced.

4. Waste site assessments

- 4.1 Each waste 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 12 sets out if the proposal was deemed suitable as an allocation in the Joint Minerals & Waste Plan.
- 4.2 Figure 1 shows the spatial distribution of the waste proposals considered within this section of the report.

Figure 1: Waste management proposals considered in this study



- 4.3 There are three waste management proposals which are considered within this section of the study:
- Horton Brook Quarry, Horton;
 - Berkyn Manor Farm, Horton; and
 - The Compound, Maidenhead.
- 4.4 The remaining site assessments are not included in this Study as they have either received planning permission or have been excluded from further consideration as they have an established land use.

Windsor and Maidenhead

Horton Brook Quarry, Horton



Site Code: CEB19

Site Name: Horton Brook Quarry

Borough: Windsor and Maidenhead

Current use: Mineral extraction (PP: 07/00590/FULL)

Proposal: Inert waste recycling / aggregates recycling. New recycling opportunities associated with large local infrastructure projects. This could include general recycling of construction wastes; soil washing; recycling of road brush wastes and the controlled temporary storage of tarmac road planings for re-use off site.

Waste Category: 1 (activities requiring open sites or ancillary open areas (possibly involving biological treatment)); 2 (activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment)); 3 (activities requiring enclosed industrial premises (small scale)); 4 (activities requiring enclosed industrial premises (large scale)).

Restoration: Site is to be restored to agriculture under existing planning permission.

Approximate size of site: Whole site is 55 hectares. The potential waste operations would be located closest to the main site access, within an area where there are existing industrial sheds and site offices.

Proposal nominated by: Landowner / Operator (Jayflex).

Additional Information: The Heathrow Airport Consultation (18 June to 13 September 2019)²⁴ incorporates a map which shows the land at Horton Brook Quarry as green space.

Previous consideration within the plan making process: Previously allocated as Preferred Area 25 within the Waste Local Plan for Berkshire (1998) and Preferred Area 12 in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: South West London Waterbodies SPA/Ramsar is located within 2km to the south east of the site. 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: Flat Thames Floodplain. The site is set within a typical semi rural landscape, including large scale arable and pasture fields, hedgerows, small residential areas and semi natural grassland. The site is an operational extraction site but is screened with tree planting and some phases are already in restoration. Views across the site from elevated sailing club at the adjacent reservoir. Screening of site could be enhanced as planting not fully established in places and exposed bunds.</p>

²⁴ <https://aec.heathrowconsultation.com/topics/colnbrook-and-poyle/>

	<p>Potential impact of development on the landscape: The site will be in part restoration, and the future waste activities are likely to be located where sheds and offices are already located close to the site access. Visual impact of any new operations should be mitigated.</p> <p>Opportunities for enhancement: Enhanced screening of the site. It is essential for adequate space for strong new landscape structure (including large trees) to be included in any proposals.</p>
Water resources & Flooding	<p>Colne Brook river corridor lies to the east of the site.</p> <p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site does not lie within a Source Protection Zone (SPZ), but the closest SPZ lies to the west of the site approximately under 1km away.</p> <p>Flood Zones: The site does not lie within a Flood Zone, but Flood Zone 2 and 3 lie round the site boundary.</p>
Air Quality	<p>This site is not located within an Air Quality Management Area (AQMA) but the closest AQMA in Spelthorne AQMA, located within 1km to the east of the site.</p>
Sensitive land and Soil Quality	<p>Current use of the site: The site is currently a working mineral extraction site.</p> <p>Potential impact on best and most versatile agricultural land: The site contains Agricultural Land Classification grade 3b and 3a.</p>
Transport (including access)	<p>Potential access into the site: HGV access will use the existing site access from Horton Road.</p>
Historic environment and built heritage	<p>Archaeological potential: Horton Brook Quarry has been extracted and in so far as the mineral has been removed the site does not retain any archaeological potential. Although the archaeological potential of this landscape is high as demonstrated by the wide range of archaeological sites encountered and investigated prior to extraction there is no archaeological obstacle relating to this site.</p> <p>Historic Parkland / Gardens: The closest park (Ditton Park) lies to the north west of the site approximately over 2km away.</p> <p>Scheduled ancient monuments and other features:</p> <p>Listed buildings: Berkyn Manor Farm is close to the site.</p> <p>Conservation Areas: Colnbrook village (Conservation Area) lies to the north of these extension areas.</p>
Communities, Amenity and Health	<p>The extension areas lie within the London Heathrow Aerodrome Safeguarding Area.</p>

Access to countryside and open space / Public Rights of Way	Valley Way footpath (HORT/4) runs along the east side of the site.
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

Horton Brook Quarry provides 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 site 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	1.4 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. Although some mitigation may still be required to be secured through the allocation of the site.

Landscape Assessment Summary

Flat Thames floodplain. Existing worked site. Colne Valley Way footpath currently runs along east side but is due to be relocated. Colnbrook housing lies to the north and Horton to the south. Existing views across site from elevated sailing club at the reservoir to west of the site. Mitigation planting to date has left some parts of the site still open to view with poor establishment of early planting and some bunds visible. Effective delivery of new landscape structure, including large trees, is required as part of any development.

Historic Environment Assessment Summary

Horton Brook quarry has been subject to extraction and in so far as the mineral has been removed (is being removed) the site does not retain any archaeological potential. It is possible that some potential might reside within unworked margins or perhaps under compounds and processing plant. However, although the archaeological potential of this landscape is high, as demonstrated by the wide range of archaeological sites encountered and investigated prior to extraction there is no archaeological obstacle to the inclusion of this site.

Summary – Justification for Allocation

The site has been proposed for allocation in the Joint Minerals & Waste Plan as it was previously allocated as Preferred Area 25 within the Waste Local Plan for Berkshire (1998) and Preferred Area 12 in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001; the site is an existing operational sand and gravel extraction site; with good connectivity to the strategic road network; and there are no overriding environmental constraints to the allocation of the site for a co-located, complimentary, suitable waste use.

Approximate size of site: 2.7 hectares

Proposal nominated by: Agent (Savills) / Landowner (Rayner Family Trust).

Previous consideration within the plan making process: The Berkyn Manor Farm site is part off and adjacent to the area previously allocated as Preferred Area 25 (North of Horton) within the Waste Local Plan for Berkshire (1998) and Preferred Area 12 in the Replacement Minerals Plan (1995) incorporating alterations adopted in 1997 and 2001.

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 less than 1km to the south east of 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: Flat Thames floodplain. The site is located within a rural settlement character area. A farm estate with small industrial buildings on site. Adjacent to a waste transfer station, and the proposed Poyle Quarry site which is currently agricultural fields. Adjacent to an existing Waste Transfer Station on Foundry lane.</p> <p>Potential impact of development on the landscape: The implications of development for adjoining listed dairy building and derelict Manor House are a consideration but it is unclear what future use they may have. The site is located within a wider</p>

	<p>area of mineral workings and is adjacent to Horton Brook Quarry and Poyle Quarry.</p> <p>The site also overlies part of the southern Poyle Quarry extension area so the final location of any development may be linked to those future site operations.</p> <p>Opportunities for enhancement: Conservation of existing vegetation to provide buffer planting to all boundaries. Effective Screening of the site will be important.</p>
Water resources & Flooding	<p>Colne Brook river corridor lies to the east of the site.</p> <p>Proximity to an aquifer: The site is located within in a Major Aquifer Intermediate Vulnerability Zone.</p> <p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site is not located within a Source Protection Zone (SPZ), but the closest SPZ is located to the west of the site approximately under 1km away.</p> <p>Flood Zones: Small areas of the site are located within Flood Zones 2 and 3.</p>
Air Quality	<p>This site is not located within an Air Quality Management Area (AQMA) but the closest AQMA in Spelthorne AQMA, located within 1km to the east of the site.</p>
Sensitive land and Soil Quality	<p>Current use of the site: The site is currently being used as part of a farmstead.</p> <p>Potential impact on best and most versatile agricultural land: The site contains Agricultural Land Classification grade 3b and 3a.</p>
Transport (including access)	<p>Potential access into the site: The proposed access would either be via Poyle Quarry and then onto Poyle Road or via Stanwell Road, which is approximately 2.5 miles south from Junction 5 of the M4 and approximately 1 mile from Junction 14 of the M25.</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. A similar level of archaeological potential / mitigation should be anticipated for this site, which is not overriding but will merit a 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: Early medieval, medieval palace and associated monuments. Kingsbury Scheduled ancient monuments are located over 2km to the south west of the site.</p>

	<p>Listed buildings: The closest Grade II listed building (the Dairy building) is located directly below the site and there are other Grade II listed buildings which are located to the south west and north west of the site.</p> <p>Conservation Areas: Colnbrook village (Conservation Area) is located to the north of this site.</p>
Communities, Amenity and Health	The site is located within the London Heathrow Aerodrome Safeguarding Area.
Access to countryside and open space / Public Rights of Way	A Right of Way is located along the western side of the site.
Green Belt	The site is located within the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment.	

Ecological Assessment Summary

Berkyn Manor Farm provides 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 preferred option sites 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	Maximum 1.2 miles on the highway network, majority with low level of sensitive receptors.
Requirement for mitigation?	<p>New access onto Poyle Road as described in the most recent TA for mineral use (for Poyle Quarry).</p> <p>Some mitigation may also be required to the existing access onto Stanwell Road, for waste uses, to ensure that traffic is suitably managed and the impact onto the existing corridor is minimised.</p>
Opportunities for sustainable modes of transport	None, as in current situation.
Overall assessment	Waste use from this site is proposed to use the existing access onto Stanwell Road. To ensure that traffic is suitably managed and the impact onto the existing corridor is minimised, some mitigation may be required.

Landscape Assessment Summary

Flat Thames floodplain. Southern end of Poyle Quarry site. Existing waste site adjacent at Foundry Lane has no screening to boundaries (currently formed from scrap metal) and encroaches on Foundry Land and Colne Valley Way, making public access difficult. Essential for any new development to be properly planned, conserve existing vegetation, and provide buffer planting to all boundaries. Access arrangements must ensure surface of footpath and lane are reinstated and protected.

Historic Environment Assessment Summary

The site is broadly the same as CEB18 Poyle Quarry extension. The area has a high archaeological potential as demonstrated by the archaeological interventions on site and in the vicinity. The adjacent Poyle Quarry 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). A similar level of archaeological potential / mitigation should be anticipated for the quarry extension, which is not overriding but will merit survey and mitigation. The principle that archaeological issues are not overriding (subject to the agreed mitigation) has been agreed.

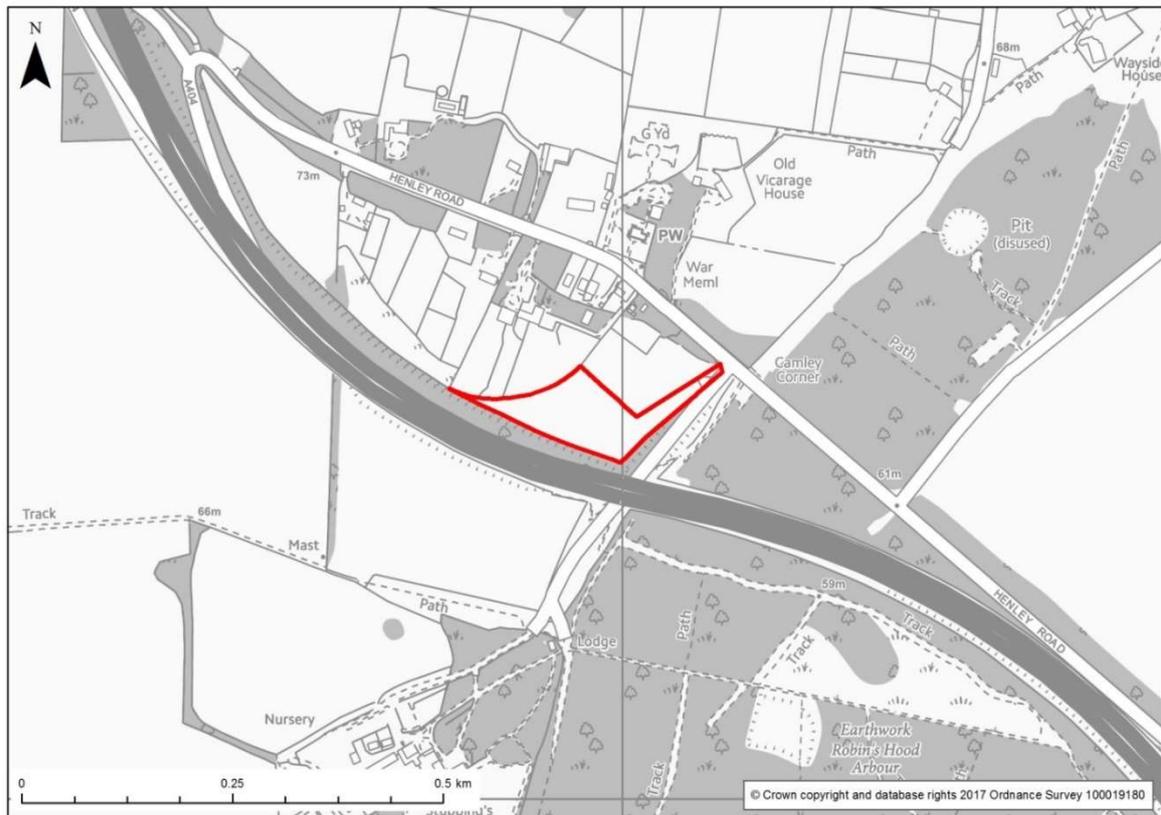
Listed Buildings

The Dairy sits immediately alongside Berkyn Manor itself and is separated from the main elements of the allocation by a high brick garden wall (contemporary with the Manor House, Dairy and stable block) and by the large stable block. These effectively protect the setting of the Dairy from the largest part of the allocation, where development is intended. With care the allocation beyond the wall and stable block need not impact on the setting of the Dairy. That small part of the allocation which is unavoidably the setting of the Dairy is a yard that sits between the Dairy and the high garden wall. The development parameters at this allocation should clearly exclude this yard from uses that would erode the setting of the Dairy, and there is the opportunity to encourage uses which would improve upon the current setting. The development parameters should also secure the retention of the garden wall as the immediate setting to the Dairy and the Manor House. It might also address concerns regarding the setting of the Dairy if uses immediately close to the north side of the retained garden wall had some height restriction to prevent intrusion above the eye line of the wall.

Summary – Justification for Allocation

The site has been proposed for allocation in the Joint Minerals & Waste Plan as it is considered to have good connectivity to the strategic road network; is within a farmyard / industrial estate setting; is adjacent to a permitted sand and gravel extraction site (Poyle Quarry) and 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); the site is also adjacent to the existing Horton Brook Quarry and a Waste Transfer Station on Foundry Lane, additionally; there are no overriding environmental constraints to the allocation of the site for a suitable waste use.

The Compound, Maidenhead



Site Code: CEB24

Site Name: The Compound

Borough: Windsor and Maidenhead

Current use: The site is currently an area of hardstanding used for informal storage by the Stubbings estate. The site itself has a planning permission for an agricultural storage barn in the south west corner of the site which has been implemented.

Proposal: Green waste processing: It is the current intention that the owners of the land, Stubbings Group Ltd, or subsidiary thereof, will set up a new enterprise to provide a green waste collection point at the Compound on Stubbings Estate. Stubbings intend to be handling circa 6,000 tonnes of green waste once fully operational (120 tonnes per week). The Compound will provide a green waste drop-off point for local landscapers, gardening and arboriculture businesses (horti-businesses). Stubbings propose installing a concrete bay (circa 6m x 6m) to provide a contained platform onto which green waste can be tipped, pending daily sorting into skips in preparation for collection by Shorts Group to feed into their green waste processing operation at Planners Farm. Stubbings intend to reach circa 6,000 tonnes of green waste within a 5 year period. At full capacity it is calculated that this will impact the site with an average of no more than 30 vehicle movements per day during normal business hours, plus at most 4 no. HGV visits per week to collect the waste.

Waste Category: 2 (activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment)); 3 (activities requiring enclosed industrial premises (small scale)); 4 (activities requiring enclosed industrial premises (large scale)).

Approximate size of site: 2 hectares.

Proposal nominated by: Landowner (Stubbings Estate).

Previous consideration within the plan making process: None.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: None within 2km of the site.</p> <p>National designations: The site is not located within a Site of Special Scientific Interest (SSSI). The closest SSSI is located over 3km away to the north east of the site.</p> <p>Local designations (SINC and LNR): Carpenter's Wood, Dungrove Hill, Local Nature Reserve is located less than 1km away to the north west of the site.</p> <p>Temple Golf Course Local Wildlife Site and LNR is located less than 1km away to the north west of the site.</p> <p>Maidenhead Thicket Local Wildlife Site is located within 30m to the east of the site.</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: The site is located within a rural settlement and is adjacent to Maidenhead Thicket woodland.</p> <p>Potential impact of development on the landscape: The site is generally enclosed by a combination of vegetation and mounding, but reinforcement of the planting along the northern boundary to provide a screen for the nearby property would be required.</p> <p>Opportunities for enhancement: Reinforcement of planting along the northern boundary will help screen the nearby property.</p>
Water resources & Flooding	<p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The site is located within Groundwater Source Protection Zone (3).</p> <p>Flood Zones: The site is not located 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 site is currently an unused site with some hardstanding track. There are overhead powerlines within its boundary. It is bounded to the north and east by agricultural land and Henley Road, to the south by the A404, and to the west by residential dwellings.</p> <p>Potential impact on best and most versatile agricultural land: The site does not contain best and most versatile agricultural land.</p>
Transport (including access)	<p>Potential access into the site: Access to this site would be from Henley Road, which leads directly onto the A404.</p>
Historic environment and built heritage	<p>Archaeological potential: There are no archaeological sites currently recorded neither at this site nor in the immediate vicinity. Archaeological remains have been found in the wider vicinity and the site should be regarded as having some archaeological potential.</p> <p>Historic Parkland / Gardens: Hall Place is located to the west of the site over 1km away.</p> <p>Scheduled ancient monuments and other features: The closest Scheduled ancient monument (Robin Hood's Arbour) is located to the south east of the site.</p> <p>Listed buildings: There are some Grade II listed buildings located to the north of the site.</p> <p>Conservation Areas: The site does is not located within a Conservation Area. The closest Conservation Areas is located to the north east (Pinkneys Green) and west (Burchetts Green).</p>
Communities, Amenity and Health	The site is located within the White Waltham aerodrome safeguarding zone.
Access to countryside and open space / Public Rights of Way	There are some Rights of Way located to the eastern and southern sides of the site.
Green Belt	The site is located within the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment.	

Ecological Assessment Summary

The Compound provides little intrinsic interest. The adjacent woodland habitats and the onsite mature boundaries are of the most value. The site lies within a zone that is sensitive to surface water discharge to ground pollutions.

Transport Assessment Summary

Change in traffic volumes	Unknown due to lack of information on possible tonnages, if similar to other comparable sites, likely to be neutral.
Maximum distance to SRN	1.2 miles, majority with medium level of sensitive receptors.
Requirement for mitigation?	Works to the site junction may be required. An adequate routing strategy would need to be agreed.
Opportunities for sustainable modes of transport	None, as in current situation.
Overall assessment	Site considered potentially suitable. Although some mitigation may still be required to be secured through the allocation of the site.

Landscape Assessment Summary

Flat site within rolling wooded landscape – edge of Chilterns. Flat Thames floodplain. Existing hard surfacing on site. Hedgerows and conifer belt to boundaries screen it from view and should be conserved. Adjacent residential properties and paddock so any development must ensure suitable boundary treatment including planting to ensure screening.

Historic Environment Assessment Summary

There are no archaeological sites currently recorded at this location or in the immediate vicinity. Archaeological remains have been found in the wider vicinity and the site should be regarded as having some archaeological potential, but in view of the limited scale and limited available archaeological information little constraint should be anticipated. Google earth indicates that the site is in use and although the nature of ground impact is not clear it is possible that any archaeological potential has been compromised by existing activity on site. (The Scheduled Monument of Robin Hood's Arbour does lie within the wider vicinity but is screened by the woodland known as Maidenhead Thicket and separated by the A404 and so is not likely to influence allocation).

Summary – Justification for Allocation

The site has been proposed for allocation in the Joint Minerals & Waste Plan as the site is considered to have good connectivity to the strategic road network; has an existing planning permission already for an agricultural storage barn and there are no overriding environmental constraints to the allocation of the site for a suitable waste use.

Table 12: Waste proposals considered within this Study

Proposal / Site	Authority	Proposal	Allocation	Justification
Horton Brook Quarry	Windsor and Maidenhead	Materials Recycling	Yes	No overriding issues
Berkyn Manor Farm	Windsor and Maidenhead	Green & kitchen waste	Yes	No overriding issues

Waste: Proposals Study (July 2020)

The Compound	Windsor and Maidenhead	Green waste, chippings, garden waste	Yes	No overriding issues
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5. Industrial land review: The suitability of industrial areas for waste management facilities

5.1 This section provides some context and background information regarding the location of waste management facilities in industrial areas.

Industrial activities and waste management

5.2 Waste management needs are changing, and many industrial locations are considered suitable for waste management activities. This is due to both technological advancements in dealing with waste, and also as a result of improvements to mitigation techniques available to deal with potential impacts of waste management operations. Enabling a greater range of waste management activities to take place within enclosed and purpose designed buildings.

5.3 Industrial estates and areas predominantly contain 'Class B' uses, these are uses defined under the Town and Country Planning (Use Classes) Order 1987 (as amended). The statutory instrument interprets Class B uses as industrial land, used to carry out an industrial process. It is feasible that the built development which hosts these types of industrial operations could be adapted and modified to host waste management activities (subject to the necessary planning permission and licences). This is particularly relevant to Class B2 and Class B8.

5.4 The use class classification and the type of industrial development typically found on industrial estates and areas in Central & Eastern Berkshire include:

Class B1 (Business)

B1 (a): Office uses other than that which are used for financial and professional services (Class A2)

B1 (b): Business use for research and development of products or processes (e.g. laboratories or hi-tech businesses)

B1 (c): Light industrial Processes (industrial processes with no impact on local amenity)

Class B2 (General Industrial)

Industrial uses being carried out which do not fall within Class B1 may fall into this category

Class B8 (Storage and Distribution)

Use for storage or as a distribution centre (e.g. Warehousing)

- 5.5 Many uses fall within the 'general industrial class' in the Use Class Order. It is important to remember that some of the best opportunities for driving waste management up the 'waste hierarchy' are likely to exist through on-site management of Commercial & Industrial (C&I), Construction & Demolition (C&D) and agricultural wastes.

Types of waste management facilities located in industrial areas

- 5.6 A range of different waste management facility types can be accommodated in industrial areas and examples of these are described below. For context all of the different categories of waste sites have been set out in full in the Tables 1 to 7 in the previous section and summarised here for reference:

- Category 1: Activities requiring open sites or ancillary open areas (possibly involving biological treatment)
- Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment).
- Category 3: Activities requiring enclosed industrial premises (small scale)
- Category 4: Activities requiring enclosed industrial premises (large scale)
- Category 5: Activities requiring enclosed building with stack (small scale)
- Category 6: Activities requiring enclosed building with stack (large scale)
- Category 7: Landfilling

- 5.7 Industrial estates can often be appropriate locations for waste management development, particularly for smaller enclosed development and waste transfer stations. However, the waste management activities listed above will not necessarily be suitable for every industrial area. For example, some open-air uses such as storage may not be appropriate on industrial estates close to residential areas.

- 5.8 Many industrial areas will be allocated for employment uses or defined as strategic employment areas in a Local Plan. However, allocations may be restricted to particular types of employment uses. This is another factor that may limit the support for industrial-type waste management development that could potentially be provided by some industrial areas.

5.9 A further limitation could be that the owners and promoters of individual industrial areas may be unwilling to let premises to waste operators. This is due to the perceived risk of negative impacts on the ability to let, re-let and market other industrial space to non-waste businesses and operations. Similarly, existing tenants on an industrial area may also consider that waste operations in close proximity to their own business operations are not an acceptable neighbour on an industrial estate.

Methodology for identifying and assessing suitable industrial areas

Definition of 'industrial areas'

5.10 To avoid confusion, this Study will consider a range of different types of industrial estates and employment sites under the definition of 'industrial areas'. This collective term will consider all land types including large industrial estates as well as business parks; trading estates; and smaller employment land uses, all of which could potentially be suitable for waste uses. The key consideration is that this Study will focus on established industrial areas (regardless of whether they are termed industrial estates or parks).

5.11 Industrial areas are typically characterised by their proximity to transport networks and distance from sensitive receptors, notably residential areas. These can be occupied by a range of businesses, such as storage, haulage, vehicle repair etc. Industrial areas are typically characterised in planning policy terms as 'employment land'. This is land allocated for business, general industrial and storage / distribution uses defined by Use Classes B1, B2, & B8. If permitted therefore, this land could generally be developed for any type of employment use with no distinction being made between general industrial uses, warehousing and commerce.

Information gathering

5.12 This involved a systematic desk-based assessment of employment land and industrial estates in Central and Eastern Berkshire. This was conducted by using existing employment land review information, land supply data, pre-existing strategic planning policy information and up-to-date evidence base from the Central & Eastern Berkshire Authorities.

Identifying industrial areas in Central & Eastern Berkshire Authorities

5.13 Outlined below is a simplified description of how the industrial areas will be identified for further investigation:

- A. Identify and verify all areas identified by the various sources mentioned above as suitable for further examination;
- B. Undertake site visits for all areas identified in step A;
- C. Rule out business parks deemed unlikely to be suitable following site visits;
- D. Undertake suitability assessments of remaining areas.

Business Parks

5.14 Normally waste activities are not considered compatible with high value business parks and trade parks (incorporating trade retail units). These types of industrial areas were considered as part of the initial assessment of industrial areas; however, they were subsequently ruled out for consideration as part of this process. This is due to the fact that a majority of these types of site were unsuitable based on the following:

- Site is occupied predominantly by offices / prestige office (potential conflict of use);
- Site is relatively small;
- Site is unlikely to accommodate large vehicles;
- Site frequented by members of the public (to access trade counters).

5.15 Therefore, business parks and trade parks have not been considered further in this process. However, it should be noted that if a business park sits within the boundary of a larger designated employment area, the wider employment area was still assessed and can therefore still potentially be considered to be suitable for waste activities.

Detailed Assessments of the Suitability of Industrial Areas for Waste Management

5.16 Previously developed land (including industrial land) also provides opportunities for new waste facilities but may also be suitable for housing or other employment developments.

5.17 Each of the industrial areas that were deemed suitable for further examination required a site visit. Each site was subject to systematic testing using a set of defined criteria (see Table 13). The findings of each site visit were recorded and a 'Detailed assessment of the suitability of an industrial area for waste management uses' was undertaken.

- 5.18 When assessing the suitability of sites and areas, an important consideration is the envisaged type and scale of the waste management facility. It is not possible at this stage to speculate on the type of facility that could be located in an existing industrial area. As a result, a theoretical guide has been provided at the detailed assessment stage.
- 5.19 The criteria that were used for these detailed assessments is largely derived from national planning policy and where appropriate, by locally specified criteria. The detailed assessment stage includes an assessment of the physical and environmental constraints on development (including existing and proposed neighbouring land uses). The main sources of this information were the site visits by officers and Geographic Information Systems (GIS) analysis of data.
- 5.20 The criteria provide a framework for considering the planning issues which may restrict the ability to locate waste uses on industrial areas in principle. Industrial areas have a number of identifiable constraints and will be less likely to be considered 'potentially suitable' for waste uses.
- 5.21 The criteria that will most likely rule sites out as 'potentially suitable' for waste uses will be traffic and access; proximity to sensitive human and environmental receptors; and potential land use conflict. Whilst it is likely that many of the planning issues which arise throughout this assessment could potentially be addressed through design and mitigation associated with a development proposal, the aim of the assessment process at this early stage is to highlight those industrial areas which are less constrained.

'Potentially suitable' – Indicates that despite some identified constraints, the industrial area could feasibly accommodate waste management uses.

'Unlikely to be suitable' – Indicates that due to some major constraint(s), it is unlikely that waste management facilities could feasibly be accommodated.

- 5.22 The assessment criteria shown in Table 13 have been adapted for the purposes of this Study. A number of criteria were scoped out due to the fact that they are not relevant at this level of study²⁵. Criteria referring to the impacts associated with waste operations (for example, noise, odour, litter etc.) have been scoped out, because the type of technology which could potentially be used in industrial areas is not identified at this level of study. However, since the criteria which have been scoped out are associated with the potential

²⁵ 'Land instability' as a criteria has been 'scoped out'. Areas liable to be affected by land instability are not normally suitable for waste uses.

impacts on both environmental and public health, a new 'proxy' criterion has been developed to address this. This considers the proximity of the industrial area being investigated to sensitive human and environmental receptors such as housing, schools, hospitals, allotments, care homes etc.

- 5.23 The potential for the co-location of waste management facilities is also to be included within the environmental and amenity criteria, as this may help to reduce the possible impact created by vehicle movements. Other issues will also be addressed such as the potential impact on rights of way.
- 5.24 The capacity of existing transport infrastructure (including modes other than road transport) to support the sustainable movement of waste should also be considered. These factors were also considered when undertaking the detailed assessment of potential areas.
- 5.25 As well as the wider environmental issues, wider economic issues should also be considered when planning for sustainable waste management. Waste management facilities provide opportunities for local employment within the surrounding communities. The number of employees that can potentially be employed by a waste management facility depends on the type of waste development being considered (which is not determined at this stage).
- 5.26 It should also be noted as part of this methodology that the Royal Borough of Windsor & Maidenhead (RBWM) requested that industrial estates within that part of the Plan area should not be considered for potential waste uses as part of this Study. The reasons for this instruction are summarised below:
- Many of the industrial estates within the borough were built in the Victorian era and therefore have unsuitable transport access for large vehicles;
 - All of the waste sites proposed for allocation in the Joint Minerals and Waste Plan are within the Royal Borough and all of these sites are located within the Green Belt (having demonstrated exceptional circumstances);
 - The Economic Development Needs Assessment for the Central and Eastern Berkshire Functional Economic Market Areas²⁶ have indicated a considerable need for employment land provision within the Borough. There is some concern that recent emerging data on employment needs

²⁶ Economic Development Needs Assessment: https://www.reading.gov.uk/media/5059/Berkshire-Functional-Economic-Market-Area-Study/pdf/Berkshire_FEMA_Study_Report_Feb16.pdf

may point to a change in the current market for employment land, however there remains a need for existing sites to be retained in order to provide for the range of uses including Class B1 offices and life sciences sectors that the Local Enterprise Partnership have flagged as particularly important to the economy. New waste uses within these existing employment areas are generally considered to be incompatible given the character of these employment areas.

5.27 The full lists of the sites assessed as part of the Industrial Land review can be viewed in Appendices 6 - 9.

Table 13: Environmental and amenity criteria to be considered when assessing the suitability of industrial areas for waste management activities (site visit)

Location	
LPA area	
Current use (specify class classification)	
Comments	
Assessment criteria	
Protection of water resources	
Visual intrusion	
Nature conservation	
Historic environment and built heritage	
Traffic and access	
Proximity to sensitive human and environmental receptors	
Proximity to aerodrome safeguarding areas	
Potential land use conflict	
Opportunity for co-location	
Other issues (e.g. public rights of way)	
Outcome from assessment:	

List of Available Sources of Information

5.28 Table 14 provides a summary of the various sources of information that have informed the industrial land review for the draft Plan.

Table 14: Local Authorities - Sources of Information

Local Authority	Source of Information
Bracknell Forest	<ul style="list-style-type: none"> Local Plan - Allocated Employment Areas Employment Land Review Final Report – Existing Employment Areas (2009) Berkshire Joint Strategic Planning Unit Survey of Berkshire Industrial Estates Market Analysis GIS
Reading	<ul style="list-style-type: none"> Draft Local Plan (May 2017) – Allocated Employment Areas Berkshire Joint Strategic Planning Unit Survey of Berkshire Industrial Estates Market Analysis GIS
Windsor and Maidenhead	<ul style="list-style-type: none"> Local Plan Submission Version (2017) Allocated Employment Areas Berkshire Joint Strategic Planning Unit Survey of Berkshire Industrial Estates Market Analysis GIS
Wokingham	<ul style="list-style-type: none"> Core Strategy (2010) – Allocated Employment Areas Managing Development Delivery Local Plan (2014) – Allocated sites for employment use Berkshire Joint Strategic Planning Unit Survey of Berkshire Industrial Estates Market Analysis GIS Wokingham Borough Council Employment Land Needs Study (January 2020)

Overview of assessment findings

5.29 Following the analysis of the relevant information, it has been concluded that a number of industrial areas in Central and Eastern Berkshire have the potential to host sustainable waste management activities. These areas were judged to best match the criteria specified in the Methodology for identifying and assessing suitable areas.

5.30 The majority of industrial areas assessed as not being suitable for potentially hosting sustainable waste management uses have been rejected on the basis that they contain substantial landscaping, their surrounding environmental quality or because existing buildings on site accommodate high specification

offices, so that waste related activities are not considered compatible or viable with the surrounding environment.

- 5.31 Other reasons that sites were deemed unsuitable commonly related to the access to the site or proximity to sensitive receptors such as housing, schools or community facilities.

Potentially Suitable

‘Potentially suitable’ – Indicates that despite some identified constraints, the industrial area could feasibly accommodate waste management uses.

- 5.32 Of the 49 employment / industrial areas that were assessed, 25 were judged as potentially suitable for waste uses. Table 15 outlines the breakdown of the industrial areas by waste category.

