

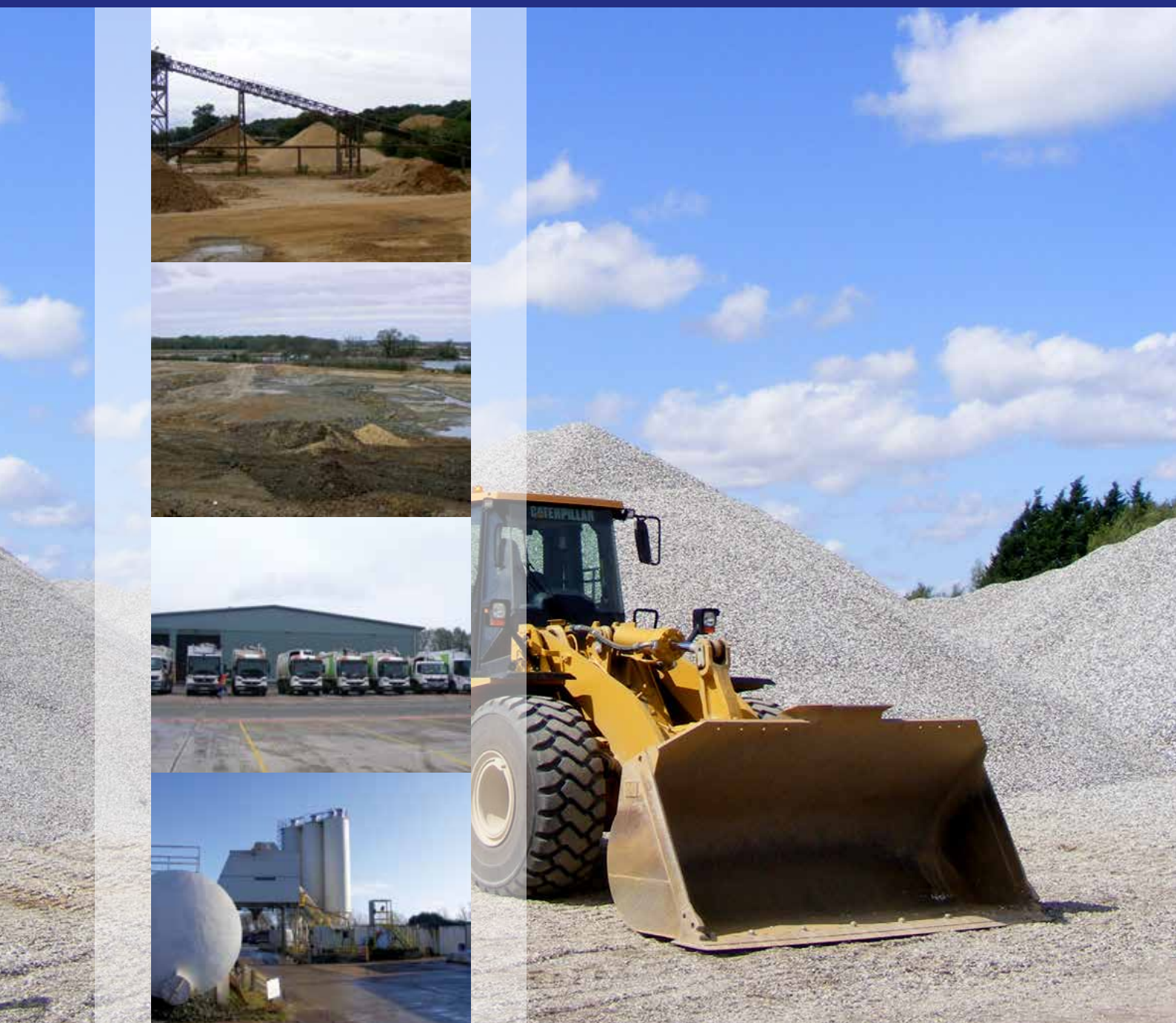
Statement of Consultation

Annex 5 - Proposed Submission Consultation Summary Report

West Berkshire Minerals and Waste Local Plan
Proposed Submission Consultation Response Report

July 2021

West Berkshire Local Plan



Summary of Representations on the West Berkshire Proposed Submission Minerals and Waste Local Plan (Reg. 19 Consultation)

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1 Number of Responses

161 individual comments were received from 52 consultees. Responses from 7 of these consultees were received late, after the consultation had closed.

Table 1: Number of Responses Received		
Section / Policy in Plan		No. of comments
1	Introduction (General Comments)	14
2	Background	2
3	Vision and Objectives	4
4	Strategic Policies	
	Policy 1 Sustainable Development	2
	Policy 2 Landbank and Need	18
	Policy 3 Net Self-sufficiency in Waste Management	9
	Policy 4 Location of Development – Construction Aggregates	13
	Policy 5 Location of Development – General Waste Management Facilities	3
	Policy 6 Location of Development – Specialist Waste Management Facilities	3
	Policy 7 Location of Development – Landfill and Permanent Deposit of Waste to Lane	4
	Policy 8 Borrow Pits	1
	Policy 9 Minerals Safeguarding	7
	Policy 10 Waste Safeguarding	5
	Policy 11 Chalk and Clay	1
	Policy 12 Energy Minerals	1
	Policy 13 Radioactive Waste Treatment and Storage at AWE	2
	Policy 14 Reworking Old Inert Landfill Sites	1
	Policy 15 Location of Permanent Construction Aggregates Infrastructure	1
	Policy 16 Temporary Minerals and Waste Infrastructure	2
5	Development Management Policies	
	Policy 17 Restoration and After-use of Sites	6
	Policy 18 Landscape	3
	Policy 19 Protected Landscapes	7
	Policy 20 Biodiversity and Geodiversity	7
	Policy 21 Agricultural Land and Soils	2
	Policy 22 Transport	3
	Policy 23 Public Rights of Way	1
	Policy 24 Flooding	4
	Policy 25 Climate change	2
	Policy 26 Public Health, Environment and Amenity	1
	Policy 27 Historic Environment	4
	Policy 28 Design	0
	Policy 29 Cumulative Impacts	1
6	Site Policies	1
	Policy 30 Tidney Bed	14

	Policy 31 Chieveley Services	8
7	Monitoring Framework	4
	Appendices	0

2 Respondents

A list of representors who responded to the Proposed Submission Consultation of the Minerals and Waste Local Plan is given in the following table:

ID	Representor Name/Organisation	Organisation Representative	Agent Name	Agent Organisation
1262158	Aggregate Industries UK Ltd.	Chris Herbert		
1015702	Aldermaston Parish Council	Christine McGarvie		
1262197	James Atherton			
1010857	Lucy Atherton			
477813	Basingstoke & Deane Borough Council			
1008080	Beenham Parish Council	Graham Bowsher		
1260978	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)	Louisa Medland		
797423	Berkshire Local Nature Partnership	Dr. Sam Cartwright		
1258845	Berkshire Ornithological Club	Neil Bucknell		
1262195	Vincent Bishop			
1102077	Brimpton Parish Council	Christine McGarvie		
856980	Edwin Bruce-Gardner			
1110150	S. D. Bullock & Dr. J. White		Charlie Hopkins	
1012318	Canal & River Trust	Jane Hennell		
1257488	Central Bedfordshire, Bedford Borough and Luton Borough Councils	Natalie Chillcott		
1194906	Chieveley Parish Council	Kim Lloyd		
955027	CLH Pipeline System Ltd.			

1012297	Peter Dann			
1012097	Mark Davies			
1262149	Equine Health Centre Ltd.	Justin Chittenden		
1261817	Lawrence Gilbert			
824546	Grundon Waste Management Ltd.	Stewart Mitchell		
1015522	Hampshire County Council	Irina Trodorovska		
399396	Health and Safety Executive (HSE)	Sue Howe		
825326	Hertfordshire County Council	Emma Chapman		
824694	Highways England	Patrick Blake		
922634	Historic England	Edward Winter		
1262209	Joint Central and Eastern Berkshire (JCEB) Authorities		Hampshire Services	
1012886	Paul & Victoria Machin			
1262151	Jane Marsh			
1012806	Mid & West Berkshire Local Access Forum	Simon Pike		
820895	Mr. & Mrs. Mills		John Cowley	
824706	Mineral Products Association (MPA)	David Payne		
617871	Natural England	Eleanor Sweet-Escott		
961420	North Wessex Downs AONB Partnership	Rebecca Davies		
1257065	Nuclear Legacy Advisory Forum (NuLeaf)	Philip Matthews		
1070580	Office for Nuclear Regulation (ONR)	Vicki Enston		
788123	Oxfordshire County Council	Charlotte Simms		
1261911	Richard Russell			
1262163	Tarmac Ltd. / Wasing Estate	Andrew Cadell	Daniel Walker	David L. Walker Ltd.
1160507	Transport for London (TfL)	Richard Carr		
1262184	Tyle Mill		Richard Anstis	
1257651	Veolia	Simon McKee		

748330	WBDC Archaeology / Historic Environment Records	Sarah Orr		
839738	Wokingham Borough Council			
Late Responses				
787070	Englefield Estate		Lesley Loane	Land and Mineral Management
1012781	Environment Agency	Alex Swann		
1231855	National Grid		Matt Verlander	Avison Young
1142928	South Oxfordshire District Council	Emma Baker		
862893	Vale of White Horse District Council	Hannah Guest		
757915	Paul Goddard	WBDC Highways		
1262273	West Berkshire Green Exchange	Richard Foster		

3 Key Points Raised by the Representations

The key points raised under each section of the plan and each policy are set out below.

3.1 Introduction, Background, Vision and Objectives

- General support for plan
- Retraction of previous objection from Wokingham Borough Council
- Lack of reference to the Climate Emergency within vision or objectives although many policies have admirable aspirations to tackle climate emergency

3.2 Strategic Policies

Policy 1 – Sustainable Development

- Support for policy

Policy 2 – Landbank and Need

- Support and Objection to this policy
- LAA rate recognises relevant local factors and seeks a realistic provision
- LAA rate is not justified, overstates the need for sharp sand and gravel and in particular soft sand
- Plan does not allow for a 7 year landbank at the end of the plan period
- Inconsistent approach to soft sand compared to sharp sand and gravel

Policy 3 – Net Self-sufficiency in Waste Management

- Support the aim of net self-sufficiency
- The policy aims to drive waste up the waste hierarchy in line with national policy
- Reliance on waste movements out of the district for residual waste

Policy 4 – Location of Development, Construction Aggregates

- Support and Objections to the allocated sites
- Lack of justification for soft sand allocations
- Restrictive policy in relation to potential soft sand sites outside of the Area of Search
- Use of Oxfordshire's resource should be a last resort after all efforts have been made to source soft sand indigenously

Policy 5 – Location of Development – General Waste Management Facilities

- Support for the policy
- Use of exceptional circumstances is very restrictive

Policy 6 – Location of Development – Specialist Waste Management Facilities

- Support for the policy
- The volume of equine waste referenced is too small

Policy 7 – Location of Development – Landfill

- Support for the policy
- Policy may be overly restrictive

Policy 8 – Borrow Pits

- Support for the policy

Policy 9 – Mineral Safeguarding

- Support for the policy
- Greater clarity needed on safeguarded infrastructure (not all sites seem to be included)

Policy 10 – Waste Safeguarding

- Support for the policy
- Agent of Change principle should be referenced

Policy 11 – Chalk and Clay

- Extraction of clay and chalk is 'less vulnerable' development in terms of flood risk and not appropriate in FZ3b

Policy 12 – Energy Minerals

- Water quality should be added to the list of particular considerations

Policy 13 – Radioactive Waste Treatment and Storage at AWE

- Support for the policy

- No reference to DtC in the policy. LLW is often diverted from the LLWR to other disposal and management routes, the implications of which are not considered.

Policy 14 – Reworking Old Inert Landfill Sites

- Policy should also include non-hazardous landfills for the recovery of valuable metals, plastics etc.

Policy 15 – Location of Permanent Construction Aggregate Facilities

- Locations should also include permanent waste sites, due to links with recycling and secondary aggregates

Policy 16 – Temporary Minerals and Waste Infrastructure

- Temporary infrastructure should be located in areas with the lowest probability of flooding

3.3 Development Management Policies

Policy 17 – Restoration and After-use of Sites

- Support and objection to the policy
- Definition of % net gain for biodiversity does not provide flexibility that is required by national policy and could create conflicts with other criteria for restoration
- Concerns relating to use of financial bonds/guarantees
- Policy should be more ambitious
- 5 year aftercare period is too short

Policy 18 – Landscape

- Support for the policy
- Existing sites do not comply with the policy
- Unreasonable to suggest enhancement to site/wider landscape during extraction phases

Policy 19 – Protected Landscapes

- Support for the policy
- Exceptions should be added for existing sites and allocated sites
- Policy to be restrictive especially by inclusion of “in the setting of the AONB”
- No justification for soft sand, therefore, no need for development in the AONB/setting as exceptional circumstances cannot be met

Policy 20 – Biodiversity and Geodiversity

- Support and objection to the policy
- Policy does not make reference to species protected under the Wildlife and Countryside Act 1981
- Policy should include reference to buffers to SACs and main rivers and stand offs between mineral workings and tracking of vehicles and stock piles of minerals

Policy 21 – Agricultural Land and soils

- There is a tension between policies 17 and 21. It is not reasonable to state there should be no loss of best and most versatile agricultural land

Policy 22 – Transport

- Support for the policy
- Existing sites do not comply with the policy
- Dispute inclusion of A340 as part of the Local Freight Network
- Development should not have a detrimental impact on the Strategic Road Network
- More specific monitoring indicators relating to climate change should be included

Policy 23 – Public Rights of Way

- Support for the policy
- Suitable diversions must be provided where extraction impacts on a PROW
- PROW must be properly reinstated once works have finished

Policy 24 – Flooding

- The first clause should not apply to water compatible activities such as sand and gravel extraction
- Where infilling is required inert material must be used to prevent contamination

Policy 25 – Climate Change

- Policy wording could be strengthened
- Not all aspirations set out in the text have been successfully translated into the policy

Policy 26 – Public Health, Environment and Amenity

- Not aware of any mitigation measures to prevent vibrations from HGVs that could damage buildings
- Local liaison groups should be compulsory for waste management sites

Policy 27 – Historic Environment

- Support for the policy
- Clarity of the policy wording is needed

Policy 28 – Design

No comments received

Policy 29 – Cumulative impacts

- The policy should be more rigorously enforced by spreading development more fairly and evenly across the region
- An urgent review is required of the Local Freight Network

3.4 Site Allocations

Policy 30 – Tidney Bed

- Support and objection to the policy

- Site should be restored as a wetland wildlife site to provide a link between Theale Gravel Pit LWS/LNR and Padworth Lane LWS
- Constraints have not been sufficiently considered
- Site is not required
- Site over allocates compared to need
- Negative impact on AONB
- Negative impact and road safety concerns with access onto A4
- Ecology assessments will need to be reviewed as part of any application on the site
- Planning Application would need to demonstrate no impact on water quality downstream of the site
- Lack of processing plant on site will result in unsustainable HGV movements
- Negative impact on conservation area
- Presence of the Tile Mill Borehole has not been taken into account

Policy 31 – Chieveley Services

- Support and objection to the policy
- Transport Assessment and Site Management Plan would be required to demonstrate no negative impact on the Strategic Road Network
- Concerns over access to the site
- Ecology assessments will need to be reviewed as part of any application on the site
- Site previously refused for soft sand extraction, circumstances have not changed
- Site was not previously included in the draft plan
- Negative impact on AONB, impact not properly considered
- Restrictions on operational hours and well-designed lighting would be required
- Restoration to arable and pasture would not enhance the AONB
- Exceptional circumstances would need to be demonstrated
- Analysis and planning requirements are superficial and inadequate

3.5 Monitoring Framework

- Targets are ineffective and triggers will be issued after the first year
- Archaeologist should be included in permissions granted for Policy 27
- Different types of waste should be differentiated between
- More specific climate change indicators should be included.

4 Summary of Representations and Council Response

A summary of the representations for each part of the plan is given below with a response from West Berkshire District Council (WBDC) to these.

4.1 Section 1 Introduction

Table 3: Introduction	
Summary of Representations	Council Response
<p><u>Hertfordshire County Council (825326)</u></p> <p>We have considered the plan and have no comments to make but please do keep us informed of any future updates/progress with your plan.</p>	Noted.
<p><u>Health and Safety Executive (HSE) (399396)</u></p> <p>HSE is not a statutory consultee for local and neighbourhood plans. However, HSE has provided LPA's with access to its LUP Web App https://pa.hsl.gov.uk/ and downloadable GIS consultation zones. These tools alongside HSE's published methodology (http://www.hse.gov.uk/landuseplanning/) can assist in ensuring that land allocations do not conflict with major hazard sites and pipelines, licensed explosives sites and nuclear installations.</p>	Noted.
<p><u>Transport for London (TfL) (1160507)</u></p> <p>I can confirm that we have no comments to make on the proposed submission Minerals and Waste Local Plan</p>	Noted.
<p><u>Avison Young obo National Grid (1231855)</u></p> <p>We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.</p>	Noted.

<p><u>CLH Pipeline System Ltd. (955027)</u></p> <p>Contact to be made with CLH Pipelines if works are to be undertaken in the vicinity of a pipeline.</p>	<p>Proposed allocations are not within the vicinity of a pipeline</p>
<p>Land allocations must not conflict with major hazard sites / pipelines, licenced explosives sites or nuclear installations.</p>	<p>Proposed allocations are not within the vicinity of any of these.</p>
<p><u>Historic England (922634)</u></p> <p>No further comments to make</p>	<p>Noted</p>
<p><u>Canal & River Trust (1012318)</u></p> <p>Policies appear to allow proper consideration of the Kennet and Avon Canal. Please include as a statutory consultee at pre-app stage for additional development adjacent to CRT waterway or within the consultation zone.</p>	<p>Noted</p>
<p><u>Office for Nuclear Regulation (ONR) (1070580)</u></p> <p>Do not object to development proposals but there must be confirmation from Council Emergency Planners that development can be accommodated within any emergency plan and that the proposed development does not pose an external hazard to the site.</p>	<p>Comments are noted. Council Emergency Planners have been involved in the development of the plan, and will be involved as a when planning applications are submitted.</p>
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>The Policy Map does not fully reflect the approved composing area at Beenham (granted on appeal) referred to in Policy 10.</p>	<p>Comments noted. Map will be updated</p>
<p><u>Brimpton Parish Council (1102077)</u></p> <p>Support the Plan</p>	<p>Support for the Plan noted.</p>

<p><u>Wokingham Borough Council (839738)</u></p> <p>Previous holding objection has been retracted and Wokingham BC welcome the commitment of WBDC to provide a steady supply of aggregates and maintain a strong landbank and to maintain waste net self-sufficiency.</p>	<p>Holding objection removal noted.</p>
<p>LAA rates are considered appropriate.</p>	<p>Support for LAA rates noted.</p>
<p>Ongoing monitoring and communication of allocated and permitted sites to ensure a steady supply through the DtC is welcomed.</p>	<p>WBDC will continue to monitor aggregate supply through their Local Aggregates Assessment and engage through the DtC as appropriate.</p>
<p>The location of the allocated sites is not considered to have a detrimental impact on residents or businesses in Wokingham.</p>	<p>Comments noted</p>
<p>The plan does not make specific allowances for additional supply of minerals into the Joint Central and Eastern Berkshire (JCEB) plan-making area, although the evidence paper does make reference to the chosen rate being adequate to meet local demand and a contribution to wider supply.</p>	
<p>Statement of Common ground for sharp sand and gravel has been drafted by JCEB authorities. This recognises existing movements and takes into consideration the sharp sand and gravel needs of Central and Eastern Berkshire in their plan-making.</p>	<p>These details are covered in the Statement of Common Ground. The relevant points of agreement are: (iii) To plan positively in order to continue existing supply sources, where sustainable and in compliance with national policy. (v) The Parties will take into consideration the sharp sand and gravel supply needs of Central & Eastern Berkshire when reviewing and updating their Plans.</p>
<p>JCEB authorities have prepared a SoCG on soft sand, as there are no reserves of soft sand within the plan making area. There is no reported shortfall of supply, therefore, supply must be coming from outside the plan area. Historically WBDC has been one such supplier of soft sand.</p>	<p>These details are covered in the Statement of Common Ground. The relevant points of agreement are: (iii) To plan positively in order to continue existing supply sources, where sustainable and in compliance with national policy.</p>

	(v) That the Parties will take into consideration the soft sand supply needs of Central & Eastern Berkshire when reviewing and updating their Plans.
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4.2 Section 2: Background

Table 4: Background	
Summary of Representations	Council Response
<p><u>Oxfordshire County Council (788123)</u></p> <p>While fully support increased use of C&D waste as a substitute for primary aggregates where possible, the sentence reads as if recycled aggregates are in greater demand than primary aggregates in West Berkshire. (<i>“Since 2012 the sales of recycled aggregates from sites in West Berkshire have exceeded the sales of primary aggregates won from mineral extraction sites within the district”.</i>)</p>	<p>Comments are noted. If a change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>This could cause confusion and the wrong impression that recycled aggregates is being used in preference to primary aggregates.</p>	
<p>If WBDC has sufficient mineral available to supply the requirements then the statement may not be applicable, this is recognised within the Minerals Evidence Paper.</p>	
<p>The sentence is not effective and therefore, not sound.</p>	<p>WBDC is pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council’s objections.</p>
<p><u>Hampshire Services obo Joint Central and Eastern Berkshire (JCEB) Authorities (1262209)</u></p>	

<p>Noted section 2.18 sets out how the Council will engage constructively, actively and on an ongoing basis regarding cross boundary issues and DtC and that there is a SoCG relating to strategic cross-boundary minerals and waste issues.</p>	
<p>Recognition of the aggregate supply issues in Central and Eastern Berkshire would be welcomed along with continued monitoring of the situation through the duty to cooperate. It would also be helpful to reference the mineral and waste issues between the two plan areas.</p>	<p>It is not considered necessary to make specific reference to the aggregate supply issues in CEB, or minerals and waste issues between the two plan areas, as no specific provision is being agreed, and cross boundary issues are dealt with through the Statements of Common Ground. However, if this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>

4.3 Section 3: Vision and Objectives

Table 5: Vision and Objectives	
Summary of Representations	Council Response
<p><u>Central Bedfordshire, Bedford Borough and Luton Borough Councils (1257488)</u></p> <p>The Shared Service supports the strategic objective of the plan to maintain landbanks in line with the NPPF. The Shared Service now condition all extraction permissions to provide sales and reserve data. This helps the Shared Service maintain separate landbanks and may be an approach West Berkshire County Council could consider adopting, if it experiences difficulty in maintaining separate landbanks.</p>	<p>Comments noted</p>
<p><u>Oxfordshire County Council (788123)</u></p> <p>M4 – suggest the following change for clarity: <i>“To maintain a stock of permitted reserves (a landbank) for aggregate minerals to meet West Berkshire’s need, in accordance with current Government advice to ensure an adequate and steady supply of</i></p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>

<p><i>minerals, as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas;"</i></p>	
<p>There is no objective regarding the strategic issue of West Berkshire taking into account the contribution of minerals towards the aggregates supply of other areas although the movement of mineral is acknowledged in the evidence paper (table 3.4). Inclusion in the plan would ensure the plan is effective and positively prepared.</p>	<p>Objective M4 relates to West Berkshire maintaining a stock of permitted reserves in line with Government advice in order to maintain a steady and adequate supply of minerals. The NPPF at paragraph 11(b) requires consideration of meeting needs that cannot be met from other authority areas. It is acknowledged in the LAA and Minerals Evidence Paper that the current LAA rate is sufficient to enable West Berkshire to meet its needs and also to make some contribution to wider supply. Therefore it is considered that including this provision, in line with government advice as required by the objective, means that a separate objective is not required.</p>
	<p>WBDC is pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council's objections.</p>
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>South Oxfordshire DC support the vision for the MWLP to meet the needs of West Berkshire in the most sustainable way.</p>	<p>Noted</p>
<p>Could this be more strongly reflected in the objectives, especially in relation to mineral resources? There is an objective in relation to minimising the distances waste is transported, but nothing similar for minerals. Recognise that this can be difficult.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>There is no mention of the Climate Emergency in the plan's vision or objectives. Support policy 25 (Climate Change), but climate change mitigation and adaptation do not appear to be a fundamental part of the spatial strategy.</p>	<p>There is reference in the vision to meeting West Berkshire's needs in the most sustainable way, which includes all elements of sustainability including climate change.</p>

	If specific reference to climate change mitigation and adaptation and/or the Climate Emergency declared by the Council is necessary in order for the plan to be found sound then the Council is willing to propose wording to address this.
The Plan has admirable aspirations to tackle the climate emergency, but this is not always translated into the policies.	The Council considers that the provisions in the policies are adequate to address climate change issues, in particular in Policy 17 (Restoration and After-use of sites), Policy 20 (Biodiversity and Geodiversity), Policy 22 (Transport), Policy 24 (Flooding) and Policy 25 (Climate Change).
<u>Vale of White Horse District Council (late response) (862893)</u>	
Support the vision for the MWLP to meet the needs of West Berkshire in the most sustainable way.	Noted
Could this be more strongly reflected in the objectives, especially in relation to mineral resources? There is an objective in relation to minimising the distances waste is transported, but nothing similar for minerals. Recognise that this can be difficult.	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.
There is no mention of the Climate Emergency in the plan's vision or objectives. Support policy 25 (Climate Change), but climate change mitigation and adaptation do not appear to be a fundamental part of the spatial strategy.	There is reference in the vision to meeting West Berkshire's needs in the most sustainable way, which includes all elements of sustainability including climate change. If specific reference to climate change mitigation and adaptation and/or the Climate Emergency declared by the Council is necessary in order for the plan to be found sound then the Council is willing to propose wording to address this.
The Plan has admirable aspirations to tackle the climate emergency, but this is not always translated into the policies.	The Council considers that the provisions in the policies are adequate to address climate change issues, in particular in Policy 17 (Restoration and After-use of sites), Policy 20 (Biodiversity and Geodiversity), Policy 22 (Transport), Policy 24 (Flooding) and Policy 25 (Climate Change).

4.4 Section 4: Strategic Policies

Policy 1 Sustainable Development

Support for the policy noted.

