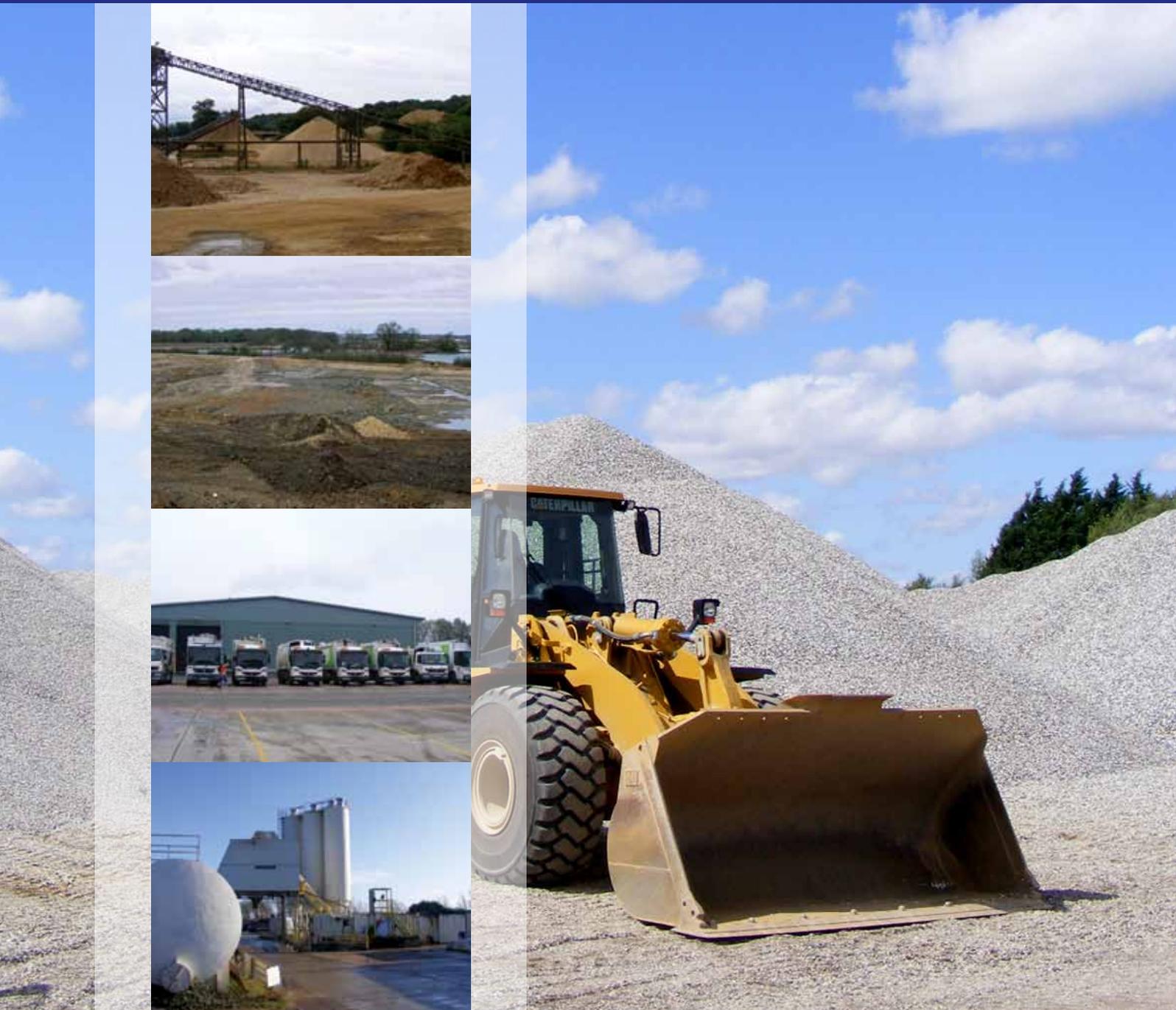


West Berkshire Minerals and Waste Local Plan Site Selection Methodology November 2020

West Berkshire Local Plan



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1. Introduction

The Minerals and Waste Local Plan is seeking to allocate sites to meet the district's needs for mineral extraction (identified as sharp sand and gravel and soft sand) and waste management facilities. The Plan needs to allocate adequate sites to meet the Council's identified need for such sites over the plan period.

29 sites (19 mineral sites, 10 waste sites) were submitted to the Council for consideration for allocation in the Minerals and Waste Local Plan through the Call for Sites in 2014. Of these five sites were subsequently withdrawn. The remaining 24 sites were consulted on as part of the Sites Consultation in 2016. One site was withdrawn following this consultation (MW019 – Colthrop Energy Recovery), with two other sites combined into a single site (MW021 Reading Quarry Energy Recovery combined with MW022 Reading Quarry), leaving 22 sites for consideration (15 mineral sites, 1 mineral processing plant and 6 waste sites) for allocation in the plan (list included in Appendix 1).

