



STAR WORKS PERMANENT WASTE FACILITY

Star Works, Star Lane, Knowl Hill, Berkshire RG10 9YB

OVERVIEW

This Report establishes fundamental reasons why Star Works, Knowl Hill is not a suitable location for inclusion within the Joint Waste and Minerals Plan. The Green Belt site was granted permission for Waste Disposal on the grounds of restoration and, following many years of impact to Residential amenity, is due to complete by 2021

Remove Star Works from the Proposed Plan NOW

Removal of Star Works, Knowl Hill from the Joint Waste & Minerals Plan
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Understanding the Site

Early History

Knowl Hill was formerly part of The hundred of Beynhurst, and is now part of Hurley Parish, itself part of the Royal Borough of Windsor and Maidenhead.

Hurley Parish comprises Hurley and five hamlets; Burchetts Green (Birchets Green (Byrchurst, xiv cent.; Birchestre, xv cent.)), part of Littlewick Green (Littlewick), Knowl Hill (Knoll Hill, La Cnolle, xiv cent.), Warren Row and Cockpole Green (Cock Pole, Cockpole).

Knowl Hill (La Cnolle, xiv cent.), was formed into a separate ecclesiastical parish from Hurley and Wargrave in 1842, contains a church and also a Baptist chapel. The village is built round the common.

Adjacent to the hundred of Beynhurst was the hundred of Wargrave, which is now part of Wargrave Parish, itself part of Wokingham Borough.

Wargrave Parish comprises Wargrave (Weregrevae, Weir-Grove) and 4 hamlets; Cockpole Green (Cock Pole, Cockpole), Crazies Hill, Hare Hatch, Kiln Green.

Knowl Hill (Knoll Hill) appears on maps dated as early as 1595 ¹ and its forests and deer inhabiting the area were highlighted as under the control of the Bailiffs (a Baylwicke / Bayliwick) within the 1607 Map of Forests around Windsor ²

As George III succeeds to the throne, Rocque's Survey of Berkshire ³ (1761) clearly shows the extent of the Ancient Woodlands and Forests and, at this time, the Marquis of Salisbury commissioned the Hatfield to Reading Turnpike (or Gout Track), from his home at Hatfield House to Burchetts Green, then through Knowl Hill on the Bath Road.

The Reading & Hatfield Turnpike Trust ⁴ was registered in 1768 and allowed him to avoid travelling via London, shortening the journey by some 20 miles ⁵ and also avoiding Maidenhead Thicket, an area rife with Highwaymen, on his route to the Spa in Bath.

¹ Appendix 1 – 1595 Estates at Windsor, Berkshire

² Appendix 2 – 1607 Map of Forests around Windsor (including 'Table of the Walkes')

³ Appendix 3 – 1761 Rocque's Survey of Berkshire

⁴ Weblink – <http://www.turnpikes.org.uk/English%20turnpike%20table.htm>

⁵ Weblink – <http://www.archaeologyinmarlow.org.uk/2011/01/taking-the-toll/>

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Under George III's rule farming, manufacturing and land ownership was revolutionised

- 1771 – The 'Factory Age' begins with the opening of Britain's first cotton mill
- 1773 – The Inclosure Act⁶ changed the dynamics of land ownership forever
- 1775 – The American War of Independence begins
- 1781 – The British are defeated at Yorktown, Virginia.
- 1789 – The French Revolution begins
- 1793 – Britain goes to war with France – the Napoleonic wars
- 1801 – The Act of Union creates the United Kingdom

During this period an area of land was de-forested, as can be seen in the maps from 1803⁷, 1809⁸, and 1856⁹

In 1868 Knowl Hill is described in the Directory of Berkshire and Oxfordshire¹⁰.

KNOWL HILL

Is a scattered village and parish for ecclesiastical purposes, formed out of the two parishes of Hurley and Wargrave, in the unions of Wokingham and Cookham, 8 miles from Reading, 4½ from Maidenhead, 5 from Henley and 32 from London.

