

Central and Eastern Berkshire

Joint Minerals & Waste Plan

Schedule of Proposed Main Modifications

Examination Library Reference: MD03

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1. Introduction

- 1.1 Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor and Maidenhead, and Wokingham Borough Council (collectively referred to as the 'Central & Eastern Berkshire Authorities') are working in partnership to produce a Joint Minerals and Waste Plan (JMWP/ 'the Plan') which will guide minerals and waste decision-making in the Plan area.
- 1.2 This document sets out main (MM) modifications to be applied to the Submission version of the Plan. Proposed modifications were discussed at the examination hearings 28-30 September 2021 and 12 October 2021.
- 1.3 Modifications are presented in the following ways;
 - deleted text is struck through i.e. ~~deleted~~; and
 - new text is shown as bold and underlined i.e. **new text**.
- 1.4 The main modifications are subject to public consultation. Any responses received will be given to the Inspectors for consideration.
- 1.5 Where relevant, reference has been made to updated evidence base documents which are available on the Examination Library. However, this is for information purposes and the documents are not subject to consultation.

2. Schedule of proposed Main Modifications

Text to be inserted is shown **bold and underlined**.

Text to be deleted is shown ~~struck through~~.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM1	1.9	3	<p>The Joint Minerals & Waste Plan will need to accord with current planning policy and guidance on minerals and waste. The National Planning Policy Framework (NPPF) was published in 2012 with the accompanying National Planning Practice Guidance² launched in 2014 as a live document, updated as necessary by the Government. The NPPF was subsequently revised in 2018, <u>2019</u> and <u>2021</u>³. The Waste Management Plan for England⁴ was published in December 2013, followed by the National Planning Policy for Waste⁵ which was published in October 2014. The 25 Year Environment Plan⁶ was published in 2018 and sets out Government action to help the natural world regain and retain good health. A Resources and Waste Strategy for England was also published in December 2018⁷. The Strategy seeks to preserve material resources by minimising waste, promoting resource efficiency, and encouraging a move towards a circular economy.</p> <p>³ National Planning policy Framework - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/840197/NPPF_Feb_2019_revised.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM2	1.20	6	<p>The NPPF²⁴ requires that Local Plans are reviewed at least every five years from the year of adoption in order to take into account changing circumstances to the local area and national policy. The review should decide whether the</p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>policies need updating and if not, the reasons for this decision must be published.</p> <p>²⁴ National Planning Policy Framework (Para. 33) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	
MM3	3.16	16	<p><u>xii. Address both the causes of climate change and seek ways to mitigate and adapt to its potential effects.</u></p>	To ensure alignment between the Spatial Strategy and the Vision and Strategic Objectives.
MM4	Policy DM 2 / 5.10 & 5.11	22	<p>It is a national planning objective that planning plays a key role in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and improving resilience; encouraging the reuse of existing resources, including the conversion of existing buildings; and supporting the delivery of renewable and low carbon energy and associated infrastructure³⁰.</p> <p>National planning policy also states that '<u>Plans should take a proactive approach to mitigating and adapting to climate change</u> local planning authorities should adopt proactive strategies to mitigate and adapt to climate change'³¹. This should include taking account of the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes as well as the risk of overheating from rising temperatures³².</p> <p>³⁰ National Planning Policy Framework (Para. 152148): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf</p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>le/779764/ NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>³¹National Planning Policy Framework (Para. 153149)</p> <p>³²National Planning Policy Framework (Para. 153149)</p>	
MM5	Policy DM3 / 5.19 & 5.20	25	<p>National planning policy protects biodiversity overall, as well as important habitats and species, requiring local authorities to ‘distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value’ and ‘take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries’³⁴.</p> <p>The Environment Act³⁵ requires that development achieves at least a 10% net gain in value for biodiversity and that developers must submit a ‘biodiversity gain plan’ with a planning application. Furthermore, the Act requires that Local Nature Recovery Strategies (LNRS) to be prepared by locally appointed ‘responsible authorities’³⁶ to guide delivery of biodiversity net gain and other nature recovery measures by helping developers and planning authorities avoid the most valuable existing habitat and focus habitat creation or improvement where it will achieve the greatest benefit.</p> <p>³⁴National Planning Policy Framework 20212019 (Para. 175171)</p> <p>³⁵ Environment Bill currently going through Parliament Environment Act 2021 - https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted</p>	NPPF 2021 Update and Enactment of Environment Bill

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM6	Policy DM3 / 5.24 & 5.25	28	<p>National planning policy is clear that development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed “clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest”³⁷.</p> <p>Similarly, national planning policy requires that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) be refused, unless there are “wholly exceptional reasons”³⁸ and a suitable compensation strategy exists”³⁹.</p> <p>³⁷National Planning Policy Framework (NPPF) 2021 (Para 180(b))2019 (Para 175(b)).</p> <p>³⁸For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat</p> <p>³⁹ National Planning Policy Framework (NPPF) 2021 (Para 180(c))2019 (Para 175(c))</p>	NPPF 2021 Update
MM7	Policy DM4 / 5.33	31	<p>Central and Eastern Berkshire contains a diverse range of landscapes. National planning policy requires that ‘great weight is should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues’⁴⁰.</p> <p>⁴⁰National Planning Policy Framework (Para. 176172) - https://www.gov.uk/government/publications/nationalplanning-policy-framework-2</p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM8	Policy DM4	31	<p><u>1. Development which affects the setting of an Area of Outstanding Natural Beauty (AONB) should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</u></p> <p><u>2.</u> 4. Development Proposals which affects the setting of an Area of Outstanding Natural Beauty (AONB) will be accompanied by a Landscape and Visual Impact Assessment that demonstrates that there is no detrimental impact on the natural beauty of the North Wessex Downs or Chilterns AONBs in terms of scale, design, layout or location, that cannot be effectively mitigated.</p>	To address changes to Para. 172 of NPPF 2019, reflected in Para. 176 of NPPF 2021.
MM9	Policy DM5 / 5.40	33	Landscapes outside designated areas and sites are highly valued, and it is important to respect their special qualities <u>intrinsic character and beauty</u> . Minerals and waste developments, even though they may be temporary, can have a negative landscape and visual impact on residents, visitors, users of publicly accessible land, rights of way and roads	Text amended to reflect Para. 174 of NPPF 2021.
MM10	Policy DM5	33	<p>Policy DM5 Protection of the Countryside</p> <p>1. Minerals and waste development in the open countryside will only be permitted where:</p> <p>a. It is a time-limited mineral extraction or <u>time-limited</u> related development; or</p> <p><u>b. the nature of the development is related to countryside activities or requires an isolated location;</u></p>	Text amended to reflect Para. 174 of NPPF 2021, improve the application of the Policy and clarify the time-limited development.

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>b<u>c</u>. The development provides a suitable reuse of previously developed land; or</p> <p>e<u>d</u>. The development is within redundant farm or forestry buildings and their curtilages or hard standings.</p> <p>2. Where appropriate and applicable, development in the countryside will be expected to:</p> <p>a. m<u>a</u>. Meet the highest standards of design, operation and restoration; including being subject to a requirement that it is restored</p> <p><u>b. consider the intrinsic character and beauty of the landscape which would be determined by the relevant Local Character Assessment; in particular,</u></p> <p><u>c. ensure any</u> the network of statutory and permissive countryside access routes should be protected, and where possible, enhanced; <u>and</u></p> <p><u>d. be subject to the requirement that it is restored in</u> the event it is no longer required for minerals and waste use.</p>	
MM11	Policy DM6 / 5.50	35	<p>The eastern part of the Plan area is situated within the Metropolitan Green Belt around London (see Key Diagram). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence⁴².</p> <p>⁴² National Planning Policy Framework (Para. 137) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/</p>	NPPF 2021 Update