Sites which already benefit from permanent planning permission are not being considered as reasonable alternatives as they do not need to be allocated. Instead they will be safeguarded through the plan.

The following sites benefit from permanent planning permission and so have been excluded from the site assessment process:

- Colthrop Mineral Processing Plant (MW006)
- Beenham Waste Management Facility (MW018)
- Reading Quarry (MW022)
- Theale WRTF (MW023)
- Theale Quarry (MW024)

The remaining 15 mineral sites have been subject to site assessment and sustainability appraisal as they are considered to be reasonable alternatives for allocation through the plan. Sites were considered in three categories, depending on the proposed development and mineral resource:

- Sharp Sand and Gravel Sites (12 sites)
- Soft Sand Sites (3 sites)
- Waste Sites (2 sites)

None of the remaining waste sites are considered to be reasonable alternatives for development. One site benefits from Temporary Planning permission (MW017 Moores Farm) and was only submitted for a further temporary use, therefore, as the use is existing it is not considered a reasonable alternative for allocation. The remaining site (MW020 Hyde Crete Pit) was promoted for inert infill of a former mineral site, now a lake which is of ecological and recreational value. It is considered that inert waste from which no further value can be obtained should be used primarily in the restoration of permitted minerals sites to ensure that such sites can be restored to an acceptable landuse in a timely manner. In addition, the Local Waste Assessment (LWA) 2019 shows that there is no need for additional waste management capacity within the district, and the allocation of mineral sites would create void space for inert landfill material, therefore it is not considered to be a reasonable alternative to consider this site further for allocation.

2. Site Selection Process

The site selection process took into account a number of different factors to determine the most suitable sites for allocation taking into account information provided from a number of technical experts, technical evidence base reports and statutory consultees and consultation with the public and sustainability appraisal/strategic environmental assessment (SA/SEA).

The site assessments set out a summary of the comments made by the technical experts, stating whether comments made are likely to be a showstopper or whether, with appropriate mitigation, development on a given site could be considered acceptable. The full site assessments are set out in Appendix 6 of the SA/SEA Environmental report with a summary at paragraph 5.1.2 of the SA/SEA Environmental Report.

The table set out in Appendix 3 has been created to provide an easy summary of the comments made for each site. This also includes where suggested mitigation measures would make a potentially unacceptable development acceptable, or where the design and/or layout of a site could avoid a sensitive area ensuring that development will not result in an unacceptable impact.

The assessment has been done using a “RAG” (Red/Amber/Green) rating system. Table 1 below sets out the explanation for the colour codes included in the site summary table (appendix 3).

Colour	Description ¹	Possible Mitigation
Red	There is a very substantial negative effect or issue that is unlikely to be mitigated. No evidence has been provided on the potential mitigation or any relevant exceptional circumstances test demonstrating it to be in the public interest. The site is unlikely to be able to proceed.	Unlikely that adequate mitigation could be provided to make the site acceptable.
Red / Amber	There is a substantial negative effect or issue which may be able to be adequately addressed but only subject to mitigation as demonstrated. Exceptional circumstances test demonstrates the development is in the public interest	Likely to require high levels of mitigation in order to make the site acceptable
Amber	There is a moderate negative effect or issue which may be able to be adequately addressed but only subject to mitigation as demonstrated.	Likely to require medium levels of mitigation in order to make the site acceptable

¹ The terms ‘very substantial’, ‘substantial’, ‘moderate’ and ‘slight’ are taken from figure 6.3 in ‘Special Report – The State of Environmental Impact Assessment Practice in the UK (IEMA, 2011)’
<https://www.iema.net/assets/uploads/Special%20Reports/iema20special20report20web.pdf>

Green / Amber	There is a slight negative effect or issue which may be able to be adequately addressed but only subject to mitigation as demonstrated	Likely to require low levels of mitigation in order to make the site acceptable.
Green	There are no effects or issues of significance that require mitigation	Negligible or no mitigation required in order to make the site acceptable.

Further explanation of the colour coding criteria is set out in Appendix 2.

3. Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

The assessment of the sites also takes into account the SA/SEA to identify the sustainability impacts of development of a site, considering environmental, social and economic impacts. The SA/SEA is a tool to help identify where there might be significant negative impacts on sustainability, it does not in itself choose sites for allocation. In many cases mitigation measures can make a potentially negative impact into a neutral impact and for minerals sites, the impacts are all likely to be temporary, for the duration of the works on site and following restoration the impact of the development should be neutral or in many cases positive.

