

Central and Eastern Berkshire Authorities

Joint Minerals and Waste Plan

Site Assessment Methodology

June 2017

(Issues & Options)



www.rbwm.gov.uk



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Prepared by Hampshire Services

Hampshire County Council

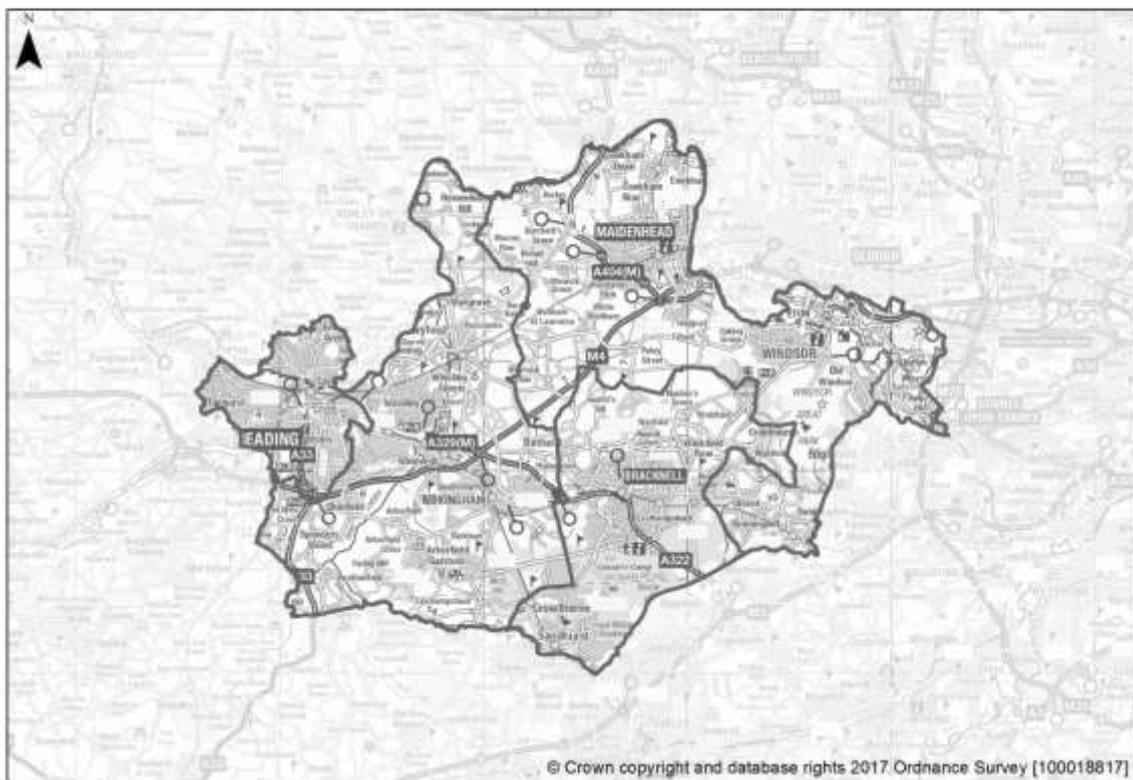
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1. Introduction

- 1.1 Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead, and Wokingham Borough Council (collectively referred to as ‘Central & Eastern Berkshire Authorities’) are working in partnership to produce a Joint Minerals & Waste Plan which will guide minerals and waste decision-making in the Plan area.
- 1.2 The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area and improve, update and strengthen the policies and provide details of strategic sites that will deliver the vision.
- 1.3 The Plan will cover the administrative areas of Bracknell Forest, Reading, Windsor & Maidenhead and Wokingham, all of which are minerals and waste planning authorities (see Figure 1).

Figure 1: Central & Eastern Berkshire Authorities administrative areas



2. Requirement for sites

National policy

2.1 National policy states that Local Plans should identify suitable areas for future development including minerals and waste.

2.2 National Planning Practice Guidance¹ outlines:

'Mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority):

- 1. Designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms. Such sites may also include essential operations associated with mineral extraction;*
- 2. Designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or*
- 3. Designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.'*

2.3 The National Planning Policy for Waste² states that when preparing Local Plans:

'Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should:

- identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation (Appendix A);*
- plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;*
- consider opportunities for on-site management of waste where it arises;*
- consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and*

¹National Planning Policy Guidance: www.gov.uk/guidance/minerals#minerals-overview (Paragraph: 008 Reference ID: 27-008-20140306)

²National Planning Policy for Waste: www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

with complementary activities. Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers;

- *give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.*

Waste planning authorities should assess the suitability of sites and/or areas for new or enhanced waste management facilities against each of the following criteria:

- *the extent to which the site or area will support the other policies set out in this document;*
- *physical and environmental constraints on development, including existing and proposed neighbouring land uses, and having regard to the factors in Appendix B to the appropriate level of detail needed to prepare the Local Plan;*
- *the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport; and*
- *the cumulative impact of existing and proposed waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential.*

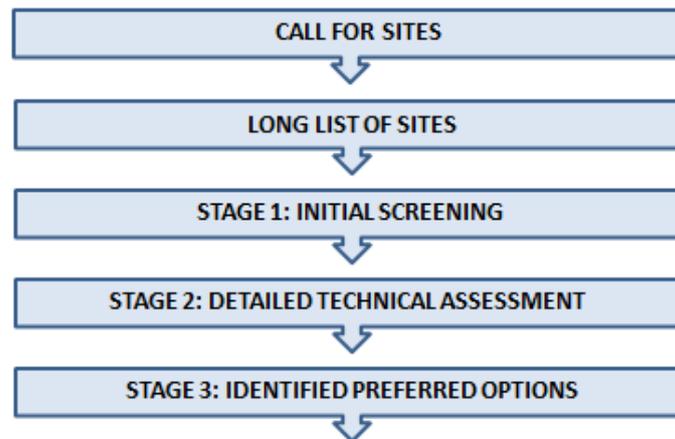
Green Belts have special protection in respect to development. In preparing Local Plans, waste planning authorities, including by working collaboratively with other planning authorities, should first look for suitable sites and areas outside the Green Belt for waste management facilities that, if located in the Green Belt, would be inappropriate development. Local planning authorities should recognise the particular locational needs of some types of waste management facilities when preparing their Local Plan.'

- 2.4 The reference to Green Belts in the National Planning Policy for Waste is relevant to the Central & Eastern Berkshire Authorities as a large section of the Plan area is designated as part of the Metropolitan Green Belt.

Methodology

- 2.5 This document sets out the methodology that will be used for the identification and selection of minerals and waste sites. The methodology is based on a staged process which seeks to meet all the requirements of national policy as outlined previously (as shown in Figure 2).

