

TOWN AND COUNTRY PLANNING ACT 1990

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Applicant:
Lafarge Aggregates LTD

PART I - DETAILS OF APPLICATION

Date of Application

18th May 2012

Application No.

12/01220/MINMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Progressive mineral extraction with restoration using imported inert materials to agriculture, lakes and grassland, the construction of a new access onto A340, together with ancillary buildings (site office/mess room, weighbridge, security compound etc.) and internal roads (including improvements to existing bridge across the River Enborne).

Lower Farm, Wasing Lane, Aldermaston, Reading

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. Commencement of development

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Local Planning Authority within seven days of such commencement.

Reason: To comply with Section 91(1)(b) of the Town and Country Planning Act 1990 (as amended) and to enable the Local Planning Authority to review the desirability of the development against up to date planning policies at a National, Regional and local level should it not be started within a reasonable time.

2. Temporary Permission

The extraction of minerals shall cease not later than the 13 years from the date upon which extraction operations commence. The deposit of reclamation material shall cease not later than 15 years upon which extraction operations commenced. All buildings, plant, machinery, site

infrastructure, floodlighting, foundations, hardstandings and haul roads shall be removed not later than 16 years from the date upon which mineral extraction operations commenced. All restoration operations to agriculture shall be completed not later than 16 years from the date upon which extraction operations commenced.

Reason: To restrict the period of operations in accordance with the planning application and in the interest of amenity in accordance with policy 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP31 of Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

3. Approved Plans and Details

The development hereby shall be carried out in complete accordance with the following submitted documents and plans:

- Application plan 0702/W/A dated 27/03/12
- Application forms dated the 18/05/12
- Location plan 0707/W/L dated 19/04/11
- Proposed Site Access Plan 13106-05 dated November 2011
- Environmental Statement dated May 2012
- Environmental Statement Volume 2, consultants report, dated May 2012
- Additional information document dated December 2012 including Appendix 1: Materials Schedule, Appendix 2: Supplementary Landscape Report, Appendix 3: Hydrology and Hydrogeology Report, Appendix 4: Flood Risk Assessment and Appendix 5: Sequential Test Report
- Illustrative progressive operations plan Yr 1, 0702/W/PO/Y1 dated 04/12/12
- Illustrative progressive operations plan Yr 2, 0702/W/PO/Y2 dated 04/12/12
- Illustrative progressive operations plan Yr 3, 0702/W/PO/Y3 dated 04/12/12
- Illustrative progressive operations plan Yr 4, 0702/W/PO/Y4 dated 04/12/12
- Illustrative progressive operations plan Yr 5, 0702/W/PO/Y5 dated 04/12/12
- Illustrative progressive operations plan Yr 6, 0702/W/PO/Y6 dated 04/12/12
- Illustrative progressive operations plan Yr 7, 0702/W/PO/Y7 dated 04/12/12
- Illustrative progressive operations plan Yr 8, 0702/W/PO/Y8 dated 04/12/12
- Illustrative progressive operations plan Yr 9, 0702/W/PO/Y9 dated 04/12/12
- Illustrative progressive operations plan Yr 10, 0702/W/PO/Y10 dated 04/12/12
- Illustrative progressive operations plan Yr 11, 0702/W/PO/Y11 dated 04/12/12
- Illustrative progressive operations plan Yr 12, 0702/W/PO/Y12 dated 04/12/12
- Illustrative progressive operations plan Yr 13, 0702/W/PO/Y13 dated 04/12/12
- Illustrative progressive operations plan Yr 14, 0702/W/PO/Y14 dated 04/12/12
- Illustrative progressive operations plan Yr 15, 0702/W/PO/Y15 dated 04/12/12
- Illustrative progressive operations plan Yr 16, 0702/W/PO/Y16 dated 04/12/12
- Bund location plan 0702/W/BL/a dated 19/11/12
- Planting details plan 0702/W/PD/1 dated 05/12/12
- Illustrative restoration plan 0702/W/R/2 dated 04/12/12
- Figure 1 to the submitted Noise assessment completed by ANV Acoustic Noise and Vibration dated November 2011
- Letters From Hafren Water to the Environment Agency dated the 27/02/13 and 14/03/13 including attachments

the details of which are approved except as amended by the following conditions

Reason: To enable the Local Planning Authority to adequately control the development, to minimise its impact on the amenities of the local area in accordance with policy 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP31 of Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

4. Phasing of the works

No extraction operations shall take place;

