

## West Berkshire Minerals and Waste Local Plan Examination – Post Hearings Tasks

### Consideration of whether the word “enhancements” should be included within the site policy for Chieveley Services (Policy 31) in relation to restoration of the site regarding landscape and Public Rights of Way.

1. The Council do not consider it necessary to include “enhancement” of the site within the site policy in relation to the restoration of the site. Other policies within the plan [CD001] set out requirements to protect and enhance the AONB and secure improved public access as follows:
  - Policy 17 – Restoration and After-use of Sites (**page 44**): The policy states that proposals will be permitted “where they include provision for high quality restoration and aftercare”.
  - Policy 18 – Landscape (**page 46**): The policy states that proposals will be permitted where “proposals protect and enhance the character of the site and its surrounding landscape...”
  - Policy 19 – Protected Landscapes (**page 47**): The policy states that minerals and waste development proposals within the AONB will be considered acceptable only where (point 2) “the proposals conserve and enhance the natural beauty of the AONB”. And (final sentence) “Restoration and aftercare proposals should seek to enhance the natural beauty of the AONB”
  - Policy 23 – Public Rights of Way (**page 55**): The policy includes as part of considering the effects on Public Rights of Way “opportunities are proposed that would secure appropriate, improved access, to the countryside”.
2. Therefore, the plan should be read as a whole, and any proposals coming forward need to comply with all the policies in the plan, not just the development principles set out within Policy 31 – Chieveley Services.
3. However, should the Inspector consider it necessary to include more detailed wording within Policy 31 – Chieveley Services in relation to enhancement of the site the following Main Modification could be considered:

“Restoration/Aftercare: Any application must be accompanied by a comprehensive Restoration Plan and outline Aftercare Scheme. The site should be restored to arable and pasture fields with all bunding removed and levels seamlessly restored to blend with the surrounding topography, providing **landscape enhancements and** at least 10% net gains for biodiversity. The PRowS crossing the site should be restored and opportunities for further **improved** public access/creation of new access links should be explored. Restoration of the site should take into account the requirements set out in the Council’s Preliminary Ecological Appraisal (February 2019) and Landscape And Visual Assessment of Potential Mineral and Waste Sites (October 2016).”
4. The Council also wish to include a minor modification to the Rights of Way section of this policy to take into account that there are now two rights of ways crossing the site.

“Rights of Way: The Rights of Way crossing the site...”