COMMENTS MADE

APPLICATION NO:

CON/2001/5087

LOCATION:
Land at Field Farm Mill Road, Burghfield Reading.

APPLICANT:
Hanson Recycling C/O Hanson Aggregates

PROPOSAL:
Consultation from West Berkshire DC on application for temporary permission for recycling centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office.

EARLIEST DATE FOR DECISION: **13/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/11/2001

CASE OFFICER: **Mike Evans**

COMMENDATION

201

D2

DECISION

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 3rd January 2002
My ref: TD/con/2001/5087

Mr G Lugg
Acting Head of Planning & Transport Strategy
West Berkshire Council
Council Offices, Market Street,
Newbury RG14 5LD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Re: Proposed Recycling Centre For Inert Waste To Produce Secondary Aggregates With Associated Mobile Plant And Portable Cabin Office At Land At Field Farm, Mill Road, Burghfield, Reading.

01/00590/temp

Thankyou for consulting Wokingham District Council on this planning application and I apologise for the delay in responding to you.

Whilst the application site is close to preferred area 10, I understand that the designated site is currently being used for mineral processing and may not be available for a number of years. Therefore if West Berkshire District Council is minded to approve the temporary use of land at Field Farm for secondary aggregate recycling it is fully supported by this Authority.

Please contact me with any queries.

Yours faithfully

Tanya Davies
Senior Minerals & Waste Planning Officer

WORK SHEET FOR : Mike Evans

Application Number : CON/2001/5087

Applicant : Hanson Recycling C/O Hanson Aggregates.

Location : Land at Field Farm, Mill Road, Burghfield, Reading.

Proposal : Consultation from West Berkshire DC on application for temporary permission for recycling centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/10/2001

Earliest Date for Decision : 13/11/2001

Latest Consultation Date/Site Notice Expiry Date : 13/11/2001

This application will have expired on: 20/11/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2001/5087

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number CON/2001/5087
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land at Field Farm
Mill Road Burghfield Reading.

APPLICATION NUMBER:
CON/2001/5087

OFFICER: Mike Evans

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

*AMENDED DESCRIPTION

West Berkshire COUNCIL

10 June 2002

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH

File on Con/2001/5087

PLANNING SERVICES	HT 15/6/10
POL	TP
DC	EN
AP	
CO	
12 JUN 2002	
COPIES TO	ACK:
	FILE:

Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 01/00590/TEMP
Your Ref:

Please ask for: Sue Marsh
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

PROPOSAL: Recycling Centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office. "Variation to approved phasing of landfill operations to accommodate recycling centre

SITE: Land At Field Farm Mill Road Burghfield Reading

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 24 June 2002.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Yours sincerely

Mike Holmes

Mike Holmes
HEAD OF PLANNING & TRANSPORT STRATEGY

Hanson

Hanson Aggregates
Linch Hill
Stanton Harcourt
Witney
Oxon OX29 5BJ
Tel 01865 382011
Fax 01865 382446
www.hanson-aggregates.com

Our Ref: DJN/JRT

28 May 2002

Mrs S Marsh
West Berkshire Council
The Council Offices
Market Street
Newbury
RG14 5LD

Dear Mrs Marsh

VARIATION OF CONIDTIONS AT HERONS NEST – APPLICATION NO. 01/02588 AND APPLICATION FOR RECYCLING CENTRE AT FIELD FARM APPLICATION NO. 01/00590

Please find attached revised planning application plans as follows;

Application number 01/02588 Variation of Conditions – Herons Nest

I attach 4 copies of the Herons Nest Restoration Proposals drawing number T28m/123b. It incorporates the following changes;

i) Phase six (the western-most silt pond) is now shown being left as a wetland habitat.
ii) The tree planting blocks have been softened around the edges and an extra block has been added in the east.
iii) References to fencing either stock-proof or rabbit has been removed.
iv) The existing and proposed footpaths are shown separately and more accurately reflect the definitive route.
v) Reference to larch and scots pine in the tree species list has been removed.

Application number 01/00590 – Recycling Centre – Field Farm

I attach 4 copies of drawing T28m/136 which is a variation of working plan T28/gr/48a altered to accommodate the recycling centre which is now shown as being situated in phase 4 of the Field Farm Landfill Site – the last phase to be restored.

Yours sincerely

D J NORMINTON
ESTATES SURVEYOR

NR2002/ESTATES/MAY/DN28WBC

Hanson Quarry Products Europe Limited
Registered in England No. 300000
Registered Office: The Pidge
Chipping Sodbury
Bristol BS37 6AY

Tanya Davies

From: Keith Rogers
Sent: Wednesday, June 26, 2002 12:52 PM
To: 'SUMarsh@westberks.gov.uk'
Cc: Tanya Davies; 'alewis@westberks.gov.uk'
Subject: Field Farm, Mill Road, Burghfield

Sue
I refer to our telephone discussion about the application for a tempoary reycling centre for inert waste on the landfill site at Field Farm (WDC ref CON/2001/5087).
From the WDC highway perspective it would appear that an additional 28 lorry trips per day could be made along Wokingham roads (Kybes Lane/Hartley Court Road/Great Lea) in connecting to the primary network at the A33 Basingstoke Road. These roads are showing signs deterioation and accordingly any additional lorry traffic using these roads as a haul route ought to contribute towards its future maintenance.
Hope this information will be of use for your meeting with Hanson on Friday.
Keith

Keith Rogers
Team Leader - Highway Development Control
Environmental Services
TEL. 0118 974 6323
FAX 0118 974 6313

Tanya Davies

From: Tanya Davies
Sent: Friday, May 31, 2002 11:44 AM
To: Keith Rogers
Subject: Consultation from West Berks

I have spoken to Sue Marsh and have advised her that it is likely that we will be amending/ sending further comments relating to highway concerns.

Sorry about this cock up, when I started here I was told to comment on this application from a min/ waste perspective and to get rid of it as it had been hanging around for ages.

Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

3·1·02.

West Berks Crusher Consultation

- Hansons inert recycling / mobile plant / cabin office.
- Temp permission 31·12·08
- Current inert landfill site
- current access to be used
- 28 lorries movements per day. 75 000 m^3 per year.
- Near preferred area to Sheffield Bottom - but SB site not available!! temp location until preferred site becomes available.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 | 10 | 01	
Officer: ME	Application No. CON | 2001 | 5087

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(CON) Consultation from West Berkshire DC on application for temporary permission for recycling centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office.

Location: Land at Field Farm Mill Road

Parish: Burghfield / Reading Ward: Bryant, Patman, Pollock

Applicant: Hanson Recycling

Fee Received..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 24/10
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A ✓ .....
Adjacent Parish Shinfield. ✓ : 2[illegible]0
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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NEIGHBOURS:

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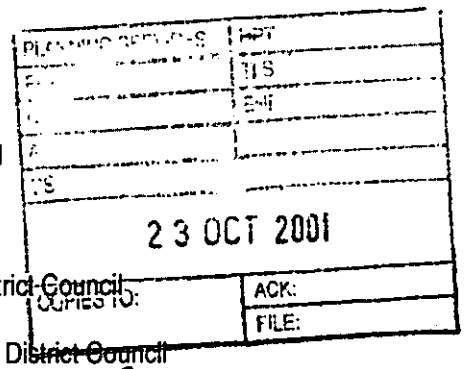
CON\2001\5087



19 October 2001

West Berkshire COUNCIL

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH

Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 01/00590/TEMP
Your Ref:

Please ask for: Sue Marsh
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

PROPOSAL: Recycling Centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office

SITE: Land At Field Farm Mill Road Burghfield Reading

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 9 November 2001.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Yours faithfully

Gary Lugg
ACTING HEAD OF PLANNING & TRANSPORT STRATEGY

01/00590

16 MAR 2001

PLANNING APPLICATION

**FOR A WASTE
RECYCLING FACILITY
ANCILLARY TO LANDFILL OPERATIONS AT
FIELD FARM LANDFILL SITE, THEALE,
NR READING.**

MARCH 2001

CON/2001/5087

Appendix 2

01/00590

Extract from West Berkshire Waste Local Plan

Policy WLP2 In considering all proposals for waste management development, including those within Preferred Areas. Account will be taken of the extent to which the development contributes positively to the achievement of the waste management strategy and its hierarchy of priorities. Proposals which conflict with or prejudice the strategy and priorities will be refused.