- in phase A2 until the completion of extraction in phase A1;
- in phase A3 until the completion of extraction in phase A2;
- in phase B1 until the completion of reclamation in phase A1 and the completion of extraction in phase A2;
- in phase B2 until the completion of extraction in phase B1 and the completion of reclamation in phase A2 and the reinstatement of phase A1;
- in phase B3 until the completion of extraction in phase B2 and the completion of reclamation in phase B1 and the reinstatement of phase A2;
- in phase C1 until the completion of extraction in phase B3 and the completion of reclamation in phase B2 and the reinstatement of phase B1;
- in phase C2 until the completion of extraction in phase C1 and the completion of reclamation in phase B3 and the reinstatement of phase B2;
- in phase C3 until the completion of extraction in phase C2 and the completion of reclamation in phase C1 and the reinstatement of phase B3;

Reason: To ensure the progressive working of the site in accordance with the application and the interests of local amenity in accordance with policy WLP30 the Waste Local Plan for Berkshire 1998-2006 and policy 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

5. Access

No mineral extraction operations shall take place until the full details of the proposed highway works, including the associated engineering operations and landscape planting, following the principles as set out on plans 13106-05 dated Nov 2011 have been submitted and approved in writing by the Local Planning Authority. All works forming part of the approved details shall be completed before any mineral extraction operations take place and shall thereafter be maintained as effective during all times that the site is operational.

Reason: In the interest of highway safety and to accord with policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

6. Notification of commencement of development

The developer shall notify the Local Planning Authority in writing within 14 days of the dates of the following:

- i) commencement of each phase of mineral extraction;
- ii) completion of each phase of mineral extraction;
- iii) commencement of each phase of reclamation operations;
- iv) completion of each phase of reclamation;
- v) completion of re-instatement following the completion of reclamation;
- vi) completion of final restoration under this planning permission.

Reason: To enable the Local Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in the interests of local amenity in accordance with policy WLP30 the Waste Local Plan for Berkshire 1998-2006 and policy 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

7. Materials permitted in restoration and storage on site

The materials hereby permitted to be deposited at the site for use in restoration shall be restricted to inert construction, demolition and excavation wastes and soils. No processing, or storage of minerals or reclamation materials, other than soil and overburden storage, shall take place at the site.

Reason: To accord with the application, in the interests of amenity in accordance with policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

8. Display of conditions

A copy the planning permission including all documents and plans showing the method and direction of mineral working, reclamation, reinstatement and restoration hereby permitted and any documents and amendments subsequently approved shall be available at the site office during working hours during the period the site office is permitted, and shall be made known to any person(s) given responsibility for the management and control of operations.

Reason: To ensure that all employees may readily make themselves aware of the requirements of this permission so as to ensure the orderly operation of the site in accordance with policy WLP30 of Waste Local Plan for Berkshire 1998-2006.

9. Permitted Development

Notwithstanding the provisions of Schedule 2, Part 19, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order amending, replacing or re-enacting that Order -

(i) No fixed plant or machinery, buildings, structures and erections shall be erected, extended, installed, rearranged, replaced, repaired, altered or placed at the site.

without prior planning permission from the Local Planning Authority.

Reason: To accord with the application, in the interests of amenity in accordance with policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

10. Skips for storage

Without the prior written consent of the Local Planning Authority no more than 4 skips, for use solely for the storage of imported material unsuitable for use in the reclamation operations, shall be located at the site.

Reason: To accord with the application, in the interests of amenity in accordance with policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

11. Production limits

The total output of mineral from the site shall not exceed a level of 200,000 tonnes per rolling 12 month period. From the date upon which mineral extraction operations commence the operator shall maintain records of the monthly exportations of mineral and receipt of reclamation material and shall make them available to the Local Planning Authority at any time upon request. All records shall be kept for at least 12 months.

Reason: To accord with the application and in the interests of rural amenity and highway safety in accordance with policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

12. Record of Vehicle Movements

A written record shall be maintained at the site office of all movements into and out of the site by HGV's. Such records shall contain the vehicles registration and operating company's identity,

time/date of movement and details of load. The records shall be made available for inspection by the Local Planning Authority if requested and retained for a period of not less than 12 months.

Reason: To enable the Local Planning Authority to monitor operations in accordance with policy 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 Incorporating the alterations adopted in December 1997 and May 2001.

13. Hours of working

Except in emergencies to maintain safe quarry working (which shall be notified to the Local Planning Authority as soon as practicable):-

Other than pumping required for authorised dewatering no operations or activities authorised by this permission including the receipt, movement and dispatch of goods vehicles shall be carried out at the site except between the following times:

0700 - 1800 Mondays to Fridays

0700 - 1300 Saturdays

and no such work shall be carried out on Sundays, Public Holidays or Bank Holidays.

Reason: In the interests of the amenity of the local area in accordance with policy 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and CS 14 of the West Berkshire Core Strategy 2006-2026.

14. Progress Plan

A progress plan at a scale of 1:2500 showing details of the progress of extraction, reclamation, reinstatement and restoration operations, together with quantities of topsoil, subsoil in each heap on 1 October during each year of the life of the site shall be submitted to the Local Planning Authority by the 1st November of that same year.