Figure 2: Flowchart showing the site selection process for the Site Assessment



- 2.6 The initial stage is a 'Call for Sites' which involves an invitation by the Central & Eastern Berkshire Authorities for site nominations for minerals and/or waste uses. The invitation will be targeted at minerals and waste operators, land-owners and land agents who may wish to nominate a 'new' site location (i.e. an area that has not previously been used for minerals and waste uses) or an 'extension' to an existing mineral or waste operation.
- 2.7 These nominations will be compiled into a 'long list' of potential sites along with other sites that have been actively sought out by the Central & Eastern Berkshire Authorities such as a review of existing 'Preferred Areas' in the saved Minerals & Waste Local Plans, a review of MoD land releases, and sites suggested by site promoters for development as part of the Central & Eastern Berkshire Authorities' Local Plans.
- 2.8 The 'long list' will then be subject to an initial 'screening' exercise (Stage 1) to rule out any sites that have significant constraints and therefore are not suitable for development. This will be undertaken as a desk-top exercise using Geographic Information Systems (GIS) layer data.
- 2.9 Those sites that are not ruled out at Stage 1 will be subject to a more technical and detailed assessment (Stage 2) which will include a site visit. This assessment will involve reviewing the sites against a number of criteria.
- 2.10 Lastly, Stage 3 involves reviewing the sites against the requirements of the Plan to ensure a steady and adequate supply of minerals and to manage Central & Eastern Berkshire's waste efficiently, and in accordance with the waste hierarchy. The selected sites will be considered the 'Preferred Options' and will be subject to consultation.

2.11 More detail on the methodology and the relevant stages is set out in Section 4 'Site Assessment Stages' of this document.

2.12 It should be noted that a separate 'Methodologies' document has been prepared which sets out the proposed Methodology for the following assessments:

- Industrial estates and employment land review;
- Landscape & Visual Impact Assessment; and
- Strategic Traffic & Transport Assessment.

2.13 These methodologies are available for comment as part of the 'Stage One – Issues & Options' Consultation. More information on the consultation can be found on the consultation website: www.hants.gov.uk/berksconsult.

3. Demand for Minerals & Waste in Central & Eastern Berkshire

- 3.1 The site identification and assessment process will be undertaken in parallel with a review of data and forecasting of future mineral and waste development requirements.

Mineral demand

- 3.2 A review of what minerals are present in Central & Eastern Berkshire and what the issues are in relation to supply and provision of minerals is set out in the 'Minerals: Background Study'.
- 3.3 The Study will review what mineral sites are likely to be required to provide a steady and adequate supply of minerals during the life of the Plan. These sites may include new extraction sites, extensions to existing extraction operations or new aggregate recycling facilities.

Waste demand

- 3.4 A review of waste arising, existing management processes and facilities, and potential future requirements is considered in the Waste: Background Study.
- 3.5 The Report will review what levels of arisings (the amount of waste produced) exist for each waste stream, how and where these are currently being processed, and what the potential level of waste management will be during the life of the Plan – taking into consideration factors such as population growth.

Meeting demand

- 3.6 The reviews undertaken of minerals and waste will highlight whether specific sites or areas are required to meeting future demand.
- 3.7 The sites assessment process will help to identify whether there are suitable sites within Central & Eastern Berkshire to meet these demands. Where this is the case, the sites are likely to form proposed sites allocations within the Plan. An allocation does not mean that the site has planning permission but gives greater certainty that, ensuring that the sites adheres to the policies within the Plan and that any specific development considerations are satisfied, permission is likely to be granted.

4. Site Assessment Stages

Site identification

Call for Sites

- 4.1 The Call for Sites exercise involves an invitation from the Central & Eastern Berkshire Authorities to landowners and operators, who have interests in the Plan area, to promote any sites that they consider, would be suitable for minerals or waste development.
- 4.2 A site nomination may include 'new' sites or extensions to existing mineral or waste operations. It may be that an 'extension' involves a potential increase in land-take i.e. increasing the size of the site or a change in what operations take place within the existing site boundary.
- 4.3 Any interested party should complete a 'Site Allocation Proposals – Criteria Checklist' (Appendix 1). This will enable the Central & Eastern Berkshire Authorities to obtain essential information about the site such as proposal, location, ownership as well as more detailed information (where available) such as:
- Transport mode and volume of movements (annual and daily);
 - Location of site access and access to Strategic Route;
 - Location and layout of any plant;
 - Location of any ancillary development;
 - Dimensions of buildings;
 - Proximity to adjacent land uses;
 - Hours of operation;
 - Biodiversity / habitat constraints and opportunities;
 - Landscape constraints and opportunities;
 - Flood risk management constraints and opportunities;
 - Greenbelt considerations;
 - Thames Basin Heaths implications; and
 - Groundwater information including Protection Zones;
- 4.4 For Mineral development the following information will be taken into consideration:
- Geological resource e.g. grading analysis (trial pits and/or borehole logs data showing resource type for viability);
 - Geological information (the formation(s) within the recognised UK Stratigraphy);
 - Overburden thickness and type;

- Depth of any proposed working;
- Boundary of extraction area;
- End use of minerals;
- Annual output;
- Restoration and after-use arrangements including final contours;
- If mineral import / export facility currently operational; and
- Indications of future extensions or proposed modifications to site operations.

4.5 For Waste development the following information will be taken into consideration:

- Annual Output;
- Waste categories (where appropriate);
- Waste sources (where appropriate); and
- Estimates of the amount of energy / heat yields (where appropriate).

4.6 For Landfill options the following information will be taken into consideration:

- Boundary or infill area;
- Landfill capacity;
- Infill rates; and
- Restoration and after use arrangements including final contours.

Proactive site identification

4.7 In addition to the Call for Sites, the Central & Eastern Berkshire Authorities are proposing to take a proactive approach to site identification. This will involve using available data sources to identify opportunities that are not being actively promoted.

4.8 This process will assist in increasing the pool of sites for consideration, and aid the process of demonstrating that the most suitable and deliverable sites have been assessed and selected.

4.9 The following data sources will be reviewed to identify any opportunities:

- Existing allocations (known as ‘Preferred Areas’) in the Replacement Minerals Local Plan for Berkshire (Incorporating the Alterations adopted in December 1997 and May 2001)³;
- Existing allocations in the Waste Local Plan for Berkshire;

³ <http://www.bracknell-forest.gov.uk/replacement-minerals-local-plan-for-berkshire-2001.pdf>

- Existing permitted waste management sites;
- Existing permitted minerals sites;
- Land adjacent to sewage treatment works;
- Identified housing/economic growth areas;
- Previously development land⁴;
- Sites suggested by site promoters for development consideration as part of the preparation of the Central & Eastern Berkshire Authorities' Local Plans; and
- Existing industrial estates, industrial land and employment land (please note that this is subject to a separate site assessment process).

Screening of Sites

4.10 Sites that are identified through the Call for Sites exercise and the proactive search will be compiled to form a 'long list' which will all need to be screened through a Site Assessment process.

