

Report Title:	JCEB Minerals & Waste Plan – Consultation on a potential additional allocation
Contains Confidential or Exempt Information?	No - Part I
Member reporting:	Councillor Coppinger, Lead Member for Planning
Meeting and Date:	Cabinet - 27 June 2019
Responsible Officer(s):	Russell O’Keefe, Executive Director & Jenifer Jackson, Head of Planning
Wards affected:	Bray

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REPORT SUMMARY

1. The borough is working with Bracknell Forest, Reading and Wokingham Borough councils to produce a Joint Central and Eastern Berkshire (JCEB) Minerals and Waste Plan. The councils are using Hampshire Services as a consultant to undertake this work.
2. The draft JCEB Minerals and Waste Plan was published in August 2018 for ten weeks’ consultation under Regulation 18. Following this consultation, a further call for sites exercise was held and one new site (Bray Quarry Extension) was put forward for sand and gravel extraction.
3. It has been decided to hold a focused public consultation on Bray Quarry Extension before a decision is made on whether this site should be included in the Proposed Submission version of the plan, which is due to be published later this year. It is proposed to hold this consultation from 9th July to 19th August, including an event in the Bray area.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves a consultation, under Regulation 18 of the Town and Country Planning (Local Planning) Regulation 2012, on the possible inclusion of a new site (Bray Quarry Extension) in the Proposed Submission version of the Joint Central and Eastern Berkshire Minerals & Waste Plan;
- ii) Approves the publication of consultation documents related to the Bray Quarry Extension site; and
- iii) Authorises the Head of Planning, in consultation with the Portfolio Holder, to make any minor amendments necessary to the consultation documents related to the Bray Quarry Extension site prior to community involvement.

2. REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Background

- 2.1 The unitary authorities in Berkshire have responsibility for planning for the future production of minerals and for the management of waste disposal within the Berkshire area. Minerals and Waste is an area of planning which is strategic in nature and as such is better planned for on a larger geography than an individual unitary authority.
- 2.2 The Royal Borough of Windsor and Maidenhead is working with Bracknell Forest, Reading and Wokingham Borough councils to produce a Joint Central and Eastern Berkshire (JCEB) Minerals and Waste Plan which will guide minerals and waste decision-making in the Plan area for the period up to 2036. The councils are using Hampshire Services as a consultant to undertake this work.
- 2.3 A draft version of the Minerals and Waste Plan was published in August 2018 for ten weeks' consultation under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012, ending on 12 October.
- 2.4 Following the 2018 consultation, and given sites coming forward would not likely meet the identified need, it was decided to undertake a further call for sites from 23 November 2018 to 11 January 2019. One new site, Bray Quarry Extension (located within the Royal Borough), was put forward by the minerals and waste industry in this second call for sites.

Bray Quarry Extension

- 2.5 The proposed site (Bray Quarry Extension) is shown in Appendix A, edged in red. It would be a continuation of sand and gravel extraction at the Bray site, which has a long history of mineral extraction, the most recent being the area known as The Triangle, Bray. The proposed new site is about 14.7 hectares in size and is bounded by the M4, Old Mill Lane, The Cut and Brayfield Road. Hampshire Services have undertaken an initial assessment of the site and concluded that it may potentially be suitable to be allocated for sand and gravel extraction. However, no decisions have been made at this stage.
- 2.6 The promoter (Summerleaze) has suggested that the site would come forward in about 2029, once another site in their ownership at Water Oakley (south of Windsor Road in Bray) has been worked out, subject to planning permission being granted at the latter site. According to the promoter, minerals from the Bray Quarry Extension site would be processed at the nearby Monkey Island processing plant and connected to it by conveyor belt to reduce potential HGV movements. The conveyor belt is already in place from Monkey Island to the Triangle site but would need a new link of approximately 100m in length to join it to the proposed Bray Quarry Extension site. This proposed link is shown in green on the second map in Appendix A.
- 2.7 Before a formal decision can be made on whether Bray Quarry Extension should be included in the next version of the Minerals and Waste Plan as an additional allocation for sand and gravel extraction, it is necessary to subject this proposal to public consultation. A consultation document has been prepared entitled '*Joint Central and Eastern Berkshire Minerals & Waste Plan*

– *Potential Allocation of Bray Quarry Extension*. This can be seen at Appendix B. This includes further information on the proposal, as well as information on potential impacts (for example through Sustainability Appraisal, Habitats Regulation Assessment and Strategic Flood Risk Assessment).

- 2.8 The proposal will be subject to 6 weeks' public consultation, in accordance with the council's Statement of Community Involvement. All documentation will be available to view and download from the Joint Minerals & Waste Plan consultation website. Consultation will be undertaken with a wide range of parties, including those on the Royal Borough's Local Plan consultation database, during the period 9th July to 19th August, including at least one event in the Bray area. The consultation will involve sending emails / letters to individuals, organisations, councillors, and internal officers. Advertising and details will be placed on the RBWM website. It is also proposed to hold a local engagement event in the Bray area where local residents will be able to hear a presentation of the plan proposals and to ask questions of the Minerals and Waste experts who have prepared the plan. The date and venue for this event has yet to be confirmed.
- 2.9 Draft versions of these documents are available to Councillors on request. Finalised versions will be made available via the Council's website as part of the consultation.

Options

Table 1: Options arising from this report

Option	Comments
<p>Hold a public consultation in July 2019 on the possible inclusion of a new site (Bray Quarry Extension) in the Proposed Submission version of the Joint Central and Eastern Berkshire Minerals & Waste Plan.</p> <p>This is the recommended option</p>	<p>There is evidence that there is a need for additional minerals and waste sites in the central and eastern Berkshire area. As this site has been put forward by the minerals industry, it is necessary to consult residents and other stakeholders on its suitability before a decision can be made on its inclusion in the plan. Consulting on this potential site is essential to ensure that the Minerals & Waste Plan has the maximum chance of being found sound at examination and adopted, so that the Councils retain control over where future sites will be located.</p>
<p>Delay a public consultation on the possible inclusion of a new site (Bray Quarry Extension) in the Proposed Submission version of the Joint Central and Eastern Berkshire Minerals & Waste Plan until later in 2019.</p> <p>This is not the recommended option.</p>	<p>Officers do not consider this would be the right approach as this is likely to delay the adoption of the Minerals & Waste Plan. This would leave the Councils with no control over where sites come forward for a longer period of time. The Councils would be vulnerable to sites being imposed</p>

Option	Comments
	through the planning appeal process.
Not hold a public consultation on the possible inclusion of a new site (Bray Quarry Extension) in the Proposed Submission version of the Joint Central and Eastern Berkshire Minerals & Waste Plan. This is not the recommended option.	Officers do not consider this would be the right approach as this is likely to undermine the emerging Minerals & Waste Plan at its examination. If the plan is found unsound, this would leave the Councils with no control over where sites come forward. The Councils would be vulnerable to sites being imposed through the planning appeal process. These sites may not be in the most sustainable locations.

3. KEY IMPLICATIONS

- 3.1 The aim is to publish the 'Joint Central and Eastern Berkshire Minerals & Waste Plan – Potential Allocation of Bray Quarry Extension' document for public consultation as soon as possible after a Cabinet decision is made, in order to ensure that the longer term progress with the plan is not unduly affected.

Table 2: Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Publication of the 'JCEB Minerals & Waste Plan – Potential Allocation of Bray Quarry Extension' document for Reg. 18 consultation	Consultation commences after 9 July 2019	Consultation commences on 9 July 2019	Consultation commences before 9 July 2019.	N/A	9 July to 19 August 2019

- 3.2 Following the consultation period, all responses will be considered carefully before a decision is made on whether the site should be included in the Proposed Submission version of the plan. This version would, subject to Member approval, be published for representations to be made under Regulation 19 of the Town and Country Planning (Local Planning) Regulation 2012. It is currently anticipated that Regulation 19 consultation will take place before the end of 2019, with submission in Spring 2020.

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 There are no financial implications arising from this report.

5. LEGAL IMPLICATIONS

- 5.1 The preparation of the Joint Minerals & Waste Plan will need to accord with current planning policy and guidance on minerals and waste, as well as the procedures set out in the Town and Country Planning (Local Planning) Regulation 2012.
- 5.2 The Council has already indicated its intention to prepare a Joint Minerals & Waste Local Plan as set out in the previously published Local Development Scheme (LDS). The LDS will be updated under delegated authority as necessary.

