

Minerals and Waste Site Assessment form

Site ID:	MW005	Site Name:	Chieveley Services
Site Address:	Land adjacent to the M4/A34 Chieveley Services, Oxford Road, Newbury	Parish:	Chieveley
Mineral/Waste development:	Mineral extraction	Site Area:	22ha

Recommendation

Recommendation:	The site is recommended for allocation		
Justification:	The LAA shows that there is a need for soft sand within West Berkshire. The majority of soft sand within West Berkshire is located within the AONB, and therefore, exceptional circumstances would need to be demonstrated. There are no suitable sites outside of the AONB, and therefore, it is considered that exceptional circumstances have been demonstrated. This site is considered appropriate for mineral extraction in landscape terms and has better access to the strategic road network than the alternative site being considered and therefore, is considered the most appropriate site for allocation. The final extraction volume for the site would be subject to landscape work to determine the appropriate site area for extraction.		
Proposal for Allocation:	Extraction of soft sand. Restoration to agriculture at existing levels using inert material.		
Approximate Extraction Volume:	400,000 – 670,000 tonnes	Phasing / Timescale:	10 – 12 years
Approximate Infill Volume:	260,000m ³	Availability:	By 2025

Key Considerations

Landscape: The site is located within the AONB, although the site is considered to be of medium-low landscape sensitivity and is therefore, considered suitable for mineral development subject to the mitigation measures set out in the Council's Landscape and Visual Assessment. A Landscape and Visual Impact Assessment would be required and landscape mitigation in accordance with the Council's Landscapes and Visual Assessment. The LVIA would need to demonstrate the area of the site suitable for extraction.

However, due to the location of the site within the AONB the principle of development needs to be considered and it would need to be demonstrated that there is an overriding need for the site in this location with no suitable sites located elsewhere outside the AONB.

Rights of Way: The rights of way through and adjacent to the site would need to be retained or diverted. Buffers would need to be provided to the rights of way.

Highways: The proximity of the site to the Strategic Road Networks and the Services means that any development on the site would need to demonstrate there would be no adverse impact on the Strategic Road Network or the operation of the Services.

Site Assessment

Note: Comments in italics relate to comments made in relation to the previous planning application for the site.

Biodiversity: The site is adjacent to areas of ancient semi natural woodland and local wildlife sites, however it is considered that the impacts on the LWS could be adequately mitigated. Hedgerows and mature trees would need to be protected or compensated for if they are to be removed. Mitigation measures would be required as set out in the Council's Preliminary Ecological Assessment. There is a Local Geological Site to the north east of the site. Habitat/ecology assessments would be required with any planning application submitted. While the site is located within the newly declared Nutrient Neutrality Catchment Area for the River Lambourn SAC the nature of mineral extraction and restoration is unlikely to impact on the SAC.

The Council's Ecologist commented on the previous application and did not have any objections to the development as long as adequate mitigation measures were introduced.

Agricultural Land Classification: The northern part of the site is grade 2 with the southern half grade 3.

Heritage: There are a number of listed buildings close to the site, however it is unlikely there would be an impact on these buildings. There has been limited excavation work in the area showing potential for Iron Age material. A Heritage Impact Assessment, desk based archaeological assessment and field evaluation would be required with any planning application submitted. *Archaeological work carried out to support previous planning application indicates limited archaeological interest on the site. Some limited evidence of Iron Age activity towards the centre of the site. The discoveries are of local and regional importance, although not of such importance that they should be preserved in situ. The archaeology will need to be investigated, recorded, analysed and published as appropriate.*

Landscape/Townscape: The site is located within the AONB, however it has been assessed as being in an area of medium-low landscape sensitivity due to the proximity of the site to Chieveley Services and the strategic road network. A smaller site area is considered appropriate for development. Mitigation measures would be required as set out in the Council's Landscaped and Visual Assessment. Restoration of the site should be to arable and pasture fields with all buildings removed. A Landscape and Visual Impact Assessment will be required with any planning application submitted, setting out the area of the site acceptable for development. *At the time of the previous planning application a site adjacent to this one was still subject to mineral workings and it was considered that development of this site would further extend the quarrying in this part of the AONB by another 10 years. The site was, in principle (subject to suitable mitigation measures and restoration proposals), considered suitable for extraction.*

The site is adjacent to Chieveley Services and the junction of the M4 with the A34. The site is relatively close to the village of Curridge to the east, but the lie of the land means that it is unlikely there would be a significant impact on the village.