Reason: To ensure the orderly development of the site and to ensure the protection of all soils for restoration purposes in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

15. Archaeology

No soil stripping shall take place within the site until the applicant has secured the implementation of a programme of archaeological investigation and recording in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved programme.

Reason: To secure the recording of any archaeological interest in accordance with the provisions of the National Planning Policy Framework and policy CS 19 of the West Berkshire Core Strategy 2006-2026.

16. Sheeting of Heavy Goods Vehicles

No loaded (heavy) goods vehicles shall leave the site unsheeted except those only carrying loads that are made up solely of material in excess of 500mm.

Reason: In the interests of road safety and safeguarding the local environment in accordance policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

17. Traffic management scheme

No mineral extraction operations shall take place until a Traffic management scheme has been submitted to and been approved in writing by the Local Planning Authority. The traffic management scheme shall include:

- Details of the proposed haul route between the extraction site and the Beenham Tile Factory, including potential diversions or measures to be employed should the primary haul route be inaccessible.
- The measures to be employed to make sure all HGV drivers are aware of the proposed haul route and adhere to it.
- The measures to be employed to ensure that HGV's are not released from the site onto the public highway between the hours of 0830 and 0900 Monday to Friday during school term times.

The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of road safety and safeguarding the local environment in accordance policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

18. Visibility splays

No mineral extraction operations shall take place until the visibility splays of 2.4m by 160m shown on the approved drawing 13106-05 have been provided. These areas shall thereafter be kept free

of all obstructions to visibility over a height of 0.6 metres above carriageway level throughout the life of the site.

Reason: In the interests of road safety and safeguarding the local environment in accordance policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006, policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

19. Extraction and reclamation boundaries

No extraction or placement of reclamation material shall take place within the margins indicated on the approved plans and in particular no extraction whatsoever shall take place:

- within 15m of any public highway
- within 20m of any identified badger sett
- within 5m of any other site boundary
- within 3m of any soil mound
- within 20m of the River Enborne
- within 25m of the Kennet and Avon Canal
- within 10m of the 'ditch to North of Phase B' with recharge ditch on the 'working' side

and the slopes from these margins into the excavations shall not exceed one vertical to two horizontal unless otherwise approved in writing by the Local Planning Authority. No operations shall commence in any phase until the margins of the extraction area referred to on the approved plans have been pegged out and the prior written approval of the Local Planning Authority has been received to the pegged out margins. The pegs shall be maintained in the approved positions for the duration of operations in each phase. The margin to the watercourses shall be measured from the top of bank, defined as the point at which the bank meets the level of the surrounding land and shall be applied on both sides where a watercourse crosses the development area.

Reason: To resist the operations in the interests of rural amenity in accordance with policies 6, 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy WLP30 and WLP31 of the Waste Local Plan for Berkshire 1998-2006 and policies CS 14 and CS 17 of the West Berkshire Core Strategy 2006-2026.

20. Scheme of reclamation

No reclamation operations shall take place in any phase (phase A, B or C) until a scheme of reclamation has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall include the steps to be taken to ensure that groundwater flow within the site is maintained to reflect the existing groundwater movement that reflects the regional pattern. The scheme shall also include details of a monitoring strategy to assess groundwater levels and movement for each phase of reclamation. The reclamation of each phase of the site shall

thereafter be carried out in complete accordance with the approved scheme of reclamation for that phase.

Reason: To protect the amenities of local residents in accordance with policy CS 14 of the West Berkshire Core Strategy 2006-2026 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

21. Flood risk

The development hereby permitted shall be carried out in complete accordance with the approved Flood Risk Assessment (FRA) dated April 2012 by Halfren Water including letters by Halfren Water dated 27 February 2013 and 14 March 2013 and the following mitigation measures detailed shall be implemented in full and subsequently maintained in accordance with the timing / phasing arrangements embodied within the approved details , or within any other period as may subsequently be agreed, in writing, by the local planning authority. The approved development shall:

- Limit the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- Where temporary bunds are located within the floodplain they should be aligned parallel to flow.
- Ground levels of restored land are not to be raised above pre-development ground levels.

Reason: To protect the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026.

22. Flood storage

Compensatory flood storage, as detailed in Plan references 0702/W/FC/1 (Bund 6) and 0702/W/FC/2 (Bund 7-10) dated 14 March 2013, must be provided prior to the construction of the corresponding bund/s.

Reason: To protect the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026.

23. Surface water management scheme during extraction

No mineral extraction shall take place in any phase until a surface water drainage scheme for the phase of the site as it is worked, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be

implemented in full accordance with the approved details as the mineral extraction operations take place. The scheme shall demonstrate that the proposed drainage strategy is able to cope with up to the 1 in 100 year plus suitable allowance for climate change storm event and detail the maintenance and general management of the proposed drainage strategy.