The church of St. Peter was built in 1840. The living is a perpetual curacy, in the gift of trustees. There is a National school, which was built in 1846.

The population in 1861 was 850.

Letters arrive from Reading at 7.45 a.m.; dispatched at 7.15 p.m.

Bulkeley J. J., Esq., J.P., Linden hill
Collins M., Esq., Ashton villa
Court Major Henry, J.P., Castlemans
Fuller Capt. Fredk. Harvey, Bear hill
Kemble Captain, Bear ash
Leake Sir Henry, Bear place
Littledale Chas. Rd. Esq., JP., Scarletts

Allwright George and John, plumbers,
painters, &c.
Avery Eliza, grocer and draper
Avery John, shoemaker
Bell Luke, farmer, Bartlett's farm
Brunsden Charles, boot and shoemaker
Chamberlin Edward, farmer, Woodside
farm
Crockford Thomas, blacksmith
Eastmond Edmund, Seven Stars Inn

Powis Charles H., Esq., The Elms
Rigby Alfred, Esq., Wakefield cottage
Streater William Henry, Esq.
Sturges Rev. Simon, M.A.
Winchester William Henry, Esq.
Wrey Roy. A. B.

Headington Fredk., farmer, Scarletts farm
Lovegrove John, farmer, Lot's farm
Metcalf William, Queen Adelaide, and
grocer
Plumbridge Charles, farmer
Spindlo Thomas, grocer and baker
Wainwright Samuel, builder and
contractor
Wickens William, farmer
Windsor Thomas, farmer, Chalk Pit farm

⁶ The **Inclosure Acts** were a series of Acts of Parliament that empowered enclosure of open fields and common land in England and Wales, creating legal property rights to land that was previously held in common. Between 1604 and 1914, over 5,200 individual enclosure acts were passed, covering 6.8 million acres (2,800,000 ha; 28,000 km²) – https://en.wikipedia.org/wiki/Inclosure_Act_1773

⁷ Appendix 4 – 1803 OS Map

⁸ Appendix 5 – 1809 Reading 19

⁹ Appendix 6 – 1856 OS Map

¹⁰ Weblink – <https://www.yumpu.com/en/document/view/15857599/942-e4caspdf-mesa-familysearch-library>

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Early Industrialisation

A Brick and Lime Works ¹¹ was first shown on Ordnance Survey maps in 1883, based upon surveys completed between 1872 & 1875.

Access to the site was from the Bath Road, via a driveway that passed in front of Springfield and on to a track.

Tree planting can clearly be seen to the rear of Springfield and to the South & West of the Brick & Lime Works area.

Lindenhill Wood and a small Brick Works can also be seen to the West of the Brick and Lime Works.

Seven Stars Inn, the associated Coach House, Barn and Granary can all be seen on the Bath Road, as can Meadow View at the top of Star Lane.

The small Works area can be seen on two later maps published 1895, surveyed 1893 - Hills ¹² and Outline ¹³

Between 1893 and 1897 the Brick & Lime Works expanded its operations with more smaller buildings, kilns, etc. and a revised access via Star Lane. Until this point in time all operations were within what is now Wokingham Borough Council.

The change in access, away from Springfield, resulted in an access within the Royal Borough of Windsor and Maidenhead.

This can be seen in the 1900 Ordnance Survey Map ¹⁴, surveyed in 1897.

During the Edwardian Era (1901-1910) industry boomed and it was a time of peace and plenty.

It was at this time that Messrs. Warner and Co., brick and tile makers, Star Works, Knowl Hill was formally established.

A day journal from 1908-1910 ¹⁵ is available at The Berkshire Record Office

Star Works is first shown on the 1912 Ordnance Survey Map ¹⁶, surveyed 1910, as a Brick & Tile Works

This map showed larger buildings on the site and ongoing deforestation to the North West of the site area into Lindenhill Wood.

