

Item No	Application No. and Parish	Proposal, Location and Applicant
(1)	10/01695/COMIND Aldermaston	Replacement hydrodynamics research facility including an operations building with lightning protection system, a support building, an electrical substation and associated landscaped areas including a Sustainable Drainage System together with construction related infrastructure including access roads, construction compound, fencing, gates and ancillary facilities. AWE Aldermaston, Aldermaston, Reading, Berkshire. Ministry Of Defence c/o Defence Estates.

Recommendation Summary: **The Head of Planning and Countryside be authorised to GRANT planning permission subject to conditions.**

Ward Member(s): Irene Neill

Reason for Committee determination: Number of objections

Committee Site Visit: N/A

Contact Officer Details

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1. Site History

The AWE Aldermaston site has a long and complex history under the previous Circular 18/84 Notification Procedures – see site number 101084. However Crown Immunity ceased to exist from the 7th June 2006 and this is the fifth major planning application at this site. The most recent and relevant site history is:

- 04/00945/OUT: Circular 18/84 Notice of Proposed Development for a laser research facility (outline). No objections raised by Thatcham Area Planning Sub-Committee on 23rd June 2004.
- 05/02003/RESMAJ: DoE Circular 18/84 Notice of Proposed Development for a replacement laser research facilities (ORION). Reserved matters to the above outline. No objection raised by the Eastern Area Planning Committee on the 25th January 2006.
- 06/02423/RESMAJ: Approval of reserved matters for planning permission 05/01646/OUT - Erection of two modular buildings for office accommodation. Approved under Officer Delegated Powers 18th December 2006.
- 06/02326/COMIND Proposed new office accommodation (circa 21,000m²) plus associated landscaping including water features. Car park for circa 1,500 vehicles plus associated landscaping and access. Construction related infrastructure including access road, car parking, reception building, gate house, facilities management building, wheel washing facilities, use of land for construction compound, fencing gates and ancillary facilities (NOA). Planning permission resolved to be granted by the Eastern Area Planning Committee on 22nd January 2007. Planning permission granted 14th February 2007.
- 07/02438/COMIND Replacement High Explosives Fabrication Facility building, associated outbuildings and access roads, vehicle turning areas, hard standings, blast protection, 8 x lightning conductor, security fencing, landscaping and temporary construction enclave. Planning permission resolved to be granted by the Eastern Area Planning Committee on 6th February 2008. Planning permission granted 7th February 2008.
- 09/02396/COMIND Replacement facility for the storage and handling of enriched uranium, including office accommodation, storage facilities, material handling areas and ancillary support services. Planning permission granted 11th February 2010.

2. Publicity of Application

Site Notice expired: 16:08:2010

Neighbour notification expired: 9:08:2010

Press notice expired: 19:08:2010

3. Consultations and Representations

Aldermaston Parish Council:	No Objections
Adj Parish Wasing	No objections
Highways:	No objections
Archaeology	The impact on the archaeological significance of the site will be minimal. No archaeological assessment or programme of investigation and recording necessary.
Thames Water	No objections
MOD	No safeguarding objections
Ecology	Required further information (supplied)
Conservation officer	Fully supports the proposal
Disabled Access	No comments
HSE NII	No safeguarding objections
HSE Explosives	No comments as site is subject to licensing by the Explosives Inspectorate
Fire and Rescue	Require further information (now supplied) AWE has its own on-site fire brigade which exercises regularly with RBF&RS and deploys together in real events. AWE has an onsite borehole which provides fire fighting water to reservoirs
Natural England	No objections with regard to SSSIs
Tree Officer	No objections subject to conditions
Berkshire Garden Trust	Concerns re impact of views from Avenue and former layout of Aldermaston Park. Welcome changes to landscape design.
English Heritage	No objections
Environment Agency	No objections subject to conditions and informatives
Correspondence	844 letters of objection have been received. The grounds for objection can be summarised as follows: <ul style="list-style-type: none">• Facility is a new development and does not replace a single existing facility• No consultation with general public before the application was submitted• Information about risks to public safety and environment has not been disclosed.• Construction will lead to noise, disturbance and increased traffic.