Where mitigation, or sensitive design is possible this has been taken into account. It is possible that an aspect of the site assessment judged as 'red' could become 'amber' or 'green' as a result of mitigation. It is only where an element cannot be mitigated or designed around that a site would usually be ruled out completely as a result of that element of the assessment.

It may be that although a negative impact is predicted in terms of the SA as a result of adopting a particular policy approach, where there are extenuating circumstances which mean that there is an overriding need for a particular policy approach, those circumstances may justify that approach in the knowledge that there could be a negative impact in terms of the SA in some sense.

The outcome of the site assessment process has been set out in the SA/SEA Environmental Report (section 5.1.2 and appendix 6).

4. Habitats Regulation Assessment (HRA)

Habitats Regulation Assessment (HRA) has also been carried out to ensure that the Minerals and Waste Local Plan will not adversely affect the integrity of any Natura 2000 or European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites), either in isolation or in combination with other plans and projects. The HRA concludes that the plan is not likely to have a significant effect on any European Sites.

5. Selecting Sites

All elements of the site selection process have been brought together to identify the sites for allocation.

The site assessment process has taken a number of stages. The first stage identified sites that would be considered suitable for development following the RAG methodology outlined in section 2. Of the 15 remaining mineral sites submitted for

consideration (outlined in section 1), seven sites were included in the Preferred Options plan, from which choices would need to be made to identify the most suitable sites for allocation in the Plan to meet the Council's identified need. The table in appendix 1 sets out the details of the sites, with a brief summary of why they have/have not been taken forward.

Further technical assessments and comments made through the Preferred Options consultation were taken into account through further site assessment work to identify the most suitable sites to be allocated for development in the Proposed Submission version of the plan. The table in appendix 1 sets out a summary of the reasons why sites previously included as Preferred Options have not been taken forward as allocations. Full details of the assessment and reasons for choosing sites can be found in paragraph 5.2.1 of the SA/SEA environmental report. Of the seven sharp sand and gravel sites included in the Preferred Options consultation one was considered suitable for allocation, Tidney Bed (MW015).

It should be noted that since the Preferred Options consultation mineral companies which have been involved in extracting soft sand locally gave permission for their respective soft sand figures to be reported separately from sharp sand and gravel in order that separate soft sand production figures could be published. Therefore, a separate landbank, annual requirement and requirement over the plan period for soft sand can now be determined as part of the authority's Local Aggregates Assessment, and consequently a need for Soft Sand sites to be allocated. As a result the approach to Soft Sand sites was reassessed and the Proposed Submission version of the plan includes the allocation of a soft sand site, Chieveley Services (MW005). Full details of the approach to soft sand can be found in the Soft Sand Topic Paper with a summary included in paragraph 5.2.1 of the SA/SEA Environmental Report. This brought the number of sites to be allocated in the Submission Version of the Plan to two: 1 sharp sand and gravel and 1 soft sand.

The site summary table in appendix 3, sets out the final assessment of the sites once all information and evidence had been collected. Sites with at least one 'red' assessment are not considered appropriate for allocation.

Appendix 1 – List of Sites submitted for consideration in the Minerals and Waste Local Plan.

The table sets out the final list of sites submitted for consideration in the Minerals and Waste Local Plan. It includes a summary of how the sites have been considered at the Preferred Options stage and in the Final Plan. Full details of the site assessment and SA/SEA work carried out to come to these conclusions are set out in the SA/SEA Environmental Report at paragraph 5.2.1 and Appendix 6 of the SA/SEA.

Site ID	Site Name	Site Address	Notes	Preferred Options	Proposal for Allocation
Mineral Sites: Sharp Sand and Gravel					
MW001	Frouds Lane / A340	Aldermaston		Not included as Preferred Option. Not suitable for development in landscape terms.	
MW003	Aldermaston Bridge	Aldermaston		Not included as Preferred Option. Only small portion of site suitable for development in landscape terms, unlikely to be viable.	
MW004	Boot Farm	Brimpton Road, Brimpton Common		Included as Preferred Option	Not included as allocation. Site withdrawn.
MW007	Cowpond Piece	Island Farm Road, Ufton Nervet		Included as Preferred Option	Not included as allocation. Significant ecological impacts.
MW008	Firlands	Hollybush Lane, Burghfield Common		Included as Preferred Option	Not included as allocation. Concerns over provision of suitable access.
MW009	Gravel Pit Farm	Grange Lane, Beenham	In AONB	Not included as Preferred Option. Site within AONB, no exceptional circumstances can be	