6. RISK MANAGEMENT

Table 4: Impact of risk and mitigation

Risks	Uncontrolled risk	Controls	Controlled risk
The Council decides not to consult on the potential Bray Quarry Extension allocation and is subsequently challenged on this at examination by the promoter.	HIGH	Publish details of the potential allocation and invite comments on it from residents and other stakeholders.	LOW
That the Council delays the consultation, resulting in the LDS being out of date.	MEDIUM	Proceed with consultation 'JCEB Minerals & Waste Plan – Potential Allocation of Bray Quarry Extension' document for Reg. 18 consultation as soon as practicable.	LOW

7. POTENTIAL IMPACTS

- 7.1 An Equalities Impact Assessment (EqIA) will be produced for the Minerals and Waste Plan.
- 7.2 Any personal data received by the Council and their consultants Hampshire Services will be processed in accordance with the requirements of the Data Protection Act 2018.

8. CONSULTATION

- 8.1 The Council will, if agreed by Cabinet, consult on the possible inclusion of Bray Quarry Extension in the Proposed Submission version of the Joint Central and Eastern Berkshire Minerals & Waste Plan for 6 weeks in July 2019 under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The Council's Statement of Community Involvement includes requirements for public consultation on draft Development Plan Documents and it will be necessary to ensure that the consultation complies with this.

9. TIMETABLE FOR IMPLEMENTATION

Table 5: Implementation timetable

Date	Details
9 th July 2019	Publication of the 'JCEB Minerals & Waste Plan – Potential Allocation of Bray Quarry Extension' consultation document and associated evidence base documents for 6 weeks' public consultation.

10. APPENDICES

- 10.1 This report is supported by 2 appendices:
- Appendix A - Maps of proposed site
 - Appendix B - JCEB Minerals & Waste Plan – Bray Quarry Extension – Regulation 18 Consultation document

11. BACKGROUND DOCUMENTS

- 11.1 The LDS is on the Council website: <http://consult.rbwm.gov.uk/file/4979935>.

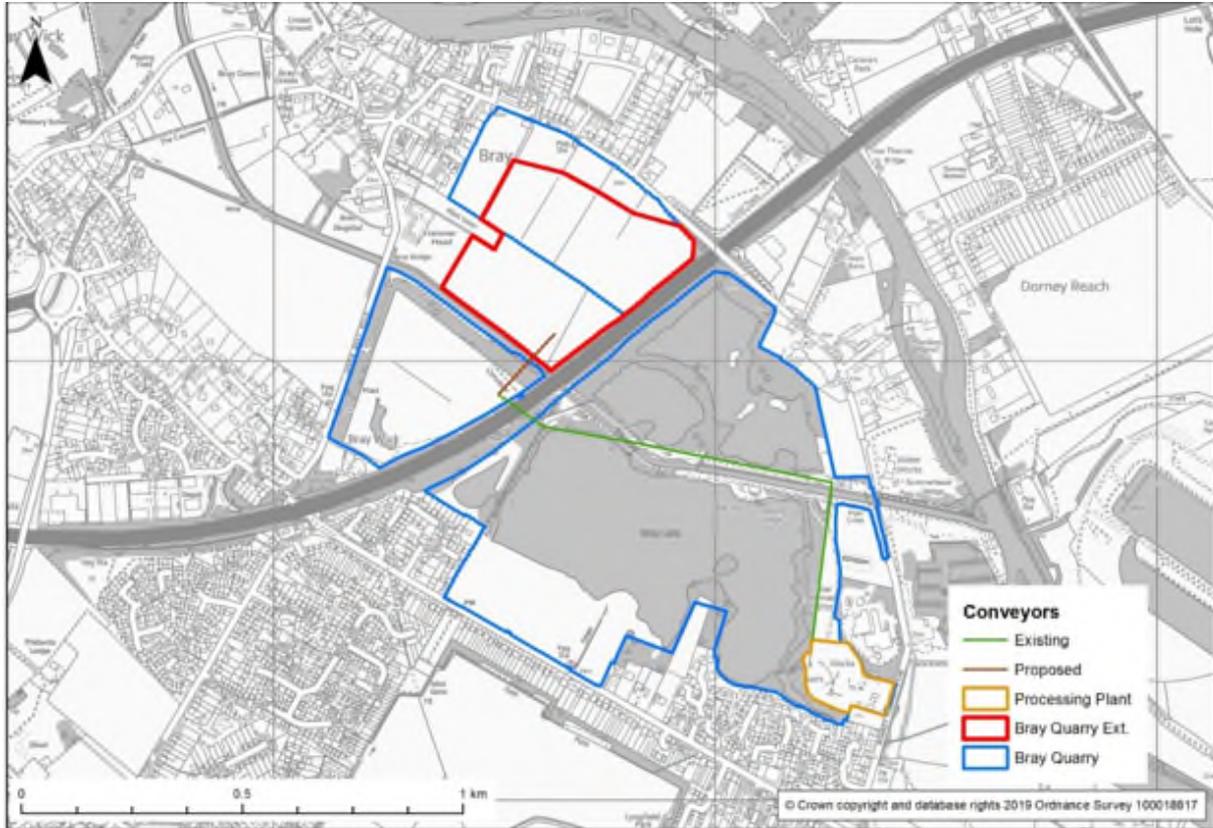
12. CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Date returned
Cllr Coppinger	Lead Member for Planning		
Duncan Sharkey	Managing Director		
Russell O'Keefe	Executive Director		
Andy Jeffs	Executive Director		
Rob Stubbs	Section 151 Officer		
Louisa Dean	Communications		

REPORT HISTORY

Decision type: Key decision	Urgency item? No	To Follow item?
Report Author: Jenifer Jackson, Head of Planning, 01628 796042		

Appendix A – Maps of Proposed site



Central and Eastern Berkshire

Joint Minerals & Waste Plan

Bray Quarry Extension Regulation 18 Consultation

June 2019



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Executive Summary

Local Planning Authorities have a statutory responsibility to prepare and maintain an up-to-date local plan. 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 & Waste Plan which will guide minerals and waste decision-making in the Plan area for the period up to 2036.

The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area, and improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.

The 'Draft Plan' consultation in Summer / Autumn 2018 set out the proposed approach for the Joint Minerals and Waste Plan. This followed the 'Issues and Options' consultation in Summer 2017. As a result of the responses received and consideration of local circumstances, the draft policies and proposed allocations are being reviewed and will be amended accordingly to inform the preparation of the Proposed Submission Plan.

Following the 'Draft Plan' consultation, it was decided to hold a further 'call for site' exercise inviting site nominations from industry, agents and landowners. Bray Quarry Extension was the only site proposed. An initial assessment of the site has been undertaken and it has been concluded that it may potentially be suitable to be allocated for sand and gravel extraction, although no decisions have been made at this stage.

The Central & Eastern Berkshire Authorities are required to undertake the same level of consultation on this new site as the rest of the plan policies, site allocations and background evidence base which will inform the Proposed Submission Plan (Regulation 19) which is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.

The Central & Eastern Berkshire Authorities are therefore inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on this potential new site.

The responses received from this focussed site-specific Regulation 18 consultation will inform the Proposed Submission Plan (Regulation 19) which is being prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.

1. Introduction

- 1.1 Local Planning Authorities have a statutory responsibility to prepare and maintain an up-to-date local plan. 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 & Waste Plan which will guide minerals and waste decision-making in the Plan area for the period up to 2036.
- 1.2 The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area, and improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.
- 1.3 Preparing the Joint Minerals and Waste Plan has involved engagement and collaboration with communities, local organisations and businesses. Public consultation will be held for each stage of the plan-making process.