Policy 2 Landbank and Need

Table 6: Policy 2 - Landbank and Need	
Summary of Representations	Council Response
<p><u>Lawrence Gilbert (1261817)</u></p> <p>LAA rate is not justified and overstates the need for soft sand, as based on a feeling that sales may have been suppressed by dwindling stocks.</p> <p>Agree soft sand bank must be established, but should be proportional to demand.</p> <p>The plan should use the 3 year average sales level.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>Proposed Change: 14,475 tonnes should be planned for (Method 3 in LAA)</p>	<p>The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.</p>

<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Plan acknowledges insufficient allocations to meet need, with reliance on windfalls for soft sand.</p>	<p>This acknowledgement is only in relation to soft sand, the full requirement for sharp sand and gravel is able to be met.</p>
<p>There is no certainty over delivery of sites. One site granted permission in 2013 remains unworked (although implemented in 2015/16). Clarity is needed on the future of this site given its dominant contribution to the landbank.</p>	<p>Confirmation has been sought and obtained from the site nominator and operator that the currently permitted site will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP. Therefore it is considered that the reliance on its contribution to the landbank and the MWLP is justified.</p>
<p>LAA recognises there are relevant local factors and seeks a realistic provision figure.</p>	<p>Support for LAA rates noted.</p>
<p>Needs to be a commitment to maintaining landbank and productive capacity.</p>	<p>Policy 2 does require the Council to take into account the need to maintain landbanks and sufficient productive capacity to enable the LAA rates to be realised. This is therefore a consideration for non-allocated proposals under Policy 4.</p>
<p><u>Richard Russell (1261911)</u></p> <p>The plan greatly over-estimates the requirement for future supplies of aggregates and fails to take account of the average usage over prior years or any reasonable estimate of future use.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>

Insufficient allowance made for materials available from sites with planning consent (eg. Lower Farm Wasing).	Sites with planning permission contribute to the landbank, and this has been taken into account when calculating the remaining need the MWLP needs to provide for (2020 LAA, Table 8.5).
<p>Proposed Change: Estimates of need should be adjusted to be more realistic.</p> <p>Tidney bed is not an acceptable site (Access onto A4 and Setting of AONB).</p>	
<p><u>Beenham Parish Council (1008080)</u></p> <p>Case has not been made as to why further sharp and gravel sites are required in addition to existing landbank.</p>	The additional need for sand and gravel sites is set out in the 2020 LAA, specifically section 8.1 <i>When New Primary Aggregate Producing Sites are Likely to be Required</i> , Table 8.5.
Sales of sharp sand and gravel have fallen over last 10 years with falling consumption and increased recycling. There is no reason why this trend will not continue.	Trends in sales will be captured in the rolling average of 10 year sales data. If this continues, this will be reflected in future LAA rates, and inform monitoring of the MWLP. However, it is considered that the decline in the number of aggregate producing sites and depletion of reserves in these sites have significantly reduced sales in recent years in West Berkshire, rather than a reduction in demand. It is anticipated that when currently permitted sites commence operation, sales will increase again.
2.4m tonnes is still available with planning permission (Lower Farm, Wasing) so need for another new site is highly questionable.	The additional need for sand and gravel sites is set out in the 2020 LAA, specifically section 8.1 <i>When New Primary Aggregate Producing Sites are Likely to be Required</i> , Table 8.5. Sites with planning permission contribute to the landbank, and this has been taken into account when calculating the remaining need the MWLP needs to provide for (2020 LAA, Table 8.5).
<p>Proposed Change: Remove Tidney Bed from plan</p>	

<p><u>Lucy Atherton (1010857)</u></p> <p>Demand for soft sand has been significantly overstated. LAA rate for soft sand should be based on estimated future demand not historic sales/production data.</p>	<p>The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information. The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>LAA rate uses period 2008 – 2017, but more recent data shows a decline in demand and sale of soft sand. Use of the 3 year average would be a more sound approach.</p>	<p>Planning guidance suggests that the 3 year average is considered to identify whether it might be appropriate to increase supply (PPG Minerals Paragraph: 064 Reference ID: 27-064-20140306). There is no provision to consider whether the 3 year average has a bearing on whether it might be appropriate to decrease supply. It is considered that the decline in the number of aggregate producing sites and depletion of reserves in these sites have significantly reduced sales in recent years in West Berkshire, rather than a reduction in demand. It is anticipated that when currently permitted sites commence operation, sales will increase again.</p>
<p>The methods used in the LAA (Appendix C) for estimating demand/consumption of soft sand range from 4,662 tonnes – 31,788 tonnes pa.</p>	

<p>Method 1 is unsound as it is based on the assumption that the amount of soft sand used in non-housing construction is proportionally the same as in housing. Non-housing construction often uses factory produced components that do not require mortar, therefore, not a sound basis for estimating demand/consumption.</p>	<p>These comments relate to the Local Aggregates Assessment and will be considered in future revisions of this document.</p> <p>The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.</p>
<p>Method 2 estimates a range from 4,662 to 17,414 tonnes pa, which is such a wide range it cannot seriously be considered as a sound basis for assessing demand.</p>	
<p>Method 3 seems sound as it uses 2 reliable data sources. Recommend double checking that the ONS housebuilding data is also used with the Minerals Yearbook data to estimate demand. Applying the WB housing requirement (525 new homes over 20 years) gives an estimate of 14,900 tonnes pa – similar to the Method 3 estimate.</p>	
<p>Change in mortar use also needs to be considered as now over 80% of mortar used in construction is factory-produced. This change has not been taken into account in the plan. The majority of mortar used in construction is now factory produced, as it provides a number of major benefits (consistency, colour, consistency, easier to use, less wastage, less off-site disposal).</p>	<p>Factory produced mortar would still rely on land won aggregates, and NPPF paragraph 204 (b) requires that planning policies should aim to source minerals supplies indigenously.</p>
<p>How can the LAA rate for soft sand be 43,730 tonnes pa, when a realistic demand estimate would be less than 15,000 tonnes per annum and when 80% of this would be satisfied by factory-produced mortar? Requirement is not justified particularly in a relatively small LA with a relatively small housing demand (~0.25% national total).</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information.</p>
<p>Proposed Change: The LAA rate should be amended to reflect current and future demand/consumption estimates for soft sand and not the average sales/production rate for an unrepresentative historic ten-year period from 2008-2017.</p>	<p>The NPPF is clear at paragraph 207 (a) that the forecast of future demand should be based on a rolling average of 10 years' sales data and other relevant local information. This is what has been undertaken in the 2020 LAA. Consideration of future demand has</p>

	been undertaken as part of the analysis of other relevant local information in Section 7 of the 2020 LAA.
Change LAA rate for soft sand using Method 3 of Appendix C.	The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.
<u>James Atherton (1262197)</u> Demand for soft sand has been significantly overstated. LAA rate for soft sand should be based on estimated future demand not historic sales/production data.	The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information. The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.
LAA rate uses period 2008 – 2017, but more recent data shows a decline in demand and sale of soft sand. Use of the 3 year average would be a more sound approach.	Planning guidance suggests that the 3 year average is considered to identify whether it might be appropriate to increase supply (PPG Minerals Paragraph: 064 Reference ID: 27-064-20140306). There is no provision to consider whether the 3 year

	average has a bearing on whether it might be appropriate to decrease supply. It is considered that the decline in the number of aggregate producing sites and depletion of reserves in these sites have significantly reduced sales in recent years in West Berkshire, rather than a reduction in demand. It is anticipated that when currently permitted sites commence operation, sales will increase again.
The methods used in the LAA (Appendix C) for estimating demand/consumption of soft sand range from 4,662 tonnes – 31,788 tonnes pa.	
Method 1 is unsound as it is based on the assumption that the amount of soft sand used in non-housing construction is proportionally the same as in housing. Non-housing construction often uses factory produced components that do not require mortar, therefore, not a sound basis for estimating demand/consumption.	These comments relate to the Local Aggregates Assessment and will be considered in future revisions of this document. The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.
Method 2 estimates a range from 4,662 to 17,414 tonnes pa, which is such a wide range it cannot seriously be considered as a sound basis for assessing demand.	
Method 3 seems sound as it uses 2 reliable data sources. Recommend double checking that the ONS housebuilding data is also used with the Minerals Yearbook data to estimate demand. Applying the WB housing requirement (525 new homes over 20 years) gives an estimate of 14,900 tonnes pa – similar to the Method 3 estimate.	
Change in mortar use also needs to be considered as now over 80% of mortar used in construction is factory-produced. This change has not been taken into account in the plan. The majority of mortar used in construction is now factory produced, as it provides a number of major benefits (consistency, colour, consistency, easier to use, less wastage, less off-site disposal).	Factory produced mortar would still rely on land won aggregates, and NPPF paragraph 204 (b) requires that planning policies should aim to source minerals supplies indigenously.

<p>How can the LAA rate for soft sand be 43,730 tonnes pa, when a realistic demand estimate would be less than 15,000 tonnes per annum and when 80% of this would be satisfied by factory-produced mortar? Requirement is not justified particularly in a relatively small LA with a relatively small housing demand (~0.25% national total).</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information.</p>
<p>Proposed Change: The LAA rate should be amended to reflect current and future demand/consumption estimates for soft sand and not the average sales/production rate for an unrepresentative historic ten-year period from 2008-2017.</p>	<p>The NPPF is clear at paragraph 207 (a) that the forecast of future demand should be based on a rolling average of 10 years' sales data and other relevant local information. This is what has been undertaken in the 2020 LAA. Consideration of future demand has been undertaken as part of the analysis of other relevant local information in Section 7 of the 2020 LAA.</p>
<p>Change LAA rate for soft sand using Method 3 of Appendix C.</p>	<p>The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.</p>
<p><u>Mark Davies (1012097)</u> Demand for soft sand has been significantly overstated. LAA rate for soft sand should be based on estimated future demand not historic sales/production data.</p>	<p>The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information. The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with</p>

	<p>paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>LAA rate uses period 2008 – 2017, but more recent data shows a decline in demand and sale of soft sand. Use of the 3 year average would be a more sound approach.</p>	<p>Planning guidance suggests that the 3 year average is considered to identify whether it might be appropriate to increase supply (PPG Minerals Paragraph: 064 Reference ID: 27-064-20140306). There is no provision to consider whether the 3 year average has a bearing on whether it might be appropriate to decrease supply. It is considered that the decline in the number of aggregate producing sites and depletion of reserves in these sites have significantly reduced sales in recent years in West Berkshire, rather than a reduction in demand. It is anticipated that when currently permitted sites commence operation, sales will increase again.</p>
<p>The methods used in the LAA (Appendix C) for estimating demand/consumption of soft sand range from 4,662 tonnes – 31,788 tonnes pa.</p>	
<p>Method 1 is unsound as it is based on the assumption that the amount of soft sand used in non-housing construction is proportionally the same as in housing. Non-housing construction often uses factory produced components that do not require mortar, therefore, not a sound basis for estimating demand/consumption.</p>	<p>These comments relate to the Local Aggregates Assessment and will be considered in future revisions of this document.</p>
<p>Method 2 estimates a range from 4,662 to 17,414 tonnes pa, which is such a wide range it cannot seriously be considered as a sound basis for assessing demand.</p>	<p>The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.</p>
<p>Method 3 seems sound as it uses 2 reliable data sources. Recommend double checking that the ONS housebuilding data is also used with the</p>	

<p>Minerals Yearbook data to estimate demand. Applying the WB housing requirement (525 new homes over 20 years) gives an estimate of 14,900 tonnes pa – similar to the Method 3 estimate.</p>	
<p>Change in mortar use also needs to be considered as now over 80% of mortar used in construction is factory-produced. This change has not been taken into account in the plan. The majority of mortar used in construction is now factory produced, as it provides a number of major benefits (consistency, colour, consistency, easier to use, less wastage, less off-site disposal).</p>	<p>Factory produced mortar would still rely on land won aggregates, and NPPF paragraph 204 (b) requires that planning policies should aim to source minerals supplies indigenously.</p>
<p>How can the LAA rate for soft sand be 43,730 tonnes pa, when a realistic demand estimate would be less than 15,000 tonnes per annum and when 80% of this would be satisfied by factory-produced mortar? Requirement is not justified particularly in a relatively small LA with a relatively small housing demand (~0.25% national total)</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information.</p>
<p>Proposed Change: The LAA rate should be amended to reflect current and future demand/consumption estimates for soft sand and not the average sales/production rate for an unrepresentative historic ten-year period from 2008-2017.</p>	<p>The NPPF is clear at paragraph 207 (a) that the forecast of future demand should be based on a rolling average of 10 years' sales data and other relevant local information. This is what has been undertaken in the 2020 LAA. Consideration of future demand has been undertaken as part of the analysis of other relevant local information in Section 7 of the 2020 LAA.</p>
<p>Change LAA rate for soft sand using Method 3 of Appendix C.</p>	<p>The soft sand consumption estimates in Appendix C of the 2020 LAA were undertaken in order to understand whether the LAA rate would be sufficient to provide for the identified demand for soft sand in order to determine whether 'other relevant local information' was sufficient to justify a departure from the 10 year sales average. These estimates do not provide sufficient reliability in comparison with the evidence provided by recent historical sales.</p>

<p><u>Hampshire Services obo Joint Central and Eastern Berkshire (JCEB) Authorities (1262209)</u></p> <p>The LAA rate appears to be adequate to ensure future provision to meet local demand and seems the most appropriate figure to use in light of the lower demand in recent years reflected in the 3yr average.</p>	<p>Support for LAA provision for soft sand noted.</p>
<p>Allocation of sites is noted, ongoing monitoring and communication to ensure steady supply is welcome through the DtC.</p>	<p>The Council will ensure ongoing monitoring of the soft sand strategy as set out in the monitoring framework, and also the LAA, and will engage in communication of this through the Duty to Cooperate.</p>
<p>The evidence paper makes reference to the level of sand and gravel to be provided demonstrates satisfying local demand and a contribution to wider supply. However, there is no specific acknowledgement of the need of neighbouring authorities with a shortfall in materials (such as identified in the emerging CEB MWP). The upcoming Aggregate Monitoring survey will likely show the movements of minerals in more detail and will enable the continued monitoring of supply and demand across the areas. While there is no need for WBDC to make provision for CEB there is a need to take account of cross-boundary mineral issues to ensure a steady and adequate supply of minerals.</p>	<p>It is not considered necessary to make specific reference to the aggregate supply issues in CEB, or minerals and waste issues between the two plan areas, as no specific provision is being agreed, and cross boundary issues are dealt with through the Statements of Common Ground. However, if this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>The recognition of planning positively to continue existing supply sources where sustainable would be welcome.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>Draft SoCG has been prepared for Sharp Sand and Gravel.</p>	<p>Noted – West Berkshire Council is a signatory to this SoCG.</p>
<p>CEB have prepared a draft SoCG for Soft Sand as there are no supplies in CEB. WBDC has historically been a source of soft sand. It is recognised that there is shortfall in the WB MWLP due to constraints of the AONB.</p>	<p>Noted – West Berkshire Council is a signatory to this SoCG.</p>

Recognition of supply issues in CEB would be welcome as it is a wider issue in the South East.	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.
<p><u>Oxfordshire County Council (788123)</u></p> <p>Concerns that West Berkshire is unable to deliver sufficient mineral requirements over the plan period. Plan in its current form is unsound.</p>	
Support identified requirement and maintaining 2018 LAA provision rate.	Support for LAA rates noted.
The Plan has been submitted prior to publication of 4-yearly Aggregate Monitoring Survey, including survey of mineral movements. Would like to see confirmation that the findings of this will be used to inform future LAAs.	WBDC is prepared to propose wording to address Oxfordshire's suggestion.
Concern 10 year and 3 year sales averages will not accurately reflect future demand. A lack of production capacity could perpetuate low sales figures and future provision rates.	The LAA rate is not based strictly on previous 10 year average sales figures due to the fact they were not considered to reflect actual and future demand. See 2020 LAA. The MWLP is based on the 2020 LAA and once adopted cannot be changed to reduce provision. In addition, Policy 2 requires the Council to take into account the need to maintain landbanks and sufficient productive capacity to enable the LAA rates to be realised.
Current production capacity is far below annual requirements. If current inactive sites do not become operational, then annual requirement rates will not be met.	Confirmation has been sought and obtained from the site owner and operator that the currently permitted site will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP.
There is potential for West Berks to reduce the LAA rate in future as the LAA is not subject to consultation or examination. This could in turn reduce the requirement over the Plan period.	The MWLP is based on the 2020 LAA rates. No alteration to allocated sites can be made after the MWLP is adopted. The LAA is subject to consultation with surrounding authorities and the South East England Aggregate Working Party every year and the NPPF requires that the advice of the aggregate working party must be taken into account when preparing their Local Aggregate

	<p>Assessment. No concerns were raised regarding the 2020 LAA rates.</p> <p>If future production capacity remains constrained and is reflected in lower sales figures, this will be addressed in future LAAs as other relevant local information. However, it is anticipated that when currently permitted sites commence operation, production capacity and therefore sales will increase again.</p>
<p>Should be acknowledgement in supporting text that the current MHCLG survey will be used to inform future LAAs.</p>	<p>WBDC is prepared to propose wording to address Oxfordshire’s suggestion.</p>
<p>The Beenham Tile Factory requires 100,000 tonnes of soft sand per year and is not included within the authorities’ soft sand requirements. Have any investigations taken place about where materials for this site come from? This may provide context for future LAAs.</p>	<p>The Soft Sand Study considered supply to the Marley Tile Factory, and it is understood that this comes from outside the district although local suppliers have previously supplied sand to the factory. It is understood that due to the nature of deposits in West Berkshire, these would require significant investment in additional processing plant to wash the sand and provide a consistent and cleaner product. Operators have expressed that they would supply the factory again if the required specifications and consistency could be met. However, without significant investment in wash plants this option is not likely to be available for the foreseeable future.</p> <p>The LAA considered the Marley Tile factory as part of the consideration of other relevant local information. It is considered that as this business has operated in West Berkshire for decades, the level of demand would be captured within the sales history data. It is assumed that if specification requirements are able to be met locally as operators have expressed a wish for, then sales will increase, which will in turn influence future LAA rates and provision requirements.</p>

	West Berkshire District Council is pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council's objections.
<p><u>Peter Dann (1012297)</u></p> <p>LAA considerably overstated the demand for soft sand. Should be 13,500 not 43,730 tonnes.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>Plan ignores major changes in building methods over the past decade whereby $\frac{3}{4}$ of cement used is produced off-site in factories. Therefore, there is no need to dig soft sand in West Berkshire.</p>	<p>Factory produced mortar would still rely on land won aggregates, and NPPF paragraph 204 (b) requires that planning policies should aim to source minerals supplies indigenously.</p> <p>In addition, the Soft Sand Study identified that in recent years the demand for the soft sand resources in West Berkshire has been for small-scale, local building projects. Local sales of dry screened building sand for use in mortar have a price advantage for local builders, comprise the same materials that have been used locally in the AONB and therefore can be used in heritage/restoration projects, and have fewer sustainability implications than importing ready-made mortar from elsewhere.</p>
<p>Proposed Change:</p>	

<p>Reconsider the LAA rate as this would remove the requirement for any significant sand extraction in the coming years.</p>	
<p><u>Chieveley Parish Council (1194906)</u></p> <p>Objects to the policy for the following reasons:</p>	
<p>The need for building sand for mortar has been grossly overestimated and does not take account of continuing structural changes in the building industry which has reduced demand nationally and locally. The demand could not be substantiated in 2012 and is still not supported by robust evidence in the plan.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>The need to supply 790,000 tonnes of soft sand over the plan period is not supported by the LAA. This is based on a demand figure of 43,370 tpa which first appears in the LAA in 2018. The figure has not been updated since. The evidence supporting this figure is either absent or confidential, being a 10yr average with date only available at the time for 2016/2017.</p>	<p>The additional need for sand and gravel sites is set out in the 2020 LAA, specifically section 8.1 <i>When New Primary Aggregate Producing Sites are Likely to be Required</i>, Table 8.5. Specific soft sand data is available from 2016, and a 10 year average is able to be published without breaching confidentiality agreements.</p> <p>The 2018 LAA rates were based on the previous 10 year's sales average, and has been carried forward to the 2019 and 2020 LAAs. The justification for the soft sand LAA rate is set out in the 2020 LAA. The LAA has determined that other relevant local factors are significant enough to maintain the 2018 10 year annual average requirement rate of 189,233 tonnes of sharp sand and gravel, and 43,730 tonnes of soft sand.</p>

<p>The plan accepts the evidence confirms an average sale of soft sand of 27,652t.</p>	<p>The MWLP confirms that the previous 10 year sales average (2010 – 2019) is 27,652 but goes on to state that the Local Aggregates Assessment has determined that other relevant local factors are significant enough to maintain the 2018 10 year annual average requirement rate of 189,233 tonnes of sharp sand and gravel, and 43,730 tonnes of soft sand. The rationale and justification for this is set out in the 2020 LAA.</p>
<p>Only know of one site producing soft sand for most of the last 10 years (Copyhold Farm), which was permitted to supply Marley Tiles in Beenham. Therefore, it is likely that the majority of the demand for the 790,000t demand is based simply on the demand of Marley Tiles. Copyhold ceased in 2017 therefore Marley Tiles has almost certainly found an alternative supply of soft sand for at least 4 years.</p>	<p>The Soft Sand Study considered supply to the Marley Tile Factory, and it is understood that this comes from outside the district although local suppliers have previously supplied sand to the factory. Therefore it is not the case that in recent years the sole supply of Copyhold Farm has been to the Marley Tile Factory. The 10 year sales average will pick up variations in sales and inform future Local Aggregates Assessments.</p>
<p>No evidence has been presented that the absence of soft sand since 2017 has had any significantly negative economic effects.</p>	<p>The absence of soft sand supply in West Berkshire will mean that supplies from outside the District are fulfilling demand. It is a requirement of NPPF paragraph 204 (b) that Mineral Planning Policies should aim to source mineral supplies indigenously. If supplies are sourced from outside of the district, then there will be increased transportation distances and therefore increased costs for the West Berkshire market, and also increased transport emissions.</p>
<p>The site proposed for allocation is substantially the same as the planning application considered in 2011/12 which was dismissed at appeal (11/00233/MINMAJ) due to impact on the AONB and failure to demonstrate exceptional circumstances. Remains the case the need for this mineral is not adequately established.</p>	<p>Plan-making is done in the light of the current evidence and planning framework. Therefore the previous planning decision regarding Chieveley Services is not relevant to the Council's decision to allocate it in the MWLP. The Council considers that circumstances have changed such that exceptional circumstances are now demonstrated sufficient to justify the allocation.</p>

<p>The LAA and other soft sand studies should be revisited and amended because then are based on unsubstantiated 43,370t figure that simply 'appears' in 2018 LAA.</p>	<p>The 2018 LAA rates were based on the previous 10 year's sales average, and has been carried forward to the 2019 and 2020 LAAs. The justification for the soft sand LAA rate is set out in the 2020 LAA. The LAA has determined that other relevant local factors are significant enough to maintain the 2018 10 year annual average requirement rate of 189,233 tonnes of sharp sand and gravel, and 43,730 tonnes of soft sand</p>
<p>Proposed Change: Demand figure of 790,000t of soft sand should be removed from the plan.</p>	
<p>Before any need can override the great weight attached to policies to conserve and enhance the AONB the demand should be transparent, robust and must consider alternative ways of meeting identified needs. Changes in building techniques should be considered (pre-fab walls, ready mix mortar). The residual need for soft sand can almost certainly be found from outside the AONB.</p>	<p>The Council's position on the need for allocating the proposed soft sand site is set out in the Soft Sand Topic Paper. It is considered that the exceptional circumstances test has been met and the allocation is justified.</p>
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u> [Regarding Sharp Sand and Gravel]</p>	
<p>Concern that while the calculation using the 10 year average is correct, that this does not represent the scenario or market place that would be created once operations are fully established. The emerging Local Plan and emerging plans in neighbouring authorities all identify robust housing stock growth, which will require supply of construction materials. The Lower Wasing Farm site is close to an emerging allocation for 2,500 housing units in Thatcham and would be ideally located to meet the demand.</p>	<p>The 2020 LAA considers the impact that future infrastructure projects and housing growth could place on the demand for aggregates in Section 7 (Future Aggregate Supply). As the LAA rate is based on a rolling average of the previous 10 years' sales, it can be considered that a certain amount of demand placed by housing and infrastructure growth is captured in these sales. Therefore, in order to justify a departure from the 10 year sales average, future growth would need to be predicted to be meaningfully above that experienced in the preceding decade. The LAA concludes that, overall, it is considered that there are no clear identifiable factors that might result in a significant alteration to the level of need in West Berkshire for construction aggregates</p>

	in the foreseeable future over that identified over the past 10 year period.
<p>Planning consent has been granted for the site at Lower Wasing Farm and it is the intention of Tarmac to commence extraction operations over the next year or so working up to the consented output of 200,000tpa. This will clearly have a marked effect on the annual sales and landbank figures.</p> <p>The plan aims to deliver at least 1.63m tonnes of which 0.84m tonnes will be sharp sand and gravel. The site at Wasing when working at capacity (over the next 3 years) will mean the landbank is drawn down at a much higher rate, meaning the council will need to identify a higher level of future reserves as part of this plan.</p>	<p>The 2020 LAA has considered the expected rate of production from Lower Wasing Farm (rather than the LAA rate) in the calculations of when future reserves/capacity are likely to be required (Table 8.3). This has therefore already been taken into account. There is likely to be year on year variation of production capacity. The LAA Rate is an average figure and likely to be subject to yearly variations. If sales are consistently above the LAA Rate, then this will be shown in monitoring of the MLWP and inform future revisions of the LAA.</p>
<p>The PO plan sought to allocate around 4.75m tonnes of sand and gravel, supply data has reduced and the MWLP is now only seeking to supply of 4.193m tonnes. 2.57m tonnes are already consented, a further 1.625m tonnes needs to be allocated. The council has planned to meet supply up to 2037, but does not appear to have ensured a 7 year land bank at 2037 as required in the NPPF. As a result the Council will need to find a further 1.323m tonnes to ensure 7 year supply is available to transition into the next plan period.</p>	<p>Having a 7 year landbank at the end of the Plan period is not a specific requirement of the NPPF, and other minerals Plans have been found sound without one (e.g. Oxfordshire, West Sussex, Buckinghamshire, Hampshire, Leicestershire). The MWLP includes flexibility that allows unallocated sites to come forward to maintain landbanks (Policy 4). The MWLP would also be required to be reviewed every 5 years, therefore if the landbank falls below the 7 year requirement this will be addressed in a review of the Plan.</p>
<p><u>Richard Anstis obo Tyle Mill (1262184)</u></p> <p>[Appendix 1 – Policy 2]</p> <p>[Regarding Sharp Sand and Gravel]</p>	
<p>Commentary on NPPF requirements regarding LAA and MWLP provision for sharp sand and gravel. Commentary on the West Berks LAA.</p>	

<p>An extension to the existing permission at Lower Farm, Wasing has been promoted and there is no reluctance on the part of the landowner to extract minerals from this site if and when required.</p>	
<p>The explanation in the LAA for the decline in operational sites with permitted reserves in West Berks overlooks the fact that there are 2.4 mt of reserves of sharp sand and gravel that have not been extracted. It is more realistic that this is due to the lack of demand for sharp sand and gravel, rather than the opposite.</p>	<p>Sites with planning permission contribute to the landbank, and this has been taken into account when calculating the remaining need the MWLP needs to provide for (2020 LAA, Table 8.5). Confirmation has been sought and obtained from the site nominator and operator that the currently permitted site will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP.</p>
<p>It is presumed that the estimate and subtraction of soft sand consumption from estimated sharp sand and gravel consumption are the 'local factors' referred to in the LAA and carried forward into the explanatory text of the MWLP.</p>	<p>The relevant local information used to inform the LAA rate is set out in the LAA (section 7). Specifically, it is the fact that operational sites were coming to the end of their permitted reserves, leading to a decline in sales which has informed the Council's decision to maintain 2018 LAA rates.</p>
<p>The broad range of estimates for sharp sand and gravel consumption (74,589 – 149,109 tpa) is a stark contrast to the most recent annual sales figures of 42,883 for 2019. These figures are different from those set out in the LAA at para 7.3.7.</p>	<p>The decline in permitted reserves in operational sites has been identified as the cause of low sales for 2019 in the 2020 LAA. The estimates of consumption were used to determine whether the LAA rate would be appropriate to meet estimated demand. The difference in figures is attributable to different methods of estimating consumption, set out in 2020 LAA paragraphs 3.2.17 and 3.2.19.</p>
<p>The LAA rate of 189,233 tpa is a substantial overestimate resulting from a failure of the MPA to objectively assess the need and a failure to use a proportionate evidence base as advised in the NPPF and PPG.</p>	<p>The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information. The justification for the sharp sand and gravel LAA rate is set out in the 2020 Local Aggregates Assessment.</p>
<p>Even applying the inflated LAA rate produces a landbank of 13.6 years which is twice the recommended minimum for sand and gravel. Using the 10 year average produces a landbank of 20 years and using the last</p>	<p>The requirement to maintain sufficient landbanks is a <i>minimum</i> requirement and therefore can be exceeded (the NPPF requires the Council to maintain a landbank of <i>at least 7 years</i> (paragraph</p>

<p>3 years' sales produces a landbank of 48.7 years (almost 7 times the minimum). Notwithstanding this, the MPA have chosen to apply the LAA rate of 189,233 tpa. The error is compounded by presuming an annual production figure of 200,000 tpa from 2022 for the remainder of the plan period.</p>	<p>207 (f)). The NPPF also requires the Council to meet its objectively assessed need (paragraph 11(b)), which is set out in the 2020 LAA, Table 8.5. The justification for the sharp sand and gravel LAA rate is set out in the 2020 LAA (section 7).</p>
<p>It is wholly unreasonable to presume an increase in production to 200,000 tpa by 2022 and every year thereafter. There is no evidential base for this presumption. All recent evidence suggests a significant fall in sales and consumption over recent years, combined with a significant increase in recycled aggregates and there is no reason to presume that this situation is likely to change in the foreseeable future.</p>	<p>The 200,000 tpa figure is the expected production capacity from the consented Lower Wasing Farm site. Confirmation has been sought, and obtained from the site nominator and operator this will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP.</p>
<p>Consequently, Policy 2 is unsound as there is no objectively assessed need for this allocation. The Policy is not justified in that it is not based on proportionate evidence, nor is it consistent with national policy as set out in the NPPF and will not enable the delivery of sustainable development.</p>	<p>The Council's need for allocating a site for sharp sand and gravel is set out in Table 8.5 of the 2020 LAA. It is considered that this is in line with the NPPF requirement to meet objectively assessed needs.</p>
<p><u>Charlie Hopkins obo S.D. Bullock & Dr. J. White (1110150)</u></p> <p>[Regarding Sharp Sand and Gravel]</p>	
<p>Commentary on NPPF requirements regarding LAA and MWLP provision for sharp sand and gravel. Commentary on the West Berks LAA.</p>	
<p>An extension to the existing permission at Lower Farm, Wasing has been promoted and there is no reluctance on the part of the landowner to extract minerals from this site if and when required.</p>	
<p>The explanation in the LAA for the decline in operational sites with permitted reserves in West Berks overlooks the fact that there are 2.4 mt</p>	<p>Sites with planning permission contribute to the landbank, and this has been taken into account when calculating the remaining</p>