¹¹ Appendix 7 – 1872-1875 Berkshire XXX OS Map published 1883

¹² Appendix 8 – 1893 revision Windsor_Reading Hills OS Map published 1895

¹³ Appendix 9 – 1893 revision Windsor_Reading Outline OS Map published 1895

¹⁴ Appendix 10 – 1897 revision Berkshire XXX.NE OS Map published 1900

¹⁵ Weblink – <http://discovery.nationalarchives.gov.uk/details/r/2a7f50c6-9e73-4126-858c-e77c55857cb9>

¹⁶ Appendix 11 – 1910 revision Berkshire XXX.3 OS Map published 1912

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Two World Wars & Reconstruction

The First World War saw many of the workforce being sent to the front. A War Memorial ¹⁷ still stands on site to commemorate those that were lost during the War.

The human and material losses of the World War in Britain were enormous.

In 1919, Britain reduced the working hours in major industries to a 48-hour week for industrial workers. By 1924 workers had regained their productive output of 1913, this while working greatly reduced hours compared to the pre-war years. By 1938 British industrial productivity had increased by 75% compared to pre-1914 levels, even after the setbacks of reduced working hours and the effects of the Great Depression were considered.

However, the site continued to expand, as building materials such as the Clay Roof Tiles manufactured by Messrs. Warner and Co. were required to rebuild Britain and support the growth in private housing.

This can be seen in the 1934 Ordnance Survey Map ¹⁸, surveyed 1932, where Star Works (Brick & Tile) is named. The expansion included enlarged building structures and railway transport tracks. The map also shows continued deforestation to the North West of the site area, into the Ancient Woodlands of Lindenhill Wood, pushing toward Bear Grove.

Apart from some rudimentary controls, there were no planning restrictions on quarrying until The Planning Act in 1932 introduced the need to apply for planning permission in respect of 'development' including quarrying.

However, in most cases, quarry companies were granted permission to work much or all of the land they owned, regardless of the impact that such operations might have upon neighbouring properties. These permissions were granted as Interim Development Orders (or IDOs) by the Interim Development Authority, usually an urban or rural district council.

The Second World War (1939-1945) punctuated development of the site.

Although Britain achieved ultimate victory in the war, the economic costs were enormous.

In the 1945 general election, just after the end of the war in Europe, the Labour Party led by Clement Attlee was elected with a landslide majority (its first ever outright majority), introducing sweeping reforms of the British economy.

Taxes were increased, industries were nationalised, and a welfare state with national health, pensions, and social security was created. Rationing remained in place.

The Town and Country Planning Act 1947 introduced further regulations so that quarry owners (active and inactive) had to define the extent and nature of their activities.

The Act also brought in the concept of Development Plans to cover the whole country.

¹⁷ Weblink – <https://www.iwm.org.uk/memorials/item/memorial/7888>

¹⁸ Appendix 12 – 1932 revision Berkshire XXX.NE OS Map published 1934

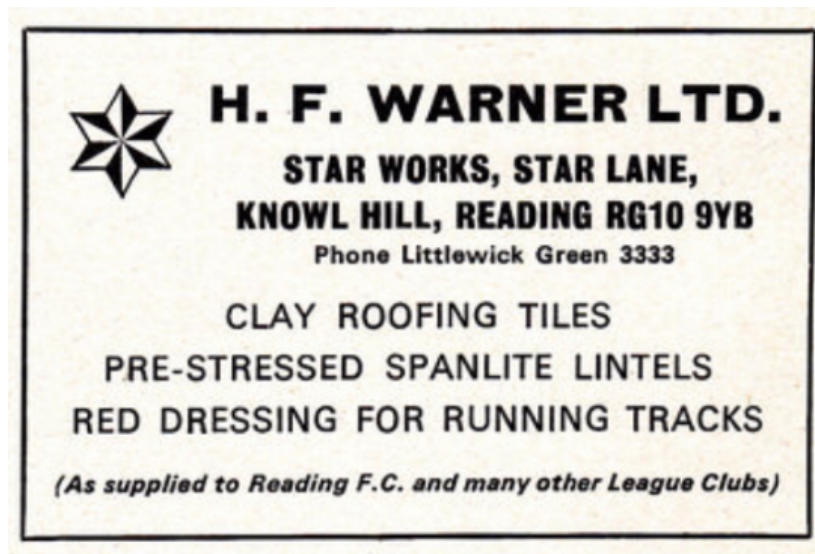
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Planning Control

