

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	16 July 2014
Title:	Application for variation of conditions 1, 4 and 22 of planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers Farm and a revised restoration scheme at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00644/CMA) (Site ref:HR038)
Reference:	5978
Report From:	Head of County Planning

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1. Executive Summary

1.1. Planning permission is sought to vary conditions 1, 4 and 22 of mineral planning permission 07/02785/CMA to allow for an extension to the time limit for importation of minerals from Fleethill Farm Quarry (Berkshire) into Chandlers Farm Quarry and plant site (Hampshire), and, a revised restoration scheme from an amenity lake to sports pitches and footpaths at Chandlers Farm, Off Fox Lane, Reading Road, Eversley.

1.2. This application is one of three applications being considered by this committee today relating to this same site. The other two parallel applications are:

- i) 14/00640/CMA - Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA (ROMP permission) to extend life of the Chandlers Farm site and to revise the restoration including the importation of inert material to infill the currently approved lake permission so it can be used for sports pitches and club houses in the future.
- (ii) 14/00642/CMA - Variation of conditions 1 of Planning permission 07/02786/CMA to allow for an extension to the time limit to retain the haul road, bridge and conveyor from Manor Farm Berkshire into Chandlers Farm , off Fox lane, Reading Road, Eversley.

- 1.3 This site at Chandlers Farm is safeguarded for extraction under Policy 20 of the MWLP (2013). The key issues raised by the proposed variations for extension of time and revisions to the form of restoration are:
- (i) Landscape Impacts
 - (ii) Amenity Impacts
 - (iii) Flood risk and groundwater impacts
 - (iv) Pollution impacts
 - (v) Ecology
 - (vi) Public access
- 1.4 The site extends across approximately 53 hectares to the immediate south of the River Blackwater approximately 225 metres north of the town of Yateley and 200m east of the village of Eversley Cross in Hampshire (within the Blackwater Valley) with the River forming the boundaries of Berkshire, Surrey and Hampshire. Chandlers Farm forms one part of the Eversley Quarry which comprises in total three distinct but interrelated areas. The other two parts of Eversley Quarry aside Chandlers Farm are located beyond the River in Wokingham, notably:
- Fleethill Farm Quarry, Land west of Longwater Road, Finchampstead – Berkshire; and
 - Manor Farm Quarry, Longwater Road, Finchampstead, Berkshire.
- 1.5 The currently permitted restoration scheme for the western part of the Chandlers Farm Quarry has already been undertaken involving infilling to create sports pitches and associated clubhouses and parking (secured under a district council permission). A match fishery and associated buildings is also approved under the existing permission to the northwest of the site but not fully implemented. The rest of the site remains to be restored and comprises open water, the unrestored mineral void, surrounding land and the mineral processing plant and concrete batching plant which uses and processes mineral from two sites in Berkshire. This part of the site is permitted to be restored to an amenity lake with associated landscaping. The only mineral now remaining to come out of Chandlers Farm is 50,000 tonnes below the plant site. The plant site processes mineral imported from across the river in Berkshire and is also used to make concrete in the batching plant.
- 1.6 The applicant states the company has worked proactively to engage the local community and seek views on how they would like the land and lake restored because they have to apply for an extension of time. There is support for the proposal to restore the land to more formal sports and amenity uses which is proposed instead of the currently approved match

course fishery and amenity lake. This involves infilling under a variation to the ROMP permission which is being determined today at this committee under planning application no. 14/00640/CMA. Eversley Parish Council, Hampshire rights of Way and the County Planning Authority, would like the proposed new footpath routes across the site to link with the wider rights of way network and dedication of the routes as new statutory Rights of way to be secured through a legal agreement attached to this permission. The applicants are agreeable to this being secured through a Section 106 agreement attached to any permission that may be granted. It is recommended that if permission be granted that it would, be subject to a section 106 agreement to secure these new Rights of Way which would include use of that small part of the existing conveyor bridge which crosses over the River Blackwater and subject to the conditions detailed in integral Appendix B.

- 1.7 It is considered that the proposal, subject to proposed mitigation secured through a legal agreement, conditions and approved documentation, would be in accordance with the Hampshire Minerals and Waste Plan (2013) as it provides a contribution towards national and local mineral supply (Policy 17, 20), is a sustainable form of development (Policy 1, 2) and that the impacts of the development on landscape (Policy 5, 13), amenity of the local residents (Policy 10) would be satisfactory, there would be no significant health or pollution impacts generated by the development or its restoration (Policy 9, 10), it would cause no significant biodiversity impacts and would enhance biodiversity through its restoration (Policy 3), there would be no significant impacts to hydrology, or flood risk (Policy 10,11), the development would provide for a sustainable after use and it would be acceptable in terms of highway safety and convenience (Policy 12).

2. Context and Planning History

- 2.1 The Chandlers Farm site extends across approximately 53 hectares to the immediate south of the River Blackwater approximately 225 metres north of the town of Yateley and 200m east of the village of Eversley Cross in Hampshire (within the Blackwater Valley) and the River forms the boundaries of Berkshire, Surrey and Hampshire. Chandlers Farm forms one part of the Eversley Quarry which comprises in total three distinct but interrelated areas. The other two parts of Eversley Quarry aside Chandlers Farm are located beyond the River in the County of Berkshire, notably:
 - Fleethill Farm Quarry, Land west of Longwater Road, Finchampstead – Berkshire; and
 - Manor Farm Quarry, Longwater Road, Finchampstead, Berkshire.
- 2.2 Current planning permissions for mineral development and restoration of the sites are soon to expire. For Chandlers Farm this is at the end of this year. Therefore planning applications have been submitted to the respective authorities – Hampshire County Council (Chandlers Farm) and Wokingham

Borough Council (Fleethill Farm and Manor Farm) to ensure that operations are able to continue to allow the remaining reserves to be extracted and to enable the restoration of the sites to be completed.