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			NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf	
MM12	Policy DM6 / 5.52	35	<p>There is a presumption against inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances⁴³.</p> <p>⁴³ National Planning Policy Framework (Para. 147143)</p>	NPPF 2021 Update
MM13	DM6	35	<p>Policy DM6 Green Belt</p> <p>1. Proposals for minerals and waste development within the Metropolitan Green Belt will be carefully assessed for their effect on the objectives and purposes for which the designation has been made. High priority will be given to preservation of the openness of the Green Belt.</p> <p><u>2. Mineral extraction, which is not inappropriate development in a Green Belt, will be permitted where the impact of associated infrastructure has been taken into account and, where required, suitable mitigation measures are provided to prevent conflict with the objectives and purposes of the designation.</u></p> <p>23. Where the proposals do not conflict with the preservation of the openness of the Green Belt, w <u>Waste management facilities, including aggregate recycling facilities, will be permitted where the proposal is not inappropriate development and where it can be demonstrated that:</u></p> <p><u>a. the proposals do not conflict with the preservation of the openness of the Green Belt; or</u></p>	<p>To clarify exceptions are set out in the NPPF which could be applied to waste management proposals in the Green Belt in certain circumstances.</p> <p>To clarify that mineral extraction is not inappropriate development in a Green Belt.</p> <p>To split minerals and waste processes into separate criteria and review associated bullet points.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p><u>b. suitable mitigation is provided to ensure the development would not cause harm to the objectives and purposes of the Green Belt; and</u></p> <ul style="list-style-type: none"> • that the site is the most suitable location in relation to arisings and recycle markets; • <u>i. there are no appropriate sites outside the Green Belt that could fulfil the same role; and</u> <u>ii. the site is the most suitable location in relation to arisings and recycle markets.</u> • that suitable mitigation is provided to ensure the development would not cause harm to the objectives and purposes of the Green Belt. 	
MM14	Policy DM6 / 5.55	36	<p>National planning policy⁴⁴ states that minerals extraction, engineering operations and the re-use of buildings provided that the buildings are of permanent and substantial construction are not inappropriate development in the Green Belt provided that they preserve the openness of the Green Belt and proposals do not conflict with the purpose of including land in the Green Belt.</p> <p>⁴⁴ National Planning Policy Framework (Para. 150146) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM15	Policy DM7 / 5.63	38	National planning policy identifies the conservation of such heritage assets as one of the core land-use planning principles that underpin both plan-making and decision-taking; it states that heritage assets should be conserved in a	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life by today's and future generations⁴⁵</p> <p>⁴⁵ National Planning Policy Framework (Para. 189184) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	
MM16	Policy DM7	39	<p>Policy DM7 Conserving the Historic Environment</p> <p>1. <u>Some designated heritage assets such as Scheduled Monuments, Listed Grade 1 buildings and Registered Parks are of national importance; other grades of listed building and locally recognised heritage assets may be of regional or local importance. Non-designated heritage assets, usually recorded on the Historic Environment Record but sometimes encountered for the first time during preliminary survey, may be of national, regional, or local importance according to the weight given to them within expert advice.</u></p> <p>4. 2. Proposals for minerals and waste developments will be required to protect, conserve and where possible enhance the historic environment, and the character, setting and special interest of heritage assets, whether designated or undesignated <u>non-designated</u>.</p> <p>2. Harm will only be allowed where the public benefit of development clearly and convincingly outweighs the significance of the heritage assets, and where the development cannot be delivered in a way that does not cause harm.</p> <p>3. Any planning application <u>Proposals</u> should be supported by an assessment of the significance of heritage assets <u>including its setting</u>, both present and</p>	Additional text to clarify the relative importance of historic assets to support National Policy and to outline the public benefit test.

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>predicted, and the impact of development on them. Where appropriate, this should be informed by the results of technical studies, and field evaluation <u>and other evidence. For mineral proposals this should</u> to establish the potential for archaeological remains within the overburden and the mineral body itself.</p> <p><u>4. Proposals that would cause substantial harm to, or loss of, a designated heritage asset and its significance including its setting, will be required to set out a clear and convincing justification as to why that harm is considered acceptable on the basis of achieving substantial public benefits that outweigh that harm or loss, or where all the specific circumstances in the NPPF apply. Proposals will not be supported where this cannot be demonstrated.</u></p> <p><u>5. Proposals that cause less than substantial harm to the significance of a designated heritage asset will be required to weigh the level of harm against the public benefits that may be gained by the proposal including securing its optimum viable use.</u></p> <p><u>6. Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect affects upon the heritage asset.</u></p> <p><u>4. 7. When there is a clear and convincing justification that the public benefits of development outweigh the harm to, or loss of, a significance of the designated heritage assets and its significance including its setting harm to, or loss to heritage assets would unavoidably occur, mitigation of that harm, should be secured, and a balanced judgement taken regarding mitigation where non-designated heritage assets are impacted. This should include</u> including archaeological work ahead <u>of</u> or during</p>	

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>development, should be <u>the recording of designated and non-designated heritage assets, and protection, conservation, enhancement or reinstatement of a heritage asset's setting, as appropriate.</u></p> <p><u>8. Evidence and results of archaeological excavation, field evaluations, technical studies and other recordings should be made publicly accessible</u> (including depositing the results in a public archive <u>and Historic Environmental Record</u>).</p>	
MM17	Policy DM8	42	<p>Policy DM8 Restoration of Minerals and Waste Developments</p> <p>1. Planning permission for minerals extraction and temporary waste management development will be granted only where satisfactory provision has been made for high standards of restoration and aftercare such that the intended after-use of the site is achieved in a timely manner, including where necessary for its long-term management.</p> <p>2. The restoration of minerals and waste developments should reinforce or enhance the quality and character of the local area and should contribute to the delivery of local objectives for biodiversity, landscape character, historic environment, <u>flood risk management</u> or community use where these are consistent with the Development Plan and national policies and guidance.</p> <p>3. <u>Proposals for all mineral extraction and landfill sites must be accompanied by a restoration and aftercare scheme and</u> The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.</p>	To provide sufficient clarity in the policy on what restoration information is required.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM18	Policy DM10 / 5.96	48	<p>Minerals and waste development can have significant impacts on flooding. National planning policy on flooding <u>states “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”</u> aims to ‘steer inappropriate new development to areas with the lowest probability of flooding’⁵³</p> <p>⁵³National Planning Policy Framework (Para <u>159</u>) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM19	Policy DM10	48	<p>1. Minerals and waste development in areas at risk of flooding should:</p> <p>a. Apply the <u>sequential approach which involves applying the</u> sequential test, <u>and if needed the</u> exception test, where required, and sequential approach within the <u>to specific</u> development site <u>proposals</u> directing the most vulnerable development to the areas at lowest risk <u>probability</u> of from flooding;</p> <p>b. Not result in an increased flood risk elsewhere and, where possible, reduce flood risk overall;</p> <p>c. Ensure development is safe from flooding for its lifetime including an assessment of climate change impacts;</p>	The wording of points a and b needed to be amended as they had been worded incorrectly (the latter needed to be aligned with the Planning Practice Guidance). This was raised by the EA in their Reg 19 response.