				demonstrated as other sharp sand and gravel sites are available outside the AONB.	
MW010	Spring Lane	Aldermaston, RG7 4NT		Not included as Preferred Option. Only small portion of site suitable for development in landscape terms, unlikely to be viable. Significant concerns regarding access/suitability of the highway network.	
MW012	Wasing Lower Farm	Wasing, Aldermaston	Extension to existing permitted site at Lower Farm.	Included as Preferred Option	Not included as allocation. Concerns over deliverability within the plan period.
MW013	Manor Farm	Brimpton		Included as Preferred Option	Not included as allocation. Concerns over deliverability within the plan period.
MW014	Padworth Park Farm	Padworth Lane, Lower Padworth, RG7 4HY		Not included as Preferred Option. Not considered suitable for development in landscape terms.	
MW015	Tidney Bed	Bath Road, Sulhamstead/Ufton Nervet		Included as Preferred Option	Included as Allocation
MW016	Waterside Farm	Crookham Hill Road, Thatcham		Included as Preferred Option	Not included as allocation. Concerns over viability due to significantly reduced site area

Mineral Sites: Soft Sand					
MW002	60 Acre Field	Old Street, near Oare, Hermitage, RG18 9XZ	In AONB	Not included as Preferred Option due to location in AONB.	Not included as allocation. Not considered suitable for development in landscape terms.
MW005	Chieveley Services	Oxford Road, Newbury	In AONB	Not included as Preferred Option due to location in AONB.	Included as allocation due to change of approach to soft sand following identification of a need for soft sand in the LAA.
MW011	Long Lane	Cold Ash		Not included as Preferred Option due to location in AONB.	Not included as Preferred Option. Not suitable for development in landscape terms and with significant highways/ access concerns.
Mineral Processing Plant					
MW006	Colthrop Aggregate Processing Plant	Colthrop Lane, Thatcham, RG19 4NT	Permanent Planning Permission – does not need to be considered for allocation		
Waste Sites					
MW017	Moores Farm	Pingewood	Temporary planning permission	Not included as Preferred Option. Existing site only promoted for extension to temporary permission, which could be dealt with through a planning	

				application and does not need to be allocated.	
MW018	Beenham	Pips Way, Beenham Industrial Estate, RG7 5PY	Permanent planning permission – does not need to be considered for allocation		
MW020	Hyde Crete Pit	Pingewood, Burghfield		Not included as Preferred Option. Site prompted for inert landfill, alternative provision for inert landfill available through allocation of mineral sites. Site also considered to be of high ecological value.	
MW022	Reading Quarry	Berry's Lane, Pingewood, Burghfield	Permanent planning permission – does not need to be considered for allocation		
MW023	Theale Waste Recycling and Transfer Station	Fenton House, Deans Copse Road, Theale, RG7 4GZ	Permanent planning permission – does not need to be considered for allocation		
MW024	Theale Quarry	Deans Copse Road, Theale, RG7 4GZ	Permanent planning permission – does not need to be considered for allocation		

Appendix 2 – Key Features for site assessment summary table

Topic Area	Information source	Red	Red/Amber	Amber	Green/Amber	Green
Biodiversity / Ecology	Council Ecologist	Within protected area	Within protected area	Adjacent to protected area	Close to protected area (within 1km)	Not close to protected area
	Natural England	Significant ecological interest	Significant ecological interest	Ecological interest	Some ecological interest	No ecological interest
	Preliminary Ecological Appraisal	No appropriate mitigation	Appropriate mitigation can be provided	Appropriate mitigation can be provided	Appropriate mitigation can be provided	Significant ecological enhancement proposed No need for mitigation
Agricultural Land Classification	Natural England	Significant amount of Grade 1,2 would be lost	Significant amount of Grade 3a would be lost	Small / Not significant amount of Grade 1, 2, 3a	4, 5, not classified	Previously developed land
	GIS data	No appropriate mitigation	Possible mitigation through removal, storage and returning of soils	Grade 3b Possible Mitigation through removal, storage and returning of soils	Appropriate mitigation if required through removal, storage and returning of soils	
Heritage	Council Archaeology / Conservation	Within area of significant interest	Within area of significant interest	Adjacent to area of interest	Close to area of interest (within 500m)	No interest
	Historic England	No suitable mitigation	Appropriate mitigation	Appropriate mitigation	Appropriate mitigation	
Landscape / Townscape	Landscape and Visual Assessment	Significant negative impact on landscape/to wnscape	Potentially significant negative impact on landscape/to wnscape	Potential negative impact on landscape/to wnscape	Limited impact on landscape/to wnscape	No impact
	GIS data	No suitable mitigation	Appropriate mitigation, including reduced site area.	Appropriate mitigation	Appropriate mitigation	
Amenity	Environmental Health	Significant negative impact	Significant negative impact	Potential impact	Limited impact	No impact
		No suitable mitigation	Possible mitigation	Appropriate mitigation	Appropriate mitigation	