2. Joint Central and Eastern Berkshire Minerals and Waste Plan

Background

- 2.1 The currently adopted minerals and waste plans for the Berkshire area are the Replacement Minerals Local Plan for Berkshire, adopted in 1995 and subsequently adopted alterations in 1997 and 2012 and the Waste Local Plan for Berkshire adopted in 1998. The Minerals Local Plan and Waste Local Plan cover the administrative areas of the Central & Eastern Berkshire Authorities, as well as Slough Borough Council and West Berkshire Council. While these plans covered the period until 2006, the Secretary of State has directed that a number of policies in them should be saved indefinitely until replaced by national, regional or local minerals and waste policies. For the Central & Eastern Berkshire Authorities, these saved policies will be replaced by the Joint Minerals & Waste Plan, when it is adopted.
- 2.2 Whilst the Joint Minerals & Waste Plan does not cover Slough Borough Council or West Berkshire Council, close coordination of the work between the Berkshire authorities will continue in order to plan for minerals and waste strategically and address any cross-border issues that may arise.

Status of the Joint Minerals and Waste Plan

- 2.3 The Central and Eastern Berkshire - Joint Minerals and Waste Plan forms the land use planning strategy for minerals and waste development within the administrative area covered by the Central & Eastern Berkshire Authorities
- 2.4 Together with the individually adopted Local Plans for each Authority, it will form the development plan for the area. The Plan guides the level of minerals and waste development needed within Central and Eastern Berkshire and identifies where development should go. Proposals for minerals and waste developments will be considered against the policies contained in the Plan. The Plan is also relevant to the determination of non-minerals and waste applications which may be determined by those Authorities (in terms of other matters such as housing).
- 2.5 The Central & Eastern Berkshire – Joint Minerals and Waste Plan (JMWP) covers the period to 2036. This aligns the Plan with other Local Plans being developed by the authorities and meets the National Planning Policy Framework requirements.

What was the previous consultation about?

- 2.6 The 'Draft Plan' consultation in Summer / Autumn 2018 set out the proposed approach for the Joint Minerals and Waste Plan. This followed included the 'Issues and Options' consultation in Summer 2017. As a result of the responses received and consideration of local circumstances, the draft policies and proposed allocations are being reviewed

and will be amended accordingly to inform the preparation of the Proposed Submission Plan.

What is the purpose of this consultation?

- 2.7 Following the 'Draft Plan' consultation, and given sites coming forward would not likely meet the identified need, it was decided to hold a further 'call for site' exercise inviting site nominations from industry, agents and landowners. The Bray Quarry Extension was the only site proposed. The Central & Eastern Berkshire Authorities are required to undertake the same level of consultation on this new site as the rest of the plan policies, site allocations and background evidence base which will inform the Proposed Submission Plan (Regulation 19) which is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.
- 2.8 The proposed site has been assessed by Hampshire Services technical specialists (Ecological; Transport; Landscape and Historic Environment) and subject to a full assessment as part of an updated Sustainability Appraisal (incorporating Strategic Environmental Assessment) and is considered that it may potentially be suitable to be a reasonable option for inclusion in the Minerals and Waste Plan.
- 2.9 The Central & Eastern Berkshire Authorities are therefore inviting feedback from statutory consultees, stakeholders, communities, local organisations and businesses on this potential new site.

How you can get involved

- 2.10 We would like to hear from you in respect of your views on the 'soundness' (see below) of the proposed site and associated assessments (see Section 3). Please note that we are only seeking comments at this stage on the Bray Quarry Extension site and previous comments do not need to be repeated.
- 2.11 Consultation on the Bray Quarry Extension site commences on Tuesday 9th July 2019 and runs for six weeks until 5.00pm Monday 19th August 2019.
- 2.12 This document, along with the consultation response form and survey questionnaire, are all available to view and download from the Joint Minerals & Waste Plan consultation website: www.hants.gov.uk/berksconsult.

Soundness

2.13 The National Planning Policy Framework (NPPF) contains a series of tests which local plans are examined against to assess whether the plan has been produced in the right way and provides an effective planning framework for the area it covers. These 'tests of soundness' are set out as follows in the NPPF¹:

- a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.

2.14 The Plan will be examined against these tests of soundness and stakeholders will be asked to comment on whether the plan meets the test or needs to be changed in some way to meet them.

The stages to come

2.15 The responses received from this focussed site-specific Regulation 18 consultation will inform the Proposed Submission Plan (Regulation 19) which will be prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.

2.16 We are only asking for comment on the proposed Bray Quarry Extension site at this stage and there is no need to repeat previous comments.

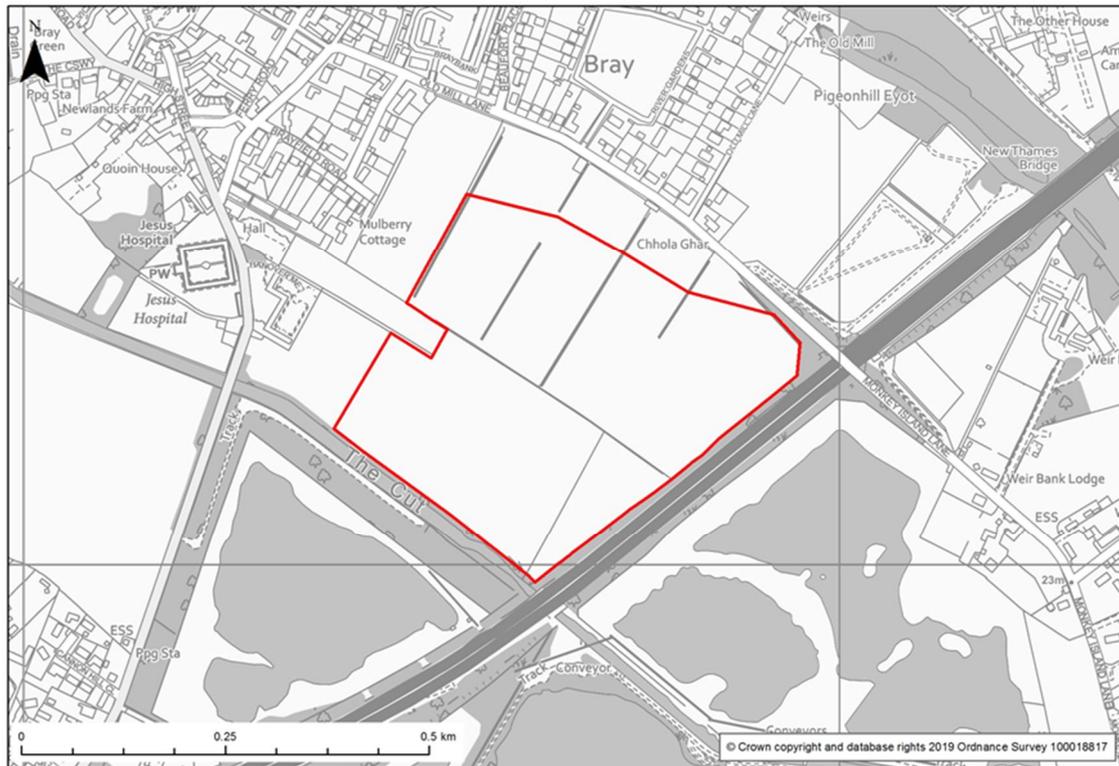
2.17 Representations made in response to the Proposed Submission Plan consultation document, SA/SEA report and other relevant documentation will be compiled and submitted with the Secretary of State for independent examination.

¹ National Planning Policy Framework (Para. 35) - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

3. Proposed Bray Quarry Extension

- 3.1 The Bray Quarry Extension is a new site that has been proposed by an operator following the previous Regulation 18 consultations.
- 3.2 A summary of the Bray Quarry Extension is set out below:

Figure 1: Proposed site boundary for Bray Quarry Extension



Site Code: CEB27

Site Name: Bray Quarry Extension

Borough: Windsor and Maidenhead

Grid References: 490600 179250

Current use: Existing fields some of which are used for carrot growing.

Proposal: Extraction of approximately 600,000 tonnes of sand and gravel from the site. The material will be extracted over a three-year period (approximately 200,000 tonnes per year). There will be no processing of material on site as extracted material will be transported via conveyors off site onto an existing network of conveyors on Summerleaze owned land directly for processing at Monkey Island Lane processing plant. However, a new conveyor link of

about 100m in length would be needed to join the existing conveyor to the proposed new site. The operations are proposed to commence in 2029 and would follow on sequentially from any proposed operations at Water Oakley Farm (another Summerleaze site in RBWM) if that site gains planning permission in 2019. The proposal will also include a 100-meter standoff (non-working area) from the nearest residential road and soil bunds will be implemented at the edge of the worked areas within the site which will effectively screen the working areas of the site during the three-year extraction period.