Reason: To protect the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026.

24. Surface water management scheme during reclamation

No reclamation operations shall take place in any phase until a surface water drainage scheme for the phase of the site as it is restored, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details as part of the reclamation operations.

Reason: To protect the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026.

25. River Enborne

No development shall take place in phase B until the full details of improvements to, or replacement of the existing bridge over the River Enborne, including design and specification, have been submitted to and been approved in writing by the Local Planning Authority. The improvements or replacement shall be carried out as approved prior to the commencement of mineral extraction in Phase B and any subsequent variations must be agreed in writing by the local planning authority.

Reason: To protect the amenities of local residents in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

26. Scheme of Groundwater Monitoring

No mineral extraction operations shall take place until a scheme of groundwater monitoring has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall include:

- The location of boreholes to be monitored
- The method and frequency of monitoring

- The reporting methods

The approved scheme shall be implemented in full and carried out until the completion of all restoration activities.

Reason: To protect groundwater resources in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policies CS 14 and CS 16 of the West Berkshire Core Strategy 2006-2026.

27. Daytime noise levels

The noise levels arising from the development shall not exceed 55dB (LAeq) (1 hour) freefield at any noise sensitive locations identified as S1, S2, S3, S4, U1, U2 and U3 on Figure 1 to the submitted Noise assessment completed by ANV Acoustic Noise and Vibration dated November 2011 between the hours of 07.00 and 18.00 on Mondays to Fridays and 07.00 and 13.00 on Saturdays, excluding Bank and Public Holidays.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

28. Reversing alarms

The use of reversing alarms on any vehicles permanently stationed at the site shall be restricted to white noise or silent types.

Reason: To ensure minimum disturbance from the operations and avoidance of nuisance to the local community in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 and in accordance with policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

29. De-watering Noise

Noise from all dewatering operations carried out during the night-time period, 18:00-07:00 hours, shall not exceed 42dB(A) LAeq,1h (free field) when measured at noise sensitive locations identified as S1, S2, S3, S4, U1, U2 and U3 on Figure 1 to the submitted Noise assessment completed by ANV Acoustic Noise and Vibration dated November 2011

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and policies 6 and 7 of the

Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

30. Temporary operations

Notwithstanding condition (27) above, the noise levels arising from temporary operations shall not exceed 70dB (LAeq) (1 hour) freefield at the specified noise sensitive locations identified as S1, S2, S3, S4, U1, U2 and U3 on Figure 1 to the submitted Noise assessment completed by ANV Acoustic Noise and Vibration dated November 2011. Temporary operations shall not exceed a total of 8 weeks in any calendar year period. Temporary operations involve soil stripping, soil bund formation and removal, and soil replacement operations only.

Reason: To protect the amenities of local residents in accordance with policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

31. Welfare facilities

No development, other than site preparation works, shall take place until the full details of the office and welfare facilities have been submitted to and been approved in writing by the Local Planning Authority. The details to be submitted shall include:

- Details of site office to be provided, and the measures to be employed to maintain the floor level of the building above 56.69 aod
- Details of the proposed voids for the site office to allow the free ingress and egress of floodwaters
- Details of the weighbridge and any associated office
- Layout of car parking areas to include spaces for vehicle parking and turning
- Details of any storage compounds or associated structures

This development shall take place in accordance with the approved details and maintained thereafter in accordance with the approved details until the completion of mineral extraction and reclamation operations.

Reason: To ensure that the development is provided with adequate parking facilities and to reduce the likelihood of roadside parking which would be a danger to other road users; also, to ensure vehicles enter and leave the highway in forward gear in accordance with policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

32. Floodlighting scheme

Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the erection of any floodlighting. These details shall include: the height of the floodlighting posts, intensity of the lights (specified in lux levels), spread of light including approximate light spillage to the rear of floodlighting posts (in metres), any measures proposed to minimise the impact of the floodlighting or disturbance through glare (such as shrouding/and the times when such lights will be illuminated (and shall be so designed to minimise the potential nuisance of light spillage on adjoining properties and highways). The development shall be carried out in accordance with the approved details.

Reason: In the interests of local amenity in accordance with policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

33. Wheel cleaning facilities

No mineral extraction shall take place until a scheme detailing the installation of wheel cleaning facilities has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details for monitoring the highway to assess the need for installation of wheel cleaning facilities.
- Time scale for the implementation of the approved scheme if it is agreed between the Local Planning Authority and Highway Authority that wheel cleaning facilities are required.
- The location for the siting of any facilities required.
- Details of the surfacing of areas between the highway and the wheel cleaning facilities.
- The full details of the wheel cleaning facilities, including maintenance procedures.