Policy WLP5 The local authorities will seek to make an appropriate contribution to meeting regional waste management needs in ways which are consistent with the approved waste management priorities and the ability of the county area to accommodate waste related development without harming interests of acknowledged importance.

The contribution of the county area to meeting the landfill needs of the region will in general be confined to the disposal of non-recyclable inert waste in former mineral workings which require filling for restoration purposes.

Policy WLP6 Proposals for development should include provision for, and provide the submission of details in respect of the waste generation and disposal implications of the development, measures, to:

(i) minimise, re-use and recycle waste;

(ii) minimise the pollution potential of unavoidable waste; and

(iii) dispose of unavoidable waste in an environmentally acceptable manner.

The Local Planning Authorities will not permit applications which do not adequately address these requirements.

Policy WLP8 In considering proposals for development, the Local Planning Authorities will seek to ensure that the development provides for the use of recycled materials where appropriate.

Policy WLP10 In considering proposals for development not covered by Policy WLP9, the Local Planning Authorities will seek to ensure that the development makes appropriate provision for the recycling of waste.

Policy WLP12 The Local Authorities will seek to ensure the maximum practicable re-use, recovery and recycling of Berkshire's waste by granting permission for waste management facilities in appropriate circumstances and locations.

Policy WLP15 Proposals for temporary inert waste and skip waste recycling facilities on engineered landfill sites will be permitted provided that

(i) the recycling relates to waste brought to the site for disposal and is required to separate inert waste from putrescible/polluting waste and recover recyclable materials; and

(ii) the proposals overcome or accommodate all constraints deriving from the considerations set out in Policies WLP27 and WLP29 to WLP33 and all other relevant policies in the Plan.

Policy WLP16 Outside Preferred Areas, proposals for waste management development other than landfill will normally be permitted on sites within existing permanent waste management facilities or within existing or proposed industrial areas [i.e. areas containing a proportion of uses in the Use Classes categories B2 to B8], subject to:

(i) consideration of environmental impacts; and

(ii) the proposals overcoming or accommodating all constraints deriving from the considerations set out in Policies WLP27 and WLP29 to WLP33 and all other relevant policies of the Plan.

Policy WLP17 Outside Preferred Areas, proposals for green waste composting will be supported in principle outside built-up areas and settlement boundaries defined in Local Plans where this involves the re-use of authorised permanent buildings which are in keeping with their surroundings or the use of land within or adjacent to farm building complexes, subject to:

(i) the proposals being appropriate in scale, form, character and siting to its location in the countryside; and

(ii) the proposals overcoming or accommodating all constraints deriving from the considerations set out in Policies WLP27 and WLP29 to WLP33 and all other relevant policies of the Plan.

Policy WLP24 Proposals for temporary inert waste and skip waste recycling facilities on inert waste landfill sites for the duration of the landfill operation will normally be permitted provided that:

(i) the recycling relates to waste brought to the site for disposal and is required to separate inert waste from putrescible/polluting waste and recover recyclable materials; and

(ii) the proposals overcome or accommodate all constraints deriving from the considerations set out in Policies WLP27 and WLP29 to WLP33 and all other relevant policies of the Plan.

Policy WLP25 The disposal of inert waste by landfilling will only be permitted in:

(i) Preferred Areas for mineral extraction identified in the Replacement Minerals Local Plan and subsequent amendments and revisions thereof where there is a requirement for fill to achieve restoration and where the filling is limited to that which is required to achieve the restoration objectives set out in that Plan; and

(ii) other mineral extraction sites where the disposal of waste forms an appropriate and necessary part of a scheme to achieve satisfactory restoration of the mineral site;

subject to the proposals overcoming or accommodating all constraints deriving from the considerations set out in Policies WLP26, WLP27 and WLP29 to WLP33 and all other relevant policies of the Plan.

Policy WLP26 Planning permission will not normally be granted for the disposal of waste in inert landfill sites except in the following categories:

(i) inert waste remaining after recycling;

(ii) nert waste which is incapable of being recycled; and

(iii) other inert waste which is necessary for operational needs.

01/00590

Appendix 1

Planning Permission 152320 dated 24.2.1999.

TOWN AND COUNTRY PLANNING ACTS 1990
ENVIRONMENT ACT 1995

01/00590

DETERMINATION OF CONDITIONS IN RESPECT OF REVIEW OF MINERAL PERMISSIONS

D.J. Norminton
Linch Hill
Stanton Harcourt
Witney Oxon OX8 1BJ

Application Number	Location and Applicant	Proposal
152320	Sheffield Bottom Station Road Theale Burghfield ARC Ltd	Application for determination of the conditions to which the site is to be subject.

SUBJECT TO THE FOLLOWING CONDITIONS

NOTICE IS HEREBY GIVEN that WEST BERKSHIRE COUNCIL, the Mineral Planning Authority, HAS DETERMINED that for the purposes of Schedule 13 of the Environment Act 1995, that the conditions attached shall be applicable to Planning Permission Numbers:

9501	-	(18 September 1963)
13688	-	(12 December 1967)
114887	-	(13 May 1982)
130091	-	(6 July 1989)
142571	-	(4 March 1993)
144941	-	(6 February 1995)

in substitution for the conditions originally imposed on the said planning permissions.

The new conditions do not have effect until the application is finally determined: that is, until all proceedings on the application, including any appeals to the Secretary of State and the High Court have been determined, and the time period for any further appeal has expired.

Dated 24 February 1999

James J Murray

HEAD OF PLANNING & TRANSPORT STRATEGY
West Berkshire District Council, Market Street, Newbury, Berks., RG14 5LD.

TOWN AND COUNTRY PLANNING ACT 1990
ENVIRONMENT ACT 1995

STATEMENT OF APPLICANT'S RIGHTS

You are advised that, where the mineral planning authority determines conditions that are different from those which you submitted, you have a right of appeal to the Secretary of State for the Environment against the Council's decision. An appeal must be made by giving notice to the Secretary of State within 6 months of the date of the accompanying notice. Suggested forms of notice and standard appeal forms are included as Annexes I and J of the Department of the Environment's Minerals Planning Guidance Note 14 (Environment Act 1995: Review of Mineral Planning Permissions).

In the opinion of the authority, the effect of the new conditions would not be such as to prejudice to an unreasonable degree either the economic viability of operating the site or the asset value of the site. In reaching that opinion, the authority have had regard to the guidance issued by the Secretary of State in MPG14.

01/00590

COMMENCEMENT

1. Infilling activities at Field Farm shall be re-commenced within 2 months of the date this permission comes into effect. Written confirmation of the date of commencement shall be forwarded to the Mineral Planning Authority at least 7 days before tipping re-commences.

   Reason: In the interests of securing restoration of the site at the earliest opportunity.

TIME LIMITS

2. The extraction of minerals shall cease not later than 31st July 2004. All buildings, plant, machinery, weighbridge, structures, foundations, hardstandings, associated with the extraction activities, fencing (except fencing to protect planted areas), and haul roads shall be removed by 31st December 2004. All restoration operations to amenity shall be completed not later than 31st July 2005.

   Reason: To restrict the period of operations in accordance with the planning application and in the interests of amenity.

3. The deposit of waste at Field Farm (identified on Plan T28/gr/48a) shall cease not later than 31 December 2008. All buildings, plant, machinery, weighbridge, structures, foundations, hardstandings, skips, fencing (except fencing to protect planted areas), and haul roads associated with the tipping activities shall be removed within 6 months of the cessation of waste disposal operations. All restoration operations to agriculture shall be completed not later than 6 months following completion of waste disposal activities.