Table 15: Number of potentially suitable industrial areas by waste category

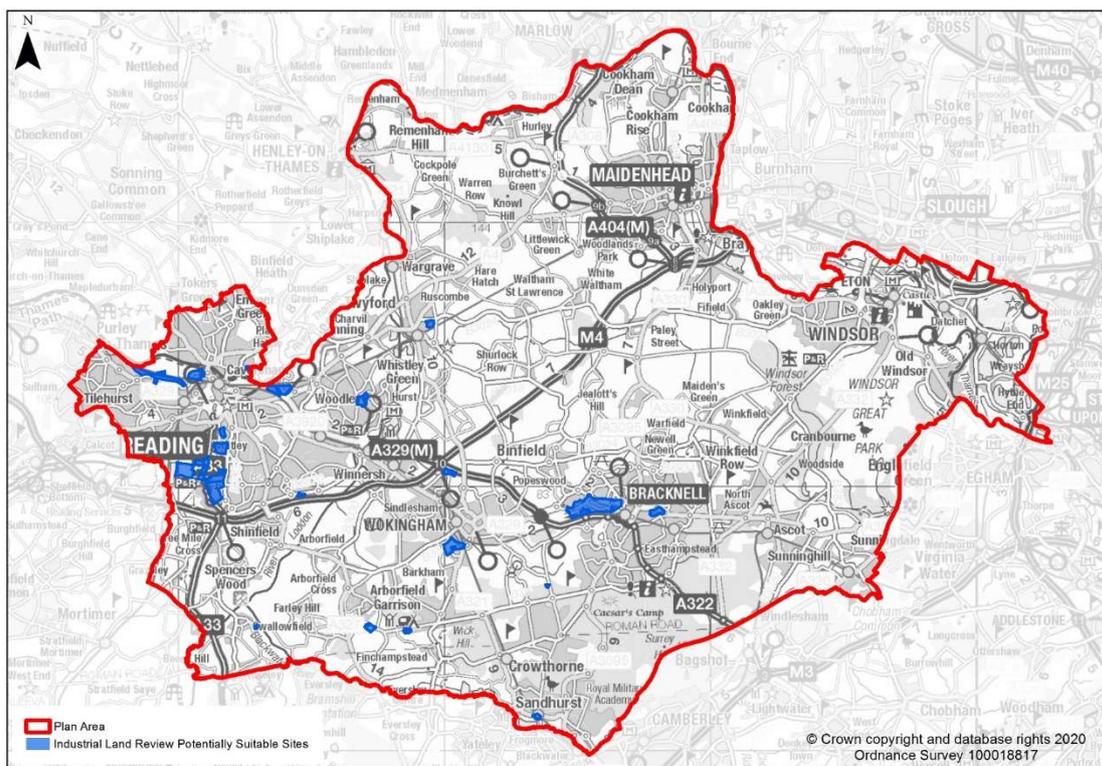
Waste categories	Number of potentially suitable areas
Category 1: Activities requiring open sites or ancillary open areas (possibly involving biological treatment)	0
Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment)	5*
Category 3: Activities requiring enclosed industrial premises (small scale)	25*
Category 4: Activities requiring enclosed industrial premises (large scale)	3*
Category 5: Activities requiring enclosed building with stack (small scale)	1*
Category 6: Activities requiring enclosed building with stack (large scale)	0
Category 7: Landfilling	0

*Please note that sites can be considered suitable for more than one waste category type.

- 5.33 Of the industrial areas which are deemed to be potentially suitable to host waste activities, it is considered that some may be more suitable to host a greater range of waste facility types than others. This is due to the scale of the industrial estate and proximity to key transport routes.

- 5.34 For the purposes of this Study, where appropriate it was also useful to group collections of smaller industrial estates located in close proximity to each other or identified as a sub-area of an existing industrial estate / employment area into a wider and sometimes already established industrial estate area. Such groupings were assessed and the larger, least constrained of these areas were highlighted if they provide particular potential as locations for future waste management facilities.
- 5.35 It is considered to be more appropriate to identify larger industrial areas as suitable for waste management (rather than allocating specific sites or units) so as to provide more flexibility for the market.
- 5.36 It is important to note that identifying potentially suitable areas does not mean that waste management proposals that come forward will automatically obtain planning permission and the necessary consents required to allow for waste management operations to proceed. Any future proposal for waste management activities would be judged on its merits in respect of key planning considerations.
- 5.37 The geographic distribution of the Potentially Suitable sites which were identified across Central and Eastern Berkshire is shown in Figure 2.

Figure 2: Distribution of Potentially Suitable Waste Sites



5.38 Table 16 provides a summary of the industrial estates / employment areas that are considered to be potentially suitable to host waste management activities.

Table 16: A list of 'potentially suitable' sites to host waste management activities

Industrial Estate / Employment Area	Local Planning Authority
Western Employment Area (known as Bracknell West), Bracknell (parts)	Bracknell Forest
Longshot Industrial Estate (within Western Employment Area)	Bracknell Forest
Eastern Employment Area, Bracknell	Bracknell Forest
Vulcan Way Employment Area, Sandhurst	Bracknell Forest
Bennet Road Area	Reading
North of Basingstoke Road	Reading
Elgar Road	Reading
Portman Road / Deacon Way Area	Reading
Richfield Avenue / Tessa Road Area	Reading
Paddock Road Industrial Estate	Reading
South of Basingstoke Road	Reading
Wigmore Lane	Reading
Bridgewater Close	Reading
Island Road Major Opportunity Area	Reading
Newlands Farm	Wokingham
Toutley Road Depot	Wokingham
Molly Millars Lane Area (parts)	Wokingham
Suttons Industrial Park	Wokingham
Hogwood Lane Business Area (parts)	Wokingham
Headley Road Industrial Estate	Wokingham
Headley Park	Wokingham
Ruscombe Business Park (parts)	Wokingham
Nine Mile Ride Industrial Park	Wokingham
Brookside Business Park	Wokingham
Cutbush Lane Business Area	Wokingham

'Potentially Suitable' Sites

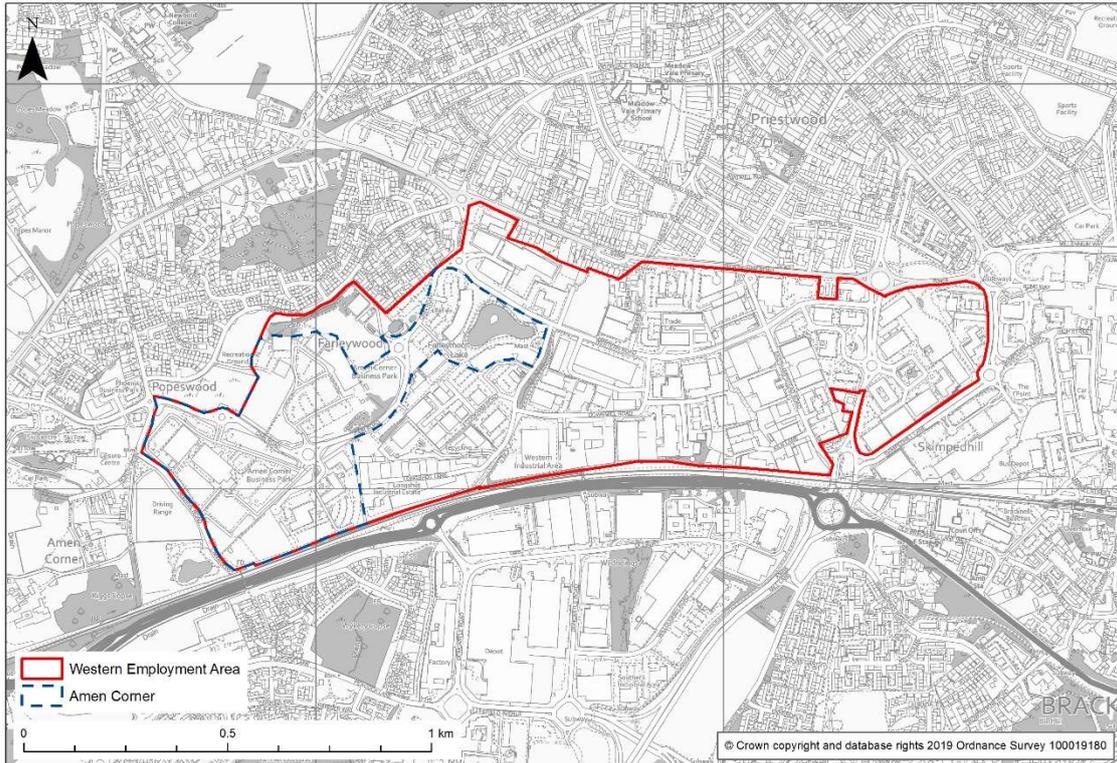
Bracknell Forest

Site Name	Western Employment Area
LPA area	Bracknell Forest
Location	Western Road, Bracknell, RG12 1RE
Current use (specify class classification)	B1/ B8
Comments	<p>An extensive employment area incorporating a mixture of employment uses. A number of separate smaller estates lie within the overall area.</p> <p>Older industrial / warehouse units are located nearest the railway/ A329. Newer office / light industrial units are located closest to residential areas to the north and north west.</p> <p>Some buildings along the Wokingham Road and Western Road are currently being converted from offices to residential as a result of the introduction of permitted development rights.</p>
Assessment criteria	Comments
Protection of water resources	A corridor of land either side of a water course that runs from Wokingham Road to the A329 to the south, lies within Flood Zones 2 and 3.
Visual intrusion	<p>Much of the area was originally developed as part of the planned New Town. It is predominantly an area of light industrial, warehousing and office uses with other uses being interspersed. Over time a number of sites have been redeveloped with modern 2/3 storey offices of a mixture of architectural styles. There are also a number of medium sized warehouses including retail warehousing.</p> <p>The Wokingham Road (East) Character Area adjoins part of the northern boundary of the area. The railway line and A329 form a strong physical boundary to the south.</p>
Nature conservation	Wykery Copse Local Nature Reserve (LNR), Site of Special Scientific Interest (SSSI) and Ancient Woodland lies less

	<p>than 1km to the south west of the industrial area.</p> <p>Farley Copse is Ancient Woodland. A Local Nature Reserve and a Local Wildlife site. It lies less than 1km to the north west of the industrial area.</p> <p>There are also a number of TPOs on trees within the area, especially along Western Road.</p>
Historic environment and built heritage	There are no Listed Buildings or Conservation Areas within the area or in close proximity.
Traffic and access	<p>This industrial estate is accessible from the A329.</p> <p>The majority of the area is close to the Town Centre and train station and it is an established land use type within an urban setting.</p>
Proximity to sensitive human and environmental receptors	<p>Housing is located to the north of this industrial area.</p> <p>Prior approvals for the change of use from offices to residential have been agreed and are under construction on a couple of sites within the area.</p> <p>Downshire Way and Bagshot Road (an Air Quality Management Area (AQMA)) is located to the south of the industrial area.</p> <p>See above for comments relating to areas of ecological importance.</p>
Proximity to aerodrome safeguarding areas	This industrial area is not within an aerodrome safeguarding area.
Potential land use conflict	Prior approvals for the change of use from offices to residential.
Opportunity for co-location	Longshot Lane falls within the western part of this employment area and has Bracknell Household Waste Recycling Centre (HWRC) located within it.
Other issues (e.g. public rights of way)	Footpath 26/26A runs along Longshot Lane and footpath 6A runs parallel with the railway line for a short distance until it turned south under the railway line. A

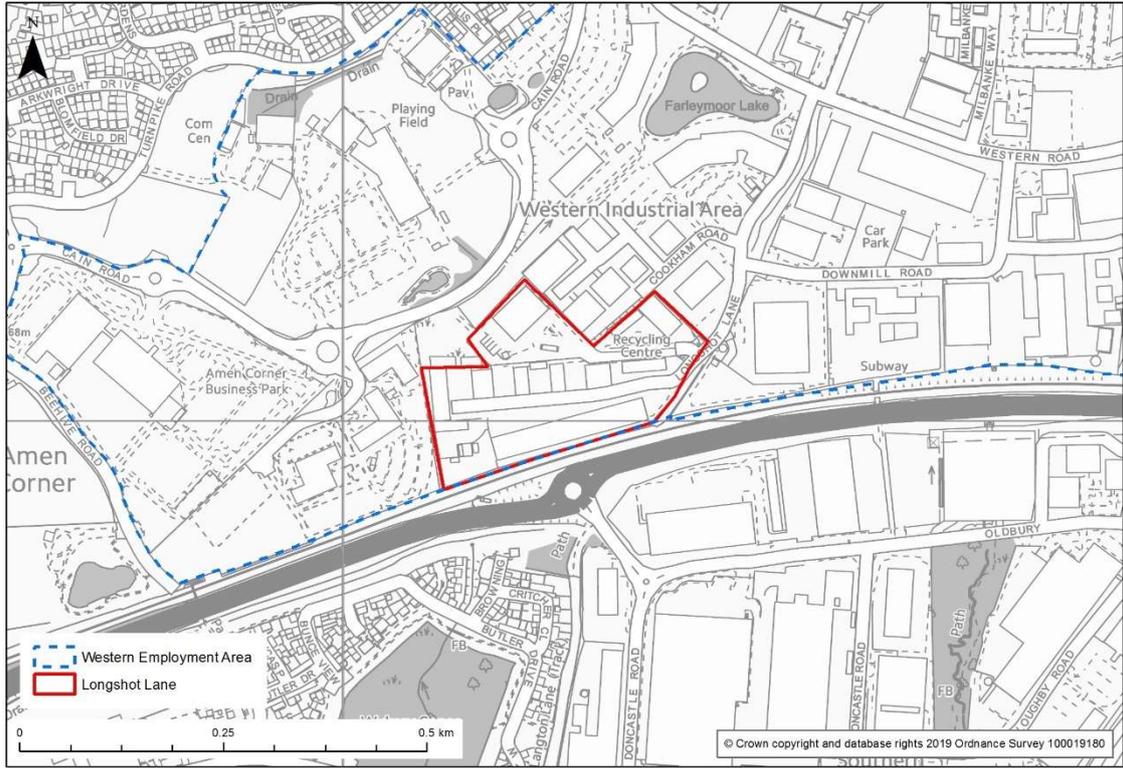
couple of sites were previously subject to landfill.

Outcome from assessment: Parts of this large employment area are considered potentially suitable for a waste facility. This could consist of **Category 3: Activities requiring enclosed industrial premises (small scale)** & **Category 4: Activities requiring enclosed industrial premises (large scale)**. Amen Corner is an area within the Western Employment Area that is occupied by a number of large HQ style office buildings and is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



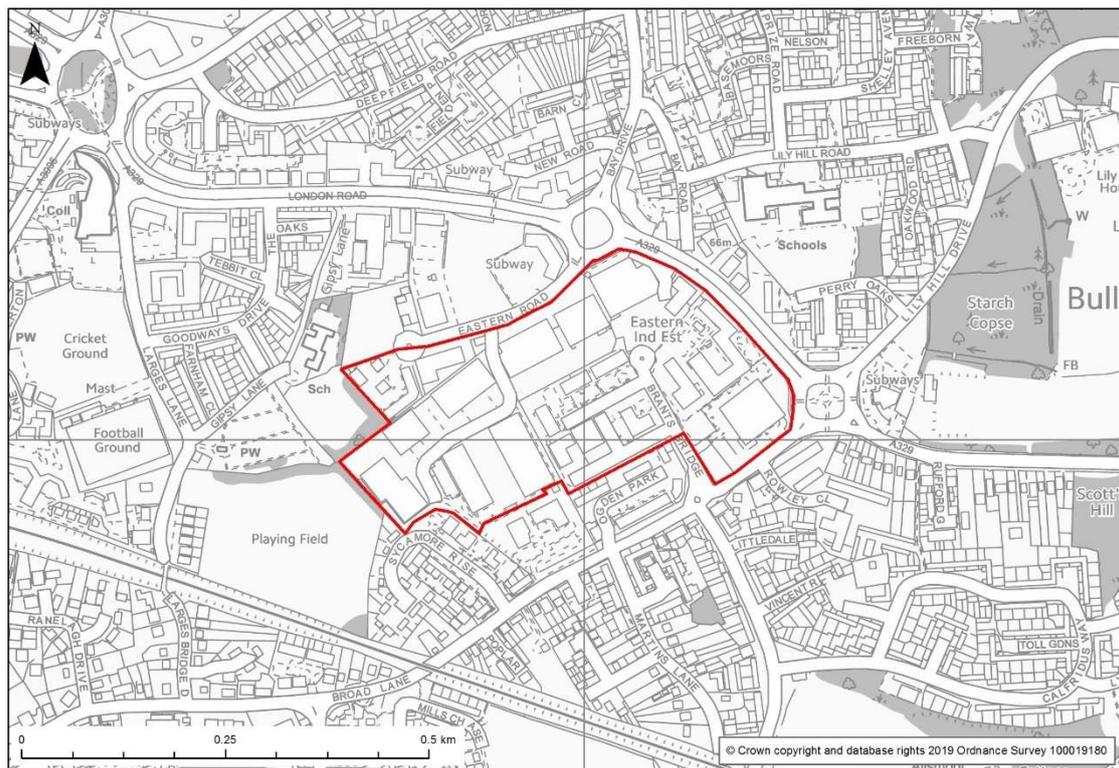
Site Name	Longshot Lane Industrial Estate
LPA area	Bracknell Forest
Location	Longshot Lane, Binfield, Bracknell RG12 1RL
Current use (specify class classification)	B2 / B8
Comments	This is an older part of the Western employment area comprising mostly smaller units. A single road leads through the middle of the estate. An existing waste transfer site is currently located in the northern part of the area.
Assessment criteria	Comments
Protection of water resources	This site is not located within a Source Protection Zone.
Visual intrusion	The area comprises a small industrial/ warehousing estate within the more extensive Western Employment Area. The units comprise of well established sheds, the majority being single storey. To the south is a fairly recent housing development but the railway line and A329 form a strong physical boundary between the two.
Nature conservation	Farley Copse is Ancient Woodland, a Local Nature Reserve (LNR) and a Local Wildlife site. It is located approximately 550m north west from the Longshot Lane Household Waste Recycling Centre (HWRC). Wykery Copse Site of Special Scientific Interest (SSSI) and Ancient Woodland is located approximately 200m to the south west beyond the railway line and A329.
Historic environment and built heritage	The closest Listed Building (Peacock Farmhouse) is located approximately 500m south west of the area the other side of the railway line/ A329.
Traffic and access	Access to this site would be through the remainder of the Western Employment Area, which itself has fairly good access to the A329.
Proximity to sensitive human and environmental receptors	An Air Quality Management Area (AQMA) (Downshire Way and Bagshot Road) is located to the south of Longshot Lane. Wykery Copse Local Nature Reserve (LNR), Site of Special Scientific Interest

	<p>(SSSI) and Ancient Woodland lies less than 1km to the south west of the industrial area.</p> <p>Farley Copse is Ancient Woodland. A Local Nature Reserve and a Local Wildlife site. It lies less than 1km to the north west of the industrial area.</p> <p>There are also a number of TPOs on trees within the area, especially along Western Road.</p>
Proximity to aerodrome safeguarding areas	This employment area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	This is a sub area of the Western Employment area.
Other issues (e.g. public rights of way)	<p>Footpath 26 runs along a short section of Longshot Lane and then turns east running parallel with a section of the railway line.</p> <p>The area was previously part of a landfill site.</p>
<p>Outcome from assessment: Longshot Industrial Estate may have potential for expansion of the current Re3 HWRC currently located within this industrial area. This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).</p>	



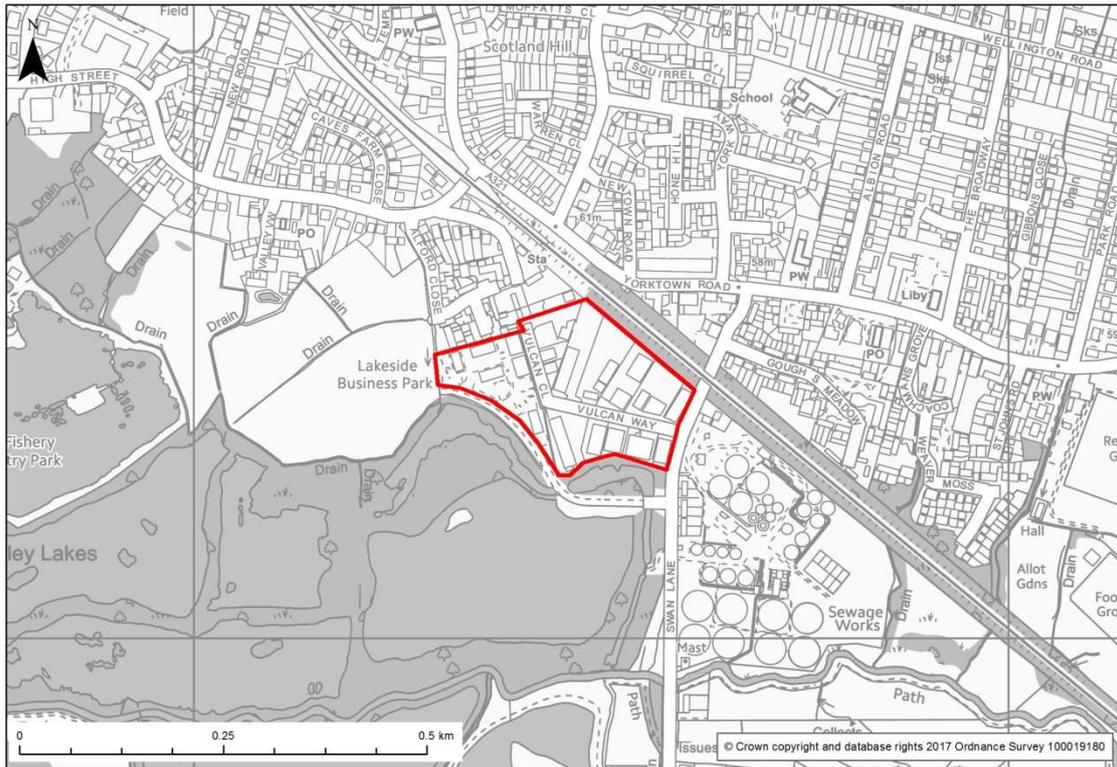
Site Name	Eastern Employment Area
LPA area	Bracknell Forest
Current use (specify class classification)	B1 / B8
Comments	An industrial area incorporating both offices/ light industrial / warehousing with a central access road. Other employment uses front onto London Road (e.g. car showroom and health facility).
Assessment criteria	Comments
Protection of water resources	Flood Zones 2 & 3 are located to the east of the site.
Visual intrusion	The site is located within an industrial landscape character area. However, there is some residential development on all sides within close proximity of the site.
Nature conservation	<p>Long Grove Coppice and Starch Copse are areas of Ancient Woodland in the vicinity.</p> <p>Whitegrove Copse Local Nature Reserve (LNR) and Ancient Woodland is located approximately 750m to the north of this site.</p> <p>Some trees within the area are covered by TPOs.</p> <p>There are no National and International designations located near to this employment area.</p>
Historic environment and built heritage	The closest Grade II listed building (Thatched Cottage) is located approximately 130m to the north east of this industrial estate.
Traffic and access	This employment area has good access, to the A329.
Proximity to sensitive human and environmental receptors	<p>Residential properties are located in and around the site. The nearest Primary School (St Joseph's) is located immediately adjacent to the edge of this employment area on the western boundary. There is a sports pitch / recreation area immediately adjacent to the southern boundary of the site.</p> <p>This employment area does not lie within an Air Quality Management Area</p>

	(AQMA). Downshire Way and Bagshot Road, the nearest AQMA is located to the south west of this industrial estate.
Proximity to aerodrome safeguarding areas	This employment area is not within an aerodrome safeguarding area.
Potential land use conflict	Residential properties lie around the site and new housing is under construction. Two Schools lie near to this employment area.
Opportunity for co-location	None known.
Other issues (e.g. public rights of way)	No public rights of way cross this employment area. The nearest footpath (4) runs along Gipsy Lane to the west of the area.
Outcome from assessment: Parts of this employment area are considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	Vulcan Way Employment Area (including Lakeside Business Park)
LPA area	Bracknell Forest
Location	Sandhurst, Bracknell, GU47 9DB
Current use (specify class classification)	B2
Comments	An older industrial estate with mostly smaller units. A single road leads through the middle of the estate. Lakeside Business Park is a westwards extension to the estate, primarily composed of newer medium sized office buildings.
Assessment criteria	Comments
Protection of water resources	This employment area is not located within Flood Zone 2 & 3, although Flood Zone 2 is located very close to the southern boundary. This employment area is not located within a Source Protection Zone.
Visual intrusion	Sandhurst railway station is located to the north of this industrial estate. A treatment plant is located to the east of this employment area along Swan Lane. Yateley Lakes and Blackwater River are located to the south west of this employment area.
Nature conservation	This employment area is not located within or close to nationally or internationally designated sites.
Historic environment and built heritage	A number of Grade II listed buildings can be found to the north west and north east of this employment area.
Traffic and access	Access is an issue as it is close to residential properties, however access to this employment area is via Swan Lane.
Proximity to sensitive human and environmental receptors	Housing (including a new development) is located in close proximity to the north and north. This employment area is not located within an Air Quality Management Area (AQMA).
Proximity to aerodrome safeguarding areas	This employment area is not located within an aerodrome safeguarding area.

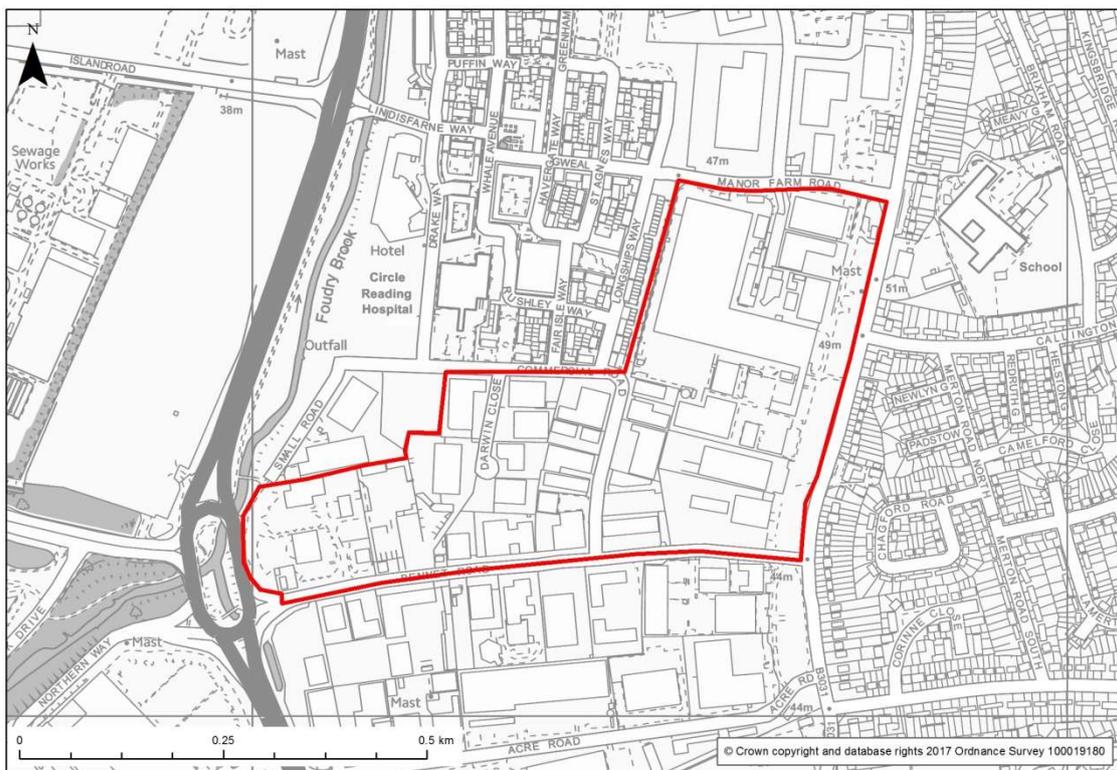
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	Footpath 2 runs along the north east boundary of the area parallel with the railway line.
Outcome from assessment: This employment area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	



Reading

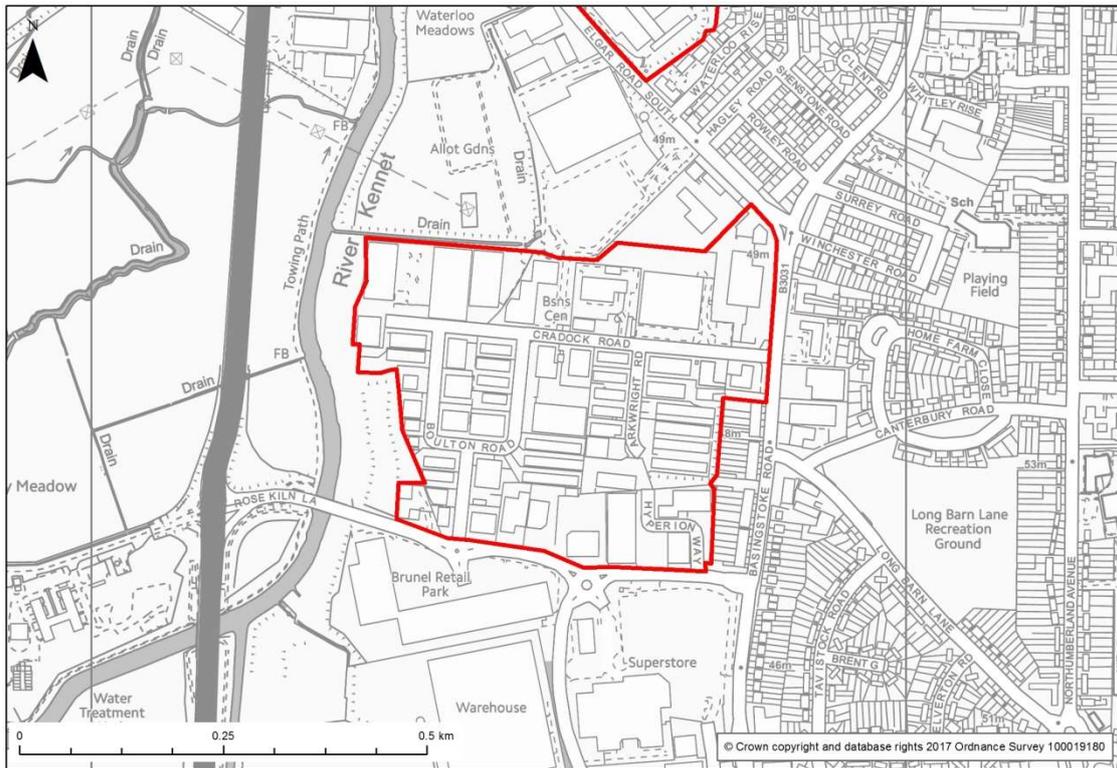
Site Name	Bennet Road Area
LPA area	Reading
Location	Bennet Road, Reading, RG2 0QX
Site size (ha)	30.98 ha
Current use (specify class classification)	B2 / B8
Comments / site description	Large, older buildings set within a large area between two major roads. Mix of building styles, sizes and ages and a wide mix of uses. This industrial area is within the Reading Local Plan Employment Area (EM2d) – Bennet Road.
Assessment criteria	Comments
Protection of water resources	<p>A small part of the western boundary is located within Flood Zone 2.</p> <p>This industrial area is not located within Flood Zone 3 although Flood Zone 3 is in close proximity.</p> <p>This industrial area is not located within a Source Protection Zone (SPZ).</p>
Visual intrusion	This industrial area is set within a predominantly industrial area with varying sizes of buildings.
Nature conservation	<p>Pearman's Copse Local Nature Reserve (LNR) lies to the east of this industrial area within 2km.</p> <p>This industrial area is not located within or near any nationally or internationally designated sites.</p>
Historic environment and built heritage	The closest Grade II listed building can be found the south of this industrial area within 1km.
Traffic and access	Road access from Bennet Road onto the A33 is good. Basingstoke Road lies to the east of this industrial area.
Proximity to sensitive human and environmental receptors	<p>The western and eastern boundaries of this industrial area are both located within an Air Quality Management Area (AQMA).</p> <p>A residential development is located along the eastern boundary of this industrial area.</p>

Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	Employment and industrial uses on all sides.
Other issues (e.g. public rights of way)	There are no rights of way on the site. The closest right of way is located to the south of the site under 1km away.
Outcome from assessment: Whilst this industrial area has shifted from a traditional industrial estate to a hi-tech mixed-use estate. It provides a selection of smaller and older units. This industrial area could consist of category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	North of Basingstoke Road
LPA area	Reading
Current use (specify class classification)	B1(C) / B2 & B8
Comments	<p>Draft Reading Local Plan Employment Area EM2e - North of Basingstoke Road.</p> <p>Numerous small, older industrial buildings. Also, numerous garages and automotive related uses. Some newer industrial and offices but predominantly an industrial area.</p>
Assessment criteria	Comments
Protection of water resources	The north west corner of this area is located within Flood Zone 2 with a small portion of this area located within Flood Zone 3.
Visual intrusion	The area is an existing industrial area with a mix of uses which is contained on the east and western boundaries by major roads. There are some residential neighbourhoods in close proximity but the major road acts as a barrier between the two areas.
Nature conservation	This industrial area does not lie within or near any national or internationally designated sites.
Historic environment and built heritage	64 – 70 Basingstoke Road are listed buildings approximately 300m north from the north east corner of this site.
Traffic and access	Good access to this area from A33 (w) and Basingstoke Road (e). Existing HGV usage through this area.
Proximity to sensitive human and environmental receptors	<p>Some residential dwellings to the east and north of this area. George Palmer Primary School lies approximately 150m to the east of this area behind the main road and residential dwellings. Reading Girls School is located approximately 400m to the east of this area behind a large park and residential dwellings.</p> <p>There are two Air Quality Management Areas located close to this area. One is to the east along linked to the Basingstoke Road and the other is located to the west linked to the A33.</p>
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.