The development shall be carried out in complete accordance with the approved scheme. Any wheel cleaning facilities that are installed shall be maintained and retained until the completion of all soil replacement operations and be suitable for use in all weather conditions. All heavy goods vehicles exiting the site shall pass through and use any wheel washing/cleaning equipment provided.

Reason: In the interests of road safety to avoid spillage of loose material onto the carriageway in the interests of road safety and in the interests of amenity in accordance with policies WLP27 and WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and policies CS 13 and CS 14 of the West Berkshire Core Strategy 2006-2026.

34. Dust Scheme

No soil stripping shall take place until a scheme and programme of the measures for the monitoring and suppression of dust, has been submitted to and approved in writing by the Planning Authority. The scheme shall include, amongst other matters:

- (a) the suppression of dust caused by the moving and storage of soil and overburden, minerals and other materials within the site;
- (b) dust suppression on haul roads;
- (c) the suppression of dust caused by the deposit of reclamation materials.

The approved scheme shall be implemented in full and complied with at all times throughout the duration of the development.

Reason: To protect the amenities of the locality from the effects of dust and mud arising from the development in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

35. Minerals stockpile height

No mineral stockpiles at the site shall exceed 4 metres in height, above original ground level.

Reason: To protect the amenities of the locality from the effects of dust and mud arising from the development in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

36. Impact of wildlife site

Prior to commencement of development details of a cut off trench (including other measures that will be used if this is not enough to prevent draw down) to be constructed to prevent de-watering of the adjacent Local wildlife Site will be submitted to the local planning authority for approval. These details will include the locations of bore holes and their monitoring. Such approved cut-off ditch to be maintained until the adjacent mineral void has been filled and restored. The development shall take place in accordance with the approved details and maintained thereafter in accordance with the approved details until the completion of mineral extraction operations

Reason: In the interests of wildlife in accordance with the provisions of the National Planning Policy Framework, policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 17 of the West Berkshire Core Strategy 2006-2026.

37. Badger Mitigation

During the period of April to October preceding the intended commencement of extraction within phase B a systematic badger survey shall be undertaken of the relevant phase. The results of the badger survey, along with mitigation measures proposed to minimise the impacts of the development on the badgers in the locality shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of extraction in each phase. The development shall take place in accordance with the approved details and mitigation measures implemented and maintained thereafter in accordance with the approved details until the completion of mineral extraction and reclamation operations

Reason: In the interests of wildlife in accordance with the provisions of the National Planning Policy Framework, policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 17 of the West Berkshire Core Strategy 2006-2026.

38. Conservation pond details

No development shall take place in phase B until the details of the 4 new ponds to be created upon the completion of extraction have been submitted to and been approved in writing by the Planning Authority. The details to be provided shall include the proposed cross sections, planting details and long term use, maintenance and management of the ponds.

The scheme shall include the following features:

- shallow margins to the ponds capable of supporting marginal vegetation
- varied outline shape to the ponds to maximise the ecologically valuable edge habitat
- locally native plant species of UK genetic provenance.

The development shall take place in accordance with the approved details and maintained thereafter in accordance with the approved details until the completion of mineral extraction and reclamation operations.

Reason: In the interests of wildlife in accordance with the provisions of the National Planning Policy Framework, policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 17 of the West Berkshire Core Strategy 2006-2026.

39. Early planting

No development shall take place until a detailed scheme of early landscape planting for the site in alignment with the principals set out on plan 0702/W/PD/1 dated 05/12/12 has been submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation, other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season and following completion of each respective stage of the development.
- b) Any trees shrubs or plants planted as part of the approved planting scheme that die or become seriously damaged within five years of the date of planting shall be replaced in the following year by plants of the same size and species.

The Planting areas identified 1-6 on approved plan 0702/W/PPD/1 shall be completed in, or prior to, the first planting season after the commencement of mineral extraction or the first planting season following grant of permission, whichever is the earliest.

Reason: To ensure the implementation of a satisfactory scheme of early landscaping in accordance with policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

40. Phased Restoration Landscaping

Prior to the completion of reclamation operations in any one phase (phase A, B or C) a detailed scheme of landscaping for the phase, in alignment with the principals set out on 0702/W/R/2 dated 4/12/12, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation, other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of each respective stage of the development.
- b) Details of soil preparation, plant protection, watering and weeding.
- c) Any trees shrubs or plants planted as part of the approved planting scheme that die or become seriously damaged within five years of the date of planting shall be replaced in the following year by plants of the same size and species.

The development shall take place in accordance with the approved details and maintained thereafter in accordance with the approved details.