- Experiments undertaken in the proposed facility will be used in the design of new nuclear weapons and intended to allow the UK to circumvent the intention of the Comprehensive Test Ban Treaty by acting as a substitute for nuclear weapons testing.
- Objection on moral grounds.
- Expenditure cannot be justified in the light of public spending cuts.

4. Policy Considerations

Planning Policy Statement 1 (2005) – Delivering Sustainable Development.
 Planning Policy Statement 4 (2009) – Planning for Sustainable Economic Growth.
 Planning Policy Statement 7 (2004) (The relevant sections that have not been cancelled by PPS4) – Sustainable Development in Rural Areas.
 Planning Policy Statement 5 – Planning for the Historic Environment
 West Berkshire District Local Plan 1991-2006 Saved Policies 2007 – Policy OVS2 (Core Policy), ENV18 (Control of Development in the Countryside) and ECON2A (Employment Schemes on Non-Protected Sites).

5. Description of Development

5.1 The application is for a replacement hydrodynamics research facility which includes a large operations building in a dome design with a lightning protection system in the form of masts positioned around the operations building. The application also includes a support building to the east of the site with a stepped green roof and an electricity sub station. The site includes landscaping, access roads, fencing, gates and a Sustainable Drainage System including a detention basin. The total floorspace to be provided is 16,907 square metres on a site of 14.03 hectares. This project is named Hydrus and is categorised as B1 (b) -Research and Development. The development is proposed in the northern part of the AWE site and is to be accessed directly off the existing perimeter road.

5.2 The buildings are to replace a number of existing buildings which together perform the same function. These are situated close to the site in the northern part of the AWE campus but not within the red line boundary. These existing buildings which together have a floorspace of 17,071 square metres, are to be demolished. No additional staff are to be employed at the site as they will be transferred from existing buildings within the site.

5.3 The site, although originally occupied by buildings, has been cleared. It is largely level and bounded on the north and west sides by the perimeter road. To the east of the site are the buildings which are to be demolished and to the south are other operational buildings of AWE. The site lies close to the northern boundary of the site and adjacent to the historic park and garden of Aldermaston Park which contains the Grade II* Aldermaston Court. The entire Hydrus site originally lay within the part of this park which was requisitioned for airfield use during the Second World War and is now excluded from the designated area of the park.

6. Consideration of the Proposal

The main issues to be considered are:

- 6.1. The principle of development
- 6.2. Impact on Aldermaston Park and Aldermaston Court.
- 6.3. Sustainable Design Issues
- 6.4. Issues arising during construction
- 6.5. Other issues raised

6.1 The principle of the development

6.1.1 The Site Development Context Plan 2005-2015, issued by AWE in November 2005 and updated in April 2008, sets out the principal land-use proposals and strategies at both the Aldermaston and Burghfield sites. The primary purpose of the plan was to define the broad parameters of the Government's investment programme in land use terms. It sets out the overall approach to modernisation of AWE Aldermaston and Burghfield based on refurbishing and replacing facilities constructed principally in the 1950s and 1960s. The current proposal has been included in the Site Development Context Plan since 2005. Although the principle of investment to rationalise and improve facilities at the AWE site has been set at Central Government level it is also necessary to assess the proposal against Development Plan Policy.

6.1.2. The application site is located within the existing AWE Aldermaston complex and is located within open countryside as defined by the West Berkshire District Local Plan 1991-2006 Saved Policies 2007. The proposal therefore falls to be assessed primarily against Policies OVS2, ENV18 and ECON2A of the WBDLP. Although Policy ENV18 is generally restrictive of new development in the countryside, it does allow for development where other policies of the Local Plan are met.

6.1.3. Policy ECON2A of the WBDLP relates to employment schemes on non-protected sites (i.e. sites that are not designated as Protected Employment Areas) and states that proposals to redevelop, re-use or extend other existing employment generating sites will be permitted subject to meeting a number of criteria.