Potential land use conflict	None identified.
Opportunity for co-location	This is an existing industrial area with good access and so a waste site could be considered as a compatible tenant or operator in this area.
Other issues (e.g. public rights of way)	None identified.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	

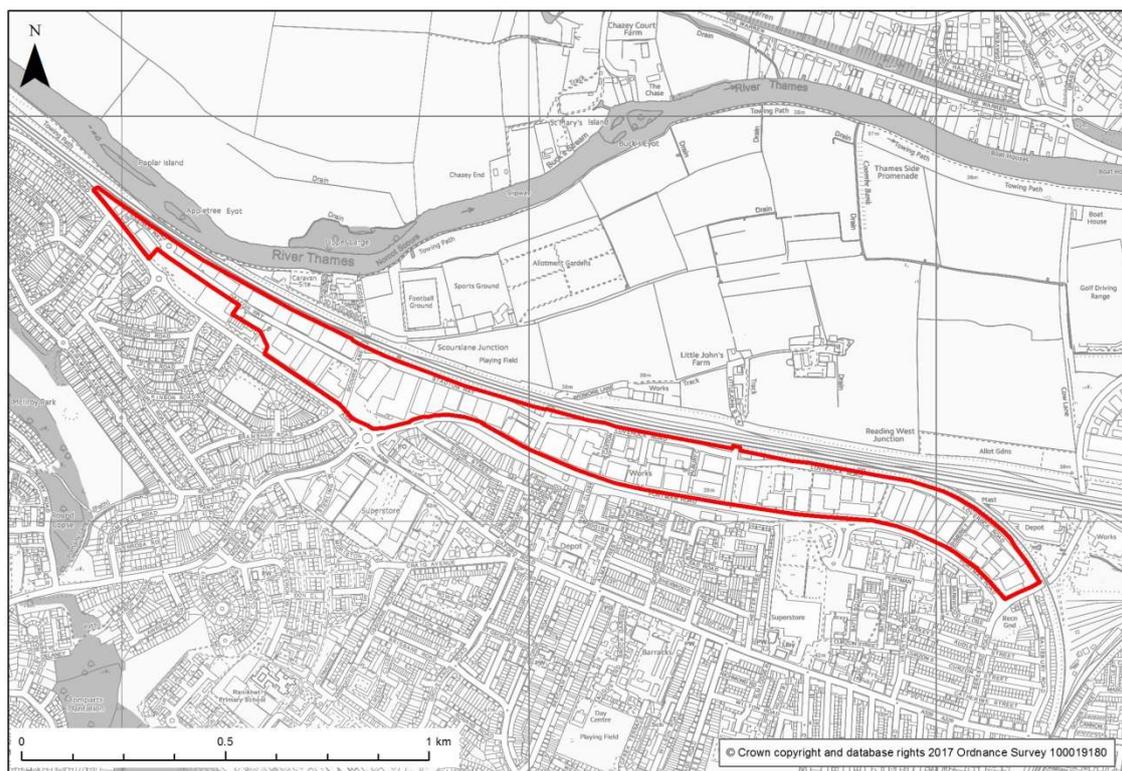


Site Name	Elgar Road
LPA area	Reading
Current use (specify class classification)	B1(C) / B2 & B8
Comments	Reading Local Plan Employment Area EM2f - Elgar Road. Numerous large, older industrial buildings. HGV turning space and parking in this location. A predominantly industrial area. Surrounded by residential neighbourhoods.
Assessment criteria	Comments
Protection of water resources	The site is not located in a Flood Zone.
Visual intrusion	The area is an existing industrial area with a mix of large buildings and uses which is adjacent to residential neighbourhoods on all sides.
Nature conservation	This industrial area does not lie within or near any national or internationally designated sites.
Historic environment and built heritage	There are no historic features in close proximity except for 64 – 70 Basingstoke Road which are listed buildings.
Traffic and access	Good access along Elgar Road South from B3031. Existing HGV usage and turning space.
Proximity to sensitive human and environmental receptors	This area is surrounded by residential properties on all sides. New Christ Church - Church of England Primary School is located in close proximity to the east of the site but there is some tree screening between at this boundary of the site. There are two Air Quality Management Areas located close to this area. One is to the east along linked to the Basingstoke Road and the other is located to the west linked to the A33.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	This is an existing industrial area with good access and so a waste site could be considered as a compatible tenant or operator in this area.
Other issues (e.g. public rights of way)	None identified.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



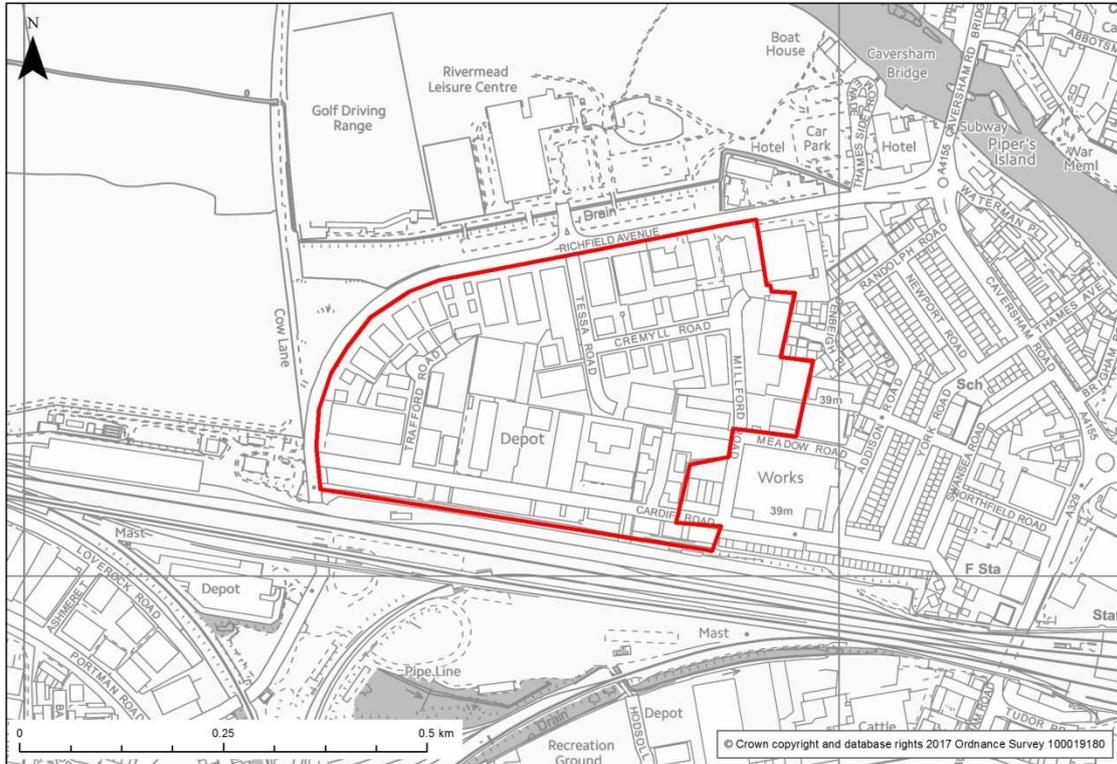
Site Name	Portman Road / Deacon Way Area
LPA area	Reading
Location	Portman Road, reading, RG30 1EA / Deacon Way, Reading, RG30 6AZ
Current use (specify class classification)	B1(C) & B2 & B8
Comments	This industrial area consists of a very narrow and long strip of industrial and warehousing units of different sizes between Portman Road and the railway.
Assessment criteria	Comments
Protection of water resources	<p>Parts of this industrial area are located within Flood Zones 2 and 3.</p> <p>This industrial area does is not located within a Source Protection Zone (SPZ).</p>
Visual intrusion	<p>This Industrial area lies within an industrial land type and is surrounded by housing along the southern, western and eastern boundary. It is a linear strip of industrial buildings incorporating a range of businesses and uses.</p> <p>A railway line runs along the northern boundary of this industrial area.</p>
Nature conservation	<p>Mcllory Park & Round Copse, Local Nature Reserve (LNR) is located approximately 600m to the south west of this industrial area.</p> <p>Lousehill Copse is located approximately 650m south west of this industrial area.</p> <p>This industrial area is not located within or close to any nationally or internationally designated sites.</p>
Historic environment and built heritage	<p>This industrial area is not located within or near a Conservation Area.</p> <p>Grade II listed buildings are located within the residential areas to the south and south east of this industrial estate, within 500m.</p>
Traffic and access	Portman Road and Oxford Road are the main routes to this industrial area. This industrial area has poor access to the major road network except the A329 towards Oxford.

Proximity to sensitive human and environmental receptors	Housing and grassed areas lie opposite this industrial area. This industrial area lies within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area does not lie within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	Within an industrial area, close to smaller industrials estates and close to the railway could offer potential opportunities.
Other issues (e.g. public rights of way)	No footpaths are close to this industrial area.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary open (possibly involving biological treatment) and Category 3: Activities requiring enclosed industrial premises (small scale) .	



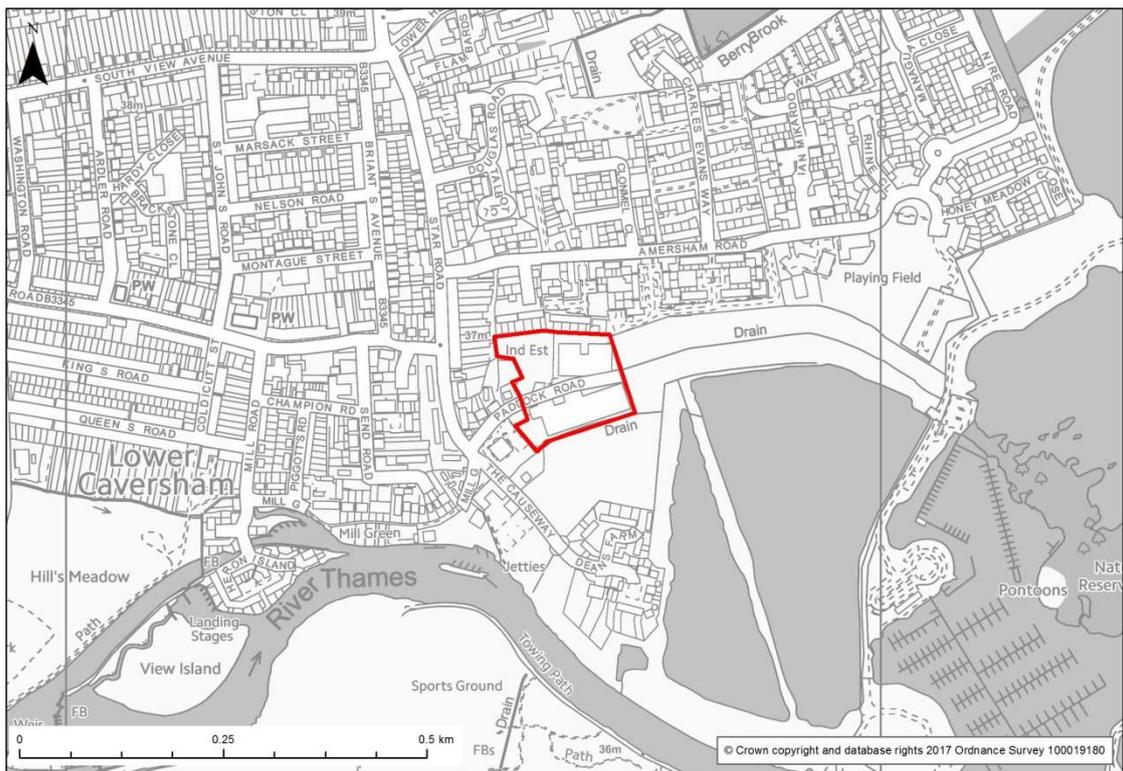
Site Name	Richfield Avenue / Tessa Road Area
LPA area	Reading
Location	Richfield Ave, City Centre, Reading RG1 8EQ
Current use (specify class classification)	B1(C) / B2 / B8
Comments	This industrial area is a mix of new and old offices and industrial units, located opposite the Reading Festival site. This industrial area is within the Reading Local Plan Employment Area EM2g – Richfield Avenue.
Assessment criteria	Comments
Protection of water resources	This industrial area is located within Flood Zones 2 and 3. This industrial area is not located within a Source Protection Zone (SPZ). The River Thames is located to the north of this industrial area.
Visual intrusion	The southern boundary of this Industrial area is adjacent to the railway line. This industrial area lies within an industrial land type but there is some housing on the eastern boundary.
Nature conservation	This industrial area is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	Grade II listed buildings can be found to the south and south east of this industrial area within 1km.
Traffic and access	Access is gained either through the town centre to the east or to the south west via Cow Lane Bridges, which has height restrictions along it.
Proximity to sensitive human and environmental receptors	Housing is located opposite the eastern boundary of this industrial area. This industrial area is located within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	A waste transfer site already exists in this location.
Other issues (e.g. public rights of way)	No footpaths are located near this industrial area.

Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of **Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment)** and **Category 3: Activities requiring enclosed industrial premises (small scale).**



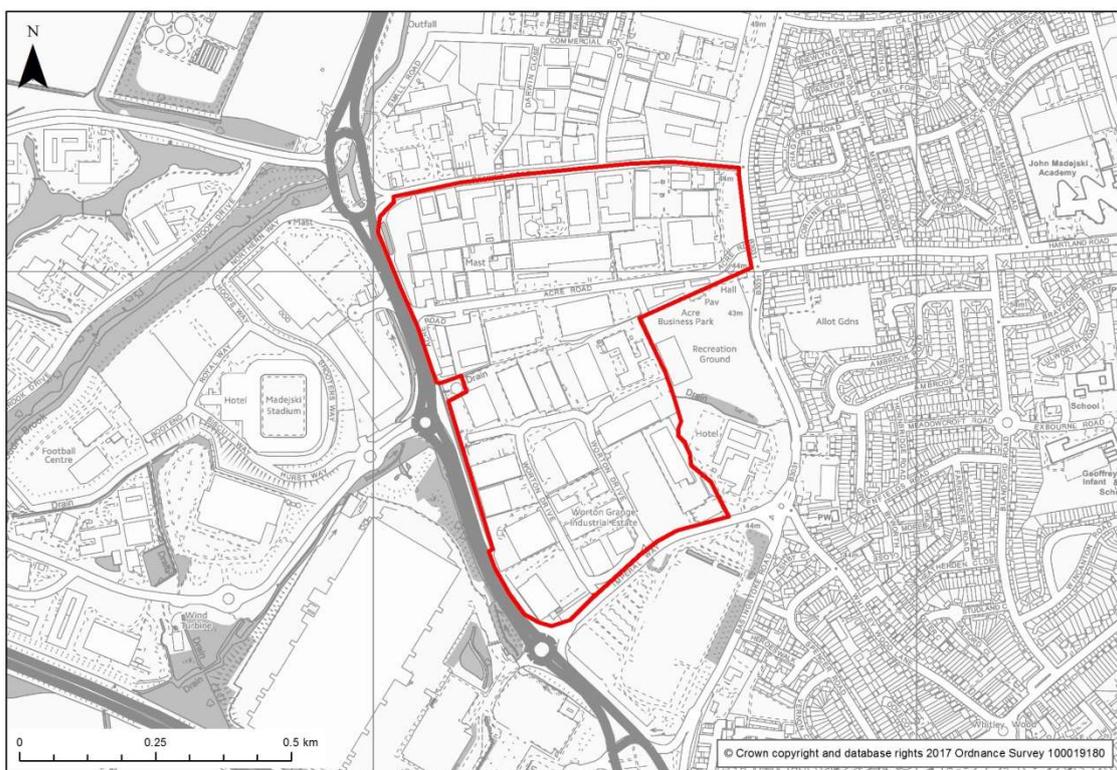
Site Name	Paddock Road Industrial Estate
LPA area	Reading
Location	Paddock Road, Reading, RG4 5BY
Current use (specify class classification)	B1(C) & B2
Comments	This industrial estate is not within a major industrial area. It is made up of smaller and older industrial and office units.
Assessment criteria	Comments
Protection of water resources	<p>This industrial estate is within a flood plain.</p> <p>This industrial estate is located within Flood Zones 2 and 3.</p> <p>This industrial estate is located immediately adjacent to a Source Protection Zone (SPZ).</p> <p>The River Thames is located to the south of this industrial area.</p>
Visual intrusion	<p>This industrial area is located within an industrial land type and has housing surrounding it.</p> <p>A railway line lies to the south of this site.</p>
Nature conservation	<p>Highwood, Local Nature Reserve (LNR) lies to the south east of this industrial estate, within 3km.</p> <p>This industrial area is not located within or close to any nationally or internationally designated sites.</p>
Historic environment and built heritage	This industrial area is not located within or near a Conservation Area. The closest Grade II listed buildings can be found on the western boundary of this industrial estate, including buildings on Paddock Road.
Traffic and access	This estate is only accessed by a narrow single road (Paddock Road).
Proximity to sensitive human and environmental receptors	This industrial estate is surrounded by residential use. A marina lies to the south east of this industrial estate and the Thames is in the immediate vicinity. This industrial estate is located just outside of an Air Quality Management Area.

Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	The type of development would be restricted due to the location of residential properties in this location.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	No footpaths are near this industrial area.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	South of Basingstoke Road
LPA area	Reading
Location	Whitley
Current use (specify class classification)	B1(C) / B2 / B8
Comments	<p>This industrial area is located within a predominantly industrial area. It is a mix of old and new units.</p> <p>This industrial estate is within the Reading Local Plan Employment Area EM2c – South of Basingstoke Road.</p>
Assessment criteria	Comments
Protection of water resources	<p>The western part of this industrial area is located within Flood Zones 2 and 3.</p> <p>This industrial area is not located within a Source Protection Zone (SPZ).</p>
Visual intrusion	<p>This industrial area is located within an industrial land type. The Madejski Stadium is located on the western boundary of this industrial area alongside retail parks. The large Tesco Distribution Centre is also located to the south west of this industrial setting. Land south of the site is available for future development.</p> <p>Thames Water Sewage Treatment works is also located to the north west of this industrial area.</p>
Nature conservation	This industrial area is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	This industrial area is not located within or near a Conservation Area. The closest Grade II listed buildings (Little Lea Cottage and St Paul's Church Hall) can be found approximately 300m to the south east and 120m to the east of this industrial area respectively.
Traffic and access	Access to the M4 is very good from this industrial area. Access to this industrial area is via the A33.
Proximity to sensitive human and environmental receptors	Residential housing lies to the east of this industrial area. Parts of the western and eastern boundaries lie within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area does is not located within an aerodrome safeguarding area.

Potential land use conflict	None identified.
Opportunity for co-location	Green Park lies to the west of this industrial area and other large industrial / employment areas are located to the north of this industrial area.
Other issues (e.g. public rights of way)	No footpaths run through this industrial estate. The closest is located some 500m to the south.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly including biological treatment) & Category 3: Activities requiring enclosed industrial premises (small scale) .	

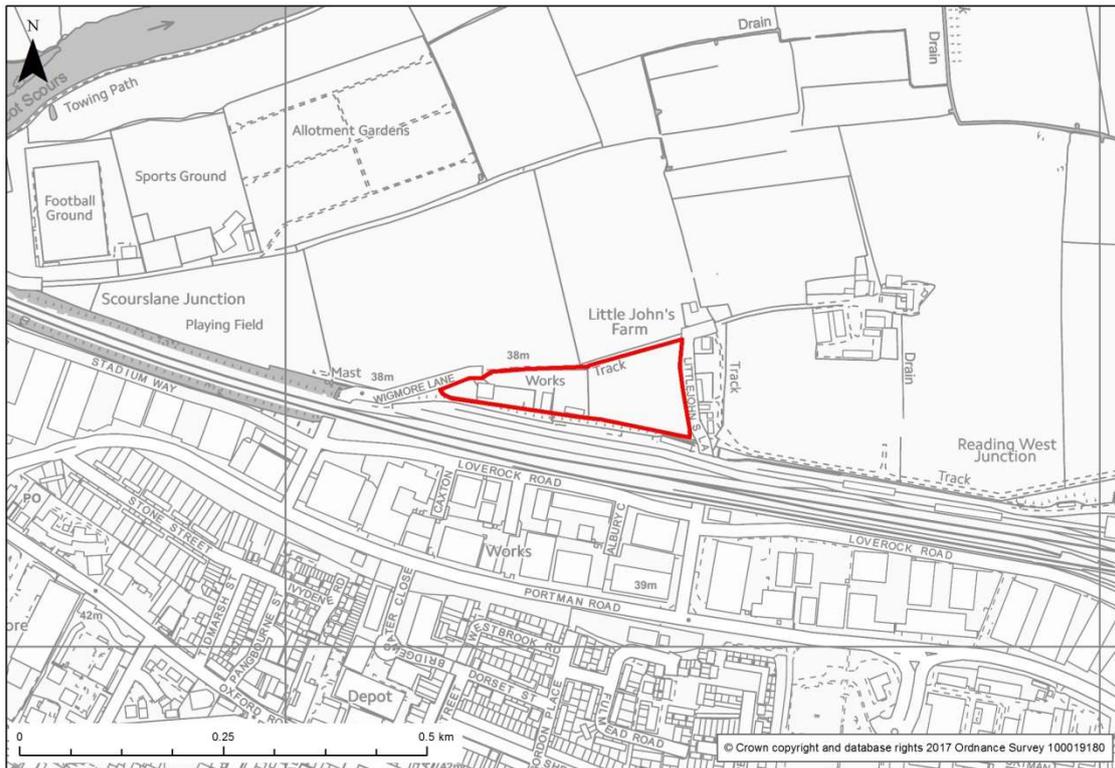


Site Name	Wigmore Lane
LPA area	Reading
Current use (specify class classification)	B1(C) /B2 / B8
Comments	<p>This industrial estate is located north of the railway and mostly surrounded by open land, including farmland. Although Portman Road industrial area is located close to Wigmore Lane to the south this site is a separate location.</p> <p>This industrial estate is within the Reading Local Plan Employment Area EM2i – Wigmore Lane.</p>
Assessment criteria	Comments
Protection of water resources	<p>This industrial estate is located within Flood Zones 2 and 3.</p> <p>This industrial area is not located within a Source Protection Zone (SPZ).</p> <p>The River Thames is located to the north of this industrial estate.</p>
Visual intrusion	This industrial estate is located within a fieldscape land type. The Main line railway line runs adjacent to the site.
Nature conservation	<p>Mcllroy Park, Round Cops and Lousehill Copse, Local Nature Reserve (LNR) are all located to the south west of this industrial estate however they are over 1km away from the site.</p> <p>This industrial area is not located within or close to any nationally or internationally designated sites.</p>
Historic environment and built heritage	This industrial area is not located within or near a Conservation Area.
Traffic and access	This industrial estate is accessed via a narrow lane leading under the railway and into Portman Road industrial area.
Proximity to sensitive human and environmental receptors	The majority of this industrial estate is located within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	Portman Road is located to the south of this industrial estate. A skip hire company currently operate on half of this industrial estate.

Other issues (e.g. public rights of way)

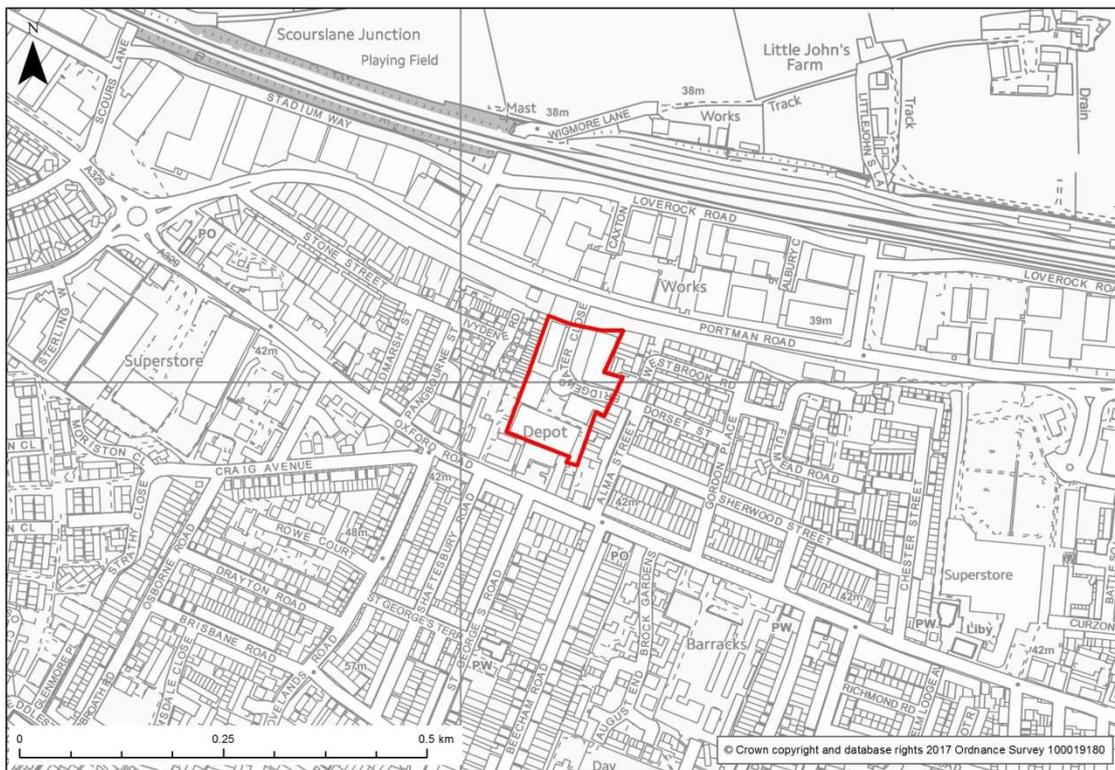
No footpaths run through or near this industrial estate.

Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of **Category 2: Activities requiring a mix of enclosed buildings /plant and open ancillary areas (possibly including biological treatment)** & **Category 3: Activities requiring enclosed industrial premises (small scale).**



Site Name	Bridgewater Close
LPA area	Reading
Current use (specify class classification)	B2 / B8
Comments	<p>This industrial estate is a mix of old and new units.</p> <p>This industrial estate is within the Reading Local Plan Employment Area EM2j – Bridgewater Close.</p>
Assessment criteria	Comments
Protection of water resources	<p>The western part of this industrial area is located within Flood Zones 2 and 3.</p> <p>This industrial area is not located within a Source Protection Zone (SPZ).</p>
Visual intrusion	<p>This industrial area is located within an industrial land type. However, the site is close to residential properties on the southern, eastern and western boundaries of the industrial area.</p>
Nature conservation	<p>Mclroy Park, Round Cops and Lousehill Copse, Local Nature Reserve (LNR) are all located to the south west of this industrial estate however they are all approximately 1km away from the site.</p> <p>This industrial area is not located within or close to any nationally or internationally designated sites.</p>
Historic environment and built heritage	<p>This industrial area does is not located within or near a Conservation Area. The closest Grade II listed buildings can be found to south east of this industrial area including the Officers Quarters and Mess, Brock Barracks.</p>
Traffic and access	<p>Access to this industrial area is via Portman Road.</p>
Proximity to sensitive human and environmental receptors	<p>Residential housing is located on the eastern, southern and western boundary of this industrial area.</p> <p>A children's play area is located near the entrance of this industrial estate on Portman Road.</p> <p>Ranikhet Primary School is located approximately 700m south west of this industrial area.</p>

	The southern part of this industrial estate lies within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area does not lie within an aerodrome safeguarding area.
Potential land use conflict	A Mix of uses operates within this industrial estate including a Gym and Bounce trampoline outlet.
Opportunity for co-location	Portman Road area lies to the west of this industrial area.
Other issues (e.g. public rights of way)	No footpaths run through or near this industrial estate.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	

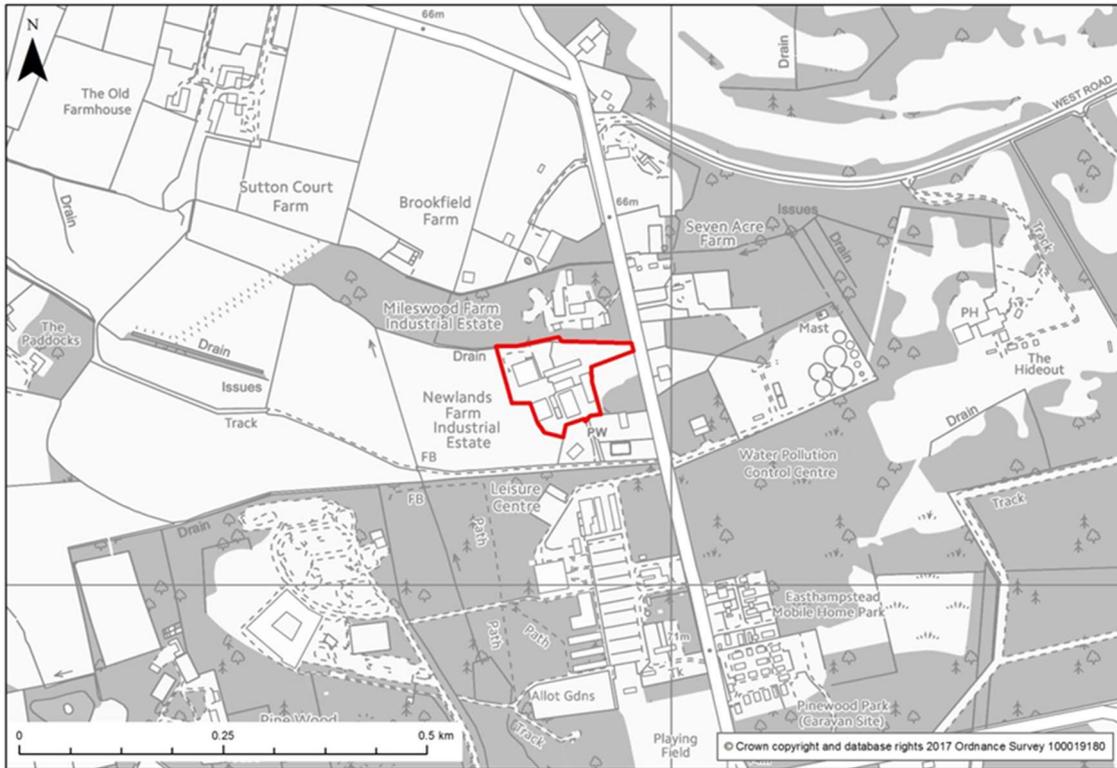


Site Name	Island Road Major Opportunity Area
LPA area	Reading
Current use (specify class classification)	B2 / B8
Comments	The land is allocated in Reading Local Plan SR1: Island Road Major Opportunity Area.
Assessment criteria	Comments
Protection of water resources	Kennet and Avon Canal lies to the north of the site. Some of the area identified lies within Flood Zone 2.
Visual intrusion	The land is adjacent to an existing recycling facility, sewage treatment works, Warehousing and industrial development.
Nature conservation	This industrial area is not located within or close to any nationally or internationally designated sites. Kennet Meadows a major landscape feature and a Nature Reserve lie to the north of the site.
Historic environment and built heritage	There are no listed buildings or Conservation Areas within the area or in close proximity.
Traffic and access	Access to this industrial area is via Island Road from the A33. The provision of a new mass rapid transport, for which planning has reached an advanced stage in South Reading, provides part of a solution to transport issues in the area.
Proximity to sensitive human and environmental receptors	To the south of the area, over 700 new homes are being constructed at Green Park.
Proximity to aerodrome safeguarding areas	This industrial area does not lie within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	An HWRC lies within the area identified as Island Road Major Opportunity Area.
Other issues (e.g. public rights of way)	A path runs between sub areas SR2a and SR2c.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	

Wokingham

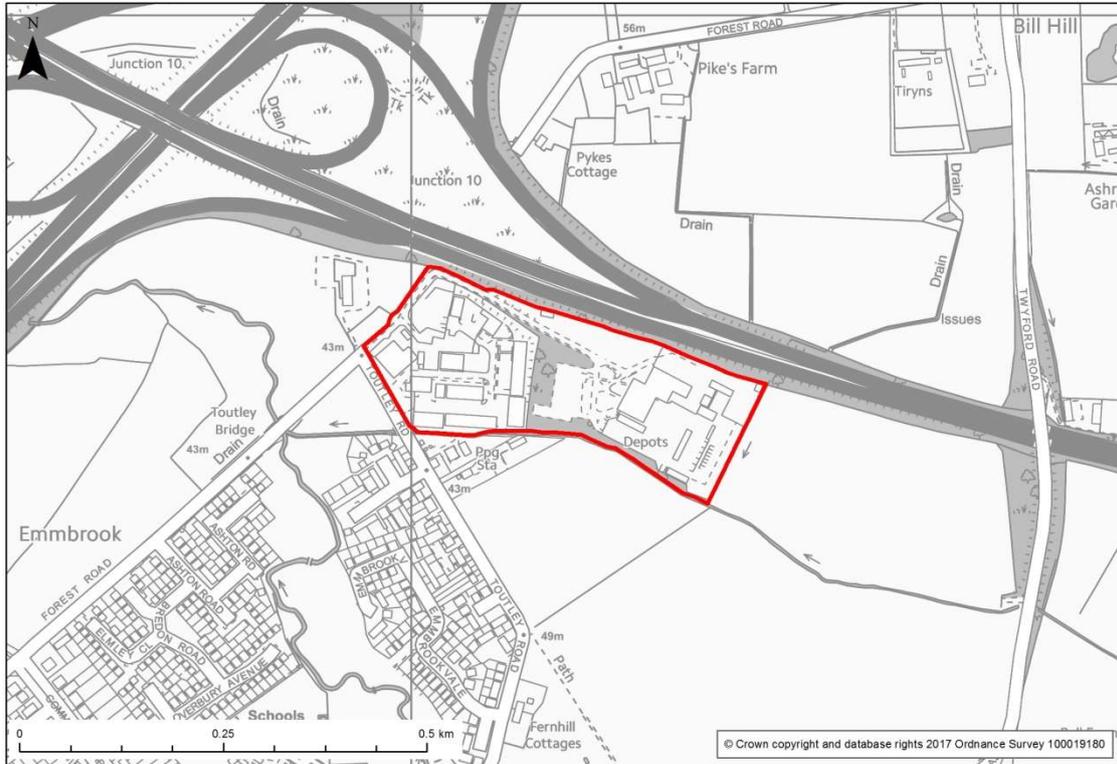
Site Name	Newlands Farm
LPA area	Wokingham
Location	Crowthorne
Current use (specify class classification)	B8
Comments	This industrial estate was developed as a result of farm diversification / Change of Use of barns to create business units.
Assessment criteria	Comments
Protection of water resources	This industrial estate is located within Flood Zones 2 and 3. This industrial estate is not located within a Source Protection Zone (SPZ).
Visual intrusion	This industrial estate is located within an industrial land type but is surrounded by open space / farmland on all sides. This industrial estate is screened from the road.
Nature conservation	Heath Lake Local Nature Reserve (LNR) is located approximately 1km to the south west of this industrial estate. Heath Lake Site of Special Scientific Interest (SSSI) is located approximately 1200m to the south west of this industrial estate.
Historic environment and built heritage	This industrial estate is not located within or in close proximity to a Conservation Area. Grade II listed buildings can be found to the north west of this industrial estate within 1km.
Traffic and access	Access to this industrial estate is via Old Wokingham Road.
Proximity to sensitive human and environmental receptors	Residential housing is located opposite this industrial estate. This industrial estate is not located within an Air Quality Management Area (AQMA).
Proximity to aerodrome safeguarding areas	This industrial estate does not lie within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	No footpaths are located immediately adjacent or close to this industrial estate.