Amenity: Noise and dust generation from the site is likely, however, mitigation measures would reduce these impacts, including limits on operating hours. The site is located away from residential properties, and therefore, the amenity impact would be limited. *No concerns were raised regarding noise and dust (subject to mitigation) in relation to the previous planning application on the site.*

Rights of way: There are a number of rights of way close to the site, with one crossing the site and another running along the eastern boundary of the site. The developable area takes into account the right of way to the east of the site. These rights of way would need to be retained or diverted and buffers provided to separate them from the site to ensure no negative impacts for those using the rights of way. *At the time of the previous planning application concerns were raised regarding Byway 49 and Footpath 37. Byway 49 had previously been diverted, but as the diversion had expired had become obstructed and unusable. Concerns were raised regarding potential conflict between non-motorized users of the rights of way and heavy quarry traffic and the length of time the rights of way in this area have already been disrupted by extraction works with few benefits provided to ameliorate the disruption.*

Flooding: The site is not at risk from fluvial flooding. A small area across the centre of the site is at risk from surface water flooding, with the north western part of the site within a groundwater emergence zone.

Water Environment: The site is within SPZ3.

Highways: The site promoter has proposed that access to the site would be to the south of the service station using a new access crossing land adjacent to the site but within the same landownership. Vehicles would have direct access to the A34/M4 interchange. The A34 and M4 are part of the strategic road network and are considered as a strategic lorry route in the West Berkshire Freight Strategy. Easy access is also available to the A4 which is classed as a 'district access route to key destinations' in the Freight Strategy. A Transport Assessment and Site Management Plan would be required with any planning application submitted, along with consultation with Highways England. Any development of the site would need to ensure that it would not impact on the operation of the services or the safe operation of the Strategic Road Network. *A Transport Statement was submitted with the previous planning application for the site and was considered acceptable. Access to the site via the existing haul route and Chieveley Services was considered acceptable.*

Employment: Development of the site would have a positive impact on the local economy and job creation.

Geology/Mineral Resources: The site is underlain by soft sand deposits. A Mineral Assessment has been carried out which indicates that the soft sand deposits are of a depth and quality that is suitable for extraction. Borehole data indicates a viable deposit and a *previous planning application on the site would suggest that extraction of the mineral deposit is considered viable.*

Utilities: No known issues.

Restoration/After-care: It is proposed that the site would be restored to lower level agriculture.

Cumulative Impact: While there are no other sites in close proximity to this site, consideration of the cumulative impact on the highway network would be required.

Sustainability Appraisal: Overall development of this site would be likely to have a neutral impact on sustainability. A number of negative impacts have been identified, mainly in relation to environmental sustainability, however, these are likely to be short/medium term impacts as a result of the development itself but, there should be no long term negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. The site is located within the AONB, however the site is not considered to be of high landscape sensitivity and mitigation measures, including a reduced site area, would mitigate this impact. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. While the site could result in additional traffic movements, it is adjacent to the strategic road network and therefore, it is unlikely that there would be a significant impact on environmental sustainability. Potential social sustainability is likely to be neutral in the long term, but in the short term, without adequate mitigation measures there could be a negative impact on amenity.

Deliverability: The site has been submitted on behalf of the land owner, and there is no indication that the site would not be viable. The depth and quality of the mineral resources could impact on the viability of the site, however, there is no indication that this would prevent the site coming forward. The site promoter has indicated that the site would be suitable to come forward in 1 – 5 years, towards the beginning of the plan period, with a lifetime of approx. 10 years.

Consultation

Site Consultation 2016: A number of issues were raised as part of the sites consultation in summer 2016 these included general need for mineral extraction, ecology, amenity, landscape, restoration and highways.

- *Ecology – impact on biodiversity*
- *Amenity – Concerns regarding impact on the local Riding School which uses the ROW network as well as impact on green space, health and noise pollution. Concern also raised regarding the impact of the site on Cold Ash Farm breeding sites for Exmoor ponies.*
- *Landscape – The site is within the AONB, with views from the surrounding area.*
- *Restoration – concerns regarding restoration of the site as another local site has not been fully restored.*
- *Highways – Concern of impact on local rural roads*

All of these issues have been addressed in the Site Consultation Responses Report (December 2016)

Preferred Options 2017: Site was not included in the preferred options, so no comments were received directly regarding the site, however, general comments were made as to why the sites in the AONB had been automatically excluded from the site assessment process.

Submitted Proposal from Site Promoter

The site is proposed for extraction of 670,000 tonnes of sand. This was revised down to 400,000 tonnes of sand from approx. 7ha of the site following the preferred options to take into account the required buffers.

Extraction would take place in a series of small extraction, so that at any one time less than 2ha is being extracted and restored. Extraction would be carried out over an 8 - 10 year period. Extracted mineral would be processed on site using a small mobile dry screener.

It is proposed that the site would be restored to agriculture at existing levels using inert materials, with the potential to improve screening of the Services and M4.

Access to the site would be directly onto the M4/A34 junction south of the service station.