6.1.4. Criterion (a) states "*that the proposed buildings and structures are of a scale and character appropriate to the nature of the site and sympathetic to the surrounding environment.*" The operations building proposed as part of the Hydrus project is a large eight sided structure beneath a circular shallow domed roof with a maximum roof height of 20 metres. The building has a diameter of 115 metres and a footprint of 9,621 square metres. This will provide a floorspace of 14,176 square metres through a mezzanine and first floor. Around this building a lightning protection system is required. This consists of eight tapering masts in an off white colour linked by steel cables. The masts have a maximum height of 40 metres. In addition to this there is a support building with a floorspace of 2,515 sq metres. This building is stepped up in three levels from the single storey offices facing the operations building. All three levels are to have green roofs. In addition the single storey electricity sub station has a green roof.

6.1.5 Clearly the operations building is required, by its function, to be a large building and the masts also project well above the roof height. For this reason considerable effort and pre-application discussions have taken place in order to minimise the impact of this building on the environment. The dome shape has the effect of minimising the impact of the structure. Similarly, the appearance of the lightning protection masts was arrived at after considerable discussion in order to minimise their impact on the environment. These were originally lattice towers. The current design of white tapering masts in an off white colour is designed to have a minimum impact on views into the area. Discussions also took place to minimise the impact on the nearby historic park and garden and this is followed up in more detail in the next section. It should be noted that the immediate surroundings to the north of the site are well wooded and little of the lower structures would be seen from the surrounding areas. The application includes photo montages of a range of views around the area illustrating the impact of the proposal (Appendix E – Landscape figs) Whilst the masts may be seen from some distance away due to their height, they would have a minimum impact due to the colour, which is designed to blend into the sky, their tapering shape and in the context of the existing AWE buildings.

6.1.6. The Council's Conservation Officer and the Council's Archaeologist have no objections to the proposal and Natural England and English Heritage also have no objections. The Council's Ecologist finds the proposal largely acceptable apart from one issue in relation to the coniferous screening between this site and Aldermaston Manor and Park. This is discussed in more detail in paragraph 6.2.5. It is therefore considered that the impact on the environment is acceptable, the proposal would be appropriate in scale and character to this part of the site and would not materially harm the surrounding environment. The proposal thus complies with criterion (a) of Policy ECON2A.

6.1.7 Criterion (b) requires that "*landscape proposals are included as an integral part of the scheme to help blend the development into the wider environment.*" The application includes a number of landscape proposals such as the sustainable drainage (SUDS) detention basin, the retention of a wooded copse to the south-east of the site and extensive areas of planting of native species. The proposal includes a number of bunds around the operations building upon which is proposed 1.8 m native species hedging. A number of individual trees to the south of the site including a mature oak tree are to be retained. The support building and the electricity sub-station have green roofs and the Council's Ecologist has requested that habitats for various nesting birds are made available on this green space. The Council's Tree Officer has raised no objections to the proposal subject to conditions to ensure that the proposed landscaping and tree protection measures are carried out.

6.1.8 Criterion (c) states that "*proposals should make provision for employment opportunities important to the local economy.*" 50 existing AWE staff are expected to work in the new facility and no new staff would be required in this building. However, the construction of the development is expected to take approximately 60 months (5 years) to complete and would generate local employment for approximately 59 workers plus an additional 16 new jobs in the wider South East region. Therefore, as the proposal safeguards 50 existing jobs at the facility and provides 75 additional jobs for the period of the construction (5 years), it is considered that the development accords with criterion (c).

6.1.9 Criterion (d) states that *“there should be no material intensification of use leading to increased traffic activity or other forms of environmental intrusion”* and criterion (e) states that *“there should be no transport/highway objections and adequate parking should be made for access and parking.”* These issues are considered together below.