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>d. 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;</p> <p>e. Include site drainage systems designed to take account of events which exceed the normal design standard; <u>include site drainage systems designed to manage storm events up to and including the 1% Annual Exceedance Probability (1:100 year) storm with an appropriate allowance for climate change;</u></p> <p>f. Not increase net surface water run-off; and</p> <p>g. If appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, with whole-life management and maintenance arrangements.</p>	
MM20	Policy DM10 / 5.98	48/49	<p>Mineral deposits have to be worked where they are found, and these are often located in flood risk areas. Sand and gravel extraction and processing can take place in flood risk areas, provided any potential impact on the site and surrounding area is adequately managed so that the risk of flooding does not increase either within the site or downstream <u>including during the restoration phases</u>. Applications for minerals and waste proposals within Source Protection Zones should be accompanied by a Hydrogeological Risk Assessment.</p>	<p>Additional wording to clarify that increased risk should not occur elsewhere during restoration phased of mineral quarrying as raised by the Environment Agency in their Reg 19 response.</p>
MM21	Policy DM10 / 5.100	49	<p>Existing waste developments have the potential to pollute water resources if they are at risk from flooding. Landfill and hazardous waste facilities will not be</p>	<p>Additional wording to clarify the application</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>permitted in Flood Risk Zones 3a and 3b. <u>Landfill and hazardous waste facilities are classed as More Vulnerable and as such are not permitted in Flood Zone 3b with an exception test required if they are proposed in Flood Zone 3a. Proposals will only be permitted in line with the vulnerability categories and classification in the National Planning Policy framework and Practice Guidance.</u> Historic landfills in areas of flood risk may need to be protected by flood defences.</p>	<p>of Policy DM10 in relation to proposals in Flood Zone 3a or 3b as raised by the Environment Agency in their Reg 19 response.</p>
MM22	DM11	50	<p>1. Planning permission will be granted for minerals and waste development where proposals do not:</p> <p>a. Result in the deterioration of the physical state, water quality or ecological status of any water resource and waterbody including river, streams, lakes, ponds, groundwater source protection zones and groundwater aquifers; and</p> <p>b. cause unacceptable risk to the quantity of water resources; and</p> <p>c. cause changes to groundwater and surface water levels which would result in unacceptable impacts on:</p> <p>i. adjoining land;</p> <p><u>ii. nearby private and licensed abstractions;</u></p> <p>iii. potential groundwater resources; and</p> <p>iiiv. the potential yield of groundwater resources, river flows or natural habitats.</p> <p>2. Where proposals are in a groundwater source protection zone <u>or present a hazard to water resources, quality and abstractors</u>, a</p>	<p>Additional wording to point 1c to clarify the need for a protection of nearby abstractions and point 2 to align with the Environment Agency's approach to protection of groundwater as raised by the Environment Agency in their Reg 19 response.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<u>Hydrogeological</u> /Hydrological Risk Assessment must be provided. If the <u>Hydrogeological</u> /Hydrological Risk Assessment identifies unacceptable risk, the developer must provide appropriate mitigation.	
MM23	Policy DM12 / 5.117	53	<p>National planning policy supports developments where sustainable transport opportunities have been utilised, safe and suitable access can be achieved, and any significant impacts from the development on the transport network in terms of capacity, congestion and highway safety can be mitigated in an acceptable, and cost effective way⁵⁷.</p> <p>⁵⁷National Planning Policy Framework (Para. <u>110</u>108) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM24	Policy DM13 / 5.127	57	<p>National planning policy⁵⁸ attaches great importance to the design of the built environment and is a key aspect of sustainable development.</p> <p>⁵⁸National Planning Policy Framework (Para. <u>126</u>124) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM25	Policy DM15 / Heading	61	Operator past performance <u>Site History</u>	Focus on land-use in line with planning principles.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM26	Policy DM15 / 5.142	61	An operator's record of running established minerals or waste sites within their control can provide information on how appropriately the impacts of development have been managed by that operator. <u>The history of an established minerals or waste site can provide information on how appropriately the impacts of development can be managed at that site.</u> In some circumstances, where there is sufficient evidence, this information can be a useful indicator of how proposed future minerals or waste uses might need to be managed by that operator.	Focus on land-use in line with planning principles.
MM27	Policy DM15	61	Policy DM15 <u>Past operator performance Site History</u> 1. Where an applicant or operator has been responsible for an existing or previous minerals or waste development site <u>there is a history of minerals or waste activities at a proposed site</u> , an assessment of their <u>the</u> operational performance at that existing or previous site will be made. 2. Where issues have been raised about the operation of an existing or previous development <u>a site</u> , how the operator or applicant has responded , particularly where there is evidence of any significant adverse effects, <u>these issues</u> will be taken into consideration in decision-making on minerals or waste applications submitted by the same applicant or operator <u>on that site.</u>	Focus on land-use in line with planning principles.
MM28	Policy DM15 / 5.147 (& New Para), 5.148, New Para., 5.149	62	The (re)occurrence of any significant adverse effects and how they have been addressed will be an indicator of whether an operator or applicant can deliver future development effectively <u>a particular land use can be made acceptable on a particular site.</u> The applicant will need to provide information and relevant records on existing development site performance as	

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>part of the application, as well as submitting information on how any previous performance issues will be avoided and/or addressed in the future for the proposed development. <u>Particularly relevant will be those activities, impacts, potential impacts, or mitigation measures that are similar to the ones proposed.</u></p> <p>[Split 5.147]</p> <p><u>The applicant will need to provide information and relevant records on the existing site history as part of the planning application, as well as submitting information on how any previous performance issues will be avoided and/or addressed in the future for the proposed development.</u></p> <p>A Monitoring Assessment <u>information</u> will be required, to support the determination of a planning application, particularly where developments have a long or complex history of issues. Where there is no history of an operator within the Plan areas, it may be possible to obtain the relevant information through liaison with monitoring officers in locations where they have previously had active sites. It would be expected that the planning authority prepares the Monitoring Assessment <u>collates the monitoring information</u> with relevant input (e.g. monitoring officer, <u>site operator, Liaison Panel</u>, environmental health officer or Environment Agency). <u>The monitoring information will need to include how many and what types of issues have arisen, as well as whether and how they have been addressed.</u></p> <p><u>It is sometimes the case that new proposals amend the boundaries of an existing site, therefore a proposed site may overlap or adjoin an existing</u></p>	

Ref.	Policy / Para.	Page	Proposed modification			Justification
			<p><u>site. Monitoring information may still be required, if the operations at the existing site are considered to be relevant to the new proposals.</u></p> <p>The record of performance of an operator or applicant <u>site history</u>, as assessed, will form a material consideration in the decision-making process and may be used:</p> <ul style="list-style-type: none"> As a basis to request additional information to support an application in relation to any issues raised through the Assessment and how these may be mitigated as part of the proposal; To apply an appropriate condition to a permission to address an issue which has been raised through the Assessment where this has not been rectified by the applicant to an acceptable level; or <p>To tip the balance in determining an application where other matters are equal in relation to impacts.</p>			
MM29	Policy DM15 / 5.150	63	Monitoring Issue	Monitoring Indicator	(Threshold) for Policy Review	

Ref.	Policy / Para.	Page	Proposed modification			Justification
			Taking past performance <u>site history</u> into account	Permissions for proposals by existing operators accompanied by Monitoring Assessments <u>Issues from monitoring information taken into account.</u>	Number of permissions where issues outlined in <u>from M</u> monitoring Assessments <u>information</u> are not addressed through additional information requests and/or conditions > 0	Focus on land-use in line with planning principles.
MM30	Policy M1	68	<p>The long term aims of the Plan are to provide and/or facilitate a steady and adequate supply of minerals to meet the needs of Central and Eastern Berkshire in accordance with all of the following principles:</p> <p>a) Work with relevant minerals planning authorities to maintain the supply of aggregate not available within Central and Eastern Berkshire;</p> <p>b) Deliver and/or facilitate the identified aggregate demand requirements (Policy M3);</p> <p>c) Facilitate the supply of other mineral to meet local demands (Policy M6);</p> <p>d) Be compliant with the spatial strategy for minerals development (Policy M4); <u>and</u></p> <p>e) Take account of wider Local Plans and development strategies for Central and Eastern Berkshire.</p>			Typo