   Reason: To restrict the period of operations in accordance with the existing planning permission and in the interests of amenity.

DETAILS APPROVED

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

i) Application dated 13th February 1998;

ii) Plan numbers:

T28/gr/48a	Field Farm Working Plan
TH153-D1A	Field Farm Restoration Plan
T28m/119	Restoration Plan

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

Reason: To accord with the application and in order to retain planning control over the development.

WORKING OPERATIONS

5. The minerals hereby permitted to be extracted are sand and gravel from the river terrace deposits.

Reason: To accord with the application and in order to retain planning control over the development.

6. The materials hereby permitted to be deposited shall be restricted to controlled inert waste materials and shall be restricted to within the area marked on Plan T28/gr/48a as may be specified in a Waste Management Licence.

Reason: In accordance with the application and in the interests of amenity and the water environment.

7. Within 6 months of the date of this permission a phasing plan for the extraction of remaining gravel from the processing plant site and Heron's Nest site shall be submitted for the written approval of the Mineral Planning Authority. Thereafter development shall be carried out in accordance with the approved plan.

Reason: To ensure the orderly development of the site and to ensure the protection of all soils for restoration purposes.

8. No materials shall be imported to the Sheffield Bottom Plant site for processing unless may otherwise be agreed in writing by the Mineral Planning Authority.

Reason: In the interests of highway safety and to ensure that the life of the processing plant does not prejudice the restoration of the site.

9. Prior to the commencement of infilling at Field Farm, details of the weighbridge and proposed workshop shall be submitted to the Mineral Planning Authority for approval in writing. The weighbridge and workshop shall be erected in accordance with the submitted approved details.

Reason: To protect the amenities of the area.

10. Only plant and machinery used on the site at Field Farm shall be maintained at the workshop.

Reason: To protect the amenities of the area.

HOURS OF WORKING

Mineral Extraction & Landfilling

11. No plant or machinery, other than water pumps necessary for the approved disposal of water shall be operated, nor shall any work be undertaken in connection with the stripping of soil, extraction of minerals or subsequent restoration except between the following times:

0700 - 1800 Mondays to Fridays
0700 - 1300 Saturdays

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

Reason: In the interests of the amenities of the area.

Processing Plant

12. No operations or activities authorised by this permission shall be carried out except between the following hours:

0700 and 1800 Mondays to Fridays
0700 and 1300 Saturdays

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

Reason: In the interests of the amenities of the area.

SOIL STRIPPING AND WORKING PROGRAMME

13. No mineral extraction or tipping whatsoever shall take place within the margins indicated on the approved plans and in particular no extraction or tipping whatsoever shall take place:

- within 15m of the curtilage of any dwelling
- within 30m of any dwelling
- within 30m of the River Kennet
- within 25m of the Kennet and Avon Canal
- within 18m of the motorway boundary fence
- within 18m of the railway boundary fence
- within 8 meters of any public highway
- within 16m of any other watercourse
- within 15m of the definitive line of any public footpath
- within 5m of any other boundary
- within 3m of any soil mound.

01/00590

The slopes from these margins into the excavations shall not exceed one vertical to two horizontal unless otherwise approved by the Mineral Planning Authority in writing.

Reason: To restrict the operations in the interests of amenity.

14. No extraction, tipping, stockpiling of soils or materials, or any other operation including running over by machinery shall take place within the following margins:

- within 8m of any tree to be retained or within one and a half times the spread of any such tree or hedgerow tree whichever is the greater distance.
- within 5m of any hedge
- within 2m of any operative drain or ditch including ditches which are only seasonally wet,

and the slopes from these margins into the excavations shall not exceed one vertical to two horizontal unless otherwise approved in writing by the Mineral Planning Authority.

Reason: To restrict the operations in the interests of amenity.

SOIL MANAGEMENT

15. Prior to the commencement of the development hereby permitted details of the proposed method of soil handling shall be submitted to the Mineral Planning Authority for approval in writing. This shall include provision for the stripping and handling of topsoil and subsoil in fine, dry weather and when the soil is in a dry and friable condition and the method of soil replacement. Dump trucks and backactors only shall be used to strip soils. Vehicles transporting soils shall only travel along defined routes already stripped of topsoil and subsoil. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: In order to protect the soils and ensure the satisfactory restoration of the land.

16. Within two months of the date of this permission a plan indicating the height and location of additional subsoil and topsoil storage mounds shall be submitted for the written approval of the Mineral Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the orderly development of the site and to ensure the protection of all soils for restoration purposes.

17. All stripped topsoil, subsoil and overburden shall be stored separately in positions shown on the approved plans as amended by conditions 13 and 12 or used in the restoration of the phase as indicated on the approved plans. Soil mounds shall be sown with grass seed within three months of their construction and shall be so maintained until the soils are required for use in the restoration of the site. Weeds shall be controlled by cutting or by the use of herbicides. The soil mounds shall be fenced off from the extraction and tipping phases. No subsoil or overburden shall be stored in any stockpile unless the topsoil has first been stripped from the storage area. No overburden shall be stored in any stockpile unless the subsoil has first been stripped from the storage area.

Reason: In order to protect soils and ensure the satisfactory restoration of the site.

18. A plan at a scale of 1:2500 showing details of the progress of extraction, landfill and restoration operations, together with quantities of topsoil, subsoil and imported soils in each soil heap on 1 October during each year of the life of the mineral/landfill site shall be submitted to the Mineral Planning Authority by 1 November of that same year.

Reason: To ensure the orderly development of the site and to ensure the protection of all soils for restoration purposes.

ACCESS

19. The access (and the bonded haul road) shall be maintained and drained, and shall be kept free of any potholes, surface water, mud and detritus.

Reason: To avoid spillage of loose material onto the carriageway in the interests of road safety and in the interests of amenity.

20. There shall be no direct vehicular or pedestrian access to or egress from the M4 motorway.

Reason: In the interests of road safety.

21. All (heavy) goods vehicles leaving the site shall pass through and use the existing wheel cleaner/washing equipment.

Reason: In the interests of road safety.

22. Within three months of the date of this planning permission taking effect visibility from the site access to the processing plant at Sheffield Bottom shall be improved. This shall include the relocation of the fence to the east of the site frontage to provide the best visibility that can be achieved from a point 4.5 metres back from the carriageway at the point of intersection of the eastern boundary of the site with the highway boundary. Such works shall be carried out in consultation with the Mineral Planning Authority and Highway Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 1m above carriageway level.

Reason: In the interests of road safety.

23. Within three months of the date of this planning permission taking effect a scheme for the improvement of the surface of the access and subsequent maintenance shall be submitted to and approved by the Mineral Planning Authority in writing in consultation with the Highway Authority. Thereafter the scheme shall be implemented in full within the three month time period.

Reason: In the interests of road safety.

24. The area of land affected by the Reading – Burghfield Roads Improvement Scheme, including the land 15 metres in width either side of the improvement line, shall after excavation, be backfilled and consolidated with material approved by the Mineral Planning Authority and the top 1 metre depth shall be consolidated with approved granular fill before soiling. The scheme shall be implemented in full within the three month time period.

Reason: To safeguard the interests of the Highway Authority.

SHEETING

25. No loaded (heavy) goods vehicles shall enter or leave the site unsheeted.

Reason: In the interests of road safety.

ENVIRONMENTAL MONITORING

26. Within 28 days of this permission coming into effect an Environmental Monitoring Scheme shall be submitted for the approval of the Mineral Planning Authority in writing. Such scheme shall relate to the processing plant and shall cover such aspects as noise, dust and visual effects of the plant and appropriate mitigation. Thereafter the scheme shall be implemented in full.

ARCHAEOLOGY

27. At least 14 and not more than 28 days notice of commencement of each phase of soil stripping shall be given to the Mineral Planning Authority and the developer shall afford access at all reasonable times to archaeologists nominated by the Mineral Planning Authority who shall be allowed to observe the excavations and record items of interest and finds.