Planning History

Planning History:

Planning permission was refused in 2011 for sand extraction on the site (wider area proposed for development) application number 11/00233/MINMAJ. Appeal subsequently dismissed as unable to demonstrate exceptional circumstances for extraction in the AONB.

Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) criteria assessment

Site name	Site address
Chieveley Services	Land adjacent to the M4/A34 Chieveley Services, Oxford Road, Newbury
Development Potential / proposal	Soft Sand extraction and processing of approx. 400,000 tonnes.

Key:

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of site allocation on SA objectives	Justification for assessment	Mitigation / enhancement	Comment
1) To protect and enhance biodiversity and geological diversity throughout West Berkshire	Is there likely to be an impact on biodiversity?	0 / -	Ancient woodland is located to the south and south east of the site, with local wildlife sites to the east and south of the site. <u>The site is located within the Nutrient Neutrality Catchment Area for the River Lambourn SAC.</u>	An ecological assessment would be required and ongoing monitoring would potentially need to be undertaken. Depending on the findings mitigation and/or controls may be required. Appropriate buffers would be required to the ancient woodland and local wildlife sites.	Due to potential impacts on biodiversity, there may be a negative impact on environmental sustainability in the medium term where no mitigation is proposed.
	Is there likely to be an impact on geodiversity?	?	Extraction of mineral from the site would permanently alter the geological makeup of the site. There is a Local Geological Site to the north east of the site.		
2) To maintain and enhance water quality and resources	Is there likely to be an impact on water quality?	-	The EA indicate that the site is within a 'High Risk Groundwater' area.	A hydrological / hydrogeological assessment, and ongoing water quality monitoring could be undertaken.	Without mitigation there is potential for a negative impact on environmental

				Mitigation measures may be required.	sustainability in the medium term.
	Is there likely to be an impact on water resources?	0	Unlikely to be an impact on water resources.		
3) To minimise the risk and impact of flooding	Is there likely to be an impact in terms of flood risk?	0	Unlikely to be an impact on flood risk.		
4) To maximise the sustainable use of land and the protection of soils, safeguarding the best and most versatile agricultural land	Is there likely to be an impact on the best and most versatile agricultural land?	?	The eastern part of the site is shown as grade 3, with the western part of the site grade 2, therefore, the impact on agricultural land would depend on the areas of the site worked.	Restoration of the site should restore any lost agricultural land to its former quality.	Following mineral extraction there would be no long term impact on sustainability as restoration of the site should be to a similar or better state, however, in the short and medium term there could be an impact on environmental and economic sustainability.
	Is there likely to be an impact on soil quality?	0	It is likely that soils would be removed and stored during the working of the site to be used for restoration purposes so there is unlikely to be an impact on soil quality.	Conditions would be imposed to ensure soil are used on site as part of the restoration scheme.	
	Would previously developed land be utilised?	0	It is acknowledged that new mineral sites are generally 'greenfield' however, once the land is restored it would return to 'greenfield'.		
5) To conserve and enhance the character of the historical environment, cultural heritage assets, and features of archaeological importance	Is there likely to be an impact on the historic environment?	0	There are a number of listed buildings 0.5km from the site, however it is unlikely that there would be an impact on these.	Consideration of the potential impact on the local heritage assets would be required and it is likely that any negative impacts could be mitigated to an acceptable level.	
6) To minimise the impact on landscape and townscape character	Is there likely to be an impact on the townscape?	0	Unlikely to impact on townscape.		Without mitigation measures there is potential for a

	Is there likely to be an impact on the landscape?	-	The site is located within the AONB. The landscape character of the area is defined as Medium-Low, therefore, there is unlikely to be a significant negative impact on the landscape, despite the location within the AONB.	Mitigation measures would be required, in line with the Landscape and Visual Assessment. A reduced developable area would also reduce the impact on the landscape.	negative impact on environmental sustainability in the medium term and on a permanent basis depending on the restoration of the site.
7) To protect air quality in West Berkshire	Is there likely to be an impact on air quality?	-	Potential negative impact on air quality as a result of dust generation and traffic movements from the site.	As part of a planning application air quality and dust assessments would potentially be required and mitigation measures including dust suppression techniques may be required to ensure negative impacts are mitigated to an acceptable level.	There could be a negative impact on environmental sustainability, however, this would only be for the duration of the extraction/restoration works. Mitigation measures would reduce any short/medium term impacts.
8) To maximise energy efficiency, the proportion of energy generated from renewable sources and adaptability to climate change	Is there likely to be an impact on the amount of renewable energy capacity being provided in West Berkshire?	0	Unlikely to impact on renewable energy capacity.		Unlikely to be an impact on any element of sustainability.
	Is there likely to be an impact with regard to adaptability to climate change?	0	Unlikely to impact on adaptability to climate change.		
9) To ensure the sustainable management of waste, minimise the quantity of waste sent to landfill, and to maximise the re-use, recovery and recycling of waste	Is this likely to have an impact on the amount of waste going to landfill?	0	The site is proposed for mineral extraction and inert landfilling, but only material that cannot be recycled would be used for infill.	Landfilling is proposed for restoration purposes.	Overall there is likely to be both a positive impact on environmental sustainability as the processing of the material for infilling is likely to recover reusable/recyclable material which will
	Is this likely to have an impact in terms of the quantity of waste being	+	Recoverable material would be extracted from imported waste prior to infilling.		