6.1.10 Given that the proposed facility is a replacement for existing facilities at the Aldermaston site, there would be no net increase in floor area as the existing buildings that house these operations are to be demolished in a phased programme of clearance. Additionally as no new staff would be generated, traffic movements are not considered to be an issue. The proposal does not include any car parking but does provide for cycle parking. Consequently staff parking provision is made elsewhere within the general car parking areas on the AWE complex. The Highway Authority has raised no objection to this proposal. It should be noted that AWE has an ongoing commitment to their Travel Plan which includes the Aldermaston, Burghfield, Portland House and Blacknest sites. Criteria (d) and (e) of Policy ECON2A are not considered to be compromised.

6.1.11 Criterion (f) of Policy ECON2A states that *“the development should not give rise to pressures for housing development additional to the provision made in the Local Plan”*. As stated above, this proposal would not result in the generation of any additional staff other than for a temporary period during construction.

6.1.12 It is therefore considered that the criteria in Policy ECON2A are met.

6.2 Impact on the proposal on Aldermaston Park and Aldermaston Court

6.2.1 The development lies in close proximity to the Grade II registered Historic Park and Garden of Aldermaston Park. The park surrounds Aldermaston Court which is currently used as a hotel and known as Aldermaston Manor. The site lies 300 m to the south of Aldermaston Manor. AWE Aldermaston occupies the site of a former Second World War airfield and was the principal centre for Britain’s Cold War nuclear weapons programme. The Hydrus site was originally within the park which itself is already affected by World War II and post war development within its grounds.

6.2.2 As a result of this the application needs to be considered in relation to Policy HE7 of PPS5 which relates to the Historic Environment. This policy has been considered in the following two paragraphs.

6.2.3 Prior to the submission of this application, pre-assessment consultations were held with the Council’s Principal Conservation and Design officer and the landscape advisor on the methodology, outline design proposals and potential effects on the nearby listed park and building. There is an avenue of trees which originally extended from Aldermaston Manor through the AWE site but this was truncated many years ago. As a result there is a line of conifers which partially obscures the view of the site from Aldermaston Manor as do the remaining WWII buildings within the park itself. However, due to the proposed height of the building it was considered appropriate that the alignment of the proposed operations building should follow the axis of the avenue rather than

be in an off centre location. The alignment of the avenue of trees also influenced the siting of the lightning conductor masts so that these would be seen following the alignment of the avenue. As a result of these negotiations the Council's Principal Conservation and Design Officer agrees with the applicant's summary that the impact on the designated heritage assets is likely to be 'minor adverse' relative to baseline conditions (both already being compromised). Bearing in mind the scale of the proposal this is a considerable achievement. As a result of these negotiations and the final scheme, the Principal Conservation and Design Officer fully supports the proposal.

- 6.2.4 English Heritage note that any damage to the setting of historic assets needs to be weighed against the wider benefits of the application. As a result they do not object to the principal and form of the development. They do state that improved screening at the end of the avenue should be investigated. Berkshire Gardens Trust have also registered concerns regarding views from Aldermaston Park and in particular the avenue of trees. They would welcome any improvements to the landscaping in this area. It should be noted that within the Hydrus site the operations building is only 10 metres from the security fencing around the site and this area is already occupied by a 2 metre high bank and 1.8 metre hedging of native species. Extensive native planting is proposed either side of the building but at this point there appears to be limited space for further planting as the area to the north of the bank and security fence needs to be kept clear for security purposes. It is noted that there is ample room for further planting of native species within the listed park.
- 6.2.5 The Council's Ecologist also has some concerns that the landscape impact on Aldermaston Manor is mainly mitigated by coniferous trees which are out of keeping with the historic park. He suggests that in the long term it would be beneficial if a double row of English Oak was planted within the park immediately to the NW of the conifers. As this is outside the red line boundary, and the Park is not within the ownership of AWE / MoD, the applicant is not in a position to deliver additional tree planting in this location and a condition requiring planting within the listed park would be ultra vires. However it is suggested that a condition requiring additional landscaping to mitigate the impact of the development on Aldermaston Manor and the surrounding listed park should be added to any permission.
- 6.2.6 It is therefore considered that the proposal is acceptable in relation to Policy HE7 of PPS5.