- 2.3 Eversley Quarry was developed in its present location in 1984 and its operations have extended both north and south of the River Blackwater/Long River.
- 2.4 The sites are all accessed from a designated access track called Hall's Way off Fox Lane which exits onto the A372 at Eversley. So this access serves the restoration of the Manor Farm and Chandlers Farm Quarry sites.
- 2.5 Extraction of sand and gravel from Chandlers Farm has finished, apart from 50,000 tonnes which will be extracted from beneath the plant area at the end of the life of the quarry. Some phased restoration of the site has already taken place enabling the site to be brought back into beneficial use for nature conservation and formal recreation of sports pitches and clubhouses (under district council permissions) to the west of the site. The remainder of the site is currently permitted to be restored to an amenity lake with landscaped edges.
- 2.6 The current permission for mineral development at the Chandlers Farm site is Mineral Review (ROMP) 99/00359/CMA. Related permissions include 07/02786/CMA for the bridge, conveyor and haul road over the River Blackwater to allow for the transportation of material into the processing plant from Fleethill Farm and Manor Farm. Importation of sand and gravel from Fleethill Farm is allowed under the current permission 07/02785/CMA.
- 2.7 Over the years extracted sand and gravel from within the three sites has been fed by conveyor into a processing plant at Chandlers Farm for crushing, grading, and washing producing the aggregates required for the on-site Ready Mix concrete plant and for local construction projects. The broad relationship between the 3 sites is shown on Figure 1 (appended to this report).
- 2.8 There is a strategy for the Blackwater Valley produced by the Blackwater Countryside Partnership and Eversley Quarry and therefore Chandlers Farm, falls within the Blackwater Valley Strategy's geographical areas covering 'Mill Lane to Longwater Road' (Area 10) and 'Longwater Road to Eversley' (Area 11).
- 2.9 The applicant is proposing changes to the restoration of Chandlers Farm, as supported by local sports and community organisations, to produce a landform suitable for formal sports facilities such as football and cricket rather than the match course fishery and amenity lake currently permitted to remain in line with the overall proposals for the area for recreational facilities and habitat and landscape improvement at Chandlers Farm.
- 2.10 Fleethill Farm, a site of 49 hectares of former agricultural land, is situated on the northern bank of the River Blackwater approximately 200 metres from

the south west edge of the village of Finchampstead and 400 metres north of the villages of Eversley Cross and Eversley Centre. The site falls within the administrative area of Wokingham Borough.

- 2.11 Manor Farm is also in the Borough of Wokingham. Extraction has now finished from within the site which is being progressively restored using inert materials imported to the site via the Chandlers Farm access from Hall's Way off Fox Lane, and a bridge and haul road into the site over the River Blackwater. The conveyor along the southern part of the site allows for the transportation of the extracted sand and gravel from Fleethill Farm to Chandlers Farm for processing.
- 2.12 Due to the recent economic climate, the working of Fleethill Farm has not been as rapid as anticipated and so mineral is still being extracted from the site. A longer timescale is therefore required for the importation and processing of the mineral and the subsequent processing of Chandlers Farm. Wokingham is dealing with these applications but the determination of these applications does not impact on the Hampshire County Council's ability to determine the three Chandlers Farm applications presented to the Committee today.
- 2.13 Cemex has applied to Wokingham Borough Council for planning permission for sand and gravel extraction on land west of Longwater Road, Finchampstead. The proposal is to transport the mineral to the existing plant site at Chandlers Farm for processing, in the same way as with the mineral extraction to the east of Longwater Road. The current planning permission for the processing plant includes a condition restricting importation of mineral to specific sites. Consequently permission is sought for variation of condition to enable mineral won from land west of Longwater road as well as Fleethill to be processed at Chandlers Farm.)

3. Proposal

- 3.1. Three applications for Chandlers Farm have been submitted to Hampshire County Council for determination in parallel at this committee. The three applications are:
- i) Application for variation of conditions 1, 4 and 22 of planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00644/CMA)
 - ii) Variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm.(Application No. 14/00644/CMA)

- (iii) 14/00640/CMA - Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA to extend life of the site and revised restoration
- 3.2. This report considers application no.(i) above (14/00644/CMA) to vary conditions 1, 4 and 22 of planning permission 07/02785/CMA.
- 3.3 Condition 1 of planning permission no. 07/02785/CMA states that :
‘All buildings, plant and machinery shall be removed by 31 December 2014 unless otherwise agreed in writing by the Mineral Planning Authority. The site shall be restored in accordance with the requirement of condition (22) by 31 July 2015.’
- 3.4 The proposal is to extend the time for removal of plant until 31 December 2019 and the site restored by 31 July 2020.
- 3.5 Condition 4 approves a working scheme drawing that will be replaced under this proposal. Condition 22 approves a restoration scheme that will be replaced under these new proposals.
- 3.6 The applicant states these revisions have been developed in discussion with the local community and in response to the aspirations of the Eversley Sports Association for the future provision of additional formal sports facilities at Chandlers Farm. In addition a bunded area is proposed which would be suitable for potential future floodlit and AstroTurf pitches. The revised restoration scheme would allow the Eversley Sports Association, following separate planning applications (likely to be to the District Council), to provide a range of additional sports pitches and associated facilities including car parking and changing rooms.
- 3.7 Through the revised restoration the applicant proposes an expanded rights of way network within the site that would link into the footpath network of the wider Eversley Quarry Area. The revised restoration would also result in enhanced ecological benefits through the retention and protection of previously restored areas of the site and the provision of new wildlife habitat. The applicant has agreed this can be secured through a Section 106 legal agreement attached to any permission hereby granted.