Rights of Way	GIS Public Rights of Way data Council Rights of Way team	Significant impact on Rights of way No suitable mitigation	Right of way crosses site Appropriate mitigation through diversion/buffers	Right of way adjacent to site Appropriate mitigation through buffers	Rights of way close to the site Appropriate mitigation through buffers where required	No rights of way affected
Flooding: Flood zones		Flood Zone 3 No suitable mitigation	Flood Zone 3 Appropriate mitigation, developable area taking into account flood risk	Flood Zone 2 Appropriate mitigation, developable area taking into account flood risk	Small area of flood risk. Appropriate mitigation, developable area taking into account flood risk	No flood risk
Flooding: Surface water	Strategic Flood Risk Assessment Environment Agency GIS data	Surface water flood risk No suitable mitigation	Surface water flood risk across majority of site Appropriate mitigation, developable area taking into account flood risk	Surface water flood risk on small area of site Appropriate mitigation, developable area taking into account flood risk		No flood risk
Flooding: Groundwater		Groundwater flood risk No suitable mitigation	Groundwater flood risk across majority of site Appropriate mitigation, developable area taking into account flood risk	Groundwater flood risk on small area of site Appropriate mitigation, developable area taking into account flood risk		No flood risk
Water Environment	GIS data Environment Agency	SPZ1 No suitable mitigation	SPZ1 Appropriate mitigation	SPZ2 Appropriate mitigation	SPZ3 Appropriate mitigation	No SPZ
Highways	Council Highways Team Site promoter information	Significant highways impact No suitable mitigation	Significant highways impact Potential appropriate mitigation	Some highway concerns Appropriate mitigation	Limited improvement required Appropriate mitigation	No highway concerns
Employment	Site promoters information		Loss of employment	No impact on employment	Job creation	
Utilities	Scottish and Southern Energy Power Distribution	Significant impact on utilities	Significant impact on utilities.	Potential impact on utilities.	Limited impact on utilities.	No impact

	CLH Pipeline System Thames Water	No suitable mitigation	Utilities pass through the site. Potential appropriate mitigation through buffers	Utilities run adjacent to the site. Appropriate mitigation through buffers	Utilities run close to the site Appropriate mitigation through buffers	
Other	Details of any other factors raised that could impact on development not already raised above.	Significant impact No suitable mitigation	Significant impact Potential appropriate mitigation	Potential impact Appropriate mitigation	Limited impact Appropriate mitigation	No impact
Proposal / Mineral Resource	GIS British Geological Service data Site promoters information Soft Sand Study	Limited (for any reason) mineral resource, unviable to extract	Potentially limited mineral resource, still considered viable for extraction	Resource viable for extraction, reduced site area	Resource viable for extraction, no change to site area	Viable resource
Restoration	Site promoters information Advice from technical consultees	Restoration will not provide any gains for biodiversity / amenity.	Restoration to existing land use, limited gains for biodiversity / amenity	Restoration to existing land use, including some gains for biodiversity / amenity	Restoration to existing land use including significant net gains for biodiversity / amenity, could include public access to the site	Restoration proposals will result in significant net gains for biodiversity / amenity including public access to the site.