<p>of reserves of sharp sand and gravel that have not been extracted. It is more realistic that this is due to the lack of demand for sharp sand and gravel, rather than the opposite.</p>	<p>need the MWLP needs to provide for (2020 LAA, Table 8.5). Confirmation has been sought and obtained from the site nominator and operator that the currently permitted site will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP.</p>
<p>It is presumed that the estimate and subtraction of soft sand consumption from estimated sharp sand and gravel consumption are the 'local factors' referred to in the LAA and carried forward into the explanatory text of the MWLP.</p>	<p>The relevant local information used to inform the LAA rate is set out in the LAA (section 7). Specifically, it is the fact that operational sites were coming to the end of their permitted reserves, leading to a decline in sales which has informed the Council's decision to maintain 2018 LAA rates.</p>
<p>The broad range of estimates for sharp sand and gravel consumption (74,589 – 149,109 tpa) is a stark contrast to the most recent annual sales figures of 42,883 for 2019. These figures are different from those set out in the LAA at para 7.3.7.</p>	<p>The decline in permitted reserves in operational sites has been identified as the cause of low sales for 2019 in the 2020 LAA. The estimates of consumption were used to determine whether the LAA rate would be appropriate to meet estimated demand. The difference in figures is attributable to different methods of estimating consumption, set out in 2020 LAA paragraphs 3.2.17 and 3.2.19.</p>
<p>The LAA rate of 189,233 tpa is a substantial overestimate resulting from a failure of the MPA to objectively assess the need and a failure to use a proportionate evidence base as advised in the NPPF and PPG.</p>	<p>The LAA rate for soft sand has been calculated in line with NPPF paragraph 207 (a) and therefore is based on a rolling average of 10 years' supply data and other relevant local information. The justification for the sharp sand and gravel LAA rate is set out in the 2020 Local Aggregates Assessment.</p>
<p>Even applying the inflated LAA rate produces a landbank of 13.6 years which is twice the recommended minimum for sand and gravel. Using the 10 year average produces a landbank of 20 years and using the last 3 years' sales produces a landbank of 48.7 years (almost 7 times the minimum). Notwithstanding this, the MPA have chosen to apply the LAA rate of 189,233 tpa. The error is compounded by presuming an annual production figure of 200,000 tpa from 2022 for the remainder of the plan period.</p>	<p>The requirement to maintain sufficient landbanks is a <i>minimum</i> requirement and therefore can be exceeded (the NPPF requires the Council to maintain a landbank of <i>at least 7</i> years (paragraph 207 (f)). The NPPF also requires the Council to meet its objectively assessed need (paragraph 11(b)), which is set out in the 2020 LAA, Table 8.5. The justification for the sharp sand and gravel LAA rate is set out in the 2020 LAA (section 7).</p>

<p>It is wholly unreasonable to presume an increase in production to 200,000 tpa by 2022 and every year thereafter. There is no evidential base for this presumption. All recent evidence suggests a significant fall in sales and consumption over recent years, combined with a significant increase in recycled aggregates and there is no reason to presume that this situation is likely to change in the foreseeable future.</p>	<p>The 200,000 tpa figure is the expected production capacity from the consented Lower Wasing Farm site. Confirmation has been sought, and obtained from the site nominator and operator this will become operational within the next 18-24 months. This is confirmed by the operator's representation on the MWLP.</p>
<p>Consequently, Policy 2 is unsound as there is no objectively assessed need for this allocation. The Policy is not justified in that it is not based on proportionate evidence, nor is it consistent with national policy as set out in the NPPF and will not enable the delivery of sustainable development.</p>	<p>The Council's need for allocating a site for sharp sand and gravel is set out in Table 8.5 of the 2020 LAA. It is considered that this is in line with the NPPF requirement to meet objectively assessed needs.</p>
<p><u>Hampshire County Council (1015522)</u></p> <p>Hampshire is identified as a main source of sand and gravel outside of West Berkshire. Allocation of a site and Policy 4 will meet the needs of the plan, but it will be necessary to continue to monitor the supply of sand and gravel through the LAA.</p>	<p>The Council will ensure ongoing monitoring as set out in the monitoring framework, and also through the LAA, and will engage in communication of this through the Duty to Cooperate.</p>
<p>The reliance on a single site to address the needs (regarding sharp sand and gravel) is of concern should the site not come forward placing additional demand on supplies from Hampshire. HCC would welcome the opportunity to address this as necessary through the DtC.</p>	<p>Should the allocated sharp sand and gravel site not come forward, Policy 4 allows for sites to come forward to maintain the requirement provisions in Policy 2. Should a shortfall in sharp sand and gravel be identified through monitoring, a review of the Plan will be triggered and options considered in conjunction with the Duty to Cooperate.</p>
<p>Soft Sand is a wider issue in the South East of England and HCC support the approach being taken. Supply should be monitored and be included in wider discussions through the DtC if circumstances change.</p>	<p>The Council will ensure ongoing monitoring of the soft sand strategy as set out in the monitoring framework, and also through the LAA, and will engage in communication of this through the Duty to Cooperate.</p>
<p>Some marine sand and gravel is imported to West Berkshire from Hampshire, but is reliant on the rail depot at Theale. HCC strongly</p>	<p>Support for safeguarding of the Rail Depots at Theale is noted.</p>

<p>support the safeguarding of the rail depot at Theale to allow transportation of mineral rather than by road.</p>	
<p><u>Vincent Bishop (1262195)</u></p> <p>LAA has not produced an accurate calculation of future demand. Recent figures show a decline in sales and demand than that projected for future demand.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020. The LAA has been consulted upon with surrounding Local Authorities and the South East Aggregates Working Party. No issues of concern were raised in relation to the proposed LAA rates.</p>
<p>No account taken of changes in construction methods use of factory mortar.</p>	<p>Factory produced mortar would still rely on land won aggregates, and NPPF paragraph 204 (b) requires that planning policies should aim to source minerals supplies indigenously.</p> <p>In addition, the Soft Sand Study identified that in recent years the demand for the soft sand resources in West Berkshire has been for small-scale, local building projects. Local sales of dry screened building sand for use in mortar have a price advantage for local builders, comprise the same materials that have been used locally in the AONB and therefore can be used in heritage/restoration projects, and have fewer sustainability implications than importing ready-made mortar from elsewhere.</p>
<p>Proposed Change LAA should be changed to include a more accurate, significantly lower figure to reflect actual falling demand for soft sand.</p>	

<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>Support the proposed level of provision, reflecting the LAA rate and providing flexibility to increase supply to meet future demand. The plan takes into account the small number of operational sites which suppresses sales figures and doesn't reflect actual demand.</p>	<p>Support for LAA rates noted.</p>
<p>Support prioritising recycled and secondary aggregates, but the plan should acknowledge that provision of capacity does not equal supply. LAA indicates the rate is deliverable.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>Proposed Change</p> <p>There is a need to maintain minimum landbanks of at least 7 years' supply (separately for sharp sand and gravel and soft sand) at end of Plan period – if provision is not made for a minimum landbank at the end of the Plan period then it would not be 'maintained' as required by the NPPF.</p>	<p>Having a 7 year landbank at the end of the Plan period is not a specific requirement of the NPPF, and other minerals Plans have been found sound without one (e.g. Oxfordshire, West Sussex, Buckinghamshire, Hampshire, Leicestershire). The MWLP includes flexibility that allows unallocated sites to come forward to maintain landbanks (Policy 4). The MWLP would also be required to be reviewed every 5 years, therefore if the landbank falls below the 7 year requirement this will be addressed in a review of the Plan.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>Acknowledge need for an adequate supply of minerals essential for society. However, there is greater importance for protecting the AONB.</p>	<p>The NPPF at paragraph 172 sets out consideration of exceptional circumstances where it can be demonstrated that the development is in the public interest such as to justify major development within the AONB.</p>
<p>The proposed provision would only reflect a very local need (dry screened building sand), the need and scale of which is disputed. In this circumstance the exceptional circumstances test would not be passed. Dry screened building sand is perhaps the lowest value and most</p>	<p>The provision for soft (building) sand in the MWLP is based on the previous 10 years' sales average along with consideration of 'other relevant local information' as required by paragraph 207 (a) of the NPPF and set out in the West Berkshire Local Aggregates</p>

<p>widespread mineral product produced, or capable of being produced. Lignite can be a problem for dry screened mortar.</p>	<p>Assessment (2020). The reserves of soft sand in West Berkshire have typically been dry screened and sold to builders and builder's merchants for use as mortar for bricklaying and masonry. It is not proposed that this is a separate market, but part of the building sand market that these reserves are supplying, and the demand for this product is demonstrated by previous sales figures. Soft sand is only present within West Berkshire within the geological formation known as the 'Reading Beds', and the main commercially viable deposits that are known of are within the AONB. The Council's position on the need for allocating the proposed soft sand site is set out in the Soft Sand Topic Paper. It is considered that the exceptional circumstances test has been met and the allocation is justified.</p>
<p>There are a wide range of direct alternatives to dry screened building sand which have been used for many years to make mortar, including washed sand, marine sand, crushed rock fines, ash, shell 'sand', brick dust, spent foundry sand, ceramic dust and recycled aggregates. Consequently the BS EN specification for building sand is expansive owing to the wide range of suitable materials.</p>	<p>The use of alternatives to natural soft sand has been considered in the soft sand study. Use of some of the suggested alternatives would have sustainability implications. For example, more angular materials also require addition of more cement, more water and/or more chemical additives to achieve the same level of consistency, cohesion and workability. No notable local demonstrable supply of the suggested alternatives are available. Sources outside of the District would lead to sustainability impacts in the form of additional travel. The NPPF paragraph 204 (b) also requires that planning policies should aim to source minerals supplies indigenously.</p>
<p>Reduction in market and demand for dry screened sand now reflects only a very small percentage of building sand sales. Silo mortar and factory produced mortar now dominates the mortar supply business. The resources now used for factory mortar are clean sands which can otherwise be used as concreting sand.</p>	<p>Local sales of dry screened building sand for use in mortar have a price advantage for local builders, comprise the same materials that have been used locally in the AONB and therefore can be used in heritage/restoration projects, and have fewer sustainability implications than importing ready-made mortar from elsewhere. The reserves of soft sand in West Berkshire have typically been dry screened and sold to builders and builder's merchants for use as mortar for bricklaying and masonry. It is not</p>

	proposed that this is a separate market, but part of the building sand market that these reserves are supplying.
Use of factory produced mortar has led to a change in supply patterns which has yet to be acknowledged on by MPAs but has been happening for many years. The MWLP and soft sand study make no mention of this change in demand. It assumes that all supply for building sand is met by dry screened sand produced locally, whereas over 80% nationally would be satisfied by factory mixed mortar.	Local supply of building sand plays an important part in lowering the sustainability implications of importing ready-made mortar from outside of the district, and also conforms to NPPF policy 204(b) for aiming to source mineral supplies indigenously.
Support an up to date Minerals and Waste Plan that provides certainty for residents and industry. However, that doesn't justify adopting a Plan based on erroneous assumptions that will cause harm.	The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.
Previously successfully demonstrated a lack of need for extraction in the AONB in West Berkshire regarding the current arguments. There is now a reinforced objective from Government (November 2020) to enhance the protection of the AONB.	Plan-making is done in the light of the current evidence and planning framework. Therefore previous planning decisions are not relevant to the Council's decision to allocate the soft sand site in the MWLP. The Council considers that circumstances have changed such that exceptional circumstances are now demonstrated sufficient to justify allocation. The government's 10 point plan for a green industrial revolution was published on 18 November 2020. Point 9 (Protecting our natural environment) committed to the creation of new National Parks and Areas of Outstanding Natural Beauty in order to meet the commitment to protect and improve 30% of the U.K. by 2030. While the plans will see more of the U.K. protected, the statutory provisions for protected landscapes have not changed.
The Plan is unsound because it does not prove the need for the proposed allocations and the policies will harm the AONB. Proposed modifications would not be appropriate as the changes would be so significant as to constitute a new plan without providing the public with an opportunity to comment. An immediate review is also unsatisfactory	The Council's position on the need for allocating the proposed soft sand is set out in the Soft Sand Topic Paper. It is considered that the exceptional circumstances test has been met and the allocation is justified.

<p>given the history of MPAs to progress such reviews expeditiously. WBDC should immediately withdraw the Plan and address the matters identified in this and other representations. It would be a waste of time and resources to proceed with this Plan.</p>	
<p>Demonstrating compliance with the need to maintain separate landbanks in NPPF 207(h) requires aggregate minerals to have a distinct and separate market but also capable of being separately identified in reserves. Without the latter it is impossible to comply with the requirement to calculate and maintain separate landbanks.</p>	<p>It is agreed that in order to identify separate landbanks, mineral reserves should be calculated separately. Historically this has not been possible in West Berkshire due to confidentiality agreements, however since 2016 it has been possible to separately identify reserves for soft sand from total sand and gravel reserves due to mineral operators agreeing to forego commercial confidentiality. It is not contested that deposits are variable and may produce sand of differing properties. However, the sites that have been put forward are from the same geological formation that has been producing soft sand able to be used as building sand in West Berkshire for at least the past 20 years. This is the basis on which they have been put forward, and considered in the MWLP. Therefore any reserves contained in these sites are considered to be sand suitable for use as building sand and therefore a separate landbank can be calculated.</p>
<p>Concreting sand and building sand are separate markets, however, the material suitable for those markets map overlap as BN EN specifications allow material to be used for either market. Material now being used for the dominant factory mixed mortar could in the majority of cases be used as concreting sands.</p> <p>There is no separate market for dry screened building sand compared to other building sand as they all provide the same function. Colour and other variations can be provided regardless of the form of processing. Bedrock sand can meet both building sand and concreting sand specifications.</p>	<p>It is considered that the reserves of soft sand identified in West Berkshire are a specific type of sand suitable for use as building sand, which is a distinct and separate market. This is in line with the NPPF requirement to calculate and maintain separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market. The reserves of soft sand in West Berkshire have typically been dry screened and sold to builders and builder's merchants for use as mortar for bricklaying and masonry. It is not proposed that this is a separate market, but part of the building sand market that these reserves are supplying.</p>
<p>The whole concept of 'soft sand' and its supposedly specific uses or limitations which the need and proposed allocation is based on is</p>	<p>It is not contested that bedrock deposits are not the only source of sand suitable for use as building sand. However, for the West</p>

<p>erroneous, technically incompetent and falsely promoted relationship which has misled a number of MPAs and some consultants. It is based on a false belief that there is a direct and immutable relationship or set of limitations between the type of geological formations and end uses. This assumption is wholly false in West Berkshire and unfortunately the soft sand study and topic paper have not understood this or the falsity of that relationship.</p>	<p>Berkshire building sand market, these deposits provide the most sustainable and available source without further factory processing. For example, more angular materials also require addition of more cement, more water and/or more chemical additives to achieve the same level of consistency, cohesion and workability.</p>
<p>Evidence from deposits in West Berks confirm that bedrock sands can meet either building sand or concreting sand specifications and use. Therefore a separate landbank for 'soft sand' is neither justified nor attainable or maintainable. The proposed landbank and relevant policies must therefore be deleted.</p>	<p>It is considered that the bedrock sand resource in West Berkshire is of a type suitable for use as building sand, which is a distinct and separate market. This is in line with the NPPF requirement to calculate and maintain separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market. In West Berkshire, these deposits provide the most sustainable and available source without further factory processing. For example, more angular materials also require addition of more cement, more water and/or more chemical additives to achieve the same level of consistency, cohesion and workability.</p>
<p>Over the past decade only 2 sites have been working bedrock formations in West Berkshire – Old Kiln Farm and Copyhold Farm. Old Kiln Farm had been producing both building sand and concreting sand for various uses. Copyhold Farm had been granted consent primarily to supply concreting sand for use in making concrete tiles at the Marley Tile Plant. When supply at Copyhold ran out, a permission at Lower Wasing Farm was sought for an alternative supply (granted 2012). Copyhold Farm produced both concreting and building sand thereby exploding the falsity of relationship in the MWLP.</p>	<p>It is not contested that deposits are variable and may produce sand of differing properties. However, the sites that have been put forward are from the same geological formation that has been producing soft sand able to be used as building sand in West Berkshire for at least the past 20 years. This is the basis on which they have been put forward, and considered in the MWLP.</p>
<p>The recent extraction of bedrock ('soft sand') deposits in West Berkshire have confounded the supposed limitations of 'soft sand' and related conclusions in the MWLP, soft sand study and soft sand topic paper and confirm that concreting sand can be and has been produced from</p>	<p>It is not contested that deposits are variable and may produce sand of differing properties. However, the sites that have been put forward for soft sand in West Berkshire are from the same geological formation that has been producing soft sand able to be used as building sand for at least the past 20 years. This is the</p>

<p>bedrock ('soft sand') deposits and all the working deposits produced both building sand and concreting sand from the same deposit.</p> <p>The bedrock reserves in West Berkshire cannot be physically separated into those only suitable for use as concreting sand and those only suitable for use as building sand. Separate reserves and therefore separate landbanks therefore cannot be calculated.</p> <p>The soft sand study is in error to rely on the concept that bedrock sand equals 'soft sand'/building sand and that superficial deposits cannot supply building sand, and similarly that bedrock sand cannot produce concreting sand.</p>	<p>basis on which they have been put forward, and considered in the MWLP. Therefore any reserves contained in these sites are considered to be sand suitable for use as building sand and therefore a separate landbank can be calculated.</p>
<p>In some other MPA areas sand in bedrock formations may be so fine as to be only capable of being processed into building sand; in other MPA areas bedrock formations are the primary or major source of concreting aggregate including gravel. In other areas the superficial deposits may be dominated by fine sand and capable only of producing building sand. The variations in sales are considerably between different MPA areas and resources, reflecting the diversity of the geological resource.</p>	
<p>In Hampshire bedrock sand is principally produced by two quarries in the Folkstone Formation. The soft sand study notes that sales are to various uses including 'specialist silica sand' which is vague. Most sands in the UK have a high silica content and uses do not depend on having the silica purity needed for glass making but only need to be clean sand of a silica purity which is not unusual for any sand. Admittedly, they are used in non-construction uses but it demonstrates the commercial acumen of the operator to exploit a better value product. The main point is that both operators describe the sites as also selling concreting sand which is confirmed in information contained in planning applications. Because 'soft sand' is used in concreting sand markets, the assumptions in the MWLP are incorrect.</p>	

<p>In Buckinghamshire there are no bedrock resources and therefore no 'soft sand'. All sand production is from superficial deposits (defined as 'sharp sand'). However, Bucks has and continues to produce building sand from such superficial ('sharp sand' deposits). Building sand from Bucks ranged between 50,000 – 120,000 tpa over the period from 1999. This again highlights that it is false to assume that superficial deposits can only produce concreting sand for use in concrete and cannot produce sand for mortar.</p>	
<p>The assessment of need of 790,000 tonnes of 'soft sand' would be derived from the sales from the two 'soft sand' sites in West Berkshire which were in operation during all or part of the 10 year period covered by the 2018 LAA (which the current LAA rate is based on). This has now been translated into the Plan as the provision of 43,730 tpa of dry screened building sand.</p>	<p>The provision for soft (building) sand in the MWLP is based on the previous 10 years sales average based on operator returns that specify whether sales are of 'soft' or 'sharp' sand, not total sand and gravel. Therefore the 10 year average is accurate for sales of 'soft' sand.</p>
<p>Without any evidence, the soft sand study states that the main markets for soft sand produced within West Berkshire are sales of dry screened (unwashed) sand which is incorrect. As previously noted the actual sales were dominantly to concreting sand and building sand other than dry screened. This is a sweeping and highly inaccurate statement which has distorted the picture and misled WBDC. It has created a false demand and a false proposal for soft sand landbank comprised of dry screened sand only. If such a landbank were to be given consideration, then at its best it would be for a minimal annual amount which based on past figures would be around 5,000 tonnes. The suggested figure of 43,730 is excessive and unjustified. Such a landbank cannot meet the NPPF tests and would be wholly misleading.</p>	<p>It is unclear where the evidence for an average of 5,000 tpa for dry screened building sand has come from. The Local Aggregates Assessment sets out how the LAA rate of 43,730 tonnes has been calculated. The Local Aggregates Assessment has been consulted upon with surrounding Mineral Planning Authorities and with the South East Aggregates Working Party. No contention was raised regarding this.</p>
<p>The SEA distorts the advantages and disadvantages of extraction within the AONB and specifically at the Chieveley Services, 60 Acre Field and Long Lane sites.</p> <ol style="list-style-type: none"> 1. The assessment concludes that the restored site should be to a similar or better state. This may be an aspiration but is not 	<ol style="list-style-type: none"> 1. It is not a reason not to allocate a site based on the fact that it may not be restored. The MWLP sets out requirements for the restoration of sites, and in particular specifies that the restoration of mineral sites should result in a minimum net gain of 10% in biodiversity. Restoration conditions would be

<p>practical and not supported by history of the recent mineral and waste sites in the area.</p> <ol style="list-style-type: none"> 2. The assessment states that waste management on these sites would have a positive impact on environmental sustainability. This may be true in another location but not in the AONB. 3. It is suggested that recovery of aggregate on site from imported waste would have a positive impact on sustainability which is a contradiction. Waste should be recovered near its source in urban areas and not transported to the AONB, processed and then taken off site for use back in an urban area. 4. The assessment concludes that operations would be of economic benefit due to job creation. However, jobs are not significant especially in relation to the harm to the AONB. 	<p>attached to any permission granted, requiring restoration of the site to the proposed afteruse.</p> <ol style="list-style-type: none"> 2. The positive impact identified is in relation to utilising recycled aggregates, impacts on the AONB are identified as negative. It is correct to assess effects independently, leading to an overall conclusion. 3. The restoration of the site to agriculture and reinstatement of the land will require the importation of fill material. It is the recovery of recyclable elements of this material that the positive impact is referring to and there would be no additional importation of waste material. To not recycle this material would be against the waste hierarchy. 4. A prosperous rural economy is supported by the NPPF. The ability to take account of the impact on the local economy is outlined in the exceptional circumstances test at paragraph 172 of the NPPF.
<p>The Chieveley site is promoted with the provision that inert landfill is essential however there is already an oversupply of voids suitable for inert waste in WBDC. There is a history of repeated delays in restoration due to inadequate levels of suitable fill material which creates poor outcomes to landscape quality that has not protected nor enhanced the AONB.</p>	<p>Policy 7 prioritises landfilling and the permanent deposit of waste only in active or planned mineral extraction sites where restoration requires the use of imported materials to achieve an acceptable restoration and afteruse. Restoration conditions would be attached to any permission granted, requiring restoration of the site to the proposed afteruse. Policy 17 also requires proposals to be restored at the earliest opportunity. The availability of materials for infill is not a reason not to allocate mineral extraction sites.</p>
<p>It is disingenuous to imply that the 60 Acre Field site is not promoted for mineral extraction, which is undermined by allocating Chieveley services contrary to AONB policy and obligation to adopt a landbank for soft sand.</p>	<p>The Soft Sand Topic paper sets out the exceptional circumstances test whereby the Council believes it is justified to allocate the Chieveley services site. The 60 Acre Field site was considered to be unacceptable in landscape terms and no acceptable mitigation has been able to be identified. In addition, to allocate both sites would result in an over-allocation of resource within the AONB.</p>

	The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.
<p>The 670,000 tonnes figure at Chieveley services is misleading because this is not based on landscape buffers and therefore it is more probable that the figure would be 400,000 tonnes. A previous figure of 665,000 has been used [in relation to a previous appeal] which was a gross figure and not saleable reserves. The estimated production in relation to the site should be reduced by 25-30%. The net saleable reserve from Chieveley Services is at most c. 300,000 tonnes.</p> <p>The MWLP notes that the shortfall in supply (on the claimed basis of need that is rejected) is up to 390,000 tonnes. In reality if the landbank requirement is 790,000 the shortfall would be at least 490,000 tonnes.</p>	The operator has confirmed that the site is expected to produce within the stated range. Estimations from external parties are not considered to be a robust estimate of the resource on site.
The 'expectation' that the shortfall is to be made up of windfall sites is disingenuous as the whole argument of the MWLP is that soft sand is 'special'. Windfall sites can provide a small quantity but not some 490,000 tonnes.	How the shortfall of 6,667 – 21,667 tpa is expected to be delivered is set out in the Soft Sand Topic Paper. This is expected to be from windfall sites and importation from other authorities. A statement of common ground has been agreed with Oxfordshire County Council regarding this.
Therefore once the sanctity of the AONB has been put aside at Chieveley Services, it leaves all other sites in the AONB or on the fringe open to attack on grounds of need, including 60 Acre Field.	The soft sand strategy, once adopted, will be the framework against which applications will be assessed over the Plan period. The exceptional circumstances test will still need to be demonstrated for proposals within the AONB.
The proposed landbank for soft sand does not comply with the NPPF and is based on a false relationship proven by false past sales and evidence provided by applicants and appellants.	The soft sand landbank has been calculated in line with NPPF guidance (paragraph 207) and is based on a rolling average of 10 years' sales data and other relevant local information, as set out in the 2020 LAA.

<p>A separate soft sand landbank is not required nor justified.</p>	<p>It is not contested that deposits are variable and may produce sand of differing properties. However, the sites that have been put forward for soft sand in West Berkshire are from the same geological formation that has been producing soft sand able to be used as building sand for at least the past 20 years. This is the basis on which they have been forward, and considered in the MWLP. Therefore any reserves contained in these sites are considered to be sand suitable for use as building sand and therefore a separate landbank can be calculated.</p> <p>Separate landbanks for soft sand are in other adopted Plans in the South East, and have been found sound e.g. Hampshire, West Sussex, Oxfordshire, Surrey and Kent. Therefore calculating a separate landbank for soft sand has been found to be compliant with the NPPF.</p>
<p>A specific dry screened landbank has no justification.</p>	<p>It is considered that the reserves of soft sand identified in West Berkshire are a specific type of sand suitable for use as building sand, which is a distinct and separate market. This is in line with the NPPF requirement to calculate and maintain separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market. The reserves of soft sand in West Berkshire have typically been dry screened and sold to builders and builder's merchants for use as mortar for bricklaying and masonry. It is not proposed that this is a separate market, but part of the building sand market that these reserves are supplying.</p>
<p>The soft sand landbank would effectively promote further working in the AONB over and above the allocation in the plan.</p>	<p>The soft sand strategy, once adopted, will be the framework against which applications will be assessed over the Plan period. The exceptional circumstances test will still need to be demonstrated for proposals within the AONB. This is in line with</p>

	<p>the 2020 <i>Advearse</i>¹ Case, where the following was noted (paragraph 46):</p> <p><i>Consideration and application of a policy such as the one stated at (what is now) paragraph 172 of NPPF 2019 will not always be a one-off event. The expectation is that policies in the NPPF will be considered at successive stages: for example, not only at the time a Local Plan is formulated, but also when subsequent decisions are taken on applications for planning permission. As the decisions in issue become more specific, the information relevant to the application of any particular policy is likely to change.</i></p>
The requirement to import landfill to restore sites would lead to further delay and harm the AONB.	The site is proposed to be returned to the existing landuse and it is understood that the site is within the 'Winterbourne Farmland' landscape character unit of the AONB. Therefore, it would appear that restoration to agricultural land would be appropriate in this location.
The Plan is not positively prepared because it seeks to meet a need which is not based on objective requirements.	The Council's need for allocating a site for sharp sand and gravel is set out in Table 8.5 of the 2020 LAA. It is considered that this is in line with the NPPF requirement to meet objectively assessed needs.
The plan is not justified	
The plan is not effective because the type of sand allocated is not needed at the scale suggested.	The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper.
The plan is inconsistent with and harmful to national policy – there are no exceptional circumstances to justify allocation within the AONB.	
<p>Proposed Changes</p> <p>The extent to which the plan is unsound is substantial and it should be withdrawn.</p>	

¹ R (Advearse) v Dorset CC et al [2020] EWHC 807 (Admin) Paragraph 46

Policy 3 - Net Self-Sufficiency in Waste Management

Table 7: Policy 3 - Net Self-Sufficiency in Waste Management	
Summary of Representations	Council Response
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>WBDC is a net importer of waste and therefore, plays a regional role, does the policy reflect this?</p>	<p>The policy aims for net self-sufficiency, which acknowledges that there will be movements of waste across administrative boundaries. The principal of planning for net self-sufficiency is set out in the South East Waste Planning Advisory Group (SEWPAG) Statement of Common Ground at paragraph 2.1. This paragraph also states that in planning for net self-sufficiency, the assumption is that no provision needs to be made for any other waste local plan area which is basing their waste policies on achieving the principle of net self-sufficiency. The Local Waste Assessment identifies at Table 12.1 that the majority of waste imported to West Berkshire is from other South East Authorities that are party to the SEWPAG SCG and therefore have agreed to Plan for net self-sufficiency unless a specific agreement exists. Therefore, it is not considered that the policy needs to account for un-met need from these areas.</p> <p>Waste management capacity is not restricted by the policy and therefore, if monitoring identifies a future need, proposals will be able to come forward provided they are in line with other relevant policies in the Plan.</p>
<p>Does the policy maintain sufficient waste capacity to meet the wider role WBDC plays in waste management?</p>	
<p>Does the headroom figure of 290,000 tonnes mean that some additional capacity might be needed given the level of imports?</p>	
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>Object to policy</p>	<p>Noted.</p>
<p><u>Wokingham Borough Council (839738)</u></p>	

Support the policy's aim for WBDC to be net self-sufficient in waste management.	Support for the policy is noted.
There is a shortage of waste management capacity in the Central and Eastern Berkshire area, with much of the waste exported to WBDC. This is recognised in the LWA, but should be recognised in the plan.	The Joint Central and Eastern Berkshire Minerals and Waste Plan confirms that the long-term aim of the Plan is to achieve net self-sufficiency (paragraph 7.14). Therefore over time it is anticipated that reliance on facilities in other areas will be reduced. Therefore, a statement of common ground between the two authorities has been produced, with agreement that the Central & Eastern Berkshire Authorities will continue to monitor the movement of inert waste to West Berkshire through the Duty to Cooperate.
<u>Hampshire County Council (1015522)</u> Support the policy and the aim of net self-sufficiency in waste management.	Support for the policy is noted.
Agree that it may not be necessary to allocate new sites.	
Non-hazardous landfill is a wider issue in the South East, and the aims of the policy to drive waste up the waste hierarchy and improve recycling rates are in line with national policy and supported.	Comments noted.
The monitoring indicators do not differentiate between different types of waste capacity provided.	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.
<u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u> Support for the policy	Noted.
<u>Oxfordshire County Council (788123)</u> Support the aims of the policy.	Noted.