Restoration: The site will be landscaped including water features (small lakes) with nature conservation habitats. No infilling is proposed for the site following extraction. There is also an opportunity to introduce some Public Rights of Way through a restored site to connect with other routes in the local area.

Approximate size of site: 14.7 hectares

Proposal nominated by: Agent / Operator (Summerleaze).

Additional Information: The site will benefit from existing infrastructure on the adjacent worked Summerleaze site known as Bray Triangle including conveyors and a silting pond.

Previous consideration within the plan making process: This site is a new proposal however it is adjacent to a previously worked Summerleaze site at Bray Triangle, which is why conveyors in situ on that old site can be used for transporting materials to Monkey Island Lane Processing Plant directly.

Site Description Criteria	Site Considerations
Nature Conservation, Geodiversity & Biodiversity	<p>European designations: None</p> <p>National Designations: Bray Meadows SSSI is located 1km to the north-west and Bray Pennyroyal Field SSSI is located 1+km to the south-east.</p> <p>Local designations (SINC and LNR): None</p>
Landscape & Townscape / Visual Impacts	<p>Landscape Character Area of existing site: Agricultural fields adjacent to M4 motorway. Site is located in close proximity to Bray village and previously worked quarries. Mature tree belts exist within the site and at the boundary of the proposed site.</p> <p>Potential impact of development on the landscape:</p>

	<p>There will be a high level of local sensitivity as the site is located close to the village of Bray.</p> <p>The site has a number of visually significant tree belts crossing part of the northern side of the site which will be impacted by operations. Screening and bunding of the site will be required to protect residential amenity.</p> <p>Opportunities for enhancement: Restoration of the site could include water features (lakes), nature conservation and opening of a new public right of way.</p>
Water resources & Flooding	<p>Proximity to a Source Protection Zone or Groundwater Vulnerability Zone: The proposed site lies partly within Zone I Inner Protection Zone and Zone II Outer Protection Zone.</p> <p>Flood Zones: The site is located within Flood Zones 2 and 3 with a medium risk of flooding from rivers. There is no risk of flooding from reservoirs and minimal risk of flooding from surface water.</p> <p>There are no vulnerable water bodies on the site or immediately adjacent.</p>
Air Quality	<p>The proposed site is not located within an AQMA and it is adjacent to the M4 motorway.</p>
Sensitive land and Soil Quality	<p>Current use of the site: Agriculture (carrots) and fields.</p> <p>Potential impact on best and most versatile (BMV) agricultural land: Not BMV agricultural land.</p>
Transport (including access)	<p>Potential access into the site: There are no HGV movements associated directly with this site as sand and gravel will be transported by conveyor to the existing processing plant at Monkey Island Lane. Most of the conveyor is already in place having been used to transport material from</p>

	<p>the Summerleaze site known as Bray Triangle area to the Monkey Island Lane processing plant. The Monkey Island Lane plant site has a permanent planning permission for the importation, processing and sale of sand and gravel. It has a modern and efficient plant and all the necessary infrastructure and associated facilities to process the sand and gravel.</p> <p>The Monkey Island Lane plant lies less than 0.5km from the A308 road and within 2km of Junction 8/9 of the M4 motorway.</p>
Historic environment and built heritage	<p>Archaeological potential: Some archaeological potential</p> <p>Historic Parkland / Gardens: None</p> <p>Listed buildings: The Jesus Hospital Almshouse is the nearest listed building.</p> <p>Conservation Areas: Bray Village Conservation Area is located close to the site and contains numerous listed buildings and important but not listed buildings.</p>
Communities, Amenity and Health	A minimum buffer would be provided between the nearest residential properties and extraction areas. The site will require screening and bunds to protect residential amenity
Access to countryside and open space / Public Rights of Way	There are no public rights of way on or adjacent to the proposed site. New PRoW are proposed as part of the restoration of the site.
Green Belt	The site is located within the Green Belt. However, whilst “mineral extraction” is not “inappropriate development”, it would still be necessary to consider whether the development would preserve the openness of the Green Belt.
Outcome: To be taken forward to Sustainability Appraisal stage for full assessment	

Ecological Assessment Summary

Retention of significant oak tree belt and protection of trees. Potential impacts to roosting and foraging bats and known local population of Great Crested Newt (terrestrial and breeding habitats at risk). Possible offsite foraging and breeding of the qualifying bird species of nearby SPA/Ramsar. Impacts on Bray Meadows SSSI and Bray Pennyroyal Field SSSI. Adjacent LWS (Greenway Corridor) sensitive to dust and material deposition. Site within Bray to Windsor Pits and Meadows Biodiversity Opportunity Area.

Transport Assessment Summary

Change in traffic volumes	No HGV access will be required and routing via the SRN would be unnecessary given that processing would take place by conveyor at Monkey Island. No change in traffic volumes will therefore result from these proposals.
Maximum distance to SRN	N/A.
Requirement for mitigation	Extension of the conveyor will be required and access to the site could be from existing field gate off Monkey Island Lane. No highway improvements will be necessary.
Opportunities for sustainable modes of transport	Significant given use of the conveyor for transporting materials off-road
Overall assessment	Site considered potentially suitable

Landscape Assessment Summary

The site is close to the edge of Bray village and conservation area, which has large numbers of listed buildings, and so there will be a high level of local sensitivity. The site has a number of visually significant tree belts crossing part of the northern side of the site, which should be retained. Mitigation should include permanent advanced planting along the northern boundary of the site to protect Bray village, Jesus Hospital and Old Mill Lane to screen the works. Noise and screen bunds should be provided during the works to create year-round visual barriers.

Historic Environment Assessment Summary

There are no archaeological sites currently recorded at this location. However archaeological excavation ahead of extraction at Bray Triangle to the south and Weir Bank to the east demonstrate that the landscape has a high archaeological potential, that is the high potential that the allocation will include archaeological sites which are as yet unrecorded. This is in common with much of the Thames floodplain. The adjacent excavations encountered archaeological occupation and settlement of Neolithic, Bronze Age, Iron Age and Roman date. There is currently nothing to suggest an overriding archaeological constraint may exist to prevent allocation, but it is very likely that archaeological issues will arise during extraction and potentially archaeological survey (evaluation) is merited ahead of the determination of any planning application to ensure that an informed decision is made.

Development Considerations:

Ecology

Retention of significant oak tree belt and protection of trees. Possible offsite foraging and breeding of the qualifying bird species of nearby SPA/Ramsar. Impacts on Bray Meadows SSSI and Bray Pennyroyal Field SSSI. Adjacent LWS and within Biodiversity Opportunity Area.

Landscape & Townscape

Permanent advanced planting along the northern boundary of the site to screen Bray village, Jesus Hospital and Old Mill Lane from proposed development.

Screening bunds will be required during the operational phases of the site to protect residential amenity.

A full restoration of the wider Bray Quarry site following extraction should include a new Public Rights of Way through the site.

Mitigation tree planting to replace any mature trees that are removed from the site for operational purposes.

Operational Hours will be limited to 08:00 – 16:00 to protect residential amenity.

Transport

A Transport Assessment or Transport Statement will be required.

New conveyor link route to join existing conveyors will need to be agreed for the site.

Historic Environment

An Archaeological Survey (evaluation) will be required to support any proposal.

Flood Risk

Site in Groundwater Source Protection Zone – a Hydrogeological Risk Assessment will be required.

Site is within Flood Zones 2 and 3 – Flood Risk Assessment will be required.