Appendix 3: Site Assessment Summary

Sharp Sand and Gravel Sites

Site	Biodiversity / Ecology	Agricultural Land Classification	Heritage	Landscape / Townscape	Amenity	Rights of Way	Flooding			Water Environment	Highways	Employment	Utilities	Other	Proposal / Mineral Resource	Restoration
							Fluvial	Surface	Ground							
Frouds Lane (MW001)	Adjacent to SSSI. Appropriate mitigation could be provided, including buffers.	Mainly grade 3b, small area of grade 3a Soils could be stored and returned to site.	Close to listed buildings and conservation area. Mitigation measures could be adequately provided.	AONB Significant impact on landscape. No suitable mitigation.	Noise and Dust. Appropriate mitigation can be provided.	Permitted path opposite site Appropriate buffers can be provided	Part of site within FZ3 Developable area can take into account flood risk	Small area Developable area can take into account flood risk	Yes Developable area can take into account flood risk	SPZ2. Appropriate mitigation can be provided.	No concerns regarding highways. Adequate access could be provided with limited mitigation required.	Job creation. Would provide processing plant for potential mineral sites in the local area.	Gas pipeline along southern boundary. Appropriate buffers can be provided.	Processing Plant Small amount of Sand and Gravel extraction. Proposed: 200,000t	No details of restoration provided	
Aldermaston Bridge (MW003)	SSSI through and adjacent to the site. Within BOA Appropriate mitigation could be provided, including buffers.	North of site grade 3b, south of site grade 4. Higher quality soils could be stored and returned to the site.	Close to listed buildings and conservation area. Mitigation measures could be adequately provided.	Potential for significant impact on landscape. Reduced developable area and appropriate mitigation measures could be provided	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site. Permitted path runs along site boundary. Appropriate buffers/diversions can be provided	Majority of site in FZ3b Developable area can take into account flood risk.	None	Yes Developable area can take into account flood risk.	SPZ2/3 Some concerns regarding infilling of the site. Appropriate mitigation can be provided.	Consideration of impact on canal bridge required.	Job creation	None	Sand and Gravel Proposed: 500,000t reduced site area approx. 200,000t Reduced site area unlikely to be viable for extraction.	Restoration using inert fill	
Boot Farm (MW004)	Close to SSSI, LWS and ancient woodland. Appropriate mitigation can be provided	Grade 3. Soils could be stored and returned to the site.	Some heritage potential. Close to registered Historic Park and Garden. Appropriate mitigation can be provided.	None	Noise and Dust. Appropriate mitigation can be provided.	None	None	None	None	Small area SPZ3 Appropriate mitigation can be provided.	Haul route to be to the south only due to narrow lane to north.	Job creation	Gas pipeline along north east boundary. Appropriate buffers can be provided	Blacknest Seismic Monitoring station close to site. AWE have confirmed this is not a barrier to development. However, site subsequently withdrawn from consideration for allocation.	Sand and Gravel 750,000t	Restoration to lower level agriculture. Potentially for some infill to improve the landform. Scope for net gains for biodiversity as part of restoration.

	Biodiversity / Ecology	Agricultural Land Classification	Heritage	Landscape / Townscape	Amenity	Rights of Way	Flooding			Water Environment	Highways	Employment	Utilities	Other	Proposal / Mineral Resource	Restoration
							Fluvial	Surface	Ground							
Cowpond Piece (MW007)	Within LWS, main interest for birds and fungi. The ecological impact would be a significant constraint to development. Off-site compensation measures would be required	Classed as Non-agricultural land Site is currently used as commercial Forestry	Close to listed building and scheduled monument. Appropriate mitigation can be provided	Potential for negative impact on landscape. Appropriate mitigation measures can be provided, including consideration of a reduced site area.	Noise and Dust. Appropriate mitigation measures can be provided.	ROW along site boundary. Permitted paths within site, some paths to be retained. Appropriate buffers can be provided. Potential for improved public access following restoration	None	Small area Developable area can take into account flood risk	None	SPZ2/3 Appropriate mitigation can be provided.	No concerns regarding highways. Material to be transported by conveyer to neighbouring site (Mortimer Quarry).	Job creation	Pylons cross the site and gas pipeline along southern boundary. Appropriate buffers can be provided.		Sand and Gravel 2,000,000t	Restoration back to forestry at existing levels
Firlands (MW008)	Adjacent to LWS / Ancient woodland. TPO on site. Within BOA. Appropriate mitigation can be provided, including buffers and stand-offs	Grade 3 Soils could be stored and returned to the site.	Close to listed building and scheduled monument. Appropriate mitigation can be provided	None. Site is close to area of permitted residential development (not yet implemented) Appropriate mitigation measures can be provided to new residential dwellings.	Noise and Dust Appropriate mitigation measures can be provided.	ROW along site boundary Appropriate buffers can be provided.	None	Small area Developable area can take into account flood risk	None	SPZ2 Appropriate mitigation can be provided.	Significant concerns as to whether adequate access to the site can be provided, Island Farm Road unsuitable for HGVs.	Job creation	Pylons cross north of site. Appropriate buffers could be provided.		Sand and Gravel Proposed: 700,000t Reduced site area: 500,000t	Restoration using inert material
Gravel Pit Farm (MW009)	SSSI close to site. Appropriate mitigation can be provided.	Majority grade 3, with grade 1 at eastern end of site. Not considered to be substantial loss. Soils can be stored and returned to the site.	Listed milestone marker on site boundary. Appropriate mitigation can be provided	AONB Significant negative impact on landscape character. No acceptable mitigation.	Noise and Dust. Appropriate mitigation can be provided.	ROW cross the site and along site boundary. Appropriate buffers/diversions can be provided.	None	Small area. Developable area can take into account flood risk	None	SPZ2 Appropriate mitigation can be provided.	Some concern regarding HGV access onto A4.	Job creation	Oil pipeline along southern boundary. Appropriate buffers can be provided.		Sand and Gravel Proposed: 850,000t	Restoration using inert material