6.3 Sustainable Design Issues

- 6.3.1 The proposed buildings have been designed to achieve a DREAM (MoD version of BREEAM) Excellent rating using sustainable construction standards and techniques, maintaining and encouraging biodiversity, use of natural lighting and ventilation, a proportion of energy from renewable sources (air source heat pumps), incorporation of a Sustainable Drainage System (SUDS) and the use of green roofs on the support building and the electricity sub-station. This follows the advice in the Council's SPG Quality Design which recommends that proposals should achieve BREEAM Excellent.

6.4 Issues Arising During Construction:

- 6.4.1 Given the extended period of construction of five years, it is imperative that issues surrounding the construction are addressed. The applicant has recognised this and accordingly has submitted a Code of Construction Practice to accompany the application (Annexe 9 of the supporting statement). This document sets out site security arrangements, anticipated working hours, health and safety arrangements, access and traffic management arrangements, waste production, emissions and general nuisance arrangements. The document seeks to ensure that all these issues are effectively managed.
- 6.4.2 It is considered that the Code of Construction Practice is a useful tool in minimising any disturbance or disruption issues during construction. Rather than have individual conditions relating to noise, dust, odours etc, it is considered to be appropriate to attach a condition requiring the Code of Construction Practice to be implemented in full for the duration of the construction activity relating to this proposal. The Code of Construction practice has worked well for the construction of other major projects at both the Aldermaston and Burghfield sites.

6.5 Other Issues Raised:

6.5.1. Many of the representation letters received have stated that they object on the grounds that the applicant has not provided the Local Planning Authority with essential information and thus that a determination of this application cannot be made. It is correct to state that the Secretary of State has issued a direction under regulation 4(4)a)(ii) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (As Amended) which directs that the requirements of the EIA Regulations shall not apply to this application. However, it is considered that sufficient information has been provided in the planning application and the 'Defence Exempt Environmental Appraisal, which has been submitted instead of a formal Environmental Statement, to enable this application to be determined by this Planning Authority and the recommendation is that approval should be given. Together the planning application submission and the Environmental Appraisal have provided sufficient information for the Local Planning Authority and the statutory consultees in the planning process, to comprehensively assess the impacts of this proposal. The only information which has actually been withheld is information relating to specific experiments which will be undertaken within the facility and in particular the amounts and types of materials involved in those experiments. This information has been withheld on the grounds of national security. It is not necessary for the Local Planning Authority to know this information when determining the application. Whilst risks are material to the determination of this planning application, the expert authorities for considering these issues are the Environment Agency and the Health and Safety Executive. Both organisations have regulatory control over the proposed use and have raised no objection to the planning application.

7. Conclusion

7.1 It is concluded that this proposal complies with Development Plan Policy with regard to redeveloping, rationalising and improving an existing employment generating site. Specifically the proposal has been shown to comply with the six criteria of Policy ECON2A of the Local Plan.

7.2 The most significant issue in relation to this application is the impact on the nearby Aldermaston Manor (Listed Grade II* as Aldermaston Court) and the surrounding Historic Park and Garden. Both English Heritage and the Council's Principal Conservation and Design officer have no objections to the proposal and it is therefore considered that the proposal complies with Policy HE7 of Planning Policy Statement 5 (Planning and the Historic Environment).

7.4 The proposal is considered to be acceptable and is thus recommended for conditional approval.

8. Full Recommendation

That the Head of Planning and Trading Standards be authorised to **GRANT** planning permission subject to the following conditions:

1. The development shall be started within five years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policies OVS2, ENV18 and ECON2A of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing title numbers 100 (FINAL); Drawing A-HYDRUS-ATK-00-XX-DRW-AR-300-111-005101; -005102; -005103; -005906 and -005708 received on 16th July 2010, and all other plans and information submitted as part of this planning application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against National, Regional and Local Planning Policy.

3. The materials to be used in this development shall be as specified on the plans and the application forms and on the sample board provided with the application. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority.