Outcome from assessment: This industrial estate is considered potentially suitable for a waste facility. This could consist of **Category 3: Activities requiring enclosed industrial premises (small scale)**.



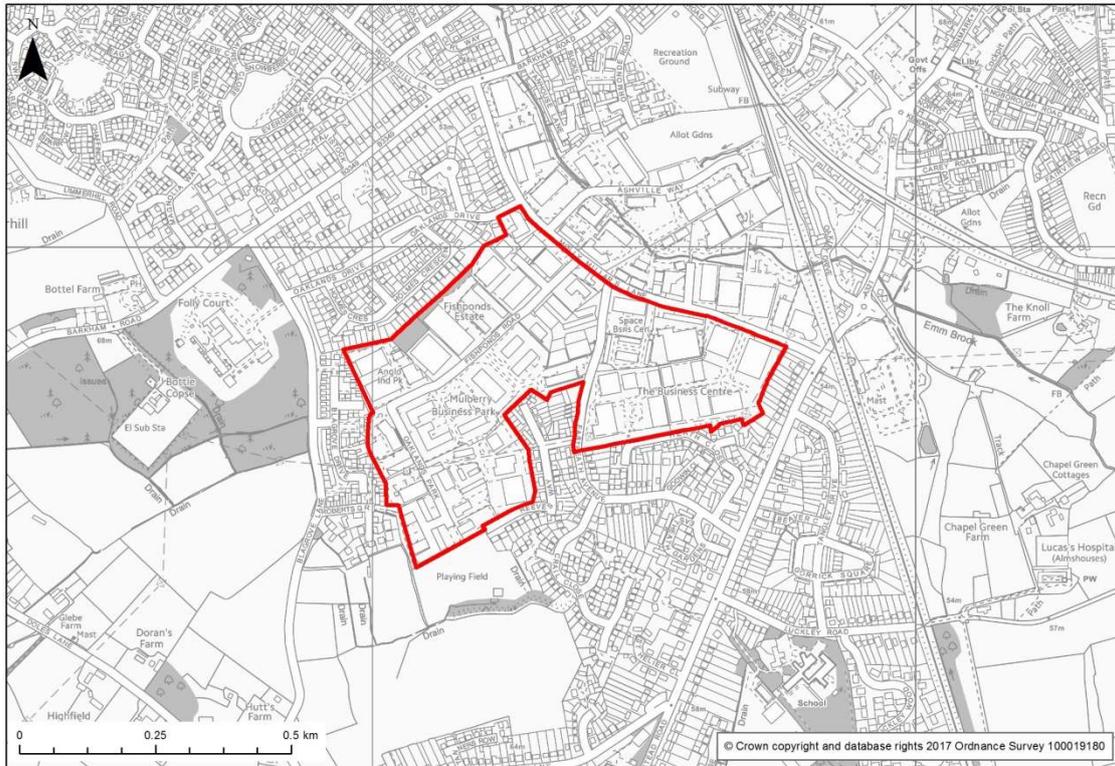
Site Name	Toutley Road Depot
LPA area	Wokingham
Location	Emmbrook
Current use (specify class classification)	B2
Comments	This industrial depot is set within an isolated setting and set within rural surroundings but close to the Motorway to the north.
Assessment criteria	Comments
Protection of water resources	Part of this industrial depot site is located within Flood Zones 2 and 3. This industrial depot site is located within a Source Protection Zone (SPZ).
Visual intrusion	This industrial depot has open space to the east and west.
Nature conservation	Holt Copse & Joel Park, Local Nature Reserve (LNR) are located to the south east of this industrial depot approximately 1km away. This industrial area is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	This industrial depot site is not located within or near a Conservation Area.
Traffic and access	Main access to this industrial depot site is through Old Forest Road (a residential area) and along the A329 Reading Road. Access to this industrial depot is currently poor as vehicles have to cross over two restricted weight bridges, however a new Northern Distributor Road will provide enhanced access.
Proximity to sensitive human and environmental receptors	Residential housing is located on the southern boundary of this industrial area. This industrial depot is not located within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial depot is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	SITA have a waste collecting site within this industrial depot.
Other issues (e.g. public rights of way)	No footpaths run through this industrial depot. The closest footpath is located approximately 250m to the south.

Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of **Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary areas (possibly involving biological treatment)** & **Category 3: Activities requiring enclosed industrial premises (small scale).**



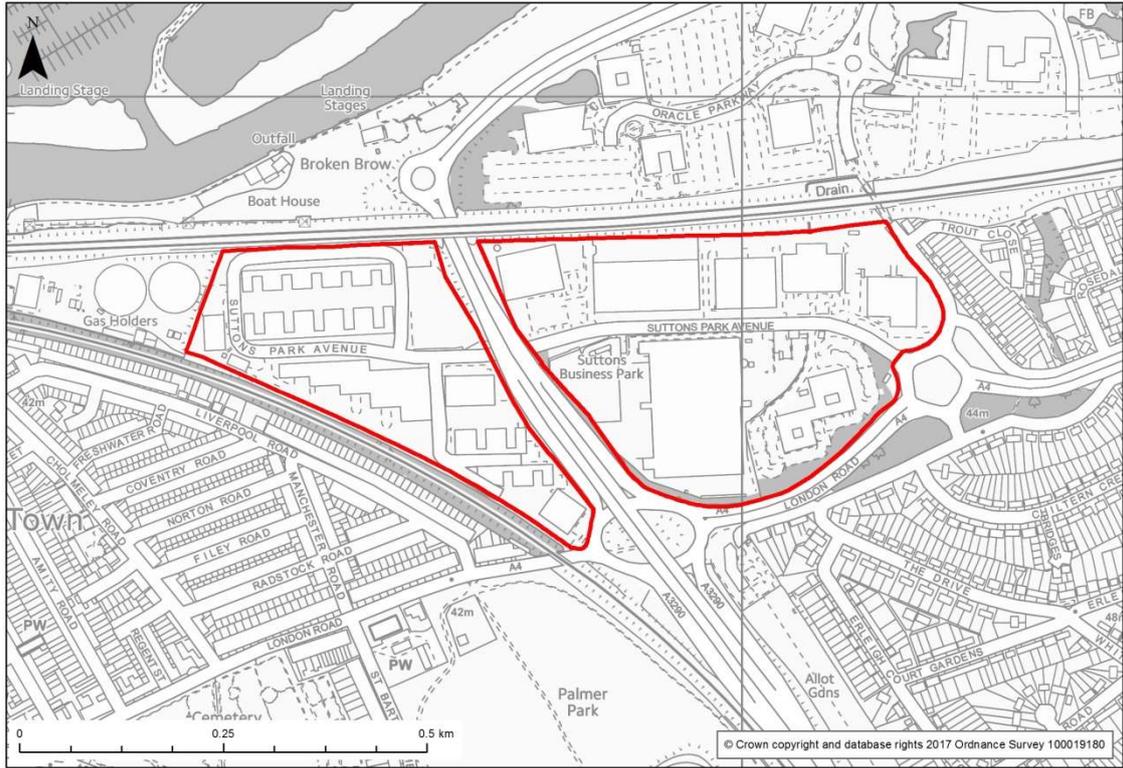
Site Name	Molly Millars Lane Area
LPA area	Wokingham
Location	Molly Millars Lane, Wokingham RG41 2RT
Current use (specify class classification)	B1 / B2 / B8
Comments	This is a predominantly industrial area with large, mostly modern industrial estate with a mix of large / small units.
Assessment criteria	Comments
Protection of water resources	This industrial area does is not located within Flood Zones 2 and 3, but they can be found in close proximity on the northern boundary. This industrial area is not located within a Source Protection Zone (SPZ).
Visual intrusion	This industrial area is located within an industrial land type.
Nature conservation	This industrial area is not located close to a Local Nature Reserve (LNR). This industrial area is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	This industrial area does not lie within a Conservation Area.
Traffic and access	This industrial area has dual access via Barkham Road (B3349) to the west and the A321 (Finchampstead Road) to the east. This area is prone to congestion and has limited HGV turning in some areas.
Proximity to sensitive human and environmental receptors	Residential housing is located on the eastern, southern and western boundary of this industrial area. Parts of the site have been converted to residential uses. This industrial area is not located within an Air Quality Management Area.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	No footpaths run through this industrial area.

Outcome from assessment: Parts of this industrial area are considered potentially suitable for a waste facility (excluding Fishponds Business Park and Mulberry Business Park). This could consist of **Category 3: Activities requiring enclosed industrial premises (small scale)**.



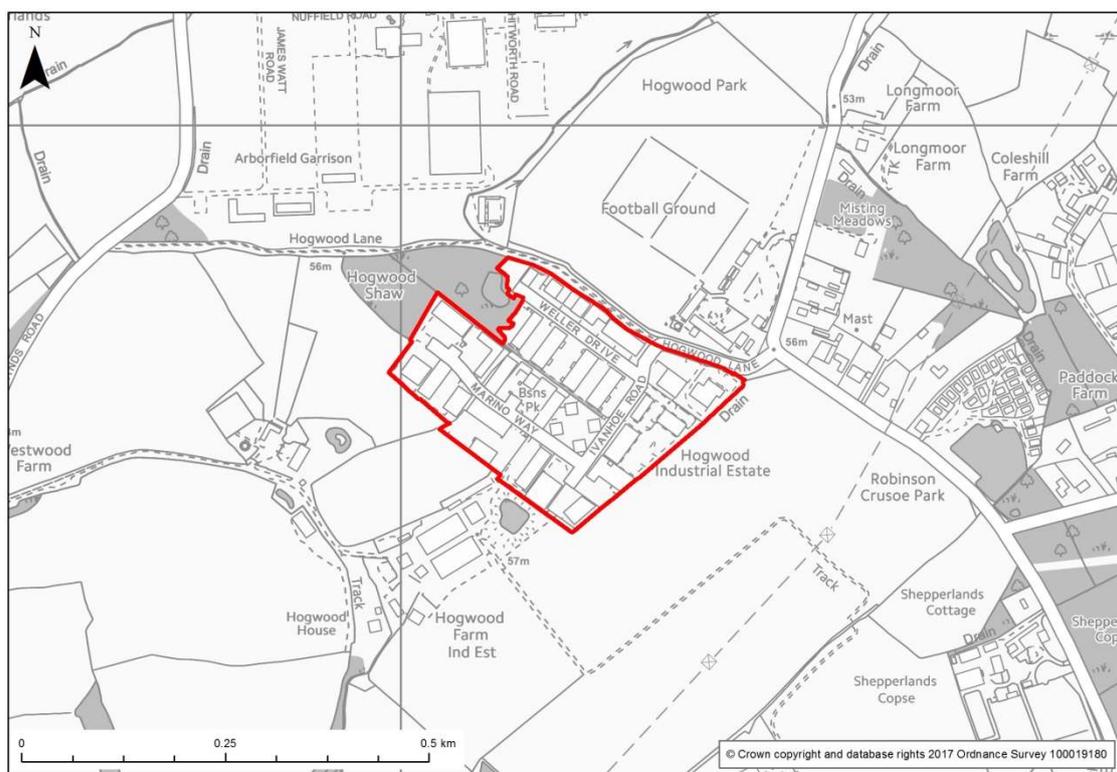
Site Name	Suttons Industrial Park
LPA area	Wokingham
Location	Earley, Reading, RG6 1AZ
Current use (specify class classification)	B1/B2/B8
Comments	This is a big industrial park within a predominantly commercial area. Some redevelopment of site with new B8 units, office space, Aldi store and Costa Coffee.
Assessment criteria	Comments
Protection of water resources	<p>This industrial park is not located within Flood Zones 2 and 3, but they are located to the north of the site.</p> <p>This industrial park is not located within a Source Protection Zone (SPZ), although the western boundary of this industrial park is in close proximity to a SPZ.</p> <p>The River Thames is located to the north of this industrial park.</p>
Visual intrusion	<p>This industrial park lies within a commercial land type.</p> <p>Residential estates are located to the south east of the site.</p> <p>A railway line runs along the northern boundary of the site.</p>
Nature conservation	<p>This industrial area is not located close to a Local Nature Reserve (LNR).</p> <p>This industrial area is not located within or close to any nationally or internationally designated sites.</p>
Historic environment and built heritage	<p>This industrial park does not lie within a Conservation Area.</p> <p>Reading Cemetery is located approximately 300m to the south west of the site adjacent to Palmer park stadium.</p>
Traffic and access	<p>The main access to this industrial park is via London Road.</p> <p>This industrial park has good transport links and HGV access.</p>

<p>Proximity to sensitive human and environmental receptors</p>	<p>Residential housing is located to the south, west and east of this industrial park.</p> <p>New Town Primary school is located approximately 300m west of the site, beyond the railway line.</p> <p>Thames and Kennet Marina is located to the north of this industrial park.</p> <p>Palmer Park Stadium is located in green parkland to the south of this industrial park.</p> <p>This industrial park does not lie within an Air Quality Management Area (AQMA), but an AQMA lies near the western boundary.</p>
<p>Proximity to aerodrome safeguarding areas</p>	<p>This industrial park is not located within an aerodrome safeguarding area.</p>
<p>Potential land use conflict</p>	<p>None identified.</p>
<p>Opportunity for co-location</p>	<p>None identified.</p>
<p>Other issues (e.g. public rights of way)</p>	<p>No footpaths run through this industrial park.</p> <p>Thames Path is the closest footpath, which is located to approximately 70m away to the north on the northern side of the railway line.</p>
<p>Outcome from assessment: This industrial park is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) & Category 4: Activities requiring enclosed industrial premises (large scale).</p>	



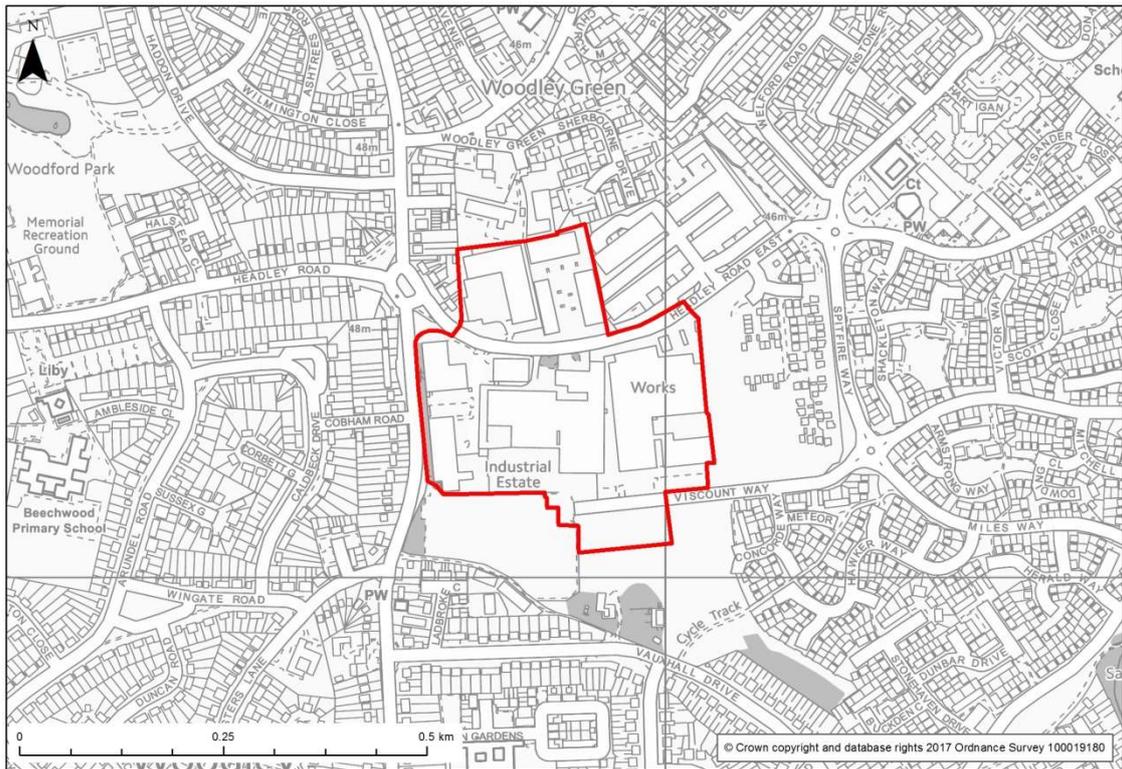
Site Name	Hogwood Lane Business Area
LPA area	Wokingham
Current use (specify class classification)	B1c / B2
Comments	This industrial estate is set within an isolated rural location, with a range of different sized units and office buildings.
Assessment criteria	Comments
Protection of water resources	<p>This industrial estate is not located within Flood Zones 2 and 3, but Flood Zone 2 can be found to the north of the site.</p> <p>This industrial estate is not located within a Source Protection Zone (SPZ).</p>
Visual intrusion	This industrial estate is located within an industrial land type. The site is surrounded by open space on all sides including the Reading Football Club training ground to the east of the site.
Nature conservation	Longmoor Bog Local Nature Reserve (LNR) / Longmoor Bog SSSI are located approximately 850m to the north east of this industrial park.
Historic environment and built heritage	This industrial estate is not located within a Conservation Area. Grade II listed buildings lie to the south west and east of this industrial estate within 1km. Three Scheduled Ancient Monuments (SAM) can be found to the north and south of this industrial estate within a 2km radius.
Traffic and access	The only access road to this industrial estate is via Park Lane. Work on the extension to Nine Mile Ride as part of the wider Arborfield Garrison SDL, is anticipated to commence in 2020/2021, which will provide improved access to the site.
Proximity to sensitive human and environmental receptors	<p>Bohunt Secondary School is located immediately north east of this site adjacent to Reading Football Club training ground. Residential housing is located along Park Lane to the east and a few residential houses can be found to the west.</p> <p>This industrial estate is located next to Reading Football Club training ground.</p>

	This industrial estate is not located within an Air Quality Management Area (AQMA).
Proximity to aerodrome safeguarding areas	This industrial estate is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	A footpath runs along the northern boundary of this industrial estate.
Outcome from assessment: This industrial estate is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	Headley Road Industrial Estate
LPA area	Wokingham
Current use (specify class classification)	B1 (C) / B2 / B8
Comments	Large Industrial Estate with a mix of large / small buildings of varying ages. Industrial / warehousing is the principle land use. Predominantly industrial area.
Assessment criteria	Comments
Protection of water resources	The site is not located in a Flood Zone.
Visual intrusion	Headley Road Industrial Estate is a large industrial estate surrounded by residential neighbourhoods on all sides. It is comprised of a mix of buildings ranging in size and type.
Nature conservation	Lodge Wood & Sandford Mill SSSI is located approximately 800m south west of the site. Alder Moors Local Nature Reserve is located approximately 500m north west of this industrial estate.
Historic environment and built heritage	Woodley Green Conservation Area is located approximately 150m north of the site in a residential area. The Bull and Chequers is a listed building located approximately 100m to the north of this industrial estate. The United reformed Church is a listed building located approximately 140m to the south of this industrial estate.
Traffic and access	Reasonable access although site is surrounded by residential on all sides. Access from A329 (M) to south, and A4 to the north.
Proximity to sensitive human and environmental receptors	The site is surrounded by residential and there is a new housing development directly adjacent to the eastern boundary of the site. The nearest school is Woodley Church of England Primary school located approximately 550m north east of the school in a residential area. A park is located to the south of the site. Rivermead Primary School is located approximately 230m to the south, and Beechwood Primary School is located approximately 400m to the west of this industrial estate.
Proximity to aerodrome safeguarding areas	This industrial estate is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.

Opportunity for co-location	As a large industrial estate there is some potential for co-location.
Other issues (e.g. public rights of way)	There is a public right of way located close to the southern boundary of this industrial estate.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	



Site Name	Headley Park
LPA area	Wokingham
Current use (specify class classification)	B1 (C) / B2 / B8
Comments	Modern Industrial Park with a mix of large / mall units for light / general industrial use. Adjacent to Headley Road Industrial Estate.
Assessment criteria	Comments
Protection of water resources	The site is not located in a Flood Zone.
Visual intrusion	Headley Park is a modern industrial park with a mix of large/small units for light / general industrial use that is surrounded by residential neighbourhoods on all sides. It is comprised of a mix of buildings ranging in size and type. A new housing development is being built directly opposite to the south of the site adjacent to Headley Road Industrial Estate.
Nature conservation	Lodge Wood & Sandford Mill SSSI is located approximately 800m south west of the site. Alder Moors Local Nature Reserve is located approximately 350m north west of this industrial estate.
Historic environment and built heritage	Woodley Green Conservation Area is located approximately 120m north of the site in a residential area. The Bull and Chequers is a listed building located approximately 150m to the north of this industrial estate. Apple Tree Cottage is a listed building located approximately 160m to the east of this industrial estate.
Traffic and access	Reasonable access although site is surrounded by residential on all sides. Access from A329 (M) to south, and A4 to the north.
Proximity to sensitive human and environmental receptors	The site is surrounded by residential and there is a new housing development directly adjacent to the eastern boundary of the site. The nearest school is Woodley Church of England Primary school located approximately 400m north east of the school in a residential area. Rivermead Primary School is located approximately 550m to the south, and Beechwood Primary School is located approximately

	650m to the west of this industrial estate.
Proximity to aerodrome safeguarding areas	This industrial estate is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	There is a public right of way located adjacent to the northern boundary of this industrial estate.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	



Site Name	Ruscombe Business Park
LPA area	Wokingham
Current use (specify class classification)	B1c / B2 / B8
Comments	This site is a medium sized industrial area with a mix of unit sizes and ages. Ruscombe Business Park incorporates Chancery Gate Business Park and Tavistock Industrial Estate.
Assessment criteria	Comments
Protection of water resources	<p>This industrial estate is not located within Flood Zones 2 and 3, but Flood Zones 2 and 3 are located to the east, south and west.</p> <p>This industrial estate is located within a Source Protection Zone (SPZ).</p>
Visual intrusion	<p>This industrial estate is located within an industrial land type.</p> <p>Open space is located to the east and south.</p> <p>The Great West main railway line runs along the southern boundary of the site.</p>
Nature conservation	This industrial area is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	Ruscombe Conservation Area is located along the eastern boundary of this industrial estate and Twyford Station and Twyford Conservation Area are located to the west under 1km away. The majority of Grade II listed buildings near this site can be found to the east and west of this industrial estate within 1km.
Traffic and access	The industrial estate has reasonable access from A4 to the north and is near to Twyford Station and Village Centre. This industrial estate is accessible from Ruscombe Lane B3024.
Proximity to sensitive human and environmental receptors	<p>Residential housing is located along the northern, western and eastern boundary of this industrial estate.</p> <p>Stanlake Road and the area east of the industrial estate is located within the Green Belt.</p>

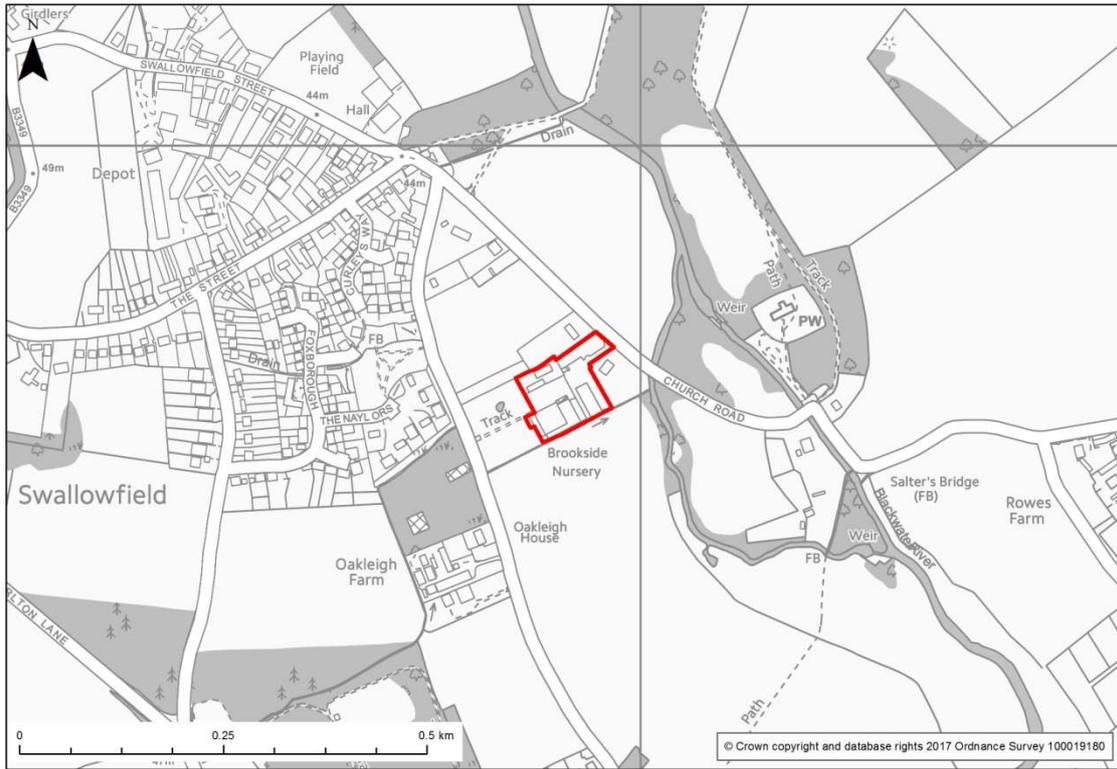
	This industrial estate is not located within an Air Quality Management Area (AQMA).
Proximity to aerodrome safeguarding areas	This industrial estate is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	Footpaths are located nearby within the closest residential developments.
Outcome from assessment: This industrial estate is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



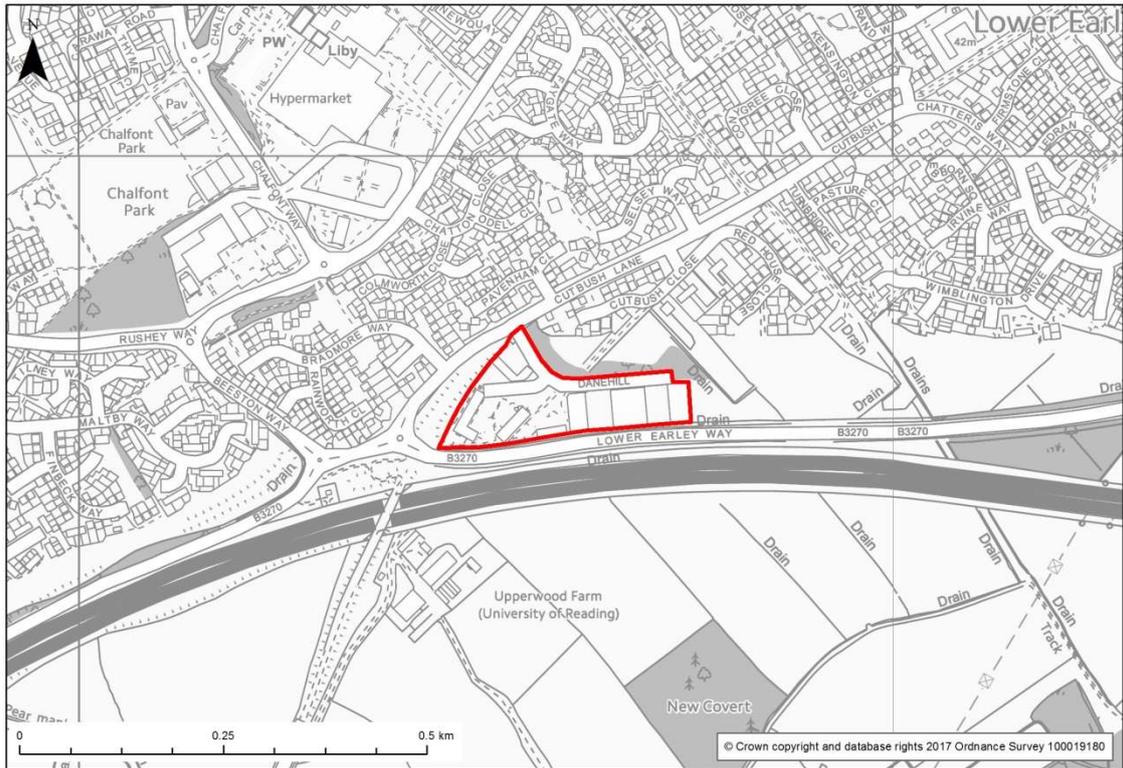
Site Name	Nine Mile Ride Industrial Park
LPA area	Wokingham
Current use (specify class classification)	B1c / B2 / B8
Comments	Farm diversification site. Numerous scattered smaller buildings of a variety of ages and types. Industrial and storage uses on site. There is sufficient HGV access and turning.
Assessment criteria	Comments
Protection of water resources	This industrial park is not located in a Flood Zone.
Visual intrusion	The site is set in a semi-rural location with fields and woodland on all sides except to the north on the other side of Nine Mile Road where residential properties are located. However, the site is well screened from the road. The site could accommodate sensitively designed facilities.
Nature conservation	Longmoor Bog SSSI & Local Nature Reserve is located approximately 500m north of the site.
Historic environment and built heritage	There are some listed buildings in wider geographic area but none in the immediate vicinity of this industrial park.
Traffic and access	The site entrance is located off the Nine Mile Road. There is sufficient space within the site for HGV access and turning areas.
Proximity to sensitive human and environmental receptors	Gorse Ride Junior School is located in the nearby settlement over 550m away north east of the site. Residential properties can be found north of the site however the site is well screened across the road.
Proximity to aerodrome safeguarding areas	The Industrial park is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	Public right of ways are located adjacent to the site to the west, east and south of the industrial park.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	Brookside Business Park
LPA area	Wokingham
Current use (specify class classification)	B2 / B8
Comments	Farm diversification, small employment area comprising converted barns for industrial / storage use. Good access and parking.
Assessment criteria	Comments
Protection of water resources	This industrial area is not located within a Flood Zone.
Visual intrusion	The site is located in a rural environment away from residential properties. The site is located opposite the southern boundary of Swallowfield Park.
Nature conservation	Swallowfield Meadow is a Local Nature reserve located approximately 100m to the west of the site.
Historic environment and built heritage	Swallowfield Conservation Area is located approximately 220m north of the site in the nearby village of Swallowfield.
Traffic and access	Access is from Church Road, but traffic will likely navigate through the village of Swallowfield to gain access to B3349 (Basingstoke Road).
Proximity to sensitive human and environmental receptors	The site is located in a rural environment away from the nearest residential area.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	There are some rights of ways located in the wider area but none are immediately adjacent to the site.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale) .	



Site Name	Cutbush Lane Business Area
LPA area	Wokingham
Current use (specify class classification)	B1a / B1c / B8
Comments	Small but modern business park comprising mainly two storey buildings with a variety of uses.
Assessment criteria	Comments
Protection of water resources	This site is not located within a Flood Zone.
Visual intrusion	This site is on the edge of an urban / residential area and north of the M4.
Nature conservation	The nearest Local Nature reserve is Pearman's Copse located approximately 740m to the west of the site.
Historic environment and built heritage	Rushy Mead is a Grade II listed building Located approximately 180m to the west of the site.
Traffic and access	Access is from B3270 (Lower Earley Way) to M4 (J11) or A329 (M) / M4 (J12).
Proximity to sensitive human and environmental receptors	Residential neighbourhoods to the north and west.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	Two separate public rights of way exist to the south west of the site within a distance of under 100m.
Outcome from assessment: This industrial area is considered potentially suitable for a waste facility. This could consist of Category 3: Activities requiring enclosed industrial premises (small scale).	

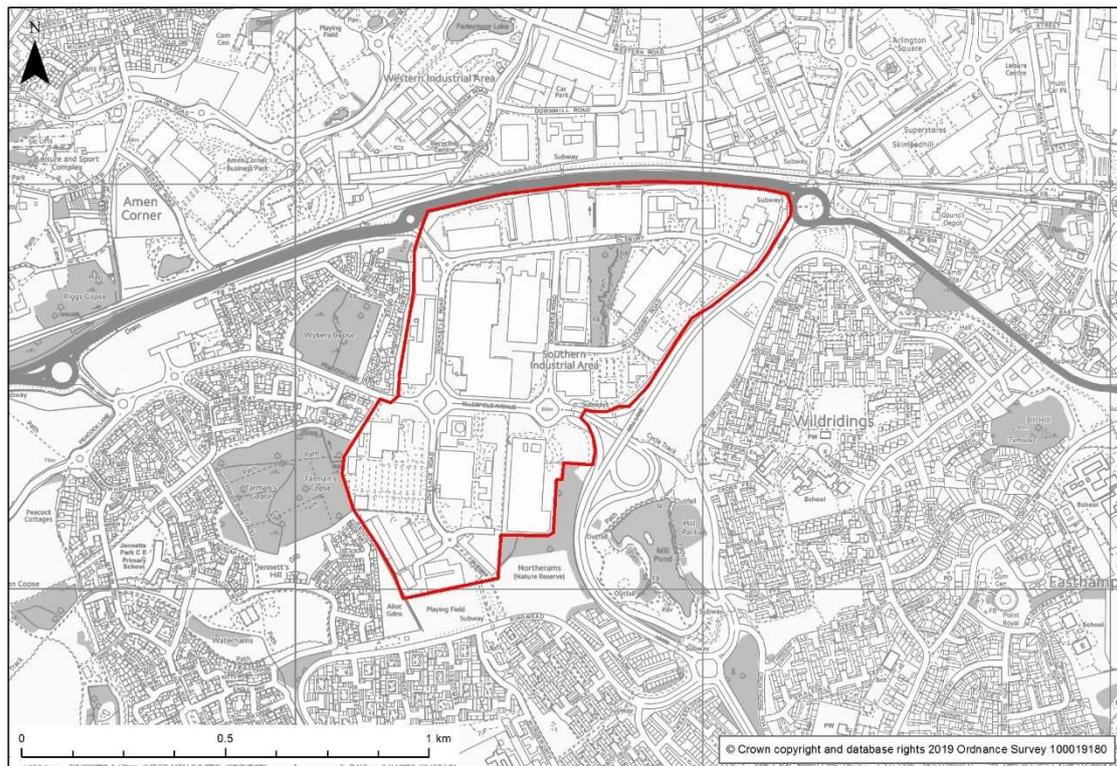


'Unlikely to be suitable' Sites

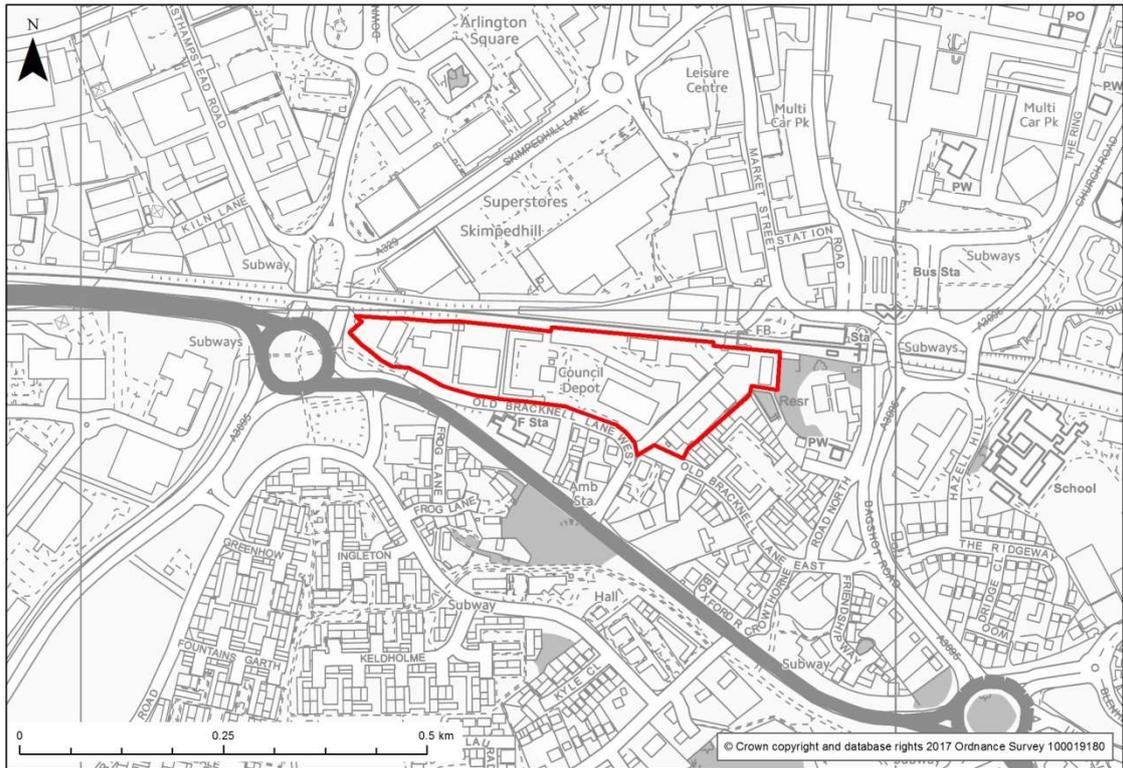
5.39 The sites listed below have all been considered and classified as 'unlikely to be suitable' for waste uses.