Reason: To enable sites of archaeological interest to be adequately investigated and recorded.

28. No watercourses shall be incorporated into the workings and no direct connection shall be made between the workings and any watercourse.

Reason: To prevent the pollution of the water environment.

29. No solid matter, sand or gravel or excess amounts of suspended matter, oil, grease or any other offensive or injurious matter shall pass into any watercourse from any of the activities or operations hereby approved.

Reason: To prevent the pollution of the water environment.

30. No water, effluent or drainage shall be discharged from the site into the motorway drainage system.

Reason: To prevent the pollution of the water environment.

31. No dewatering of the excavations shall be permitted whilst adjoining watercourses are running bank-full under flood conditions.

Reason: To prevent the risk of surface water flooding downstream.

PLANT AND MACHINERY

32. Notwithstanding the provisions of Parts 4,19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order) no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed or replaced at the site. No quarrying waste shall be deposited at the site and no skips or waste disposal vehicles shall be stationed at the site.

Reason: To protect the amenities of the area.

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

Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community.

ENVIRONMENTAL PROTECTION

34. The best practicable means shall be employed to minimise the emission of dust from the site: in particular (but without prejudice to the generality of the foregoing) a water bowser shall be available on site at all times during dry weather so that all haul roads can be watered to lay dust when necessary.

Reason: To protect the amenities of the locality from the effects of dust arising from the development.

35. The noise levels arising from the development shall not exceed 55dB (LAeq) (1 hour) freefield at any of the (noise sensitive properties) between the hours of 07.00 and 18.00 on Mondays to Fridays and 07.00 and 13.00 on Saturdays, excluding Bank and Public Holidays.

Reason: To protect the amenities of local residents.

36. The use of reversing alarms on any mobile plant used on the site shall be restricted to modulated or silent types.

Reason: To protect the amenities of local residents.

37. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse, aquifer of soil. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes shall vent downwards into the bund.

Reason: To minimise the risk of pollution of the water environment and soils.

38. No waste or other materials shall be burnt at the site.

Reason: To protect the amenities of the locality from the effects of dust arising from the development.

39. Within 12 months of the date that this permission comes into effect details of the methane gas control system relating to Field Farm should be submitted to the Mineral Planning Authority for approval in writing after consultation with the Environment Agency.

Reason: To ensure the satisfactory restoration and aftercare of the site.

40. No works shall be undertaken that shall compromise the integrity of the cap in the commercial and industrial waste cell in the Field Farm site.

Reason: To ensure the satisfactory restoration and management of the site.

VEHICLE ROUTEING

41. Vehicles travelling to and from Heron's Nest shall only enter the site from the east and exit to the east.

Reason: In the interests of highway safety.

LANDSCAPING

42 Within six months of this permission coming into effect a revised scheme of resoration and landscaping for that part of the site known as Field Farm shall be submitted to and approved by the Mineral Planning Authority in writing. Such a scheme shall incorporate the general principles incorporated in the application and shall include provision for:

(a) The identification and protection of the protected route for the road scheme known as Reading –Burghfield road, improvement at the "Cunning Man" PH.
(b) The positions, species, density and initial sizes of all new trees and shrubs.
(c) Planting details including provision for loosening of soils to avoid compaction
(d) Any hard landscaping proposed.
(e) The programme of implementation of the scheme.
(f) The arrangements for subsequent maintenance.

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

Reason: To comply with Section 197 of the Town and Country Planning Act 1990 to improve the appearance of the site in the interests of visual amenity, to screen the workings, and to assist in absorbing the site back into the local landscape.

43. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained for a period of 5 years following their planting and any plants which within 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Mineral Planning Authority.

Reason: In the interests of the amenity of the local area and to ensure the development is adequately screened.

44. All planting work shall be carried out in accordance with the recommendations of British Standards BS4428, 1989: "Recommendations for General Landscape Operations".

Reason: In order to ensure the satisfactory restoration of the site.

RESTORATION

45. Any overburden shall be ripped prior to the placement of soil forming materials The overburden shall be deeply cultivated to a depth of 400mm at a spacing not exceeding 1.5 times the working depth. and all objects exceeding 200mm in any dimension removed.

Reason: In order to protect the soils and ensure the satisfactory restoration of the site.

46. Following the placement and cultivation of the overburden the subsoil shall be evenly spread over the overburden to a minimum depth of 800 mm. The subsoil shall be deeply cultivated to a depth of 600mm with an agricultural wing tine implement at a spacing not exceeding 1.5 times the working depth. All stones/rocks exceeding 150mm in any dimension and other deleterious material shall be removed from the surface and disposed of off site.

Reason: In order to protect the soils and ensure the satisfactory restoration of the site.

47. Following the replacement and ripping of the subsoil, the topsoil shall then be evenly spread over the subsoil to a minimum depth of 400mm. The full depth of the topsoil and the top 150mm of the subsoil together with the areas upon which subsoil has been stored shall be subsoiled with an agricultural wing tine implement at a spacing not exceeding 1.5 times the working depth. All stones/rocks exceeding 100mm in any dimension and other deleterious material shall be removed from the surface and disposed of off site.

Reason: In order to protect the soils and ensure the satisfactory restoration of the site.

48. All tree and shrub planting in each phase shall be undertaken in the first planting season following the restoration of each phase of the site.

Reason: In the interests of amenity.

49. Soil placement and restoration shall only take place in fine, dry weather and when the soil and ground are in a dry and friable condition.

Reason: In order to protect the soils and ensure the satisfactory restoration of the site.

50. At least 7 days' notice but not more than 21 days' notice shall be given in writing to the Mineral Planning Authority before each phase or sub-phase of soil spreading is to commence. No soil shall be replaced until the regraded extracted/tipped areas have been inspected by the Mineral Planning Authority and agreement has been reached between the operator and the Mineral Planning Authority regarding the need for any treatment/regrading of the areas to be restored.

Reason: In order to retain planning control and to ensure the satisfactory restoration of the site.

51. Should for any reason the infilling of the site not commence within 2 months of the date when these conditions come into effect; or should, for any reason, the deposit of waste at Field Farm cease for a period in excess of 6 months before the completion of the approved landfill scheme, a Revised Restoration Scheme to a lower level shall be submitted for the written approval of the Mineral Planning Authority within nine months of the cessation of infilling. Such a scheme shall include:

(i) details for the shaping or reshaping of the landform which exists at the cessation of working;

(ii) a schedule of timing of restoration works;

(iii) provision for soiling, grassing, tree planting;

(iv) fencing;

(v) drainage.

All work to secure final restoration shall be completed within 6 months of the approval of the scheme, or as may be otherwise approved in writing by the Mineral Planning Authority.

Reason: To ensure a satisfactory temporary restoration of the site.

52. The pre-settlement restoration level of the site shall conform to those contours indicated on the approved drawings unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: For the avoidance of doubt and to ensure the satisfactory restoration of the site.

AFTER-CARE

53. Within 12 months of the date of this permission coming into effect an aftercare scheme requiring that such steps as may be necessary to bring that part of the land yet to be restored to agriculture to the required standard shall be submitted for the written approval of the Mineral Planning Authority. The aftercare steps shall include soil testing, the cropping pattern, cultivation practices, remedial treatments including fertiliser application and weed control, water supply, the provision of an efficient field drainage system, seed mixes and shelter belts and hedges

Reason: To ensure the satisfactory aftercare of the site.

54. Within 12 months of the date of this permission coming into effect an aftercare scheme requiring such steps as may be necessary to bring the land to the required standard for amenity shall be submitted for the written approval of the Mineral Planning Authority. The aftercare steps shall include provision for soil testing, management and maintenance of grass and remedial treatment.

Reason: To ensure the satisfactory aftercare of the site.

55. The aftercare of the site shall be carried out for a period of five years following the completion of restoration operations or approval of the aftercare scheme whichever is the later date in accordance with the approved aftercare scheme or as may be subsequently amended with the prior approval in writing to the Mineral Planning Authority.