4.11 The output of the screening will be to identify a list of minerals and waste sites to be considered by the Central & Eastern Berkshire Authorities to ascertain whether they can help to meet future mineral and waste demand during the Plan period (2020-2036). These potential site options can be referred to as 'Reasonable Alternatives', which is a term used in Sustainability Appraisal.

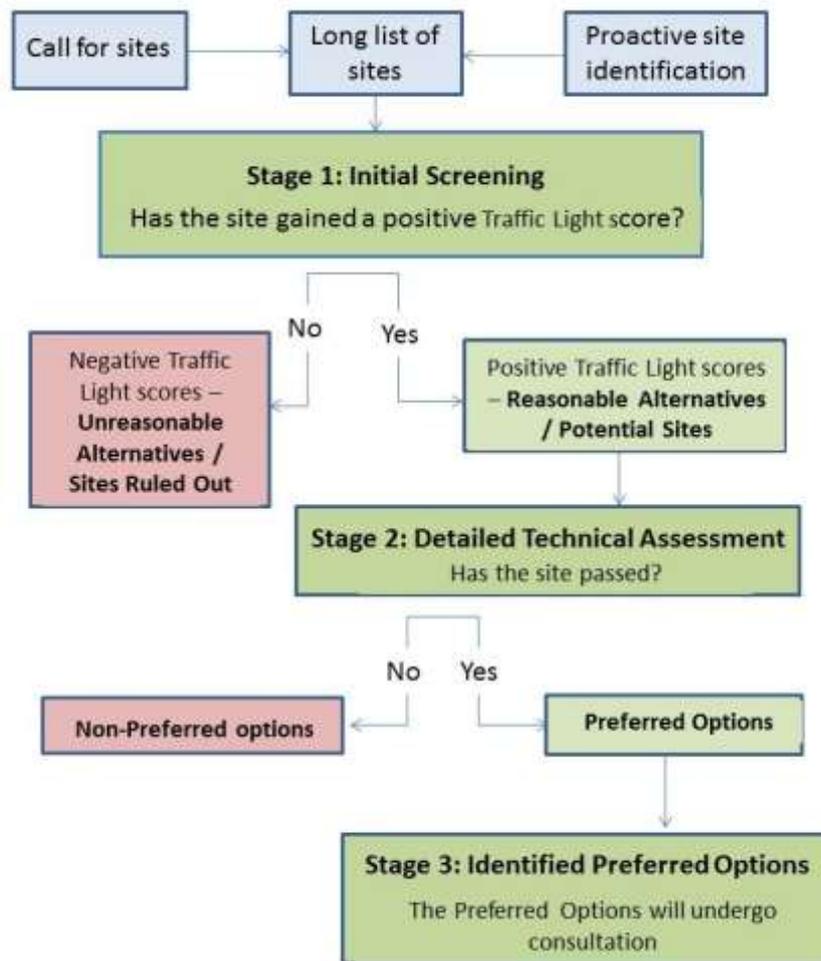
4.12 Those sites that are deemed to be suitable will form the 'Preferred' site options and will be subject to public consultation.

Site Screening Process

4.13 There are three stages of assessment that nominated sites will be subjected to. The Site Screening Process is outlined in the Flow Chart Below (Figure 3)

⁴ Using the National Land Use Database and Brownfield Land Registers (should they become available during the course of the Plan preparation).

Figure 3: Flow Diagram showing the site selection process



Stage 1 – Initial Screening

- 4.14 The initial screening of the long list of sites will involve the use of a ‘Traffic Light’ system based on a Red, Red-Amber, Amber, Amber-Green and Green rating methodology (Table 1) to determine which sites will move forward to the Detailed Technical Assessment stage (Stage 2).
- 4.15 The initial screening stage is a desk based assessment and will effectively act as a scoping exercise to indicate sites where there may be a significant impact, alone or in combination.
- 4.16 The scoring methodology is outlined in Table 1 below and full details are set out in Appendix 2.

Table 1: General Traffic Light Assessment Methodology

Sensitivity Score	Description	Possible Mitigation
RED	The impact or issue is so severe that it would be unlikely to be adequately mitigated and no evidence has been provided on the potential mitigation or any relevant exceptional circumstances test demonstrating it to be in the public interest. It is considered that the site is unlikely to be able to proceed	Mitigation in order to make the site acceptable is unlikely
RED-AMBER	There is a major impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require high levels of mitigation in order to make the site acceptable
AMBER	There is a moderate impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require medium levels of mitigation in order to make the site acceptable
GREEN-AMBER	There is a minor impact or issue which may be acceptable subject to mitigation as demonstrated	Likely to require low levels of mitigation in order to make the site acceptable
GREEN	There are no impacts or issues that require mitigation	Likely to require negligible to no mitigation in order to make the site acceptable

4.17 A standardised pro-forma will be used and each site will be assessed against the different criteria, using the Traffic Light approach, which will include:

- Landscape designations and potential visual impacts upon such designations;
- Nature conservation interests and geodiversity (for sites that potentially impact on internationally and nationally recognised sites such as the Thames Basin Heaths Special Protection Area);
- Historic environment;
- Green Belt (for sites in the Green Belt, but also sites that are outside the Green Belt but which have an impact on the Green Belt);
- Water environment including flooding;
- Air quality;
- Soil quality;
- Public Rights of Way (PRoW);
- Transport (including access);
- Services and utilities;

- Health and Amenity (i.e. noise, dust, odour, vibration impacts etc);
- Cumulative impacts;
- Airport Safeguarding.

4.18 Appendix 2 sets out exactly how the Traffic Light scoring factors will be applied to each assessment criteria. How well a site performs against each criterion will determine whether a site can proceed to the next assessment stage.

4.19 The extent to which individual sites score on the Amber, Amber Green and Green spectrum will determine the more sustainable sites, which are likely to progress to the next assessment stages.

4.20 Sites that receive a Red score in this initial site assessment are likely to be ruled out at this stage on the basis that they raise such severe issue(s) that they are unlikely to be adequately mitigated.

4.21 However, the assessment process does not automatically rule out sites that are assessed as Red-Amber from moving forward to the next stage of this assessment process, on the basis that mitigation may be an option for a site.

4.22 It is important to note however that where a site scores Red-Amber against a number of criteria it is less likely to move forward to the next stage of the assessment process, as it potentially means that the level of mitigation required to make that site acceptable is so great that it would be an undeliverable site in reality.

4.23 The Traffic Light scoring methodology is ultimately intended to provide an indication of the suitability or unsuitability of a site.

Stage 2 – Detailed Technical Assessment

4.24 This stage will involve the detailed technical assessment of sites identified to move forward in Stage 1 of the assessment process. These sites can be known as ‘Reasonable Alternatives’ or potential site allocations.