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM31	Policy M1 / 6.25	68	<p>The Central & Eastern Berkshire Authorities will work jointly to maintain the supply of minerals that serve the wider Plan area. They will also work closely with relevant mineral planning authorities to plan for the provision of aggregates from outside of the Plan area that supply Central and Eastern Berkshire. This will be established through Statements of Common Ground.</p> <p><u>Aggregate that is not available to Central and Eastern Berkshire includes those not geologically present such as hard rock, those that cannot be sourced from within the Plan area due to constraints on supply. The constraints on supply will be explored within the Statements of Common Ground and monitored through the Local Aggregate Assessment (see Policy M3).</u></p>	Additional text to clarify what it meant by 'not available' to avoid ambiguity as raised by Oxfordshire County Council in their Reg 19 Response.
MM32	Policy M2 / 6.30	70	<p>Minerals are a valuable but finite resource that can only be won where they naturally occur. Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development is an important component of sustainable development. Safeguarding means taking a long-term view to ensure that sufficient resources will be available for future generations, and importantly, options remain open about where future mineral extraction might take place with the least environmental impact. National planning policy⁶⁵ is that planning authorities should safeguard mineral deposits that are of local or national importance against non-minerals development by defining Mineral Safeguarding Areas (MSAs) in their plans and not normally permit development in Mineral Safeguarding Areas if it constrains their potential future use⁶⁶.</p> <p><small>⁶⁵ National Planning Policy Framework (Para. 210204 (c)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/</small></p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p> <p>⁶⁶ National Planning Policy Framework (Para. 212206)</p>	
MM33	Policy M2 / 6.31	70	Minerals of local and national importance will be safeguarded and defined by the Mineral and Waste Safeguarding Areas (MWSA). This safeguarding will be achieved by encouraging extraction of the underlying minerals prior to development proceeding, where practicable, if it is necessary for the development to take place within the MWSA.	Removal of 'Waste' from the Mineral Safeguarding Area to avoid confusion.
MM34	Policy M2 / 6.38	71	It is important to note that there is no automatic presumption that planning permission for the winning and working of sand and gravel will be granted in MWSAs.	Removal of 'Waste' from the Mineral Safeguarding Area to avoid confusion.
MM35	Policy M2	72	<p>Policy M2 Safeguarding sand and gravel resources</p> <ol style="list-style-type: none"> 1. Sharp sand and gravel and soft sand resources of economic importance, and around active mineral workings, are safeguarded against unnecessary sterilisation by non-minerals development. 2. Safeguarded mineral resources are defined by the Minerals and Waste Safeguarding Area illustrated on the Policies Map. 3. Non-minerals development in the Minerals and Waste Safeguarding Area may be permitted if it can be demonstrated <u>through the preparation of a Mineral Resources Assessment</u>, that the option of prior extraction has been fully considered as part of an application, and: 	<p>Removal of 'Waste' from the Mineral Safeguarding Area to avoid confusion.</p> <p>To provide clarity on how policy M2 makes provision for temporary development and that prior extraction can only take place where it is practical and feasible.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>a. Prior extraction, <u>where practical and environmentally feasible</u>, is maximised, taking into account site constraints and phasing of development; or</p> <p>b. It can be demonstrated that the mineral resources will not be <u>permanently</u> sterilised; or</p> <p>c. It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.</p>	Inclusion of requirement for a Mineral Resource Assessment included for clarification purposes.
MM36	Policy M2 / 6.39 & 6.40	72	<p>The extent of MWSA will be based on information about aggregate sand and gravel resources from the British Geological Survey and other sources of geological information, plus existing mineral working permissions and the nature and duration of any such operations. In some instances, the MWSAs will apply to sand and gravel deposits beneath existing built up urban areas. This ensures sand and gravel deposits and the possibility for prior extraction is taken into account when proposals for large scale redevelopment are considered. The broad extent of sand and gravel resources to which the MWSA will apply are shown on the Key Diagram and Policies Map.</p> <p>In assessing development proposals within the MWSA, the Central & Eastern Berkshire Authorities will have regard, amongst other things, to the size and nature of the proposed development, the availability of alternative locations and the need for phasing of the proposed development. Account will also be taken of the quantity and quality of the sand and gravel that could be recovered by prior extraction and the practicality and environmental impacts of doing so. A minimum plot size of 3 hectares⁶⁷ will apply in the safeguarding process to avoid repeated consideration of prior extraction where this can be assumed to be uneconomic, due to the small size of the parcels of land involved. However, applications will be monitored to ensure a piecemeal</p>	Removal of 'Waste' from the Mineral Safeguarding Area to avoid confusion.

Ref.	Policy / Para.	Page	Proposed modification		Justification
			approach is not taken which could accumulate to have an impact on resources.		
MM37	Policy M2 / 6.46	74	<p><u>The Central & Eastern Berkshire Authorities have produced a Minerals Consultation Area in line with</u> National Planning Guidance⁶⁸ states that a Minerals Consultation Area (MCA) should be produced based on the MSA. The Central and Eastern Berkshire Authorities' Mineral and Waste Consultation Area (MWCA) includes a buffer of 250 metres around quarries and 50 metres around other mineral operations. The MWCA will be applied by the Central & Eastern Berkshire Authorities <u>which will be used</u> to determine whether they need to consult a neighbouring Mineral Planning Authority or each other on an application <u>which could impact mineral resources or supply.</u> and to ensure that minerals and waste issues are taken into consideration when determining non-minerals or waste applications.</p>		Revision to clarify that the MCA is an internal tool.
MM38	Policy M2 / 6.48	74	Monitoring Indicator	(Threshold) for Policy Review	Clarification of the Monitoring of Policy M2.
			Area (Hectares) of MWSA on completed sites above 3 ha in size, <u>safeguarded resource</u> sterilised by non-minerals development <u>not subject to prior extraction</u>	Year on year increase over 5 years.	
			<u>Amount of sand and gravel (including soft sand) extracted through prior extraction in tonnes per annum.</u>	<u>No increase over 5 years.</u>	

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM39	Policy M3 / 6.49	75	<p>The requirement under national planning policy⁶⁹ is that minerals policies should make provision for ensuring a steady and adequate supply of aggregates for the construction industry and wider economy by means of maintaining a 'landbank'.</p> <p>⁶⁹ National Planning Policy Framework (Para. 213207) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM40	Policy M3 / 6.53	75	<p>National planning policy⁷⁰ also requires mineral planning authorities to make provision for the maintenance of a landbank of at least seven years for sand and gravel.</p> <p>⁷⁰ National Planning Policy Framework (Para. 213207(f))</p>	NPPF 2021 Update
MM41	Policy M3 / 6.57 (New Para. 6.58)	76	<p>A change in local circumstances will have an impact on demand and therefore, the landbank. The proposed Heathrow airport expansion, subject to ongoing legal challenges and consultations, is such an example which would create a local increase in demand for aggregate. However, there is currently a significant level of uncertainty over the proposals for the Heathrow airport expansion with regard to timings and construction methods which would influence demand.</p> <p>[split of para. 6.57]</p> <p>It is therefore, accepted that the provision rate may change over the Plan period in order to maintain the landbank and a steady and adequate supply of aggregate. This will be monitored through the Local Aggregate Assessment and reviewed within three years, where necessary. <u>If sufficient sand and</u></p>	Clarification on reliance on imports during the Plan period based on allocations.

Ref.	Policy / Para.	Page	Proposed modification		Justification
			<p><u>gravel is not provided within the Plan area, there will be a reliance on imports from other Mineral Planning Authority areas until such time development is delivered within Central and Eastern Berkshire. Imports will be regularly monitored but it is anticipated, based on the allocations in the Plan, that sand and gravel will be delivered from outside of the Plan area throughout the Plan period at the following rates:</u></p> <ul style="list-style-type: none"> • <u>228,000 tonnes at 2026;</u> • <u>378,000 tonnes at 2031; and</u> • <u>628,000 tonnes at 2036.</u> 		
MM42	Policy M3 / 6.65	77	<p>The effectiveness of the policy will need to be carefully monitored through the Local Aggregate Assessment <u>including import levels</u> to ensure that changes in local circumstances are reflected in any future provision rate. <u>Local circumstances include issues specific to the Plan area which may impact either demand or supply such as a major infrastructure project or delivery constraints associated with quarries or minerals infrastructure supplying Central and Eastern Berkshire.</u> However, it should also be recognised that these changes maybe time-limited due to their association with specific large-scale infrastructure projects such as <u>the</u> proposed Heathrow airport expansion, rather than a long-term trend.</p>		Additional text to clarify what it meant by 'local circumstance' to avoid ambiguity as raised by Oxfordshire County Council in their Reg 19 Response and correction of typo.
MM43	Policy M3 / 6.66	78	Monitoring Indicator	(Threshold) for Policy Review	The Threshold for Policy Review has been amended to align with Policy M3 and Para. 6.57 which
			Sand and gravel sales fail to achieve provision rate.	Breach over 3 consecutive years.	