Reason: To ensure the satisfactory aftercare of the site.

56. Within one year of the commencement of the aftercare period an agricultural field drainage system shall be submitted for the written approval of the Mineral Planning Authority. The approved scheme shall be installed no earlier than two years and no later than four years following the commencement of the aftercare period.

Reason: To ensure the satisfactory restoration and aftercare of the site.

57. Before 31 August of every year during the aftercare period, a report shall be submitted to the Mineral Planning Authority for approval in writing recording the operations carried out on the land during the previous 12 months and setting out the intended operations for the next 12 months. This should amplify the outline strategy for the forthcoming year's work and confirm or modify the original proposals. The first detailed programme should be submitted with the outline strategy unless otherwise agreed in writing with the Mineral Planning Authority.

Reason: To ensure the satisfactory after-care of the site

58. Every year during the aftercare period the developer shall arrange a site meeting to be held before 30 November to discuss the detailed annual aftercare programme/annual report prepared in accordance with condition 52 to which the following parties shall be invited: a) the Mineral Planning Authority; b) the owners of the land within the site; c) all occupiers of land within the site; d) the Ministry of Agriculture, Fisheries and Food.

Reason: To ensure the satisfactory aftercare of the site.

Informatives

1. The reclamation or restoration of the site should comply with the Department of the Environment, Transport and the Regions Guidance on Good Practice for Mineral Workings to Agriculture and the Codes of Good Agricultural Practice published by MAFF.

2. With regard to both infilling operations and the battering or landscaping of excavation margins below the water table, infill/batter materials are generally less permeable than the excavated, and build-up of groundwater levels may occur on the up-gradient side of the infill/batter as a result. Any drainage system proposed for such structures should also be capable of allowing groundwater to bypass the infilled/ battered area without any unacceptable change in groundwater levels, or flows in groundwater-fed streams, ditches or springs.

3. Dewatering the proposed excavation may lower groundwater levels locally and may derogate nearby domestic and licensed groundwater sources. The applicant should locate all these and agreement should be reached with all users of these supplies for their protection during dewatering.

Contact:- Alun Atwood, Environment Agency (Water Resources) 0118 953 5311.

Application Plan and Site layout T28m/128

01/00590

Doc Ref. PAS\LAND01\MARCH\DNT28FFPA

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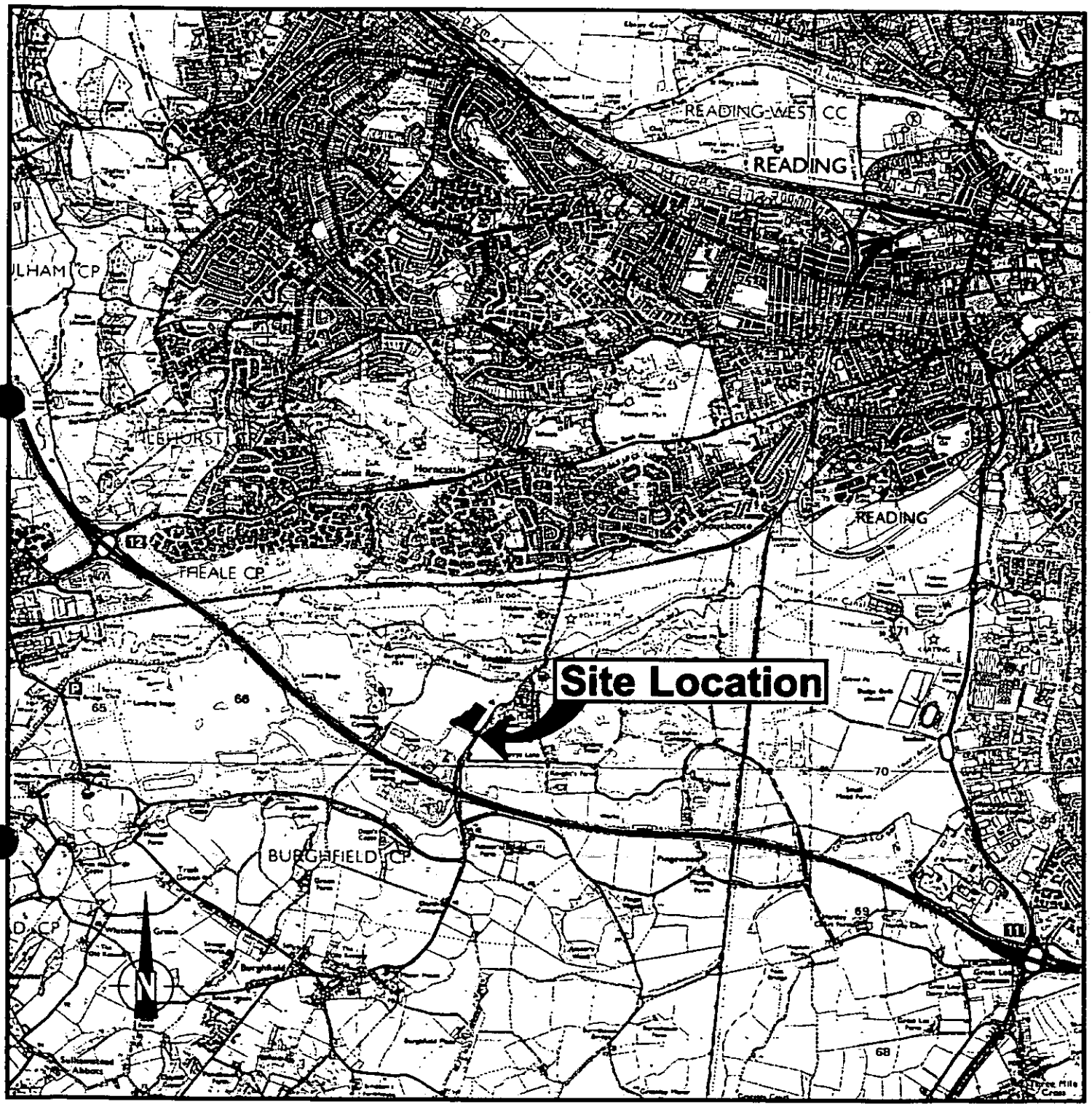

Hanson

Field Farm Landfill Site

Site Location Plan

N.T.S.	03/01	Figure 1
M.Wilkin	D.N.	

If you need help or advice please telephone - During office hours only 8.30 am - 5 pm Mon-Thurs 8.30 am - 4.30 pm Fri

Planning Application

Part 1

CON\2001\5087

13 MAR 2001

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

Application for Permission to carry out development - Town and Country Planning Acts.

Please answer **all questions** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please send **four** copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only 01/00590

1.	**Applicant's Name:** **Address:** **Postcode:**	Hanson Recycling The Ridge Chipping Sodbury Bristol BS37 6AY Phone: 01454 316000
2.	If the applicant has an agent, all correspondence will be sent to the agent. **Agent's Name:** **Address:** **Contact Name:**	Hanson Aggregates Linch Hill Stanton Harcourt Witney, Oxon. OX8 1BJ David Norminton Phone: 01865 882211
3.	Show the site in red on the plans. Other land in the applicant's ownership or control must be shown in blue. **Site Location**	Land at Field Farm, Burghfield Road, Theale, Berkshire. See Figure 1 and Drawing No.T28m/128 attached.
4.	Give the area in hectares or part of a hectare **Area of Site:**	2.12 ha
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.	Recycling Centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office.

6. **Does the application involve any of the following?** Tick the boxes

Change of Use:	☑	**New Building:**	☐
Demolition:	☐	**Redevelopment:**	☐
		Alteration or Extension:	☑

7. **What kind of application is this?** Tick one box only

Outline Permission:	☐	See question 8
Full Permission:	☐	
Approval of details (Reserved Matters):	☐	State relevant outline permission no.
Temporary Permission:	☑	State period required: 31.12.2008
Relaxation of Conditions: (Please amplify your application in a covering letter)	☐	State relevant applicaiton no.

8. **If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application?