4 Environmental Statement

- 4.1 An environmental statement (ES) accompanies this application and the two parallel applications at Chandlers Farm also being considered by this committee.
- 4.2 Topics covered in the ES include:
- Ecology
 - Archaeology and Heritage
 - Landscape
 - Noise

- Dust
- Transport and highway safety.

4.3 The ES has concluded that, subject to mitigation, the development as proposed is unlikely to have any significant environmental impact.

5 Development plan

5.1 Hampshire Minerals and Waste Plan 2013 – key policies:

Policy 1 – Sustainable minerals and waste development

Policy 2 - Climate change – mitigation and adaption

Policy 3 – Protection of habitats and species

Policy 5 - Protection of the countryside

Policy 7 – Historic environment and heritage assets

Policy 8 – Protection of soils

Policy 9 – Restoration of mineral and waste development

Policy 10 - Protecting public health, safety and amenity)

Policy 11 – Flood risk and prevention

Policy 12 – Managing traffic

Policy 13- High quality design of minerals and waste development

Policy 14 – Community benefits

Policy 20 – Chandlers Farm – mineral extraction will be permitted

Policy 30- CDE waste development

5.1 **Hart District Local Plan Replacement 1996 – 2006 saved policies -**
Blackwater Valley Policy RUR 31

5.2 **Blackwater Valley Countryside Strategy 2011-2016**

5.3 **National Planning Policy Framework (NPPF - March 2012)** is a material consideration. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development

6 Consultations

6.1 **The local member** Councillor David Simpson is a member of the Regulatory Committee and has been notified of the application.

6.2 **Hart District Council** – raises no objections to the application. It acknowledges that minerals are a finite resource that can only be worked

where they are found and note that mineral resources extracted in Hampshire meets demand outside the County boundaries. The district notes that the application site is within a mineral safeguarding area (Sharp sand and Gravel) identified in the Hampshire Minerals and waste Plan. HMWP Policy 15 (safeguarding mineral resources) states that Hampshire's mineral reserves are safeguarded against needless sterilisation by non minerals developments unless prior extraction takes place.

For reference Hart has raised no objection to the two parallel applications 14/00642/CMA and 14/00644/CMA. Hart considers the extraction below the plant site of approximately 50,000 tonnes would make a significant contribution to meeting the level of future demand identified in the MWDP. With regards the proposed revision to the restoration scheme the Council notes the naturally generated wildlife habitats and the creation of landforms suitable for sports pitches and associated facilities which would require the importation of inert waste.

Environmental Health Officer Hart has been consulted on the proposal.

- 6.3 **Environment Agency** - raises no objection to the proposal and states there is a reduction in the volume of flood storage from the approved restoration scheme. However, the revised restoration scheme provides a significant betterment in storage over the original site. Surface water runoff from the site to the River Blackwater will be reduced. The proposed buildings will be drained using SuDS. The agency will be commenting further on displacement of groundwater through the proposed infilling.
- 6.4 **Highway Authority**- no objection to this application as it involves importation from Fleethill Farm by conveyor. The Highway Authority states that the exportation of mineral product by HGV, and the importation of inert material for restoration by HGV, is considered under the parallel Mineral Review (ROMP) application also being considered by this committee application no. 14/00642/CMA. For members information the Highway Authority has no objection to any of the three application at Chandlers Farm being considered by this committee today.
- 6.5 **Rights of Way** support the proposal for new dedicated rights of way across the site and the existing conveyor bridge subject to final agreement over any new rights of way provision (such as status/widths/surface) and in particular the new bridge being of suitable specification for this use.4.8 has been consulted on the proposal
- 6.6 **Wokingham District Council** - raises no objections
- 6.7 **Eversley Parish Council**- states it recognises the significant social and environmental benefits that will accrue from the proposed restoration and after use of this site so will not be entering into negotiations with the operator to secure further social and environmental benefits for the community directly linked to the increased levels of HGV traffic through the village associated with the new higher level restoration scheme. However, should the proposed sports use of the site, after restoration, fail to materialise for any reason the Eversley Parish Council would expect the operator, minerals

planning authority and local community to use their best endeavours to secure an after use with similar high levels of social and environmental benefits in line with the aspirations of the Blackwater Valley Countryside Strategy. Eversley Parish Council would like to see the proposals to provide routes across the site to link with the wider Rights of Way network strengthened into an obligation to dedicate these new routes as Rights of Way in order to secure their provision in perpetuity; including the retention of the bridge across the River Blackwater.

- 6.8 **Yateley Town Council**- has been consulted on the proposal.
- 6.9 **Finchampstead Parish Council** - has no objection to the proposals related to Chandlers Farm, Fox Lane in Hampshire but objects strongly to the extension of time for extraction and restoration of the sites at Manor Farm and Fleethill Farm Finchampstead, in Berkshire, for a further five years.
- 6.10 **Blackwater Valley Countryside Partnership** - states it is supportive of the principle of the new Rights of Way and the restoration proposed. It highlights that the proposed paths need to be statutory Rights of Way and that the area does cater for horse riders & hence the partnership would also support the Hampshire Rights of Way Officer's views that these routes could be bridleways also. The BVCP states that new routes are needed to link into existing routes to the north of the River and river bridge, so supports retention of the conveyor route as a ROW. The bridge exists as a vehicle bridge for quarry vehicles so is a substantial construction but Hampshire County Council needs to be satisfied it's in an acceptable condition and as it crosses the county border it needs to be agreed who is responsible for future maintenance, Hampshire County Council or Wokingham District Council. It should be noted that there is an existing footpath along the North bank of the river which does provide access from the east and is being considered for upgrade to a bridleway.
- 6.11 **The Ramblers Association and British Horse Society** have been consulted on the proposal
- 6.12 **Defence Infrastructure Organisation** has been consulted on the proposal
- 6.13 **TAG Aviation UK Ltd and Blackbushe Airport** have been consulted on the proposal.
- 6.14 **National Grid** - has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead but has submitted a number of advice notes that the applicant must adhere to should permission be granted.