<p>Would be beneficial for clarity to be provided on how West Berkshire manages the different waste arisings and how this compared to the facilities available (eg. Composting). To enable clear conclusions on what the waste needs are over the plan period. While this is set out in the Waste Needs Assessment, for the plan to be effective this should be contained within the plan.</p>	<p>Table 1.1 of the LWA is already included in the plan, which sets out total estimated arisings of waste over the plan period, compared with capacity to manage this waste, in order to determine net self-sufficiency. A table in paragraph 4.30 is also included which sets out how LACW and C&I waste is expected to be managed by the end of the Plan period, as required by NPPW, paragraph 3. It is considered that further detail is included in the Local Waste Assessment and is not required to be included in the Plan.</p>
<p>The headroom figure at para 4.29 is not effective. The plan should seek to meet the waste types arising within the plan area, it is not effective to over provide for one type of waste when in practice you need an alternative.</p>	<p>National policy does not necessarily expect every waste planning area to provide the full range of facilities required to manage waste arising within the Plan Area, given economies of scale and the operation of the market transcending administrative boundaries. This means that each WPA may aim to achieve 'net' self-sufficiency, where the flow into and out of the plan area are balanced and offset. Where there is a specific lack of capacity this can be addressed through the DtC. (Waste Planning Guidance para 017 reference 28-017-20141016). Paragraphs 4.21 – 4.24 of the MWLP discuss net self-sufficiency and how and why the Council are seeking to achieve this. The principle of planning for net self-sufficiency is set out in the South East Waste Planning Advisory Group (SEWPAG) Statement of Common Ground at paragraph 2.1.</p>
<p>The aim of net self-sufficiency is not reflected within the supporting text (para 4.23/4.34) specifically in regard to non-hazardous landfill capacity and residual waste management. The text states that there is a reliance on other authorities for non-hazardous landfill, while the LWA states that there is no need for additional waste management capacity. Approx. 34,000 tpa of non-hazardous residual waste will be required by 2037, the plan does not set out how this will be met and therefore, there is a need for additional waste management capacity.</p>	<p>The Local Waste Assessment has identified that West Berkshire is able to be net self-sufficient in that there are surplus capacities for all of the principal waste streams (MSW, C&I, CDE) over the plan period. The specific needs for non-haz disposal and recovery are being considered through the Duty to Cooperate. There is recognition from Waste Planning Authorities in the South East that, with the early closing of landfill sites and the successful diversion of waste from landfill, there is likely to be a move towards regionally strategic landfill sites in the near future. As such a Joint Position Statement has been produced by the South</p>

	East Waste Planning Advisory Group (SEWPAG) of which West Berkshire Council and Oxfordshire County Council are members.
Some of this waste moves to Sutton Courtenay landfill in Oxfordshire, but the site is due to close in 2030 and the plan does not identify where the waste will go once this site closes.	There is recognition from Waste Planning Authorities in the South East that, with the early closing of landfill sites and the successful diversion of waste from landfill, there is likely to be a move towards regionally strategic landfill sites in the near future. As such a Joint Position Statement has been produced by the South East Waste Planning Advisory Group (SEWPAG) of which West Berkshire Council is a member.
Recognise that Policy 7 on landfill could provide some opportunities if the industry wished to identify a landfill site in West Berkshire – this approach is supported.	Support for Policy 7 noted.
Recognise that surpluses are tight and could be impacted on if a facility is lost. However, the figures do not include temporary permissions, which do have potential to contribute significantly to waste management capacity.	It is not considered that the surpluses identified in the Table in paragraph 4.25 are tight for the principal waste streams.
	West Berkshire District Council are pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council's objections.
<u>Hampshire Services obo Joint Central and Eastern Berkshire (JCEB) Authorities (1262209)</u>	
The choice of realistic worst case scenarios and adopting a proportion of the Berkshire/South East waste are welcomed as this approach adds flexibility to estimates of provision that might be needed.	Comments are noted.
Central and Eastern Berkshire did not receive any proposed waste sites to be considered for allocation through their call for sites, resulting in a shortfall of waste management sites. As a result it is expected that a variety of waste movements between the two areas will continue as set	The Joint Central and Eastern Berkshire Minerals and Waste Plan confirms that the long-term aim of the Plan is to achieve net self-sufficiency (paragraph 7.14). Therefore over time it is anticipated that reliance on facilities in other areas will be reduced. Therefore, a statement of common ground between the two authorities has

<p>out in the LWA, a recognition of the shortfall of facilities in Central and Eastern Berkshire would be welcome.</p>	<p>been produced, with agreement that the Central & Eastern Berkshire Authorities will continue to monitor the movement of inert waste to West Berkshire through the Duty to Cooperate.</p> <p>It is already acknowledged within the MWLP that movements of waste between authorities take place (paragraph 4.23).</p>
<p><u>West Berkshire Green Exchange (late response) (1262273)</u></p> <p>There should be more transparency about the amount of waste managed within the waste hierarchy. A more detailed breakdown of LACW that is landfilled/amount of waste landfilled and where it is sent should be set out in table 4.25.</p>	<p>Comments are noted. More detailed tables are set out in the LWA; it is not considered necessary that these tables are included within the plan itself.</p>
<p>The principle of the policy is there should be self-sufficiency and sustainable development, but neither of these appear to be strictly adhered to in relation to waste incineration.</p>	<p>The aim of the plan is to be <u>net</u> self-sufficient in waste management over the plan period. Despite there being a lack of non-hazardous landfill and recovery capacity in the district there is surplus capacity in other waste management facilities in the district which more than offsets the shortfall. The specific needs for non-hazardous disposal and recovery are being considered through the Duty to Cooperate.</p>
<p>The impact of collection, transportation and disposal of waste on carbon emissions should be recorded in the plan and part of the minimisation programme.</p>	<p>The consideration of carbon emissions would be done as part of the Policy 25 (Climate Change). Where it is possible the Council encourages waste disposal to occur at the most appropriate location, taking into account transportation of the waste to the waste facility. Policy 6, point 3 states 'The proposals and any associated equipment or operations do not have an unacceptable environmental impact...' that would include consideration of travel to the site.</p>
<p>There is no commitment to the application of advanced transportation technology such as electronic refuse collection vehicles (being trialled by Dundee City Council).</p>	<p>The policy does not preclude advanced transportation technology, and technology that could help to 'clean up' the waste industry would be supported as long as it was in keeping with the policies within the plan.</p>

<p>There are no EfW plants in West Berkshire. The Community is heavily dependent on the good grace of residents of Hampshire through the three EfW plants operated there. Export of waste for treatment is not sustainable, nor self-sufficient and involves the transport of waste some distance for treatment where albeit well-controlled emissions are made. Waste minimisation and legitimate auditable recycling is essential, although disposal via incinerations is likely for the foreseeable future. WBDC should take back some of the burden and encourage the development of an EfW plant in the area. There would be opportunities to work with the Local Plan on using the waste heat from such a plant to heat industrial facilities or housing developments.</p>	<p>The specific needs for non-hazardous disposal and recovery are being considered through the Duty to Cooperate. It is noted that there are currently no EfW plants in West Berkshire, however, an application is currently being considered (due for determination summer/autumn 2021).</p>
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>We would encourage further exploration of appropriate landfilling sites for non-inert, non-hazardous waste in West Berkshire to help address the climate emergency and meet the objective of minimising the distance waste is transported.</p>	<p>Due to changes in the siting criteria for non-inert landfills introduced through the Landfill Directive in 1999, there is very little land in West Berkshire that would be suitable for landfill without considerable investment and no non-hazardous landfill sites were promoted as part of the call for sites. Therefore, it is unlikely that additional non-hazardous landfill capacity will be developed in the District over the plan period. However, a criteria based policy has been included in case any proposals do come forward.</p> <p>There is recognition from Waste Planning Authorities in the South East that, with the early closing of landfill sites and the successful diversion of waste from landfill, there is likely to be a move towards regionally strategic landfill sites in the near future. As such a Joint Position Statement has been produced by the South East Waste Planning Advisory Group (SEWPAG) of which West Berkshire is a member.</p> <p>The aim of the plan is to be net self-sufficient in waste management over the plan period. Despite there being a lack of</p>

	<p>non-hazardous landfill and recovery capacity in the district, there is surplus capacity in other waste management facilities in the district which more than offsets the shortfall. The specific needs for non-hazardous disposal and recovery are being considered through the Duty to Cooperate.</p> <p>It is anticipated that reliance on landfill as a means of waste management will reduce over the plan period, due to commitments regarding climate change, landfill diversion, greater application of the waste hierarchy and achievement of a more circular economy.</p>
<p><u>Vale of White Horse District Council (late response) (862893)</u></p> <p>We would encourage further exploration of appropriate landfilling sites for non-inert, non-hazardous waste in West Berkshire to help address the climate emergency and meet the objective of minimising the distance waste is transported.</p>	<p>Due to changes in the siting criteria for non-inert landfills introduced through the Landfill Directive in 1999, there is very little land in West Berkshire that would be suitable for landfill without considerable investment and no non-hazardous landfill sites were promoted as part of the call for sites. Therefore, it is unlikely that additional non-hazardous landfill capacity will be developed in the district over the plan period. However, a criteria based policy has been included in case any proposals do come forward.</p> <p>There is recognition from Waste Planning Authorities in the South East that, with the early closing of landfill sites and the successful diversion of waste from landfill, there is likely to be a move towards regionally strategic landfill sites in the near future. As such a Joint Position Statement has been produced by the South East Waste Planning Advisory Group (SEWPAG) of which West Berkshire Council is a member.</p> <p>The aim of the plan is to be net self-sufficient in waste management over the plan period. Despite there being a lack of non-hazardous landfill and recovery capacity in the district there</p>

is surplus capacity in other waste management facilities in the district which more than offsets the shortfall. The specific needs for non-hazardous disposal and recovery are being considered through the Duty to Cooperate.

It is anticipated that reliance on landfill as a means of waste management will reduce over the plan period, due to commitments regarding climate change, landfill diversion, greater application of the waste hierarchy and achievement of a more circular economy.

Policy 4 – Location of Development – Construction Aggregates

Table 8: Policy 4 - Location of Development - Construction Aggregates	
Summary of Representation	Council Response
<p><u>Basingstoke & Deane Borough Council (477813)</u></p> <p>One of the soft sand areas of search is at its closest within a kilometre of the Borough's boundary. BDBC wishes to ensure that any proposals are required to take into account the amenities of local residents, landscape impacts and any highways impacts upon North Hampshire. BDBC is keen to continue DtC discussions in this regard.</p>	<p>Any proposals coming forward in a soft sand area of search will be assessed against all relevant policies in the MWLP. This includes Policies 18 – Landscape, 22 – Transport, and 26 – Public Health, Environment and Amenity. West Berkshire Council will continue DtC discussions as required.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>Object to policy</p>	
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Allocations are supported.</p>	<p>Support for allocations noted.</p>
<p>There appears to be no operator involvement with Tidney bed and as such, has any indication been given of when the site will come forward.</p>	<p>Site nomination information indicated in 2014 that the site was available for extraction within 1-5 years. Therefore, the site is</p>

	anticipated to be available immediately (subject to gaining planning permission).
It should be clear that the requirements for proposals within the AONB relate to non-allocated sites. Otherwise the Chieveley services allocated site will need to demonstrate exceptional circumstances.	Allocated sites would still need to demonstrate the exceptional circumstances test. This is in line with the 2020 <i>Advearse</i> ² Case, where the following was noted (paragraph 46): <i>Consideration and application of a policy such as the one stated at (what is now) paragraph 172 of NPPF 2019 will not always be a one-off event. The expectation is that policies in the NPPF will be considered at successive stages: for example, not only at the time a Local Plan is formulated, but also when subsequent decisions are taken on applications for planning permission. As the decisions in issue become more specific, the information relevant to the application of any particular policy is likely to change.</i>
<u>Lucy Atherton (1010857)</u> No justification for the small residual demand for soft sand in West Berkshire to be sourced locally, and therefore no justification for any site in West Berkshire to be allocated for development, nor any identification of soft sand areas of search.	The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes. The Soft Sand Topic Paper sets out the Council's approach and rationale regarding this.
Proposed Change Allocated soft sand sites and areas of search should be removed.	
<u>James Atherton (1262197)</u> No justification for the small residual demand for soft sand in West Berkshire to be sourced locally, and therefore no justification for any	The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the

² R (Advearse) v Dorset CC et al [2020] EWHC 807 (Admin) Paragraph 46

<p>site in West Berkshire to be allocated for development, nor any identification of soft sand areas of search.</p>	<p>various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes. The Soft Sand Topic Paper sets out the Council's approach and rationale regarding this.</p>
<p>Proposed Change Allocated soft sand sites and areas of search should be removed.</p>	
<p><u>Mark Davies (1012097)</u></p> <p>No justification for the small residual demand for soft sand in West Berkshire to be sourced locally, and therefore no justification for any site in West Berkshire to be allocated for development, nor any identification of soft sand areas of search.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes. The Soft Sand Topic Paper sets out the Council's approach and rationale regarding this.</p>
<p>Proposed Change Allocated soft sand sites and areas of search should be removed.</p>	
<p><u>Oxfordshire County Council (788123)</u></p> <p>Support the identification of sites, particularly Chieveley Services.</p>	<p>Support for allocation of Chieveley Services noted.</p>
<p>Due to the shortfall in soft sand provision, this policy should be more enabling and allow soft sand sites to come forward outside areas of search. We had hoped that the area of search approach agreed within the Statement of Common Ground would create a more permissive policy, however in context it appears to be more restrictive. To restrict so tightly where permission would be granted is ineffective and not positively prepared and therefore unsound.</p>	<p>National Planning Guidance (PPG) identifies that planning for a steady and adequate supply of aggregate minerals may be undertaken in a number of ways, including through identifying 'areas of search' which are areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply (Paragraph: 008, Reference ID: 27-008-20140306). The Soft Sand Topic Paper outlines the criteria and rationale for soft sand areas of search. Deposits of soft sand within the District are contained within the Reading Beds, and it is these areas that the areas of search are based on, with other constraints removed (such as urban areas and</p>

	protected areas - as identified in the Soft Sand Topic Paper). It is not reasonable to expect that proposals for soft sand extraction will come forward in areas where the mineral is not present.
The supporting text should outline first how the authority intends to meet its own needs (allocated site, areas of search) and finally reliance on other areas. The way it is structured makes it sound as if Oxfordshire is the main source of supply.	The supporting text was structured based on the justification for allocating a site within the AONB. In line with Policy 172 of the NPPF, the 'exceptional circumstances' test requires first a consideration of (inter alia) the scope for developing outside of the designated area or meeting the need for it in some other way. However, WBDC is prepared to propose wording to address Oxfordshire's suggestion.
Strongly object to the use of the word 'current' when discussing soft sand movements between Oxfordshire and West Berkshire as there is no accurate evidence to show where current movements are coming from. Our understanding is that in 2014 (the last AM survey) very little, if any, of the sand and gravel exported from Oxfordshire to West Berkshire comprised soft sand.	The Soft Sand Study (2019) undertaken as part of the evidence base to inform the MWLP study identified that at least some of the active sand quarries within south Oxfordshire already form part of the existing supply pattern into West Berkshire. It is acknowledged that this information is from a 'point in time' and as such could become dated. However, no circumstances have significantly changed in the intervening period to suggest anything other than this being the case. It is agreed that the AM Survey undertaken by MHCLG regarding aggregate movements will provide a newer source of information and this will be taken into account when it becomes available. However the AM survey may still not (as has been the case previously) break the movements of sand and gravel down to the level of sharp sand and gravel and soft sand, nor break down the geographical data down to West Berkshire level (previously recorded as 'Berkshire'). Therefore it still may not be possible to identify specific amounts of soft sand movements between the authorities. Operators are also unlikely to disclose this information if it is commercially sensitive. The discussions with operators which informed the Soft Sand Study appear to be the most recent indication of supply patterns of soft sand between the authorities.
The Soft Sand Study did not quantify movements of mineral from Oxfordshire to West Berkshire therefore we are unable to accurately consider amounts and plan for this.	Movements of soft sand from Oxfordshire to West Berkshire were identified in research for the soft sand study. For example, it was confirmed by the operator that in 2019 both the Chinham and Upwood

	quarries in south Oxfordshire supplied soft sand into the West Berkshire market. However these figures were disclosed on a confidential basis and are therefore unable to be published. The MWLP identifies that West Berkshire would rely on 6,667 – 21,667tpa of soft sand from windfall sites/imports, which is the annual breakdown of the identified shortfall over the Plan period (120,000 – 390,000 tonnes).
Oxfordshire's LAA does not account for Oxfordshire meeting some, if not all of West Berkshire's future needs for soft sand.	No commitment from Oxfordshire has been sought or agreed except for them to plan to supply soft sand in line with their most recent LAA (which has indicated the need to increase provision for this mineral from the Core Strategy). It can be confirmed that the anticipated annual shortfall is less than the identified movements of soft sand from Oxfordshire to West Berkshire in 2019.
<p>Proposed Change Regarding paragraphs 4.40 and 4.41 and Please remove the word 'current' in light of previous comments.</p>	WBDC is prepared to propose wording to address Oxfordshire's suggestion.
Regarding paragraph 4.42 The sentence reads as if allocation of the Chieveley site was secondary to considering meeting West Berkshire's need for soft sand and relying on supply from Oxfordshire in preference. Please amend to be effective	The supporting text was structured based on the justification for allocating a site within the AONB. In line with Policy 172 of the NPPF, the 'exceptional circumstances' test requires first a consideration of (inter alia) the scope for developing outside of the designated area or meeting the need for it in some other way. However, WBDC is prepared to propose wording to address Oxfordshire's suggestion.
The AM 2009 and AM 2014 surveys show that movements of soft sand from other areas does take place. This is also confirmed in the soft sand study. Although there may be transport or economic limitations, we would not wish to see these ruled out as possibilities in the MWLP. Until the MHCLG survey confirms actual movements, Oxfordshire is only West Berkshire's fourth largest supplier of land won sand and gravel. Therefore, please add in "and other Authorities" to the end of paragraph 4.44.	The AM 2009 and 2014 surveys do not differentiate between soft sand and sharp sand and gravel (denoting only 'sand and gravel') so it's uncertain how this conclusion has been reached. The Soft Sand Study identified that at least some of the active sand quarries within south Oxfordshire already form part of the existing supply pattern into West Berkshire. It also identified that markets from further afield did not tend to supply West Berkshire markets on any significant basis, although some movements from Surrey have been identified. Supply from other areas has not been 'ruled out' of the MWLP, and indeed market forces

	will work independently of the planning process. However, sources from further afield that do not form part of the identified supply arrangements are not likely to form a robust supply strategy able to withstand examination. However, WBDC is prepared to propose wording to address Oxfordshire's suggestion.
Regarding paragraph 4.47 - Due to the shortfall for soft sand, sites should be able to come forward outside of allocated sites where they meet other criteria and policy requirements. The last sentence is unjustified and not positively prepared.	Policy 4 does include exceptions for permitting sites outside of allocated areas, including where the extraction proposal is required to maintain the requirement provisions for aggregate minerals in Policy 2. Allowing broad-brush development would undermine the development plan process. However, WBDC is prepared to propose wording to address Oxfordshire's concern.
	West Berkshire District Council is pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council's objections.
<u>Beenham Parish Council (1008080)</u>	
The Tidney Bed site allocation is not sound because it is located within the setting of the AONB and Policy 19 seeks to avoid major development within the setting of the AONB, in line with NPPF para 172.	The council wishes to propose wording to Policy 19 to align this policy better with paragraph 172 of the NPPF.
The main use for sharp sand and gravel is for use by the concrete plant at Colthrop. We would expect that to minimise transport and avoid environmental impact, one of the closer sites should have been selected. The logical choice for a site would be one closer to processing plants rather than extended road haulage along the A4.	The Council's Site Selection Methodology document sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.
Concerns regarding impacts on hydrology near the Tidney Bed site, especially the threat of contamination to borehole water supplies in the area. Therefore Tidney Bed is unsuitable for infill.	The site boundary has been altered since the preferred options consultation to exclude Source Protection Zone 1 for the bore hole at Ufton. The Environment Agency, in their document – 'The Environment Agency's Approach to Groundwater Protection' (2018) have identified a default SPZ1 zone of 50 metres for all groundwater abstractions for human consumption. Due to the presence of the

	<p>railway and associated buffers between the Tidney Bed site and Tyle Mill, it is likely that the extraction will be outside of this zone for the borehole at Tyle Mill. The EA have confirmed that the document is acceptable from a groundwater quality perspective and have stated that hydrogeological risk assessments would be required to support any planning application coming forward for a new minerals site.</p>
<p>Infill at Tidney Bed will change the nature of the landscape, particularly in relation to the AONB. The area is one of the only unspoilt areas along the A4, which is enjoyed by motorists. West Berks landscape reports acknowledges that the A4 boundaries have suffered ugly ribbon development blighting sections of the valley.</p>	<p>Infill would be to existing levels and the proposed afteruse is that which is currently at the site. Therefore it is difficult to see how this will change the nature of the landscape, as the nature of the landscape will be reinstated once restoration is complete. Mineral extraction effects will be temporary.</p>
<p>Tidney Bed site will cause unnecessary damage to the setting of the AONB and could lead to further incursions into the AONB.</p>	<p>The Council's Landscape and Visual Assessment of the site has determined that the site is suitable for minerals development with mitigation measures.</p>
<p>Evidence from other local extraction sites shows that the land may not be returned to pristine farmland and the landscape character of the valley will be lost forever.</p>	<p>Policies 17 (Restoration and After-use of sites), 21 (Agricultural Land and Soils) and 30 (Tidney Bed), will ensure appropriate restoration of the site.</p>
<p>Tidney Bed an unsound allocation compared to alternatives with respect to landscape.</p>	<p>The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.</p>
<p>Proposed Change Proposed that all references to the allocation of the Tidney Bed site be removed from proposed policies 2, 4 and 30.</p>	
<p><u>Chieveley Parish Council (1194906)</u></p>	

<p>Policy 4 creates a presumption in favour of mineral extraction in the AONB. This presumption in favour of major development in the AONB is contrary to policies to conserve and enhance the natural environment of such areas in the NPPF and the Development Plan.</p>	<p>Policy 4 allocates the Chieveley Services site. The Soft Sand Topic paper sets out the exceptional circumstances test whereby the Council believes it is justified to allocate the Chieveley services site. Policy 4 also applies the exceptional circumstances test to any proposals within the North Wessex Downs AONB. This does not create a presumption in favour of mineral extraction in the AONB, but recognises that there are exceptional circumstances where it may be appropriate. This approach is in line with national policy, specifically paragraph 172 of the NPPF.</p>
<p>Policy for protecting the AONB has been set aside without a reliable evidence base (re. LAA rate and soft sand study). The SEA/SA and other environmental reports do not properly take into account the harm that would result to the landscape.</p>	<p>The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The options regarding soft sand supply have been subject to SA at Appendix 4 (Issue 4). The exceptional circumstances test has been carried out in the Soft Sand Topic Paper, whereby consideration has been given as to whether the proposal is in the public interest. It is considered that in meeting the three parts of the test in paragraph 172, the proposal has been shown to be in the public interest.</p>
<p>The exceptional circumstances test has not been met as it has not been demonstrated that development of Chieveley services is in the public interest. The need for the development has not been established – insufficient evidence that meeting the demand for soft sand outside of the AONB or in some other way to support the allocation.</p>	<p>The Soft Sand Topic paper sets out the exceptional circumstances test whereby the Council believes the allocation of the Chieveley Services site is in the public interest and therefore justified. NPPF paragraph 172 confirms that assessment of whether the development is in the public interest includes consideration of:</p> <ul style="list-style-type: none"> a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) The cost of and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>The Council has addressed these points in its assessment of whether exceptional circumstances exist, and therefore it is considered that the</p>
<p>The detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated have not been adequately assessed.</p>	<p>The Council has addressed these points in its assessment of whether exceptional circumstances exist, and therefore it is considered that the</p>

	development is in the public interest, in line with paragraph 172 of the NPPF.
Presumption in favour of major development within the AONB also applies to the soft sand areas of search, which have not been subject to adequate SA/SEA.	The soft sand areas of search are located outside of the AONB, specifically because they represent an opportunity to supply soft sand from outside of this designated landscape, and this forms part of the soft sand strategy. This approach has been subject to SA in Appendix 4 (Issue 4).
Proposed Change Chieveley Services should not be allocated. Planning applications for mineral extraction in the AONB and soft sand areas of search should be subject to the policy test for major development within the AONB.	It is not appropriate for proposals within the soft sand areas of search to undergo the exceptional circumstances test, as these are not located within the AONB.
As a very minimum the penultimate section of Policy 4 should read: <i>In addition, for soft sand: The site is located within an area of search for soft sand; AND For proposals within the North Wessex Downs AONB, the requirements of the exceptional circumstances test in the NPPF are satisfied.</i>	The proposed change would not add weight nor clarity, because soft sand areas of search and the AONB are mutually exclusive – there are no soft sand areas of search within the AONB.
<u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u> Tarmac is concerned that Policy 4 does not provide the flexibility to deliver minerals as required under the NPPF; such flexibility was apparent in previous iterations of the MWLP.	Comments noted.
Respectfully suggested that the Council may wish to consider identifying 'Preferred Sites' or Areas of Search' that would be acceptable in the event that allocated sites are not delivered or do not operate to anticipated levels of activity. It is further suggested that an extension to the site at Wasing [promoted site MW012] would be suitable. This would be consistent with paragraph 008 of the Minerals	The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the allocated site and/or would not address the identified need over the Plan period.