	Biodiversity / Ecology	Agricultural Land Classification	Heritage	Landscape / Townscape	Amenity	Rights of Way	Flooding			Water Environment	Highways	Employment	Utilities	Other	Proposal / Mineral Resource	Restoration
							Fluvial	Surface	Ground							
Spring Lane (MW010)	Ancient woodland in middle of site, adjacent to LWS. Appropriate mitigation can be provided, including buffers and stand-offs	Centre of the site grade 4, remainder of the site grade 3. High quality soils can be stored and returned to the site.	Adjacent to historic park and garden Appropriate mitigation can be provided.	Potentially significant negative impact on landscape character. Reduced developable area and appropriate mitigation measures could be provided	Noise and Dust. Appropriate mitigation can be provided.	ROW crosses the site Appropriate buffers / diversions can be provided.	None	Small area Developable area can take into account flood risk	None	SPZ3 Appropriate mitigation can be provided.	Access to the site is constrained. Significant highway improvements would be required	Job creation	Oil pipeline through north of site. Appropriate buffers can be provided.		Sand and Gravel Proposed: 1,000,000t Reduced site area: 150,000t Reduced site area unlikely to be viable.	Restoration using inert material to agriculture, amenity land or lakes
Wasing Lower Farm (MW012)	Area C adjacent to LWS. Within BOA. Close to ancient woodland and SSSI. Appropriate mitigation can be provided.	Majority grade 3b. Small area in Area B – grade 3a, Area D – grade 2, small area of Area C – grade 4 Soils can be stored and returned to the site.	Adjacent to Historic Park and Garden, close to Listed buildings and Appropriate mitigation can be provided.	Potential significant negative impact on landscape character. Non-development of some parcels of land and appropriate mitigation measures could be provided	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site and run along site boundary Appropriate buffers / diversions can be provided.	Part of site (B - FZ2, D - part FZ3 C - FZ3) Developable area can take into account flood risk	Yes Developable area can take into account flood risk	Part of site (areas C & D) Developable area can take into account flood risk	SPZ3 Appropriate mitigation can be provided.	Suitable for development subject to assessment of impact on canal bridge	Possible retention of jobs on existing permitted adjacent site	None	Concerns over deliverability within the plan period as site promoted as extension to site which has not yet begun extraction.	Sand and Gravel 950,000t Extension to existing permitted site.	Restoration to agriculture with biodiversity improvements
Manor Farm (MW013)	SSSI and Ancient woodland adjacent to site. Appropriate mitigation can be provided, including buffers and reduced site area.	Majority of site grade 4, small area to south east/south west grade 3. Soils can be stored and returned to the site	Close to conservation area, listed buildings and scheduled monument Appropriate mitigation can be provided.	Potential for negative impact on landscape character. Reduced site area and appropriate mitigation mean part of site is suitable for development	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site and along the boundaries Appropriate buffers / diversions can be provided.	North part of site in FZ3 Developable area can take into account flood risk	North part of site Developable area can take into account flood risk	North part of site Developable area can take into account flood risk	SPZ3 Appropriate mitigation can be provided.	No concerns regarding highways. Adequate access could be provided with limited mitigation required. Material could be transported via internal haul route to Colthrop Processing Plant.	Job creation	Gas pipeline and electricity Pylons / cables through site Appropriate buffers can be provided.	Concerns over deliverability within the plan period due to third Party shooting rights	Sand and Gravel Proposed: 600,000t	Restoration to agriculture with biodiversity and flood management enhancements resulting in net gains for biodiversity.