Bracknell Forest

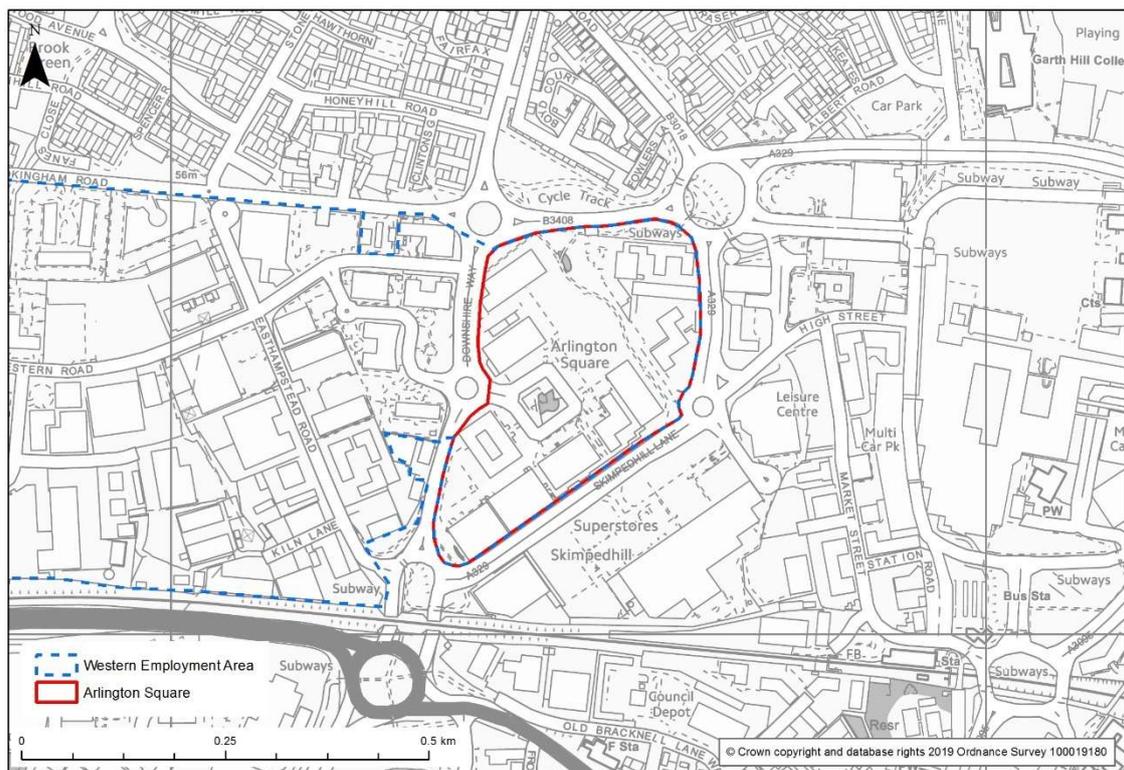
Site Name	Southern Employment Area
LPA area	Bracknell Forest
Comments	The Southern Employment Area is a large employment area close to Bracknell town centre. The area is occupied by the Waitrose HQ and the company dominates a large portion of the area. It has therefore not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with Waitrose as a key occupier.



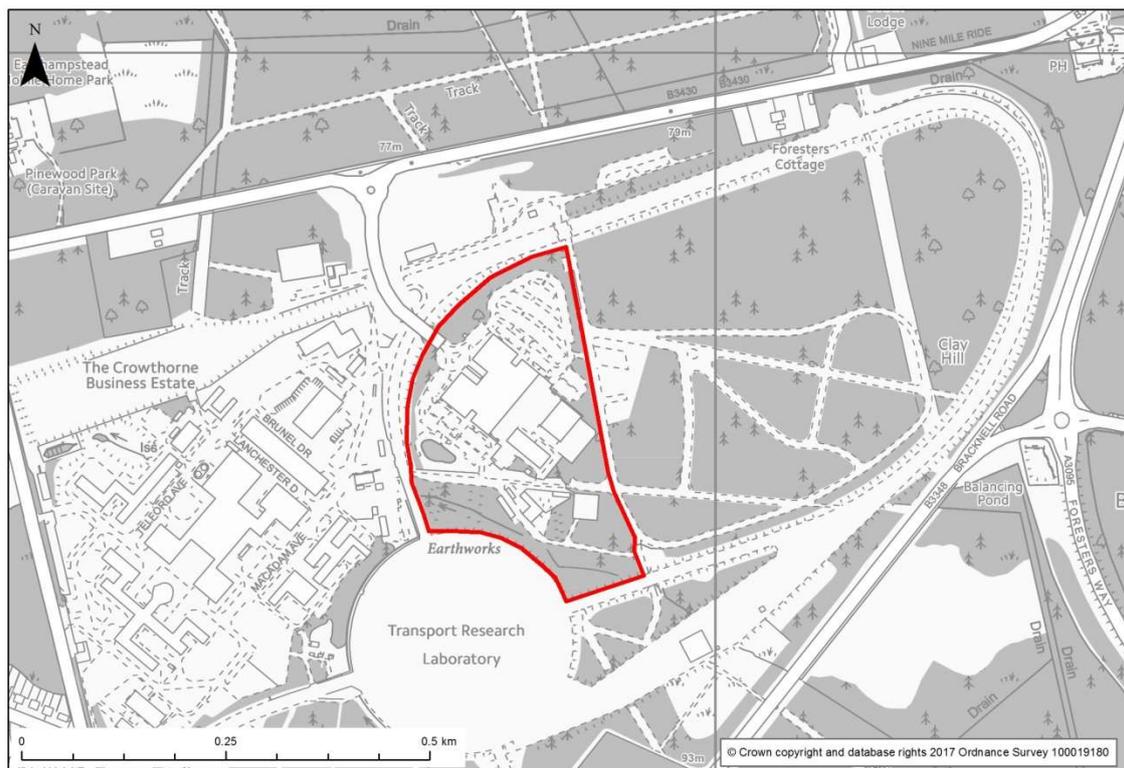
Site Name	Old Bracknell Lane Industrial Estate
LPA area	Bracknell Forest
Comments	Older industrial estate comprising mostly single storey industrial / light industrial units. Some newer office development on the eastern part of the site. This is a confined site with limited room for expansion.
Assessment criteria	Comments
Protection of water resources	The site is not located within a flood zone.
Visual intrusion	The site is located adjacent to a railway line. There is some residential to the south of the site but it also close to the main road network in Bracknell.
Nature conservation	Wykery Copse (SSSI) is located over 1km away to the west of the site. The site is not located within or close to any nationally or internationally designated sites.
Historic environment and built heritage	Bowl Barrow on Bill Hill a Scheduled Ancient Monument is located approximately 450m to the south east of the site. Old Bracknell House and Frog Cottage are the two nearest listed buildings which are located approximately 220m to the south west and 120m south respectively of this site.
Traffic and access	The site is located in close proximity to Bracknell town centre and Bracknell station and is accessed directly from the A329. Limited HGV access.
Proximity to sensitive human and environmental receptors	There is some residential development to the south of the site. Ranelagh Church of England School is located approximately 280m east of the site. The site is located directly adjacent to the Downshire Way and Bagshot Road AQMA.
Proximity to aerodrome safeguarding areas	The site is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	There is a public right of way directly adjacent to the south west boundary of this site.
Outcome from assessment: This industrial area is considered unlikely to be suitable. This employment area has been designated for residential development through the Bracknell Local Plan Site Allocations.	



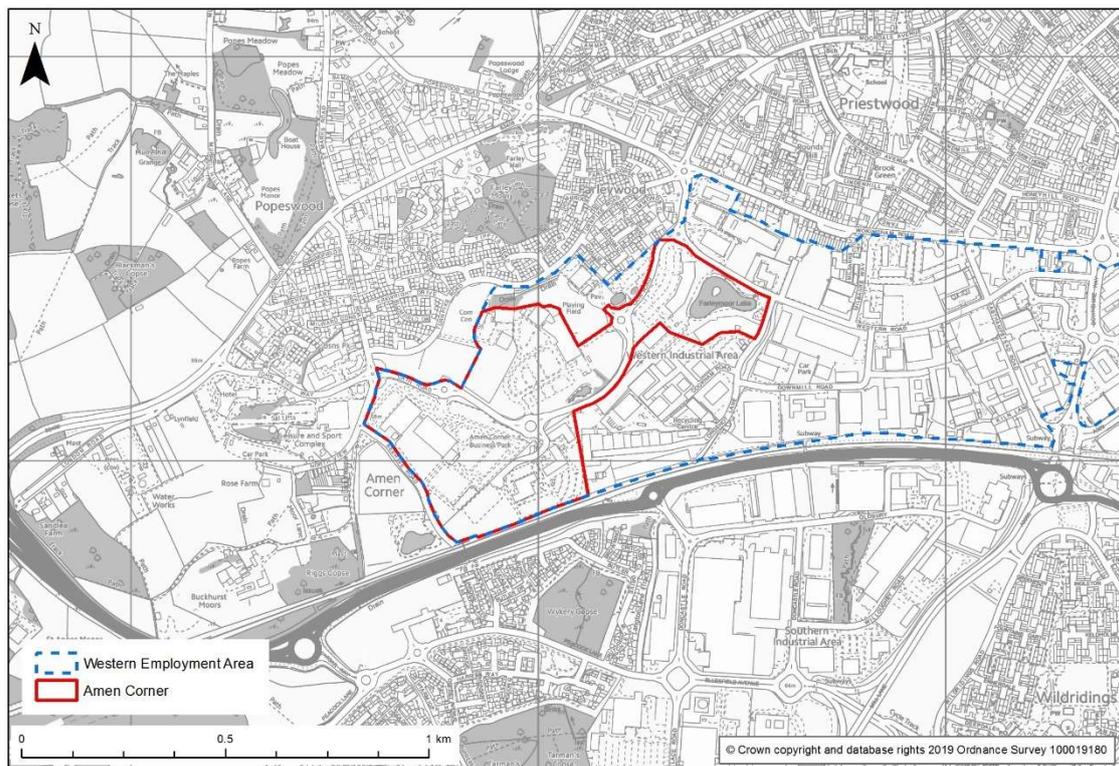
Site Name	Arlington Square
LPA area	Bracknell Forest
Comments	A desktop assessment concluded that this site was an office complex located at the eastern periphery of the Western Employment Area. A site visit confirmed this, and so Arlington Square has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks / office campuses. The rest of the larger Western Employment Area as a whole is considered to be potentially suitable for waste uses.



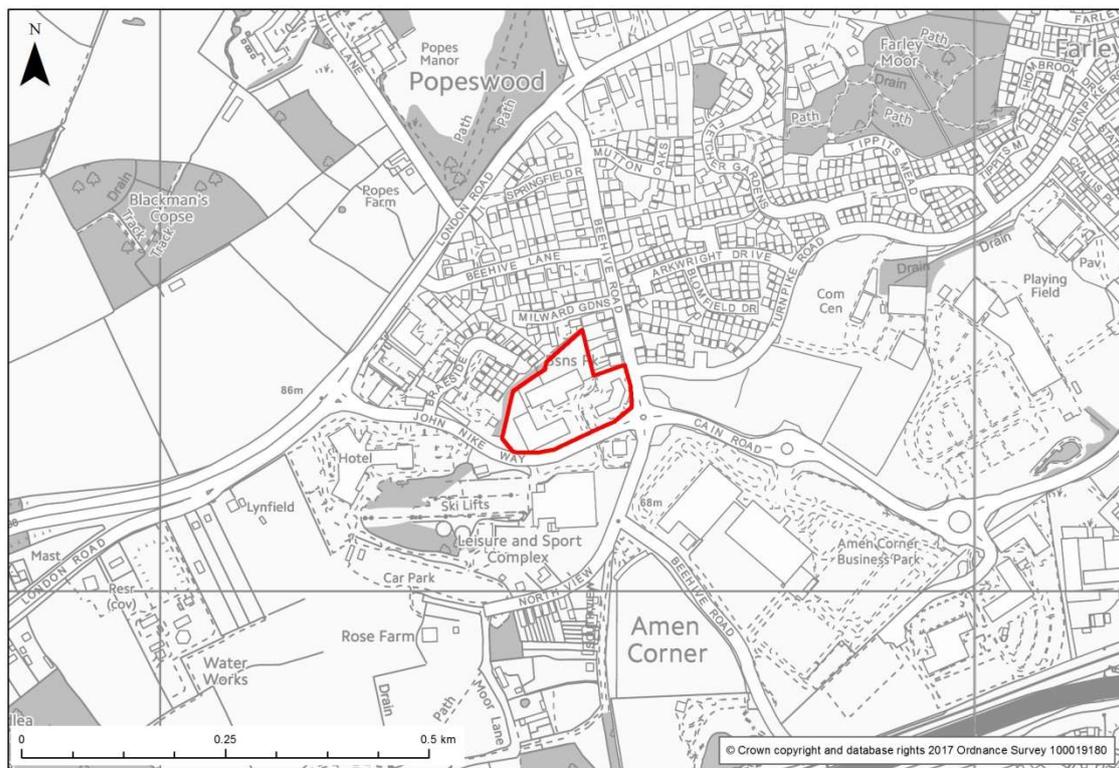
Site Name	Crowthorne Business Estate / Transport Research Labs (TRL)
LPA area	Bracknell Forest
Comments	A desktop assessment concluded that this site was an office / research complex and the home of TRL – The Future of Transport, with housing being developed adjacent. A site visit confirmed this to be the case and so Crowthorne Business Estate / TRL has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks. The majority of this former employment area has been designated for residential development through the Bracknell Local Plan Site Allocations.



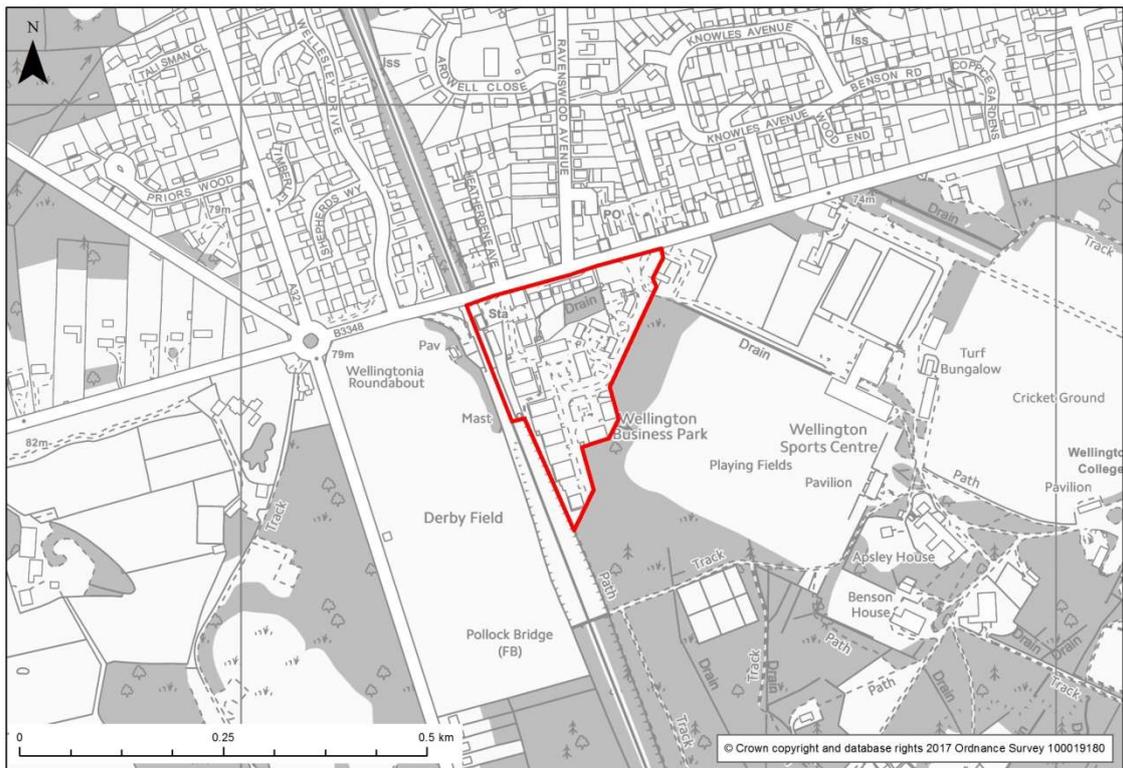
Site Name	Amen Corner
LPA area	Bracknell Forest
Comments	A desktop assessment concluded that this site was an office complex located at the western periphery of the Western Employment Area. A site visit confirmed that the area is occupied by a number of large HQ style office buildings and so Amen Corner has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks. The rest of the larger Western Employment Area as a whole is considered to be potentially suitable for waste uses.



Site Name	Phoenix Business Park
LPA area	Bracknell Forest
Comments	A desktop assessment concluded that this site was a small business park with a new build office complex incorporated into the site. A site visit confirmed this to be the case and so Phoenix Business Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.

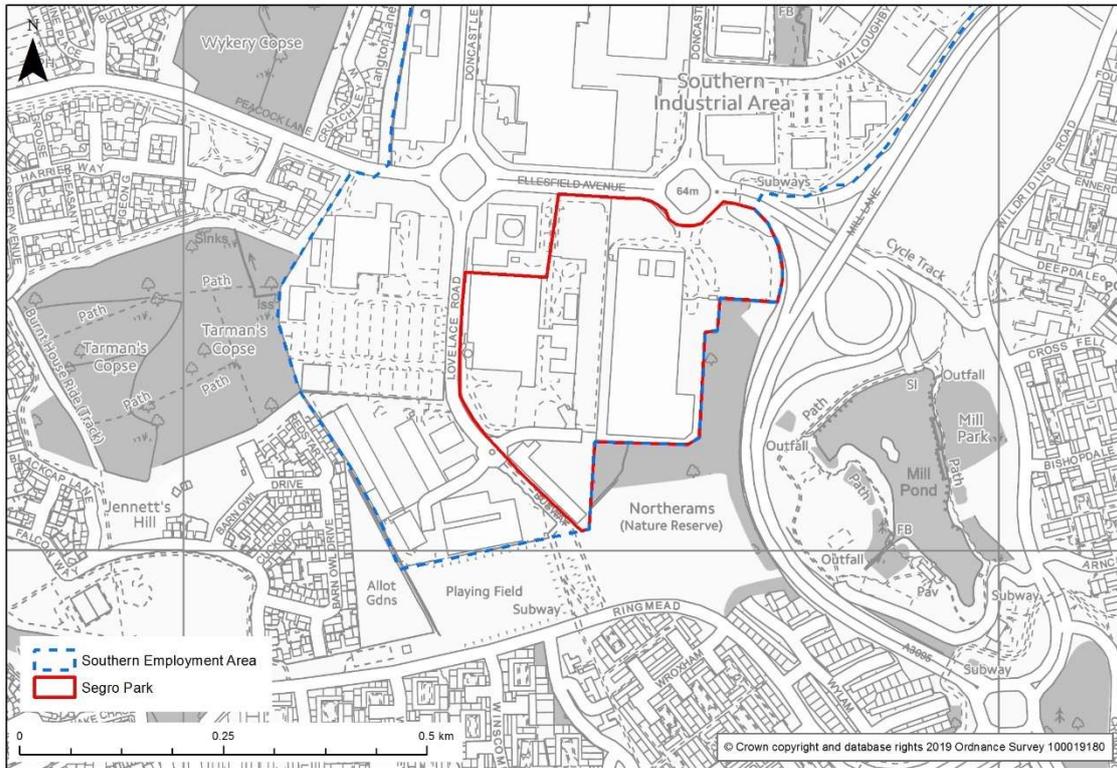


Site Name	Wellington Business Park
LPA area	Bracknell Forest
Comments	A desktop assessment concluded that this site was a small business park with a residential conversion incorporated into one part of the site. A site visit confirmed this to be the case and so Wellington Business Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks and residential uses.



Site Name	Segro Park
LPA area	Bracknell Forest
Location	Segro Park is located in the Southern Employment Area
Current use (specify class classification)	B1(C), B2 & B8
Comments	Segro Park is a new high quality industrial and logistic area located located opposite the western employment area.
Assessment criteria	Comments
Protection of water resources	Part of this industrial area is located within Flood Zones 2 and 3. This industrial area is not located within a Source Protection Zone (SPZ).
Visual intrusion	This new Industrial park lies within an industrial land type and is adjacent to Bilton Industrial Estate and the Southern Industrial area. This industrial area fronts the A3095, a dual carriageway which connects the M3 and M4.
Nature conservation	Wykery Copse Sites of Special Scientific Interest (SSSI) is located approximately 250m to the north west of Segro Park.
Historic environment and built heritage	Easthampstead Conservation Area is located approximately 1.5km to the south east of Segro Park. The closest historic building (Peacock Farmhouse) is located approximately 500m south west of this site.
Traffic and access	This industrial area is accessible from A329 and A3095 which has access to J10 of the M4 and J3 and J4 of the M3.
Proximity to sensitive human and environmental receptors	Housing lies to the south, east and west of this site. Downshire Way and Bagshot Road AQMA is located along the northern boundary of this industrial area.
Proximity to aerodrome safeguarding areas	This industrial area does is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	A predominantly employment / industrial area with good access which could offer new opportunities.
Other issues (e.g. public rights of way)	A footpath runs along the western boundary and within this industrial area.

Outcome from assessment: The site is considered as unlikely to be suitable as it is part of the Southern Employment Area, a large employment area close to Bracknell town centre. The area is occupied by the Waitrose HQ and the company dominates a large portion of the area. It is considered to be unlikely to be suitable as waste operations are not considered compatible with Waitrose as a key occupier.

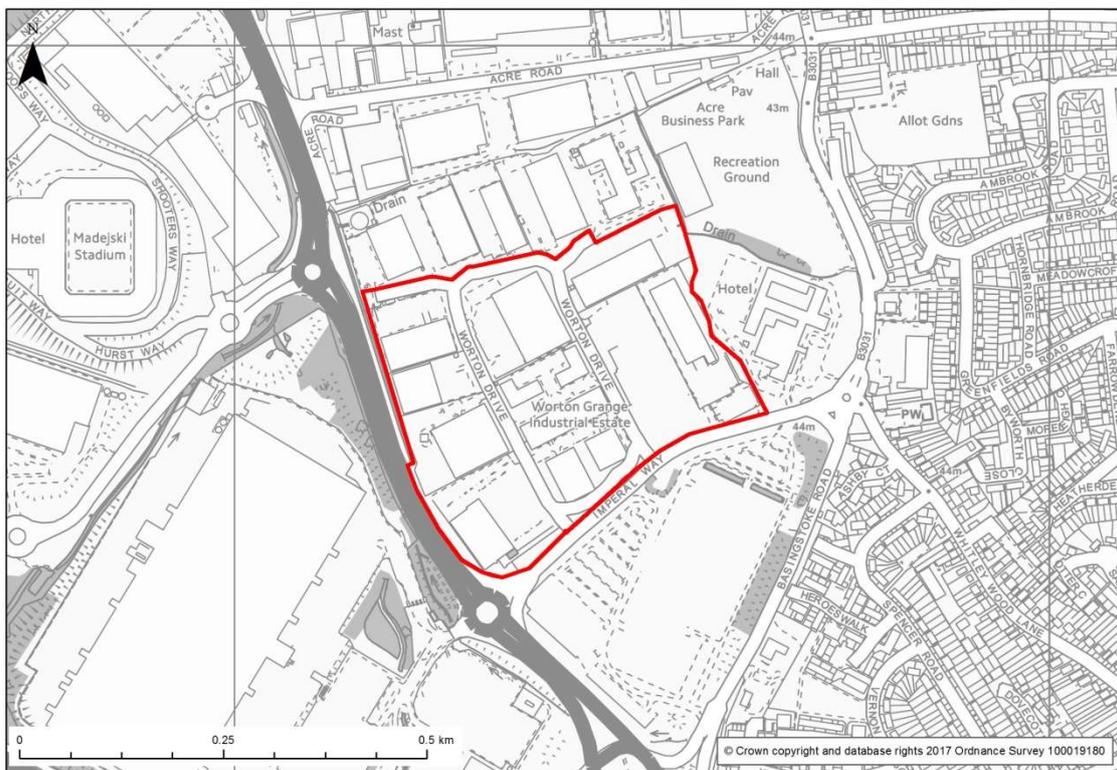


Reading

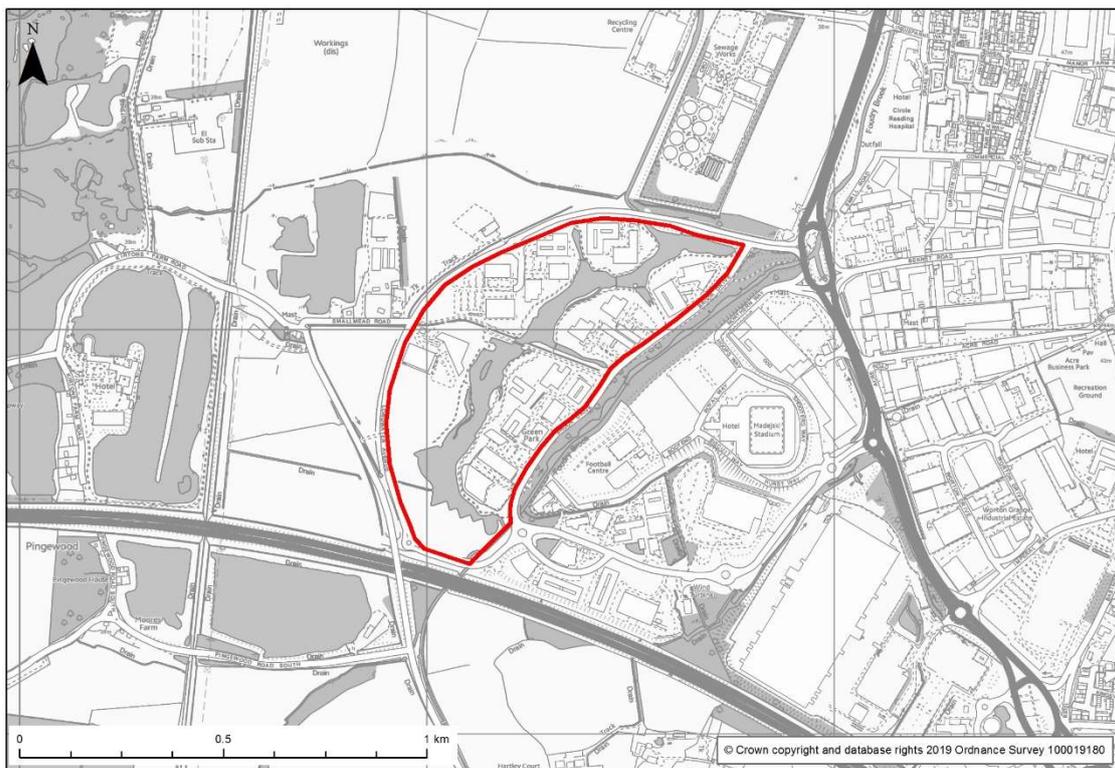
Site Name	Acre Business Park
LPA area	Reading
Comments	A desktop assessment concluded that this site was a small business park within the larger draft Reading Local Plan allocated Employment Area EM2C - South of Basingstoke. A site visit confirmed that Acre Business Park is comprised of small business units within a small site boundary and so the site has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible within a small unit business park.



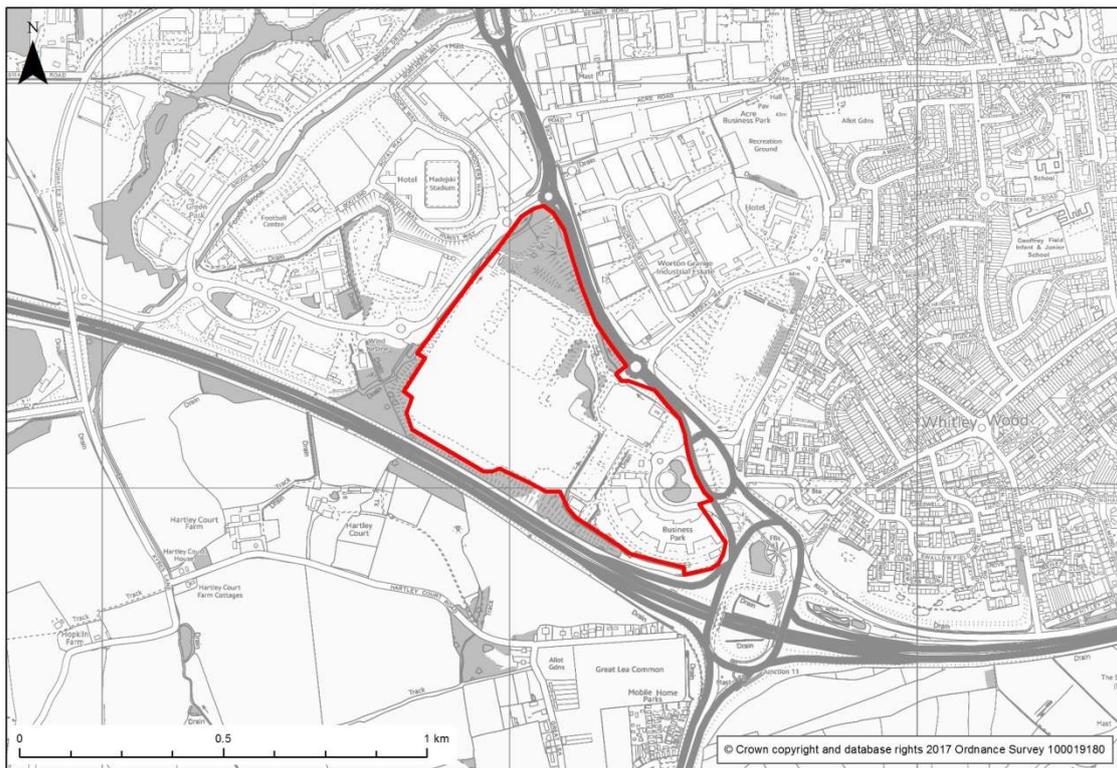
Site Name	Worton Grange
LPA area	Reading
Comments	A desktop assessment concluded that this site was a business park / office complex within the larger draft Reading Local Plan allocated Employment Area EM2C -South of Basingstoke. A site visit confirmed this, and so Worton Grange has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



Site Name	Green Park
LPA area	Reading / Wokingham
Comments	A desktop assessment concluded that this site is a large scale, high value Business Park which is home to an assortment of companies set within landscaped parks and modern office buildings. A site visit confirmed this and so Green Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



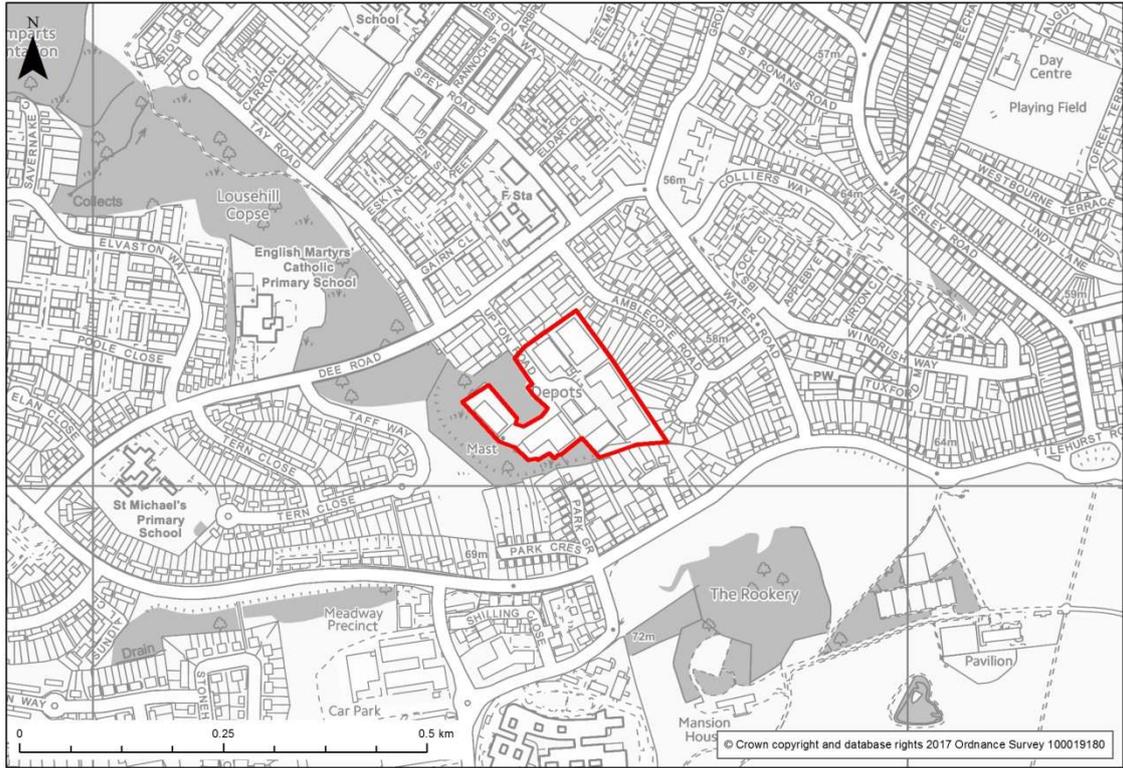
Site Name	North of M4 (draft Reading Local Plan Employment Area EM2b)
LPA area	Reading
Comments	A desktop assessment concluded that this site is a large strategic site which is home to the Reading International Business Centre and the Large Tesco Distribution Centre. A site visit confirmed this and so the strategic employment site known as North of the M4 has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks and the large strategic Distribution Centre located here.