7 Representations

7.1 Letters from the following organisations in support of the application in particular the formal sports provision- have been submitted with the application:

- Eversley Sports Association;

- Chair of Governors – Charles Kingsley's CE (aided) primary School, Eversley;
- The Lawn Tennis Association National Training Centre;
- Eversley Cricket Club;
- Hampshire Cricket Board;
- MASDAR International Consultants; and
- St. Mary's Church Eversley.

8 Commentary

8.1 This site at Chandlers Farm is safeguarded for extraction under Policy 20 of the MWLP (2013). The key issues raised by the proposed variations for extension of time and revisions to the form of restoration are:

- Landscape Impacts
- Amenity Impacts
- Flood risk and groundwater impacts
- Pollution impacts
- Ecology
- Public access
- Highway safety (importation of inert material and exportation of mineral by HGV is being considered under the ROMP variation application 14/00640 – the Highway Authority raises no highway safety objection to any of the three Chandlers Farm applications considered by this committee today)

Landscape

8.2 The proposal to change the remaining restoration to sports pitches and a wetland corridor through infilling the mineral voids in effect bring that land back as near as possible to the original levels before extraction was undertaken. It is recognised that this is a countryside site within the Blackwater valley and that whilst the proposal is for formal recreation, with details of parking and sports changing and associated facilities to be determined through details to be submitted at a later date, the concept of recreation in this area is supported through development Plan and the strategy for the Blackwater valley. It is noted that the principle of the sports pitches and the proposed Rights of Way is supported by the District and the parish council and that no representations have been received to the proposal. It is advised that a condition be imposed on any permission granted so that the future parking and building details can be refined at a later date and be duly considered. However on balance taking all matters into account it is considered that the proposal would not have a significant adverse landscape impact. It is considered the proposal complies with MWDP Policy 5,10,13.

Amenity Impacts

- 8.3 Whilst the Environmental Health officer at Hart District Council has not responded independently to the application it is noted that Hart District Council raises no objections to the proposal. This application is considering the actual landform and after-use and the environmental impacts of traffic and importation of inert fill is being considered under the variation to the Mineral Review (ROMP) application no. 14/00640. It is not considered there will be any issues from the use of this land as sports pitches and Rights of Way to the nearest residential properties located to the west of the site and west of the haul route. It is noted the Parish Council is supporting the application and that no representations have been received to the proposal. It is considered the proposal complies with MWDP Policy 10.

Flood Risk and ground water impacts

- 8.4 The Environment Agency response to the infilling of the lake and the potential groundwater, flood risk and other impacts are being considered under the ROMP variation application for Chandlers Farm being presented to this committee (14/00640/CMA). However it is noted the Agency response indicates no objection in principle. It states there is a reduction in the volume of flood storage from the approved restoration scheme but the revised scheme provided a significant betterment in storage over the original site and that surface water run off to the River Blackwater will be reduced. The proposed buildings the Agency notes will be drained using SuDS. The Agency may submit further comments as to whether infilling the lakes would displace groundwater. The Agency adds that the applicant already has an environmental permit which limits importation of waste to 534,000 tonnes and the proposed importation would exceed this so the existing permit will need to be varied. It is considered the proposal complies with MWDP Policy 11.

Pollution Impacts

- 8.5 The key issues relating to pollution are the potential pollution that could be caused by the importation of inert fill proposed under the ROMP variation application also being considered for Chandlers Farm today by this committee. It is considered that the Environment Agency Environmental Permit currently controls any risk of groundwater pollution and protects the groundwater accordingly. It is noted the Agency requires a revision to the existing permit to enable the increased amount of inert waste proposed under the ROMP variation application to be permitted. Other pollution would only be that caused by dust arising during the infilling of the land and the final surface preparation and laying of surface soils. This could be adequately controlled by condition for damping down of dry areas to prevent any dust nuisance to nearby properties. It is considered the proposal complies with MWDP Policy 10.

Ecology

- 8.6 It is considered that the revised restoration incorporating a wetland corridor to the River Blackwater that the applicants have stated would be managed for nature conservation will enhance the biodiversity of the area and would increase the biodiversity value of the site over what is currently approved. It is considered the proposal complies with MWDP Policy 3.

Public Access

- 8.7 It is noted that the applicant is supporting the views of the Parish Council and not only providing an increased number of formal sports pitches but also providing new public Rights of Way that the applicant has agreed can be dedicated and secured through a Section 106 agreement attached to any permission that may be granted. It is noted that Rights of Way officers are supportive of the proposal in principle subject to the detail of the alignment and the river crossing and associated matters. Therefore it is considered the proposal complies with Policy MWDP 10.
- 8.8 This site is identified as a mineral site for extraction of sharp sand and gravel under Policy 20 of the MWDP (20130). It is considered that the proposal for variation of conditions 1, 4 and 22 of planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers Farm and a revised restoration scheme at Chandlers Farm is on balance beneficial both to the environment in returning the land to nearer its original levels and in terms of the biodiversity, recreational and other community benefits it offers.