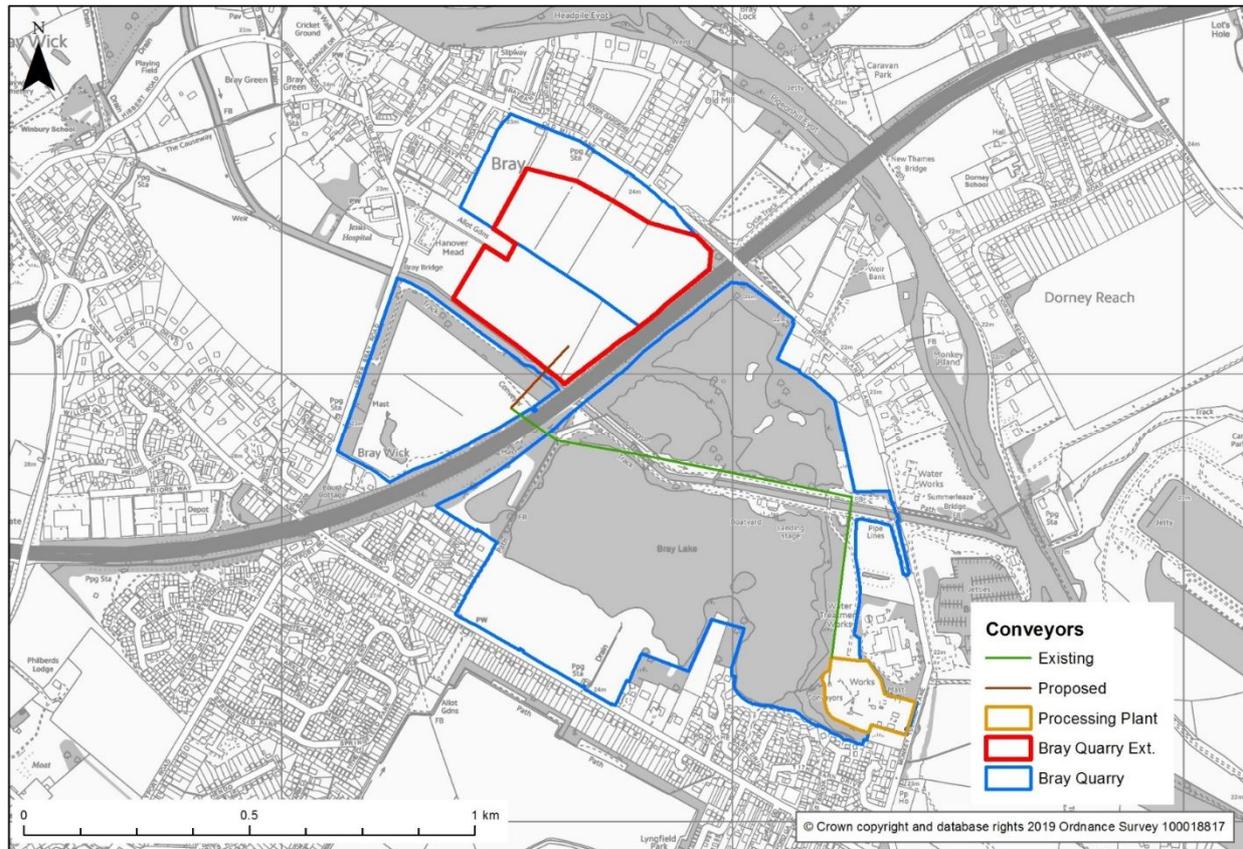
4. Next Steps

- 4.1 Hampshire Services on behalf of the Central & Eastern Berkshire Authorities will carefully consider all of the comments received. These comments will inform a summary report on the issues raised, which will be available on the website as soon as possible once the consultation has closed and the responses have been processed.

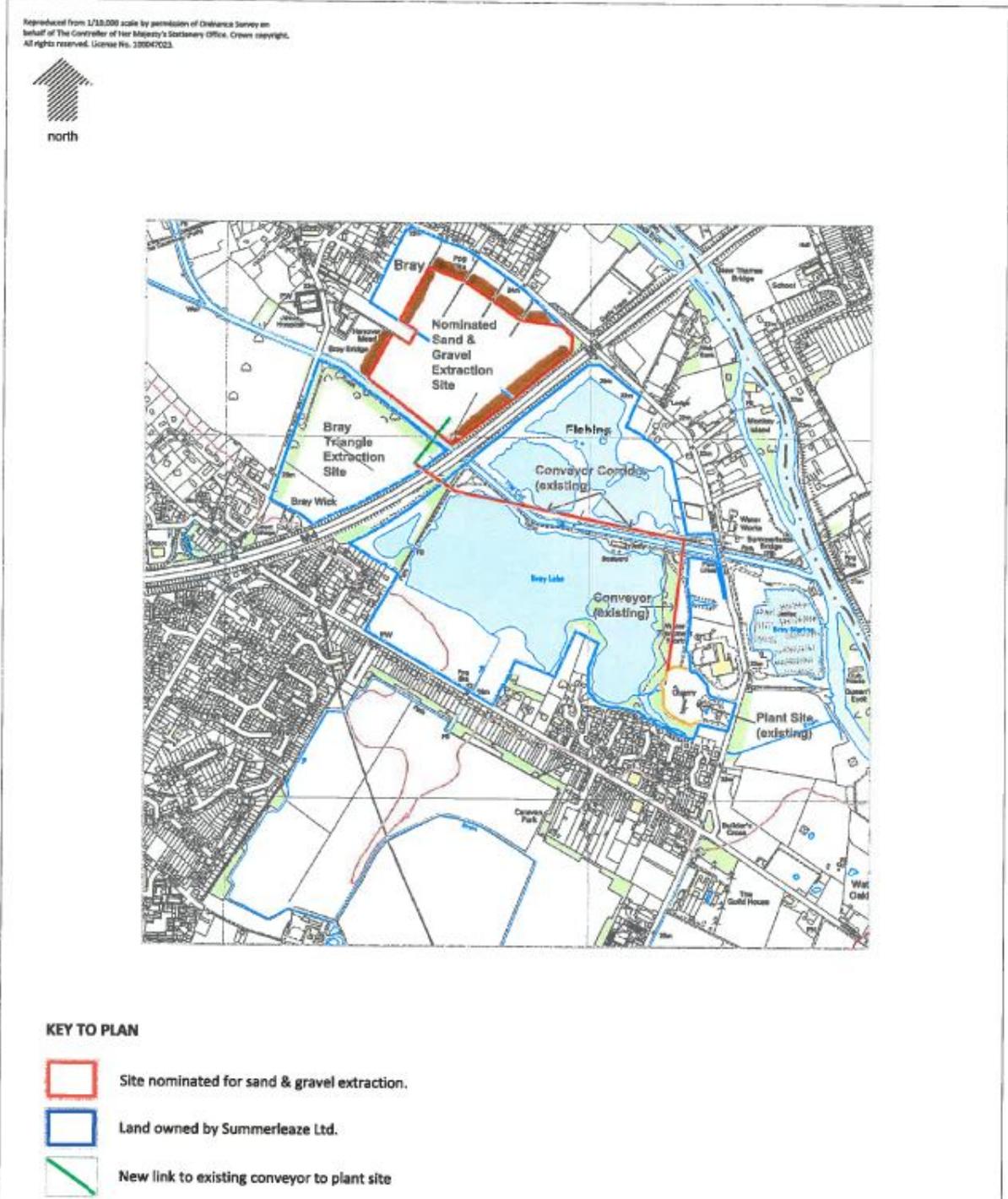
How will my comments be used?

- 4.2 The responses received from this focussed consultation will inform the Proposed Submission Plan (Regulation 19) which is being prepared by Hampshire Services on behalf of Central & Eastern Berkshire Authorities.
- 4.3 The Proposed Submission Plan (Regulation 19) is the version of the plan that is intended to be submitted to the Secretary of State for independent examination.

Appendix A: Existing and proposed conveyor infrastructure at Bray Quarry Extension



Appendix B: Potential Bunding options at the proposed Bray Quarry Extension



Source: Summerleaze (2019)

Appendix C: Sustainability Appraisal Extract

The following SA/SEA information refers to Bray Quarry Extension (CEB27) and should be read in conjunction with the SA/SEA Interim Report² (June 2018).