4.25 To fully assess sites at this stage additional data and/or information may be requested from site promoters.

4.26 The potential sites or ‘Reasonable Alternatives’ will be subject to a site visit to gather additional information or to confirm the desk-based assessment.

4.27 The potential sites will also be subject to other assessments including:

- Sustainability Appraisal (incorporating Strategic Environmental Assessment) – this assessment reviews proposed sites for any environmental, social or economic impacts;
- Habitats Regulations Assessment – this assessment reviews the proposed sites for any significant impact on European habitat designations;
- Strategic Flood Risk Assessment – this reviews the existing flood risk assessments covering the Plan area, updates any data and reviews the potential sites for flood risk;
- Landscape & Visual Impact Assessment – this reviews the proposed sites for impacts on the landscape;
- Strategic Traffic & Transport Assessment – this reviews the proposed sites for transport related impacts.

Stage 3 – Identification of Preferred Site Options

4.28 Once the site assessment process reaches the final stage, the Central & Eastern Berkshire Authorities will be in a position to identify sites which are considered as the Preferred Options and can be put forwards as site allocations in the Joint Minerals & Waste Plan. Where sites are not selected as Preferred Options, the reasons will be clearly reported.

4.29 The suitability of sites not only takes into consideration the outcome of the assessments, but also take into account professional judgement and information on issues such as deliverability (i.e. how likely is it the site will be delivered as minerals and/or waste development during the Plan period?).

4.30 The Preferred Options will then be subject to full public consultation.

Appendix 1 – Site Proposals: Criteria Checklist

Site Proposal Criteria Checklist 2017

Section 1 – Basic Site Information

Please provide as much information as possible regarding the site you wish to promote.

Q1: Category of site or proposal

(Please tick)

Minerals Waste Both

Q2: Site Name

Q3: Address and postcode

Q4: Grid References

Q5: Size of site (ha)

Q6: District and Parish *(if applicable)*

Q7: Is the proposal a new site or an extension/ redevelopment of an existing site? If so what is the name of the site?

Q8: Who is promoting the site?

(please tick all that apply)

Agent

Landowner

Operator/Developer

Other *(please specify)*

Q9: Operator/Developer details *(name, address and contact details)*

Q10: Landowner details

Q11: Is the landowner aware/supportive of the proposal? If yes, please provide a separate letter from the landowner to confirm this

Yes

No

Q12: Please provide details of who to contact regarding the answers in this form

Q13: Is the proposed site allocated within a local plan?

Yes

No

If yes please provide details:

Section 2 – Minerals sites

Please fill out this section if you are promoting a site for mineral use. For questions which are irrelevant to the proposal please state “N/A”

Q1: Type of mineral proposal (extraction, wharves etc.)

Q2: Type of mineral

Q3: Estimated workable mineral reserves

Q4: Estimated annual output

Q5: Details of any boreholes/trial pits carried out (*Technical analysis, provide on separate sheet if necessary*)

Q6: Estimated duration of the site operations

Q7: Any proposed restoration and afteruses

Q8: Will the site require importation of inert waste for restoration? If so, how much?

Q9: When is the site anticipated to come forward as a planning application?

Q10: When is the site likely to commence operations?

Q11: Does the site fall within, or adjacent to any of the following:

- Area of Outstanding Natural Beauty (AONB)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Regionally Imported Geological and Geomorphological Sites (RIGS)
- Local Wildlife Sites
- Sites of Nature Conservation Interest (SNCI)
- Ancient Woodland
- Biodiversity Action Plan (BAP) Habitats under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)

If yes, please provide further details and proximity; *(Please use additional sheet if necessary)*

Q12: Please detail any enhancement opportunities that the proposal may present to any of the aforementioned designations

Q13: Is the site within an area of open countryside?

Yes No

Q14: Please provide details of the proximity of the site to any of the following:

- Listed Buildings
- Conservation areas
- Historic Parks and Gardens
- Any sites within the Ancient Monuments and Archaeological Areas Act 1979

Q15: Please detail the status and proximity of the site in relation to the following:

- **Source Protection Zones (SPZ)**
- **Minor/ major aquifers**
- **Vulnerable water bodies**
- **Flood Zones**

Q16: Do you believe that the proposal may provide an opportunity for flood water storage?

Q17: Please provide information on the proximity of the site to an Air Quality Management Area (AQMA)

Q18: Please provide details on the proximity and access arrangements to the Strategic Route

Q19: Please provide details on the proximity of the site to any Public Rights of Way (PROW)

Q20: Please detail whether the proposal will have any interference with the following utilities:

- **Water mains**
- **Gas pipelines**
- **Electricity distribution network (above and below ground)**
- **Telecommunications**
- **Oil pipelines**
- **Aviation fuel pipelines**
- **Sewage mains**

Q21: Please provide details on the proximity of the site to any Airport Safeguarding Zones

Q22: Please provide details on the proximity of the site to any other land uses (commercial, residential, industrial etc) within the locality

Q23: Is the site within the Green Belt?