1945 – 1960 saw some of the most rapid growth Britain had ever experienced, recovering from the devastation of the Second World War and then expanding rapidly past the previous size of the economy.

This rapid growth saw Star Works grow too, to support the rebuilding of Britain.

This can be witnessed by the Planning Index Cards ¹⁹ that covered activities from the implementation of The Town and Country Planning Act 1947 right through to 1984 when Messrs H F Warner Ltd. were acquired by Ibstock Building Products.



The Ordnance Survey Maps surveyed 1959 ²⁰ and 1961 ²¹ both show the extent of quarrying within the site and the buildings to support these activities.

¹⁹ Appendix 13 – WBC Planning Cards 1947_1984

²⁰ Appendix 14 – 1959_60 The Chilterns OS Map published 1961

²¹ Appendix 15 – 1961 SU87 OS Map

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The Ibstock Era

Under new ownership Ibstock assessed the site before installing additional plant and renewing various ancillary facilities. A new Tile Drier, along with Reception, Conference Room & Toilets were not deemed as major further development.

A possible expansion of Star Works was investigated, adding a second Tileworks and re-phasing Clay Extraction on the site, which necessitated registering Old Mining Permissions in line with legislation at the time.

The Planning Application for a second Tileworks was withdrawn.

Again, the Planning Applications are detailed on Wokingham Borough Council's Planning Index Cards ²²

The Grundon Era

Following withdrawal of the second Tileworks Planning Application, Ibstock Warner sold the site to S Grundon (Waste) Limited, in 1995 on the premise of **"the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill."**

Grundon in its current form remain on site.

During their tenure they have submitted various Planning Applications, as shown on the Wokingham Borough Council Planning Index Cards ²³ and via the Wokingham Borough Council's Planning Portal ²⁴ and subsequent Search Results ²⁵

²² Appendix 16 – WBC Planning Cards 1987_1993

²³ Appendix 17 – WBC Planning Cards 1993_2005

²⁴ Weblink – <http://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

²⁵ Appendix 18 – Wokingham Borough Council Online Planning - Search Results

Current Permissions

The site currently operates under:

Planning Consent no. (3)40429 [Wokingham Borough Council] and 426466 [The Royal Borough of Windsor and Maidenhead] dated 5th September 1994 for

“the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill”.

The development was granted planning permission on appeal, subject to 64 conditions controlling the operations. The reason there is two consents arises from the fact that part of the Site extends from the administrative area of Wokingham Borough Council (WBC) into that of The Royal Borough of Windsor and Maidenhead (RBWM).

There are some other Planning Permissions, relating to associated works

344446 – **Erection of a security compound, skip / container store, aggregate store and vehicle park, Star Works, Star Lane, Knowl Hill, Berkshire.**

F/2002/7041 - **Proposed change of use of building from the manufacture of concrete to the recycling and recovery of materials from waste electrical and electronic equipment. Part demolition of building and proposed extension.**

F/2003/0395 - **Proposed installation of Leachate Treatment equipment, Landfill gas engine, control cabin and associated plant.**

MIN/2004/2154 - **Proposed construction of a concrete storage bay for the recovery and transfer of glass.**

PM/2004/1209 – **Provision of minerals processing, storage and sales area.**

F/2005/3960 – **Proposed erection of a replacement landfill gas flare.**

F/2008/1171 – **Proposed erection of a 48-metre-long absorptive acoustic barrier on North East Side of Compound (Retrospective)**