Table 3.7 Summary of Site Appraisal

Site	Mineral/Waste	Constraints	Considerations
CEB27 Bray Quarry Extension, Bray (RBWM)	Minerals: sand and gravel extraction	<ul style="list-style-type: none"> • 0.7km from SSSI: Bray Meadows • SPZ 1 and 2 onsite • Adjacent River Thames Protected Drinking Water Area. • Land in Green Belt • PROW along northern boundary • Residential with 100m. • Conservation Area and listed buildings within 300m. • Site is close to Bray Wick Air Quality Management Area (AQMA) and should be a consideration for routeing options • FRZ 2 and 3 onsite. • Tree Preservation Orders (TPO) placed on mature tree belts within the site. 	<ul style="list-style-type: none"> • The proximity and potential impacts to the SSSI will need to be considered. • Consultations with Natural England will be required as the site is within a SSSI Impact Zone. • The site is in SPZ1 and 2 this would require further investigation to ensure groundwater is protected. • Consultation with Environment Agency required as site is adjacent to Protected Drinking Water Area. • There are a number of residential properties adjacent. Consideration will need to be given to impact of development on factors such as noise, dust, and air quality. • The Bray Wick AQMA is 1km from the site and should therefore be a consideration for vehicle routeing during operation. • Confirmation of soil grading required • The land is within Green Belt. Mineral Extraction is deemed not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. • Within flood zone 2 & 3 it is recommended to carry out an assessment of run off, and other hydrological pollution issues. • The site is in a flood zone, however Mineral deposits have to be worked where they are (and sand and gravel extraction is defined as 'water-compatible development),

² SA/SEA Interim Report (June 2018): www.hants.gov.uk/berksconsult

Site	Mineral/Waste	Constraints	Considerations
			<p>mineral working should not increase flood risk elsewhere and need to be designed, worked and restored accordingly, sequential working and restoration can be designed to reduce flood risk by providing flood storage and attenuation.</p> <ul style="list-style-type: none"> • There are a number of mature tree belts that run through the site which have Tree Preservation Orders (TPO) placed on them.

Table 3.8: At a glance total effects of sites (without mitigation)

Sites	SA/SEA Objectives										
	1 Biodiversity	2 Water quality	3 Landscape and heritage	4 Ground conditions	5 Quality of life	6 Air quality	7 Emissions / climate change	8 Sustainable materials	9 Economic Growth	10 Sustainable waste and minerals	11 Flood risk
CEB27 Bray Quarry Extension, Bray (RBWM)	0	-	0	+	0	0	0	+	0	+	0

1.1 Table 3.8 shows the total combined synergistic effects of each of site CEB27 on the SA/SEA Objectives (without mitigation).

1.2 The site scored negatively for SA/SEA Objective 2 (water quality). However, Policies DM9 (Public Health, Safety and Amenity) and DM10 (Water Environment and Flood Risk) would prevent emissions from operations impacting on water quality.

1.3 The site scored 'amber' for most of the SA/SEA Objectives including:

- SA/SEA Objective 1 which reflects the proximity of European, National and Local designations to the sites. Potential impacts can be mitigated through the correct application of DM 3 (Protection of Habitats and Species).
- SA/SEA Objective 3 (landscape) which reflects the fact the site is within the Green Belt. Policy DM6 (Green Belt) seek to ensure that impacts on the openness are

mitigation. It is also noted that minerals development is not considered 'inappropriate' in the Green Belt due to its temporary nature

The site scored positively for SA/SEA Objective 4 as the site is not Best and Most Versatile agricultural land. It also scores positively for SA/SEA Objective 8 and 10 as the site contributes towards the provision of minerals.

Intra Plan Effects (synergistic)

- 1.4 With respect to the cumulative effect of the site with the others proposed. There is the potential for a cumulative impact with Water Oakley (CEB17). However, it is proposed that the Bray Quarry Extension site would be worked following Water Oakley (subject to permission) and as such, there would not be an accumulation of impacts in the area. This would also result in a continuation of impacts associated with processing at Monkey Island Lane processing plant including vehicle movements.

Inter Plan Effects (additive and synergistic)

- 1.5 Based on the spatial and temporal criteria (5km radius and operational in 2020), the site was not found to have any other potentially operational (minerals or waste site) which could give rise to cumulative effects. However, it is noted that should any of the existing mineral sites extend their permissions the cumulative impacts would need to be reassessed.
- 1.6 With respect to other types of development which may give rise to cumulative effects (i.e. housing, retail, commercial etc.), the high-level review of development proposals within 5km identified 43 proposals with 29 being housing. This was a relatively high level of proposals in comparison to the other proposed sites.

Table 4.1: Summary Cumulative Impact Assessment of Development Plans Long List

Sites	Within 1 Km		Within 2 Km		Within 3 Km		Within 4 Km		Within 5 Km		Total
	Housing	Other									
CEB27: Bray Quarry Extension , Bray	5	2	12	4	18	8	24	9	26	9	35

Site Specific Assessment CEB27 Bray Quarry Extension

Bray Quarry Extension		Site ID: CEB 27	
Grid Reference: 490600 179250			
Borough: Windsor & Maidenhead		Area (Ha): 14.7	
Objective 1: Conserve & enhance biodiversity		Distance	SA/SEA Judgement
SAC: Windsor Forest & Great Park		3.7 km	
SSSI: Bray Meadows SSSI		0.7 km	
Bray Pennyroyal Field SSSI		1km	
**SSSI Impact Zones Issues: Includes planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.			
LNR: Braywick Park LNR		0.9 km	
Ancient & Semi Natural Woodland: Little Thrift Wood		2.5km	
Objective 1 justification			
The site is within 1 km of the Bray Meadows and Bray Pennyroyal Field SSSI and Braywick Park LNR. The site is within a SSSI impact zone which highlights all new quarry activities as a potential issue which may require consultation with Natural England. The proposal is an extension to former quarrying activities on adjacent land. Restoration will be to small lakes and new habitat areas rather than infilling which could have some positive ecological benefit in the longer term.			
Objective 2: Maintain and Improve ground and surface water quality		Distance	SA/SEA Judgement
Source Protection Zone (SPZ): 1 & 2		Site lies within Zone 1 Inner Protection Zone and Zone II Outer Protection Zone	
Drinking Water Protected Area (Surface Water)		Immediately adjacent to River Thames SW extraction	
Objective 2 justification			
The proposed sites lie within a Zone I Inner Protection Zone and Zone II Outer Protection and immediately adjacent to the boundary of the River Thames Drinking Water Protected Area. Potentially there could be risks to surface water and groundwater quality.			
Objective 3: Protect and enhance landscape & historic environment		Distance	SA/SEA Judgement

Landscape characterisation: Unimproved land. Adjacent to M4 and existing quarries Landscape character: Settled Developed Floodplain Landscape Designations: None		
TPO:	Yes	
Green Belt	Onsite	
<u>Heritage Assets:</u> SAM: None Grade I Listed Building: Jesus Hospital including Chaplains House, The Almshouses and the Chapel Several Grade II Listed Buildings within Bray Village Conservation Area: Bray Village	225 m 300 m 100 m	
Archaeological records: No data available		
Access to countryside and open space / Public Rights of Way: No PROWs running across site. Route 74 runs along the north eastern edge of the site.		
Objective 3 justification		
<p>The site is near to the Bray Conservation Area and several listed buildings although views of the site are partially screened by a band of mature trees. Immediately to the east is the M4. There are a number of Tree Preservation Orders on the site.</p> <p>Phased extraction and restoration may limit the overall impact of mineral extraction on the character of the landscape. Visual impacts could be mitigated by advanced planting of screening vegetation along the roads and footpaths.</p>		
Objective 4: Maintain & protect soil quality	Distance	SA/SEA Judgement
Agricultural: Not Best and Most Versatile agricultural land		
Contaminated Land: Greenfield		
Geological Important Areas: No data available	N/A	
Objective 4 justification		
Land is greenfield and therefore consideration should be given to protection of soil quality		
Objective 5: Improve quality of life of population	Distance	SA/SEA Judgement

<u>Residential Dwellings:</u>		
Brayfield Road	100m	
Old Mill Lane	70m	
Hanover Mead	100m	
Schools: Braywick Court School	0.9km	
Amenities: Bray Village Allotments	Adjacent	
Objective 5 justification		
<p>The site potentially could have impacts for residents and the local allotments due to noise, access, highway movements, dust etc. However, a buffer area has been provided between Bray Village to the west and north, and the site boundary. Existing quarry sites lie to the south and west and the M4. The site could potentially provide amenity and public access for the population in the longer term. As the site would be restored to lakes with no infilling, these impacts would be relatively short lived, with the extraction taking place over about three years.</p>		
Objective 6: Maintain and Protect Air Quality	Distance	SA/SEA Judgement
Air Quality Management Area – Bray AQMA Adjacent to M4 corridor	900 m	
Proximity to major roads – J 8/9 M4 via A308	3.2 km	
*Proximity to SRN: A308 – via Bray Village or Braywick (and AQMA). However, minerals will be transferred by conveyor to Monkey Island Lane and then by road to SRN.	1.6 km.	
Method of Transportation: Conveyor/Road		
*Links to Rail network	2.5 km to Maidenhead Station	
Objective 6 justification		
<p>Materials will be transferred to existing processing plant by conveyor. Although access to SRN within reasonable distance from site, concern that HGVs carrying processed materials will need to travel through either Bray or Braywick to access the SRN and M4, potentially passing through an AQMA.</p>		
Objective 7: reduce emissions of greenhouse gases		SA/SEA Judgement
Generates Energy/Heat Production	N/A	
Supports renewables	N/A	
Objective 7 justification		
Not Applicable		