9 Recommendation

- 9.1 That, subject to a Section 106 agreement carrying forward the provisos of the existing section 106 notably a lorry routing and a restriction on tonnage of aggregate to be exported and provisions for new rights of way, planning permission for variation of conditions 1, 4 and 22 of planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00644/CMA) (Site ref: HR038) be granted subject to conditions listed in integral Appendix B.

RefRpt/5978/JD

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15880</p> <p>Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA to extend life of the site and revised restoration</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15879</p> <p>Variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm (14/00642/CMA)</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=13223</p> <p>Proposed variation of condition 6 of Planning Permission 99/00359/CMA to allow for the importation of material from land west of Longwater Road</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=13222</p> <p>Proposed variation of condition 6 of Planning Permission 96/01064/CMA to allow for the retention of the bridge, conveyor, haul road and any associated structures for a further temporary period (07/02786/CMA)</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=4705</p> <p>THE ENVIRONMENT ACT 1995: REVIEW OF MINERAL PLANNING PERMISSIONS - APPLICATION FOR DETERMINATION OF CONDITIONS (99/00359/CMA)</p>		
Direct links to specific legislation or Government Directives		
<u>Title</u>		<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Variation of conditions 1, 4 and 22 of Planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme (14/00644/CMA)

Location

County Planning,
EII Court West
The Castle
Winchester

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15882>

CONDITIONS

Time Limit

1. All buildings, plant and machinery shall be removed by 31 December 2019 unless otherwise agreed in writing by the Mineral Planning Authority. The site shall be restored in accordance with the requirement of condition (22) by 31 July 2020.

Reason: To secure the restoration of the site.

Highways

2. Measures shall be taken, including wheel cleaning if necessary, to ensure that loaded vehicles leaving the site do not deposit or carry extraneous material onto the highway.

Reason: In the interests of highway safety.

3. The surface of the access road between the plant site and Fox Lane entrance shall be maintained free of potholes and cleaned to prevent mud being carried onto Fox Lane.

Reason: In the interests of highway safety.

Working Programme

4. The remaining mineral reserves within the site shall be worked in accordance with the details shown on drawing no. P9/530/12A, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity.

5. The soil bunds located along the southern boundary of the processing plant site, as shown edged green on drawing no. P9/530/2, shall be retained until such time as the processing and concrete batching plants are no longer required.

Reason: In the interests of local amenity.

6. Only minerals won under this planning permission or transported via the bridge, conveyor and haul road permitted under planning permission 07/02786/CMA shall be imported to the site for any purpose unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity.

7. No excavated or processed material shall be stored within 5 metres of the trunk of any tree unless previously agreed in writing by the Mineral Planning Authority.

Reason: In the interests of local amenity

8. Topsoil and subsoil shall only be stripped, respread or tined when they are dry and friable. Topsoil and subsoil shall be separately stored and replaced in correct sequence.

Reason: To ensure satisfactory restoration.

9. The uppermost metre of subsoil shall be replaced prior to the return of topsoil. The subsoil shall be free of large solid objects and shall be thoroughly ripped or deeply cultivated to the satisfaction of the mineral Planning Authority before the topsoil is returned so that any compacted layers are effectively broken up. The topsoil shall be covered with 0.15 metres of topsoil which shall be tined to the same depth.

Reason: To secure satisfactory restoration.

10. No topsoil, subsoil or overburden shall be removed from the site.

Reason: To secure satisfactory restoration.

11. Unless otherwise agreed in writing by the Mineral Planning Authority stockpiles of topsoil, subsoil or overburden shall not exceed 4 metres in height.

Reason: In the interests of local amenity.

Hours of Working

12. No operations, except for the use of electric pumps used in connection with dewatering which may be operated continuously, and maintenance of plant and machinery, shall be carried out within the site except between the hours of 0700 to 1800 Monday to Friday and 0700 to 1300 Saturday. With the exception of the use of electric pumps, no operations shall take place on Sunday, public and bank holidays.

Reason: In the interests of local amenity.

13. The lockable gates installed at the entrance to the plant site from the access road shall be kept locked outside the hours of operation specified in Condition (12) above.

Reason: In the interest of local amenity.

Noise, Dust and Odour

14. Appropriate measures shall be adopted to prevent nuisance from dust emanating from the site. These shall include regular sweeping of the access road into the site and the use of a water bowser, sprayer or hose or similar equipment, as appropriate elsewhere, to suppress dust.

Reason: In the interests of local amenity.

15. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers specification at all times, and shall be fitted with and use effective silencers.

Reason: In the interests of local amenity.

16. The level of noise emanating from the processing plant site when measured at the northern facade of the dwelling known as 'Copse Farm' shall not exceed 48 dB(A) L90.

Reason: In the interests of local amenity.

Protection of Water Environment

17. Any oil, fuel, lubricant or other potential pollutant on the site shall be handled in such a manner as to prevent pollution of any watercourse or aquifer. Fuel or oil storage tanks shall be housed in an area with an impervious base surrounded by oil and fuel tight bund walls of sufficient height and construction. The bunded volume shall be capable of containing 110% of the volume of the largest tank. All pipework, filling points, vents and sight glasses must be located within the bund.

Reason: To protect the water environment.

18. All water discharged from the working into a stream or river shall be first passed through the settling system to ensure no solid matter passes or is likely to pass into any watercourse.

Reason: To protect the water environment.

19. No excavation shall take place within 15 metres of the River Blackwater or within 8 metres of the diverted Firgrove Lake Stream.

Reason: To protect the water environment.

20. Vehicles shall not be washed down or concrete mixer drums washed out except within the approved wash down area.

Reason: To protect the water environment. Only inert material shall be tipped at the site.