Ref.	Policy / Para.	Page	Proposed modification		Justification
			Sand and gravel sales exceed provision rate.	Increasing trend in sales (above provision rate) over 5 <u>3</u> consecutive years.	states that the provision rate will be reviewed every three years.
			<u>Imports of sand and gravel increase.</u>	<u>Increasing trend over Plan period.</u>	New indicator to monitoring import levels to ensure land-won demand not impacted as raised by Oxfordshire County Council in their Reg 19 Response.
MM44	Policy M4 / 6.69, 6.70, 6.71 & 6.72 (& New Para.	79	<p>There is a requirement to provide an additional 5.447 Mt of sharp sand and gravel (0.628 Mt per annum) during the Plan period. As such, there is a need to identify sites for local land-won aggregate <u>to meet the 2.5 Mt shortfall.</u> <u>However, addressing the shortfall will be dependent not only on the yield of the sites but when they are likely to come forward and their annual throughput.</u></p> <p>The new sites identified in Policy M4 have been nominated by industry and have been assessed to be appropriate for development subject to the relevant development considerations outlined in Appendix A. <u>The allocations in seek to provide 0.4 Mt in terms of contribution to supply.</u></p> <p>The exact timings of sites coming forward will depend on the market conditions, extraction rates at existing sites and planning permission being granted. <u>However, it is anticipated that the allocations are likely to be</u></p>		<p>Additional text to clarify the extent of the shortfall but also the contribution that is being made by the allocations in terms of supply.</p> <p>Additional text to confirm when the allocations are intended to be delivered in the Plan period.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p><u>delivered at the following points within the Plan period, subject to planning permission being granted:</u></p> <ul style="list-style-type: none"> • <u>Horton Brook & Poyle Quarry Extension, Horton (MA1) – from 2024+;</u> • <u>Poyle Quarry Extensions, Horton (MA2) – from 2024+.</u> <p>Despite new site allocations, there is still likely to be a shortfall in supply during the Plan period⁷⁴. The aggregate industry has not identified sufficient sites to plug this gap at present. The minerals industry is market-led, and it <u>is</u> recognised that there is likely to be a need for future requirements, particularly considering major infrastructure projects in the area such as the proposed Heathrow airport expansion.</p> <p>[split of Para. 6.72]</p> <p>In order to provide flexibility in supply and to allow industry to bring forward appropriate sites, Policy M4 (3) outlines a contingency <u>criteria-based</u> approach to ensure that the landbank is maintained and therefore a steady and adequate supply. <u>Sites will be expected to come forward within the Area of Search for sand and gravel which demonstrates the potential resource in the Plan area. This approach is supported by a Statement of Common Ground with neighbouring mineral planning authorities as outlined in Policy M1. Preferred Areas cannot be provided due to the lack of evidence, and it is considered that this may limit the potential for proposals to come forward across the Plan area.</u></p>	<p>Addition text to correct typos and provide clarification on the approach taken to allowing additional new proposals to come forward.</p>
MM45	Policy M4	80	Policy M4 Locations for sand and gravel extraction	<p>Additional text to clarify the quantum expected to be</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>A steady and adequate supply of locally extracted sand and gravel will be provided by:</p> <ol style="list-style-type: none"> 1. The extraction of remaining reserves at the following permitted sites: <ol style="list-style-type: none"> a. Horton Brook Quarry, Horton b. Riding Court Farm, Datchet c. Sheephouse Farm, Maidenhead d. Poyle Quarry, Horton e. Water Oakley, Holyport 2. Extensions to the following existing sites, <u>provided the proposals address the relevant development considerations outlined in Appendix A:</u> <ol style="list-style-type: none"> a. Horton Brook & Poyle Quarry, Horton (MA1) – <u>0.15 Mt</u> b. Poyle Quarry, Horton (MA 2) – <u>0.25 Mt</u> 3. Proposals for new sites not outlined in Policy M4 (1 and 2) will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, where: <ol style="list-style-type: none"> a. They are situated within the Area of Search (as shown on the Policies Map); and b. They are needed to maintain the landbank; and/or c. Maximise opportunities of existing infrastructure and available resources; or d. At least one of the following applies: <ol style="list-style-type: none"> i. The site contains soft sand; 	<p>delivered by each allocation in Policy M4 and to give the development considerations greater weight.</p> <p>Clarification of term 'appropriate locations'</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			ii. The resources would otherwise be sterilised; or iii. The proposal is for a specific local requirement.	
MM46	Policy M4 / 6.74 (New Para. 6.75)	80	<p>The Area of Search is shown on the Policies Map. <u>The Area of Search is based on the presence of soft sand, sharp sand and gravel resources but excludes designated areas which are identified in the NPPF as areas that should be avoided for development to be sustainable. The settings of designations could not be excluded as these are not clearly defined. However, built up areas and those areas of remaining resource of less than 3 hectares was excluded as being unlikely to be viable.</u></p> <p>[split Para. 6.74]</p> <p>It is recognised that the Area of Search However, the criteria defining the Area and therefore, the extent will change as land uses change and new designations are made or amended. <u>However, the application of the criteria will remain constant and will determine the extent of the Area of Search.</u> Sites identified within the Area of Search will still be subject to planning permission.</p>	To clarify how the Area of Search will be applied over the Plan period.
MM47	Policy M4 / 6.77	81	<p>National planning policy⁷⁵ states that provision should be made to maintain the landbank at 'at least' 7 years for sand and gravel.</p> <p>⁷⁵ National Planning Policy Framework (para. 213207-(f)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM48	6.91	83	National policy requires the 'contribution that substitute or secondary and recycled materials <u>and minerals waste would</u> make to the supply of	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>materials to be taken into account, before considering extraction of primary materials, <u>whilst aiming to source minerals supplies indigenously</u>;⁷⁶.</p> <p>⁷⁶ National Planning Policy Framework (Para. 210204-(b)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	
MM49	Policy M5	84	<p>Policy M5 Supply of recycled and secondary aggregates</p> <p>1. Recycled and secondary aggregate production will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan</u>, to encourage investment in new and existing infrastructure to maximise the availability of alternatives to local land-won sand and gravel.</p> <p>2. The supply of recycled aggregate will be provided by maintaining a minimum of 0.05 million tonnes per annum.</p>	Clarification of term 'appropriate locations'
MM50	6.106	86	<p>It is considered that should technology advances and more information on geological conditions become available, and the situation changes; there are sufficient policies within national planning policy⁷⁸ to determine any application for oil and gas.</p> <p>⁷⁸ National Planning Policy Framework (most notably Para. 211205) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM51	6.108	86	<p>Whilst it is considered unlikely that an application will come forward for coal extraction, in such event, national planning policy⁷⁹ would provide sufficient guidance in determining any such application.</p> <p>⁷⁹ National Planning Policy Framework (most notably Para. 217244) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM52	Policy M6 / 6.112	87	<p>Due to lack of demand for chalk for industrial processes there is no requirement to make 15 years provision of chalk (as cement primary) as outlined in national planning policy⁸⁰.</p> <p>⁸⁰ National Planning Policy Framework (Para. 214208 (c)) – https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM53	Policy M6 / 6.118	88	<p>Due to the lack of current brick and tileworks within Central and Eastern Berkshire, there is no requirement to make 25 years provision of brick-making clay as outlined in national planning policy⁸¹.</p> <p>⁸¹ National Planning Policy Framework (Para. 214208 (c)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM54	Policy M6	88	<p>Policy M6 Chalk and clay</p> <p>1. Proposals for the extraction of chalk and clay to meet a local requirement will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan,</u> subject to there being no other suitable, sustainable alternative source of mineral <u>including substitute or recycled secondary material is</u> available.</p>	Clarification of term 'appropriate locations'
MM55	Policy M6 / 6.119	88	<p>Proposals for the extraction of non-aggregate minerals will be supported where they are in 'appropriate locations' and therefore, comply with all relevant policies within this Plan. <u>Sustainable alternative sources should include substitute or recycled and secondary materials, where suitable^{xx}</u>. Chalk and clay in particular will be assessed to consider whether the material concerned is needed to meet a specific local requirement which would supply Central and Eastern Berkshire or the immediate surrounding planning authority areas.</p> <p>^{xx}<u>National Planning Policy Framework (Para. 210 (b))</u></p>	Additional text to clarify that sustainable alternative sources could also include substitutes or recycled and secondary materials.
MM56	Policy M7 / 6.124	90	<p>National policy encourages the use of sustainable transport⁸²</p> <p>⁸²National Planning Policy Framework (Para. <u>104</u>102) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf</p>	NPPF 2021 Update
MM57	Policy M7	91	<p>Policy M7 Aggregate wharves and rail depots</p> <p>1. Proposals for aggregate wharves or rail depots will be supported:</p>	Additional text to give the development