Site Name	Sterling Way (draft Reading Local Plan Employment Area EM2k)
LPA area	Reading
Comments	A desktop assessment concluded that this site was a retail park. A site visit confirmed this and so Sterling Way has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with retail parks.



Site Name	Marcus Close
LPA area	Reading
Comments	Marcus Close is a small site surrounded by residential on all sides and a Local Nature Reserve to the west. Site is mix of Dance Studio, timber yard and various small business uses. Allocated as draft Reading Local Plan Employment Area EM2I
Assessment criteria	Comments
Protection of water resources	The site is not located within a flood zone.
Visual intrusion	The site is located in close proximity to residential properties and a local nature reserve. In the context of existing uses on the site a waste facility seems unlikely.
Nature conservation	Lousehill Copse Local Nature Reserve is located immediately to the south and west of the site. The site is not located within or near a nationally or internationally designated site.
Historic environment and built heritage	Prospect Park is located approximately 100m to the south of this site. Prospect House a listed building is located approximately 260m to the south within Prospect Park.
Traffic and access	The site is accessed from Upton Road through residential areas.
Proximity to sensitive human and environmental receptors	The site is located in close proximity to residential areas, a local nature reserve and Prospect Park.
Proximity to aerodrome safeguarding areas	The site is not located within and aerodrome safeguarding area.
Potential land use conflict	The site includes a Dance Studio and a Timber Yard. It is a small site and it is probably unsuitable for a waste facility based on the context of the existing occupiers.
Opportunity for co-location	None identified
Other issues (e.g. public rights of way)	None identified
Outcome from assessment: This industrial area is considered unlikely to be suitable	

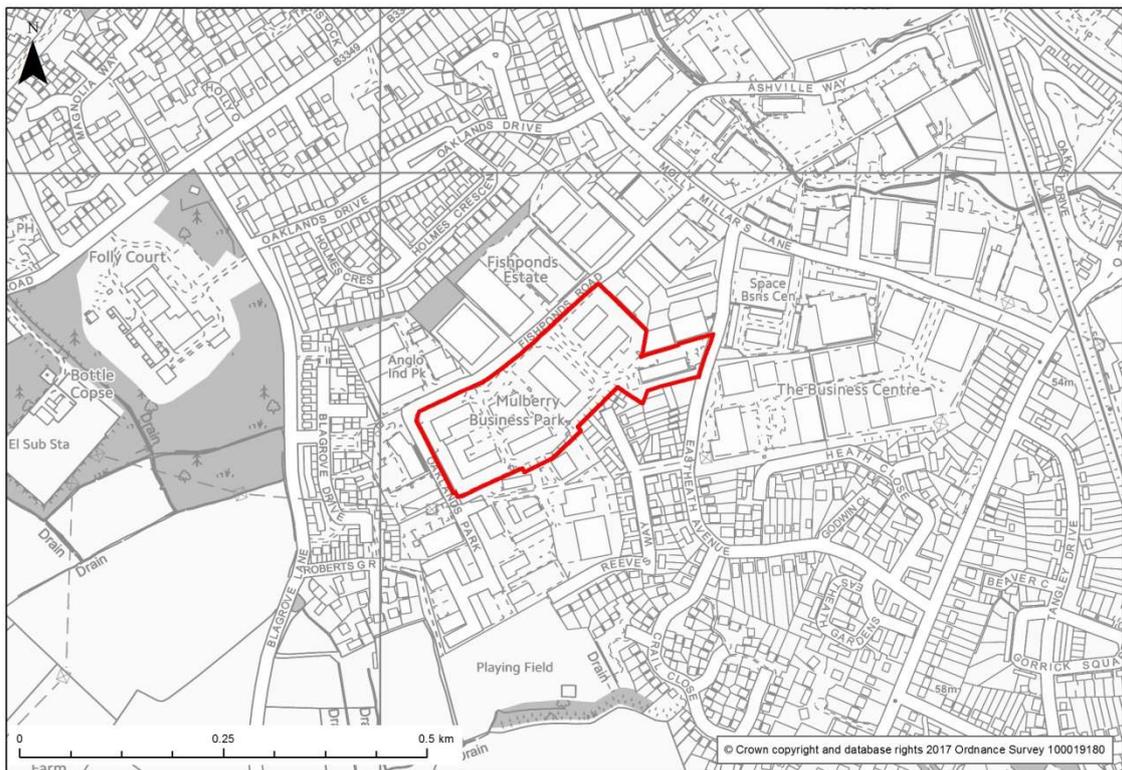


Wokingham

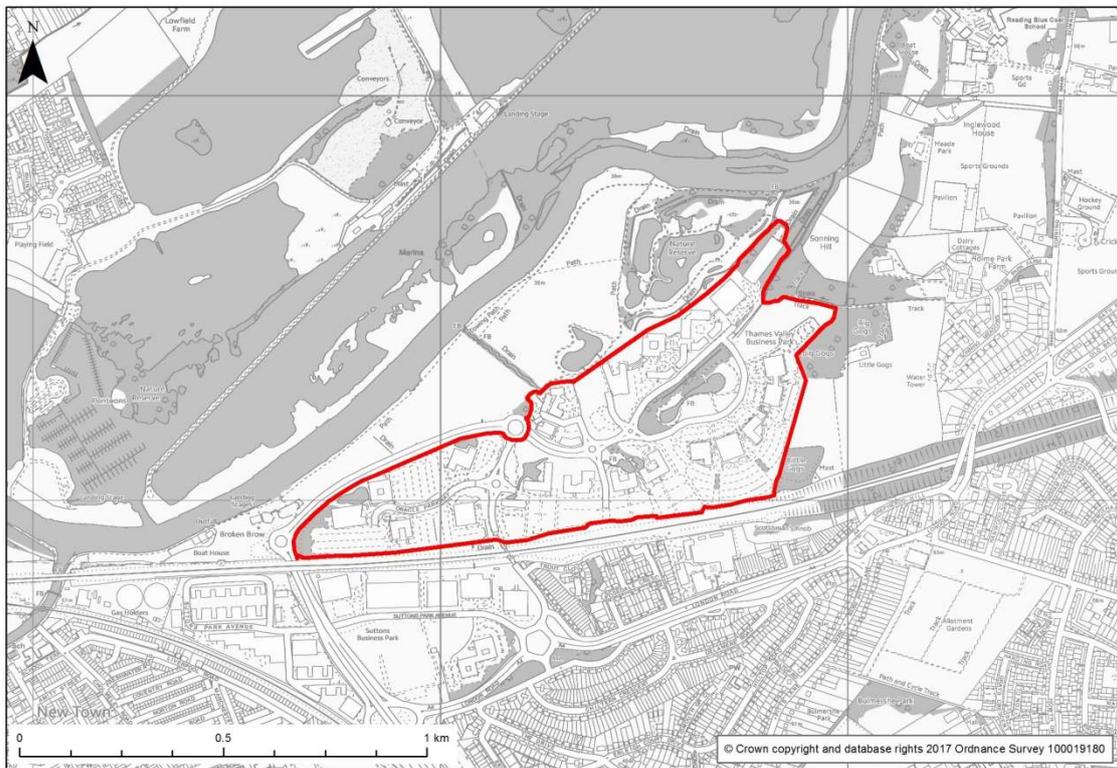
Site Name	Fishponds Business Park
LPA area	Wokingham
Comments	A desktop assessment concluded that this site is located within the larger Molly Millars Lane Area which is considered as a whole to be potentially suitable for waste uses. However, Fishponds Business Park has been redeveloped as a mix of light industrial / retail trade units. A site visit confirmed this and so Fishponds Business Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with trade parks (incorporating trade retail units).



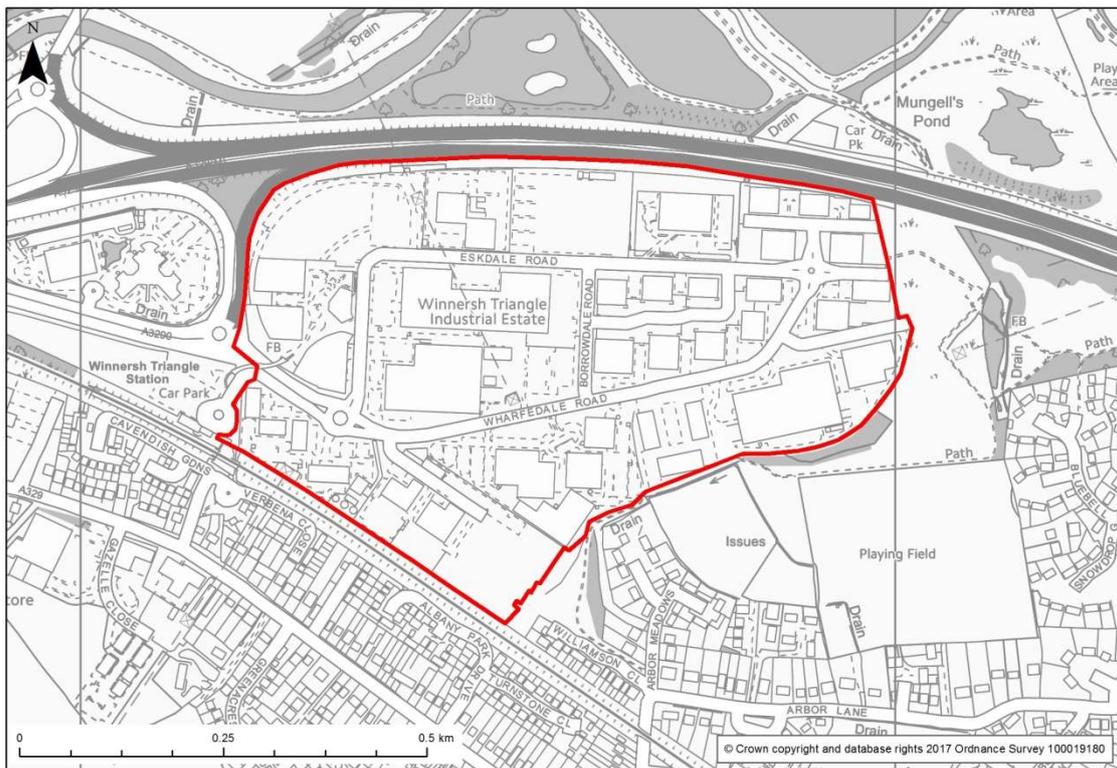
Site Name	Mulberry Business Park
LPA area	Wokingham
Comments	A desktop assessment concluded that this site is located within the larger Molly Millars Lane Area which is considered as a whole to be potentially suitable for waste uses. However, Mulberry Business Park is a mix of modern two storey offices and car parking. A Site visit confirmed this and so Mulberry Business Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks / offices.



Site Name	Thames Valley Park
LPA area	Wokingham
Comments	A desktop assessment concluded that this site is a large scale, high value Business Park which is home to an assortment of companies set within landscaped parks and modern office buildings. A site visit confirmed this, and so Thames Valley Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



Site Name	Winnersh Triangle
LPA area	Wokingham
Comments	A desktop assessment concluded that this site is a large scale, high value Business Park which is home to an assortment of companies set within landscaped parks and modern office buildings. A site visit confirmed this, and so Winnersh Triangle has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



Site Name	Grovelands Avenue Workshops
LPA area	Wokingham
Comments	Small business area comprising three rows of terraced single storey buildings subdivided into smaller units. Probably ideal for small businesses and start up incubators.
Assessment criteria	Comments
Protection of water resources	The site is not located within a flood zone.
Visual intrusion	The site is located in close proximity to residential areas on the north, west and southern boundaries. Open space is found to the east of the site.
Nature conservation	The site is not located within or close to any nationally or internationally designated sites
Historic environment and built heritage	The Old Farmhouse a Grade II Listed building can be found approximately 400m to the north west of this site.
Traffic and access	The site has poor access through a residential area to either B3030 (Robinhood Lane) or A329 (Reading Road). Small unit sizes and tight HGV access.
Proximity to sensitive human and environmental receptors	The site is located in close proximity to residential areas. Winnersh Primary School is also located in close proximity approximately 50m to the west of the site.
Proximity to aerodrome safeguarding areas	The site is not located within an aerodrome safeguarding area.
Potential land use conflict	Small unit sizes and tight HGV access would likely preclude this site as a viable waste site.
Opportunity for co-location	None identified
Other issues (e.g. public rights of way)	A public footpath is located approximately 50m to the west of the site.
Outcome from assessment: This industrial area is considered unlikely to be suitable	

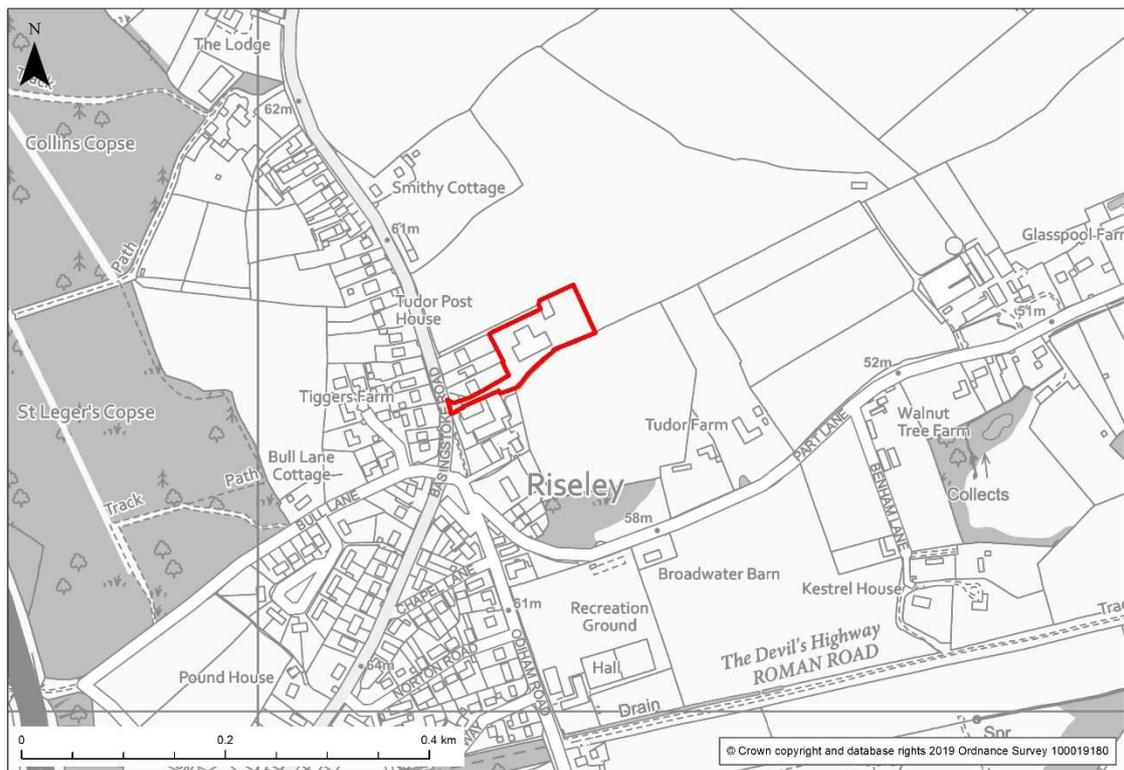


Site Name	Heron Industrial Estate
LPA area	Wokingham
Comments	The site is set within a rural location but within an existing industrial and commercial setting. Heron Industrial estate is located immediately next to a primary school. The site is also adjacent to Lambs Farm Business Park.
Assessment criteria	Comments
Protection of water resources	Heron Industrial estate is not located within a Flood Zone.
Visual intrusion	Heron Industrial estate is adjacent to a primary school site and nearby residential dwellings to the north of the site.
Nature conservation	The Stanford End Mill and River Loddon SSSI is located approximately 360m south east of the site.
Historic environment and built heritage	Swallowfield Park is located approximately 700m to the east of the site. Swallowfield Conservation Area is located approximately 1km away to the east of the site. The nearest listed building is Sheepbridge Court which is located approximately 300m east of the site.
Traffic and access	Reasonable access from Basingstoke Road (B3349). Herons industrial Estate access is from the main road.
Proximity to sensitive human and environmental receptors	The nearest residential dwellings are north of the site however Lambs Lane Primary School is adjacent to Heron Industrial Estate and opposite the entrance to Lambs Farm Business Park.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified
Opportunity for co-location	None identified
Other issues (e.g. public rights of way)	There is a public right of way to the south of this industrial estate.
Outcome from assessment: Unlikely to be Suitable	



Site Name	Lambs Farm Business Park
LPA area	Wokingham
Current use (specify class classification)	B1c/B2/B8
Comments	Lambs Farm Business Park is a mix of new build units and farm diversification leading to a mix of varying unit sizes and ages. Narrow access for HGV and limited car parking. Site is set within a rural location but within an existing industrial and commercial setting. Heron Industrial estate is located immediately next to Lambs farm Business Park. The two sites are immediately adjacent to each other.
Assessment criteria	Comments
Protection of water resources	Lambs farm Business Park is not located within EA Flood Zones.
Visual intrusion	Lambs farm Business Park is nearby to residential dwellings to the north of the site however it is separated by fields and the size of the buildings here are small.
Nature conservation	The Stanford End Mill and River Loddon SSSI is located approximately 360m south east of the site.
Historic environment and built heritage	Swallowfield Park is located approximately 700m to the east of the site. Swallowfield Conservation Area is located approximately 1km away to the east of the site. The nearest listed building is Sheepbridge Court which is located approximately 300m east of the site.
Traffic and access	Reasonable access from Basingstoke Road (B3349).
Proximity to sensitive human and environmental receptors	The nearest residential dwellings are north of the site however Lambs Lane Primary School is adjacent to Heron Industrial Estate and opposite the entrance to Lambs Farm Business Park.
Proximity to aerodrome safeguarding areas	This industrial area is not located within an aerodrome safeguarding area.
Potential land use conflict	None identified.
Opportunity for co-location	None identified.
Other issues (e.g. public rights of way)	There is a public right of way to the south of this industrial estate.
Outcome from assessment: Unlikely to be suitable.	

Site Name	Riseley Business Park
LPA area	Wokingham
Comments	A desktop assessment concluded that this site was a small business park comprising of small offices in a semi-rural location. A site visit confirmed that Riseley Business Park is comprised of small business units within a small site boundary and so the site has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible within a small business park / office complex.



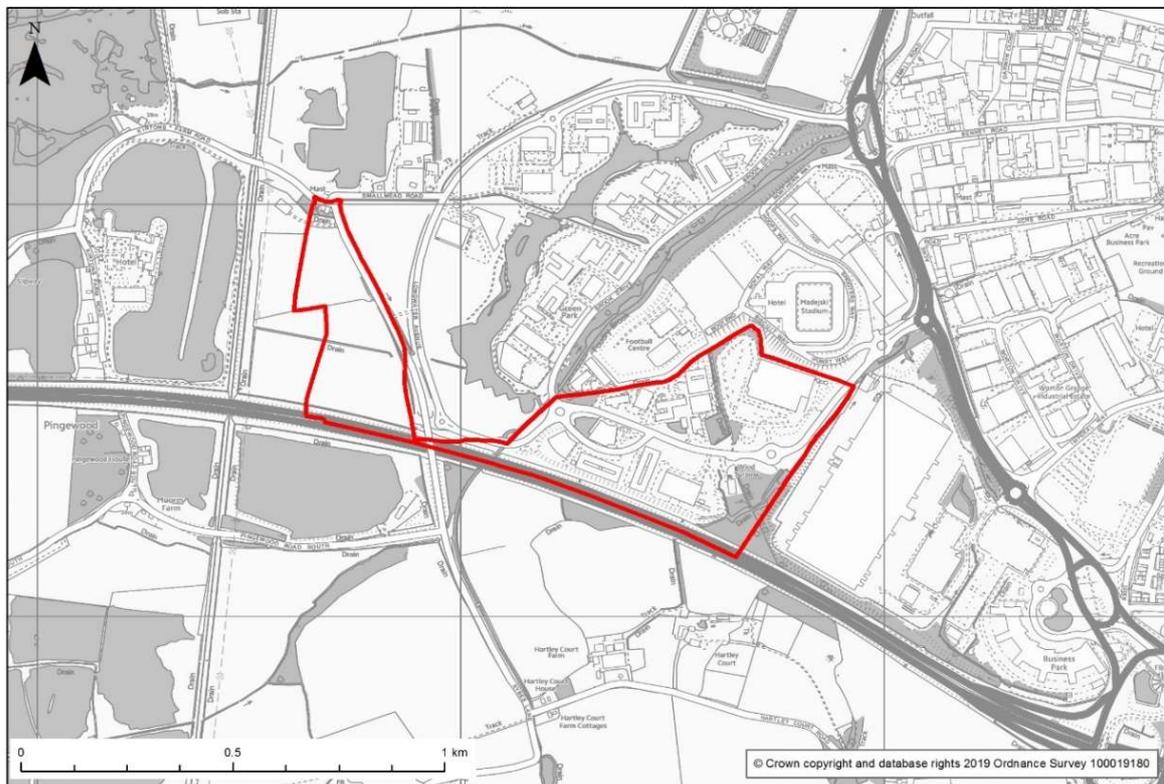
Site Name	Spring Meadows Business Centre
LPA area	Wokingham
Comments	A desktop assessment concluded that this site was a small business park comprising of small offices in a quiet rural location. A site visit confirmed that Spring Meadow Business Centre is comprised of small business units within a small site boundary and so the site has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible within a small business park / office complex.



Site Name	Gazelle Close Business Area / Winnersh Fields
LPA area	Wokingham
Comments	A desktop assessment concluded that this site was a small business park comprising offices and a retail park. A site visit confirmed that Gazelle Close Business area / Winnersh Fields is comprised of small business units and a retail park and so the site has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible within a small business park / offices and retail parks.



Site Name	Green Park
LPA area	Wokingham / Reading
Comments	A desktop assessment concluded that this site is a large scale, high value Business Park which is home to an assortment of companies set within landscaped parks and modern office buildings. A site visit confirmed this and so Green Park has not been subject to a full assessment as it is considered to be unlikely to be suitable as waste operations are not considered compatible with high value business parks.



The full lists of the sites assessed as part of the Industrial Land review can be viewed in Appendix 6 – 9.

An explanation of 'terms' relevant to the content presented in this chapter can be found in 'Glossary and Abbreviations'.

Glossary and Abbreviations

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

Aerodrome 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.

Anaerobic Digestion (AD): A biochemical process by which organic matter is decomposed by bacteria under controlled conditions in the absence of oxygen, producing methane gas and other by-products

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

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 quality of air.

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.

Biological Treatment: Technologies that use bacteria under controlled conditions to break down organic materials and wastes

Biomass: Biological material derived from living, or recently living organisms.

Bird strike: Risk of aircraft collision with birds, which are often attracted to landfill sites containing organic waste.

Brownfield: Land which has been previously developed.

Class B1 (Business): This classification splits into 3 types;

B1 (a): Office uses other than that which are used for financial and professional services

B1 (b): Business use for research and development of products or processes (e.g. Laboratories)

B1 (c): Light industrial processes (with no impact on local amenity)

Class B2 (General Industrial): Industrial uses being carried out which do not fall within Class B1.

Class B8 (Storage and Distribution): Use for storage or as a distribution centre (e.g. Warehousing)

Co-location: The placement of several activities in a single location.

Composting: Aerobic decomposition of organic matter to produce compost for use as a fertiliser or soil conditioner.

Combined heat and power (CHP): Heating technology which generates heat and electricity simultaneously, from the same energy source.

Commercial and industrial waste (C&I): Waste generated by business and industry.

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

Construction, Demolition & Excavation Waste (CDE): Waste generated by the construction, repair, maintenance and demolition of buildings and structures. It mostly comprises brick, concrete, hardcore, subsoil and topsoil but can also include timber, metals and plastics.

End of Life Vehicle (ELV): An old car disposed of as scrap.

Employment Land Review (ELR): Review of employment land by local authorities

Energy from waste (EFW): Conversion of waste into a useable form of energy, either by incineration or by the production of gas.

Energy Recovery Facility (ERF): A facility at which a part of all of the waste material produced in a process is burned to generate heat or electricity.

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 quality of Green Belts is their openness.

Green waste: Compostable garden waste.

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

Household Waste Recycling Centre (HWRC): A facility provided by the Local Authority which is accessible to the general public to deposit waste which cannot be collected with the normal household waste, such as bulky items, garden waste and engine oil (formerly known as civic amenity sites).

Incinerator Bottom Ash (IBA): The coarse residue left on the grate of waste incinerators.

Inert waste: Waste that does not normally require any significant physical, chemical or biological changes when deposited at a landfill site.

In-vessel composting: Composting within a sealed chamber where environmental parameters are optimised (temperature, moisture, mixing and air flow), resulting in the production of higher quality finished compost within a shorter time.

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

Landfill: The deposit of waste into voids in the ground.

Local Plan: Is a strategic development document covering a local planning authority area that outlines how planning will be managed in your area.

Local Nature Reserves (LNR): 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.

Major Development Area (MDA): An area identified for large scale, mixed-use development.

Materials Recovery Facility (MRF): A facility where elements of the waste stream are mechanically or manually separated before recycling and/or are, bulked, crushed, baled and stored for reprocessing, either on the same site or at a material reprocessing plant.

Mechanical Biological Treatment (MBT): Various processes used to treat waste further before final disposal. The aim of MBT is to minimise the environmental impact of end disposal by removing as much recyclable, organic and toxic material as possible. Then this produces a reduced volume of relatively inert, stabilised end product which may be landfilled. It also means further value from the waste can be gained by recovering recyclables and, in some cases, energy

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.

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

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

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

Non-hazardous waste: Waste permitted for disposal at a non-hazardous landfill. It is not inert or hazardous and includes the majority of household and commercial wastes.

Non-inert: A material that can react chemically when mixed with others

Open windrow composting: Involves the raw material (usually green and/or garden waste and cardboard) being arranged outdoors in long narrow piles on a hard and preferable impermeable surface. The windrows are mixed and turned regularly for aeration, by hand or mechanically.

Planning Policy Guidance (PPG): Planning practice guidance provides planners with the necessary guidance for how to interpret and implement national planning policy.

Rail depot: A railway facility where trains regularly stop to load or unload passengers or freight (goods). It generally consists of a platform and building next to the tracks providing related services.

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.

Recycling: The series of activities by which discarded materials are collected, sorted, processed and converted into raw materials and used in the production of new products.

Recycled aggregates: Products manufactured from recyclables or the by-products of recovery and treatment processes, e.g. secondary aggregates manufactured from incinerator ash.

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

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

Scheduled Ancient Monument (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.

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

Sites: Other than the usual meaning, specific sites are identified for minerals and waste activities in the Plan where there are viable opportunities, have the support of landowners and are likely to be acceptable in planning terms.

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

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

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

Special Protection Area (SPA): An area of importance for the habitats of certain rare or vulnerable categories of birds or for regularly occurring migratory bird species, required to be designated for protection by member states under the European Community Directive on the Conservation of Wild Birds (79/409/EC).

Special Waste: Any waste with hazardous properties that may render it harmful to human health or the environment, also referred to as hazardous waste.

Strategic Housing Land Availability Assessment (SHLAA): A document produced by Local Planning Authorities to understand and assess existing and future housebuilding numbers.

Sustainability Appraisal (SA): An appraisal process, undertaken as part of the development of this Strategy, which fulfils the statutory requirements of Sustainability Appraisal and Strategic Environmental Assessment.

Sewage Treatment Works (STW): A facility used for the treatment of sewage

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

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. This includes B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution).

Void Capacity: Available capacity for waste at a landfill/ land raising site.

Waste: The Waste Framework Directive 75/442 (as amended) defines waste as “any substance that the holder discards or intends or is required to discard”.

Waste electrical and electronic equipment (WEEE): European Directive which sets targets for the per capita amount of electrical and electronic equipment to be recycled.

Waste Transfer Station (WTS): A location where waste can be temporarily stored, separated and bulked after being dropped off by domestic waste-collection lorries and before being carried off by larger vehicles for subsequent treatment or ultimate disposal.

Wastewater Treatment Works (WWTW): A facility where sewage volumes are reduced by de-watering and aerobic and anaerobic biological treatment.