There are a number of other permissions relating to the **1947 Interim Development Order (Old Mining) Permission, registered 12/01/1993** which was reviewed by the Planning Inspectorate (2005), the Office of the Deputy Prime Minister (2006) and Wokingham Borough Council (2008)

Environment Agency Consolidated permit number EPR/YP3237SD
Star Works Treatment Plant

Environment Agency Permit number EPR/CP3435PR
Star Works Landfill

Driver & Vehicle Standards Agency – Standard National Operators Licence OH1045311

Classification by the Councils

Classification by Wokingham Borough Council

Wokingham Borough Council have designated the site as:

Proposals

- Green Belt
- Countryside
- Major Existing Developed Site in the Green Belt
- Waste Local Plan for Berkshire

Replacement Minerals Local Plan for Berkshire, November 1995

- Land with Planning Permission for sand and gravel, or from which sand and gravel have already been extracted.

Wokingham Borough Council have shown that the site is adjacent to:

Proposals

- Area of High Archaeological Potential
- Local Wildlife Sites
- Green Routes
- Scheduled Ancient Monument

See WBC Policy Map 1, 2 & 3 ²⁶

Classification by Royal Borough of Windsor and Maidenhead Council

RBWM Council have shown that the site is adjacent to:

Proposals

- RBWM Cycle Network
- National Cycle Network Route
- Local Wildlife Sites
- Settlements

See RBWM Policies Map 1 ²⁷

²⁶ Appendix 19 – Policy Map 1, 2 & 3

²⁷ Appendix 20 – Policies Map 1- Maidenhead and Cookham

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Hurley and the Walthams Neighbourhood Plan ²⁸

adopted 12th December 2017

The adopted Plan states:

Knowl Hill is a settlement²⁹ along the A4 with a village shop on Choseley Road, and a number of other businesses and amenities. Star Lane marks the Borough boundary between RBWM and Wokingham, with the Grondon's landfill site entirely contained in Wokingham, but with sole access from Star Lane, which is in the parish. The site is identified as a potential future development location for Wokingham Borough Council.

Land North A4 Knowl Hill Opposite Knowl Hill Common³⁰

Located between the A4 and the original London to Bath Road the green enables parking for walkers and local businesses. This small parcel of green provides a popular local meeting point for walkers and cyclists who make use of National Cycle Network route 4 and woodland footpath up Bowsey Hill. Commonly known as the 7 Stars, the location is a landmark identified on pathfinder maps of the area. It was until recently the location of a popular pub that is now closed down, and due to be converted into housing[†]. The green also represents an important green focal point marking the entrance of the Knowl Village that sets the character of the village. The green prevents development on the north side of the A4 from becoming strip-like in appearance and acts as a green buffer zone between the residential and commercial buildings and the A4. It defines the village to traffic passing through and has historic significance in that it is reputedly a place where hangings of highwaymen were carried out (once known as Hangman's Common) and also where prize fighting took place.

Policy Env 1 - Sustainable Development

Development proposals should:

- i) respect the intrinsic character and beauty of the countryside and Parishes and the need to support thriving rural communities;
- ii) maintain and where practicable and appropriate, enhance biodiversity; and
- iii) not give rise to harmful disturbance from noise. The use of renewable and low-carbon or zero carbon technologies to reduce energy use will be supported.

Policy Gen 7: Local Green Spaces³¹

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown, on the accompanying plans and further defined in the Appendix Local Green Spaces:

Hurley Parish sites:

- i. Knowl Hill Common
- vi. Land opposite Knowl Hill Common, north on A4

²⁸ Appendix 21 – Hurley and the Walthams Neighbourhood Plan

²⁹ Appendix 22 – HWNP Settlement Boundary

³⁰ Appendix 23 – HWNP Appendix 3 / HWNP Local Green Space

³¹ Appendix 24 – HWNP Policies Map

[†] Residential conversion now completed, creating 4 residential dwellings

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New development in a Local Green Space is ruled out other than in very special circumstances

Policy T1: Accessibility and Highways Safety

Development proposals requiring access must demonstrate safe and suitable access; and development proposals that would have severe residual cumulative impacts on highway safety will be refused.