External Appearance:	☐	**Siting:**	☐
Means of Access:	☐	**Design:**	☐
		Landscaping:	☐

9. **What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	Inert landfill site	
10. **Is there any public right of way across the site?**	No	If so, show it clearly on the plans.
11. **Are there any trees on the site?**	Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled.
12. (a) **State Material and Colour of Walls.** (b) **State Material and Colour of Roofs.** If more than one material or colour is used, show their use on the plans.	N/A	
13. **How will the site be enclosed?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	The recycling centre will be located within the boundary of an existing landfill site which is already securly fenced and gated.	
14. **How will Surface Water be disposed of?**	Soakaway	
15. **How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	Portable toilet will be installed.	
16. **Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	No	

17. **If this proposal involves residential development, complete the following table:**

	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
House			
Bungalow			
Flat/Maisonette			
Other			

18. **Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	Yes	If YES, complete Part 2 of the form
19. **Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	Yes	If YES, complete Part 3 of the form
20. **State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee is payable say why.	£950.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: ..... On behalf of: Hanson Recycling Ltd Date: 15.03.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

This part of the form need only be completed if the application involves non residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

21 State the Gross Floor Space (by external measurement) *of all buildings to which this application refers.*
Please give all floor areas in Square Metres.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 Change of use
A1	Shops				
A2	Financial and Professional Services				
A3	Food and Drink				
B1(a)	Office (other than A2)				
B1(b)	Research and Development				
B1(c)	Light Industrial				
B2	General Industrial				
B8	Special Industrial				
B8	Storage o Distribution				
C1	Hotels and Hostels				
C2	Residential Institutions				
D1	Non-residential Institutions				
D2	Assembly and Leisure				
Other	Please specify				
Other	Please specify				
	Total				
22	If a C1 or C2 use is proposed, please state number of bed spaces				

23	What provision is being made for parking?		Cars	Lorries
	As existing	Existing		
		Proposed		
	What is the estimated number of vehicles going to the site in a normal working day?	14		

24	**Describe the activity or processes to be carried on.** Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.	Please see Supporting Statement
25.	**Who will occupy the premises?** (a) give the name and current operating address of the proposed occupier (b) Will these premises be vacated?	Hanson Recycling Ltd

26.	**If known, how many people are likely to be employed on site after completion of the development:**	Existing Staff: 3	Transferred staff:	New Staff: 4	Total: 7
27.	**Does the proposal involve the use or storage of any hazardous substances** If so, state which material, the quantity and method of storage	No.			

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "Notes to Help Applicants."

Application for Permission to carry out Development

01/00590

West Berkshire Council
Planning & Transport Strategy Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

Part 3

Note 1
Note 2

Additional Information required in respect of Applications for Mineral Extraction, Waste Disposal Operations and related development

	This form must be submitted in conjunction with Part 1 only. Please read the notes of guidance at the end of this form. The completed form should be submitted to the above address.		For office use only Application or Plan No: .....
Note 3	1.	State the type of mineral or material to be extracted or tipped in the case of filling operations.	Category A inert waste
	2.	(a) State the total area of extraction and the average depth.	N/A hectares / metres
		(b) State the total area of filling and the average depth.	N/A hectares / metres
	3.	State the expected dates for the commencement and completion of operations on the site.	31.12.2008.
	4.	State the total quantity of material to be extracted and the volume to be filled.	N/A tonnes / cu. metres
	5.	State the maximum daily and annual average rates of extraction and despatch of materials or receipt in the case of filling.	Extraction and Despatch: Maximum Daily (tonnes) N/A; Average Annual (tonnes) N/A; Receipt: Maximum Daily (cu.metres) 500; Average Annual (cu.metres) 75,000
	6.	State the average thickness of top soil, sub soil, and overburden.	N/A metres / metres / metres
Note 4	7.	Give the average number of staff to be employed on the site.	4
Note 5	8.	Give the estimated vehicular flow to and from the site during a normal working day.	14 in 14 out
	9.	State the intended use for which the land will be prepared following operations.	Restored in accordance with existing approved restoration plan
Note 6	10.	The following information which is also required is best illustrated on diagrams, plans, sections and maps.	TH153-DIA

(a) The parts of the land surface which will be opened.

(b) The stages in which the operations will proceed in the various parts of the site.

(c) The fullest details on the seam of the material to be extracted including its quality and the uses to which it will be put.

(d) The ground water conditions on the site including the depth of the existing and proposed watertable under both summer and winter conditions.

(e) The existing and proposed land drainage installations, for example, field drains, ditches and sluices.

(f) If the excavations are likely to fill with water the proposals for pumping during the operations and for water inlets and outlets after operations have ceased.

(g) The envisaged surface height in term of Ordnance Datum for any water to be retained and average depth.

(h) The present contours of the site and those proposed when it is completed.

(i) The means of receipt or despatch of materials and the access routes to be followed.

(j) The proposals for restoring the site after operations have ceased and its envisaged use.

(k) The proposed treatment of existing trees, hedges or replacement planting.

(l) The siting of plant, offices and weighbridges.

(m) The siting of silt settling beds and temporary mounds of top soil and overburden.

01/00590

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01/00590

PLANS

	Title	Drawing No.	Scale
1.	Location Plan	Figure 1	1 :25,000
2.	Application Plan and Site layout	T28m/128	1 : 1,250

APPENDICES

Appendix 1

Planning Permission 152320 dated 24.2.1999.

Appendix 2

Extract from West Berkshire Waste Local Plan

1. Introduction

1.1 This written statement contains information in support of a Planning Application for the establishment of an inert waste recycling facility ancillary to landfill operations to facilitate the restoration of Field Farm Landfill site. The location of the site is shown on Figure 1.

1.2 The proposed development will provide a facility for the separation of category A waste materials, enabling quantities of suitable materials to be recycled and backhauled off site for use in the construction industry. The residual waste will be disposed of at the adjacent Field Farm landfill site.

1.3 This facility is required for the life of Field Farm Landfill site which under Planning Permission 152320 dated 24th February 1999 is permitted to accept waste up until the 31st December 2008.

1.4 The Applicant does however own land at Sheffield Bottom some 1.5 km to the south west which is designated Preferred Area 10 in the adopted Waste Local Plan for Berkshire. This site is earmarked for the following potential waste management uses;

Green waste composting
Recycling non-inert waste
Recycling inert waste
Metal recycling

This designated area is currently being used for mineral processing and stockpiling and may not be available for a number of years. It is though, the Applicants intention to apply for Planning Permission to develop one or more of the above waste management uses at Sheffield Bottom when the site becomes available and at that time, the Applicant will transfer over the inert recycling facility from Field Farm.

1.5 In preparing these development proposals, careful consideration has been given to potential environmental impacts, minimisation of these impacts and where possible the application of mitigation measures where appropriate.

2.0 The Applicant

2.1 This Planning Application has been prepared by Hanson Recycling, an operating division of Hanson Quarry Products Europe Ltd., a wholly owned subsidiary of Hanson PLC.

3.0 The Application Site.

3.1 The Application Site is located within former gravel workings situated to the north of the M4 motorway and is bounded on the eastern side by Burghfield Road, to the north and west by Mill Road and by Reading Services to the south.

3.2 These former gravel workings which are now operated as a licensed landfill site, extend to 26.79ha whilst the Application Area within extends to 2.12ha.

3.3 The Application Area is shown edged red on drawing no. T28m/128 attached. Adjoining land within the ownership of the company is shown edged blue.

4.0 Planning History

4.1 Field Farm Landfill Site was first permitted for gravel extraction on the 13th May 1982 under Planning Permission 114887. Restoration was by way of partial restoration to agriculture by controlled landfill and partial restoration to a lake.

4.2 A small copse in the north east corner of the site and a somewhat larger area in the south-west corner of the site on which stood the original Field Farm Farmhouse, were subsequently granted permission for gravel extraction under (respectively) Permissions 144941 (dated 6.2.95) and 14257 (dated 4.3.93).