Appendices

Appendix 1: Call for Sites Letters



www.rbwm.gov.uk



WOKINGHAM
BOROUGH COUNCIL

Address: Hampshire Services c/o
Strategic Planning,
Hampshire County Council,
First Floor, E11 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 jceb@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





www.rbwm.gov.uk



**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

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





www.rbwm.gov.uk



**WOKINGHAM
BOROUGH COUNCIL**

Address: Hampshire Services c/o
Strategic Planning,
Hampshire County Council,
First Floor, E11 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: iceb@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





Reading
Borough Council
Working better with you

www.rbwm.gov.uk



WOKINGHAM
BOROUGH COUNCIL

Address: Hampshire Services c/o Strategic Planning,
Hampshire County Council, First Floor, E11
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 – waste (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 <i>Suitability, Availability, Achievability and Deliverability</i>
Longshott Lane	Call for sites 2017 Nomination; (Berkshire WLP Preferred Area 13) & Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008).		Waste		Site History Berkshire WLP Preferred Area PA 13. Civic amenity site & transfer station located within the waterside Park Industrial Estate.	Land locked. Bracknell Forest own land. Waterside park - existing offices B1 uses. Site could be taken forward, possible expansion opportunities. No new uses or expansion promoted in the Call for Sites nomination 2017. Removed from Consideration. Existing Safeguarded Site.
Former Timber Yard Englemere North Ascot	(Berkshire WLP Preferred Area 16) & Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008).	Ascot Builders Merchant	Waste		Site History: <i>Within Green Belt. Identified being suitable for non-inert waste recycling. This use not been taken up and site continues in use as sawmill and retailing of timber products.</i>	Crown Estate Land. Unlikely to be available for waste uses. Within Green Belt. Not promoted for a waste use. Lawsons - Ascot Builders Merchant is located on the site, so the site is not considered to be 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
Planners Farm Bracknell Road, Winkfield	Call For sites 2017 Nomination; Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008).		Waste		Site History: <i>Green Belt site developed jointly between local authority and private operator. Key facility in RE3 municipal waste management strategy. Planning permission granted in 2002.</i>	<p>Existing compost recycling site. In 2017 Nomination for future green waste uses on site.</p> <p>Proposal proceeded to full assessment via Sustainability Appraisal at the draft plan stage.</p> <p>Following the draft plan consultation stage, the site has been removed from consideration as a strategic site allocation:</p> <p>The site is an existing waste operation which benefits from permanent permission / lawful use (at Planners Farm this refers to the Green Waste / Open Windrow Composting operation). It is therefore proposed that the site will benefit from the draft safeguarding policies outlined in the draft Plan. Safeguarding will help ensure the site is not encroached upon by other forms of development in the future and will aim to maintain or replace existing waste capacity. As the site is currently operational and will be safeguarded, it is considered that they will not need to be allocated in order to protect them from non-mineral or waste development. Naturally, the safeguarding will not protect the site from any enforcement action in the case of breaches of planning conditions, regulations or other permitting and protection regimes.</p> <p>Any future proposals on this site can be adequately considered through the planning application process, which is currently subject to the saved Berkshire minerals and waste</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>
						policies. The emerging Plan will gain more weight as a material consideration as it progresses towards adoption and has a number of policies that will be applicable to these sites. Any proposal would need to be in accordance with all the other policies in the Plan, particularly the Development Management policies.
Cluster 1 Land west of Murrell Hill Lane, and south of Foxley Lane (comprising Foxley Fields, Whitehouse Farm, Murrell Hill Grange, Popes Manor and Popes Farm)	SHELAA (November 2016)	-	Waste	Combined site area (within BFC): 63.19 ha	Site Description: <i>Located outside of a defined settlement. Contains trees (including protected). Contains agricultural land at grade 3, some may be 'best and most versatile' (grade 3a). Change in levels across site. Contains and within proximity to Local Wildlife Sites and Ancient Woodlands (including within Wokingham Borough). Forms setting of and contains grade II listed building. Site is in multiple ownership.</i>	Planning History: Foxley Oaks planning application 16/01196/OUT. An appeal has been lodged to the Planning Inspectorate for non-determination regarding the outline planning application for up to 350 residential dwellings. Land is not available for non-residential uses. 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>
Cluster 2 Land at Parkview Farm and Easthampstead Park, Old Wokingham Road	SHELAA (November 2016)	-	Waste	61.17 ha	Site Description: <i>Located outside of a defined settlement. Contains trees. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Change in levels across the site. Contains and proximity to Local Wildlife Sites and Ancient Woodlands (including within Wokingham Borough). Forms the setting of and contains a grade II listed building. Contains area of land liable to flooding. Site is in multiple ownership.</i>	Local Planning Authority advised that this cluster site is not suitable for waste uses - grounds and settings of listed buildings. Not suitable for non-residential uses. 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
Cluster 3 Land at the Hideout and Beaufont Park, Nine Mile Ride	SHELAA (November 2016)	-	Waste	56.9 ha	Site Description: <i>Located outside of a defined settlement. Contains trees and change in levels across site. Proximity to sewage treatment works. In multiple ownership.</i>	<p>This cluster site is likely to come forward for residential use. However, because of the large size of this housing cluster there may be some potential opportunities for waste uses.</p> <p>Removed from consideration: Bracknell Forest BC confirmed that the land was not available for non-residential use. As per email dated 22nd September 2017 – “Please note that since this was published further assessment of all sites has been undertaken and this has shown that large parts of clusters 3 & 6 have significant flooding and ecology constraints. The residual land that is available for development will be required for housing and therefore it is unlikely that non-residential uses would be considered”.</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>
Cluster 4 Land south of Bracknell Road, north of Forest Road, and west of Cricketers Lane, Hayley Green	SHELAA (November 2016)	-	Waste	18.75 ha	Site Description: <i>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>	Allocated for housing in Wharfield Neighbourhood Plan 2016 - 2036 (Pre-Submission Plan). Land is not available and not suitable for waste uses. Removed from consideration. <i>Important to note: Some possibility for prior extraction ahead of any residential development.</i>
Cluster 5 Land at Winkfield Row	SHELAA (November 2016)	-	Waste	71.28 ha	Site Description: <i>Located outside of a defined settlement, with Green Belt located to the north and east. Potential to impact upon the setting of heritage assets (various listed buildings and Winkfield Row Conservation Area). Contains a number of trees (including some protected). Small landfill area in western part of site (east of Chavey Down Road). Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Area of flooding located in the north of the site. Site is in multiple ownership.</i>	The site is in multiple ownership (the larger cluster site comprises smaller sites in this area). There are some housing options with owners having expressed an interest in future residential development. Some access issues in this location. Edge of residential area. Best and most versatile agricultural land. Close to listed buildings (including Somerton House). The land is not considered to be available for non-housing use: 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
<p>Cluster 6</p> <p>Land at London Road (comprising land between London Road/Longhill Road, former tip, The Brackens and Whitmoor Forest).</p>	<p>SHELAA (November 2016)</p>	<p>-</p>	<p>Waste</p>	<p>67.58 ha</p>	<p>Site Description: <i>Located outside of a defined settlement. Site contains trees (including protected). Levels change within the site. Potential for contamination from landfill. Site contained safeguarded road line. Within a Biodiversity Opportunity Area. Potential for noise from adjacent railway line. Site is in multiple ownership.</i></p>	<p>The Brackens currently used as office accommodation - residential Application. 16/01266/FUL. Crown Estate land. Known ground water issues (SFRA). Palm Hill Venue (office, wedding, conferences) is adjacent to this cluster. However, because of the large size of the cluster there may be some potential opportunities for waste uses.</p> <p>Removed from consideration: Bracknell Forest BC confirmed that the land was not available for non-residential use. As per email dated 22nd September 2017 – “Please note that since this was published further assessment of all sites has been undertaken and this has shown that large parts of clusters 3 & 6 have significant flooding and ecology constraints. The residual land that is available for development will be required for housing and therefore it is unlikely that non-residential uses would be considered”.</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>
Jealotts Hill Jealotts Hill International Research Centre, and land at Jealotts Hill, Maidenhead Road	SHELAA (November 2016)	Syngenta	Waste	247.51 ha	Site Description: <i>Located outside of a defined settlement (within the Green Belt). Contains trees. Gas pipe line within site. Potential for contamination from existing uses. Proximity to Ancient Woodlands. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Contains an area of mineral deposits. Change in levels across the site. Site in single ownership.</i>	Syngenta HQ. Agri-Business and research facility. Expansion for business. Close to SPA (within 40m). Located within Green Belt. Not available for waste uses. Removed from consideration.
Thames Water Works Land at Cabbage Hill Lane & Hazlewood Lane - Thames Water Site	Site discussed with Local Planning Authority in meeting to follow up on this site.	Thames Water	Waste		Site History: <i>Bracknell Forest had discussions with an operator in 2014 regarding this site. No planning application was submitted so it is assumed that the applicant did not progress with the site. Bracknell Forest indicated that the land next to the Sewage works could be used for an appropriate waste use in some form.</i>	This site was discussed with Bracknell Forest Borough Council as having some potential for waste uses and worth following up with the landowner. The landowner has not provided any confirmation that the site is available for development and on this basis, it is not considered available. Removed from consideration.

Appendix 3: Reading Borough Council Long List of Sites - Waste (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>
Smallmead	Call for sites Nomination 2017	R3E	Waste - Residual waste that is not recycled or recovered will be landfilled. To include dry recyclables, residual household waste, glass and green waste.	3.2 ha	Site History: <i>Berkshire JMWDF Proposed Waste Preferred Area W01. Smallmead is an existing safeguarded waste site with no new potential use proposed. RE3 Waste site This site is a 2017 nomination. The site is an existing HWRC, MRF. The site boundary comprises the HWRC and the Land north of Island Road (CEB14). No new use is proposed as part of this nomination. Safeguarded site.</i>	Smallmead is an existing safeguarded waste site with no new potential use proposed: Removed from consideration. There is vacant land between Household Waste Recycling Centre (HWRC) site & Green Park. Adjoined by land adjacent to CEMEX - aspirations for concrete batching plant. Adjacent land is allocated as part of Former Landfill Site, Island Road (SR1a) in Draft Reading Local Plan May 2017. Reading Borough Council in favour of B2/B8. Road infrastructure would be needed. RE3 aspirations - contract goes to 2031. Would like site identified for waste to assist with future need. Smallmead is an existing safeguarded waste site with no new potential use proposed:

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
Smallmead	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)	R3E	Waste		<p>Site History: <i>Berkshire JMWDF Proposed Waste Preferred Area W01. Forms key site in RE3 municipal waste management strategy. Integrated waste management facility opened spring 2008. Provides HWRC, Waste Transfer Station and MRF. Inert waste taking place in eastern part of site, but likely to end with proposed redevelopment for B1 office associated uses (southside development). May be potential for further waste management investment techniques that could deliver additional capacity or treatment techniques (AD).</i></p>	<p>Suitability, Availability, Achievability and Deliverability</p> <p>Smallmead is an existing safeguarded waste site with no new potential use proposed: 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>
Trafford Road / Cardiff Road	Detailed Minerals and Waste Development Control Policies and Preferred Areas - Background Evidence for the public examination of the Core Strategy - Appendix A Minerals Planning Context - Feb 2009.		Waste		Site Description: <i>The site lies within Cardiff Road Industrial Estate which is a protected employment area. Site has been in use for paper shredding, baling and sorting. Access and traffic main issues would need detailed traffic assessment. Lies in close proximity to strategic road network. Noise and vibration likely to be issues as residential properties lie approx. 300m away. Noise and vibration impact assessment and air quality impact assessment would be required.</i>	Existing waste site: Removed from consideration.
26 Portman Road	Reading Housing and Economic Land Availability Assessment May 2017	-	Waste	0.46 ha	Site History: <i>160084. Planning Permission granted for a trade centre.</i>	Planning Permission (160084) being implemented - The site is not available: Removed from consideration.

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>
Unit 1, Paddock Road Industrial Estate	Reading Housing and Economic Land Availability Assessment May 2017.	-	Waste	0.4 ha	Site History: 092113 Certificate of lawfulness for use of the land for open storage within Use Class B8. Currently being used for container storage. The site is adjacent to residential properties at the rear of the site.	Limited opportunities and not suitable or available for waste use: Removed from consideration.
Worton Grange	Reading Housing and Economic Land Availability Assessment May 2017.	-	Waste	8.79 ha	Site History: Retail and residential. Planning permission 151944. A Hybrid application seeking outline planning permission for the development of up to 175 new homes, including affordable housing (with all matters reserved apart from access), and full planning permission for the development of 12 commercial units in flexible use within Classes B1(c), B2 and B8, two car showrooms with MOT and servicing (Sui Generis), three retail warehouse units (Class A1), 120 bed hotel (Class C1), pub with restaurant facility (Class A4), coffee shop (Class	Site is not available for waste uses: Removed from consideration.

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>
					<i>A1), restaurant (Class A3), and bank (Class A2). New vehicular access from Basingstoke Road and Imperial Way. Bus stop facilities, hard and soft landscaping and other ancillary development (Summarised Description).</i>	
Part of former Berkshire Brewery Site	Reading Housing and Economic Land Availability Assessment May 2017.	-	Waste	3.7 ha	Site History: <i>Planning permission 110808. Erection of an ambient distribution centre (class B8), associated office accommodation and ancillary facilities (86,058 sqm); vehicle maintenance unit (VMU) (1,070 SQM); storage areas, access roads, servicing areas and parking area for 617 spaces, and associated landscaping. Tesco distribution site.</i>	A large and visible site in use so the site is not available: Removed from consideration.
Land west of A33 and north of Island Road	Reading Housing and Economic Land Availability Assessment May 2017.	-	Waste	6.2 ha	Site History: <i>141789: Outline planning application for development comprising up to 24,200 sq. m (GIA) of B2 (General Industrial) and/ or B8 (Storage or Distribution),</i>	Site has been developed and is unavailable: Removed from consideration.

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>
					<i>parking and service yards, access, landscaping and associated works has been Developed.</i>	
Worton Drive	Reading Housing and Economic Land Availability Assessment May 2017.	-	Waste	1.57 ha	Site History: <i>Site has been developed as a Car Showroom.</i>	Site has been developed and so is unavailable: Removed from consideration.
16-18 Bennet Road	Reading Housing and Economic Land Availability Assessment May 2017 - site WH045.	-	Waste	0.74 ha	Site Description: <i>Council owned site. Office in the middle of an established industrial area. Temporary use of the site for car valeting.</i> <i>This site is also an allocation in draft Reading Local Plan - Other sites for development in South reading SR4d (16 - 18 bennet Road) is an allocation: Development for employment uses, preferably for industrial and warehouse development. Site is an individual plot within an existing Industrial Area. Currently occupied.</i>	The site is unavailable and allocated in RBC Local Plan: Removed from consideration.

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>
Land north of Island Road	Reading Housing and Economic Land Availability Assessment May 2017 - site WH046.	-	Waste	1.81 ha	Site Description: Allocation in draft Reading Local Plan - SR1B and planning application 17044: Planning application for 2 industrial buildings (11,067 sq.m) for flexible employment purposes within use classes B1c/B2/B8 including ancillary offices and associated car parking, landscaping and service yards. Site is unavailable: Removed from consideration.	The site is an allocation in the draft Reading Local Plan as part of the Island Road Major Opportunity Area. Whilst it is not defined as a draft waste site allocation this does not rule out the potential for future waste operations within the Island Road Major Opportunity Area. As the site is allocated in the Reading Local Plan it is not available for allocation in this plan: Removed from consideration.
Land south of Smallmead MRF and north of Longwater Avenue	Reading Housing and Economic Land Availability Assessment May 2017 - site WH047.	-	Waste	3.79 ha	Site History: Council owned site. Allocated as part of Former Landfill Site, Island Road (SR1a) in Draft Reading Local Plan May 2017.	The site is an allocation in the draft Reading Local Plan as part of the Island Road Major Opportunity Area. Whilst it is not defined as a draft waste site allocation this does not rule out the potential for future waste operations within the Island Road Major Opportunity Area. As no confirmation has been received from the landowner at this stage regarding the future aspirations for the site it is not considered to be currently available. Removed from consideration.

Appendix 4: Royal Borough of Windsor & Maidenhead Long List of Sites - Waste (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>
Datchet Quarry – Riding Court Farm	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008).	Cemex	Waste	44 hectares	Site History: <i>Site is close to boundary of Slough Borough and within the Green Belt. It is located close to the M4. Identified for waste disposal through restoration of minerals workings. Represents potential location for landfill. Located in major aquifer and western end lies within SPZ1. Remainder lies within SPZ2. Restoration by landfill in SPZ1 resisted by EA along with non-inert landfill. Traffic routing agreement would be required. Offers potential for range of other waste management uses.</i>	Cemex Datchet Quarry: Mineral extraction is currently taking place at this operational site (13/01667/FULL Planning permission). This decision was issued on 21st August 2015 for the extraction of sand and gravel at Riding Court Farm, erection of mineral processing and ready-mixed concrete plants and associated infrastructure, creation of new access onto Riding Court Road and restoration of the site by the importation of inert restoration material for a period of 12 years. Land at Riding Court Farm Riding Court Road Datchet Slough. The site comprises just under 44 hectares (ha) of agricultural Green Belt land at Riding Court Farm and Ditton Park. It is located to the north of Datchet and immediately north of both the M4 motorway and Riding Court Road, and to the south of Slough. Within this total site area, it is proposed to work an area of 34.3ha for the purposes of mineral extraction, followed by subsequent infilling of most of this area with inert waste as part of the post-extraction restoration programme. The irregular site boundary is partially defined by the location of the Riding Court Farm complex on its

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>
						southern side, which consists of a range of buildings occupied mainly by business occupiers along with a single residential dwelling 'Tree Tops'.
Datchet Quarry – Riding Court Farm	Call for sites Nomination 2017 – 26/10/2017	Cemex	Waste - Aggregate recycling		<p>Site History: <i>CEMEX are proposing an aggregate recycling facility at Datchet Quarry, Riding Court Farm. The aggregate recycling facility would be a temporary development during the remaining lifetime of the quarry and restoration works. The aggregate recycling facility would be located in the south east of the quarry, in part of Phase 9, alongside the M4 as the background noise is high in this part of the quarry.</i></p> <p><i>Some of the top soil and overburden previously that would have been taken from Phase 9 replacement and restoration in other parts of the quarry will be used to construct bunds (top soil and over burden) around the proposed recycling area. A 3m bund to the south alongside the M4 and a 3m and 5m bunds to the NE between the site and Computer Associates. At this stage it is thought that the temporary aggregate recycling facility would either be located in this location for the duration of the lifetime of the quarry or alternatively it may be moved into the plant area, in time, so that Phase 9 can be worked.</i></p>	<p>Proposal proceeded to full assessment via Sustainability Appraisal at the draft plan stage.</p> <p>Following the draft plan consultation stage, the site has been removed from consideration as a strategic site allocation as the Aggregates recycling facility has been granted planning permission (PP 18/00839/FULL).</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>
					<p><i>The aggregate recycling area will use the same access as Datchet Quarry and follow the same permitted route. The internal routing of HGVs would be designed such that the existing wheelwash and weighbridge can be used.</i></p> <p><i>The quarry has planning permission for twelve years - 5/6 years of aggregate extraction and 7 years of restoration. The quarry started working in Jul 2016 – therefore Phase 9 would be worked around 2020-2021. CEMEX would like to submit a planning application to Royal Borough of Windsor and Maidenhead for an aggregate recycling facility in 2018, whilst there are still a number of years of extraction to take place. This would enable CEMEX to blend the recycled aggregate material with the primary aggregate to produce a useable product - this would be a more sustainable approach to husbanding the primary aggregate resource. It is also thought that having an aggregate recycling facility would ensure that re-useable material brought in for site restoration would not be in-filled and would assist in attracting restoration material for the site.</i></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>
Horton Brook Quarry	Call for sites Nomination 2017	Jayflex Aggregates Limited	Waste – recycling	55 ha	<p>Recycling facility - 75,000 tonnes per annum. New recycling opportunities associated with large local infrastructure projects. This could include general recycling of construction wastes; soil washing; recycling of road brush wastes and the controlled temporary storage of tarmac road planning's for re-use off site.</p> <p>Site History: <i>Part of Waste Local Plan Preferred Area 25. Planning history for Horton Brook Quarry: Jayflex Aggregates Limited has an Environmental Permit for landfill at its 150-acre quarry at Horton Brook Quarry Colnbrook, (near Heathrow).</i></p> <p><i>The permit allows for the disposal of approximately 1.2 million cubic metres of Inert Soils over a 10 year period.</i> Existing Site (07/00590/FULL).</p>	Proposal can proceed to full assessment via Sustainability Appraisal.

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
North of Horton	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)	-	Waste		Site History: <i>Lies adjacent to boundary with Slough Borough and within Green Belt. Represents potentially important opportunity for disposal of inert waste with about 1.25 million cubic metres capacity in 2009 - 2020. Site will be challenging to infill below water table. Key issues - proximity to residential areas, cumulative impact of waste management activity. Overhead power line crosses the site. Review of phased working arrangements needed to address issues arising from different operators wanting to work site. Likely to fall within Conservation Target Area. In close proximity to South West London Waterbodies SPA.</i>	Part of Waste Local Plan Preferred Area 25. Planning history for North of Horton: Quarry Jayflex Aggregates Limited granted an Environmental Permit for landfill at its 150-acre quarry at Horton Brook Quarry Colnbrook, (near Heathrow). See above nomination for Horton Brook Quarry.
Hythe End Landfill, Wraysbury	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)	-	Waste		Site Description: <i>Within Green Belt and Landscape Improvement Area. Has inert waste landfill which operator suggests will receive waste until 2018. Only has 60,000m3 capacity remaining. Range of other waste management activities take place in conjunction with landfill activities, which is licensed to accept up to 125,000 tpa of inert and non-hazardous C&D and C&I wastes. In area of gravel workings.</i>	Historic Landfill – Site has been restored and so is unavailable: Removed from consideration.

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
Sheephouse Farm	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)		Waste		Site History: <i>In Green Belt. Most of site liable to flooding and includes wildlife heritage site and recreational uses. Mineral extraction already permitted. Infilling will form part of restoration requiring 550,000 tonnes of inert fill.</i>	Planning history: Subject to extraction and restoration permissions (97/31443) (98/32472). No easy access to the strategic road network. Site is on the edge of a residential area and now is a Fisheries Lake. The landowners promoted the farm house for 4 or 5 houses development (07/02430/FULL). Office has been granted permission on one part of the site (14/00784/CLASSM). Site is within the Green Belt. Not suitable or available to take forward for waste uses: Removed from consideration.

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
Kingsmead Quarry, Horton	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)	Cemex	Waste		Site History: <i>In Green Belt. Historic permission for gravel extraction but the site been dormant for years.</i>	Mineral permission granted. The previous extraction quarry land has already been restored in this area. Kingsmead Concrete plant is based within Kingsmead quarry and services the Heathrow area including Hayes, West Drayton and the Uxbridge areas. A modern plant with a pan mixer means that it is capable of services very large jobs as well as the medium and smaller end of the market. The plant also has a collect facility. The site is not available for waste uses. Cemex operate at this site already and have not nominated the site: Removed from consideration.
St. George Lane, Ascot	Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008)		Waste		Site History: <i>Majority of site consisted of St. Georges Lane landfill. Landfilling activity ceased September 2007. Currently skip hire and waste activities including soil screening, concrete crushing and wood chipping on site. Has established waste use. Operated as landfill site until September 2000.</i>	This is now an allocated housing site in the Ascot & Sunningdale Neighbourhood Plan - 8.2 Shorts Recycling Transfer Station site (NP/SS3). No safeguarding of site or relocation of waste site. The site is not available for future waste uses: Removed from consideration.

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>
The Compound, Stubbings Estate	Call for Sites Nomination 2017	Stubbings Estate	Waste – Green Waste		Site Description: <i>The site is currently an area of hardstanding used for informal storage by the Stubbings Estate. The site itself has a planning permission for an agricultural storage barn in the south west corner of the site which has been implemented by the digging out of some footings. Green Waste processing.</i>	Proposal can proceed to full assessment via Sustainability Appraisal.
Berkyn Manor Farm, Poyle	Call for Sites Nomination 2017	Rayner Family Trust	Waste – Anaerobic Digestion		Site Description: <i>This site is adjacent to Poyle Quarry. The Berkyn Manor Farm boundary overlies part of the land parcel that constitutes the southern Poyle Quarry extension area. The land is all under the same ownership. The proposed development for green waste / energy recovery use (Anaerobic Digestion) would follow on after working and restoration of the southern Poyle Quarry extension area site although as a compatible use it could come forward earlier than the full restoration within an appropriate area within the farms landholdings. The proposal is for a throughput of 50,000 tonnes per annum. Part of the Berkyn Manor Farm land nomination which is being proposed for green waste / energy use falls outside the area being promoted for mineral extraction and as such this part of the site could come forward immediately for an Anaerobic Digestion facility.</i>	Proposal can proceed to full assessment via Sustainability Appraisal.

Appendix 5: Wokingham Borough Council Long List of Sites - Waste (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 <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) and was awarded 'Garden Settlement' status by the government March 2019. The site was also proposed in a public consultation on the Draft Local Plan in spring 2020.		Waste – Local Infrastructure		Site Description: <i>This broad 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. This brings opportunities to deliver housing in both Wokingham Borough (10,000) and West Berkshire (5000) over the plan period, but this must all be planned for under a single infrastructure delivery and masterplan. This possible option brings with it the opportunities to seek to provide large scale social environmental and economic infrastructure, including a rail station, new roads, schools, retail and employment opportunities, flood alleviation, strategic scale green infrastructure and the ability to create a new highly sustainable community for western Berkshire. North-South and East-West connectivity via, rail, the A33 corridor, M4 and cycle networks etc. will need careful planning (West of Berkshire Spatial Planning Framework).</i>	Garden Village: A strategic site which could provide potential opportunities for a Household Waste Recycling Centre (HWRC) for new housing. As a large strategic site, it may also offer potential for employment and that could include a future strategic waste site. The site could also be considered for prior extraction before the development of housing and infrastructure. Removed from consideration: As there is currently no promotion of this land for development, the site has not moved forward for assessment via the Sustainability Appraisal.

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>
Star Works, Knowl Hill	Call for sites Nomination 2017	Grundon	Waste collection and treatment (current uses include hazardous, non-hazardous and inert waste).	5.22 ha	Site Description: <i>Operator is promoting the continuation of the waste collection and treatment facility along with potential new uses for recycling and other recovery operations with an increase in capacity up to 100,000 tonnes per annum.</i>	<p>Call for sites Nomination 2017.</p> <p>Existing Safeguarded Site.</p> <p>Proposal can proceed to full assessment via Sustainability Appraisal.</p> <p>Following the draft plan consultation stage, the site has been removed from consideration as a strategic site allocation:</p> <p>The site is an existing waste operation which benefits from permanent permission / lawful use (at Star Works this refers to the clinical waste treatment facility and associated land, as separate from the Star Works landfill which is due to be completed shortly and undergo restoration). It is therefore proposed that the site will benefit from the safeguarding policies outlined in the Plan.</p> <p>Any future proposals on this site can be adequately considered through the planning application process, which is currently subject to the saved Berkshire minerals and waste policies. The emerging Plan will gain more weight as a material consideration as it progresses towards adoption and has a number of policies that will be applicable to these sites. Any proposal would need to be in accordance with all the other policies in the Plan, particularly the Development Management policies.</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>
Star Works, Knowl Hill	Berkshire Waste Local Plan Preferred Area 12 Proposed Waste Preferred Area W W01 - Minerals and Waste Development Framework - Detailed Minerals and Waste Development Control Policies and Preferred Areas Development Plan Document Reg 25 (2008).	Grundon	Waste collection and treatment facility with adjacent landfill operations that is due for completion 2020/21.		Site History: <i>WLP Preferred Area 12</i>	See details above - Call for sites Nomination 2017.
Hedgerley Stables	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)		Waste	1.50 ha	Site Description: <i>Nominated for housing (C3) Offices (B1), storage or distribution (B8), non-residential institutions (D1) and Assembly and leisure (D2).</i>	Wokingham Borough Council does not consider that the site is suitable for waste uses. The stables are located in Hurst Village. This is a small rural village with single lane roads: 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>
Hedgerley Stables	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)		Waste	0.30 ha	Site Description: <i>Nominated for housing (C3) Offices (B1), storage or distribution (B8), non-residential institutions (D1) and Assembly and leisure (D2).</i>	Wokingham Borough Council does not consider that the site is suitable for waste uses. The stables are located in Hurst Village. This is a small rural village with single lane roads: Removed from consideration.
Land at Kirtons Farm Road	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)	-	Waste	4.43 ha	Site History: <i>WBC Local Plan Policy SAL07: Sites within Development Limits allocated for employment / commercial development - Land south and west of Kirtons Farm Road, Pingewood (Green Park) for the delivery of around 20,000 sq m for B Class Uses. The site of Kirtons Farm Road is within the expanded Green Park Core Employment Area and the provision of additional employment floorspace will help support the Borough's economy.</i>	The land at Kirton Farm Road has been allocated for Employment B Class uses in Local Plan. Strategically it is not considered to be appropriate or suitable for waste uses: 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>
Hare Hatch Garden Centre	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)	Wyvale	Waste	3.65 ha	Site Description: <i>Nominated for storage or distribution (B8).</i>	Promoted for B uses. The site is an operational Wyvale Garden Centre set within the Green Belt. Road infrastructure good. Potential for waste uses but only if there is landowner interest in potential use of the site for waste uses. Wyvale Garden Centres Town Planning Manager has confirmed that they have no interest in using the land for waste uses (email confirmation 9/10/17): Not available - Removed from consideration.
Winnersh Garden Centre	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)	Wyvale	Waste	5.09 ha	Site Description: <i>Nominated for storage or distribution (B8).</i>	Wokingham Borough Council does not consider that this site is suitable for waste uses. The site is an operational Wyvale Garden Centre. The site is also prone to flooding. The roads in this location are part of a congested highway network. Allocated for B uses: Not available - Removed from consideration.
Land close to Junction of Bearwood Road and Highlands Avenue	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)		Waste	14.20 ha	Site Description: <i>Nominated for storage or distribution (B8).</i>	A1 Scrap yard. An access problem as the operational scrap yard is located on a single track road (Highlands Avenue). There is also housing along part of the single track lane. Wokingham Borough Council does not consider that the site is suitable for waste uses: 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>
Heathlands Garden Centre	Sites identified in Wokingham Borough Local Plan Update - Promoted Sites List (03/02/2017)	Wyvale	Waste	3.77 ha	Site Description: <i>Nominated for storage or distribution (B8).</i>	Granted for B uses. The site is an operational Wyvale Garden Centre and set within a countryside setting. The access road is not good. The site is also located in close proximity to the safeguarded Longshot Lane Waste transfer station and HWRC. Wokingham Borough Council does not consider that the site is suitable for waste uses: Not available - Removed from consideration.

Appendix 6: Bracknell Forest Borough Council - Industrial Land review

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Western Employment Area		4.31	Large industrial area incorporating mixture of employment uses. Older industrial/warehouse units near to the A329, newer office / light industrial units closest to residential.	Urban	B1	Housing (North), Bracknell Town Centre (East), and Employment uses to (South & West).	Accessible from A329. Proximity to Town Centre & station.	Pre-dominantly employment / industrial area.	Limited Availability	Limited development land. Redevelopment or COU only. A waste facility could fit within the context of the site.	An extensive employment area incorporating a mix of uses. A number of separate estates lie within the overall area. A waste facility could fit within the context of the wider area. Potentially Suitable.
	Longshot Industrial Estate	8.54	The older part of the Western industrial estate comprising mostly smaller units. A single road leads through the middle of the estate. An existing waste transfer site currently located on the estate.	Urban	B2/B8	Industrial / Employment uses (north, east, and west) and A329 (south)	Main Access through Western Industrial Area.	Pre-dominantly employment/ industrial area.	Limited Availability	A waste facility is currently located here, and thus an expansion of this facility could fit within the context of the area.	An HWRC is currently located at this site. An expansion of this existing site or facility could fit within the context of the wider area. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
	Arlington Square	8.81	New development comprising of a modern office campus with large, high quality buildings grouped around a central square. Located within the Southern Employment Area.	Urban	B1a	Employment (Western Industrial Estate) & Bracknell Town Centre.	A329 & station close by. Main access of A329.	Offices set within high quality surroundings. Little scope for location of waste facility in this area.	No	No suitable vacant plots/buildings	High-end office buildings in landscaped grounds. This area would not be suitable for a waste site. Unlikely to be suitable.
	Amen Corner	26.9	Home to several key multinational companies within Berkshire. Takes the form of a large office campus with a central access road. Some construction / development still taking place.	Peripheral	B1a	Residential (north), & Employment (west, east, & south) (Western Industrial Estate), & A329 (M).	Close proximity to A329 (M).	Predominantly offices set within high quality surroundings. Little scope for location of waste facility in this area.	No	Proximity to residential, plus many of the undeveloped plots have extant planning permission for other uses.	Bracknell Ski Centre and leisure sport complex in close proximity. Residential on fringes of this area. Large companies such as HP, Honda and 3M have large complexes set within the context of the wider area. Unlikely to be suitable.
Eastern Employment Area		16.61	Large employment / industrial area incorporating both offices/light industrial of large/medium sizes.	Urban	B1/B8	Residential on all sides.	Access from A329 through Bracknell	A largely industrial area. A waste facility could fit within the context of the site.	Yes	A waste facility could fit within the confines of the site.	Large residential areas on all sides. Good access. Incorporates new offices. A waste facility could fit within the confines of the site. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Old Bracknell Lane Industrial Estate		4.74	Older industrial estate comprising mostly single storey industrial / light industrial units. Newer office development on eastern part of estate.	Urban	B2	Railway (north), a329/Downs hire Way (west & south), & Housing (west).	Close proximity to Town Centre and Bracknell station & A329.	Confined site with limited room to expand. Comparatively small units with limited parking and access.	Limited Availability	Limited new development land. Redevelopment or COU only. Small unit sizes and tight HGV access.	Removed for consideration on advice by the LPA at a project meeting, as it's being developed for housing. Unlikely to be suitable.
Crowthorne Business Estate / TRL		17.09	Numerous large, older industrial buildings set within a campus location on the edge of the urban area. Well screened from the road with trees.	Peripheral	B1b/B2/B8	Residential to the West. Private TRL land on other sides.	Road access via Nine Mile Ride.	A largely industrial area with good HGV access & numerous vacant buildings. A waste facility could fit within the context of the site.	Yes	Privately owned estate (TRL) and rural location.	The majority of this former employment area has been designated for residential development through the Bracknell Local Plan Site Allocations. Opposite a new housing development, Oakham Park. Unlikely to be suitable.
	Phoenix Business Park	1.36	Small employment park, comprising light industrial / office uses. Limited parking.	Urban	B1c/B1a	Residential to the north, Employment to the south, east & west.	Access from John Nike Way, and Close proximity to A329 (M).	Mixed use area with residential to the north, and Leisure / employment uses to the south & east.	No	Fully let at present and unit sizes / parking probably insufficient to serve a waste facility in this location.	Fully let at present (supply yard and office block) and unit sizes / parking probably insufficient to serve a waste facility in this location. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Wellington Business Park		2.76	Small employment park comprising numerous small/medium sized modern office/light industrial buildings. Limited parking, and difficult HGV turning and access.	Peripheral	B1a	Playing fields (west & south), Railway (west) and Roads (north).	Adjacent to Crowthorne Station. Road access via Duke's Ride.	Relatively small, and quite confined in terms of area.	Limited Availability	Difficulty for HGV turning, and adjacent to a residential area.	Office development with new housing in close proximity and housing developed in the centre of site. Access not good and roads within development are not suitable for HGVs. Unlikely to be suitable.
Vulcan Way Industrial Estate / Lakeside Business Park		4.08	An older industrial estate with mostly smaller units. A single road leads through the middle of the estate. Lakeside is a westwards extension to the estate, primarily composed of newer medium sized office buildings	Peripheral	B2	Railway (north), Country Park (Yateley Lakes) to south, east, & west.	Sandhurst Station nearby. Poor road access through Sandhurst Town Centre (north) and Darby Green/Yateley to the south.	A predominantly industrial / employment area. A small / medium sized waste facility could fit within the context of the site.	Limited Availability	Access an issue but existing uses of units would indicate storage / recycling use potentially acceptable in this location.	Access an issue. In close proximity to residential. However existing uses of units would indicate storage / recycling use potentially acceptable in this location. Potentially Suitable.
Kings Ride Park		5.53	Bisected by A332 with modern office campus to the N, and Industrial / warehousing to the S. Southern are consists of two terraced rows sub-divided into small units with central access	Rural	B1a/B1c/B2/B8	Open space on all sides.	Main access via the A332 (Kings Ride).	Employment area set amid forestry land. Well screened but limited in terms of future expansion.	Limited Availability	Small unit sizes and rural location. However, there is good access which could mean a small waste facility could fit within the local context of this site.	Small unit sizes - mixed offices and industrial units. Set in a rural location. However good access. A small waste facility could fit within this site. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
			and separate parking.								
Southern Employment Area		58.8	Large industrial area incorporating mixture of employment uses and occupied by several multinational companies.	Urban	B1a/B8	Housing (south, east and West) & A329 (north).	Accessible from A329.	Many buildings let to large multinationals on long leases, plus few vacant units. Predicted high degree of resistance to waste facility in this location.	Limited Availability	Location on estate would be key due to proximity of residential and local nature reserve on fringes of the estate.	The Southern Industrial area is a large industrial estate dominated by Waitrose. There are no suitable units/plots where a waste facility could go. Unlikely to be suitable.
	Segro Park		Large new industrial development located within the Southern Employment Area	Urban	B1(c), B2 and B8 opportunities	New build industrial and warehousing with access straight off the main road network to the east. Bilton Industrial Estate and office HQ to the west. Industrial buildings to the north.	Accessible from A329 and A3095 which has access to J10 of the M4 and J3 and J4 of the M3.	New industrial / logistics space, plus flexible design and build opportunities ..	Available	Site is available and with flexible, speculative opportunities for Industrial, Storage and warehousing.	Large industrial units, flexible uses and located on a large site. The site is considered as unlikely to be suitable as it is part of the Southern Employment Area, a large employment area close to Bracknell town centre. The area is occupied by the Waitrose HQ and the company dominates a large portion of the area. It is considered to be unlikely to be suitable as waste

Main Site	Sub-Area	Size	Site Description	location	principle activity	proximity	accessibility / transport	Potential Visual Impact	availability	constraints / benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
											operations are not considered compatible with Waitrose as a key occupier. Unlikely to be suitable.