Reason: To ensure the implementation of a satisfactory scheme of early landscaping in accordance with policies 7 and 18 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001, policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

41. Landscape Management Plan

No mineral extraction shall take place until a landscape and ecological management plan for the site including long term design objectives, management responsibilities and maintenance schedules for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The management plan shall cover any areas of existing landscaping

including woodlands within the application site, and land under the applicant's control, as identified on the approved plan 0702/W/A dated 27/03/12 and also include any areas of proposed landscaping. The landscape management plan should form part of a combined package in association with the Estate and Conservation management proposals and should be for both the short term and long term and include the following landscape and ecological elements:

- a. Overall landscape objectives
- b. Detailed objectives for each landscape element
- c. Advanced planting
- d. Phasing of planting
- e. Establishment
- f. Thinning and pruning
- g. Ongoing management and maintenance.
- h. Details of the long term ecological aims and objectives for the site, particularly with regard to the River Enborne corridor and the ponds/wetlands
- i. Details of the extent and type of new planting (NB all planting to use locally native species of UK genetic provenance)
- j. Details of any new habitat created on site
- k. Details of treatment of site boundaries and/or buffers around water bodies
- l. Details of enhancements to the River Enborne and its banks, including the potential use of large woody debris to enhance diversity within the channel.

The development shall be carried out in accordance with the approved landscape and ecological management plan.

Reason: To ensure the implementation of a satisfactory scheme of early landscaping in accordance with policy CS 14 of the West Berkshire Core Strategy 2006-2026.

42. Tree protection scheme

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing or delineation. Such fencing or delineation shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of early landscaping in accordance with policy CS 14 of the West Berkshire Core Strategy 2006-2026.

43. Haul route crossing of public footpath

No mineral extraction operations shall commence until details of requisite crossings of public rights of way by the haul route, and the separation arrangements where rights of way are adjacent to the

haul route, have been submitted to and approved in writing by the Local Planning Authority. The haul route crossings and separation arrangements shall be provided in accordance with the approved details prior to the extraction of minerals and shall be maintained at all times. The submitted details shall ensure that public footpaths shall be kept clear of mud and detritus, generated by the mineral extraction and reclamation operations, at all times.

Reason: In the interests of rural amenity and the safety of footpath users in accordance with policy CS 14 of the West Berkshire Core Strategy 2006-2026.

44. Timing and Notice of soil stripping

The stripping of topsoil and subsoil shall only take between the months of September to October or February to March and at least 7 days notice but not more than 21 days notice shall be given in writing to the Local Planning Authority before each phase or sub-phase of soil stripping is to commence. If it is intended to undertake soil stripping operations outside the months permitted by this condition then, prior to the commencement of soil stripping in any relevant area a scheme of soil stripping shall be submitted to and be approved by the Local Planning Authority. Such a scheme shall detail the reasoning behind the need to strip soils outside the months permitted by this condition and the steps to be taken and measures to be employed to ensure the protection of nesting birds and the protection of the soil resource.

Reason: In order to mitigate the impacts of soils stripping on nesting birds and to protect the soils and ensure the satisfactory restoration of the land in accordance with policies 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy CS 17 of the West Berkshire Core Strategy 2006-2026.

45. Scheme of soil management

Prior to the stripping of topsoils or subsoils in each phase (phase A, B or C) a Scheme of Soil Movement for that phase shall be submitted to and be approved in writing by the Local Planning Authority. Such scheme shall:

- Be submitted at least 2 months prior to the expected commencement of soil stripping.
- Include a detailed Agricultural Land Classification and soil resources survey to describe the soil resources available on the site to a depth of 120cm and to describe the impact on agricultural land quality of the proposed restoration scheme.
- Where subsoils are not to be retained, identify those soils and soil substitutes intended to be used in their place.
- Identify clearly the origin, intermediate and final locations of soils for use in the agricultural restoration, as defined by soil units, together with details balancing the quantities, depths and textures of topsoil and subsoil/subsoil substitute horizons, and areas involved.

The development shall be carried out in complete accordance with the approved scheme.

Reason: In order to protect the soils and ensure the satisfactory restoration of the land in accordance with policies 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

46. Soil stripping and placement methods

The stripping and handling of topsoil and subsoil shall only take place in fine, dry weather and when the soil is in a dry and friable condition. Except for the excavators and dump trucks engaged in soil stripping operations the movement of all plant, machinery and vehicles shall be controlled to ensure that no such plant, machinery and vehicles traverse land prior to the stripping of topsoil and subsoil. The dump trucks and backactors involved in the stripping operations shall be controlled, to minimise compaction of the soil.

For soils containing more than 18% clay the criteria for determining dry and friable may be based on a field assessment of the soils wetness in relation to its lower plastic limit according to the following test. "An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3mm diameter can be formed, the soil is wetter than the lower plastic limit and soil moving should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples on each major soil type". For all soil types (including sandy loams, loamy sands and sands) no soil handling should proceed during and shortly after significant rainfall, and/or when there are any puddles on the soil surface.