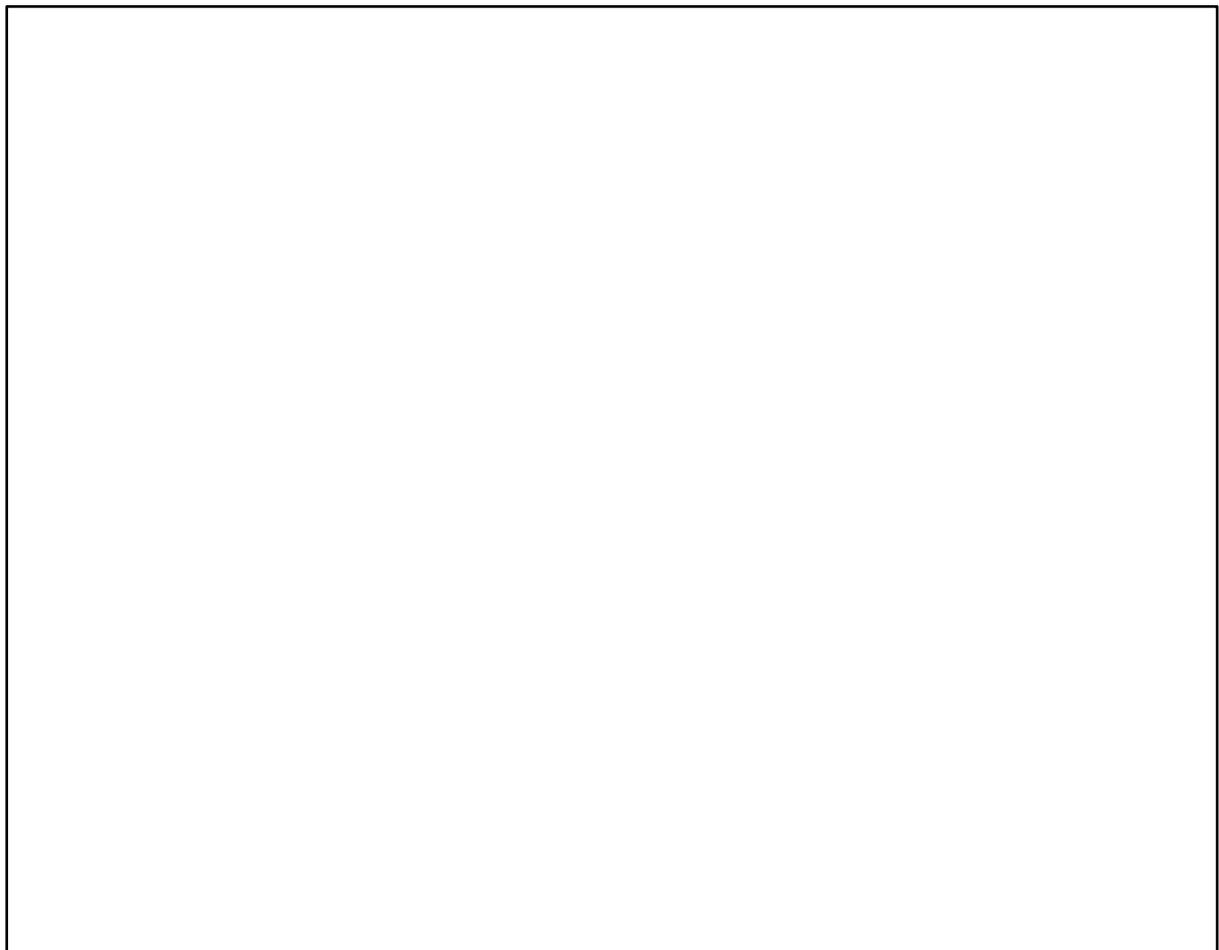
Yes No

Q24: If the answer is yes, consider whether the proposal would constitute inappropriate development within the Green Belt *(Please see paragraphs 78-92 of the National Planning Policy Framework (NPPF))*

Q25: Where possible or relevant, please provide maps illustrating the following information:

- Site location
- Site layout, including:
 - Location of plant
 - Any ancillary development
 - Access to highway
 - If land-won minerals; boundary of extraction area
 - If minerals import/export facility; current and proposed operational area
- Route and access to strategic and primary road networks
- Location of other land uses
- Agricultural land classification
- Flood zones and source protection zones
- Biodiversity or geodiversity designations – relating to Q11
- Heritage asserts on or near site – relating to Q14
- Protected or notable species on or near site
- If land-won minerals; any restoration proposals including final contours

(Please use additional sheet if necessary)



Section 3 – Waste Sites

Please fill this section out if you are promoting a site for waste use. For any questions which you consider irrelevant to your proposal please clearly state “N/A”

Q1: Nature of waste use proposed

Q2: Categories of waste to be handled

Q3: Define the proposal within the recognised waste hierarchy

Q4: Waste capacity (million tonnes per annum)

Q5: Source of waste(s)

Q6: Amount of energy/ heat to be obtained from the waste management process

Q7: Estimated hours of operation

Q8: Estimated duration of site operations (months/years)

Q9: Estimated daily vehicle movements including those relating to staff (HGVs and other vehicles to be specified)

Q10: When is the site anticipated to come forward as a planning application?

Q11: When is the site likely to commence operations?

Q13: Does the site fall within, or adjacent to any of the following:

- Area of Outstanding Natural Beauty (AONB)
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Regionally Imported Geological and Geomorphological Sites (RIGS)
- Local Wildlife Sites
- Sites of Nature Conservation Interest (SNCI)
- Ancient Woodland
- Biodiversity Action Plan (BAP) Habitats under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)

If yes, please provide further details and proximity; *(Please use additional sheet if necessary)*

Q14: Please detail any enhancement opportunities that the proposal may present to any of the aforementioned designations

Q15: Is the site within an area of open countryside?

Yes No

Q16: Please provide details of the proximity of the site to any of the following:

- Listed Buildings
- Conservation areas
- Historic Parks and Gardens
- Any sites within the Ancient Monuments and Archaeological Areas Act 1979

Q15: Please detail the status and proximity of the site in relation to the following:

- Source Protection Zones (SPZ)
- Minor/ major aquifers
- Vulnerable water bodies
- Flood Zones

Q16: Do you believe that the proposal may provide an opportunity for flood water storage?

Q17: Please provide information on the proximity of the site to an Air Quality Management Area (AQMA)

Q18: Please provide details on the proximity and access arrangements to the Strategic Route

Q19: Please provide details on the proximity of the site to any Public Rights of Way (PROW)

Q20: Please detail whether the proposal will have any interference with the following utilities:

- Water mains
- Gas pipelines
- Electricity distribution network (above and below ground)
- Telecommunications
- Oil pipelines
- Aviation fuel pipelines
- Sewage mains

Q21: Please provide details on the proximity of the site to any Airport Safeguarding Zones

Q22: Please provide details on the proximity of the site to any other land uses (commercial, residential, industrial etc) within the locality

Q23: Is the site within the Green Belt?