Objective 8: Support sustainable extraction, reuse and recycling of mineral & aggregate resources		SA/SEA Judgement
Recycled	N/A	
Composted	N/A	
Recovered	N/A	
Landfilled	N/A	
Objective 8 justification (Minerals)		
The proposal is for mineral extraction only with restoration to lakes and wildlife habitats with no backfilling, recovery or recycling.		
Objective 9: Economic Growth		SA/SEA Judgement
Job creation (per Ha)	Unknown	
Type of job (Permanent/Temporary)	Temporary	
Support economic growth	Y	
Deprivation index in locality	N/A	
Objective 9 justification		
The mineral site is likely to create temporary employment. However, the site would contribute to economic growth through the supply of sands and gravels, supporting local and regional development. The level of job creation is unknown at this stage.		
Objective 10: Create and sustain high levels of access to waste & mineral services	Distance	SA/SEA Judgement
Waste facility	N/A	
Mineral facility	Onsite	
Objective 10 justification		
Site creates a new mineral facility		
Objective 11: Alleviate Flood Risk and flood impacts	Distance	SA/SEA Judgement
Flood Zones: partly within Flood Zones 2 & 3 with a medium risk of flooding from rivers.	onsite	
Areas susceptible to surface water flooding. Minimal risk	onsite	
Objective 11 justification		

The site has a medium risk of flooding from rivers. Mineral deposits have to be worked where they are and sand and gravel extraction is defined as 'water-compatible development, sequential working and restoration can be designed to reduce flood risk by providing flood storage and attenuation.'³

Sites	Examples of mitigation measures
CEB27 Bray Quarry Extension, Bray (Minerals)	<ul style="list-style-type: none"> • <i>Biodiversity</i>: Management schemes –Restoration and aftercare scheme • <i>Landscape and Heritage</i>: Screening / buffer, Landscape Schemes, onsite landscaping, phasing of development. Restoration and aftercare scheme, contaminated land assessment • <i>Water and Flooding</i>: Water and flood management schemes– could include long term management through S106 as appropriate • <i>Traffic</i>: HGV routing agreements and restrictions • <i>Design</i>: Specifications and siting of the facilities • <i>Quality of life</i>: Buffer, Hours of working. Phasing, Pest control, Access management plan

Appendix D: Habitats Regulations Assessment Extract

The following extract should be read in conjunction with the Habitats Regulation Assessment – Screen Report (June 2018)⁴.

Site name and reference	Bray Quarry (CEB27)
Location of Site	Windsor and Maidenhead: 490600 179250
Brief description of Site	<p>Current use: Existing fields some of which are used for carrot growing. The site area is 14.7 hectares</p> <p>Proposal: Extraction of approximately 600,000 tonnes of sand and gravel from the site. The material will be extracted over a three-year period (approximately 200,000 tonnes per year). There will be no processing of material on site as extracted material will be transported via conveyors off site onto an existing network of conveyors on Summerleaze owned land directly for processing at Monkey Island Lane processing plant. The operations are proposed to commence in 2029 and would follow on sequentially from any proposed operations at Water Oakley Farm (another Summerleaze site in RBWM) if that site gains planning permission in 2019. The proposal will also include a 100-metre standoff (non-working area) from the nearest residential road and soil bunds will be implemented at the edge of the worked areas within the site which will effectively screen the working areas of the site during the three-year extraction period. The site will benefit from existing infrastructure on the adjacent worked Summerleaze site known as Bray Triangle including conveyors and a silting pond.</p> <p>Restoration: The site will be landscaped including water features (small lakes) with nature conservation habitats. No infilling is proposed for the site following extraction. There is also an opportunity to introduce some Public Rights of Way through a restored site to connect with other routes in the local area.</p> <p>Previous consideration within the plan making process: This site is a new proposal however it is adjacent to a previously worked Summerleaze site at Bray Triangle, which is why conveyors in situ on that old site can be used for transporting materials to Monkey Island Lane Processing Plant directly.</p>

⁴ Central and Eastern Berkshire – Habitats Regulation Assessment: Screen Report (June 2018) – www.hants.gov.uk/berksconsult.

European sites (including Ramsar) potentially affected	Windsor Forest and Great Park
Site designation status	SAC
Location of European site	Windsor and Maidenhead, Bracknell Forest, TQ023784
Distance from European site	3.63 km
Brief description of European site	<p>Windsor Forest and Great Park consists of a large area of continuous dry oak-dominated woodland and parkland and is made up of large population of ancient oak pollards trees. Being partially hollow and decayed, the oaks and beech afford habitats for a number of extremely rare and specialised insects. The predominant habitat is mixed woodland (95%), with areas of dry grasslands and inland water bodies. The soil and geology is a mix of acidic, clay, neutral and sand. The area recently been recognised as having rich fungal assemblages.</p> <p>Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer (Quercion robori-petraeae or Ilici-Fagenion). (Beech forests on acid soils). Old acidophilous oak woods homes the largest number of veteran oaks, Quercus spp. In Britain on sandy plains. (Dry oak-dominated woodland).</p> <p>It is recognised as having international importance for its range of saproxylic invertebrates such as the rare beetle Lacon querceus. In addition the site is thought to support the largest known populations of the Violet Click Beetle, Limoniscus violaceus, in the UK.</p>
Conservation Objectives of the European site	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats; • The structure and function of the habitats of qualifying species; • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and • The distribution of qualifying species within the site.
Qualifying Features of the European site	<ul style="list-style-type: none"> • H9120. Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer (Quercion robori-petraeae or Ilici-Fagenion); Beech forests on acid soils.

		<ul style="list-style-type: none"> • H9190. Old acidophilous oak woods with Quercus robur on sandy plains; Dry oak-dominated woodland. • S1079. Limoniscus violaceus; Violet click beetle.
Potential causes of significant effect	Cited interest features likely to be sensitive to the hazard (Y/N)	Details
Land take	N	The site is located 3.63km from the SAC. Therefore, the European site will not be impacted by direct loss of land.
Removal of supporting habitat	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Noise	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Vibration	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Lighting	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Dust	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Water pollution	N	The site is located 3.63 km from the SAC, and is not connected to the European site by any vectors which may carry pollution. Therefore, the European and Ramsar site will not be impacted from water pollution.
Changes in surface / groundwater hydrology	N	As the site is 3.63 km from the European site, the hazard is considered to have negligible potential to cause a likely significant effect.
Air quality	N	Due to the distance of the proposed development to the SAC, it is considered that slight changes in traffic will not result in a likely significant effect.
Traffic	N	Due to the distance of the proposed development to the SAC, it is considered that slight changes in traffic will not result in a likely significant effect.
Details of other plans and projects which may affect the European site in-combination		
RBWM Local Plan Submission Version (2017) Maidenhead Golf Course (4.62km) - Housing development site, estimated capacity 2000 Land south of Harvest Hill Road, Maidenhead (4.85km) - Housing development site, estimated capacity 380 Land south of Manor Lane, Maidenhead (5.39km) - Housing development site, estimated capacity 220		