Policy T2: Goods Vehicle Traffic

Development generating additional HGV/LGV traffic movements should ensure that any harm arising from noise and dust is satisfactorily mitigated.

3.31 Evidence from the consultations indicates that there are particular areas in the HWNP that are detrimentally impacted by noise and congestion from current levels of HGV/LGV traffic, these include Woodlands Park and Knowl Hill at Star Lane.

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Current Considerations with regards the viability of Star Works

Green Belt	WBC ²⁶ / RBWM ²⁷ / Planning Inspectorate ³⁹
Local Wildlife Sites	WBC ²⁶ / RBWM ²⁷
Countryside	WBC ²⁶
Area of High Archaeological Potential	WBC ²⁶
Local Wildlife Sites	WBC ²⁶
Green Routes	WBC ²⁶
Scheduled Ancient Monument	WBC ²⁶
RBWM Cycle Network	RBWM ²⁷
National Cycle Network Route (Route 4)	RBWM ²⁷
Settlements	RBWM ²⁷
Sustainable Development	RBWM / HWNP ²⁸ – Policy ENV 1
Accessibility and Highways Safety	RBWM / HWNP ²⁸ – Policy T 1
Goods Vehicle Traffic	RBWM / HWNP ²⁸ – Policy T 2
Noise and Congestion from existing Site	RBWM / HWNP ²⁸ – Comment 3.31
Settlement Boundary and Residential Dwellings	RBWM ²⁷ / HWNP ²⁹ / Planning I.
Local Green Spaces	RBWM / HWNP ³⁰ – Policy GEN 7
Knowl Hill Bridleway Circuit	RBWM ³²
Star Lane – Privately owned Restricted Byway 41	Land Registry BK417755 ³³
Public Rights of Way – FP/RB 40, 41, 42 & 64	WBC / RBWM ³⁴ / Planning Inspectorate ³⁹
Listed Buildings – Seven Stars, Coach House and Barn	WBC / RBWM ³⁵ – Policy HE1
Listed Buildings – Seven Stars, Coach House and Barn	WBC / RBWM ³⁵ – Policy HE2
Listed Buildings – Seven Stars, Coach House and Barn	WBC / RBWM ³⁵ – Policy HE8
Archaeology	RBWM ³⁵ – Policy HE4
Ancient Woodland – Order No. 4 – 1950 (TPO)	East Berkshire Tree Preservation ³⁶ / Planning Inspectorate ³⁹
Area of Special Landscape Importance	Planning Inspectorate ³⁷
Protection of Badgers	WDC ³⁸ / Planning Inspectorate ³⁹
Protection of Great Crested Newts	WDC ³⁸
Wildlife Heritage Sites	WDC ³⁸ / Planning Inspectorate ³⁹
Ancient Semi-Natural Woodlands	Planning Inspectorate ³⁹
Site of Special Scientific Interest (SSSI)	English Nature / Planning Inspectorate ³⁹
Restrictions on Permitted Development	Office of Deputy Prime Minister
Protection of Dormice	Planning Inspectorate
Protection of Bats	Planning Inspectorate
Protection of Birds & Nesting Season	Planning Inspectorate

³² Appendix 25 – RBWM knowl_hill_bridleway_circuit

³³ Appendix 26 – Land Registry BK417755

³⁴ Appendix 27 – RBWM prow_definitive_statement, prow_definitivemap_sheet5, prow_definitivemap_sheet8
& WBC PROW_Listed Buildings