Yes No

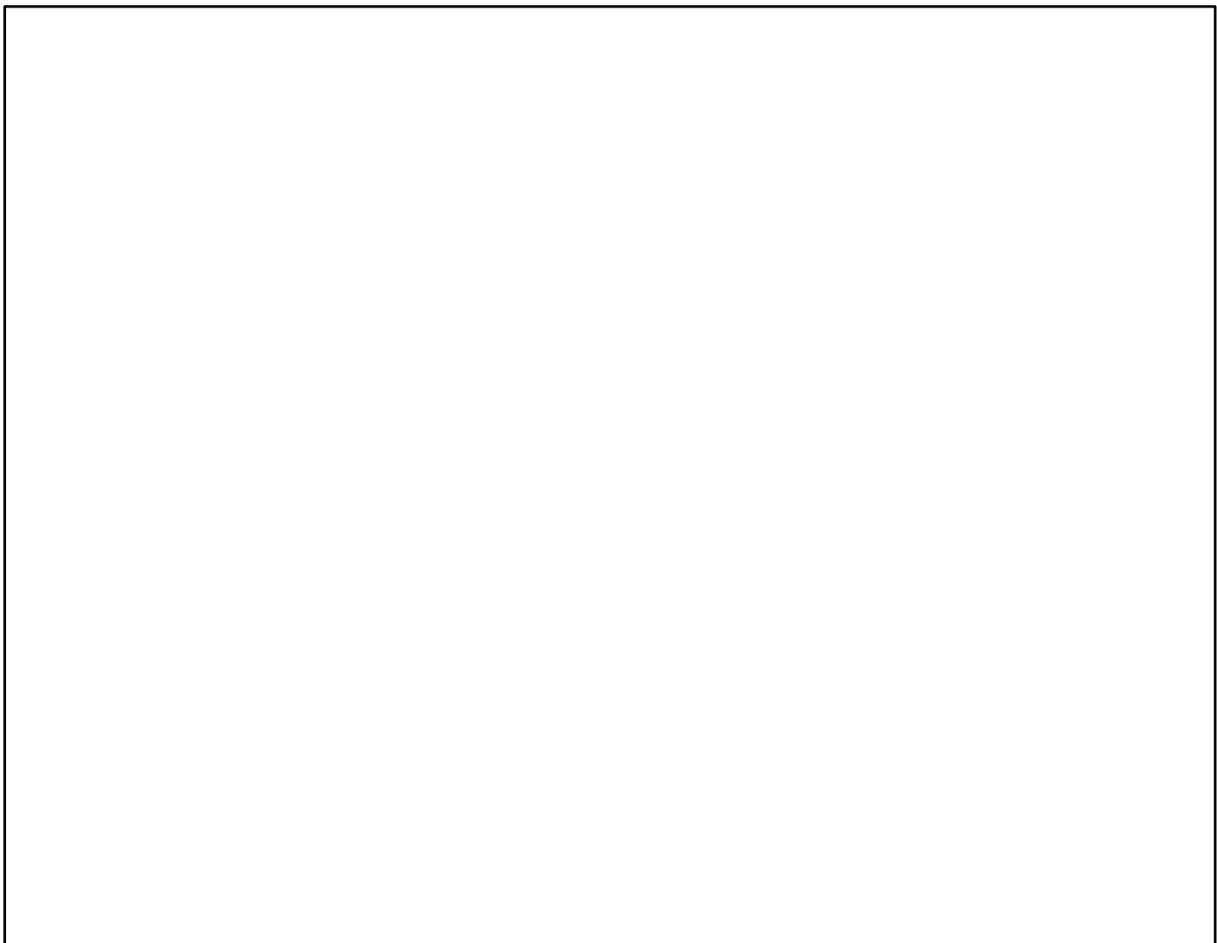
Q24: If the answer is yes, consider whether the proposal would constitute inappropriate development within the Green Belt *(Please see paragraphs 78-92 of the National Planning Policy Framework (NPPF))*

Q25: Please provide details on the soil quality

Q26: Where possible or relevant, please provide maps illustrating the following information:

- Site location
- Site layout, including:
 - Location of plant
 - Any ancillary development
 - Access to highway
 - If waste disposal to land; boundary of void
- Route and access to strategic and primary road networks
- Location of other land uses
- Agricultural land classification
- Flood zones and source protection zones
- Biodiversity or geodiversity designations – relating to Q13
- Heritage asserts on or near site – relating to Q16
- Protected or notable species on or near site
- If waste disposal to land; restoration proposals including final contours

(Please use additional sheet if necessary)



Appendix 2 – Traffic Light Scoring Criteria

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Landscape Designation / Visual Impact</p> <p>The significance of any landscape and visual impact depends on a number of factors, such as the proximity to sensitive viewpoints, the presence of screening features, direct effect on landscape fabric, existing landforms and proximity to landscape designations of national importance.</p> <p><i>Paragraph 118 of the National Planning Policy Framework stipulates that in order for development to be permitted in an AONB, an exceptional circumstances test must be met.</i></p>	<p>The site is in close proximity and could impact on the AONB, there are no exceptional circumstances and the development cannot be demonstrated to be in the public interest.</p>	<p>The site is in close proximity and could impact on the AONB, but there may be exceptional circumstances and it may be in the public interest.</p> <p>The site is adjacent to or within the setting of an AONB and could have a major adverse impact on the landscape designation that could require mitigation.</p> <p>The site falls outside of an AONB and could have a major adverse impact on the landscape that could be difficult to mitigate.</p> <p>The site is considered to have a major impact upon local sensitivity receptors.</p>	<p>The site is in close proximity and could impact on the AONB, and there are exceptional circumstances and it is in the public interest but it could have an adverse impact on the landscape designation.</p> <p>The site is adjacent or within the setting of an AONB and could have a moderate adverse impact on the landscape designation that could require medium level mitigation.</p> <p>The site falls outside an AONB and could have a moderate adverse impact on the landscape that could require medium level mitigation.</p> <p>The site is considered to have a moderate impact upon local sensitivity receptors.</p>	<p>The site is adjacent to the setting of an AONB and could have a minor adverse impact on the landscape designation, requiring low level mitigation.</p> <p>The site falls outside an AONB and could have a minor adverse impact on the landscape that could require low level mitigation.</p> <p>The site is considered to have a minor adverse impact upon local sensitivity receptors.</p>	<p>The site is not within an AONB or its setting and would have no impact on the landscape designation.</p> <p>The site falls outside the AONB and could have a very minor impact on the landscape designation that could be addressed with mitigation.</p> <p>The site is considered to have no impact upon local sensitivity receptors.</p>	<p>GIS Data</p> <p>Landscape Assessments</p> <p>Landscape Character Area Assessments / Guidance</p> <p>Consultation with landscape specialists</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Nature Conservation and Geodiversity</p> <p>Proximity to international designations e.g. SAC, SPA, Ramsar.</p> <p>Proximity to national designations e.g. SSSI, National Nature Reserve, Ancient Woodland.</p> <p>Proximity to Local Designations e.g. Regionally important Geological and Geomorphological Sites (RIGS), Local Wildlife Sites, SNCI and Biodiversity Action Plan (BAP) Habitats.</p> <p>Potential for enhancement of local designations can be taken into account.</p> <p>With all designations the proximity, perceived adverse impacts and the potential for mitigation should be considered</p>	<p>The site is likely to have a significant effect on international designations but mitigation measures are not available.</p> <p>Site is within or could have unacceptable adverse impact on national designations where there is no evidence that the benefits of the development outweigh the impacts.</p> <p>Impact likely to be severe.</p>	<p>The site is likely to have a significant effect on international designations; mitigation measures are available but are of a type that means that they may not be deliverable.</p> <p>Site is within or could have unacceptable adverse impact on national designations where there is no persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations where there is no evidence the impacts can be mitigated or compensated such that there is net benefit</p> <p>Impact is likely to be severe to moderate</p>	<p>The site is likely to have a significant effect on international designations; mitigation measures are possible but not included in the proposal.</p> <p>Site is within or could have unacceptable adverse impact on national designations but there is no persuasive evidence that the benefits of the development outweigh the impacts.</p> <p>Site is within or could have unacceptable adverse impact on local designations but there is no evidence the impacts can be mitigated or compensated such that there is net benefit</p> <p>Impact is likely to be severe to moderate</p>	<p>The site could potentially impact international designations and mitigation measures are included in the proposal which are sufficient enough to avoid a likely significant effect.</p> <p>The site is unlikely to have an acceptable impact on local designations. Impacts could be addressed with mitigation.</p> <p>Impact likely to be minor.</p> <p>The site is considered to have a minor impact upon local sensitivity receptors.</p>	<p>The site is not likely to have a significant effect on international, national or local designations.</p> <p>The site is considered to have no impact upon local sensitivity receptors.</p>	<p>GIS data</p> <p>Consultation with Natural England and biodiversity officers</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Historic Environment</p> <p>Proximity to heritage assets, including historic parks and gardens, Listed Buildings, a conservation area or its setting, World Heritage Sites, Scheduled Ancient Monuments, archaeological sites and features.</p> <p>There is a presumption in favour of preserving Listed Buildings and their setting, nationally important archaeological remains in situ and their setting.</p> <p>Proposals for development should not have an adverse effect on heritage assets including its fabric, setting, amenity value.</p>	<p>The site could cause a severe unacceptable adverse impact on heritage assets and /or its settings.</p> <p>No opportunity to maintain or enhance historic asset.</p>	<p>The site may cause a major adverse impact on heritage assets and / or its setting without high level mitigation.</p>	<p>The site may cause a moderate adverse impact on heritage assets and / or its setting without medium level mitigation.</p>	<p>The site may cause a minor adverse impact on heritage assets and / or its setting without low level mitigation.</p> <p>High possibility to result in net planning benefit.</p>	<p>The site may not cause any adverse impact on heritage assets and / or its setting.</p>	<p>GIS data</p> <p>Consultation with Historic England and Archaeology / Historic Environment officers</p> <p>Site Promoters</p>