<p>Planning Practice Guidance. There are a number of constraints for the Tidney Bed site that may not have been sufficiently considered:</p> <ul style="list-style-type: none"> - greenfield site and shouldn't be prioritised over extensions - adjacent to the AONB - adjacent to the Tyle Mill Conservation Area - adjacent to rail assets which is significant and Network Rail requirements are increasingly onerous. <p>This may not prevent the site being allocated, but these matters would present significant constraints.</p>	
<p>Policy 4 concludes with a presumption in favour of development consistent with Policy 1 and wholly supported.</p>	<p>Support for the final paragraph of Policy 4 noted.</p>
<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>We support provision the provision for sharp sand above minimum requirement (1mt) identified, reflecting uncertainties about yield, providing flexibility, and potentially contributing in part to maintenance of a minimum landbank at the end of the Plan period.</p> <p>We support allocation of sites for both sharp sand & gravel and soft sand.</p>	<p>Support for policy noted.</p>
<p>Proposed Change</p> <p>For avoidance of doubt, we recommend that the final bullet point/clause makes it clear that the 'exceptional circumstances' test excludes for site allocated in the policy, given that the evidence supporting the Plan and the allocation at Chievely should be the basis for demonstration that the 'exceptional circumstances' test has been met (as explained in para 4.42).</p>	<p>Allocated sites would still need to demonstrate the exceptional circumstances test. This is in line with the 2020 <i>Advearse</i>³ Case, where the following was noted (paragraph 46):</p> <p><i>Consideration and application of a policy such as the one stated at (what is now) paragraph 172 of NPPF 2019 will not always be a one-off event. The expectation is that policies in the NPPF will be</i></p>

³ R (Advearse) v Dorset CC et al [2020] EWHC 807 (Admin) Paragraph 46

	<p><i>considered at successive stages: for example, not only at the time a Local Plan is formulated, but also when subsequent decisions are taken on applications for planning permission. As the decisions in issue become more specific, the information relevant to the application of any particular policy is likely to change.</i></p>
<p>In order to encourage additional sites to come forward, the Plan should also identify “Preferred Sites” (soft sand and sand & gravel) and Areas of search for Sharp sand & gravel (as required by the NPPF), with associated reference to these in the policy, that would identify broad locations that might be considered suitable to meet the need for primary aggregates in the event that either the allocated sites are not delivered or do not operate to anticipated levels of activity, or monitoring indicates a need to increase supply.</p>	<p>The Council could consider the identification of areas of search for sharp sand and gravel if this change is required in order for the MWLP to be found sound.</p>
<p><u>Richard Anstis obo Tyle Mill (1262184)</u></p> <p>[Appendix 1 – Policy 4]</p>	
<p>There is no sound objectively assessed need for the allocation of the Tidney Bed site. There are more sustainable sites available. In addition some allowance should be made for the development of windfall sites over the plan period.</p>	<p>The Council’s assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA. To rely on windfall sites would not provide the same certainty of meeting the identified requirement as a site allocation although Policy 4 does allow for sites to come forward outside of allocated areas, including where the extraction proposal is required to maintain the requirement provisions for aggregate minerals in Policy 2.</p>
<p>The nature and extent of constraints at the site pose serious questions as to whether the development of the site will contribute to the achievement of sustainable development as required by the NPPF, PPGs and the Plan itself.</p>	<p>The Council’s Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.</p>

<p>The site is within the setting of the AONB. Policy 19 of the MWLP states that proposals will only be considered in exceptional circumstances in the setting of the AONB. Therefore this test needs to be carried out.</p>	<p>The council wishes to propose wording to policy 19 to align this policy better with paragraph 172 of the NPPF.</p>
<p>The LVA at Section G, page 8 states that no processing plant should be located on the site to avoid potential adverse impacts on the AONB, which represents a significant constraint as the mineral will have to be transported to the nearest processing plant at Colthrop, 8 miles away.</p>	<p>The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.</p>
<p>Restoration is proposed as infill but no consideration appears to have been given to the likely source of such material or sustainability of transporting such material to site.</p>	<p>The proposed afteruse is back to agriculture, and a net gain for biodiversity would be required in line with Policy 17. Fill material is likely to come from local CDE waste sources/operations.</p>
<p>The location of Tidney Bed is unsustainable in terms of transport and therefore contrary to NPPF para 103 and 10 and government's stated aim of moving to a low carbon future, as set out in NPPF section 14. The supporting text to Policy 25 – Climate Changes states that the Council will seek to reduce the need to travel where possible but the proximity to markets does not appear to have been included as a relevant criterion in the site selection process.</p>	<p>Minerals can only be worked where they are found, which is acknowledged at NPPF paragraph 203. NPPF paragraph 3 also confirms that the framework should be read as a whole and applied in a way that is appropriate to the type of plan being produced. The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. SA/SEA objective 10 is 'To promote the sustainable transport of minerals and waste within West Berkshire'. This is where the effects on the sustainability of transport have been assessed.</p>
<p>No weighting to the proposed development at Thatcham appears to have been afforded to potential sites for sharp sand and gravel in the site selection process, however it is clear that Tidney Bed is situated at a greater distance from the Newbury-Thatcham area than other sites.</p>	<p>The MWLP is unable to consider proposed developments that do not have a certainty of coming forward before they are allocated in the Local Plan. The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process.</p>

<p>On 02 July 2019, West Berkshire Council declared a Climate Emergency, with the aim of delivering carbon neutrality by 2030, reflected in the Local Plan Review Policy SP5, which should have been taken into account during the site selection process.</p>	<p>The SA/SEA has considered climate change objectives under objective 8 'To maximise energy efficiency, the proportion of energy generated from renewable sources and adaptability to climate change' and objective 10 'To promote the sustainable transport of minerals and waste within West Berkshire'.</p>
<p>Neither the Site Selection Methodology [SSM] document nor the SA/SEA appear to apply any weighting to carbon emissions arising from the extraction and transportation of material from different sites. It is considered that the omission of any comparative assessment of carbon emissions from the site selection process is a significant oversight which should be rectified as soon as possible. Other sites would give rise to a significantly lower level of carbon emissions than Tidney Bed.</p>	<p>Carbon emissions from the transportation of minerals has been considered in the SA/SEA under objective 10 'To promote the sustainable transport of minerals and waste within West Berkshire.'</p>
<p>In the SA/SEA and site selection process a number of sites were discounted for a wide variety of reasons, some of which should be afforded little weight. There are inconsistencies in the evidence on site selection, e.g. Cowpond Piece is a Local Wildlife Site and off-site compensatory measures are widely accepted. The Tidney Bed site has many constraints including Tyle Mill Conservation Area, Grade I listed building at Folly Farm, Ufton Nerve aquifer, groundwater protection zones, private water supplies and boreholes. The loss of BMV agricultural land and adverse impacts on local businesses and amenity will also need to be taken into consideration.</p>	<p>The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. The identified constraints have been assessed in this document and associated evidence base.</p>
<p>Proposed Change It is proposed that the text referring to sharp sand and gravel and the allocation of the Tidney Bed be deleted. It is accepted that there is a need for soft sand over the plan period. However it is considered that there are adequate reserves of sharp sand and gravel to maintain a landbank of at least 7 years over the plan period.</p>	
<p><u>Charlie Hopkins obo S.D. Bullock & Dr. J. White (1110150)</u></p>	

There is no sound objectively assessed need for the allocation of the Tidney Bed site. There are more sustainable sites available. In addition some allowance should be made for the development of windfall sites over the plan period.	The Council's assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA. To rely on windfall sites would not provide the same certainty of meeting the identified requirement as a site allocation although Policy 4 does allow for sites to come forward outside of allocated areas, including where the extraction proposal is required to maintain the requirement provisions for aggregate minerals in Policy 2.
The nature and extent of constraints at the site pose serious questions as to whether the development of the site will contribute to the achievement of sustainable development as required by the NPPF, PPGs and the Plan itself.	The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.
The site is within the setting of the AONB. Policy 19 of the MWLP states that proposals will only be considered in exceptional circumstances in the setting of the AONB. Therefore this test needs to be carried out.	The council wishes to propose wording to policy 19 to align this policy better with paragraph 172 of the NPPF.
The LVA at Section G, page 8 states that no processing plant should be located on the site to avoid potential adverse impacts on the AONB, which represents a significant constraint as the mineral will have to be transported to the nearest processing plant at Colthrop, 8 miles away.	The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.
Restoration is proposed as infill but no consideration appears to have been given to the likely source of such material or sustainability of transporting such material to site.	The proposed afteruse is back to agriculture, and a net gain for biodiversity would be required in line with Policy 17. Fill material is likely to come from local CDE waste sources/operations.
The location of Tidney Bed is unsustainable in terms of transport and therefore contrary to NPPF para 103 and 10 and government's stated aim of moving to a low carbon future, as set out in NPPF section 14.	Minerals can only be worked where they are found, which is acknowledged at NPPF paragraph 203. NPPF paragraph 3 also confirms that the framework should be read as a whole and applied in

<p>The supporting text to Policy 25 – Climate Changes states that the Council will seek to reduce the need to travel where possible but the proximity to markets does not appear to have been included as a relevant criterion in the site selection process.</p>	<p>a way that is appropriate to the type of plan being produced. The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. SA/SEA objective 10 is 'To promote the sustainable transport of minerals and waste within West Berkshire'. This is where the effects on the sustainability of transport have been assessed.</p>
<p>No weighting to the proposed development at Thatcham appears to have been afforded to potential sites for sharp sand and gravel in the site selection process, however it is clear that Tidney Bed is situated at a greater distance from the Newbury-Thatcham area than other sites.</p>	<p>The MWLP is unable to consider proposed developments that do not have a certainty of coming forward before they are allocated in the Local Plan. The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process.</p>
<p>On 02 July 2019, West Berkshire Council declared a Climate Emergency, with the aim of delivering carbon neutrality by 2030, reflected in the Local Plan Review Policy SP5, which should have been taken into account during the site selection process.</p>	<p>The SA/SEA has considered climate change objectives under objective 8 'To maximise energy efficiency, the proportion of energy generated from renewable sources and adaptability to climate change' and objective 10 'To promote the sustainable transport of minerals and waste within West Berkshire'.</p>
<p>Neither the Site Selection Methodology [SSM] document nor the SA/SEA appear to apply any weighting to carbon emissions arising from the extraction and transportation of material from different sites. It is considered that the omission of any comparative assessment of carbon emissions from the site selection process is a significant oversight which should be rectified as soon as possible. Other sites would give rise to a significantly lower level of carbon emissions than Tidney Bed.</p>	<p>Carbon emissions from the transportation of minerals has been considered in the SA/SEA under objective 10 'To promote the sustainable transport of minerals and waste within West Berkshire.'</p>
<p>In the SA/SEA and site selection process a number of sites were discounted for a wide variety of reasons, some of which should be afforded little weight. There are inconsistencies in the evidence on site selection, e.g. Cowpond Piece is a Local Wildlife Site and off-site</p>	<p>The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. The chosen site is that which the Council considers is the most appropriate after the site assessment and SA/SEA process. The</p>

<p>compensatory measures are widely accepted. The Tidney Bed site has many constraints including Tyle Mill Conservation Area, Grade I listed building at Folly Farm, Ufton Nervet aquifer, groundwater protection zones, private water supplies and boreholes. The loss of BMV agricultural land and adverse impacts on local businesses and amenity will also need to be taken into consideration.</p>	<p>identified constraints have been assessed in this document and associated evidence base.</p>
<p>Proposed Change It is proposed that the text referring to sharp sand and gravel and the allocation of the Tidney Bed be deleted. It is accepted that there is a need for soft sand over the plan period. However it is considered that there are adequate reserves of sharp sand and gravel to maintain a landbank of at least 7 years over the plan period.</p>	
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>It is for Oxfordshire County Council to come to a formal agreement regarding the supply of soft sand. A signed copy of the Statement of Common Ground does not appear to be available.</p>	<p>A signed copy of the SCG will be available with the submission of the MWLP for examination.</p>
<p>It should be noted that the Oxfordshire Core Strategy is until 2031 and not 2037 and so any supply does not take into account this longer timescale of movement.</p>	<p>The MWLP is required to be reviewed every 5 years, therefore any changes in policy will be able to be considered within the review.</p>
<p>Encourage further exploration of appropriate soft sand sites in West Berkshire.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes. The Soft Sand Topic Paper sets out the Council's approach and rationale regarding this.</p>
<p>Welcome Policy 4, which includes a criteria-based policy to allow construction aggregate proposals to come forward.</p>	<p>Support for Policy 4 noted.</p>

<p>Extracting soft sand from West Berkshire would have the added benefit of reducing the distance the mineral resource is transported, subsequently reducing carbon emissions and helping to address the climate emergency.</p>	<p>The proposed soft sand allocation at Chieveley Services is considered to reduce the need for reliance on supply from outside of the district and thereby reduce carbon emissions as much as possible.</p>
<p><u>Vale of White Horse District Council (late response) (862893)</u></p> <p>It is for Oxfordshire County Council to come to a formal agreement regarding the supply of soft sand. A signed copy of the Statement of Common Ground does not appear to be available.</p>	<p>A signed copy of the SCG will be available with the submission of the MWLP for examination.</p>
<p>It should be noted that the Oxfordshire Core Strategy is until 2031 and not 2037 and so any supply does not take into account this longer timescale of movement.</p>	<p>The MWLP is required to be reviewed every 5 years, therefore any changes in policy will be able to be considered within the review.</p>
<p>Encourage further exploration of appropriate soft sand sites in West Berkshire.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes. The Soft Sand Topic Paper sets out the Council's approach and rationale regarding this.</p>
<p>Welcome Policy 4, which includes a criteria-based policy to allow construction aggregate proposals to come forward.</p>	<p>Support for Policy 4 noted.</p>
<p>Extracting soft sand from West Berkshire would have the added benefit of reducing the distance the mineral resource is transported, subsequently reducing carbon emissions and helping to address the climate emergency.</p>	<p>The proposed soft sand allocation at Chieveley Services is considered to reduce the need for reliance on supply from outside of the district and thereby reduce carbon emissions as much as possible.</p>

Policy 5 – Location of Development – General Waste Management Facilities

Table 9: Policy 5 – Location of Development - General Waste Management Facilities

Summary of Representation	Council Response
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Supported</p>	<p>Support for the policy noted.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>Object to policy</p>	
<p><u>Chieveley Parish Council (1194906)</u></p> <p>The impact of waste management facilities on areas is potentially far greater than some previous uses and the other policies of the plan do not provide sufficient protection to conserve and enhance the AONB.</p>	<p>The Council believe that the policies contained within the plan enables the impacts of all types of development to be considered whilst providing sufficient protection to conserve and enhance the AONB.</p>
<p><u>Oxfordshire County Council (788123)</u></p> <p>This policy is very limiting, especially in the light of capacity requirements. The use of exceptional circumstances in the policy is very restrictive, however anything not covered by the criteria is an 'exceptional circumstance'. Altered wording suggested.</p> <p>The restrictiveness of Policy 5 is enforced by the supporting text which steers development away from greenfield sites. However, a greenfield site may be the most appropriate location, particularly for a specialist waste facility. The sentence regarding greenfield sites in 4.55 should be removed. Paragraph 4.58 lists all the types of waste management facilities that could be developed under this policy which is very limiting. The sentence should be amended by adding 'but is not limited to'.</p>	<p>This policy was commented upon by Oxfordshire County Council during the Preferred Options consultation and these comments were taken into account in the preparation of the Proposed Submission version of the MWLP. However, WBDC is prepared to propose wording to address Oxfordshire's suggestion.</p> <p>The policy includes all locations specified by NPPW paragraph 4, plus additional locations which are considered the most appropriate locations for waste management development.</p> <p>Policy 6 does acknowledge that there may be specific requirements for specialised waste management facilities to be located in other areas. However, WBDC is prepared to propose wording to address Oxfordshire's suggestion.</p>

It is queried what is meant by 'a good relationship' and how this would be measured. This should be set out.

Proposed Change

"Priority will be given to waste management development proposals on the following areas:

- *Existing sites with permanent planning permission for waste management development; or*
- *Existing sites with permanent planning permission for industrial development (B2 and B8 land uses) or within suitable protected employment areas; or*
- *On previously developed land; or*
- *Agricultural or forestry buildings and their curtilages where they are demonstrated to be redundant; or*
- *In the case of inert waste management facilities, in aggregate quarries and inert landfill sites for the duration of the host facility.*

Waste development outside these areas may be permitted where they meet the Policies within the Local Plan and consideration will be given to the proximity of the proposed development to the source of waste arisings.

The co-location of waste management activities within existing permanent waste management sites will be supported, where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area due to cumulative impacts.

A good relationship would include consideration of the proximity of the waste arisings, as specified in Policy 5.

WBDC is pursuing a Statement of Common Ground with a view to overcoming Oxfordshire County Council's objections.

Policy 6 – Location of Development – Specialist Waste Management Facilities

Table 10: Policy 6 – Location of Development - Specialist Waste Management Facilities	
Summary of Representation	Council Response
<p><u>Jane Marsh (1262151)</u></p> <p>Equine waste is in a safeguarded area on your form: this is incorrect. There is one small safeguarded area, but there are two much bigger unregulated areas. The volume of equine waste noted is at least 3 times too small.</p>	<p>There is currently one safeguarded equine waste composting facility (Park Farm).</p> <p>The <i>volume</i> of equine waste identified in the Local Waste Assessment is 52,800 tpa. Section 9 of the LWA sets out how this estimation was generated. The volume of <i>capacity</i> to manage equine waste is identified as 4,000 tpa, as this is the only information available to the Council. This confirms that the majority of equine waste arisings are dealt with outside of the formal planning system. A meeting with the Jockey Club in 2014 confirmed that there were no issues with the management of equine waste.</p> <p>Although no issues with the management of equine waste have been identified, WBDC is willing to take new evidence into account in any future revisions to the LWA.</p>
<p>The current situation is not compatible with Council policy where: Highways, transport and community are concerned, Where longer term provision of low carbon technologies is concerned, Where an SAC, the River Lambourn and its aquifer, is concerned, Where an acceptable level of harm to AONB is concerned.</p>	<p>The MWLP seeks to deal with new development proposals and, therefore, is only relevant for sites applying for planning permission (whether this is a new site, or an existing waste site). It cannot be used retrospectively on sites that are already permitted.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>Object to policy</p>	
<p><u>Equine Health Centre Ltd. (1262149)</u></p>	

<p>From our investigations, we believe the volume of waste to be closer to 13,500 tonnes per year and not 4,000 tonnes as reported by the Council.</p>	<p>The amount of <i>capacity</i> to manage equine waste is identified as 4,000 tpa, as this is the only information available to the Council.</p> <p>The <i>volume</i> of equine waste identified in the Local Waste Assessment is 52,800 tpa. Section 9 of the LWA sets out how this estimation was generated. The volume of capacity to manage equine waste is identified as 4,000 tpa, as this is the only information available to the Council. This confirms that the majority of equine waste arisings are dealt with outside of the formal planning system. A meeting with the Jockey Club in 2014 confirmed that there were no issues with the management of equine waste.</p> <p>Although no issues with the management of equine waste have been identified, WBDC is willing to take new evidence into account in any future revisions to the LWA.</p>
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Supported</p>	<p>Support for the policy noted.</p>

Policy 7 – Location of Development – Landfill

Table 11: Policy 7 – Location of Development - Landfill	
Summary of Representation	Council Response
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Old landfills especially non-hazardous are likely to require over-filling with inert materials and soils due to differential settlement to ensure an even gradient that sheds water that does not allow water infiltration. Does the policy allow for this?</p>	<p>While the policy does not normally allow for landraising, the policy does allow for the deposit of waste where it is an essential element of another beneficial and necessary development proposal. It is considered that the situation described would fit within this exception.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p>	

Object to policy	
<u>Oxfordshire County Council (788123)</u> Pleased to see recognition of benefits and that non-inert landfill is not denied, particularly as West Berkshire have an identified need for this.	Support for the policy noted.
<u>South Oxfordshire District Council (late response) (1142928)</u> We also note that Policy 7 provides a criteria-based policy with a presumption in favour of land filling but consider the criteria to be relatively restrictive.	Noted – no specific changes proposed.
<u>Vale of White Horse District Council (late response) (862893)</u> We also note that Policy 7 provides a criteria-based policy with a presumption in favour of land filling but consider the criteria to be relatively restrictive.	Noted – no specific changes proposed.

Policy 8 Borrow Pits

Support for the policy from Grundon Waste Management Ltd. (824546) noted

Policy 9 Mineral Safeguarding

Table 12: Policy 9 – Mineral Safeguarding	
Summary of Representation	Council Response
<u>Aggregate Industries UK Ltd. (1262158)</u> It is considered that the Plan should have separate policies on mineral resource safeguarding and mineral infrastructure safeguarding because, as it stands, policy 9 does not give adequate protection to mineral infrastructure sites which could result in their unnecessary loss contrary to national policy.	The Council is willing to modify the current policy or include a separate policy for mineral infrastructure safeguarding if this change is required in order for the MWLP to be found sound.

<p>In addition Figure 4 Mineral Safeguarding Areas provided in the Plan is geologically based and does not adequately define the mineral infrastructure sites. Therefore individual site plans of safeguarded mineral infrastructure sites should be provided.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Policy Supported.</p>	<p>Support for the policy noted.</p>
<p><u>Hampshire County Council (1015522)</u></p> <p>Due to supply arrangements for marine sand and gravel, Hampshire County Council strongly support the safeguarding of the rail depots at Theale to allow rail transport as opposed to haulage on roads.</p>	<p>Support for the safeguarding of the rail depots at Theale noted.</p>
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>Policy needs greater clarity to explicitly safeguard minerals associated infrastructure in addition to mineral resources.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>For the avoidance of doubt, Tarmac owns and operates the ready mixed concrete plant at Pingewood Road, Reading that isn't listed in the sites identified in Appendix 2 of the Plan.</p>	<p>The Council is willing to propose this as an additional modification.</p>
<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>While the policy is 'positively' worded, it should make it clear that development 'will not be permitted unless' rather than 'may be considered acceptable' and so be clear how safeguarding will be applied and implemented.</p>	<p>While the Council is willing to consider changes to the wording of the policy if this is required in order for the MWLP to be found sound, it is not considered that the proposed wording is sufficiently positive as required by the NPPF.</p>

Reference should also be made to the 'agent of change' principle in the NPPF to which the text in para 4.82 seems to apply.	If further clarification is required to the supporting text in order for the Plan to be found sound, then the Council is willing to propose wording to address this.
<p><u>Aldermaston Parish Council (1015702)</u></p> <p>The largest safeguarded mineral extraction site is in Aldermaston (Lower Wasing Farm). The collective size of 4 of the smallest sites is about the same as the Lower Wasing Farm site.</p>	
The wording 'where the proposed development is aligned with the specifications for a site allocated within an adopted local plan or neighbourhood plan, and the allocation was considered in light of this safeguarding policy' gives an unfair advantage to parishes with neighbourhood plans and leaves those without more vulnerable to detrimental development.	The part of the policy referenced refers to one part of a series of circumstances where non-mineral development may be considered acceptable within Mineral Safeguarding Areas. This means that in areas without site allocations within the Local Plan or a Neighbourhood Plan, other parts of the policy will be relevant to determining whether non-mineral development is acceptable in Mineral Safeguarding Areas. There is no additional weight afforded to the final part of the policy as referenced and so it is not considered that the policy unfairly advantages areas without site allocations in the Local or Neighbourhood Plans.
<p><u>Lesley Loane obo Englefield Estate (late response) (787070)</u></p> <p>Support safeguarding of Moores Farm minerals and waste management site and the identified MSA.</p>	
It is not clear that the 'Minerals Extraction Sites Safeguarded' and 'Minerals Infrastructure Sites' are included in Policy 9 as indicated by the supporting text. These tables could be referenced in the policy and the wording of Policy 10 could be adapted for use in Policy 9.	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.

Policy 10 – Waste Safeguarding

Table 13: Policy 10 – Waste Safeguarding

Summary of Representation	Council Response
<p><u>Veolia (1257651)</u></p> <p>The 2018 NPPF amendments included a more prominent recognition of the 'agent of change' principle. Encroachment by sensitive development such as housing has the potential to create real issues for the ongoing operations on existing waste sites such as Veolia Padworth IWMF. This needs to be better explained in the policy subtext. The Agent of Change principle could also be defined in the glossary.</p> <p>It is noted that within policy 10 it is stated that 'in the case of encroaching development it will need to be demonstrated that there are adequate mitigation measures proposed as part of the encroaching development to ensure that the proposed development is adequately protected from any potential adverse impacts from the existing waste development'. This is fine as a generalised statement within the policy but would benefit from further explanation in the sub text. Paragraph 4.96 simply repeats the general text in the policy.</p>	<p>The Council considers the policy robust in safeguarding existing waste management areas and the stated requirements of potentially encroaching development. If further clarification is required to the supporting text in order for the Plan to be found sound, then the Council is willing to propose wording to address this.</p>
<p>Proposed Change</p> <p>The subtext in paragraph 4.96 (or a suitably alternative location) should provide clarity about 'why' developers need to demonstrate adequate mitigation measures when introducing new development close to existing or safeguarded waste facilities. This could be by way to specific reference to the NPPF or agent of change as a concept. As stated this could also be defined in any glossary.</p>	
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Policy supported</p>	<p>Support for the policy noted.</p>
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>Tarmac supports the waste safeguarding policy identified under Policy 10.</p>	<p>Support for the policy noted.</p>

<u>Oxfordshire County Council (788123)</u>	
Support due to limited surplus capacity for some capacity requirements. Clarification of 'no longer required' is needed.	Support for the policy noted. If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.

Policy 11 – Chalk and Clay

Table 14: Policy 11 – Chalk and Clay	
Summary of Representation	Council Response
<u>Environment Agency (late response) (1012781)</u>	
The extraction of clay and chalk is 'less vulnerable' development in terms of flood risk and are not appropriate in Flood Zone 3b. These comments are not 'soundness' issues as such, just minor alterations that should be changed.	Noted – any proposals for chalk and clay extraction would be required to conform to Policy 24 regarding flooding, which requires the application of the sequential test and exception test (where appropriate), which will take into account the relevant flood risk vulnerability and flood zone. The Council can propose this as an additional modification if required.

Policy 12 – Energy Minerals

Table 15: Policy 12 – Energy Minerals	
Summary of Representation	Council Response
<u>Environment Agency (late response) (1012781)</u>	
'Water quality' should be added within the list of particular considerations in regard to the location of hydrocarbon development. These comments are not 'soundness' issues as such, just minor alterations that should be changed.	The Council can propose this as an additional modification if required.