	reused, recovered and/or recycled?				have a positive impact leaving only non-recyclable waste to be used for infilling.
10) To promote the sustainable transport of minerals and waste within West Berkshire	Is it likely that rail or waterborne transportation would be used in connection with this site?	-	Limited opportunities for rail or waterborne transport from the site, meaning there would be a reliance to road transport.		The site could potentially have a negative impact on environmental sustainability in respect of sustainable transport in the short/medium term, however, due to the temporary nature of mineral extraction in the long term there would be a neutral impact.
	Is there likely to be an impact on the transport network (including the local road network and the Strategic Road Network)?	- / ?	Mineral extraction would generate traffic movements, therefore, there could be a negative impact on the transport network in the short/medium term. However, the site is adjacent to the M4/A34 junction and therefore, has good access to the Strategic Road Network, with no impact on the local road network.	A Transport Assessment/Statement would be required as part of the development management process in order to assess whether the impacts on the transport network would be required.	
11) To conserve mineral resources in West Berkshire through safeguarding of primary aggregates and encouragement of the use of recycled aggregate where possible and appropriate	Is there likely to be an impact in terms of safeguarding of primary aggregates?	0	Unlikely to have an impact on safeguarding of primary aggregates although development of the site would provide primary aggregates for construction purposes. The site would provide soft sand to help meet the needs of the district.		Unlikely to be an impact on any element of sustainability.
	Is there likely to be an impact in terms of the use of recycled aggregate/construction and demolition wastes?	0	Unlikely to be an impact on use of recycled aggregates.		
12) To protect human health and well being and maintain the quality	Is there likely to be an impact on the quality and	-	A right of way passes through the site, with others running along the	Mitigation measures would be required to minimise the	There would potentially be a negative impact on

and quantity of public open space amenity across West Berkshire, and protect areas of tranquillity in the context of minerals and waste development	quantity of open space amenity?		eastern boundary of the site.	impact on the Public Right of Way network.	social sustainability in the medium term. Mitigation measures would be required to ensure no long term negative impacts.
	Is it likely that there would be an impact with regard to areas of tranquillity?	0	The site is adjacent to the junction of the A34/M4 and therefore, it is not considered that development of the site would impact on tranquillity		
13) To minimise public nuisance	Is it likely that there would be an impact with regard to odour?	0	There is unlikely to be an impact on odour.		There is likely to be a neutral impact on environmental and social sustainability due to the location of the site adjacent to the M4/A34.
	Is it likely that there would be an impact on noise levels?	0	The site is adjacent to the junction of the A34/M4 therefore, it is considered that the additional noise generated from the site would not have an impact on overall noise levels.	A noise assessment would be required as part of the development management process.	
	Is it likely that there would be an impact with regard to light pollution?	0	Unlikely to be an impact on light pollution.		
14) To support opportunities for economic development, including jobs, arising from waste and minerals related activities	Is there likely to be an impact on the local and wider economy?	+	Mineral extraction is likely to be beneficial for the local and wider economy providing direct and indirect employment in the medium term as well as mineral resources for the local market.		It is considered that there would be a positive impact on economic sustainability in the medium term
	Is there likely to be an impact in terms of employment?	+	Mineral extraction is likely to be beneficial for the local and wider economy providing direct and indirect employment in the medium term.		

Summary

Overall development of this site would be likely to have a neutral impact on sustainability. A number of negative impacts have been identified, mainly in relation to environmental sustainability, however, these are likely to be short/medium term impacts as a result of the development itself but, there should be no long term negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. The site is located within the AONB, however the site is not considered to be of high landscape sensitivity and mitigation measures, including a reduced site area, would mitigate this impact. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. While the site could result in additional traffic movements, it is adjacent to the strategic road network and therefore, it is unlikely that there would be a significant impact on environmental sustainability. Potential social sustainability is likely to be neutral in the long term, but in the short term, without adequate mitigation measures there could be a negative impact on amenity.

Effect:	Likelihood:	Scale:	Duration:	Timing:
Predominantly neutral	Medium	Local	Temporary	Short/Medium Term