	Sensitivity Score					Information Source
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	
<p>Water Environment (Including Flooding)</p> <p>Proximity to Source Protection Zone (SPZ) or major / minor aquifers</p> <p>Proximity to vulnerable above-ground water bodies. The Water Framework Directive objectives seek no deterioration in current water quality and good status in all water bodies)</p> <p>Proximity to Flood Zones – dependent on type of development</p> <p>Mineral extraction can provide opportunities for flood water and general water storage</p> <p><i>Note: Nominated Sites will be subject to a separate Sequential Testing exercise in accordance with the NPPF at Stage 2</i></p>	<p>The site could have a severe unacceptable adverse impact upon groundwater SPZs and / or result in the deterioration of any water resource.</p> <p>The site will exacerbate flood risk in areas prone to flooding.</p> <p>The site could have a severe unacceptable impact upon waterbodies within the site and / or hydrologically connected to the site.</p> <p>The site is classed as: “Development should not be permitted” according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance.</p> <p>Phase 1 and Phase 2 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>The site could have a major adverse impact upon groundwater SPZs or water resources in the absence of high level mitigation.</p> <p>The site is classed as ‘Exception Test Required, according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a major impact requiring high levels of mitigation.</p> <p>The site may have a major impact on vulnerable water bodies in the absence of high level mitigation.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>The site could have a moderate adverse impact upon groundwater SPZs or water resources in the absence of medium level mitigation.</p> <p>The site is classed as ‘Exception Test Required, according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a moderate impact requiring mitigation.</p> <p>The site may have a moderate impact on vulnerable water bodies in the absence of medium level mitigation.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>The site could have a minor adverse impact upon groundwater SPZs or water resources in the absence of low level mitigation.</p> <p>The site is classed as ‘Development is appropriate’, according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have a minor impact that can be mitigated.</p> <p>The site may have a minor impact on vulnerable water bodies in the absence of low level mitigation.</p>	<p>The site will have no unacceptable impact on water resources.</p> <p>‘Development is appropriate’ according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance and other sources of flooding could have no impact.</p> <p>Good opportunities for flood risk mitigation.</p>	<p>Strategic Flood Risk Assessment</p> <p>Site Promoters</p>