Policy 13 - Radioactive Waste Treatment and Storage at AWE

Table 16: Policy 13 – Radioactive Waste Treatment and Storage at AWE

Summary of Representations	Council Response
<p><u>Aldermaston Parish Council (1015702)</u></p> <p>Happy with the current arrangements relating to AWE</p>	<p>Comment noted</p>
<p><u>Nuclear Legacy Advisory Forum (NuLeaf) (1257065)</u></p> <p>DtC</p> <p>No reference to DtC in the policy.</p> <p>Much of LLW is diverted from the LLWR to other disposal and management routes, inc. landfill, super-compaction, incineration and material recovery. The facilities that manage these processes are across the UK and overseas, it is important that the full implications are considered in relation to the DtC with other local authorities.</p>	<p>Movements of radioactive waste are not publically available as for other waste streams. AWE have confirmed that their LLW is transferred to Low Level Waste Repository (LLWR) Ltd., near Drigg in Cumbria.</p> <p>LLWR Ltd. have confirmed that their existing contract with AWE is sufficient to accommodate the management of LLW from AWE over the Plan period, and it is not anticipated that there will be any adverse impacts on service provision for AWE.</p> <p>The DtC Statement will be updated to reflect this, and if reference to this is required in the Plan text to be found sound, then the Council is willing to propose changes to address this.</p>
<p>Policy</p> <p>Welcome the inclusion of Policy 13. The policy gives a clear statement of the LA position in relation to the AWE sites. It covers all relevant categories of radioactive waste and requires that a need is proven before new facilities are permitted.</p> <p>There is an acknowledgement of small quantities of radioactive waste from other operations in the district (eg. Health facilities).</p> <p>Suggest the following key elements of the wider policy context are referenced:</p>	<p>Support for the policy is noted.</p> <p>Additional references could be added if this is necessary for the MWLP to be found sound.</p>

- Development on a new Decommissioning and Legacy Waste Management Policy (due for release early 2021)
- Nuclear Decommission Authority's (NDA) Radioactive Waste Strategy published in 2019, which defines an optimal approach to waste management and disposal based not just on classification but also the risk to individual waste streams present.
- The siting process of a Geological Disposal Facility launched in 2018, seeking to identify a site for a deep repository for the UK's higher activity radioactive waste, including from the MOD

Policy 14 – Reworking Old Inert Landfill Sites

Table 17: Policy 14 – Reworking Old Inert Landfill Sites	
Summary of Representation	Council Response
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>The policy should include non-hazardous landfills for the recovery of valuable metals, plastics etc. so they can be recycled to conserve natural resources.</p>	<p>This issue was not raised at the Preferred Options consultation stage. As stated in the supporting text, the justification for only including inert landfill is due to the potentially significant environment and amenity issues of re-working non-inert materials plus the limited viability of these sites due to additional protective controls.</p>

Policy 15 – Location of Permanent Construction Aggregate Facilities

Table 18: Policy 15 – Location of Permanent Construction Aggregate Facilities	
Summary of Representation	Council Response
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Locations should be extended to include permanent waste sites as there an increasing overlap of recycling and secondary aggregates from waste processes being used in concrete. The only caveat should be that they do not significantly impact on waste capacity.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this, although further caveats would be sought in order to protect local amenity, as some waste sites may be located in more</p>

	sensitive locations than B2, B8 and existing mineral processing sites as currently provided for in the policy.
<u>John Cowley obo Mr. & Mrs. Mills (820895)</u>	
Object to policy	

Policy 16 – Temporary Minerals and Waste Infrastructure

Table 19: Policy 16 – Temporary Minerals and Waste Infrastructure	
Summary of Representation	Council Response
<u>Environment Agency (late response) (1012781)</u> Locating temporary infrastructure such as processing plants with areas at the lowest probability of flooding on site should be acknowledged. These comments are not ‘soundness’ issues as such, just minor alterations that should be changed.	This requirement is included within the supporting text of policy 24: Flooding, paragraph 5.63. The Council can propose this as an additional modification if required.
<u>Grundon Waste Management Ltd. (824546)</u> Support policy	Support for policy noted.
<u>John Cowley obo Mr. & Mrs. Mills (820895)</u> Object to policy	

4.5 Section 5: Development Management Policies

Policy 17 – Restoration and After-use of Sites

Table 20: Policy 17 – Restoration and After-use of Sites	
Summary of representations	Council Response

<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>The policy identifies that proposals should provide at least 10% net gains for biodiversity. Initially it is suggested that any targeted approach is limited to principal phases of planning only (ie. Should not apply to development proposals/ancillary facilities at an existing site, not when conditions are varied). The specific definition of a % in terms of net gains does not provide the flexibility in decision making that is required by national policy. Such a high % net gain could create conflicts with other criteria when assessing restoration, such as the need to safeguard BMV agricultural land, or the provision of Flood Risk Management as part of restoration.</p>	<p>The figure of 10% net gains is set out in the Draft Environment Bill currently going through parliament (Schedule 14, which should the bill be enacted would be inserted into the Act as Schedule 7A). Therefore, the policy is in line with emerging national policy.</p>
<p>The final paragraph is not consistent with national policy and should be deleted.</p>	<p>The NPPF allows for financial guarantees/bonds in exceptional circumstances (paragraph 205 (e)), which is what the policy proposes, therefore, the policy is consistent with national policy.</p>
<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>The mandatory approach to biodiversity gain being introduced through the Environment Bill is likely to specify a minimum requirement for a 10% increase post-development, to be measured using the Metric being developed by Defra. Specific reference to 'a metric to be agreed with the Council' (rather than the metric specified in the Bill) therefore may be dated by the time of adoption.</p>	<p>If the Defra metric is introduced through the Environment Bill, then this will be the only one that can be agreed with the Council. Therefore, it is considered that the Policy can still be used as currently worded.</p>
<p>There may be legitimate reasons for delay to restoration of sites and so 'the earliest opportunity' may change, reflecting changes in market conditions or practical issues around the working. We do not believe that sufficient evidence is provided to justify the inclusion in policy and supporting text the reference to financial guarantees and bonds to secure restoration where legal agreements (and conservation covenants applying over 30 years under the mandatory system) will suffice. For clarity, the 'exceptional circumstances' referred to in the policy need to be defined.</p>	<p>It is considered that the policy wording is in line with NPPF paragraph 205(e). Paragraph 5.14 clarifies that the use of financial guarantees or bonds will be <i>considered</i> alongside applications. In accordance with national policy, they will only be sought in exceptional circumstances.</p>

<p><u>Berkshire Ornithological Club (1258845)</u></p> <p>Welcome the policy and commitment to achieve a minimum 10% enhancement to biodiversity.</p>	<p>Support for the 10% net gain in biodiversity is noted.</p>
<p>Concerns regarding para 5.12 and 5.14 [use of bonds or financial guarantees] regarding the delivery of restoration works and securing long-term management.</p>	<p>The NPPF allows for financial guarantees/bonds in exceptional circumstances (paragraph 205 (e)), which is what the policy proposes, therefore, the policy is consistent with national policy.</p>
<p><u>North Wessex Downs AONB Partnership (961420)</u></p> <p>The policy should want to achieve more and interlink/touch on other policies in the plan. Policies need to line up to support the plan, which they don't at the moment.</p>	<p>Opportunities to interlink with other policies could be considered if this is required in order for the MWLP to be found sound.</p>
<p>There is an opportunity for sites in the AONB or its setting to achieve a net gain in biodiversity and promote natural capital. A note should be included linking to Policy 19 (protected landscapes) which requires restoration of a site in the AONB/setting to enhance the natural beauty of the AONB rather than merely restore the landscape to what it was previously.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p><u>Environment Agency (late response) (1012781)</u></p> <p>Clarification within the policy/supporting text as to why hydrology is important in West Berkshire and how hydrological benefits can be achieved.</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>Disappointed to see that comments regarding a minimum 5 year after-care period being too short a timescale has not been changed. Appreciate that specifying timescales can be difficult and that it is more crucial for some restoration than others.</p>	<p>The supporting text refers to a minimum of 5 years for after-care, therefore, where a longer timeframe is required this can be achieved. This is in line with current legislation.</p>

Where priority habitats are created or enhanced these require long-term ongoing management. Suggest wording is added to this effect. This will ensure development takes into account risks arising from climate change can be managed through suitable adaptation measures (para 150 NPPF).	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.
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Policy 18 – Landscape

Table 21: Policy 18 – Landscape	
Summary of Representations	Council Response
<u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u> Support policy	Support for policy noted
<u>Aldermaston Parish Council (1015702)</u> No supporting text under the policy.	Policy 18 and 19 should be read together, with the supporting text after Policy 19 relevant to both policies.
Difficult to see how the waste or mineral sites safeguarded in Aldermaston Parish can comply with this, when they result in increased HGV traffic on the A340. Impacting on the conservation areas and the lifting canal bridge.	The policy seeks to deal with new development proposals, therefore, is only relevant for sites applying for planning permission (whether this is a new site, or an existing waste site). It cannot be used retrospectively on sites that are already permitted.
Existing sites result in negative impact on local residents with noise pollution and visual impact.	All safeguarded waste sites have permanent planning permission and therefore, have been deemed to be acceptable development, subject to conditions. If these conditions are not being complied with this should be reported to the Council.
<u>Lesley Loane obo Englefield Estate (late response) (787070)</u>	

<p>It is unreasonable to suggest that during a period of mineral extraction or waste development it should be demonstrated that there is an enhancement to the site or the wider landscape.</p>	<p>It is understood that during development phases there may be limited scope for protecting and enhancing the site and wider landscape, however, where there are opportunities to provide mitigation or temporary measures to reduce the impact during the development of the site this would be welcomed and encouraged. Sites which are granted permission for waste management uses would be expected to include some element of measures to protect and where possible enhance the character of the site and the surrounding landscape.</p> <p>Protection and enhancement of the site and surrounding landscape as part of mineral restoration is critical and would be expected to form a significant part of the restoration proposals for any site coming forward.</p>
<p>Proposed Change Suggest additional wording: Minerals and waste development proposals will be permitted where the <u>restoration</u> proposals protect and enhance the character of the site and its surrounding landscape, townscape and cultural heritage of the local area.</p>	

Policy 19 - Protected Landscapes

<p>Table 22: Policy 19 – Protected Landscapes</p>	
<p>Summary of Representations</p>	<p>Council Response</p>
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>The policy prevents existing sites being redeveloped to improve processes, capacity and move waste up the hierarchy, which his supported by Policy 5. An exception should be added for existing sites.</p>	<p>The first half of the policy reflects paragraph 172 of the NPPF which requires any major development within the AONB to be subject to the exceptional circumstances test, whether it is new development or redevelopment of an existing site. It would not be appropriate to allow a departure from national policy for existing sites within the AONB.</p>

	It is questioned in what way the policy prevents existing sites within the AONB from being redeveloped, as it is not considered by WBDC that this is the case. Major development is provided for in line with the NPPF, and other development is also provided for, provided that it is small scale, and in a similar manner to Policy 18.
The policy should reflect the NPPF test.	The council wishes to propose wording to Policy 19 to align this policy better with paragraph 172 of the NPPF.
Is the policy sufficiently clear that allocated sites are not required to demonstrate the NPPF Test?	The council wishes to propose wording to Policy 19 to align this policy better with paragraph 172 of the NPPF.
<p>Proposed Change</p> <p>The policy should reflect the tests in NPPF (para 172) including (when considering need) the impact on the local economy, and cost of and scope for development outside of the AONB or meeting need in some other way.</p>	
<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>Does not properly reflect tests in NPPF para 172.</p>	The council wishes to propose wording to Policy 19 to align this policy better with paragraph 172 of the NPPF.
<p><u>Oxfordshire County Council (788123)</u></p> <p>Mineral extraction is not prohibited in the AONB. The policy is too restrictive and unjustified, especially given the lack of soft sand in the district. This is particular the case by the inclusion of the phrase “in the setting of the AONB” The NPPF does not refer to the setting of the AONB. Setting should be a consideration, but not require exceptional circumstances.</p>	The council wishes to propose wording to Policy 19 to align this policy better with paragraph 172 of the NPPF.

<p>Clarity is also sought on what “<i>The development can be met in some other way, or from a site outside the AONB.</i>” West Berkshire should not consider developments in other Counties to be ‘some other way’.</p>	<p>This part of the policy reflects NPPF paragraph 172, which includes as part of the ‘exceptional circumstances test’ <i>the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way.</i></p> <p>For major development within the AONB, evidence needs to be provided that alternative sources of material, and associated factors (such as transport/viability) have been considered, and rejected in order for the Council to consider whether such development in the AONB would be acceptable. This forms part of the exceptional circumstances test.</p>
<p><u>Mark Davies (1012097)</u></p> <p>There is no justifiable need for soft sand to be locally sourced therefore, development in the AONB or its setting cannot be justified, as there are no exceptional circumstances as set out in the NPPF.</p>	<p>The Council’s rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The exceptional circumstances test has been carried out in the Soft Sand Topic Paper, whereby consideration has been given as to whether the proposal is in the public interest. It is considered that in meeting the three parts of the test in paragraph 172, the proposal has been shown to be in the public interest.</p>
<p>Proposed Change Remove the inclusion of a soft sand site and confirm in the plan that no future soft sand sites need to be or should be considered a part of the development plan to 2037.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.</p>
<p><u>Lucy Atherton (1010857)</u></p>	
<p>There is no justifiable need for soft sand to be locally sourced therefore, development in the AONB or its setting cannot be justified, as there are no exceptional circumstances as set out in the NPPF.</p>	<p>The Council’s rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The</p>

	<p>exceptional circumstances test has been carried out in the Soft Sand Topic Paper, whereby consideration has been given as to whether the proposal is in the public interest. It is considered that in meeting the three parts of the test in paragraph 172, the proposal has been shown to be in the public interest.</p>
<p>Proposed Change Remove the inclusion of a soft sand site and confirm in the plan that no future soft sand sites need to be or should be considered a part of the development plan to 2037.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.</p>
<p><u>James Atherton (1262197)</u></p> <p>There is no justifiable need for soft sand to be locally sourced therefore, development in the AONB or its setting cannot be justified, as there are no exceptional circumstances as set out in the NPPF.</p>	<p>The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The exceptional circumstances test has been carried out in the Soft Sand Topic Paper, whereby consideration has been given as to whether the proposal is in the public interest. It is considered that in meeting the three parts of the test in paragraph 172, the proposal has been shown to be in the public interest.</p>
<p>Proposed Change Remove the inclusion of a soft sand site and confirm in the plan that no future soft sand sites need to be or should be considered a part of the development plan to 2037.</p>	<p>The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.</p>
<p><u>Vincent Bishop (1262195)</u></p>	

Demand for locally produced soft sand has been significantly overstated and therefore there is no justifiable need for soft sand to be locally sourced therefore, development in the AONB or its setting is not justified.	The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The exceptional circumstances test has been carried out in the Soft Sand Topic Paper, whereby consideration has been given as to whether the proposal is in the public interest. It is considered that in meeting the three parts of the test in paragraph 172, the proposal has been shown to be in the public interest.
<p>Proposed Change Remove the inclusion of soft sand sites within the AONB and surrounding area.</p>	The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>Support</p>	Support for policy noted

Policy 20 - Biodiversity and Geodiversity

Table 23: Policy 20 – Biodiversity and Geodiversity	
Summary of Representation	Council Response
<p><u>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) (1260978)</u></p> <p>The policy is not legally compliant as it does not make reference to species protected under the Wildlife and Countryside Act 1981 (as amended).</p>	<p>If this change is required in order for the MWLP to be found legally compliant and sound, then the Council is willing to propose wording to address this.</p>
<p><u>Berkshire Ornithological Club (1258845)</u></p>	

<p>Welcome proposed Policy 20 and the commitment to achieving a minimum 10% enhancement in biodiversity and seeking to use restoration to enhance biodiversity networks.</p>	<p>Comments noted.</p>
<p>Share concerns in paragraphs 5.12 to 5.14 regarding the satisfactory delivery of restoration works and securing their satisfactory long-term management.</p>	
<p><u>Berkshire Local Nature Partnership (797423)</u></p> <p>The BLNP recommends that the following principles are applied:</p> <ol style="list-style-type: none"> 1. Existing biodiversity should be protected 2. Decisions should be made using the best available information & expertise 3. Development should deliver a measurable net gain for biodiversity 4. The planning process should conserve & enhance ecological networks 5. Long-term & cumulative impacts on biodiversity should be assessed & minimised 6. Ensure best practice for the overall sustainability of developments 7. Recognise the benefits of nature in all forms to society. 	<p>Comments noted – no specific changes requested. It is considered that the policy meets the aims suggested.</p>
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>The specific definition of a % in terms of net gains does not provide the flexibility in decision making that is required by national policy.</p>	<p>The figure of 10% net gain for biodiversity is set out in the Draft Environment Bill currently going through parliament (Schedule 14, which would should the bill be enacted be inserted into the Act as Schedule 7A). Therefore, the policy is in line with emerging national policy.</p>
<p><u>Mineral Products Association (MPA) (824706)</u></p>	

<p>The mandatory approach to biodiversity gain being introduced through the Environment Bill is likely to specify a minimum requirement for a 10% increase post-development, to be measured using the Metric being developed by Defra. Specific reference to 'a metric to be agreed with the Council' (rather than the metric specified in the Bill) therefore may be dated by the time of adoption.</p>	<p>If the Defra metric is introduced through the Environment Bill, then this will be the only one that can be agreed with the Council. Therefore, it is considered that the Policy can still be used as currently worded.</p>
<p><u>Environment Agency (late response) (1012781)</u></p> <p>Please to see many of our comments from the Preferred Options consultation have been taken into account. However, we are disappointed that our previous request for buffers and stand-off areas between mineral extraction sites and watercourses has not been included. 16 metres is now the minimum width of buffer required to achieve the required benefits. The policy must include this in order to be sound, and in line with national policy (NPPF paragraph 170). The supporting text should also reference the buffer distance required between mineral extraction sites and watercourses.</p> <p>Changes proposed Within the policy itself:</p> <p>Development should not normally have an adverse effect on nationally designated sites.....</p> <p>Within the supporting text:</p> <p>5.28 – Please elaborate on the importance of and mitigation measures required to protect the three SACs including a specific width of buffer (see below) that is required to any mineral workings. It seems odd that the SACs are simply listed whereas in 5.29 a lot of detail is gone into for the area that is within 5km of Thames Basin Heaths SPA.</p> <p>5.31 – Please add a specific width of buffer (see below) that is required to any mineral workings.</p>	<p>If these changes are required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>

5.34 – Please add that the Rivers Lambourn and Kennet are also designated as SSSIs and in addition the Lambourn is designated as a SAC.

The following should be added to the supporting text:

A 16 metre wide buffer zone must be established between the mineral extraction site and the bank top of a main river. This should be fenced while the mineral site is active. Within this 16 metre zone, there must be no mineral extraction and no tracking of vehicles or storage of any materials or plant etc. This zone should be enhanced for biodiversity in the restoration plan.

In addition there should be a stand-off zone established between the mineral extraction site and the bank top of a main river. There must be no mineral workings within this zone, but between 25m and 16m there can be tracking of vehicles and stock piles of minerals etc.

These zones may have to be wider when adjacent to the designated Rivers Kennet and Lambourn if the mineral extraction is likely to have an adverse impact on these rivers, for example if the hydrology was likely to be impacted.

An appropriate buffer zone should be established between the active mineral extraction operation and a main river to protect the river bank and the hydrology of the river. Applicants are likely to need an environmental permit from the Environment Agency to quarry or excavate minerals within 16 metres of a main river. An additional stand-off zone of no extraction but where, for example, tracking of vehicles and the temporary storage of minerals would be allowed, may also be required at certain sites. This is likely to be required to protect designated rivers such as The River Kennet Site of Special Scientific Interest (SSSI) and The River Lambourn SSSI and Special Area of Conservation. The buffer zone should be included in the restoration plan, thereby giving opportunities for river restoration and the restoration of the river corridor. These could

include the creation or enhancement of wetland habitats and reconnecting the river with its floodplain.	
<u>South Oxfordshire District Council (late response) (1142928)</u> Welcome Policy 20	Support for the policy noted.
<u>Vale of White Horse District Council (late response) (862893)</u> Welcome Policy 20	Support for the policy noted.

Policy 21 - Agricultural Land and Soils

Table 24: Policy 21 – Agricultural Land and Soils	
Summary of Representations	Council Response
<u>Lesley Loane obo Englefield Estate (late response) (787070)</u> In view of the long list of requirements of Policy 17 (Restoration and After-use of Sites) it isn't reasonable to state that there should be no loss of best and most versatile agricultural land. There is tension between these two policies.	Policy 17 requires restoration proposals to take the specified points into account. Each point is not a specific requirement. All restoration schemes will be site specific and based on the individual nature of what is desirable and achievable at that site.
Proposed Change The policy could be revised to suggest BMV land be reinstated as far as possible considering the requirements of Policy 17.	The requirement in Policy 21 to restore BMV land only applies to agricultural restoration proposals. Therefore, it is not considered necessary to alter Policy 21.
<u>Mineral Products Association (MPA) (824706)</u> The policy and text should recognise that there may be a conflict between the other policies as schemes may not be able to deliver no net loss of	Policy 17 requires restoration proposals to take the specified points into account. Each point is not a specific requirement. All

BMV as well as 10% biodiversity net gain (Policy 17 and 20) or other restoration objectives (Policy 17).	restoration schemes will be site specific and based on the individual nature of what is desirable and achievable at that site.
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Policy 22 - Transport

Table 25: Policy 22 – Transport	
Summary of Representations	Council Response
<p><u>Aldermaston Parish Council (1015702)</u></p> <p>Existing sites do not meet the criteria in the policy.</p>	<p>Existing permitted sites have been considered against the current planning policy and deemed acceptable in highways terms.</p> <p>Any planning application submitted for further development at existing sites would need to take into account the policy, although the principle of development has already been established by the granting of planning permission.</p>
<p>Dispute the inclusion of the A340 as part of the Local Freight Network as it passes through a conservation area and includes a single lane lift bridge over the Kennet & Avon Canal.</p>	<p>Comments are noted. The A340 forms part of the basic network of main roads and arteries across the UK. Locally it is defined by the WBDC Freight Strategy as a District Access route (providing access from the Strategic Road Network (eg. M4/A34) to key freight destinations), therefore, the routes is considered to be acceptable for HGVs. Any changes to the Fright route network would be done as part of the review of the Freight Strategy.</p>
<p><u>Highways England (824694)</u></p> <p>Would be concerned with an increase in slow moving HGVs accessing the SRN.</p>	<p>Highways England will be consulted on future planning applications</p>
<p>Strongly support the promotion of alternatives to road based movements (rail/waterways).</p>	<p>Support for the policy is noted.</p>

<p>Support the policy to ensure sufficient assessment of transport impacts of new developments, which may be through technical notes, Transport Statements or Transport Assessments depending on the size and potential impacts.</p>	
<p>Strongly support the approach for new developments to produce travel plans and support the use of sustainable modes of travel for staff and visitors to any proposed site.</p>	
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>The policy is welcomed. More specific monitoring indicators relating to climate change, such as monitoring the number of miles currently required to supply minerals/dispose of waste, to identify whether the plan is minimising/reducing these distances.</p>	<p>Support for the policy is noted.</p> <p>The majority of mineral imports to West Berkshire use the Railhead site at Theale.</p> <p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p> <p>The Council is willing to consider additional monitoring indicators for the Policy if required.</p>
<p><u>Vale of White Horse District Council (late response) (862893)</u></p> <p>The policy is welcomed. More specific monitoring indicators relating to climate change, such as monitoring the number of miles currently required to supply minerals/dispose of waste, to identify whether the plan is minimising/reducing these distances.</p>	<p>Support for the policy is noted.</p> <p>The majority of mineral imports to West Berkshire use the Railhead site at Theale.</p> <p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p>

	The Council is willing to consider additional monitoring indicators for the Policy if required.
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Policy 23 - Public Rights of Way

Table 26: Policy 23 – Public Rights of Way	
Summary of Representations	Council Response
<p><u>Mid & West Berkshire Local Access Forum (1012806)</u></p> <p>Support for the policy.</p>	<p>Support for the policy noted.</p>
<p>Mineral extraction can operate for a considerable amount of time, therefore, it is essential that PROWs running through or adjacent to sites are not closed for such long periods of time. If it is impossible to maintain the definitive route during operations, a suitable temporary diversion must be provided. The affected PROW must be properly reinstated following completion of extraction, with a surface and any underlying infill that is appropriate for the class of PROW, it must also not be subject to flooding due to change in the profile of the land.</p>	<p>Comments noted. The policy seeks to ensure continued PROW access, either through the exiting or by a diversion and for reinstatement of the PROW to be done as soon as is practicable. The supporting text requires that reinstatement of the PROW enhances the PROW network and improve rights of way.</p>

Policy 24 - Flooding

Table 27: Policy 24 – Flooding	
Summary of Representations	Council Response
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>Sand and gravel extraction is ‘water compatible’ so the first clause of the policy should not apply to these sites. This should be made clear. While it is appreciated that associated development should be located in areas of least risk on sites, this does not require the application of a sequential test under the Flooding and Climate Change PPG.</p>	<p>This paragraph was requested by the Environment Agency at the preferred options stage. The EA have confirmed that they are pleased to see that their previous comments have been taken into account.</p>

	<p>The 'water compatibility' of a land use is set out in national guidance. Therefore, any application for sand and gravel extraction would not be required to meet the specific elements of this policy that are overridden by the land use being a water compatible activity.</p> <p>The Council would still seek a sequential approach within the site to ensure that ancillary development is located in areas of lowest flood risk.</p>
<p><u>Mineral Products Association (MPA) (824706)</u></p> <p>As acknowledged in para 5.62, sand and gravel extraction is 'water compatible' and so the first clause of the policy should not apply to sand and gravel extraction which needs to be made clear. While we appreciate that associated development (eg offices & plant) should be located in areas of least risk on sites does that require application of a 'sequential test'</p>	<p>This paragraph was requested by the Environment Agency at the preferred options stage. The EA have confirmed that they are pleased to see that their previous comments have been taken into account.</p> <p>The 'water compatibility' of a land use is set out in national guidance. Therefore, any application for sand and gravel extraction would not be required to meet the specific elements of this policy that are overridden by the land use being a water compatible activity.</p> <p>The Council would still seek a sequential approach within the site to ensure that ancillary development is located in areas of lowest flood risk.</p>
<p><u>Environment Agency (late response) (1012781)</u></p> <p>Pleased to see that the policy incorporates comments made previously.</p>	<p>Comments are noted.</p>
<p>Improvements to the policy could be made by making the following changes:</p>	
<p>Para 5.62</p>	

<p>As landfilling not a separate activity to the minerals use, the land needs to be returned to its previous land use before it was used as a minerals site e.g. agricultural use. These sites that have been excavated of material must be filled with fill, rather than domestic landfill waste, as this could cause land contamination.</p>	<p>Comments noted. If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p>Para 5.63 Welcome reference to the sequential approach within this paragraph.</p>	<p>Comment noted.</p>
<p>Para 5.64 Typo/corrections: The Council's Strategic Flood Risk Assessment (SFRA) (2019)(51) sets out details of flood risk for the the District taking into account the most up to date climate change figures. The SFRA provides information for carrying out the sequential and where required, the exception tests.</p>	<p>The Council is willing to propose these amendments as additional modifications</p>
<p>Suggest inclusion of a footnote at the end of the first sentence https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</p>	<p>The Council is willing to propose this as an additional modification.</p>
<p>At the restoration stage betterment in terms of flood risk would be sought. Eg.</p> <ul style="list-style-type: none"> • Increased floodplain compensation • natural flood management methods • restored bends in rivers • changes in land management so soil can absorb more water • native tree planting to increase rainwater interception and absorption and reduce soil erosion • 	<p>Comments noted – no specific changes requested.</p>
<p><u>Lesley Loane obo Englefield Estate (late response) (787070)</u></p> <p>Sand and gravel working is a water compatible development, therefore, the wording of the policy is overly restrictive and potentially limiting to the</p>	<p>This paragraph was requested by the Environment Agency at the preferred options stage. The EA have confirmed that they are</p>

necessary supply of these minerals. Suggest deletion of the first sentence.

pleased to see that their previous comments have been taken into account.

The 'water compatibility' of a land use is set out in national guidance. Therefore, any application for sand and gravel extraction would not be required to meet the specific elements of this policy that are overridden by the land use being a water compatible activity.

The Council would still seek a sequential approach within the site to ensure that ancillary development is located in areas of lowest flood risk.

Policy 25 - Climate Change

Table 28: Policy 25 – Climate Change

Summary of Representations	Council Response
<p><u>Environment Agency (late response) (1012781)</u></p> <p>Regarding the wording 'avoiding areas vulnerable to climate change and flood risk through application of the Sequential Test, Exception Test and Sequential Approach where appropriate' we suggest strengthening this as follows:</p> <p>'Avoiding areas vulnerable to climate change and flood risk through application of the Sequential Test, Exception Test and Sequential Approach where appropriate.'</p>	<p>The words 'where appropriate' have been included because the exception test will not be needed in all instances. However, if this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>Welcomes Policy 25 although not all of the aspirations to tackle the climate emergency set out in the text has been successfully translated into the policy.</p>	<p>Support for the policy noted. From the comments submitted it is not clear which aspirations have failed to be successfully translated into policy. No rewording of the policy has been suggested. The Council consider the policy sound.</p>

Also encourage the inclusion of more specific monitoring indicators relating to climate change e.g. number of miles currently required to supply minerals and dispose of waste in order to identify whether the Plan is minimising/reducing these distances.	<p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p> <p>The Council is willing to consider additional monitoring indicators for the Policy if required.</p>
<u>Vale of White Horse District Council (late response) (862893)</u>	
Welcomes Policy 25 although not all of the aspirations to tackle the climate emergency set out in the text has been successfully translated into the policy.	Support for the policy noted. From the comments submitted it is not clear which aspirations have failed to be successfully translated into policy. No rewording of the policy has been suggested. The Council consider the policy sound.
Also encourage the inclusion of more specific monitoring indicators relating to climate change e.g. number of miles currently required to supply minerals and dispose of waste in order to identify whether the Plan is minimising/reducing these distances.	<p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p> <p>The Council is willing to consider additional monitoring indicators for the Policy if required.</p>

Policy 26 - Public Health, Environment and Amenity

Table 29: Policy 26 – Public health, Environment and Amenity	
Summary of Representations	Council Response
<u>Aldermaston Parish Council (1015702)</u>	
Not aware of any mitigation measures to protect against vibration from HGVs through the Aldermaston conservation area where some old houses do not have foundations and face straight onto the A340.	The Local Plan is a proposed policy document and is not designed to be applied retrospectively to existing development.