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>a. At Monkey Island Wharf, Bray (TA 1) <u>provided the proposal addresses the relevant development considerations outlined in Appendix A</u>; and</p> <p>b. In appropriate locations <u>which comply with all relevant policies in the Plan</u>, with good connectivity to:</p> <ul style="list-style-type: none"> i. The Strategic Road Network; and/or ii. The rail network; and/or iii. Minerals infrastructure. 	<p>considerations greater weight.</p> <p>Clarification of term 'appropriate locations'</p>
MM58	Policy M8 / 6.132	92	<p>Safeguarding minerals infrastructure is a requirement of national planning policy⁸⁵ which states that Mineral Planning Authorities should safeguard: "existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary <u>aggregate</u> material".</p> <p>⁸⁵National Planning Policy Framework (Para. 210204 (e)) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM59	Policy M8 / 6.136	93	<p>Any existing or planned mineral operation including rail depot or wharf will be automatically safeguarded and a list of safeguarded sites will be maintained by the Central & Eastern Berkshire Authorities. Safeguarded minerals sites will be shown on the Minerals and Waste Safeguarding Area and associated Consultation Area.</p>	Removal of 'Waste' from the Mineral Safeguarding Area to avoid confusion.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM60	Policy M8 / 6.138	93	<p>In line with the “agent of change” principle in national planning policy⁸⁶, potentially encroaching development will need to provide adequate mitigation measures to avoid prejudicing or jeopardising the safeguarded site or provide evidence that the safeguarded site will be unaffected.</p> <p>⁸⁶National Planning Policy Framework (Para. 187)⁸² - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM61	Policy W1	98	<p>Policy W1 Sustainable waste development strategy</p> <p>1. The long term aims of the Plan are to provide and/or facilitate sustainable management of waste for Central and Eastern Berkshire in accordance with all of the following principles:</p> <p>a. Encourage Demonstrate how waste towill be managed at the highest achievable level within the waste hierarchy;</p> <p>b. Locate near to the sources of waste, or markets for its use;</p> <p>c. Maximise opportunities to share infrastructure at appropriate existing mineral or waste sites;</p> <p>d. Deliver and/or facilitate the identified waste management capacity requirements (Policy W3);</p> <p>e. Be compliant with the spatial strategy for waste development (Policy W4).</p> <p>f. Where W1 (e) cannot be achieved, work with other waste planning authorities to provide the most sustainable option for waste management.</p>	Clarify that following the waste hierarchy is a requirement.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM62	Policy W2	100	<p>Policy W2 Safeguarding of waste management facilities</p> <p>1. All <u>lawful or permitted</u> existing, planned and allocated waste management facilities shall be safeguarded against development that would prejudice or jeopardise their operation by creating incompatible land uses.</p> <p>2. New waste management facilities will be automatically safeguarded <u>for the duration of the permission</u>.</p> <p>3. Non-waste development that might result in a loss of permanent waste management capacity may be considered in the following circumstances:</p> <p>a. The planning benefits of the non-waste development clearly outweigh the need for the waste management facility at the location taking into account wider Local Plans and development strategies; and</p> <p>b. An alternative site providing an equal or greater level of waste management capacity of the same type has been found within the Plan area, granted permission and shall be developed and operational prior to the loss of the existing site; or</p> <p>c. It can be demonstrated that the waste management facility is no longer required and will not be required within the Plan period</p>	To clarify the safeguarding criteria.
MM63	Policy W2 / 7.30	101	<p>Safeguarded waste sites will be shown on the Minerals and Waste Safeguarding Area and associated Consultation Area. <u>A list of safeguarded sites (operational and planned) is outlined in Appendix E. It will be maintained by the Central & Eastern Berkshire Authorities and reported in the Monitoring Report. This will be updated as permissions are granted, and sites are closed and no longer require safeguarding.</u></p>	Text to clarify where the update to Appendix E will be reported and consistency with Policy M2.

Ref.	Policy / Para.	Page	Proposed modification	Justification
MM64	Policy W2 / 7.36	102	<p>In line with the “agent of change” principle in national planning policy⁹², it will be expected that the potentially encroaching development will need to provide adequate mitigation measures to avoid prejudicing or jeopardising the safeguarded site or provide evidence that the safeguarded site will be unaffected.</p> <p>⁹²National Planning Policy Framework (Para. 187182) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdfhttps://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf</p>	NPPF 2021 Update
MM65	Policy W3	109	<p>Policy W3 Waste capacity requirements</p> <p>1. Additional waste infrastructure capacity within the Plan area will be granted in appropriate locations, to provide a minimum of:</p> <ul style="list-style-type: none"> • 300,000 tpa non-hazardous recycling capacity; • 245,000 tpa non-hazardous recovery capacity; • 575,000 tpa of inert recycling or recovery capacity. <p>2. Hazardous waste management facilities, waste water or sewage treatment plants and non-hazardous waste landfill for residual waste will be supported, in appropriate locations <u>which comply with all relevant policies in the Plan,</u> where there is a clear and demonstrable need.</p>	Clarification of term ‘appropriate locations
MM66	Policy W4 / 7.93	112	<p>Sites suitable for general industrial uses are those identified as suitable for B2 (including mixed B2/B8), or some uses within the B8 use class¹⁰¹ (namely open-air storage). Waste management uses would not normally be suitable on land identified only for B4 <u>E(g)(iii)</u> (light industrial <u>processes</u>uses), although a limited number of low impact waste management uses (e.g. the dis-assembly of electrical equipment) may be suitable on these sites. Some industrial</p>	Update of Use Class Orders (to comply with change from 1st September 2020)