Reason: In order to protect the soils and ensure the satisfactory restoration of the land in accordance with policies 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

47. Storage of topsoil, subsoil and overburden

All topsoil, subsoil, overburden and soil-making material shall be retained on site and none shall be sold off or removed. The stripped topsoil, subsoil and overburden shall be stored separately in positions shown on the approved plans or used in the restoration of the phase as indicated on the approved plans. Soil mounds shall be sown with grass seed within three months of their construction and shall be so maintained until the soils are required for use in the restoration of the site. Weeds shall be controlled by cutting or by the use of herbicides. The soil mounds will have a 3 metre margin to the extraction and reclamation phases. Different soil types shall be stored separately. No subsoil or overburden shall be stored in any stockpile unless the topsoil has first been stripped from the storage area. No overburden shall be stored in any stockpile unless the topsoil and subsoil has first been stripped from the storage area. The seed mixture and the application rates are to be agreed with the Local Planning Authority in writing no less than one month before it is expected to complete the formation of the storage bunds.

Reason: In order to protect soils and ensure the satisfactory restoration of the site in accordance with policies 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

48. Soil mound heights

All topsoil, subsoil, overburden and soil-making material shall be retained on site and none shall be sold off or removed. Topsoil shall not be stored to a height greater than 3m and subsoil shall not be stored to a height greater than 5m.

Reason: In order to protect the soils and ensure the satisfactory restoration of the land in accordance with policies 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

49. Oil tanks/fuel/chemical storage

Any chemical, oil, fuel, lubricant and other potential pollutants shall be stored in containers which shall be sited on an impervious surface and surrounded by a suitable liquid tight bunded compound. The bunded areas shall be capable of containing 110% of the container's total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. The vent pipe should be directed downwards into the bund. There must be no drain through the bund floor or walls.

Reason: To minimise the risk of pollution of the water environment and soils in accordance with policy WLP30 of the Waste Local Plan for Berkshire 1998-2006 and policies 6 and 7 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001 and policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and policy CS 14 of the West Berkshire Core Strategy 2006-2026.

50. Reclamation operations

The Reclamation operations shall be undertaken so that no rocks/large stones or other material exceeding 150mm in any dimension or other deleterious material likely to cause physical obstruction to cultivation and maintenance of the surface to be restored, are placed within one metre of the surface of the deposited reclamation material.

Reason: To ensure the satisfactory restoration of the site in accordance with policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

51. Timing of soil replacement

At least 7 days notice but not more than 21 days notice shall be given in writing to the Local Planning Authority before each phase or sub-phase of soil spreading is to commence. No soil shall be replaced until the re-graded reclamation areas have been inspected by the Local Planning Authority and agreement has been reached between the operator and the Local Planning Authority regarding the need for any treatment or re-grading of the areas to be reclaimed. Soil placement operations shall only take place in fine, dry weather and when the soil and ground are in a dry and friable condition (the definition of dry and friable condition set out in condition 46 applies to this condition).

Reason: In order to protect the soils and ensure the satisfactory restoration of the site in accordance with policies 6, 7, 18, 20 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

52. Replacement of subsoil

No subsoils shall be placed until a scheme of subsoil placement, following the principles set out in the Defra guidance for successful reclamation of minerals and waste sites, has been submitted to and been approved in writing by the Local Planning Authority. Subsoil placement shall thereafter be carried out in complete accordance with the approved scheme.

Reason: To ensure the satisfactory restoration of the site in accordance with policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

53. Replacement of topsoil

Unless undertaken in complete accordance with a scheme of topsoil placement, to be submitted and approved in writing by the Local Planning Authority prior to the placement of topsoils. Following the replacement and ripping of the subsoil, the topsoil shall then be evenly spread over the subsoil to a minimum depth of 200mm. The full depth of the topsoil and the top 150mm of the subsoil together with areas upon which topsoil has been stored shall be subsoiled with an agricultural wing tine implement at a spacing not exceeding 1 ½ times the working depth. All stones/rocks exceeding 100mm in any dimension and other deleterious materials shall be removed from the surface and disposed of off site.

Reason: To ensure the satisfactory restoration of the site in accordance with policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

54. Restoration scheme

At least 12 months prior to the commencement of the first phase of subsoil spreading an aftercare scheme detailing those such steps as may be necessary to bring the land to the required standard for agriculture shall be submitted for the written approval of the Local Planning Authority. The strategy shall provide for:

- i) The physical characteristics of the land to be restored, as far as it is practical to do so, to what they were when the land was last used for agriculture as satisfies the requirements of paragraph 3(1) of the 1990 Act;
- ii) A five year period of aftercare in accordance with the Technical Guidance to the National Planning Policy Framework, specifying the steps to be taken and the period during which they are to be taken, and who will be responsible for taking these steps. The aftercare steps shall include soil testing, the cropping pattern, cultivation practices, remedial treatments including fertiliser

application and weed control, water supply, the provision of an efficient field drainage system, seed mixes and shelter belts and hedges.

iii) An annual aftercare meeting; and

iv) A detailed annual programme, in accordance with the Technical Guidance to the National Planning Policy Framework to be submitted to the Local Planning Authority not later than two months prior to the annual aftercare meeting.