	<p>The A340 is designated as a non-Primary Route A-road that forms part of the basic network of main roads and arteries across the UK, and is therefore, considered suitable for HGV traffic. Locally it is defined by the WBDC Freight Strategy Freight Route Network as a “District Access Route” (providing access from the Strategic Road Network (e.g. M4/A34) to key freight destinations, such as local employment areas). None of the mineral sites proposed for allocation are likely to use the A340 for HGV movements, and no additional waste sites are proposed, therefore, there would be no additional waste movements. Any additional HGV movements in the vicinity would be linked to specific planning applications, with the highways and public health impacts considered as part of the planning application process.</p>
<p>Local Liaison groups should be considered compulsory for privately managed waste sites because it is hard to reconcile the interests of a waste business and local residents and planning enforcement at WBDC is weak when it comes to resolving problems caused by site operators contravening the conditions of their planning permissions.</p>	<p>The Council require Local Liaison Groups to be formed through planning conditions on a case by case basis</p>

Policy 27 – Historic Environment

Table 30: Policy 27 – Historic Environment	
Summary of Representation	Council Response
<p><u>Historic England (922634)</u></p> <p>Amendments have been made to Policy 27, in line with our recommendations at Preferred Options stage. We therefore support Policy 27.</p>	<p>Support for the policy noted.</p>
<p><u>Oxfordshire County Council (788123)</u></p>	

<p>This policy also includes use of the word 'setting' but clarifies it with 'where relevant'. Clarity is sought again on the term 'whether there are any reasonable alternative ways to meet the need for the development'.</p>	<p>In this context reasonable alternative ways to meet the need for the development would be likely to mean the development of an alternative site. This however, is one part of a 4-part policy test and all 4 factors would need to be given consideration.</p>
<p><u>WBDC Archaeology / Historic Environment Records (748330)</u></p> <p>Slight amendments suggested:</p> <p>The degree of protection given will be appropriate to the status <u>significance</u> of the heritage asset.</p> <p>Where the loss (wholly or in part) or a heritage asset is considered acceptable in principle, the applicant will be required to record and advance understanding of the significance of that asset in a manner proportionate to its importance, and to disseminate the findings <u>for public benefit</u>.</p>	<p>If these changes to the policy are required in order for the MWLP to be found sound, then we are willing to propose wording to address this.</p>
<p>Include 'Conservation Areas' in table 5.82.</p> <p>Suggested edits to paragraphs 5.83, 5.87, 5.88 and 5.89.</p>	<p>The Council can propose the changes to supporting text as additional modifications if required.</p>
<p><u>Aldermaston Parish Council (1015702)</u></p> <p>Sites in Aldermaston have been considered acceptable based on the proximity to the A340, which has trumped as consideration of Historic Environment Assets as existing minerals and waste sites have, or will have, a considerable impact on the two conservation areas in the Parish, and the setting of the numerous listed properties.</p>	<p>The policy aims to protect and enhance the historic environment and heritage assets of the district when new waste and/or mineral proposals are considered.</p>

Policy 28 - Design

No comments received

Policy 29 - Cumulative Impacts

Table 31: Policy 29 – Cumulative Impacts	
Summary of Representations	Council Response
<p><u>Aldermaston Parish Council (1015702)</u></p> <p>Although pleased to note no new minerals or waste sites are proposed in the Aldermaston Parish, historically the Parish has suffered more than its fair share of minerals and waste development therefore feels failed by Policy 29 (cumulative impacts). Would like to see this Policy more rigorously enforced by spreading development more fairly and evenly across the region.</p> <p>As a community we are calling for an urgent review of the LFN to see what measures might be adopted to prevent on-going harm.</p>	<p>It is anticipated that the next review of the West Berkshire Freight Route Network will be undertaken as part of the review of the Local Transport Plan (LTP) Freight Strategy, which will be carried out by the Transport Policy Team. The Freight Strategy is one of a number of supporting strategies that help deliver the priorities outlined in the LTP and help explain the various LTP policies in greater depth and detail. It is likely that each of these strategies will be updated following the adoption of a new Local Transport Plan for West Berkshire. Work on the new LTP is expected to commence later in 2021, and will include a review of all current LTP policies, including those specifically relating to freight.</p> <p>The Council has not allocated any new mineral or waste sites in the Aldermaston Parish. The Council is required to consider any planning application that is submitted even if the proposal has not been previously allocated in the development plan and under the proposed policy, cumulative impacts will be taken into account.</p>

4.6 Section 6 – Site Allocation Policies

Policy 30 - Tidney Bed

Table 32: Policy 30 – Tidney Bed	
Summary of Representations	Council Response
<p><u>Berkshire Ornithological Club (1258845)</u></p> <p>The site is within BOA9 (East Kennet Valley) and between the Theale Gravel Pit complex (inc. LWS and Local Nature Reserve) and the Padworth Lane LWS). It has the potential to provide a link of wetland and water wildlife sites stretching along the Kennet Valley.</p>	<p>Comments noted. The site is proposed to be returned to agricultural land, however, with the requirement for a minimum of 10% net gains for biodiversity there is scope for more creative restoration to benefit both the land owner and wildlife.</p>
<p>Would urge the council to require restoration as a wetland wildlife site, secured by a requirement for a costed plan for such restoration and future management as a condition of grating planning permission to be discharged before extraction commences.</p>	
<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>The site has a number of constraints which may not have been sufficiently considered:</p> <ul style="list-style-type: none"> - greenfield site, shouldn't be prioritised over extensions promoted (eg. Wasing) - adjacent to AONB - adjacent to Tyle Mill Conservation Area - Adjacent to rail assets 	<p>The Council's Site Selection Methodology sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the allocated site and/or would not address the identified need over the Plan period.</p> <p>It is noted that the site is adjacent to the AONB. Landscape assessment work has been carried out and assessed the site as suitable for development in landscape terms, with mitigation.</p> <p>The site is adjacent to Tyle Mill, separated by the railway line. A heritage assessment has been carried out and assessed the site unlikely to result in significant harm to the heritage asset.</p>

	The site is adjacent to the railway line. Appropriate bunding and standoffs to the railway line would be provided. Network Rail were consulted, but did not respond. Detailed discussions would be required with Network Rail at the planning application stage.
<u>Grundon Waste Management Ltd. (824546)</u> Support policy	Support for the policy noted.
<u>Edwin Bruce-Gardner (856980)</u> There is no proven need for the additional reserves over the plan period and it would be logical for the extraction to be sited elsewhere, given that landfill after extraction is highly likely to affect water quality in the locality.	The need for minerals is set out in the Local Aggregates Assessment. The Council are required, by the NPPF, to provide a steady and adequate supply to meet both their annual and plan period LAA requirements. Although the landbank suggests healthy reserves of sharp sand and gravel, the majority of this is bound up in a single site that has yet to commence production, and hence limiting available production capacity. The allocation of an additional site (to that already permitted) is to ensure the annual production capacity can be met, as well as providing flexibility for mineral provision over the plan period.
The A4 if the boundary to the AONB, development of the site is very much against the principle of the AONB to be part of beautiful countryside (industrial landscape of a quarry and landfill). It in effect is a plan to destroy the AONB. There has been continual development along the A4 between Theale and Thatcham, and the development of a quarry will mean that are relatively few areas left where both sides of the A4 are open countryside.	It is recognised that the site is adjacent to the AONB. The site has been subject to a landscape and visual impact assessment which has shown that the site can be developed subject to mitigation measures. The policy states that the development of the site will need to adhere to the mitigation measures set out in the Landscape and Visual Assessment.
This development now will mean that the area will not be de-selected in the future, therefore, it should only be included if there is a proven need, for which I have seen no evidence.	The Council's assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA.

<p>Agree with points made by Beenham Parish Council.</p>	<p>Noted.</p>
<p><u>Richard Russell (1261911)</u></p> <p>Access to the site is onto a busy section of the A4.</p>	<p>Access to the site has been reviewed by the Council's highways team and is considered acceptable in principle. Any planning application coming forward for the site would need to provide a Transport Statement, including a Road Safety Audit, as set out in the policy.</p>
<p>The site is adjacent to and overlooked by the AONB therefore, development would be contrary to public policy on the protection of the AONB's amenity value.</p>	<p>It is recognised that the site is adjacent to the AONB. The site has been subject to a landscape and visual impact assessment which has shown that the site can be developed subject to mitigation measures. The policy states that the development of the site will need to adhere to the mitigation measures set out in the Landscape assessment.</p>
<p><u>Charlie Hopkins obo S.D. Bullock and Dr. J. White (1110150)</u></p> <p>There is no sound objectively assessed need for the allocation of the site.</p>	<p>The Council's assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA. The Council are required, by the NPPF, to provide a steady and adequate supply to meet both their annual and plan period LAA requirements. Although the landbank suggests healthy reserves of sharp sand and gravel, the majority of this is bound up in a single site that has yet to commence production, and hence limiting available production capacity. The allocation of an additional site (to that already permitted) is to ensure the annual production capacity can be met, as well as providing flexibility for mineral provision over the plan period.</p>
<p><u>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) (1260978)</u></p>	

<p>BBOWT recommend that the policy does not commit to further protected species that are listed, or that development should be carried out in line with the ecological requirements set out in the PEA (Feb 2019) as the site could have changed since then (surveys should be less than 3 years old).</p>	<p>Comments are noted.</p>
<p>BBOWT recommend the wording is amended to read:</p> <p>"development of the site should be carried out following an updated Preliminary Ecological Appraisal and considering the ecological requirements set out in the Council's "Preliminary Ecological Appraisal (February 2019). A full suite of protected species surveys should be undertaken where there is potential for their presence on the site or within the developments zone of influence following recognised best practice and guidance."</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p><u>Natural England (617871)</u></p> <p>Lighting should be well design and position as to not affect the AONB dark skies.</p>	<p>Comments are noted. These details will be required at the planning application stage.</p>
<p>Hosehill Lake LNR is close to the site and is hydrologically connected to the River Kennet (a SSSI upstream).</p>	
<p>The allocation would be required to submit detailed plans showing how the extraction site would not impact on water quality in the river, lakes downstream and floodplain grazing marsh priority habitat in the vicinity.</p>	
<p>Discussions with BBOWT would be encouraged to determine any impact and set out mitigation measures required.</p>	
<p><u>Historic England (922634)</u></p> <p>Support the requirement for a heritage field evaluation in addition to a desk-based assessment. Support the requirement for a heritage impact assessment due to the presence of heritage assets in the vicinity. These</p>	<p>Comments noted. If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>

<p>should be carried out prior to determination of any planning application, and this should be clarified in the policy wording.</p>	
<p><u>Beenham Parish Council (1008080)</u></p> <p>BPC cannot see any need for the allocation of the site and would like to see it deleted.</p>	<p>The Council's assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA. The Council is required, by the NPPF, to provide steady and adequate supply to meet both the annual and plan period LAA requirements. Although the landbank suggests healthy reserves of sharp sand and gravel, the majority of this is bound up in a single site that has yet to commence production, and hence limiting available production capacity. The allocation of an additional site (to that already permitted) will ensure annual production capacity can be met, as well as providing flexibility for mineral provision over the plan period.</p>
<p><u>Paul & Victoria Machin (1012886)</u></p> <p>There are examples of a disparate approach in the evidence base, decisions made are not proportionate and there are anomalies in the manner that the impacts have been weighted leading to rejection of potential preferred options contenders.</p>	<p>The Council's Site Selection Methodology document sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.</p> <p>The site selection process has been carried out on a consistent approach for all sites, as set out in the Site Selection Methodology and the SA/SEA.</p>
<p>The evidence base is lacking places and the justifications of the preferred options are either absent or underestimated. The allocation of Tidney Bed is unsound, based partly on overlooking some of the affected receptors and underestimating the cumulative effects in terms of the numerous receptors that stand to be affected in a negative capacity.</p>	<p>Technical reports have been prepared for Heritage, Landscape, Flooding and Ecology. All of these studies have shown that the principle of development on Tidney Bed is acceptable, subject to mitigation in some cases. It is accepted that some of the studies indicate that additional technical information would be needed at</p>

	the planning application stage to identify the type and method of mitigation to be provided, but the principle of the development on the site has been demonstrated to be acceptable.
The primary thrust of the Site Selection Methodology Appendix 3 is that appropriate mitigation can be provided. This is often an assertion without amplification or justification. Some of the evidence base just moves consideration onto future analysis, despite some factors needing more holistic consideration at this stage (sustainable transport / biodiversity increase). It is relevant to contrast each contender in a more comprehensive way.	The Council's Site Selection Methodology document sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.
It is too late to delegate decisions to the planning application stage if shortcomings have not been examined adequately at this stage. It is important to establish unequivocally why preferred option sites have not progressed to allocation and why the only proposed allocation is considered viable.	The primary purpose of the evidence base at this stage is to determine whether sites are likely to be suitable for development. Further assessment will be required at the planning application stage, but the allocated sites represent those considered most suitable after consideration of the evidence base and subject to SA/SEA and the site assessment process.
There are a number of sensitive receptors associated with Tidney Bed that have been overlooked/underestimated (AONB, Pub, local cricket club, Conservation Area, private water abstraction point) despite being raised at the preferred options stage.	<p>AONB – This has been considered in the Landscape and Visual Assessment of the site.</p> <p>Local Amenity – This has been assessed in the Site Selection Methodology and it is considered that appropriate mitigation can be provided. Where appropriate, planning conditions can be imposed to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels.</p> <p>Conservation Area – This has been considered in the Heritage Assessment.</p> <p>Private Water Supply – Hydrology and effects on the water environment has been considered in the Site Selection Methodology and site assessment process. The Environment Agency, in their document – ‘The Environment Agency’s Approach to Groundwater Protection’ (2018) have identified a default SPZ1 zone of 50 metres for all groundwater abstractions</p>

	for human consumption. Due to the presence of the railway and associated buffers between the Tidney Bed site and Tyle Mill, it is likely any extraction will be outside of this zone for the borehole at Tyle Mill. The EA have confirmed that the document is acceptable from a groundwater quality perspective and have stated that hydrogeological risk assessments would be required to support any planning application coming forward for a new minerals site.
Consideration of the site does not consider the consequential impacts of development (e.g. increased travel impacts of not locating processing plant on site).	All relevant impacts have been considered in the SA/SEA and Site Selection Methodology. The Council's Site Selection Methodology document sets out why the proposed site has been selected and why other sites have not been selected. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.
Insufficient weight has been given to the location between Tyle Mill conservation area and the AONB and the proximity of the K&A Canal. There are other sites that were considered that would not harm a nationally designated landscape.	<p>WBDC Archaeology and Conservation Officers have inputted into the Heritage Assessment of all sites considered for allocation. There were considered no barriers to allocation but further investigation including a Heritage Impact Assessment would be required at the planning application stage. Effects on the AONB have been assessed in the Landscape and Visual Assessment, which has determined that the site is suitable for minerals development with mitigation measures.</p> <p>The allocated sites represent those considered most suitable after consideration of the evidence base and subject to SA/SEA and the site assessment process.</p>
The LVA does not identify all receptors, despite them being identified during the 2016 consultation. There is not the expected clarity and transparency regarding some of the reasoning within the LVA.	The Landscape and Visual Assessment has been undertaken by suitably qualified and competent landscape professionals.
Road impacts in relation to site access and mineral haulage are acknowledged for some sites, but not for others. A Transport Assessment	The Highways and Transport Topic Paper has been produced, which considers matters of site access and traffic impacts.

<p>at the planning application stage would assist. However, when such a consideration as site access could impact negatively on the AONB it is pertinent to flag up the potential implications at this stage of the election process.</p>	<p>The principle of an access onto the A4 from the site has been agreed by the Council's highways team, and the LVA recommends site access avoids Ufton Lane. As such, landscape and visual impacts of the site's access has been taken into account.</p>
<p>[Appendix C – Tidney Bed Site MW 015]</p>	
<p>1. Site access and effect on AONB/users of A4</p>	
<p>The site is within the setting of the AONB. The LVA acknowledges the sensitivity of the local lanes that define the site. Moving from the A4 onto Sulhamstead Hill, there is an immediate transition to a more sensitive part of open countryside. LVA para 1.4 (pg6) states that indicative site access points are only identified for landscape/visual reasons.</p>	
<p>The study is silent in relation to the repercussions on those using the A4 and the adjacent AONB. The study suggests that where site access would result in harm to a valued landscape features the site/part of site should be excluded.</p>	<p>The LVA states that: 'The AONB is very visible from the site but no public viewpoints have been identified which overlook the site except from the A4 which forms the southern boundary'. Effects on users of the A4 are considered in the Table on Visual Sensitivity.</p> <p>The LVA has not concluded that the access to Tidney Bed would result in harm to a valued landscape.</p>
<p>The LVA is incorrect in stating that the A4 is dual carriageway along the northern boundary of the site. The LVA recognises that the A4 corridor has been badly affected by development. This has not occurred in the location of the site, it is the only section of the A4 to be void of ribbon development between the roundabout at Theale and the Western extremity of the site at Ufton Lane. The LVA recognises the site has much in common with the landscape north of the A4.</p>	<p>The Landscape and Visual Assessment has determined that the site is suitable for minerals development with mitigation measures. Mineral development is, by its nature, temporary. While it is noted that the development of the site might take place over 10 years, once the works have been completed the site would be required to be restored (as set out in Policy 17) to a beneficial after-use and providing at least 10% net gains for biodiversity. Policy 30 also requires a phased approach to development, with progressive restoration meaning that the whole site will not be extracted at the same time.</p>

<p>Agree with recommendation to avoid locating processing plant on-site. We assume that the generic reference to a processing plant being unsuitable in this location relates to both plant to separate the constituent parts of the minerals and waste plant/facilities to separate the inert restoration soils.</p>	
<p>This section of the A4 is an accident blackspot, and exiting the site would require slow moving HGVs turning out onto the A4. A roundabout (and associated infrastructure) would impact visually on users of the A4 and the AONB.</p>	<p>Access to the site has been reviewed by the Council's highways team and is considered acceptable in principle. Any planning application coming forward for the site would need to provide a Transport Statement, including a Road Safety Audit, as set out in the policy.</p>
<p>If the landscape impacts of processing plant have been considered, why has the site access not been factored into the impact analysis with respect to the AONB? It is insufficient to promote/infer a solution without considering the impact implications. The impact of the site on the AONB has been given insufficient weight in the site selection process.</p>	<p>The LVA recommends the site access avoids Ufton Lane. The LVA states that: 'The AONB is very visible from the site but no public viewpoints have been identified which overlook the site except from the A4 which forms the southern boundary'</p>
<p>2. Processing of the Tidney mineral and sustainable transport</p>	
<p>In the absence of a processing plant there would be double handling of the mineral, which would then need to be transported for processing. The nearest processing plant is at Colthrop approx. 6miles away. Vehicle haulage doesn't sit well with sustainable considerations of limiting transport/reducing greenhouse gas emissions. There is no recognition of the consequential impacts of the suggested access and associated transport which would affect their 2030 carbon neutral aspirations.</p>	<p>The allocated sites represent those considered most suitable after consideration of the evidence base and subject to SA/SEA and the site assessment process. It is considered that the other nominated sand and gravel sites have greater constraints in relation to the Tidney Bed site and/or would not address the identified need over the Plan period.</p>
<p>Promotion of sustainable transport is endorsed by the NPPF and should consider more than merely noting that there might be issues that could be mitigated to an acceptable level. Access to the site will be located immediately adjacent to/possibly intrude into the sensitive AONB, this should have been considered more rigorously.</p>	<p>Minerals can only be worked where they are found, which is acknowledged at NPPF paragraph 203. NPPF paragraph 3 also confirms that the framework should be read as a whole and applied in a way that is appropriate to the type of plan being produced. Access to the site has been reviewed by the Council's</p>

	highways team and is considered acceptable in principle. Access to the site has also been assessed in the LVA.
3. Tyle Mill Conservation Area	
Tidney Bed is the only site adjacent to a conservation area. The NPPF (para 190) states that assessment of the heritage asset with respect to the extraction proposals should have been carried out to avoid or minimise any conflict. The LVA states that a green buffer can be provided and the Heritage section of the Site Assessment summary merely states that appropriate mitigation can be provided.	WBDC Archaeology and Conservation Officers have inputted into the Heritage Assessment of all sites considered for allocation. There was considered no barriers to allocation but further investigation including a Heritage Impact Assessment would be required at the planning application stage. Historic England have accepted this approach.
There is nothing in the evidence base to support or justify the extent of the 'green infrastructure' adjacent to the Conservation Area that is presumably there to protect the setting of the Conservation Area.	The LVA has determined at a high level, that development at the site could be accommodated, so long as landscape buffers are provided. The extent of these will be determined at the planning application stage, and would include consideration of all relevant sensitivities, including users of the Canal, A4, and the Conservation Area.
4. Kennet and Avon Canal	
The canal/River Kennet is 200m from the site boundary. It is a popular recreational resource with Sustrans route 4 along the towpath. Part of the site has been omitted as it is too vulnerable to mineral extraction. However, the canal would not be immune to associated extraction when looking across the open landscape to the rising AONB. The canal is provided as a key viewpoint which is endorsed. However, this doesn't take into account all of the various and diverse receptors.	Other key views are also highlighted as from the A4, Ufton and Sulhampstead Lane. Relevant receptors and views are also considered in the table on Visual Sensitivity.
The NPPF (paras 91/96) encourages use of public areas and the provision for physical and recreational activity. This part of the Canal is peaceful and has no industry, Mineral extraction could introduce an uncharacteristic range of sounds or views. The LVA identified the consideration of bunding as potentially inappropriate and the loss of tranquillity along the towpath.	Bunding was specified as inappropriate in the separate site south of the railway line. This part of the site is not included in the allocation. However the LVA has also specified that temporary bunding would help to screen views from the River Kennet and canal on the allocated site area. The area of the site that has been omitted is an area of existing woodland, and it has been

	recommended that all existing trees and woodland are retained as they help to screen the site and provide habitat refuge for species on the site while additional planting/bunding is provided prior to extraction commencing on the site.
The number of receptors likely to be affected amounts to a cumulative impact.	The impact on all identified receptors is taken into account in the assessment of visual sensitivity.
5. Spring Inn and Sulhamstead and Ufton Cricket Ground users	
No other sites considered have a public house/well used cricket ground adjacent to it. The users of these sites are not taken into account in the assessment.	Local Amenity has been assessed in the Site Selection Methodology and it is considered that appropriate mitigation can be provided. Where appropriate, planning conditions can be imposed to ensure amenity impacts are limited to an acceptable level. This can include restricting working hours and measures to reduce dust and noise levels.
6. Tyle Mill borehole water supply	
There is nothing in the evidence base that has acknowledged the presence of the borehole at Tyle Mill and we are not aware of any study to investigate the impact of the proposed extraction in respect to ground conditions and contamination.	
The borehole is historical, before any abstraction licenses were conceived. Water is pumped from the aquifer and supplies Tyle Mill and associated residents. The SFRA states that the EA provides guidance on the protection of groundwater sources from pollution. We are still awaiting requested details from the EA relating to the aquifer and their stance on potential pollution.	
The Source Protection Zones identifies the Thames Water extraction point on Ufton Lane, but not the borehole at Tyle Mill, putting the site within SPZ2. The southern edge of the site is on the edge of SPZ 1. The report does not appear to refer to the SPZ of Tyle Mill because it appears	The Environment Agency, in their document – ‘The Environment Agency’s Approach to Groundwater Protection’ (2018) have identified a default SPZ1 zone of 50 metres for all groundwater abstractions for human consumption. Due to the presence of the

<p>that it has not been mapped. It is recognised that hydrological investigations on sensitive sites will be required as part of a planning application.</p>	<p>railway and associated buffers between the Tidney Bed site and Tyle Mill, it is likely that the extraction will be outside of this zone for the borehole at Tyle Mill. The EA have confirmed that the document is acceptable from a groundwater quality perspective and have stated that hydrogeological risk assessments would be required to support any planning application coming forward for a new minerals site.</p>
<p>The SA/SEA states that the EA have some concerns regarding infilling of the site. Significant concerns regarding the infilling of the site with inert material as there will always be the potential for the content of a restored site to leach into any aquifer/adjacent river. No site is ever foolproof.</p>	<p>The EA comments related to the part of the site south of the railway line, as it was within SPZ1. This part of the site has not been put forward for allocation. Potential effects of infilling of the site will be required to be assessed in a hydrological risk assessment required at the planning application stage.</p>
<p>7. Flooding</p>	
<p>Acknowledge that sand and gravel extraction is classified as 'water compatible' development. The SFRA identifies site with more than 10% of their area at risk of flooding, Tidney Bed is not identified, despite the extent of Zone 3 shown in the SFRA Appendix 1. Approximately 60% of the site is indicated as Zone 3. The effects of climate change are shown to exacerbate this. The location of the site has implications relating to how flood events are managed.</p>	<p>As acknowledged sand and gravel extraction is a water compatible activity, and therefore, can take place within the flood zones. The SA/SEA recognises that approximately 50% of the site is within flood zone 2 or 3. The restoration of the site will need to take into account the site's location within the flood zone and consider how best to manage flood water and infiltration as part of the restoration process. Development of the site should result in at least, or better, flood storage capacity.</p>
<p>The direction of groundwater from the site goes both beneath the railway bridge and across the road into the cricket ground. Mitigation usually incorporates subsoil and topsoil storage bunds around a site's periphery. The LVA acknowledges that bunding can be a potential landscape impact. Bund locations would need to factor in groundwater/surface water migration.</p>	<p>The LVA specified bunding as inappropriate in the separate site south of the railway line. This part of the site is not included in the allocation. However the LVA has also specified that temporary bunding would help to screen views from the River Kennet and canal on the allocated site area. Bund locations and impacts on ground and surface water can be considered at the planning application stage.</p>
<p>The consideration of inert fill as a restoration medium in FZ3 should prompt the precautionary principle. It should not be actioned in the event</p>	<p>The Environment Agency have not raised specific concerns regarding the development of the site. They have made general</p>

<p>that Tidney is allocated given the proximity of abstraction points in the aquifer.</p>	<p>comments regarding landfilling in relation to the Flooding Policy as follows:</p> <ul style="list-style-type: none"> As landfilling is not a separate activity to the minerals use, the land needs to be returned to its previous land use before it was used for minerals, (eg. agricultural land). These sites that have been excavated of material must be filled with inert fill, rather than domestic landfill waste, as this could cause land contamination.
<p>8. Landbank and speed of extraction</p>	
<p>The landbank calculations make a number of assumptions, including that falling sales will in some way be accelerated. What is not an assumption is that the LAA indicates a fall in output of sharp sand and gravel between 2016 and 2019. There appears to be considerable optimism about need.</p>	<p>The justification for the soft sand LAA rate is set out in the 2020 LAA. In summary it is considered that relying on the past 10 year sales average may not be sufficient to plan for an adequate supply of sand and gravel, based on the fact that the number of aggregate producing sites, reserves in these sites and corresponding sales have reduced in recent years in West Berkshire (this has been considered as 'other relevant local information' in line with paragraph 207 (a) of the NPPF). Therefore, the 2020 LAA recommends that the 2018 LAA rates should remain in place for 2020.</p>
<p>The site would commence within 11 – 15 years, which is the same anticipated start for the permitted Wasing Lower Farm site. However it is understood that concerns over deliverability were the reasons for excluding the Lower Wasing Farm Site.</p>	<p>The site is anticipated to be available immediately (subject to gaining planning permission) with an estimated timescale of 10 years. Therefore, the site could start contributing to the Council's landbank as soon as planning permission has been granted.</p>
<p>The length of any extraction period would rely entirely on future demand for sharp sand and gravel. If demand continues to decline it is impossible to surmise a 10 year extraction duration, it is likely that the duration of extraction would be significantly longer.</p>	<p>If this were the case, it would be true for any allocated site.</p>

<p>CDE waste would provide for inert material, for backfill to allow for restoration to agriculture, the supply of which is uncertain. It is impossible to suggest that a 5 year timeframe for restoration is realistic.</p>	<p>Policy 7 prioritises landfilling and the permanent deposit of waste only in active or planned mineral extraction sites where restoration requires the use of imported materials to achieve an acceptable restoration and afteruse. The availability of materials for infill is not a reason not to allocate mineral extraction sites.</p>
<p>9. Collective sensitivity of Tidney Bed</p>	
<p>Many of the receptors identified are potentially affected in a negative capacity, resulting in a cumulative impact. A more considered approach is required for this site, as has been done for other sites not proposed for allocation.</p>	<p>Cumulative impacts have been taken into account as part of the SA/SEA. This considers the impact of the site alongside other possible sites on the surrounding area.</p>
<p>10. Material changes to the site since 2016</p>	
<p>There have been 2 main changes since the 2016 consultation period.</p> <ol style="list-style-type: none"> a) The level crossing on Ufton Lane has been replaced with a bridge (Dec 2016). The approach to the bridge provides an elevated open prospect to view the site in the context of the AONB. b) The junction of Ufton Lane and the A4 has a post, often decorated with flowers, in memory of PC Harper who was killed in August 2019. This spot is deep in locals' psyche and is merely mentioned in the event of any possible future alterations to this location. 	<p>It is noted that the Ufton Lane railway crossing has now been replaced with a bridge. However this is not considered to materially change the outcome of the landscape work.</p> <p>The location of the post is noted.</p>
<p><u>Richard Anstis obo Tyle Mill (1262184)</u></p> <p><u>Legal Compliance</u></p> <p>The Council has not completed the necessary appraisals of the sustainability of the proposals in the plan (particularly in relation to Tidney bed). It leaves all the necessary appraisals of sustainability to the application stage, which may conclude that the site is not sustainable and cannot be rectified. Therefore, the MWLP does not comply with s.19, and by extension s.20 of the PCPA 2004. Therefore, it is not legally compliant and should not be adopted.</p>	<p>The Council has carried out all required assessments for the plan, this includes detailed background papers relating to need as well as topic based appraisals for sites, such as landscape, ecology and heritage. All required supporting documents, including a Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) have been carried out.</p>