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>estates will not be considered suitable for certain waste management facilities because for instance the units are small, the estate is akin to a business park, or it is located close to residential properties.</p> <p>¹⁰¹ The Town and Country Planning (Use Classes) Order 1987 - http://www.legislation.gov.uk/ukxi/1987/764/schedule/made - as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 - http://www.legislation.gov.uk/ukxi/2010/653/article/2/made</p>	
MM67	Policy W4	115	<p>Policy W4 Locations and sites for waste management</p> <p>1. The delivery of waste management infrastructure will be supported within:</p> <p>a. Preferred Waste Areas listed in Appendix C; or</p> <p>2. Where waste management infrastructure cannot be accommodated within the Preferred Waste Areas:</p> <p><u>ab. Allocated sites, provided the proposals address the relevant development considerations outlined in Appendix A:</u></p> <p>i. Berkyn Manor Farm, Horton (WA 1);</p> <p>ii. Horton Brook Quarry, Horton (WA 2);</p> <p>iii. The Compound, Stubbings, Maidenhead (WA 3); <u>or</u></p> <p><u>bc. Where waste management infrastructure cannot be accommodated within the Preferred Waste Areas, appropriate locations which comply with all relevant policies in the Plan,</u> where the site has good connectivity to the strategic road network; and</p> <p>i. Areas of major new development; or</p>	<p>Additional text to give the development considerations greater weight.</p> <p>Review Priority</p> <p>Clarification of term 'appropriate locations'</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			ii. Sources of waste; or iii. Markets for the types of waste to be managed; and iv. One or more of the following features: <ul style="list-style-type: none"> – Is existing or planned industrial or employment land; or – Is a suitable reuse of previously developed land; or – Is within redundant farm or forestry buildings and their curtilages or hard standings; or – Is part of an active quarry or active landfill operation; or – Is within or adjoins sewage treatment works and the development enables the co-treatment of sewage sludge with other wastes; or – There is a clear proven and overriding need for the proposed facility to be sited in the proposed location. 	
MM68	Policy W4 / 7.106, 7.107 & 7.108	116	<p>The sites outlined in Policy W4 (2/a) are entirely located within the Green Belt which has special protection in respect to development. However, these sites are allocated for waste management purposes for the following reasons, in accordance with National Policy¹⁰³.</p> <p>a) Consideration ishas been given first to locating waste management facilities within Preferred Waste Areas, which are not located within the Green Belt.</p> <p>b) Where there is no capacity within the Preferred Waste Areas or the locational needs of the waste management facility prevents it being accommodated within the Preferred Waste Areas, the lack of available sites outside of the Green Belt will need to be taken into consideration as part of the exceptional circumstances.</p> <p>The Preferred Waste Areas identified in Appendix C have been assessed on their suitability for waste management <u>and are therefore prioritised over</u></p>	<p>To clarify that the sites were allocated due to the inability of the Preferred Waste Areas to accommodate those waste uses.</p> <p>Text to clarify the priority order in Policy W4.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>other locations. However, planning permission will not be automatically granted, and the proposals will need to comply with all relevant policies within this plan as well as consider the wider Local Plans and development strategies for Central and Eastern Berkshire.</p> <p><u>Where proposals cannot be accommodated in the Preferred Waste Areas, they will need to demonstrate this, in which case they</u> Proposals for further waste management development will be supported where they are in 'appropriate locations' and therefore, comply with all relevant policies within this Plan. Evidence of the requirement for a particular location will need to be provided in addition to compliance with the other relevant policies in the Plan.</p>	
MM69	Policy W5	119	<p>Policy W5 Reworking landfills</p> <p>1. Proposals for the re-working of landfill sites will only be permitted in appropriate locations <u>which comply with all relevant policies in the Plan,</u> where the proposals would result in beneficial use of the land and of the material being extracted; and, where appropriate, the landfill by-products.</p>	Clarification of term 'appropriate locations'
MM70	Appendix A (Berkyn Manor, Horton (WA1))	124	<ul style="list-style-type: none"> Impacts to Wraysbury reservoir Site of Special Scientific Interest (SSSI), Staines Moor SSSI, Wraysbury No.1 Gravel Pit SSSI, Wraysbury and Hythe End Gravel Pit SSSI. Impacts to Queen Mother Reservoir Local Wildlife Site (LWS), Arthur Jacob Nature Reserve LWS, Colne Brook LWS Horton and Kingsmead Lakes LWS. Consideration of hydrological impacts. Retention and buffering of hedgerows within site. Consideration of the Colne Valley Gravel Pits and Reservoirs Biodiversity Opportunity Area in restoration or operational landscaping. 	<p>Development consideration to ensure the proposal can be justified in the Green Belt.</p> <p>The Joint Connectivity Statement is no longer relevant.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<ul style="list-style-type: none"> The restoration of the site must consideration to the Colne and Crane Valleys Green Infrastructure Strategy (2019) and to the Joint Connectivity Statement¹⁰⁶. <p>Landscape & Townscape</p> <ul style="list-style-type: none"> Existing vegetation should be conserved and protected, and additional buffer planting established to all boundaries. Enhanced screening is required. <u>Green Belt compensation due to development of the site must take into consideration the Colne and Crane Valleys Green Infrastructure Strategy (2019) and its key principles.</u> <u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u> <p>Historic Environment:</p> <ul style="list-style-type: none"> A Heritage Impact Statement is required. The setting of Grade II Listed Building to the south needs to be considered. <p>Transport:</p> <ul style="list-style-type: none"> A new access onto Poyle Road is required for mineral use and further <u>Further</u> investigation is required for a suitable access onto Stanwell Road for waste uses. A Transport Assessment or Statement is required. A HGV Routeing Agreement will be required. 	Update as new access is now permitted.

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> A Flood Risk Assessment and Hydrological/Hydrogeological Assessment will be required. Proximity to major / minor aquifers, in addition to Source Protection Zones. <p>¹⁰⁶ Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.</p>	
MM71	Appendix A – Horton Brook	125	Area: 5.5 ha	Correction
MM72	Appendix A (Horton Brook Quarry, Horton (WA2))	126	<p>Landscape & Townscape:</p> <ul style="list-style-type: none"> Proposals should ensure adequate space is set aside for the establishment of a strong new landscape structure for this group of sites (Poyle Quarry and extensions, Berkyn Manor and Horton Brook) including large scale native species tree belts. Integrate new structures with effective screen planting, including along boundaries. Restoration proposals should have reference to the Colne Valley Gravel Pits and Reservoirs BOA. Restoration <u>Green Belt compensation due to development</u> of the site must give <u>take into</u> consideration to the Colne and Crane Valleys Green Infrastructure Strategy (2019) <u>and its key principles</u> and to the Joint Connectivity Statement¹⁰⁷. <u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u> 	<p>Development consideration to ensure the proposal can be justified in the Green Belt.</p> <p>The Joint Connectivity Statement is no longer relevant.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			¹⁰⁷ Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.	
MM73	Appendix A (Horton Brook & Poyle Quarry Extension, Horton (MA1))	127	Proposal: Extension to Horton Brook and Poyle Quarry extracting 250,000 150,000 tonnes of sand and gravel with no processing on site.	Correction of figure.
MM74	Appendix A (Horton Brook & Poyle Quarry Extension, Horton (MA1))	128	<p>Landscape & Townscape</p> <ul style="list-style-type: none"> The Colne Valley Way Trail will need to be temporarily diverted and re-established re-established as part of the restoration and applicants will need to work closely with the relevant authorities and the Colne Valley Regional Park. The bridleway route and restoration of the site must seek to improve connectivity and enhance the local public access network and give consideration to the Colne and Crane Valleys Green Infrastructure Strategy (2019) and to the Joint Connectivity Statement¹⁰⁸. <p>Transport:</p> <ul style="list-style-type: none"> A Transport Assessment or Statement is required. An HGV Routeing Agreement will also be required (or maintain existing). <p>Historic Environment</p> <ul style="list-style-type: none"> The archaeological potential is high and will need to be addressed during the determination of the planning application. <p>Flood Risk & Water Resources</p>	<p>The Joint Connectivity Statement is no longer relevant.</p> <p>Additional text to clarify water resources information relating to the site as raised by the Environment Agency in their Reg 19 response.</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<ul style="list-style-type: none"> A Flood Risk Assessment and Hydrological/Hydrogeological Assessment is required. <u>Consideration of near-by private and licenced abstractions.</u> <u>Site located within a principal aquifer.</u> <p>¹⁰⁸ Joint Connectivity Statement between the Colne Valley Regional Park, Slough Borough Council, RBWM and the Buckinghamshire authorities.</p>	
MM75	Appendix A (Monkey Island Lane Wharf, Bray (TA 1))	129/130	<p>Ecology</p> <ul style="list-style-type: none"> Protection of Bray Pennyroyal field Site of Special Scientific Interest (SSSI) and Bray Meadows SSSI. Impacts to Greenway corridor Local Wildlife Site (LWS) within site, ensuring functionality as wildlife corridor is not compromised, and losses compensated. <u>An ecological assessment of the impact of making The Cut (Greenway Corridor LWS) navigable will be required.</u> Impacts to Bray Pit Reserve LWS. <u>Consideration of the Biodiversity Opportunity Area including ecological improvements to the Cut in line with the LWS citation.</u> <u>A River restoration compensation scheme will be required and is subject to approval by the Environment Agency. This should consist of habitats restoration for the equivalent amount of the river that will be made navigable and should be located immediately upstream. River restoration should include bed raising by adding gravels and creating marginal shelves to restore the channel to more natural dimensions.</u> Retention of semi-natural habitats within site to accommodate protected species. 	<p>Additional development considerations to address concerns raised over impact on ecology and river morphology caused by proposed development through the Environment Agency's Reg 19 response.</p> <p>Additional Flood Risk considerations following revision of the Strategic Flood Risk Assessment (Ref HS69d).</p>