The restoration of the site shall take place in accordance with the approved details and maintained thereafter in accordance with the approved details.

Reason: To ensure the satisfactory aftercare of the site in accordance with the National Planning Policy Framework, policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

55. Annual aftercare report

Before 31 January of every year during the aftercare period, a report shall be submitted to the Local Planning Authority and the landowner/occupier which shall include:

i) proposals for managing the land in accordance with the rules of good husbandry including planting, cultivation, seeding, fertilising, draining, watering or otherwise treating the land for the forthcoming 12 months; and

ii) a record of aftercare operations carried out on the land during the previous 12 months

Reason: To ensure the satisfactory aftercare of the site in accordance with policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

56. Annual site meeting

Every year during the aftercare period the developer shall arrange a site meeting to be held before 30 May to discuss the detailed annual aftercare programme/annual report prepared in accordance with Condition 55, to which the following parties shall be invited: (a) the Local Planning Authority; (b) the owners of the land within the site; (c) all occupiers of land within the site and (d) the person responsible for undertaking the aftercare steps.

Reason: To ensure the satisfactory aftercare of the site in accordance with policies 18 and 21 of the Replacement Minerals Local Plan for Berkshire 1991-2006 incorporating the alterations adopted in December 1997 and May 2001.

The decision to grant This decision has been taken having regard to the policies and proposals in the South East Plan Regional Spatial Strategy for the south east of England 2009 West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for

Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.

3 Definitions used in Conditions

Reclamation materials - Inert construction, demolition and excavation waste and soils
Reclamation operations - Placement of restoration materials in the void created by mineral extraction
Reinstatement operations - Placement of overburden, sub soils and top soils
Restoration operations - The carrying out of seeding and planting operations

4 Reason for Decision

The number of sites producing aggregates in West Berkshire has been in decline over the last decade with the total number of sites having declined from 10 in 2002, down to 4 in 2012. The total volume of permitted reserves has also declined from 4.3 million tonnes in 2002 down to less than 1 million tonnes. If the average level of sales seen in West Berkshire over the last 10 years were to be maintained then the remaining reserves would be exhausted in around 2 years time.

In light of this position officers are satisfied that there is, at present, and very real and acute need for new minerals sites in West Berkshire to maintain the steady and adequate supply of aggregates, as required by National policy, to ensure local developments can source locally won raw materials. These proposals would facilitate the provision of 200,000

tonnes of aggregates per year for a 12-13 year period to assist in satisfying the demand from the local construction industry along with supplying the nearby Marley Tile Factory, that is a regionally important tile manufacturing facility, with material to maintain the supply of concrete roofing tiles across the South east of England.

The application site is not constrained by any international or national level constraints, lying outside the AONB, and it is relatively remote from nearby residential properties and other sensitive receptors. The proposed access would be directly onto the A340, part of the primary road network and a route designated as part of West Berkshire's freight network. The proposed S106 agreement and conditions would minimise the impacts of the proposals and secure funding to mitigate the impact of the traffic on the local highway network.

Officers recognise that the proposals will generate adverse amenity impacts, both through the physical operations involved with the extraction and restoration using inert fill and through the traffic that would be generated by the proposals to facilitate the transportation of minerals away from the site and the transportation of inert materials to infill and restore the site. However the proposed conditions and mitigation measures proposed are considered sufficient to mitigate the impacts of the development to an acceptable level.

Considerable concern has been raised over the potential flooding related impacts of the proposals, having considered these issues at length the Environment Agency and the Council's Sustainable Drainage Officers (the Planning Authority's expert advisors on such matters) are satisfied that the proposals will not generate an unacceptable level of impact. The proposals will provide an additional 15,000 m³ of flood storage capacity through the lowering of the land across large areas of the site upon the completion of restoration.

The proposals will, in the long term, deliver a number of benefits, including enhancement of the Public Rights of Way Network, improvements to the landscape character of the area, ecological and biodiversity enhancements.

Having considered and balanced all these issues Officers consider that there are strong reasons to support the proposal. Therefore the development proposed is considered to be acceptable and a conditional approval is justifiable for the reasons set out in this report.

This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

5 NPPF

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked

proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

6 S106 Agreement

This Decision Notice must be read in conjunction with the terms of a Legal Agreement dated the 12th August 2013.

Decision Date :- 12th August 2013

A handwritten signature in black ink, appearing to read 'Gary Lugg', written in a cursive style.

Gary Lugg
Head of Planning & Countryside

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.