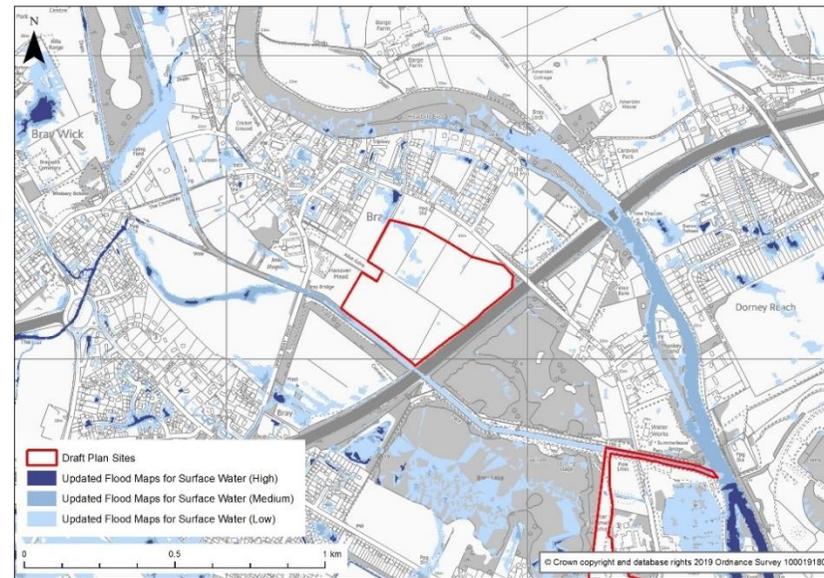
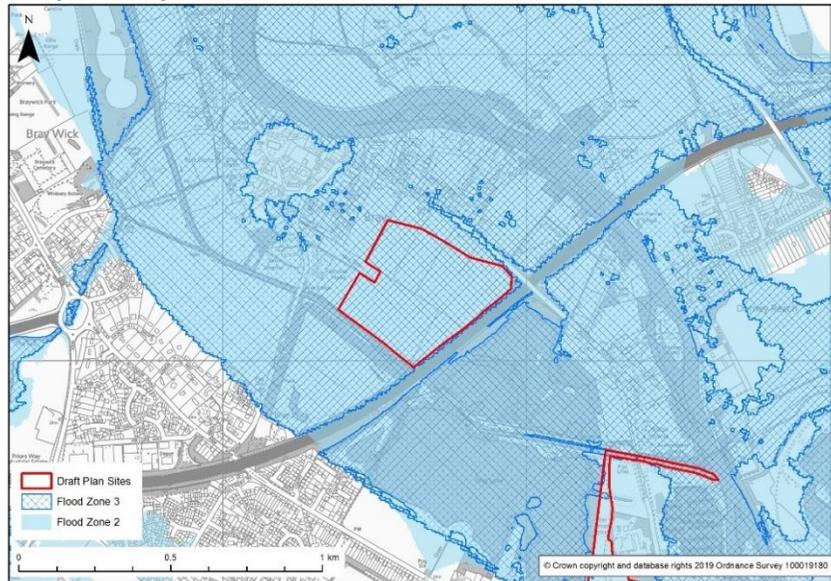
Land west of Windsor, north and south of the A308, Windsor (4.44km) - Housing development site, estimated capacity 450
 Longcross Garden Village, Runnymede (4.14km) - Site allocation for new sustainable settlement incorporating a minimum of 1718 residential units and a range of supporting services and facilities.
 Sites: CEB2, 16, 17, 18a, 18b, 19, 21, 25, 27, 28.

Are the potential impacts of the development of the proposed site likely to be significant?	
Alone?	No
In-combination with other plans/projects	No

Appendix E: Strategic Flood Risk Assessment Extract

The following extract should be read in conjunction with the Strategic Flood Risk Assessment Statement (June 2018)⁵.

Bray Quarry Extension



		Rating
Flooding history	No known records of flooding	Green
Fluvial flooding risk	The site is entirely in Flood Zone 3. The south-west of the site is bordered by the Cut a relatively small waterway connected to the Thames river.	Red
Surface water risk	Insignificant	Green

⁵ Central and Eastern Berkshire – Habitats Regulation Assessment: Screen Report (June 2018) – www.hants.gov.uk/berksconsult.

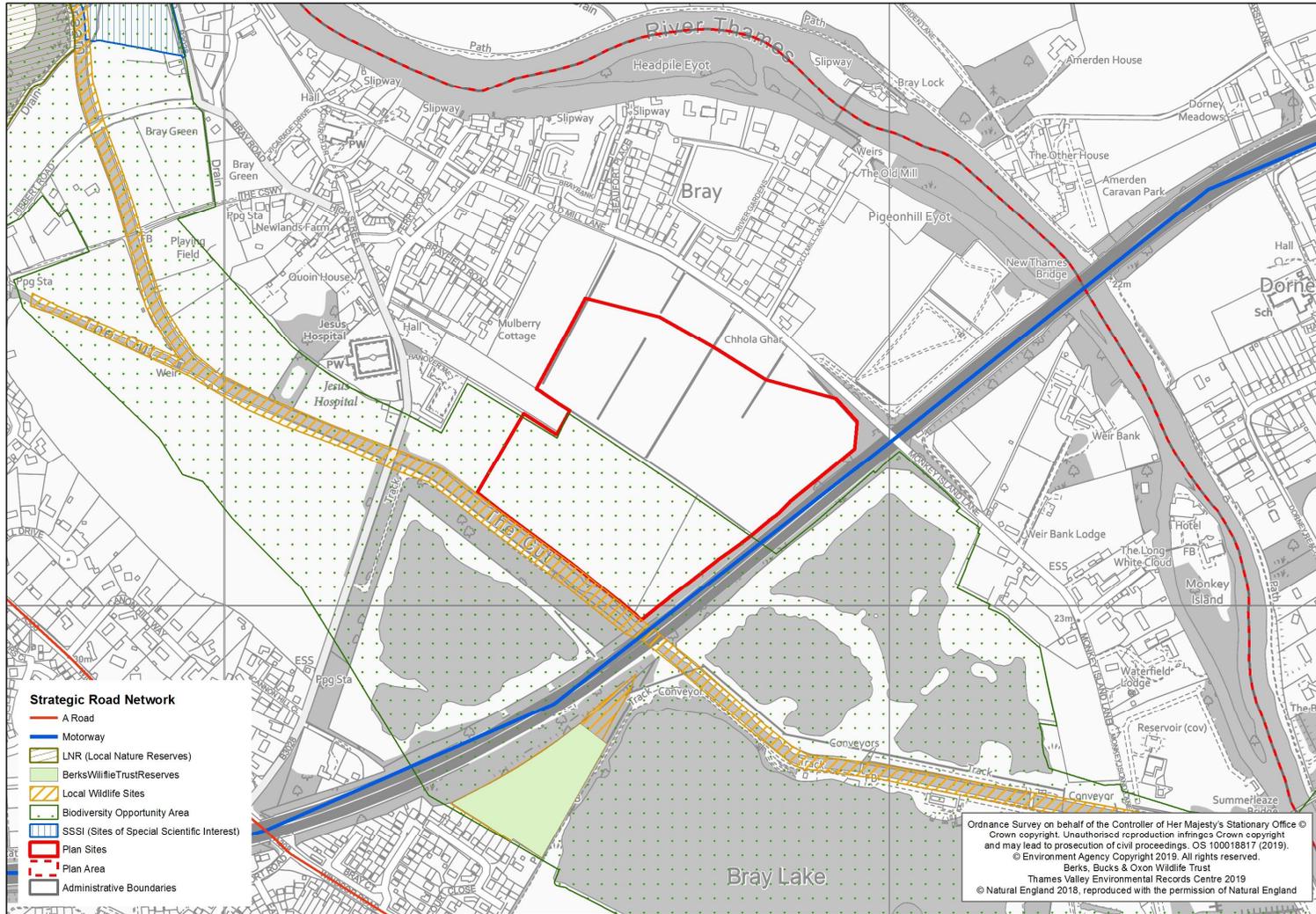
Groundwater risk	East of site in source protection zone 1, rest in source protection zone 2	
Reservoir flooding risk	None	

Strategic Flood Risk Summary –

The greatest flood risk to Bray Quarry Extension is fluvial flooding, as the site is entirely in flood zone 3 and is bordered by the Cut a relatively small waterway connected to the Thames river. Overall it has **medium** flood risk; given the type of development (extraction), it is anticipated this would not pose any significant issues.

From a flood risk perspective, this site is **considered suitable** for development but would require a Hydrological Risk Assessment as it is in a Source Protection Zone.

Appendix F: Landscape and Environmental Designations Map



A summary of this document can be made available in large print, in Braille or audio cassette. Copies in other languages may also be obtained. Please contact Hampshire Services by email berks.consult@hants.gov.uk or by calling 01962 845785.