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<ul style="list-style-type: none"> Consideration of pollution impacts to riverine habitats <u>both from construction and the ongoing impacts of using the river for navigation purposes.</u> <u>A morphological assessment of the impact of making The Cut navigable will be required including related impacts on the River Thames and its river corridors.</u> <u>A Water Framework Directive Assessment is required.</u> <p>Landscape & Townscape</p> <ul style="list-style-type: none"> Strengthen existing landscape structure with new tree and hedgerow planting to integrate new structures. Maintain and enhance the setting of the public access route to Bray Lake Recreation Area. <p>Historic Environment</p> <ul style="list-style-type: none"> Archaeological issues would remain a material consideration and will need to be addressed during the determination of the planning application. <p>Transport:</p> <ul style="list-style-type: none"> A Transport Assessment or Statement is required. An HGV and Barge Routeing Agreement will be required. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none"> Site largely within Flood Zone 2/3 and Groundwater Source Protection Zone (1) – a Flood Risk Assessment and <u>Hydrological/Hydrogeological Risk Assessment will be required. The FRA will need to ensure that the development will be safe, not increase off site flood risk and consider all sources of flooding. Fluvial modelling will need to be undertaken to provide a</u> 	

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<p><u>detailed assessment of fluvial flood risk and to ensure floodplain compensation is provided where required. Modelling should include the 5%, 1% and 1%+ climate change AEP.</u></p> <ul style="list-style-type: none"> Proximity to major / minor aquifers, in addition to Source Protection Zones. <u>A morphological assessment of the impact of making The Cut navigable will be required including related impacts on the River Thames and its river corridors.</u> Site will be accessed via the River Thames and the Cut – A Section 60 Accommodations License (which applies to mooring piles, slipways, landing stages and other private structural encroachments in the public river) will need to be secured. <u>An Environmental Permit is required for the use of the Main River The Cut. This is also known as a Flood Risk Activity Permit.</u> Consideration of The Cut, the River Thames and its river corridors. <p><u>Waterways</u></p> <ul style="list-style-type: none"> <u>Site will be accessed via the River Thames and the Cut – A Section 60 Accommodations License (which applies to mooring piles, slipways, landing stages and other private structural encroachments in the public river) will need to be secured.</u> <u>An assessment of the effects in regard to navigation on the River Thames will be required i.e. what increase in commercial traffic/barges might there be and would this traffic be using Environment Agency lock sites.</u> 	
MM76	Appendix A (Poyle Quarry)	132	<p>Transport</p> <ul style="list-style-type: none"> Provision of a new access will be required, most likely onto Poyle Road. A Transport Assessment or Statement is required. 	Revision of the correct water body as raised by the

Ref.	Policy / Para.	Page	Proposed modification		Justification			
	(Extensions), Horton (MA2))		<ul style="list-style-type: none">An HGV Routing Agreement will be required. <p>Flood Risk & Water Resources</p> <ul style="list-style-type: none">Both sites partly within Flood Zones 2 and/or 3The site is not located within a Source Protection Zone (SPZ) but the closest SPZ is located to the west of the site approximately under 1km away.Proximity to major / minor aquifers, in addition to Source Protection Zones.A Flood Risk Assessment and Hydrological/Hydrogeological Assessment will be required. <u>The FRA will need to ensure that the development will be safe, not increase off-site flood risk and consider all sources of flooding. Fluvial modelling will need to be undertaken to provide a detailed assessment of fluvial flood risk and to ensure floodplain compensation is provided where required. Modelling should include the 5%, 1% and 1%+ climate change AEP.</u>Consideration of the River Colne <u>Brook</u> and its river corridor.		<p>Environment Agency in their Reg 19 response.</p> <p>Update as new access is now permitted.</p> <p>Additional Flood Risk considerations following revision of the Strategic Flood Risk Assessment (Ref HS69d).</p>			
MM77	Appendix A (Stubbings Compound, Pinkneys Green, Maidenhead (WA3))	134	<p>Landscape & Townscape:</p> <ul style="list-style-type: none"><u>Particular consideration should be given to whether the development is not inappropriate in the Green Belt, preserves its openness and does not conflict with the purposes of including land within it.</u>		<p>Development consideration to ensure the proposal can be justified in the Green Belt.</p>			
MM78	Appendix C	149	<table><tr><th>Preferred Waste Area</th><th>Local Planning Authority</th></tr><tr><td>Newlands Farm, Crowthorne</td><td>Wokingham</td></tr></table>	Preferred Waste Area	Local Planning Authority	Newlands Farm, Crowthorne	Wokingham	<p>Removal of sites due to application of Climate Change Allowance and</p>
Preferred Waste Area	Local Planning Authority							
Newlands Farm, Crowthorne	Wokingham							

Ref.	Policy / Para.	Page	Proposed modification		Justification
			Brookside Business Park, Swallowfield	Wokingham	impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)).
MM79	Appendix C	161	<div>Site Name</div> <div>Location</div> <div>Current use (specify class classification)</div> <div> <p>This industrial area is considered potentially suitable for the following waste categories:</p> <ul style="list-style-type: none"> Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary open <u>areas</u> (possibly involving biological treatment); and Category 3: Activities requiring enclosed industrial premises (small scale) <p><u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u></p> </div>	<div>Richfield Avenue / Tessa Road Area</div> <div>Richfield Ave, City Centre, Reading RG1 8EQ</div> <div>B4 <u>E(g)(iii)</u> / B2 / <u>&</u> B8</div>	<p>Additional text due to application of Climate Change Allowance and impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)).</p> <p>Update to reflect change in Use Classes (01.09.2020)</p>

Ref.	Policy / Para.	Page	Proposed modification			Justification
MM80	Appendix C	162	Site Name	Paddock Road Industrial Estate		Additional text due to application of Climate Change Allowance and impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)). Update to reflect change in Use Classes (01.09.2020)
			Location	Paddock Road, Reading RG4 5BY		
			Current use (specify class classification)	B1-(G) <u>E(g)(iii)</u> & B2		
			This industrial area is considered potentially suitable for the following waste categories: <ul style="list-style-type: none">Category 3: Activities requiring enclosed industrial premises (small scale) <u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u>			
MM81	Appendix C	164	Site Name	Wigmore Lane		Additional text due to application of Climate Change Allowance and impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)).
			Current use (specify class classification)	B1-(G) <u>E(g)(iii)</u> / B2 / <u>&</u> B8		
			This industrial area is considered potentially suitable for the following waste categories: <ul style="list-style-type: none">Category 2: Activities requiring a mix of enclosed buildings / plant and open ancillary open <u>areas</u> (possibly involving biological treatment); and			

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<ul style="list-style-type: none"> Category 3: Activities requiring enclosed industrial premises (small scale) <p><u>Flood risk assessment would be required as part of any planning application to demonstrate the proposal would be safe for the lifespan of the development.</u></p>	Update to reflect change in Use Classes (01.09.2020)
MM82	Appendix C	168	[Removal of Newlands Farm as a Preferred Waste Area – Table and Map]	Removal of site due to application of Climate Change Allowance and impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)).
MM83	Appendix C	177	[Removal of Brookside Business Park as a Preferred Waste Area – Table and Map]	Removal of site due to application of Climate Change Allowance and impact of flood risk (see Revised Strategic Flood Risk Assessment (Ref HS69d)).
MM84	Appendix E	182	[Additional line to be added after listed Household Waste Recycling Centre (HWRCs)]	Clarification of site safeguarding as this

Ref.	Policy / Para.	Page	Proposed modification	Justification
			<u>Specialist Waste Sites</u> <u>Site Name: Star Works</u> <u>Location: Knowl Hill</u> <u>Primary Function/Use: Clinical Waste</u> <u>Planning Permission / End Date: [blank]</u> <u>Operator: Grundon Waste Management Limited</u>	site was listed as safeguarding for minerals only but is also safeguarded for waste uses as a long-standing land-use for clinical waste management. This issue was raised by Grundon Waste Management Limited in their Reg 19 response.
MM85	Glossary & Acronyms	195	National Planning Policy Framework (NPPF): Published in March 2012 and subsequently updated in 2018, and 2019, and 2021 , the NPPF sets out the Government's planning policies for England and how these are expected to be applied.	NPPF 2021 Update