	Biodiversity / Ecology	Agricultural Land Classification	Heritage	Landscape / Townscape	Amenity	Rights of Way	Flooding			Water Environment	Highways	Employment	Utilities	Other	Proposal / Mineral Resource	Restoration
							Fluvial	Surface	Ground							
Padworth Park Farm (MW014)	Ancient woodland, LWS close to the site Appropriate mitigation can be provided	Majority of the site grade 3b, small area at centre and along southern edge 3a. Soils can be stored and returned to the site	Close to conservation area, listed buildings and scheduled monument Appropriate mitigation can be provided.	Significant negative impact on landscape character. No acceptable mitigation	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site Appropriate buffers / diversions can be provided.	half the site in FZ3 Developable area can take into account flood risk	Large area at centre of site Developable area can take into account flood risk	Half of site Developable area can take into account flood risk	SPZ1, 2, 3 Some concerns regarding infilling of the site Appropriate mitigation can be provided.	Concerns regarding suitability of access to the site and high potential vehicle movements	Job creation Oil pipeline along southern boundary Appropriate buffers can be provided.		Sand and Gravel Proposed: 1,500,000t	Restoration with inert fill to agriculture / amenity land	
Tidney Bed (MW015)	Adjacent to LWS and BOA Appropriate mitigation can be provided, including buffers.	Site is grade 3. Soils can be stored and returned to the site	Adjacent to conservation area, listed milestone on boundary Appropriate mitigation can be provided.	Site considered suitable for development in landscape terms with mitigation measures	Noise and Dust Appropriate mitigation can be provided.	None directly affected	Half the site within FZ2 or 3 Developable area can take into account flood risk.	Part of site Developable area can take into account flood risk	Part of site Developable area can take into account flood risk	SPZ2 Appropriate mitigation can be provided.	Adequate access can be provided onto A4. Subject to appropriate mitigation	Job creation None		Sand and Gravel 1,000,000t	Restoration with inert fill to agriculture with biodiversity enhancements	
Waterside Farm (MW016)	Adjacent to SSSI. Close to LWS and ancient woodland Appropriate mitigation can be provided, including buffers.	Majority of the site grade 2. Not considered to be substantial loss Soils can be stored and returned to the site	Close to listed building and scheduled monument Appropriate mitigation can be provided	Significant negative impact on landscape character from development of whole site. Small part of site suitable for development with mitigation measures.	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site. Appropriate buffers / diversions can be provided.	most of site within FZ3/2 Developable area can take into account flood risk	Part of site Developable area can take into account flood risk	Yes Developable area can take into account flood risk	SPZ3 Appropriate mitigation can be provided.	Developable area of site results in access requirement onto Crookham Hill. Significant concerns regarding access unlikely suitable sight lines could be achieved.	Possible retention of jobs on existing neighbouring site Electricity Pylons / cable runs across haul route Appropriate buffers can be provided.		Sand and Gravel Proposed: 1,200,000t reduced site area 200,000t Reduced site area is unlikely to be viable.	Restoration to agriculture	

Soft Sand Sites

Site	Biodiversity / Ecology	Agricultural Land Classification	Heritage	Landscape / Townscape	Amenity	Rights of Way	Flooding			Water Environment	Highways	Employment	Utilities	Other	Proposal / Mineral Resource	Restoration
							Fluvial	Surface	Ground							
60 Acre Field (MW002)	Adjacent to ancient woodland and LWS. Appropriate mitigation can be provided, including buffers.	Grade 3a. Not considered to be substantial loss. Soils could be stored and returned to the site	Some archaeological interest. Mitigation measures could be adequately provided.	AONB Significant impact on landscape. No acceptable mitigation.	Noise and Dust Appropriate mitigation can be provided.	ROWs along boundaries of site. Appropriate buffers can be provided	None	Small area Developable area can take into account flood risk	None	SPZ3 Appropriate mitigation can be provided.	No concerns regarding highways. Adequate access could be provided with limited mitigation required.	Job creation	None	Soft Sand Proposed: 680,000t	Restoration at similar level to agriculture using inert fill	
Chieveley Services (MW005)	Adjacent to ancient woodland and LWS. Appropriate mitigation can be provided, including buffers.	Northern part of site grade 2, southern part of site grade 3. Soils can be stored and returned to the site as part of restoration.	Some archaeological interest. Mitigation measures could be adequately provided	AONB Appropriate mitigation can be provided.	Noise and Dust Appropriate mitigation can be provided.	ROW crosses the site and run along site boundary. Appropriate buffers / diversions can be provided.	None	Small area Developable area can take into account flood risk	Small area Developable area can take into account flood risk	SPZ3 Appropriate mitigation can be provided.	No concerns regarding highways. Adequate access could be provided with limited mitigation required	Job creation	None	Soft Sand Proposed: 400,000t	Restoration to agriculture at existing levels using inert material.	
Long Lane (MW011)	SSSI, LWS close to the site. Appropriate mitigation can be provided.	Grade 3 Soils can be stored and returned to the site.	Close to listed building and scheduled monument Appropriate mitigation can be provided.	Significant negative impact on landscape character. No acceptable mitigation.	Noise and Dust Appropriate mitigation can be provided.	None directly affected	None	Small area Developable area can take into account flood risk	Small area Developable area can take into account flood risk	SPZ3 Appropriate mitigation can be provided.	Significant road safety concerns, unlikely suitable sight lines could be achieved.	Job creation	None	Soft Sand Proposed: 500,000t.	Lower level agriculture	

If you require this information in an alternative format or translation, please call 01635 42400 and ask for the Minerals and Waste Planning Policy Team.

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Development and Planning**

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