Reason: To protect the water environment.

Restoration

21. Restoration of the site shall be in accordance with the scheme approved by way of this permission and shown on plan P9/530/20. , P9/530/22, P9/530/12A.

Reason: To ensure satisfactory restoration.

22. All planting carried out in accordance with the restoration scheme approved under Condition (22) above shall be maintained for a period of five years. Any trees which die, become diseased, damaged or are removed within that five year period shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed with the Mineral Planning Authority.

Reason: To ensure satisfactory restoration.

After-Care

23. Unless otherwise agreed in writing by the Mineral Planning Authority, aftercare shall be in accordance with the approved after-care scheme. The approved scheme includes provision for an annual site meeting to discuss after-care steps necessary on the restored land.

Reason: To ensure satisfactory restoration.

24. No later than four weeks before each annual site meeting referred to in Condition (23) above a detailed scheme for the after-care of the restored land shall be submitted top the Mineral Planning Authority.

Reason: To ensure satisfactory restoration.

25. After-care of each restored area of land shall take place for a period of five years in accordance with the approved scheme (February 2014).

Reason: To ensure satisfactory restoration.

Plans and Particulars

26. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details

Advice Note

1. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner based providing pre-application advice to the Developer, seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Environmental Permit

Cemex UK Operations Ltd holds an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 for Eversley Quarry, reference EPR/FP3497SF. This permits the import of inert waste for restoration purposes. In the supporting statement for Chandlers Farm, it states a further 890 000 tonnes of inert material will be imported to create the recreation areas. The Environmental Permit currently limits the imported waste to 534,000 tonnes. If the tonnage above is accurate this limit will be exceeded. The current permit will need to be varied in order to carry out and complete the restoration. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).

***Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)***

Policy 1 (Sustainable minerals and waste development)

The Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Minerals and waste development that accords with policies in this Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or the relevant policies are out of date at the time of making the decision, the Hampshire Authorities will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy 2: Climate change - mitigation and adaptation

Minerals and waste development should minimise their impact on the causes of climate change. Where applicable, minerals and waste development should reduce vulnerability and provide resilience to impacts of climate change by:

- a. being located and designed to help reduce greenhouse gas emissions and the more sustainable use of resources; or
- b. developing energy recovery facilities and to facilitate low carbon technologies; and
- c. avoiding areas of vulnerability to climate change and flood risk or otherwise incorporate adaptation measures.

Policy 3: Protection of habitats and species

Minerals and waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The following sites, habitats and species will be protected in accordance with the level of their relative importance:

- a. internationally designated sites including Special Protection Areas, Special Areas of Conservation, Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites, and European Protected Species;
- b. nationally designated sites including Sites of Special Scientific Interest and National Nature Reserves, nationally protected species and Ancient Woodland;
- c. local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- d. habitats and species of principal importance in England;
- e. habitats and species identified in the UK Biodiversity Action Plan or Hampshire Authorities' Biodiversity Action Plans.

Development which is likely to have a significant adverse impact upon such sites, habitats and species will only be permitted where it is judged, in proportion to their relative importance, that the merits of the development outweigh any likely environmental damage.

Appropriate mitigation and compensation measures will be required where development would cause harm to biodiversity interests.

Policy 5: Protected of the countryside

Minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless:

- a. it is a time-limited mineral extraction or related development; or
- b. the nature of the development is related to countryside activities, meets location needs or requires a countryside or isolated location; or
- c. the development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings.

Where appropriate and applicable, development in the countryside will be expected to meet highest standards of design, operation and restoration. Minerals and waste development in the open countryside should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

Policy 7: Conserving the historic environment and heritage assets

Minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites.

The following assets will be protected in accordance with their relative importance:

- a. scheduled ancient monuments;
- b. listed buildings;
- c. conservation areas;
- d. registered parks and gardens;
- e. registered battlefields;
- f. sites of archaeological importance; and
- g. other locally recognised assets.

Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.

Policy 7: Conserving the historic environment and heritage assets

Minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites.

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- b. listed buildings;

- c. conservation areas;
- d. registered parks and gardens;
- e. registered battlefields;
- f. sites of archaeological importance; and
- g. other locally recognised assets.

Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.

Policy 8: Protection of soils

Minerals and waste development should protect and, wherever possible, enhance soils and should not result in the net loss of best and most versatile agricultural land.

Minerals and waste development should ensure the protection of soils during construction and, when appropriate, recover and enhance soil resources.

Policy 9: Restoration of minerals and waste developments

Temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan.

Restoration of minerals and waste developments should be in keeping with the character and setting of the local area, and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan.

The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.

Policy 10: Protecting public health, safety and amenity

Minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts.

Minerals and waste development should not:

- a. release emissions to the atmosphere, land or water (above appropriate standards);
- b. have an unacceptable impact on human health;
- c. cause unacceptable noise, dust, lighting, vibration or odour;
- d. have an unacceptable visual impact;
- e. potentially endanger aircraft from bird strike and structures;
- f. cause an unacceptable impact on public safety safeguarding zones;
- g. cause an unacceptable impact on:
 - i. tip and quarry slope stability; or
 - ii. differential settlement of quarry backfill and landfill; or
 - iii. subsidence and migration of contaminants;
- h. cause an unacceptable impact on coastal, surface or groundwaters;
- i. cause an unacceptable impact on public strategic infrastructure;
- j. cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development.

The potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard.