Appendix 7: Reading Borough Council - Industrial Land review

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Bennet Road Area Reading Local Plan Employment Area EM2d		30.9	Large, older buildings set along either side of the two main roads. Mix of ages and majority land use.	Urban	B2/B8	Employment uses on all sides.	A33 (west) & Basingstoke Road (east).	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	Site could provide opportunities.	Acre Road mix of old and new units. Distribution and wholesale units. Residential development at one end of the site. A waste facility could be located in this location. Potentially Suitable.
Acre Business Park		0.56	Small light industrial estate with limited parking and tight access from Acre Road.	Urban	B1/B2	Employment uses to the north, west & east. Recreation ground to the south.	Main access via the Basingstoke Road.	Most of the units would be too small in terms of size, and not much room for an HGV to turn.	No	The site is probably unsuitable for a waste facility due to its small unit sizes and tight access.	Small offices and industrial units. Owned by RBC. Unsuitable for a waste facility. Unlikely to be suitable.
<i>Rose Kiln Lane S/ Boulton Road Area:</i> Reading Local Plan Employment Area EM2eNorth of Basingstoke Road		18.02	Numerous small, older industrial buildings. Also, numerous garages and motoring related uses.	Urban	B1c/B2/B8	Employment uses on all sides.	A33 (west) & Basingstoke Road (east).	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	The site would be suitable for a small/medium sized waste facility.	Boulton Road mix of old industrial estate with some new industrial and offices. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Rose Kiln Lane N/ Elgar Road/Rose Kiln Trading Estate Area: Reading Local Plan Employment Area EM2f Elgar Road		21.3	Numerous large, older industrial buildings. Many unoccupied buildings. HGV turning space and parking available.	Urban	B1c/B2	Employment uses north & south. Housing (east) and A33 (west).	A33 and Rose Kiln Lane.	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	The site would be suitable for a medium sized waste facility.	Residential around site. Older industrial buildings. Road access good. Potentially Suitable.
Worton Grange		26.7	Large employment area, encompassing many modern office/light industrial buildings. Undergoing partial redevelopment of Hewlett Packard site to south of area.	Urban	B1a	Employment uses surround the site on all sides.	Close proximity to M4 (J11), and A33.	There are large areas of currently vacant land, although many have the benefit of extant permissions for offices/residential use. Good access may lead to short term waste location.	Yes	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	Logistics site. Big development with mix of offices and industrial units. Large residential development opposite. Unlikely to be suitable.
Portman Road Reading Local Plan Employment Area EM2h – Portman Road		30.3	Large linear industrial area adjacent to the railway line. Numerous industrial and storage buildings of varied ages & sizes, although limited expansion space.	Urban	B1c/B2	Housing (south) & Railway (north).	Portman Road & Oxford Road are the main road routes to the site. Area prone to congestion on surrounding roads.	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	The site would be suitable for a medium sized waste facility.	Mixed trade with car showroom and opposite residential. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Richfield Avenue Reading Local Plan Employment Area EM2g – Richfield Avenue		20.5	Large number of large industrial buildings and depots. Limited expansion space and transportation issues due to restricted height Cow Lane Bridges.	Urban	B1c/B2	Leisure/recreation (north & west), & Housing (east & south).	Proximity to Reading Town Centre & Station. Prone to congestion on surrounding roads.	A predominantly industrial area. A waste facility could fit within the context, plus a waste transfer site already exists in this location.	Yes	The site would be suitable for a large/medium sized waste facility.	Mix of new and old offices and industrial units. Opposite reading festival site. Potentially Suitable.
Paddock Road Industrial Estate		2.1	A small, older industrial estate with mostly smaller units. A single road leads through the middle of the estate. Undergoing partial redevelopment at present.	Peripheral	B1c/B2	Residential (north, west & south), and floodplain to the east.	Poor road access via Star Road / Gosbrook Road. Isolated location on periphery of Reading / Caversham & prone to congestion.	Numerous vacant units and peripheral location mean a waste facility could fit in this context.	Yes	Poor access through residential area would need to be overcome, although in principle could potentially accommodate a waste facility.	Small industrial estate. Have to go through housing. Access is tight. Some availability and office units. Potentially Suitable.
Green Park		117.0	Large, newly built/modern office park with large multinational occupiers. High quality appearance comprising numerous large office buildings and parking areas set around a central lake. Lots of additional land to the W upon	Peripheral	B1a	Employment uses/open countryside surround.	Close proximity to M4 (J11) and access via A33.	Predominantly offices set within high quality surroundings. Little scope for location of waste facility in this area.	Limited Availability	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	High end offices newly built and landscaped. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
			which to expand.								
North of the M4 Reading Local Plan Employment Area EM2b			Reading Local Plan Employment Area EM2b Modern office development adjacent to M4 (J11). Occupied by several multinational companies.	Urban	B1a	M4(south), A33 (east & north).	Adjacent to M4 J11.	Predominantly offices set within high quality surroundings. Little scope for location of waste facility in this area.	Limited Availability	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	Tesco Distribution Centre; Investec UK and Verizon UK office complex located here – High End Office Park. Unlikely to be suitable.
South of Basingstoke Road Reading Local Plan Employment Area EM2c			Reading Local Plan Employment Area EM2c.					A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	Site could provide opportunities.	Acre Road mix of old and new units. Distribution and wholesale units. Residential development at one end of the site. A waste facility could be located in this location. Potentially Suitable.
Wigmore Lane Reading Local Plan Employment Area EM2i			Reading Local Plan Employment Area EM2i.					A small industrial area that is currently used as a skip hire business.			Small site which is accessed under the railway line on Wigmore Lane. However, the current use suggests that HGV access is achievable, and it is a relatively unconstrained site. If available, then some

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
											potential for a small waste site. Potentially suitable.
Bridgewater Close Reading Local Plan Employment Area EM2j			Reading Local Plan Employment Area EM2j.								Mix use of old and new units - Access fine. Gym and Bounce units on development. Residential development at back of site. Next to Children's Park. Potentially Suitable.
Sterling Way Reading Local Plan Employment Area EM2k			Reading Local Plan Employment Area EM2k.							Retail Park	Retail Park. Unlikely to be suitable.
Marcus Close Reading Local Plan Employment Area EM2l			Reading Local Plan Employment Area EM2l.							Small site close to residential.	Dance Studio and Timber Yard on site. Off Upton Road Industrial Estate. Small site next to residential. HGV accessible. The site is probably unsuitable for a waste facility due to the context of the existing occupiers. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	availability	Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Island Road Major Opportunity Area Reading Local Plan South Reading Site Specific Policy SR1		45	Reading Local Plan South Reading Site Specific Policy SR1. The Island Road area will be a major new location for industrial and warehouse development.	Urban	B2/B8	River Kennet to the north. Fobney Pumping Station to the north. New residential area to the south at Green Park. New industrial land being developed to the north of Island Road. A33 to the east. Thames Water Sewage Treatment Works is located in the middle of the site alongside the Re3 HWRC.	Access via Island Road from the A33.	The Island Road area will be a major new location for industrial and warehouse development. The area already contains existing industrial and warehouses and the Re3 HWRC.	The vision is for industrial and warehouse development so there should be available plots for appropriate waste uses.	The location is suitable for waste uses as there is good access and the area is allocated for industrial and warehouse development in the Reading local Plan.	An Opportunity Area that has been allocated for industrial and warehouse development in the Reading local plan. Potentially Suitable.

Appendix 8: Royal Borough of Windsor & Maidenhead – Industrial land review (Sites NOT assessed for potential waste uses)

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
*Lower Mount Farm, Cookham, for Industrial Uses Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites			Site is a mix of industrial uses on a diversified farm estate. There appears to be a mix of uses that include the use of large industrial sized sheds. Large silos to the rear of the site and space for HGV turning. Site is well screened, with trees and shrubs at the front of the site nearest the access and large bunds have been put in place at the western perimeter edge of the site.	Peripheral Green Belt	B1c/B2/B8	Equine related units, paddocks and stables to the south of the site. To the west of the site is agricultural land (PYO) and fields. To the east and north is residential. RBWM Local Plan HA40: Land north of Lower Mount Farm, Long Lane, Cookham immediately to the north of this site.	Main vehicular access B4447 / Cannondown Road. Site can be accessed by HGVs.	Site is well screened and businesses & uses with little visual impact appear to be located at the access to the site (Formal Suit hire / offices). The larger sheds are to the rear of the site and the site is well screened at the perimeter of the site including large bunds.	Site looked to be well occupied and did not have any To Let / Vacant unit signage.	As an allocated employment site within the RBWM Local Plan submitted for EiP the site could provide opportunities for future waste uses within the context of wider employment in the borough. Site is allocated and so is considered available. An existing industrial estate which is well screened with large sheds and agricultural silos already in situ suggest that the site could be compatible with waste uses.
*Land south of the A308(M), west of Ascot Road and North of the M4 (known as the Triangle Site), while still remaining in the Green Belt, is protected for potential future long term			Large safeguarded site in the Green belt. The site is a triangle of vacant land between M4; A308(M) and the Ascot Road at Bray Wick. The site has an existing access opposite the nearest residential areas and some existing hardstanding and tracks on site. Well	Peripheral Green Belt	Potential for all types of uses: B1c/B2/B8	Motorways, major roads and fields. However, the site is on the periphery of residential areas to the north and east. Priors Way Industrial Estate is	Existing Access on Ascot Road. Closely connected to the strategic road network (M4 & A308(M)). Good HGV access.	Site is well screened and adjacent to a major motorway. There are some residential areas close to the site. The site does have some gradient and slope to it	Vacant site safeguarded within the Local Plan submitted for EiP January 2018.	As a safeguarded site within the RBWM Local Plan submitted for EiP the site could provide opportunities for future waste uses within the context of wider employment in the borough. Site is allocated and so is considered available. The site benefits from

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
Employment Uses Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites			screened at the boundaries of the site with ditches running along the perimeter of the site. There are some mature trees within the site and grassland fields.			located to the east of the site.		which could minimise the impact of development through design of the site.		excellent access to the strategic road network.
Whitebrook Park		3.96	Modern two-storey office / research establishment. Parking located around edge of buildings. New development taking place at rear.	Peripheral	B1a/B1b	Open space to the north, residential to south, east & west.	Main vehicular access from A4094 (Cookham Road).	Occupied by office / research uses	No	Area adjacent to residential. Existing occupiers and availability as main issues to preclude site from hosting a waste facility.
Kings Grove/Boyn Valley Industrial Area		7.92	Aged single-storey industrial / warehouse buildings. Limited parking. Some HGV turning dependent upon location.	Urban	B1c/B2/B8	Residential to the north, Railway to the south.	Poor road access for HGV from A4 (north). Proximity to Maidenhead Town Centre and Station.	Set amid a largely residential area.	Yes	Large unit sizes and HGV parking/turning available but poor site access through residential area as major issues to overcome. The site is allocated for residential development in the Local Plan. Removed from consideration.
Stafferton Way/Howarth Road Industrial Estate. Borough Local Plan Submission Version 2017 Policy ED2 Defined		8.17	Large scale industrial / warehouse buildings with separate parking / turning areas. Good access and links to town centre and station.	Urban	B1/B8	Railway and Maidenhead Town Centre to the north. Residential to the west, and Sewage Works to the south.	Proximity to Maidenhead Town Centre and Station. Main road access via A308 leading to M4 (J8/9).	Edge of settlement location, yet proximity to Town Centre. Well screened and proximity to non-sensitive land uses.	Yes	Allocated in Local Plan for employment / industrial use.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
Employment Sites.										
Waldeck/Oldfield Road Industrial Area.	Reform Road	8.15	Large industrial area occupied by buildings with a variety of ages, sizes, and uses. Residential redevelopment on part. Some units undergoing refurbishment / redevelopment. HGV access and parking dependent upon plot in question.	Urban	B1c/B2/B8	Residential to the Railway south & Maidenhead Town Centre to the west.	Access from A4 to north. Proximity to Maidenhead Town Centre.	Established Industrial Area with mix of building sizes & ages. Constrained for future growth due to proximity to Residential & Town Centre.	Yes	Residential development in this location.
Cordwallis Industrial Estate. Draft Borough Local Plan Dec 2016 Policy ED2 Defined Employment Sites.		9.3	Large industrial area occupied by buildings with a variety of ages, sizes, and uses. Area seen modernisation of some units. Access / parking difficult for HGVs on some plots.	Urban	B1a/B1c/B2/B8	Railway to west. Residential to the north, east & south.	Duel access from A308 (Marlow Road) and B4447 (Cookham Road). Furze Platt Station nearby.	Established Industrial Area with mix of building sizes & ages. Constrained for future growth due to proximity to Residential.	Yes	Location upon the industrial estate and plot / building sizes would be key consideration. Not great access to this site. Victorian Housing close to site.
Furze Platt Industrial Area. Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.	St Peters Road	8.82	Mix of uses and building sizes, although almost universally limited parking and HGV access poor in places. Set around central access road.	Urban	B1/B2/B8	Surrounded by residential on all sides.	Main access via A308 Marlow Road.	Established Industrial Area with mix of building sizes & ages. Constrained for future growth due to proximity to Residential.	Yes	Location upon the industrial estate and plot / building sizes would be a key consideration. Access could be improved.
Vanwall Business Park		13.16	Comprises modern office park, with some older industrial / warehouse buildings at front. Mainly glass-fronted offices with separate parking	Urban	B1a/B2/B8	A404 (M) to south. Railway to north and residential to the east.	Access through residential area to A404 M (J9a) to south, or to A4 (north).	Established Industrial Area with mix of building sizes & ages. Constrained for future growth due to	Yes	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
			areas accessed of central road.					proximity to Residential and to Motorway / Railway line.		
Roxborough Way Area		5.34	Modern office park comprising large two-storey buildings with separate parking areas. Leafy setting and well screened from all surrounding land uses.	Peripheral	B1a	Open space to north & west. Railway to south and residential to the east.	Access via Cannon Lane and A404 (M) (J9b) to the north.	Edge of settlement location involves visual impact issues. New office park development.	No	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses. Unlikely to be suitable.
Maidenhead Office Park		15.31	Campus-style out of town office park, with some warehousing at rear. Single access road leading to separate parking areas.	Rural	B1a/B8	Railway to the north. White Waltham Airfield to the south, and open space to the west & east.	Access via Wesacott Way to the A4 to the north.	Rural location and purpose-built office / business park environment.	No	The site is unsuitable for a waste facility due to rural location and the context of the existing occupiers and land uses. Unlikely to be suitable.
Grove Park Industrial Estate Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.		7.38	Rear of site used for Industrial / warehousing with front of site the location for modern office buildings. Development potential at rear to improve parking / HGV turning.	Rural	B1a/B2/B8	Open space to the north, south & west. Residential to the east.	Poor HGV access via Waltham Road through rural village.	Established employment area based on airfield site. Access / visual impact issues key.	Yes	Rural location not ideal, but development potential for purpose-built facility. Visual impact and proximity to office use need to be considered.
Priors Way Industrial Estate Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.		3.61	Linear industrial estate comprising cul-de-sacs of small terraced industrial / warehouse units with separate parking / access areas. Undergoing redevelopment.	Urban	B1c/B2/B8	Residential to the north, west & east. M4 to the south.	Access via Windsor Road to M4 (J8/9).	Limited room to expand, and proximity to Residential. Well screened from the south.	Yes	Good motorway access, and availability although small unit sizes limit size of facility.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
Portland Business Centre		0.69	Small, linear employment area comprising four blocks of industrial / storage. Single, narrow access road, and limited parking / turning.	Urban	B2/B8	Residential to the east. School to the north. Datchet village centre to the west, and railway to the south.	Access via B376 (Horton Road). Proximity to Datchet Station.	Very constrained with little parking and poor access. Set amid residential / village centre setting.	Yes	Small unit sizes and tight access combined with proximity to residential and school preclude this as a location for a waste facility. Unlikely to be suitable.
Norreys Drive Industrial Estate Draft Borough Local Plan Dec 2016 Policy ED2 Defined Employment Sites.		10.54	Relatively modern employment area with dual use for offices at front and industrial / warehousing at rear. Excellent access to motorway network. HGV parking / turning at rear. Access to individual parking areas for offices.	Urban	B1a/B2/B8	Residential to the north, east & west. A404 (M) to the south.	Adjacent to J9a of the A404 (M).	Excellent access to motorway network. Established industrial setting.	Limited Availability	Only offices currently available to let. Good Access, parking, and unit sizes. Business park developed in the 1980s.
Fairacres Industrial Estate Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.		2.63	Older industrial estate comprising block of terraced industrial / storage buildings with limited parking and HGV turning. Dual access from Dedworth Road and Tinkers Lane.	Urban	B2/B8	Surrounded by residential on all sides.	Access via B3024 (Dedworth Road).	Close proximity to Residential. HGV access / parking would need to be resolved.	Yes	Allocated as an industrial area in Local Plan.
Vale Road Area	Industrial estate	3.05	Small industrial / warehousing area with older, single storey structures. Seen partial redevelopment to residential in recent years and increasing number of non-BIDS occupiers. Limited parking and HGV access.	Urban	B1c/B2/B8	Surrounded by residential on all sides.	Dual access via B3024 (Dedworth Road) south, or A308 (Maidenhead Road) north.	Seen redevelopment to multiple different uses in recent years. Proximity to residential and HGV turning need to be considered.	Yes	Proximity to residential and small unit sizes make location of waste facility unlikely in this location. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
Vansittart Industrial Estate Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.		1.89	Small industrial / warehousing estate comprising a series of terraced blocks subdivided into numerous smaller units. Central access road through residential area and has very limited HGV turning / parking.	Urban	B2/B8	Residential to the west & south. Railway to the north, and Windsor Town Centre to the east.	Poor access via Arthur Road to A332 (Windsor Bypass).	Tight access through residential area. Poor HGV turning and parking.	Yes	Poor access and limited HGV turning combined with relatively small unit sizes preclude this area from hosting a waste facility. Unlikely to be suitable.
Lynhurst Road Area Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.	Ascott Business park	3.55	Small industrial area comprising series of small terraced blocks which have been subdivided, and a large warehouse / storage build at rear. Limited parking and HGV access. Undergoing partial redevelopment at present.	Urban	B1c/B2/B8	Residential to the east & south. Railway to the north & west.	Adjacent to Ascot Station. Vehicular access via A330 (Brockenhurst Road).	Access through residential area, although well screened to north & west. Constrained from future growth.	Yes	Small unit sizes and tight access combined with proximity to residential and school preclude this as a location for a waste facility. Unlikely to be suitable.
Woodlands Business Park Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.		1.47	Mix of old warehousing and relatively modern small light industrial units. Limited parking and HGV turning. Adjacent to open space.	Peripheral	B1c/B2/B8	Residential to the west. Open space to the north, east & south.	Access through residential area via Woodlands Park Avenue.	Edge of town location and access issues. Visual impact and parking/access to be addressed.	Yes	Edge of town location not ideal. Access could be better.
Centrica Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.	HQ		Large modern HQ complex. Offices							Offices. Large HQ complex.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Surrounding Uses	Accessibility / Transport	Potential Visual Impact	Availability	Constraints / Benefits
Ditton Park Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.			Offices. Set in and around heritage setting. In Green belt.							Allocated in the Local Plan - Established Employment site in the Green Belt. Not suitable for Waste uses.
Manor House Lane Industrial Estate. Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites.										Allocated as an industrial area in Local Plan.
Belmont Road / DTC Research Centre Borough Local Plan Submission Version 2017 Policy ED2 Defined Employment Sites - Mixed Use Areas b. DTC Research, Belmont Road.			Allocated in the Local Plan - Mixed Use. Located close to residential housing. Unsuitable for waste uses:	Urban						Allocated in the Local Plan - Mixed Use. Located close to residential housing. Unsuitable for waste uses.
Blackamoor lane works			Site being developed for Residential (Boulters Meadow)							Site being developed for Residential (Boulters Meadow).

Appendix 9: Wokingham Borough Council – Industrial Land review

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Toutley Road Depot		7.22	Isolated, mainly industrial depot. Surrounded by rural land, and transport/accessibility issues.	Rural	B2	Open space to the east & west. Residential to the south, & A329 (M) to the North.	Isolated due to poor road network in vicinity of site. Main access to site through residential area, and along the A329 Reading Road.	Poor access to site, over two restricted weight bridges. Set amid rural surroundings.	Limited Availability.	Difficult access for an HGV, but not located close to residential and has sufficient space to accommodate a waste facility.	Potentially Suitable.
Molly Millars Lane Area		23.61	Large, mostly modern industrial estate with a mix of large/small buildings/depos. Seen areas of redevelopment in recent years.	Urban	B1/B2/B8	Residential on all sides.	Dual access via Barkham Road (B3349) to the west, & A321 (Finchampstead Road) to the east.	A predominantly industrial area. A waste facility could fit within the context of the whole site. It is more likely to be compatible in areas that are not designated as business parks within the larger industrial area.	Yes	Area prone to congestion & has limited HGV turning. Site sizes are sufficient for a large/medium waste facility is these issues can be overcome.	Area is prone to congestion & has limited HGV turning. Residential on all sides of the site. Site sizes are sufficient for a large/medium waste facility subject to some mitigation. Potentially Suitable.
	Fishponds Business Park	1.67	Part of Molly Millars Area. Partially redeveloped as modern industrial / storage units with separate parking / turning areas. Older single-	Urban	B2/B8	Residential to the north. Employment uses to the west, east & south.	Main access from Fishponds Road, via Barkham Road (B3349) to the west, & A321 (Finchampstead Road) to the east.	A predominantly industrial area. Mix of uses here makes it uncertain whether a waste facility would be compatible in this part of Molly Millars as it is a business park.	Yes	HGV access to wider Molly Millars Area could cause problems dependent upon trip numbers.	Mix of offices and industrial units and trade / retail units. Mix of current uses is unlikely to be compatible with waste uses. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
			storey units at rear with large parking areas.								
	Mulberry Business Park	2.26	Part of Molly Millars Area. Mostly two-storey offices set amid separate parking areas.	Urban	B1a	Surrounded by employment uses on all sides.	Main access from Fishponds Road, via Barkham Road (B3349) to the west, & A321 (Finchampstead Road) to the east.	A predominantly industrial area. A waste facility would not be compatible in this part of Molly Millars lane area as it is a business park.	No	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	Site not suitable of waste uses as the development is office space. Unlikely to be suitable.
Thames Valley Park		46.74	Large, newly built/modern office park. High quality appearance & surroundings comprising a number of large office buildings.	Peripheral	B1a	Railway & Suttons to the south. River Thames to the north, and open space to the east.	Main access via A329 (M). Proximity to Reading Town Centre and station.	Predominantly offices set within high quality surroundings. Little scope for location of waste facility in this area.	Limited Availability	Probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses. Close to the River Thames. Unlikely to be suitable.
Suttons Business Park		23.43	Older industrial area within which large buildings for light industrial / warehousing are located. Good transport links.	Urban	B1c/B2	Railway & TVP to the north, Residential to the east, west & south.	Main access via A329 (M). Proximity to Reading TC and station.	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	Good access & availability of floorspace. Location upon estate important due to proximity to residential. A small/medium waste facility could fit in this context.	Big development. HVG access good with big yards. Re-developing new B8 units and offices. Site sizes are sufficient for small / medium sized waste facility. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Hogwood Lane Business Area		5.4	Relatively modern light/industrial estate serving a range of different sized units. Isolated location & only one access road.	Rural	B1c/B2	Surrounded by open space on all sides.	Isolated location. Access through the settlements of Finchampstead to the East, or Arborfield Garrison to the North.	Rural location of estate, but large size of units could facilitate the potential for a waste facility to be located here.	Yes	Located away from residential but poor access a problem. Scope for a small/medium waste facility in this context.	Next to Reading Football training ground. Access is not good. Scope for a small/medium waste facility in this context. Potentially Suitable.
	Berkeley Business Park	0.95	Part of Hogwood lane area. Comprises relatively modern two-storey office / light industrial buildings with separate parking areas.	Rural	B1a/B1c	Employment to the north, open space to the south, west & east.	Isolated location. Access through the settlements of Finchampstead to the East, or Arborfield Garrison to the North.	Rural location and limited availability of units. Visual impact being located on edge of estate. Poor access.	Limited Availability	Rural location with poor access and limited availability preclude this from being a viable waste location.	This part of Hogwood Lane Business area is mostly offices and so is not considered an area of the wider site that is suitable for a waste site.
	Falcon Business Park	0.81	Part of Hogwood lane area. Older part of the estate located at the rear of the Hogwood Lane Area. Comprises multiple single storey buildings which have been subdivided and arranged in courtyards with separate parking areas.	Rural	B1c/B2/B8	Surrounded by employment on all sides.	Isolated location. Access through the settlements of Finchampstead to the East, or Arborfield Garrison to the North.	Rural location, but more central within the Hogwood Lane Area. Established industrial / storage uses, although tight access and limited parking as issues.	Yes	Small unit sizes, but tight access and limited HGV parking work against this location as a viable waste location.	This part of Hogwood Lane Business Area is offices and small industrial units and so is not considered an area of the wider site that is suitable for a waste use.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
			Single access road with tight HGV access.								
Winnersh Triangle		37.4	Modern employment development with a mixture of office/light industrial buildings. Undergoing major investment in new office buildings & redevelopment at present.	Urban	B1/B1c/B1a	M4 to the north & west. Residential to the east & south.	Excellent access. Adjacent to Winnersh Triangle railway station, the A329 (M), and the M4.	Predominantly offices/light industrial set within high quality surroundings (at front of site).	Limited Availability	Good access and space for HGV parking & turning. Maybe scope for location of waste facility at rear of site.	Mixed uses on large new development. Mostly office with some other uses. Due to existing uses on site this development is not suitable for a waste site. Unlikely to be suitable.
Grovelands Avenue Workshops		0.73	Small business area comprising three rows of terraced single storey buildings subdivided into smaller units. Ideal for small / start-up businesses. Limited HGV parking / turning, but ample parking for staff. Access through residential area.	Peripheral	B1a/B1c	Residential to the north, west & south. Open space to the east.	Poor access through residential area to either B3030 (Robinhood Lane) or A329 (Reading Road).	Enclave of business use on the periphery of a residential area.	Yes	Proximity to residential. Small unit sizes and tight HGV access preclude this as a viable waste location.	Proximity to residential. Small unit sizes and tight HGV access preclude this as a viable waste location. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Headley Road Industrial Estate		12.9	Large industrial estate with a mix of large/small buildings of varying ages. Industrial / warehousing as principle land uses.	Urban	B1c/B2/B8	Surrounded by residential on all sides.	Reasonable access although surrounded by residential. A329 (M) to the south, and A4 to the north.	A predominantly industrial area. A waste facility could fit within the context of the site.	Yes	Close proximity to residential although reasonable access from A329 (M). Scope for small/medium waste facility.	Close proximity to residential although reasonable access from A329 (M). Gym and jungle mania for children on site development. Scope for small/medium waste facility. Potentially Suitable.
Headley Park		4.89	Modern industrial park with a mix of large/small units for light / general Industrial Use.	Urban	B1c/B2/B8	Residential to the north. Employment uses to the west, east & south.	Reasonable access although surrounded by residential. A329 (M) to the south, and A4 to the north.	Consideration needed for the neighbouring residential area, but a waste facility could fit within the context of the site.	Yes	Type of waste facility would be key due to proximity to residential, but large unit sizes, availability, & access facilitate this location as a potential opportunity.	Type of waste facility would be key due to proximity to residential (new residential development opposite), but large unit sizes, availability, & reasonable access. Potentially Suitable.
Ruscombe Business Park		2.47	Medium sized industrial area with mix of unit sizes with varying ages. Central access road to all units.	Urban	B1a/B1c/B2/B8	Residential to the north & west. Open space to the east, and railway to the south.	Reasonable access from A4 to the north. Near to Twyford Station and village centre.	Older, industrial units at the rear alongside the railway, with the newer, modern office development at the front of the side nearest to the surrounding residential area.	Yes	Scope for a waste facility to be located here, but type and size influenced by availability of units and proximity to residential.	Type and size influenced by availability of units and proximity to residential. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
	Chancery gate Business Park	1.3	Part of Ruscombe business park. Mostly small / medium two-storey offices with separate parking areas.	Urban	B1a	Employment to the north, west & east. Railway to the south.	Reasonable access from A4 to the north. Near to Twyford Station and village centre.	Adjacent to residential (W), but employment uses on other sides. Edge of urban area.	Yes	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	This part of Ruscombe Business Park is probably unlikely to be suitable for a waste facility due to the context of the existing occupiers and land uses.
	Tavistock Industrial Estate	1.41	Part of Ruscombe Business Park. Older part of the industrial estate occupied by single storey blocks of industrial units with separate parking. Access with HGV possible but tight. Larger units at rear undergoing redevelopment to modern industrial / storage units.	Urban	B1c/B2/B8	Employment to the west & south. Open space to the east, and Residential to the north.	Reasonable access from A4 to the north. Near to Twyford Station and village centre.	Edge of urban area. Well screened to the east & south.	Limited Availability	Given unit sizes available, location, and access, this area is suitable for a waste facility of small / medium size.	Given unit sizes available, location, and access, this area of Ruscombe Business Park is potentially suitable for a waste facility of small / medium size.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Lambs Farm Business Park		2.87	Mixture of new build units and farm diversification leading to varying unit sizes and ages. Narrow access for HGV and limited parking.	Peripheral	B1c/B2/B8	Residential to the north. Open space to the south, east & west.	Reasonable access from Basingstoke Road (B3349).	Rural area to the south and residential impact to be considered. Relatively small unit sizes.	Yes	Narrow access for HGVs and proximity to primary school/residential to the north.	Narrow access for HGVs and proximity to primary school/residential to the North. Small units and not compatible with other uses at this business park. Unlikely to be Suitable.
Heron Industrial Estate				Peripheral	B1c/B2/B8	Residential to the north. Primary School adjacent to the site.	Reasonable access from Basingstoke Road (B3349).	Rural area to the south and residential impact to be considered. Relatively small unit sizes.	Yes	Proximity to the primary school and residential properties has to be considered as a factor.	The proximity and location of the adjacent primary school has to be considered alongside the current mix of uses at this site which would make a waste site non compatible here. Unlikely to be Suitable.
Nine Mile Ride Industrial Park		1.61	Farm Diversification. Numerous scatted smaller buildings of a variety of ages and types. Industrial and storage uses predominate. Sufficient HGV access and turning area.	Rural	B1c/B2/B9	Open space on all sides.	Access from Nine Mile Ride to the north.	Rural area, although well screened from the road. Space for sensitive new build, but limited capacity to convert existing due to age.	Yes	Rural location. Good access to main road for HGVs and away from residential.	Road closed at time of site visit. Potentially Suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Riseley Business Park		0.55	Small business park comprising of two-storey linked buildings for office / light industrial use. No HGV access and limited parking.	Rural	B1a/B1c	Residential to the west. Open space to the north, east & south.	Access to B3349 (Basingstoke Road) and the A33.	Edge of settlement location and close proximity to residential.	No	Small unit size and No HGV access prevent this from being a viable waste location.	Business Centre - not suitable for waste site. Unlikely to be suitable.
Brookside Business Park		0.64	Farm diversification. Small, employment area comprising converted barns for industrial / storage use. Good access and parking.	Rural	B2/B8	Open space on all sides.	Access from Church Road, but through Swallowfield to gain access to B3349 (Basingstoke Road).	Rural location away from residential.	Limited Availability	Good access and located away from residential. A small waste facility could be located here. Access routes to site to be considered.	Potentially Suitable.
Spring Meadows Business Centre		0.48	Farm diversification. Small business area comprising converted barns for office / light industrial / storage use. Limited access and parking for HGVs. Brick built offices and corrugated iron barns.	Rural	B1a/B2/B8	Open space on all sides.	Poor access via Highfield Road, through Wargrave to A321 (Henley Road).	Isolated rural location away from residential. Difficult location to reach.	Limited Availability	Small unit sizes, isolated location, and poor HGV access works against this area as a location to a waste facility.	Access is poor - not suitable for a waste site. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
Cutbush Lane Business Area		2.3	Small, modern business park, comprising mainly two-storey buildings in a variety of BIDS uses. Limited parking, but some parking/turning for HGV. Central Access road onto Cutbush Lane.	Peripheral	B1a/B1c/B8	Residential to the north & west. M4 to south and east.	Access from B3270 (Lower Earley Way) to M4 (J11) or A329 (M) / M4 (J12).	Edge of urban / residential area with good HGV access from main roads, however limited parking and turning.	Limited Availability	Good access but limited availability and parking. Some scope for a small / medium waste facility to be located here depending upon availability.	Potentially Suitable.
Gazelle Close Business Area / Winnersh Fields		1.75	Small, modern business park, comprising two-storey office buildings. Limited parking, but some parking/turning for HGV. Central Access road onto Reading Road.	Peripheral	B1a/B1c/B8	Open space to the south. Residential to the north & east, Retail to the west.	Central access road onto A329 Reading Road. Close proximity to A329 (M).	Edge of urban area location, with room for future expansion.	Yes	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	Office and retail trade park. Not suitable for a waste site. Unlikely to be suitable.
Green Park		117.0	Large, newly built/modern office park with large multinational occupiers. High quality appearance comprising numerous large office buildings and parking areas	Peripheral	B1a	Employment uses/open countryside surround.	Close proximity to M4 (J11) and access via A33.	Predominantly offices set within high quality surroundings. Little scope for location of waste facility in this area.	Limited Availability	The site is probably unsuitable for a waste facility due to the context of the existing occupiers and land uses.	High end offices newly built and landscaped. Unlikely to be suitable.

Main Site	Sub-Area	Size	Site Description	Location	Principle Activity	Proximity	Accessibility / Transport	Potential Visual Impact	Availability	Other Constraints / Benefits	Site visit comments: Potentially Suitable / Unlikely to be Suitable
			set around a central lake. Lots of additional land to the W upon which to expand.								
Newlands Farm Industrial Estate		8.64	Developed because of farm diversification / COU of barns to create business units. Well screened from road.	Rural	B8	Open space / Farmland on all sides	Poor. Nearest main road being Nine Mile Ride.	Rural surroundings although well screened from the road. Plenty of HGV turning space and room to expand.	Yes	Access an issue plus rural location, but existing uses of units would indicate storage / recycling use potentially acceptable in this location.	Access is a potential issue, opposite housing, plus rural location, but existing uses of units would indicate storage / recycling use potentially acceptable in this location. Potentially Suitable.

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