4.3 Part of the site was then sold in 1995 for the construction of a Motorway Services Area now known as Reading Services.

4.4 The remaining area, edged blue on drawing no. T28m/128 was then the subject of a review of Mineral Planning Permissions in accordance with Schedule 13 of the Environment Act 1995. This resulted in a new set of Planning Conditions being issued under Planning Permission 152320 dated 24th February 1999 (Appendix 1) and it is these conditions under which the overall site currently operates.

4.5 Permission 152320 altered the type of waste allowed to be tipped from commercial and industrial to type A inerts only. Waste Management Licences 54/12/4/184, 247 and 332 were altered accordingly.

5.0 Planning Policy and Need

5.1 Introduction

Planning control is a positive instrument that seeks to examine and reconcile, as far as possible, conflicting claims on land use and development. Planning policies are a key element of this control. Central Government provides a national framework for the operation of the planning system by the formulation and implementation of national policies to be adopted by local government. County Councils and Unitary Authorities are responsible for setting out general planning policies on matters of strategic importance, which are embodied in Structure Plans. Local Plans are intended to provide details for specific planning policies within the general framework of the relevant Structure Plan.

The application site lies within the jurisdiction of West Berkshire Council who will determine this application in accordance with the prevailing policies at national, regional and local level, particularly specific policies contained within the Berkshire Waste Local Plan.

5.2 National Policy

The draft waste strategy for England and Wales "A Way with Waste" sets out the Government's strategy for sustainable waste management. The waste hierarchy is used as "*.....a conceptual framework which acts as a guide to the options which should be considered when assessing BPEO (Best Practical Environmental Option)*".

This hierarchy gives preference to reduction, re-use and recovery of waste over disposal.

The proposed development will provide for an effective waste management option higher up the waste hierarchy which would help in generating material to both restore a landfill site and increase the quantity of waste recovered and recycled.

5.3 Regional Waste Policies

Regional Waste Planning Guidelines for the London and South East Regional Planning Conference (SERPLAN), of which West Berkshire is a member county, are contained in SERPLAN document SERP 160 entitled "A Sustainable Waste Strategy for the South East 1996 – 2010".

This document contains seven general Regional Waste Planning Guidelines, which support the general policies contained within national guidance.

It is considered that this planning application accords with the general Regional Waste Planning Guidelines contained in this document.

5.4 Berkshire Structure Plan 1991 – 2006
(incorporating alterations adopted in August 1997)

Berkshire County Council adopted the structure plan in February 1998.

The Structure Plan makes reference in general terms to minimising and recycling waste in Policy W2:-

Policy W2 – *The County Council will seek to minimise the volume of waste requiring disposal through its own practices and policies, and by encouraging initiatives to minimise waste production and to recycle the highest practical proportion of both construction industry and household/commercial waste. In particular it will support proposals for the establishment, in suitable locations, of local waste recycling facilities and waste transfer stations; and will work towards a target of recycling at least 25% of the County's 'ousehold wste by the year 200 (35% by 2007).*

It is considered that this Planning Application demonstrates that in accordance with this policy the development will contribute to the County's initiatives to encourage recycling and contribute to the County's recycling targets set for 2000 onwards.

Policy W4 of the Structure Plan makes reference, again in general terms to the assessment for proposals for waste management :-

(i) The need for reasonable provision of waste disposal facilities to re-use, recover and dispose of household, commercial and industrial and construction waste arising in the County, and to make an appropriate limited contribution to regional needs, provided that this does not exceed the environmental capacity of the County to accommodate such facilities and is otherwise consistent with other policies in the Plan;

(ii) *The need to minimise the adverse environmental impacts of the proposal and ensure that any such impacts are limited to acceptable levels.*

(iii) *Whether the need for the development outweighs and such adverse impact; and*

(iv) *Whether the details of the proposal satisfy all the relevant planning policies.*

It is considered that this Planning Application demonstrates that the development would be carried out in such a way as to create minimal environmental impacts whilst at the same time satisfying both the requirements to provide adequate recycling facilities for the County and satisfying all the relevant planning policies.

5.5 Waste Local Plan for Berkshire

This document provides a comprehensive framework for dealing with waste issues in Berkshire.

In relation to the proposed development the applicant considers that Policies WLP2, 5, 6, 8, 10, 12, 15, 16, 17, 24, 25 and 26 are relevant to this application – See Appendix 2.

5.6 Summary

The proposed development embodies the principles of sustainability by moving waste products up the waste hierarchy in accordance with national and County Policies.

6.0 Development Proposals

6.1 Introduction

The proposed recycling centre will be located within an existing landfill site known as Field Farm. Approximately 1.3 million m^3 of void space remains and last year this site imported 237,000 tonnes of inert fill. This consisted mostly of soils and subsoils unsuitable for the production of secondary aggregates.

This application seeks to import in the region of 75,000 t of demolition type materials falling within waste category type A. About 80% of this additional tonnage will be recycled and backhauled off the site for use in the construction industry with the remaining 20% going directly to the adjacent Field Farm landfill or used in the construction of screening bunds etc.,

6.2 Proposed Access

The proposed recycling facility will use the existing access to Field Farm Landfill site off Burghfield Road in the position shown on drawing no. T28m/128 attached. This access is metalled to beyond the existing weighbridge and is secured by a steel gate that is locked outside working hours.. No other access will be used or formed.

A new track formed of hardcore will connect the existing metalled access with the new recycling area.

6.3 Site Formation and Screening.

The recycling area will be stripped of top soils where necessary and a new surface formed of compacted hardcore. An initial importation of hardcore may be necessary but thereafter, the recycling facility itself will produce the necessary material to complete the surfacing of the site.

An existing bund located within the proposed recycling area will be removed to form bunds A, B and C along the southern, western and northern boundary of the site. These bunds will be 4 metres high and will help screen the facility from outside views.

6.4 Buildings, Plant and Machinery

The equipment necessary to carry out this operation is standard, mobile screening and crushing plant. No plant will exceed 3m in height and will consist of the following ;

1 Wheeled loading shovel
2 360° backactors
2 Mobile crushers with associated mobile screens
1 Portable messroom/office
1 Portable toilet

These items will be located within the bunded recycling area.

6.5 Waste processing and stockpiling.

Incoming vehicles will stop at the existing weighbridge office and be checked for compliance with Duty of Care regulations and weighed in at the weighbridge. Vehicles with a high percentage of recyclable material will be instructed to follow the signs to the recycling facility where the vehicles will tip onto a stockpile in a dedicated reception area. This stockpile will not exceed 1,000 tonnes allowing up to 4 days of material to be stored before processing. Stockpiles of up to 1,000 tonnes capacity of crushed secondary aggregate will be formed pending backhaul off the site and no stockpile will exceed 4m in height.

6.6 Distribution of Recycled materials

Recycled materials will be backhauled off this site using the tippers that imported the original materials either to the recycling area or Field Farm Landfill. Exporting these recycled materials should not therefore create any additional lorry movements (see Section 7.4).

All vehicles leaving the site will do so via the existing wheel spinner located in the position shown on drawing T28m/128.

6.7 Advantages of Proposal

At current levels of input, Field Farm landfill will be full in approximately 5.5 years time. This proposal will reduce the time to completion by around

6 months and will also contribute to the County's production of recycled aggregates to the tune of around 60,000 t per annum.

6.8 Conclusion

It is proposed to import an additional 75,000 tonnes p.a. of recyclable materials into Field Farm Landfill site for screening and crushing. About 60,000 tonnes of this will then be backhauled off the site to supply the secondary aggregates market. Remaining waste material will then go into the adjacent landfill site thereby shortening the life of the landfill operation. The recycling facility will be screen bunded and all incoming and outgoing vehicles will use the existing weighbridge and wheelspinner facilities.

7.0 Environmental Considerations

7.1 Introduction

Hanson Recycling is fully aware of its roles as both a member of the local community and as a supplier of important recycled material products to the market.