Reason: In the interests of amenity in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

4. All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information approved by the Local Planning Authority in report **MER-110-011952,(JSL 1664/100 Rev I)** Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become

diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

Reason; To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of Policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007.

5. Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing(s) numbered **MER-110-011438 (JSL 1692)**. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason; To ensure the protection of trees identified for retention at the site in accordance with the objectives of policy OVS2 (b) of the West Berkshire District Local Plan 1991 – 2006 Saved Policies 2007

6. No building shall be brought into use until an additional scheme of landscaping to mitigate the impact of the proposal on Aldermaston Manor and Park has been submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

a) Completion of the approved landscape scheme within the first planting season following completion of development.

b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason; To ensure the impact on Aldermaston Manor and Park is subject to a satisfactory scheme of landscaping in accordance with the objectives of Policies OVS2 (a & b) and OVS 3 (b) of the West Berkshire District Local Plan Saved Policies 2007.

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment/SUDS Detail Design Submission undertaken by Atkins ref HYDFEL3/54.24/REP/00192 issue 4 dated June 2010 and the following mitigation measures detailed within the FRA.

1. Limiting the surface water run-off generated by the 100 year plus climate change rainfall event from both the development and existing upstream catchment so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. The inclusion of a green roof on the support building and electrical substation as detailed on plan MER-110-021923 drg ref 501 dated 04/10.

Reason: To prevent flooding and improve the sustainability of the overall

development by ensuring the disposal of surface water runoff is managed in a sustainable manner.

8. The development permitted by this planning permission shall only be carried out in accordance with the proposed remediation specified within the Remediation Statement ref. JER4214 R 100115 drc Rev 0 v6.

Reason: To ensure the site is remediated to an acceptable level in order to ensure there is no risk of harm to the environment.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the previous uses of the site there may be the potential for unexpected contaminants to be identified during construction works that may have an impact on groundwater quality.

10. No building shall be brought into use until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: Some soils remedial works on soils in the North East of the site are proposed in the remediation statement as well as some additional groundwater monitoring for PAHs. (Hydrocarbons).

11. The development permitted by this planning permission shall only be carried out in accordance with the proposed mitigation and enhancement measures outlined in Chapter 15 of the Defence Exempt Environmental Appraisal Final 2 – June 2010 Volume I and planting proposals as shown on drawing ref. MER-110-016751.

Reason: To protect important existing features of asset and to improve the biodiversity of the development.

12. The AWE Code of Construction Practice (Annex 9 of the Planning Supporting Statement) shall be implemented in full for the full duration of the construction activity relating to this permission at the site.

Reason: In the interests of the amenities of neighbours of this site in accordance with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

13. The existing buildings which are to be replaced by the buildings hereby permitted shall be demolished and all materials removed from the site in accordance with the Schedule of Redundant Buildings dated 07/06/2010 in Annexe 3 of the Planning Supporting Statement

Reason : To ensure that the existing explosive facility buildings are removed which has been an important material consideration of this application in accordance with Policies OVS2, ENV18 and ECON2A of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

Informatives

1. From 6 April 2008 it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.

The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT.

For projects estimated at between £300,000 and £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste
- site that the waste is taken to.

For projects estimated at over £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste and their waste carrier registration number
- a description of the waste
- site that the waste was taken to
- environmental permit or exemption held by the site where the material is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at www.netregs-swmp.co.uk

Due to the nature of the business and the environmental sensitivity of the location we strongly recommend a site contingency plan is put in place to effectively manage any spillages or accidental releases. Facilities should also be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting. Such measures can be more effectively incorporated at the design stage. Environment Agency guidance is available on www.environment-agency.gov.uk/ppg, PPG18 and PPG21 are the most relevant. Your local Pollution Prevention Officer will be pleased to advise and can be contacted via the National Customer Contact Centre on 08708 506506.

3. Erection of flow control structures or any culverting of a watercourse requires the prior written approval of the Environment Agency under s.23 of the Land Drainage Act 1991 or s.109 of the Water Resources Act 1991.
4. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.