Opportunity / Constraint	Sensitivity Score					Information Source
	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	
<p>Air Quality</p> <p>Emissions to air can be of concern at some facilities (this issue will be dealt with at the planning application stage if required through use of planning conditions and controls)</p> <p>Proximity to Air Quality Management Areas – Impacts on AQMA could be mitigated by planning conditions and controls)</p>	The site is within an AQMA, unacceptable adverse impacts cannot be mitigated.	N/A	The site is near to an AQMA or may have adverse impacts on air quality that is capable of mitigation.	N/A	The site poses low or no risk of adverse impacts to AQMAs or air quality.	<p>GIS data</p> <p>Officer assessment</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Soil Quality</p> <p>Proximity or location of best and most versatile agricultural land. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to higher quality</p> <p>Consider location of sensitive land and soils</p> <p>Potential for enhancement</p>	<p>The entire site contains best and most versatile land which could be severely impacted by the development.</p>	<p>Large parts of the site contain best and most versatile land which could be majorly impacted by the development.</p>	<p>Small parts of the site contain best and most versatile land which could be moderately impacted by the development.</p> <p>Opportunities for mitigation and restoration exist.</p>	<p>The site could impact versatile land which could require minor mitigation.</p> <p>Good opportunities for mitigation and restoration.</p>	<p>The site contains low quality soil.</p> <p>There could be opportunities to restore the site and enhance the quality of soil.</p>	<p>GIS data</p> <p>Consultation with landscape officers and Natural England (where appropriate)</p> <p>Officer Assessment</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Public Rights of Way (PRoW)</p> <p>Consider the presence of public rights of way (Highways Act 1980 Section 41)</p> <p>Highways Act 1980 Section 130(1), duty of highway authority to assert and protect the rights of the public to the use and enjoyment of any highway impact on national trails (e.g. Thames Path)</p> <p>Potential for enhancement (would be sought at all sites)</p>	<p>The site could cause severe unacceptable adverse impact upon PRoW without satisfactory provision for diversion and/or mitigation.</p> <p>Significant adverse impact upon national trails.</p>	<p>The site could cause major adverse impact upon the PRoW network and national trails but this could be satisfactorily diverted and/or extensively mitigated.</p>	<p>The site could cause moderate adverse impact upon the PRoW network and national trails but this could be satisfactorily diverted and/or mitigated.</p>	<p>The site is in the vicinity of the PRoW network and national trails but may only cause minor adverse impacts on PRoW network and national trails.</p>	<p>Site will have no effect on PRoW network and national trails.</p> <p>An opportunity for enhancement has been identified.</p>	<p>GIS data</p> <p>Consultation with the relevant PRoW officers</p> <p>Site Promoters.</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Transport (Including Access)</p> <p>Proximity to Trunk Roads and Strategic Route will be assessed, including the presence of width, height and weight restrictions along these routes</p>	<p>The site could have a severe unacceptable adverse impact on transport and access in the absence of high level mitigation.</p> <p>There are severe issues with access to the Strategic Route.</p> <p>Mitigation is not practical.</p>	<p>The site could have a major adverse impact on transport and access without high level mitigation.</p> <p>There are major issues with access to the Strategic Route</p> <p>The identified impacts could be mitigated through planning obligations.</p>	<p>The site could have a moderate adverse impact on transport and access without medium level mitigation.</p> <p>There are moderate issues with access to the Strategic Route.</p> <p>The identified impacts could be mitigated through planning obligations.</p>	<p>The site could have a minor adverse impact on transport and access without medium level mitigation.</p> <p>There are minor issues with access to the Strategic Route.</p> <p>The identified impacts could be mitigated through planning obligations.</p>	<p>The site will not give rise to any adverse impacts upon transport and access to Strategic Route.</p>	<p>GIS data</p> <p>Officer assessment</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Services and Utilities</p> <p>Sites need sustainable access to utilities</p> <p>Equally, sites should not interfere with any subterranean utilities. Mitigation measures will be considered in terms of cost and benefits</p> <p>Utilities include water, gas, electricity and telecommunications, as well as railways.</p>	<p>The site contains services or utilities which could be severely impacted on – no mitigation measures can be used.</p>	<p>The site contains services or utilities which could require major mitigation through re-routing, or the location cables / pipes hampers the ability of the site operations to maximise capacity yield from the site.</p>	<p>The site contains services or utilities that could require consideration through re-routing or other medium levels of mitigation.</p>	<p>The site is near to services or utilities and any minor adverse impacts will require low-level mitigation.</p>	<p>There are no services or utilities near to, or within the site.</p>	<p>Officer assessment</p> <p>Utility providers</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Health and Amenity</p> <p>This includes impact of noise, vibration, odour, emissions, bioaerosols, illumination, visual intrusion, traffic, quality of life and community & wellbeing. The NPPF states that the adverse impact of minerals and waste development on neighbouring communities should be minimised.</p> <p>Consider proximity of local communities whose amenity may be impeached by development</p> <p>Appropriate and sustainable mitigation measures to reduce the risk of unacceptable adverse impacts should be considered.</p>	<p>The site could cause severe unacceptable adverse impact on health and amenity with no mitigation demonstrated.</p> <p>The site could cause a severe impact to adjacent land uses.</p>	<p>The site could cause major adverse impact to health and amenity without high levels of mitigation.</p> <p>The site could cause a major impact to adjacent land uses.</p>	<p>The site may cause a moderate adverse impact to health and amenity without medium levels of mitigation as demonstrated.</p> <p>Possibility to result in net planning benefit</p> <p>The site could cause a moderate impact to adjacent land uses.</p>	<p>The site may cause a minor adverse impact to health and amenity without low level mitigation.</p> <p>High possibility to result in net planning benefit.</p> <p>The site could cause a minor impact to adjacent land uses.</p>	<p>The site may not cause any adverse impact to health and amenity.</p> <p>The site could not unacceptably impact adjacent land uses.</p>	<p>Officer assessment</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Cumulative Impacts</p> <p>NPPF states that policies and proposals should take account of existing activity and impacts, the duration and nature of proposals for new or further workings, and the extent of impacts that a particular site, locality, community, environment or wider areas of mineral working can reasonably be expected to tolerate over a particular or proposed period.</p>	<p>The accumulation of activity at the site with existing development will result in an unacceptable adverse impact on the environment and / or communities that cannot be satisfactorily mitigated.</p>	<p>The accumulation of activity at the site with existing development may result in an unacceptable adverse impact on the environment and community that will require high level mitigation.</p>	<p>The accumulation of activity at the site with existing development may result in moderate impact on the environment and community that will require medium level mitigation.</p>	<p>The accumulation of activity at the site with existing development may have some impact on the environment and community that will require low level mitigation.</p>	<p>There are no concerns of cumulative impacts resulting from the development of the site.</p>	<p>Officer assessment</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Airport Safeguarding Zone</p> <p>Aircraft are vulnerable to bird-strikes, and 80% of all strikes occur on an aircrafts take off or landing phase of flight, therefore highlighting the necessity for wildlife management on and within the proximity of an airfield. Aerodrome / Airport administrators are responsible for monitoring bird activity within the relevant radius of the aerodrome / airport. This is to mitigate the birdstrike risk to aircraft and to be aware of the types of bird species that are in the local area.</p>	<p>The site is within an Airport Safeguarding Zone and the nature of the site is likely to attract birds and increase the risk of bird strike for aircraft.</p> <p>No mitigation is practical or possible.</p>	<p>The site is within an Airport Safeguarding Zone and the nature of the site is likely to attract birds and increase the risk of bird strike for aircraft.</p> <p>High level of mitigation is required which may make the site undeliverable.</p>	<p>Site is within an Airport Safeguarding Zone.</p> <p>Either:</p> <p>Nature of the site means that it is unlikely to attract birds and increase the risk of bird strike for aircraft.</p> <p>The site is likely to be deliverable through implementing medium level mitigation measures so it is unlikely to attract birds and increase the risk of bird strike.</p>	<p>Site is within an Airport Safeguarding Zone.</p> <p>Either:</p> <p>Nature of the site means that it is unlikely to attract birds and increase the risk of bird strike for aircraft.</p> <p>The site is likely to be deliverable through implementing low level mitigation measures so it is unlikely to attract birds and increase the risk of bird strike.</p>	<p>The site is not within an Airport Safeguarding Zone.</p>	<p>Civil Aviation Authority (CAA)</p> <p>National Air Traffic Control Service (NATS)</p> <p>Site Promoters</p>

	Sensitivity Score					
Opportunity / Constraint	RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Information Source
<p>Green Belt</p> <p>Within the NPPF there is a presumption to consider development within the Green Belt as inappropriate.</p> <p>Inappropriate development is by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances.</p> <p>There are certain types of development which are exceptions to this rule, which do not require Very Special Circumstances.</p> <p>NPPF Paras 87 - 91</p>	<p>Site constitutes inappropriate development within the Green Belt, and no substantive case for very special circumstances has been presented.</p>	<p>Site constitutes inappropriate development within the Green Belt, and a case for very special circumstances has been presented. Major levels of mitigation may be required.</p>	<p>Site constitutes inappropriate development within the Green Belt, but a substantive case for very special circumstances has been presented. Medium levels of mitigation may be required.</p>	<p>Site constitutes inappropriate development within the Green Belt, but a substantive persuasive case for very special circumstances has been presented. Low levels of mitigation may be required.</p>	<p>Site is within the Green Belt but it is not considered inappropriate development.</p>	<p>GIS data</p> <p>Officer assessment</p> <p>Site Promoter</p>

A summary of this document can be made available in large print, in Braille or audio cassette. Copies in other languages may also be obtained. Please contact Hampshire Services by email berks.consult@hants.gov.uk or by calling 01962 845785.