

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy ESA4**Beenham Landfill, Pips Way, Beenham**

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 14,000 square metres of employment floorspace for B2 and/or B8 uses across the site;
- b. Access to the site will be provided from Pips Way, accessed off the A4/A340 roundabout;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on the A340/A4 roundabout;
- d. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessments (2022) for Beenham Industrial Area - BEEN3 and BEEN5 and will include the following measures:
 - i. Retain and enhance the existing newly planted wooded bund along the SW edge of the site and create a landscape buffer along the NW and SE site boundary;
 - ii. Propose a new landscape buffer to the wider National Landscape and strengthen the existing woodland belts which enclose the site by additional tree planting, especially along the NE site boundary;
 - iii. Restrict and consider the scale of development to avoid an adverse visual effect on adjacent areas of the National Landscape, Aldermaston Wharf and the A4. This will include the proposed height of buildings, colour, architectural style and roof profile, the impact of external lighting and noise, and any other structures/features which could negatively impact on adjacent areas. The North Wessex Downs AONB: Guidance on the selection and use of colour in development should be used as guidance;
 - iv. Avoid the use of close boarded fencing in areas visible from Public Rights of Way and in particular along the site boundary. The existing wire mesh fencing could be retained as a suitable fencing; and
 - v. External lighting if required, should be minimal and avoid edge off site locations which could result in light pollution intruding into adjacent areas of the open countryside;
- e. The development design and layout will be in accordance with policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- g. Development will be informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- h. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
- i. The site lies within a Waste Safeguarding Area and so consideration of policy 10 of the West Berkshire Minerals and Waste Local Plan will be required; and
- j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.

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