As a member of the local community, Hanson Recycling will only pursue development sites where it can demonstrate that any potentially adverse environmental effects of the operations will be kept to an absolute minimum.

The Company is a division of Hanson Quarry Products Europe Limited, which has its own environmental policy, to which Hanson Recycling is fully committed. It is therefore, the policy of the company to :

- Comply with all existing Environmental Legislation
- Review the environmental performance of all company sites on a regular basis.
- Take environmental issues and factors into account in planning and development new and existing operations.
- Improve the environmental impact of the Company's activities.
- Make informed contributions to the development of public policy on relevant environmental issues.
- Collect information pertaining to the environmental impact and record of the Company.
- Respond to the needs and concerns of the community.

7.2 Potential Visual Impact

The potential visual impact of the development has been assessed by an initial site investigation.

The majority of the landfill site is well screened from surrounding views with 4 m high bunds running continuously along the boundaries to Burghfield Road and Mill Road. Views from Reading Services to the south are limited to the upper windows of the Motel. The Application Site which will fall within the existing bunds will be further screened by proposed bunds A, B, and C as shown on Plan T28m/128. These bunds will be grassed with a low maintenance seed mix. Other views into the site are available from Burghfield

Road to drivers of northbound vehicles exiting the bridge over the M4 motorway. Bund A will significantly reduce the impact of this view.

7.3 Noise

A noise assessment has not been carried out as the proposed activity will take place against the background of existing high noise levels from the nearby M4 motorway and Burghfield Road. Noise generated from the proposed activity will not therefore have any detrimental effect on the amenity of properties surrounding the site.

Notwithstanding this, the Applicant will use best practical means to ensure that noise emanating from the site will be kept to a minimum. The loading shovel and backactors will be fitted with variable intensity reversing alarms that constantly monitor the background noise level ensuring that the intensity of the alarm is never greater than 5 decibels above that level.

Proposed and existing bunds will further attenuate noise levels.

7.4 Traffic

Field Farm Landfill site imported around 237,000 tonnes of inert waste during the Calendar Year 2000. At 20 tonnes per load this equates to 43 loaded vehicle movements per day.

The recycling facility will import around 75,000 tonnes of recyclable material per annum which equates to 14 loaded vehicle movements, an increase of 32% over existing vehicle movements. There will be no further increase attributable to the export of recycled aggregates as this material will be backhauled using existing vehicles.

7.5 Potential Dust Impact

7.5.1 *Introduction*

The potential for the proposed development to generate dust, has been considered in this section. Dust is defined as particulate matter in size range 1 – 75 microns (μ) in diameter and is produced through the action of crushing and abrasive forces on materials.

This section will consider the legislative context for the control of dust and, finally, describes a range of measures, which will be taken in order to enable any potential dust impacts to be minimised and mitigated where possible.

Accurate and reliable quantitative prediction of dust impacts is accepted to be very difficult, principally because dust emissions depend on a wide range of factors, many of which are site specific and which may vary from day to day. In addition, there are no UK data, or standard procedures, with which to estimate emission rates. Accordingly, a quantitative assessment has been undertaken in order to identify potential dust sources and appropriate mitigation strategies.

The most common concern regarding dust emissions is their nuisance effect. The nuisance effects of dust emissions are related to both emissions of large

and fine particles. Deposition of these particles onto surfaces causes soiling which, if sufficiently great, can be considered to be a nuisance. In addition, occasional clouds of dust can cause a visual and sensory nuisance.

7.5.2 *Potential Sources of Dust*

Dust arises when small particles, typically less than 75μ in diameter, are raised into the air and dispersed by the wind. The critical wind speed for raising dust from the ground is above about 5 metres per second. Dust is also raised by vehicles travelling over dry, dusty ground as well as by the handling, and crushing, of potentially dusty materials. The amount of dust generated by each activity depends on the size of particles and, crucially, upon their moisture content. The principle activities that would give rise to potential for dust emissions from the proposed development have been identified as follows :-

- Movement of vehicles on surfaced or unsurfaced roads
- Entrainment during adverse (i.e. dry and windy) weather conditions
- Crushing and screening of waste
- Stockpiling of processed materials

Each of these is considered in turn below :

(i) *Movement of Vehicles on Surfaced or Unsurfaced Roads*

The weight of vehicles, their speed and number of wheels in contact with the ground can all affect the generation of dust. The majority of vehicle movements will be by HGV tipper trucks travelling to and from the site and by front loading shovels making numerous short distance movements to feed the crushing and screening plant and to load the HGV's.

(ii) *Dust Generate during Adverse Weather Conditions*

Wind has the potential to lift dust from surfaces, depending on wind speed, the condition of the surface and the size of the dust particles. It should be noted that wind-blown dust is not unique to operations such as those proposed in this application and can affect agricultural land, particularly during dry periods when there is no vegetation cover.

(iii) *Inert Demolition and Construction Waste Recycling Facility*

It is considered that this activity could have the greatest potential to generate fugitive dust, not only through the movement and handling of waste materials brought into the site, but more particularly through the crushing and screening operations necessary to produce secondary aggregates. During these operations, the communication and agitation of the material being processed generate dust.

(iv) *Stockpiling of Processed Materials*

The addition of processed materials to stockpiles or the removal of material from stockpiles can generate dust, particularly when the material is dry and has a high fines content.

7.5.3 *Relevant Legislation*

Activities associated with the proposed development that have the potential to create dust emissions, would be subject to control by the following :

- Planning conditions attached to any planning consent granted by the Local Authority (in the case, by West Berkshire Council).
- Process control powers held by the Environment Agency arising from the Environment Protection Act, 1990.
- Noise and Statutory Nuisance Act, 1993. This legislation allows the local authority to serve any abatement notice where a statutory nuisance exists. In particular, the processing of the construction and demolition waste would be controlled in accordance with the Secretary of State's Guidance – Mobile Crushing and Screening Processes issued at PG3/16 in May 1996. This guidance suggests that where appropriate :

  - Crushers and screens should be fitted with water suppression systems.
  - The discharge from crushers and screens should be enclosed as far as possible.
  - The ends of final discharge conveyors should be hooded and fitted with water suppression systems.

7.5.4 *Mitigating Measures*

The various mitigating measures put forward in Guidance Note PG3/16 would be adopted to ensure that the potential for dust generation would be minimised. In addition, the following additional measures would be undertaken in order to prevent dust emissions :

1. The use of a water bowser within the site during dry conditions to dampen the internal haul road and stockpile areas;

2. The spraying of stockpiles in dry conditions in order to condition them prior to their removal or re-working.

3. The sheeting of all vehicles carrying secondary aggregates leaving the site, to prevent fine particles being dispersed from the load. This is required under the Environment Code of Practice adopted by the Quarry Products Association of which Hanson Quarry Products Limited is a member;

4. The imposition of speed restrictions, to prevent excessive speed of vehicles within the site, in order to reduce the potential for disbursement of dust particles; and

5. The direction of all vehicles passing through the site wheelspinner prior to entering onto the public highway.

8.0 Hours of Operation

8.1 These will be the same as the current landfill operation, i.e.

Monday to Friday	07.00 to 18.00
Saturday	07.00 to 13.00

with no working on Sundays or Bank Holidays.

9.0 Restoration

9.1 The site will be restored in accordance with the approved plan TH153-DIA attached to Planning Permission 152320 dated 24.2.1999.

C&N 2001 5087

Application Boundary

Other land in ownership of Applicant

Spot Level	+10.00
Electricity Pole	
Fenceline	
Hedgerow	
Triangulation Station	
Borehole	
Bench Mark	
Rough Grassland	
Scrub	
Trees (Surveyed)	
Trees/Woodland (Indicative)	
Orchard	

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ALL LEVELS IN METRES ABOVE ORDNANCE DATUM

Hanson

Hanson Aggregates

Site: Field Farm Landfill Site

Title: Application Plan and Site Layout

Scale	Date	Drawing No.
1:1250	03/01	T28m/128
Drawn by M.Wiffen	Checked by D.N.	

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