<p><u>Soundness</u></p> <p>The proposal to allocate land that has not been adequately assessed at a fundamental level and has left an unreasonable level of assessment to the planning application stage. This means that plan has not been positively prepared.</p>	<p>The Council considers that the appropriate appraisals of each site have been undertaken, including through the SA/SEA and site assessment process and therefore the MWLP has been positively prepared.</p>
<p>The allocation of Tidney Bed exceeds the requirement for sharp sand and gravel. It is claimed that it is not 'practical' to allocate part of a site. However, the plan does not take into account any supply from windfall sites or alternative sources (including neighbouring authorities, borrow pits, safeguarded sites, permitted sites, imports by rail).</p>	<p>The Council's assessed need for sharp sand and gravel and therefore justification for allocating the Tidney Bed site is set out in Table 8.5 of the 2020 LAA. There are a variety of factors that can impact upon the actual yield of minerals from an extraction site, and allocation of a 'buffer' over and above the arithmetic minimum requirement will assist in maintaining sufficient production capacity over the Plan period. Only allocating part of the site would result in issues over where the line should be drawn for allocation to meet the assessed need. In addition, the requirement to maintain sufficient landbanks is a <i>minimum</i> requirement and therefore can be exceeded (the NPPF requires the Council to maintain a landbank of <i>at least</i> 7 years (paragraph 207 (f))).</p> <p>The Council had sufficient sharp sand and gravel sites nominated for allocation such as to preclude the need to rely on alternative sources of aggregates. The NPPF confirms at paragraph 204 (b) that Mineral Planning Authorities should aim to source mineral supplies indigenously. In addition the Minerals Planning Practice Guidance states that the first priority in planning for a steady and adequate supply of minerals, is to designate specific sites (Paragraph: 008 Reference ID: 27-008-20140306).</p> <p>To rely on windfall sites or alternative sources would not provide the same certainty of meeting the identified requirement as a site allocation, although Policy 4 does allow for sites to come forward outside of allocated areas, including where the proposal is</p>

	required to maintain the requirement provisions for aggregate minerals in Policy 2.
<p>The council appear happy to exceed support for sharp sand and gravel while acknowledging that a single allocation is inadequate for provision of soft sand (Chieveley Services), therefore, relying on sources of supply from sources ignored in relation to sharp sand and gravel. The same method/assumptions should be used for all allocations. The approach is inconsistent and not based on objectively assessed development and infrastructure requirements, therefore, cannot be sustainable development.</p>	<p>The circumstances surrounding the <i>approach</i> to allocating sharp sand and gravel and soft sand sites are very different in West Berkshire, as soft sand resources are heavily constrained by the presence of the AONB and therefore the same method and assumptions cannot be applied. The <i>requirement</i> for sharp sand and gravel and soft sand has been assessed consistently in the 2020 LAA and represents the 'objectively assessed need' outlined in NPPF paragraph 35 (a).</p>
<p>Policy 14 restricts the reworking of old sites, but the impact of these would be far less than the impact of new greenfield development at Tidney Bed. The LPA recognises that the opportunities from these sites is unknown and that considerable work may be needed to identify the value of these other sites. This work is required before the plan can be considered as having been positively prepared; it is not appropriate to rely on tentative approaches by potential developers.</p>	<p>Policy 14 allows for the re-working of old inert landfill sites, with restrictions so as not to cause unacceptable impact. Similar restrictions are in place through other policies in the MWLP for the development of greenfield sites. There is no certainty that these proposals will come forward, and therefore, would be classed as 'windfalls'. To rely on windfall sites or alternative sources would not provide the same certainty of meeting the identified requirement as a site allocation. In addition, the re-working of old sites would be to extract material that could be recycled or reused in some way; it is not certain that these materials would be suitable for use in construction, and therefore they would not provide an adequate and steady supply of aggregates as required by the NPPF.</p>
<p>Policy 15 works on the assumption of the allocation of Tidney Bed and Chieveley Services. Therefore the full assessment of harm should include the same infrastructure that is actively supported in this policy proposal. This requirement of development and infrastructure has not been objectively assessed.</p>	<p>Policy 15 allows for the siting of permanent construction aggregate infrastructure in locations that have permanent planning permission for mineral processing or handling, or industrial development. The proposed allocated site would be for temporary permission to extract the mineral and therefore this policy would not be relevant.</p> <p>The principle of development (including consideration of necessary infrastructure) has been considered for the allocated</p>

	sites, and the details associated with this will be considered at the planning application stage.
Policy 16 considers the impact of temporary plant, but this has not been assessed in the context of cumulative impacts of the proposed allocation at Tidney Bed.	The consideration of mineral processing plant has been considered in the landscape assessment for the site. It is not clear in what context cumulative impacts is meant, as there are no other mineral extraction proposals in the vicinity.
Paragraph 5.2 recognises that the deposits at Tidney bed are shallow (2 – 3m) which will result in more extensive impacts than for other sites.	Paragraph 5.2 relates to the general nature of sand and gravel deposits, as opposed to hard rock deposits. This factor relates to all of the sites proposed for sand and gravel extraction in the MWLP, not just Tidney Bed.
Policy 20 considers the proposed restoration to agricultural land, with a 10% net gain for biodiversity. No assessment has been done for biodiversity impact of the 15 year extraction period, nor the permanently lost species. Policy 20 is not based on an independent and objective assessment.	The nature of mineral working is that biodiversity benefits are realised after the extraction period, and, therefore the requirement is for a <i>net</i> gain in biodiversity. Policy 30 also requires a phased approach to development, with progressive restoration meaning that the whole site will not be extracted at the same time. In addition, Policy 30 requires a Habitat and Ecology Assessment to be undertaken, and specify mitigation measures to ensure no unacceptable impacts on biodiversity.
Policy 21 includes a ‘no reasonable alternative’ test but this cannot only be used when it suits. The site at Chieveley will under deliver and there are alternatives to make up the shortfall – this has not been taken into account for Tidney Bed.	<p>Policy 21 relates to agricultural land and soils, and will apply to all sites assessed against the MWLP.</p> <p>The Council had sufficient sharp sand and gravel sites nominated for allocation such as to preclude the need to rely on alternative sources of aggregates, as NPPF paragraph 204 (b) also requires that planning policies should aim to source minerals supplies indigenously. The Council’s rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to</p>

	mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.
Tidney Bed is in FZ3. The impact on flooding has not been considered, particularly in respect to the adjacent heritage asset of Tyle Mill.	<p>The impact on flooding has been informed by the SFRA and considered in the site assessments and SA/SEA. A sequential test has also been performed for the allocated sites in the MWLP (See SA/SEA Appendix 7).</p> <p>A Heritage Assessment has been carried out for the plan which considers the impact on Tyle Mill. The assessment concluded that the principle of development was acceptable, and detailed assessment would need to set out the mitigation measures to be provided.</p>
Policy 29 considers cumulative impacts, but this has not been done at this stage for the allocation of Tidney Bed; it has again been pushed to the application stage. The site already breaches the policy and the plan provides no alternative sources for when the assessment proves there are significant cumulative impacts. This would put unacceptable pressure on the LPA to approve a proposals at application stage or leave the region with insufficient supply of aggregate.	The cumulative impacts of the allocated sites have been considered as part of the SA/SEA (site assessments) and the site is considered acceptable in principle. This identified that the Tidney Bed site is isolated in nature and therefore not likely to result in cumulative impacts.
Tyle Mill is a protected, non-designated heritage asset in the Tyle Mill Conservation Area. The impact on the asset has not been objectively assessed.	Impacts on the Conservation Area are assessed in the Heritage Assessment of the MWLP.
Tyle Mill uses a borehole and supplies other dwellings from it. The proposed extraction and restoration of the adjacent site will upset the purity and supply of the water. This has not been addressed.	The Environment Agency, in their document – ‘The Environment Agency’s Approach to Groundwater Protection’ (2018) have identified a default SPZ1 zone of 50 metres for all groundwater abstractions for human consumption. Due to the presence of the railway and associated buffers between the Tidney Bed site and Tyle Mill, it is likely that the extraction will be outside of this zone for the borehole at Tyle Mill. The EA have confirmed that the document is acceptable from a groundwater quality perspective and have stated that hydrogeological risk assessments would be

	required to support any planning application coming forward for a new minerals site.
Section 7, page 81 includes reference to a Boot Farm Site, this is not mentioned anywhere else in the plan. The plan cannot be positively prepared if it includes sites not even discussed in the plan.	The reference to Boot Farm in section 7 is an error and is proposed to be deleted as a minor modification.
<u>WBDC Highways (late response) (757915)</u> No further comments to make in principle to the sites than has previously been made.	Comments noted
<u>Lesley Loane obo Englefield Estate (late response) (787070)</u> Support the allocation of the site.	Support from the site promoter noted.

Policy 31 - Chieveley Services

Table 33: Policy 31 – Chieveley Services	
Summary of Representation	Council Response
<u>Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) (1260978)</u> Consistent with CIEEM 2019 guidelines that reports older than 3 years old are unlikely to be valid, BBOWT recommend that the policy does not commit to the further protected species that are listed or that development should be carried out in line with the ecological requirements set out in the Council's Preliminary Ecological Appraisal as when the site is developed, it could have changed significantly by then.	Comments noted.
Proposed Change Recommend that the wording is amended to read: 'development of the site should be carried out following an updated Preliminary Ecological	

<p>Appraisal and considering the ecological requirements set out in the Council's Preliminary Ecological Appraisal (February 2019). A full suite of protected species surveys should be undertaken where there is potential for their presence on the site or within the developments zone of influence following recognised best practice and guidance.'</p>	<p>If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.</p>
<p><u>Highways England (824694)</u></p> <p>A Transport Assessment and Site Management Plan will need to set out how the site would operate, predicted number of vehicle movements (daily/hourly), demonstrate the site's viability and likely impact on the SRN and include consideration of the access to the site and details of haul routes to and from the site.</p>	<p>Comments are noted. These details will be required at the planning application stage.</p>
<p>We remain concerned how the site will be accessed and look forward to working with West Berkshire Council and the site promoter to develop an access strategy to avoid any potential adverse impacts to the safe and efficient operation of the SRN.</p>	<p>Comments from Highways England were previously sought on the access to the site, to which they responded:</p> <p>'Due to the size, location and scale of this proposed site we requested further information on the access and egress routes from the site and this has now been provided. We re-iterate that it is essential that any development of this site does not impact on the operation of the services and also the safe operation of the SRN.</p> <p>If this site is taken forward we would expect a Transport Assessment to be undertaken that clearly sets out how the site would operate, the predicted number of vehicle movements expected (hourly/daily) and their routes. The TA should demonstrate the site's viability and its likely impact on the SRN. We also request that we are regularly consulted as the site is progressed. A Site Management Plan would be required due to its proximity to the SRN and wheel washing facilities and dust reduction measures would be essential.'</p>

	No objection was made and therefore it is concluded that these details can be addressed at the planning application stage.
<u>Historic England (922634)</u> Support the policy requirements in respect of heritage.	Noted.
<u>Chieveley Parish Council (1194906)</u> The allocation of land at Chieveley Services comes as a great surprise to Chieveley Parish Council as it is substantially the same a previous application refused by the Council because of the impact on the AONB. The application was also the subject of an appeal which was dismissed because (inter alia) the scheme failed to conserve and enhance the natural beauty of the AONB.	Plan-making is done in the light of the current evidence and planning framework. Therefore the previous planning decision regarding Chieveley Services is not relevant to the Council's decision to allocate it in the MWLP. The Council considers that circumstances have changed such that exceptional circumstances are now demonstrated sufficient to justify the allocation.
The site was not allocated in any previous stage of this emerging Plan, including the Preferred options Consultation in 2018.	Chieveley Services was nominated during the call for sites in 2014, and consulted upon in the additional call for sites and submitted sites consultation in 2016. It is recognised that the site did not form part of the preferred options plan, but has been consulted upon (in 2016) prior to inclusion in the proposed submission version of the MWLP. The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper.
Object to the allocation of land at Chieveley Services because great weight should be given to conserving and enhancing the landscape and scenic beauty of the AONB. The proposed allocation creates a presumption in favour of major development on this site without having demonstrated exceptional circumstances and that such development is in the public interest.	The Soft Sand Topic paper sets out the exceptional circumstances test whereby the Council believes the allocation of the Chieveley Services site is in the public interest and therefore justified. NPPF paragraph 172 confirms that assessment of whether the development is in the public interest includes consideration of:

	<ul style="list-style-type: none"> a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) The cost of and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>The Council has addressed these points in its assessment of whether exceptional circumstances exist, and therefore it is considered that the development is in the public interest, in line with paragraph 172 of the NPPF.</p>
<p>The WBDC Landscape and Visual Assessment of potential minerals and waste sites does not show how minerals development at this site would conserve and enhance the natural beauty of the site.</p>	<p>The Landscape and Visual Assessment gives an indication of the acceptability of developing the site in landscape terms. The requirement in Policy 17 for a minimum of 10% net gains for biodiversity means there is scope for more creative restoration to benefit wildlife and the wider AONB landscape.</p>
<p>The SA/SEA also fails to adequately take into account the impact on the AONB, particularly with reference to the Council's determination of the previous planning application and evidence at appeal.</p>	<p>The SA/SEA has assessed landscape impacts of the site at Appendix 6.</p>
<p>Operations in this locality have remained operational for much longer than the expected original permissions, due to lower than expected demand, but also lack of inert fill. The plan already acknowledges a large over-supply of approved landfill site for inert wastes. It has been suggested that if the sites allocated in the plan proceed, it will take up to 50 years for them to be filled with inert waste.</p>	<p>Policy 7 prioritises landfilling and the permanent deposit of waste only in active or planned mineral extraction sites where restoration requires the use of imported materials to achieve an acceptable restoration and afteruse. Restoration conditions would be attached to any permission granted, requiring restoration of the site to the proposed afteruse. Policy 17 also requires proposals to be restored at the earliest opportunity. The availability of materials for infill is not a reason not to allocate mineral extraction sites.</p>

<p>The harm to the AONB has not been fully taken into account in the formulation of Policy 31 and exceptional circumstances have not been demonstrated. Circumstances have not changed materially since the 2012 application was refused and appeal dismissed.</p>	<p>Impacts on the AONB have been fully assessed in the MWLP evidence base, including the SA/SEA, Landscape Assessments, Soft Sand Topic Paper and Site Selection Methodology.</p>
<p>Change Proposed Delete Policy 31 – allocation of land at Chieveley Services for mineral extraction.</p>	
<p><u>Natural England (617871)</u></p> <p>Due to its location within the AONB, Natural England request restrictions on operational hours and well-designed lighting to protect from noise and light pollution. We also advise that you consult the North Wessex Downs AONB partnership.</p>	<p>Comments are noted. These details will be required at the planning application stage.</p>
<p><u>Grundon Waste Management Ltd. (824546)</u></p> <p>Allocation of the site is supported. The site should yield within the anticipated extraction range. Workings would be phased and restored back to agriculture with a net biodiversity gain. HGV numbers would be small given the scale of anticipated output.</p>	<p>Support for the allocation from the site operator/promoter noted.</p>
<p><u>North Wessex Downs AONB Partnership (961420)</u></p> <p>The policy does not comply with Policy 19 in that restoration to arable and pasture would not enhance the natural beauty of the AONB.</p>	<p>The site is proposed to be returned to the existing landuse and it is understood that the site is within the 'Winterbourne Farmland' landscape character unit of the AONB. Therefore, it would appear that restoration to agricultural land would be appropriate in this location.</p> <p>The requirement in Policy 17 for 10% net gains for biodiversity means there is scope for more creative restoration to benefit wildlife and the wider AONB landscape.</p>

<p>Exceptional circumstances need to be demonstrated including a significant restoration programme which seeks to enhance the landscape and also meet 10% biodiversity net gain.</p>	<p>The Soft Sand Topic paper sets out the exceptional circumstances test whereby the Council believes it is justified to allocate the Chieveley Services site.</p>
<p>There is an opportunity for the Council and site agent/operator to work with the AONB on a restoration project, one of which potentially is the creation of a Heathland habitat.</p>	<p>The Council welcomes the opportunity to work with the operator and AONB partnership in the restoration of the site.</p>
<p><u>John Cowley obo Mr. & Mrs. Mills (820895)</u></p> <p>The analysis and planning requirements set out to justify the allocation in Policy 31 are superficial and inadequate.</p>	<p>The Council's rationale and justification for adopting the soft sand strategy is set out in the Local Aggregates Assessment (2020), the Soft Sand Study and the Soft sand Topic Paper. The Council believes that the soft sand strategy put forward in the MWLP is the most practical and balanced solution based on the various requirements in the NPPF relating to mineral supply, achieving sustainable development, and conserving and enhancing protected landscapes.</p>

4.7 Monitoring Framework

Table 34: Monitoring Framework	
Summary of Representations	Council Response
<p><u>Oxfordshire County Council (788123)</u></p> <p>Targets are ineffective and triggers will be issued after first year. Eg. Production capacity and landbanks (unless this means production capacity in inactive and active sites). The plan does not set out how this will be addressed.</p>	<p>The Council is willing to consider amending monitoring indicators if required.</p>
<p><u>WBDC Archaeology / Historic Environmental Records (748330)</u></p>	

Would like to see the inclusion of Archaeologist in the permissions granted for Policy 27.	Comments noted. The Council is willing to propose this as an additional modification.
<p><u>Hampshire County Council (1015522)</u></p> <p>Monitoring indicators do not differentiate between different types of waste capacity provided.</p>	If this change is required in order for the MWLP to be found sound, then the Council is willing to propose wording to address this.
<p><u>South Oxfordshire District Council (late response) (1142928)</u></p> <p>Would like to see the inclusion of more specific monitoring indicators related to climate change mitigation/reducing carbon emissions (e.g. Monitoring the number of miles travelled to supply minerals/dispose of waste)</p>	<p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p> <p>The Council is willing to consider additional monitoring indicators if required.</p>
<p><u>Vale of White Horse District Council (late response) (862893)</u></p> <p>Would like to see the inclusion of more specific monitoring indicators related to climate change mitigation/reducing carbon emissions (e.g. Monitoring the number of miles travelled to supply minerals/dispose of waste)</p>	<p>The movement of minerals/waste to and from West Berkshire is subject to market forces, therefore, it would be difficult to set out a baseline and then monitor the changes.</p> <p>The Council is willing to consider additional monitoring indicators if required.</p>

4.8 Background Evidence and Other Documents

Table 35: Background Evidence and Other Documents

Document / Section	Summary of representations	Council Response
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Local Waste Assessment Table 3.3	<u>Grundon Waste Management Ltd. (824546)</u> Thatcham Block Works should not be included, material is imported rather than processed on site.	If Thatcham Block Works is excluded, then the level of C&I capacity would still be sufficient over the plan period.
	Wierside – question whether the planning permission has been implemented, as if not the permission has expired and it should not be included.	The permission is considered to have been implemented.
	There is an inconsistent approach to skip waste operations. Some are split by waste type, were as others not. There should be a consistent approach.	This comment relates to the Local Waste Assessment and will be considered in future revisions of this document.
Soft Sand Study	<u>John Cowley obo Mr. & Mrs. Mills (820895)</u> Instructions to consultant to assess need within a misleading instructions framework with no external views and seeking only the biased views of industry has caused further delay and confusion.	The need for additional evidence regarding soft sand emerged following the examination of the West Sussex Minerals and Waste Local Plan. The Inspector of that Plan raised concerns about the proposed soft sand strategy, specifically how the Authorities had interpreted national planning policy on how major development in National Parks should be addressed in plan preparation. Essentially, the Inspector did not agree that mineral extraction within the South Downs National Park was not a 'reasonable alternative' for consideration solely by virtue of its nationally designated status, and that this should have been assessed through the Sustainability Appraisal. A separate need for a soft sand landbank was not questioned. The options the consultant was asked to consider were considered to the reasonable alternatives for the soft sand strategy in West Berkshire. This is set out in the Soft Sand Topic Paper.

4.9 Non-Allocated Sites

Table 36: Non-Allocated Sites		
Site	Summary of Representations	Council Response
Cowpond Piece	<u>Paul & Victoria Machin (1012886)</u>	
	The exclusion of Cowpond Piece is unsound because:	
	i) The significance of the impact on the LWS is overstated (“significant”) given that a substantial proportion of the evidence base relates to the possible incidence of habitats or species on site and a disproportionate reliance on the findings on other nearby LWS sites. Neither is the evidence base proportionate nor commensurate with the hierarchy of nature conservation areas which include sites such as SSSIs and Ramsar sites which should merit greater weight.	While the site is within a LWS, it is this in combination with the landscape advice, which states that only a very small portion of the site would be suitable for development without additional work (which has not been completed), that has ruled the site out of allocation at this stage.
	ii) There is a stated presumption that the site would be restored to existing levels (by inert fill) and commercial forestry, rather than examine the possibility of phased operations and progressive restoration to create a diverse habitat more in keeping with heathland and indigenous broadleaved woodland.	A large consideration in the restoration of sites is what afteruse a landowner wishes the site to be restored to. MWLP policy would require at least 10% net gains for biodiversity, and so there would be scope to include the proposed ecological and landscape uses. However, the Council cannot require restoration to an afteruse that the landowner is not supportive of.
iii) The site has the potential to incorporate a more sustainable means of transporting the extracted mineral by conveyor to the nearby Mortimer Quarry.	It is recognised that there are potential benefits of the development of the site given the proximity to Mortimer Quarry. However, at this stage the constraints on the site outweigh the benefits and it is not considered appropriate to allocate the site.	

		While the theory of using the processing plant at Mortimer Quarry is good, it would require detailed DtC work with Hampshire County Council to ensure that the relevant planning permissions required to allow the importation of material from off site for processing were likely to be approved, otherwise there would be no benefit over any other site.
Wasing Lower Farm	<u>Paul & Victoria Machin (1012886)</u>	
	The site has the benefit of planning permission that is active although no extraction has occurred. The most sensitive part of the site has been deleted whilst utilising the existing access. Area B would need to consider the Historic Parkland at Wasing Park.	The Council accept that there are no significant issues relating to the site in terms of the assessment. However, the reason for choosing not to allocate the site in the MWLP related to concerns regarding the deliverability of the site within the plan period. This is not the case for the site which has been allocated, which is expected to be able to be delivered in full within the plan period.
	Given the preferred option sites are not dissimilar in character to the permitted reserve areas, there are no outstanding issues in landscape or visual terms that could not be overcome, subject to area C being omitted.	
	The site has been omitted entirely on the grounds of deliverability, which presumably relates to the timeframe when the site is expected to commence (11 – 15 years) which is similar to the allocated site Tidney Bed.	Sites can only be allocated where there is a realistic chance of them coming forward for development within the plan period. The permitted reserve at the existing site a Wasing Lower Farm is 2.4mt. If the existing permitted Lower Farm site commences extraction in the next two years (as indicated in the operator's response) and is producing from 2023, then at the anticipated output of 200,000tpa, the site would produce for 12 years (until 2035). Therefore any extension to the site would not be able to deliver the identified requirement of 840,000 tonnes within the Plan period.

		The allocated site (Tideny Bed) is anticipated to be available immediately (subject to gaining planning permission) with an estimated timescale of 10 years, therefore it is likely to be available before the Wasing Lower Farm site and be able to be completed within the Plan period.
	<p><u>Daniel Walker obo Tarmac Ltd. / Wasing Estate (1262163)</u></p> <p>The site benefits from planning consent for the extraction of approximately 2.4 million tonnes of high-quality sand and gravel with restoration to agriculture and nature conservation habitat. These consented reserves form part of the existing sand and gravel landbank in the county of West Berkshire.</p>	
	<p>During the emerging Minerals Local Plan DK Symes & Associates promoted potential extensions to the site for allocation during the next plan period. The representations submitted by DK Symes have been made on behalf of the Wasing Estate (as the land and mineral owner) but with the full support of Tarmac.</p>	
	<p>The land being promoted represented logical extensions to the currently approved site including a mineral reserve of circa 0.95 million tonnes across four potential extension areas.</p>	
	<p>The Site Selection Methodology (“the SSM”) document that accompanies this consultation</p>	

	<p>confirms that the Wasing Lower Farm site was considered as an extension to the permitted operations at the site under site identification number MW012. The SSM indicates that site MW012 was not included as an allocation over concerns over deliverability within the plan period.</p>	
	<p>Tarmac questions this conclusion as when the site is fully established at capacity (anticipated over the next two years) the consented reserves will be exhausted in the plan period and both Tarmac and the Wasing Estate would be desirous for an extension to the workings likely from 2032 onwards. Both the Wasing Estate and Tarmac wish to make it clear that the site hasn't been withdrawn from this process and remains available for allocation under the emerging MLP through the remainder of the process. The right to amend the extraction boundaries being promoted under site MW012 is also retained, and Tarmac would be open to discussing boundaries if this is desired by the council.</p>	<p>Sites can only be allocated where there is a realistic chance of them coming forward for development within the plan period. The permitted reserve at the existing site a Wasing Lower Farm is 2.4mt. If the existing permitted Lower Farm site commences extraction in the next two years (as indicated in the operator's response) and is producing from 2023, then at the anticipated output of 200,000tpa, the site would produce for 12 years (until 2035). Therefore any extension to the site would not be able to deliver the identified requirement of 840,000 tonnes within the Plan period.</p>

	<p>Regarding the SSM for site MW012 (as confirmed in Appendix 3 – Site Assessment Summary) it is noted that no issues were identified with a substantial negative effect that could not be adequately managed through mitigation to make the site acceptable. Tarmac would however comment on some of the conclusions of the assessment which as a general point don't seem to take account of the fact that Site MW0012 is being promoted as an extension, and not a new/greenfield site. Examples in this regard are presented as follows:</p>	<p>The Council accept that there are no significant issues relating to the site in terms of the assessment. However, the reason for choosing not to allocate the site in the MWLP related to concerns regarding the deliverability of the site within the plan period as previously outlined. This is not the case for the site which has been allocated, which is expected to be able to be delivered in full within the plan period.</p>
	<p>Flooding Surface – Scored as Red/Amber – the majority of the areas promoted are not subject to surface flooding. Should be scored as Amber or Green/Amber.</p>	<p>Comment noted. The site should have been assessed as Amber “Surface water flood risk on small area of site, Appropriate mitigation, developable area taking into account flood risk”. The SFRA states that 4% of the site is at risk from surface water flooding. However, even if the site was re-assessed on this basis, it wouldn't change the primary reason for not allocating the site (uncertainty over deliverability within the plan period).</p>
	<p>Highways - Scored as Amber –the acceptability of the access is already proven acceptable in planning terms as is HGV routing, and therefore this should be scored as Green/Amber at the highest.</p>	<p>It is acknowledged that the site would be accessed via the existing proposed access. However, the Council's highways team have stated that a Transport Assessment would be required to particularly assess the impact on the canal bridge at Aldermaston Wharf and it is likely that highway mitigation would be required. Mitigation measures on the local road network for the permitted site have not yet been implemented and therefore, the site has been assessed, along with all other sites, based on the existing highway network. Therefore, mitigation measures and further assessment are required to determine the impact of the potential extension on the highway network.</p>

	<p>Other - Scored as Amber – concerns regarding deliverability are understood, but the existing site benefits from a planning consent that has been implemented and will be worked up to production capacity in the early part of the plan period. It is therefore suggested that this criterion should not be scored as Red/Amber, and instead should be scored as Green/Amber.</p>	<p>It is noted that development of the site has commenced with the construction of the access point to the site, however, despite being granted permission in 2013, extraction has not commenced.</p> <p>The site assessment process took into account the available information at the time of the assessment (updated as and when new information became available during the plan preparation stages).</p> <p>Therefore, there were significant concerns regarding the timescale for delivery of the proposed extension within the plan period as it had been prompted as an extension following completion of extraction from the permitted site, which is conditioned to be within 13 years of extraction commencing.</p> <p>The permitted reserve at the existing site a Wasing Lower Farm is 2.4mt. Therefore, if the site commences extraction in the next two years (as indicated in the operator’s response) and is producing from 2023, then at the anticipated output of 200,000tpa, the site would produce for 12 years (until 2035). Therefore any extension to the site would not be able to deliver the identified requirement of 840,000 tonnes within the Plan period.</p> <p>In addition, it is considered that to have virtually the entire landbank bound up with one landowner and operator would not give the Plan flexibility and leave West Berkshire vulnerable to supply issues depending on commercial decisions.</p> <p>It is recognised that the extension may be suitable for development in the future, but it is not considered appropriate to allocate it as this time for the reasons set out above.</p>
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Waterside Farm	<p><u>Paul & Victoria Machin (1012886)</u></p> <p>Only 1 of the 9 areas considered was a preferred option. It is understandable that there could be highway issues with just one small part adjacent to a county lane. Fundamentally why was this one small area selected compared to several parcels of land on the site that were considered earlier in the process?</p>	<p>Only one small parcel of land was considered to be acceptable for development in landscape terms. No additional landscape work was forthcoming from the landowner or proposed operator and therefore, any wider area of the site could not be considered.</p>
	<p>The use of the permanent processing plant would have benefits in terms of sustainable transport.</p>	<p>It is acknowledged that the whole site is close to the processing plant at Colthrop and that this would have provided a good opportunity to minimise traffic movements to/from the site, however, the overriding constraint for this site is the landscape.</p>
	<p>There are acknowledged sensitive receptors associated with the site (River Kennet SSSI), which would have been integrated into any suggested development of other parcels had the study conducted at this stage and not directed for future consideration.</p>	<p>Only one small parcel of land was considered to be acceptable for development in landscape terms. No additional landscape work was forthcoming from the landowner or proposed operator and therefore, any wider area of the site could not be considered.</p>
	<p>This is the only site that has the recommendation of postponement. Had more analysis been undertaken at this stage, and more potential extraction areas been identified, then the advantage of this site with respect to the processing plant at Colthrop would have been apparent. The issues relating to access from Crookham Hill would then have fallen away. These irregularities cast doubt on the soundness of the process being equitable.</p>	<p>The site is not considered acceptable for development, there is no mention in the SA/SEA or the site selection methodology of the site being postponed.</p>

