
Preferred Site may be restored to a small lake with potential for nature conservation and leisure fishing after-use.

SITE WB M04 continued

8. Potential for Recycling of Aggregates:

Within-Site Process Plant: It may be considered desirable to backfill the excavation area at least in part. Clean inert fill material may be imported as an aid to restoration. There is potential for recycling of a temporary nature.

9. Access Arrangements and Anticipated Traffic Routing:

Access for vehicles taking the material to Marley Beenham factory would be from the site turning north along Brimpton Road to the Bath Road (A4) and then right and along the A4 to the Marley works.

10. Suggested After-Use:

The Estate would see the development of this resource as opening the potential for change of use of this part of the Estate. The current agricultural use is very marginal and revenues from agriculture in the flood plain are no longer reliable. Also, in keeping with European policy, the Estate is pursuing a policy of seeking to diversify out of a reliance on agriculture. Likely restoration would likely be to a mix of restored farmland, leisure fishing use of a pond and an element of river related nature conservation and amenity use.

11. Landowner and Operator:

We confirm that the Wasing Estate would like to see this part of its sand and gravel resource worked out and restored during the plan period.

The Estate has an accord with Marley Eternit to pursue planning applications with a view to bringing forward the development of these minerals.

On behalf of the Estate therefore we ask that this area be identified as a proposed Preferred Area for Mineral Working in the forthcoming DPD.

Environmental considerations for WB M04 PREFERRED AREA STATUS in the DPD

12. Public Rights of Way:

A Public Footpath crosses at the east of the site from NE to SW. It will be possible to relocate the alignment of this footpath without any need for interruption of use and for it to be used continuously during any mineral working. A public bridleway runs along Manor Lane and alongside but outside the western northern boundary of the site. This would remain unaffected by mineral working proposals.

13. Agricultural Land Classification:

The land soil and quality is patchy in quality and has not been assessed in detail but is thought to be Grade 3 or lower.

14. Services:

A single overhead electricity power line crosses the site from northwest to southeast. An 8" Gas main runs generally alongside Manor Lane and a 16" Gas main

runs along but outside the likely proposed eastern boundary of the excavation area.

SITE WB M04 continued

15. Topography

The site lies on the southern edge of the flood plain of the River Kennet and is generally 4 to 5 metres above the flood plain.

16. Hydrology

The water table is being monitored. Results from the test drilling indicate that the groundwater is found at the base of the sand and gravel deposit only. Therefore a dry working would be reasonably possible.

17. Archaeology

The whole of this part of the River Kennet valley is of interest for its archaeology. We would expect that pre-working pitting and visual inspections at soil stripping stages would be carried out to ensure that no finds of any significance are overlooked nor destroyed.

18. Ecology

There are no statutory or other nature conservation designations affecting any part of this proposed Preferred Area for mineral working. Nearby sites identified for various reasons are as follows:

- River Kennet SSSI - Is designated along the River Kennet. The site boundary is the bank top or where this is indistinct the first break of slope.
- Wildlife Habitats: - This proposed Preferred Area for mineral working has been identified on land currently in agricultural production. Assessment of this land has failed to identify any rare or unusual habitats or species of flora or fauna which would be adversely affected by development of the minerals. Dependent on the after-use proposed there could be an increase in the habitat areas created for certain species, which could then migrate from the nearby areas mentioned elsewhere.

19. Noise

Assessments of noise likely to be generated from this proposed Preferred Area for mineral working have not raised any question of causing nuisance nor harm in the locality.

20. Dust

The sand and gravel resource is found in a water environment and is unlikely to generate dust as it is exposed and recovered. A specific planning application which identified more precisely how the mineral would be worked would address this in detail.

21. West Berkshire Planning Strategy

This development meets the general sustainability criteria, spatial policy 6 and development management policies 1-4 in the emerging development plan document. It could lead to the provision of tourist facilities as mentioned the emerging policy for Rural West Berkshire.

SITE WB M04 continued**22. Sustainability**

Wasing Estate recognises that sustainable development does not focus solely on environmental issues. More broadly, sustainable development policies should encompass three general policy areas: economic, environmental and social. For many years the Estate has pursued sustainable development policies relevant for the maintenance of the fabric and character of the Estate in their time and it proposes to do so for its future.

It is important at present that the Estate should be able to diversify some additional parts of its land resource away from agricultural production, whilst maintaining the essential characteristics and attributes of a country estate.

It is confident in proposing this proposed Preferred Area for mineral working that further gradual beneficial change can be achieved for the benefit of the Estate and its neighbours, including the recipient Marley tile factory.

We would therefore commend the identification of this proposed Preferred Area for mineral working as possessing attributes particular to Marley and to the Estate.

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