Policy 11: Flood risk and prevention

Minerals and waste development in areas at risk of flooding should:

- b. not result in an increased flood risk elsewhere and, where possible, will reduce flood-risk overall;
- c. Integral Appendix C
- b. incorporate flood protection, flood resilience and resistance measures where appropriate to the character and biodiversity of the area and the specific requirements of the site;
- c. have site drainage systems designed to take account of events which exceed the normal design standard;
- d. not increase net surface water run-off; and
- e. if appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, with whole-life management and maintenance arrangements.

Policy 12: Managing traffic

Minerals and waste development should have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation such as sea, rail, inland waterways, conveyors, pipelines and the use of reverse logistics. Furthermore, highway improvements will be required to mitigate any significant adverse effects on:

- a. highway safety;
- b. pedestrian safety;
- c. highway capacity; and
- d. environment and amenity.

Policy 13: High-quality design of minerals and waste development

Minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape.

The design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development.

Policy 20 Local land Won Aggregates

An adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a landbank of permitted sand and gravel reserves sufficient for at least seven years from:

- 1. the extraction of remaining reserves at the following permitted sites:
 - i. Bramshill Quarry, Bramshill (sharp sand and gravel)
 - ii. Eversley Common Quarry, Eversley (sharp sand and gravel)
 - iii. Eversley Quarry (Chandlers Farm), Eversley (sharp sand and gravel)
 - iv. Mortimer Quarry, Mortimer West End (sharp sand and gravel)

- v. Badminton Farm (Fawley) Quarry, Fawley (sharp sand and gravel)
- vi. Bury Farm (Marchwood) Quarry, Marchwood (sharp sand and gravel)
- vii. Bleak Hill Quarry (Hamer Warren), Harbridge (sharp sand and gravel)
- viii. Avon Tyrell, Sopley (sharp sand and gravel)
- ix. Downton Manor Farm Quarry, Milford on Sea (sharp sand and gravel)
- x. Blashford Quarry (including Plumley Wood / Nea Farm), near Ringwood (sharp sand and gravel / soft sand)
- xi. Roke Manor Quarry, Shootash (sharp sand and gravel)
- xii. Frith End Sand Quarry, Sleaford (soft sand)
- xiii. Kingsley Quarry, Kingsley (soft sand)

2. Extensions to the following existing sites, provided the proposals address the development considerations outlined in 'Appendix A - Site allocations':

- i. Bleak Hill Quarry Extension, Harbridge (sharp sand and gravel) (Inset Map 13) – 0.5 million tonnes
- ii. Bramshill Quarry Extension (Yateley Heath Wood), Blackbushe (sharp sand and gravel) (Inset Map 1) – 1.0 million tonnes

10 new sand and gravel extraction sites, provided the proposals address the development considerations outlined in 'Appendix A - Site allocations':

- i. Roeshot, Christchurch (sharp sand and gravel) (Inset Map 11) – 3.0 million tonnes
- ii. Cutty Brow, Longparish (sharp sand and gravel) (Inset Map 3) – 1.0 million tonnes
- iii. Hamble Airfield, Hamble-le-Rice (sharp sand and gravel) (Inset Map 9) – 1.50 million tonnes
- iv. Forest Lodge Home Farm, Hythe (soft sand / sharp sand and gravel) (Inset Map 10) – 0.57 million tonnes
- v. Purple Haze, Ringwood Forest (soft sand / sharp sand and gravel) (Inset Map 12) – 4.0 million tonnes

4. Proposals for new sites outside the areas identified in Policy 20 (including extension of sites identified in Policy 20 (1)) will be supported where:

- a. monitoring indicates that the sites identified in Policy 20 (1), (2) or (3) are unlikely to be delivered to meet Hampshire's landbank requirements and / or the proposal maximises the use of existing plant and infrastructure and available mineral resources at an existing associated quarry; or
- b. the development is for the extraction of minerals prior to a planned development; or
- c. the development is part of a proposal for another beneficial use, or
- d. the development is for a specific local requirement.

The extension and new sites identified above are shown on the 'Policies Map'.

Policy 25: Sustainable waste management

The long-term aim is to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. All waste development should:

- a. encourage waste to be managed at the highest achievable level within the waste hierarchy; and
- b. reduce the amount of residual waste currently sent to landfill; and
- c. be located near to the sources of waste, or markets for its use; and / or
- d. maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.

The co-location of activities with existing operations will be supported, where appropriate, if commensurate with the operational life of the site, and where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area (including access routes), or prolong any unacceptable impacts associated with the existing development. Provision will be made for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least:

- 60% recycling; and
- 95% diversion from landfill.

Policy 27: Capacity for waste management development

In order to reach the objectives of the Plan and to deal with arisings by 2030 of:
2.62mtpa of non-hazardous waste;
2.49mtpa of inert waste;
0.16mtpa of hazardous waste.

The following minimum amounts of additional waste infrastructure capacity are estimated to be required:

- 0.29mtpa of non-hazardous recycling capacity; and
- 0.39mtpa of non-hazardous recovery capacity; and
- 1.4mt of non-hazardous landfill void.

Proposals will be supported where they maintain and provide additional capacity for non-hazardous recycling and recovery through:

- a. the use of existing waste management sites; or
- b. extensions to suitable sites:
 - i. that are ancillary to the operation of the existing site and improve current operating standards, where applicable, or provide for the co-location of compatible waste activities; and
 - ii. which do not result in inappropriate permanent development of a temporary facility and proposals for ancillary plant, buildings and additional developments that do not extend the timescale for completion of the development; or
- c. extension of time to current temporary planning permissions where it would not result in inappropriate development; or
- d. new sites to provide additional capacity (see Policy 29 - Locations and sites for waste management).

Policy 30: Construction, demolition and excavation waste development

Where there is a beneficial outcome from the use of inert construction, demolition and excavation waste in developments, such as the restoration of mineral workings, landfill engineering, civil engineering and other infrastructure projects, the use will be supported provided that as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling. Development to maximise the recovery of construction, demolition and excavation waste to produce at least 1mtpa of high quality recycled/secondary aggregates will be supported.

Hart District Local Plan Replacement 1996 – 2006 saved policies

RUR 31 BLACKWATER VALLEY

WITHIN THE BLACKWATER VALLEY, PROPOSALS FOR RECREATIONAL USES THAT REQUIRE PLANNING PERMISSION (INCLUDING THE USE OF FORMER GRAVEL WORKINGS) WILL BE PERMITTED WHERE THEY SAFEGUARD NATURE CONSERVATION INTERESTS AND PROVIDE A RIVERSIDE FOOTPATH AND BRIDLEWAY LINKED TO THE EXISTING NETWORK. THE FOLLOWING USES ARE PROPOSED FOR THE SPECIFIC AREAS, AND DEVELOPMENTS TO FACILITATE THESE ACTIVITIES WILL BE PERMITTED:

- (i) Between Blackwater and Swan Lane, Darby Green - angling, sailing and other non-powered water sports;
- (ii) Between Swan Lane and Mill Lane, Yateley - angling, non-powered water sports, and nature conservation/The Chandlers Lane Playing Fields - playing fields and other recreational purposes;
- (iii) Between Mill Lane and Eversley Cross - angling, nature conservation and all forms of sports including powered activities, and formal recreation in appropriate locations;
- (iv) Between Eversley Cross and the Whitewater River

Blackwater Valley Countryside Strategy 2011-2015

Mineral Extraction

The active extraction sites at Badshot Lea and Eversley are likely to be

exhausted and restoration completed during the strategy period. Both sites have restoration plans aimed at landscape and nature conservation with provision for some public access. Operators at both sites have expressed a desire to submit alterations to permitted restoration plans. This is not unusual as factors often change during the extended period of operation of mineral sites. It is important that the gains originally envisaged by the approved restoration plans are achieved, even if details vary, and that the operating plant is removed and not converted into permanent industrial areas.

The operation at Eversley/Finchampstead should see a major c.100ha extension to the Moor Green Lakes Nature Reserve. This could be a regionally important facility and opportunity should be sought to provide appropriate visitor facilities to service it. The site at Badshot Lea is smaller but still significant in the Valley context. Operators for both sites are considering future management arrangements and considering options for this to be community led.

A small amount of unworked mineral deposits remain in both the north and south of the Valley. The area at Monkton Lane, Farnham identified as holding mineral reserves has since been given planning permission for a sports complex and so is unlikely to be worked. Extracting deposits at Aldershot Park would lead to the loss of well used sports fields. At Eversley a significant part of the remaining identified mineral resource is designated a Local Wildlife Site and there are other practical constraints which may prevent the site being worked. It is possible mineral extraction in the Valley will cease in the next few years.

5.10. Area 10: Mill Lane to Longwater Road

This is the first section of Valley that is not hemmed in by urbanisation on both sides. The town of Yateley is close to the south but on the north side the land retains its traditional landscape of pasture, hedgerows and small woodlands as it rises gently to the wooded Finchampstead Ridges. The valley floor of this section largely comprises gravel workings, many of which have already been restored, all have finished extraction and restoration is largely complete. The plant site is still active as it serves Fleet Hill Farm Quarry in Area 11. Moor Green Lakes, Horseshoe Lakes, Blackwater Valley Watersports and Bluebell Wood are all Local Wildlife Sites. Horseshoe Lake is the main watersport centre for the Valley, offering a wide range of activities specialising in teaching dinghy sailing, windsurfing and canoeing. South of the River lies Blackwater Valley Watersports specialising in powered craft, Blackwater Valley Golf and the playing fields of Sean Deveraux Park. Moor Green Lakes is managed as a nature reserve particularly for its birdlife. The adjacent Manor Farm Quarry is undergoing extraction and restoration and on completion will add 50ha of reedbed, lakes and grassland to the nature reserve, together with footpaths and bridleways. The western part of Eversley Quarry has already been restored to provide sports pitches and associated facilities for the Eversley Sports Association. Continuing restoration here will also provide a match fishery. Already this area is one of the most

important sections of the Blackwater Valley for organised recreation facilities.

When all restorations are completed (c.2015) this value will be significantly enhanced. A visitor centre or similar facility to enable people to make the most of this area is desirable in the long term but there is a need to avoid potential

conflicts such as access or noise between the various users and with local residents.

5.11. Area 11: Longwater Road to Eversley

The native broadleaf woodland of Fleet Copse, a Local Wildlife Site, forms a strong visual backdrop at the northern side of the strategy area, the ribbon development along roads defines the southern boundary. Old field patterns are evident but many hedges, especially to the north of the River, are now lines of mature trees. A plantation of Grey Poplar south of the River is noticeably at odds with the traditional landscape.

Gravel extraction is taking place north of the River. Restoration will retain the mature trees and incorporate these into blocks of woodland expansion, wet grasslands and open water as a further expansion to Moor Green Lakes Nature Reserve. A network of bridleways and paths are included in the plans. Exact details of restoration will depend on the amount of mineral removed as final ground levels will be critical in determining habitats created.

Gravel deposits exist south of the River. However the presence of the Eversley Meadows Local Wildlife Site may make the site uneconomic to extract.

A route for the BV Path avoiding the use of the road verge at Eversley would be beneficial, as would extra routes south of the river.

Wokingham Borough Council have designated this section of the Valley as an Area of Special Landscape Importance, proposals that impact the landscape should reflect this.