³⁵ Appendix 28 – RBWM Draft Borough Local Plan 2013-2033

³⁶ Appendix 29 – E Berkshire Tree Preservation Order 1950

³⁷ Appendix 30 – 1994.09.05 Original_Appeal / 1992.08 Drawing 015/P/002

³⁸ Appendix 31 – 2003.12.23 WDC Countryside Email to Grundon / 2004.03.10 Development Control
Committee / 2004.05 Great Crested Newt Statement

³⁹ Appendix 32 – 2005.04.25 Report M23/-/2/10

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Protection of Reptile, Amphibian & Invertebrates
Thames Woodlands Character Zone
Protection of Sand Martins & their Nests
EA Noise Infringements – Treatment Plant
EA Noise Infringements – Treatment Plant

Planning Inspectorate ³⁹
Planning Inspectorate ³⁹
Planning Inspectorate ³⁹
EA / Southdowns Environmental
EA

Previous Considerations in the Planning Process

APPLICATION NOS: 340429 and 426466 – 1994 ³⁷

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 AND SCHEDULE 6
APPEALS BY S GRUNDON (WASTE) LTD

The Planning Inspectorate was appointed by the Secretary of State for the Environment to determine the appeals against the failure of the Berkshire County Council to give, within the prescribed periods notices of, their decisions in respect of applications for the **remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill.**

A local inquiry was opened into the appeals on 21 June 1994.

The Planning Inspectorate considered whether the proposed development would:

- (a) be harmful to the objectives of the designation of the land as **Green Belt** and an **Area of Special Landscape Importance**;
- (b) prejudice emerging policies in respect of landraising and waste management;
- (c) **cause serious harm to the local environment, with particular reference to nearby residential properties.**

In so doing, he stated:

8. **The appeal site's Green Belt location was not in dispute and national and local policies for its protection were recognised by all parties.**

9. The approved county Structure plan (document CD9) lists waste disposal as an appropriate form of development in the Green Belt in Policy EN3. The adopted Green Belt Local Plan (CD16) suggests in paragraph 11-14 that **tipping to restore mineral workings is acceptable, if not appropriate, in the Green Belt.**

11. My conclusion is that **landfilling of waste is not recognised as appropriate in the Green Belt in general national policy but it is acknowledged in the statutory Development Plan to be, in principle, an acceptable method of restoring mineral extraction sites.**

13. **The appeal site is within the designated Wargrave to Cookham Area of Special Landscape in accordance with approved Structure Plan Policy EN9;** this is carried forward in Policy C6 of the Draft Deposit Structure plan and policy C8 of the proposed Modifications.

14. **In considering these landscape policies it is relevant, in my opinion, to take into account the future character of the appeal site without restoration by landfill compared to that resulting from the appeal proposals.**

15. **Green Belt and Landscape policies must be seen in the context** also of the established policies for Waste Disposal Policies WD1, WD2 and WD3 of the approved Structure plan recognise the role of **waste disposal in enabling the comprehensive restoration of mineral workings**, subject to caveats regarding the environmental impact.

16. **My overall conclusion is that I find no justification in the established policies for the Green Belt, Landscape protection or Waste Disposal for rejecting the principle of landfill and restoration of the appeal site.**

42. **Users of Footpaths 41 and 42 would suffer from the proximity of the appeal proposals** but similar, if less severe, disruption would occur if only clay extraction under the IDO were to continue; **Taking the longer term view, local residents and others would benefit from the eventual improvement in the condition of Footpath 42 and from the wider public access to the remainder of the site secured by the S106 undertaking, notwithstanding the caveat in that undertaking.**

43. I have considered the likely impact on the locality of site generated traffic which was estimated as 32 HGV movements per day on average for the waste operations. In addition there would be lorries engaged in the clay extraction activities under the IDO. **While the noise from this traffic may cause little change in the overall traffic noise from the A4 road there is no doubt that the occupiers and customers of the "Seven Stars" public house would be aware of the increased use of Star Lane.**

46. In summary, I have no doubt that, at times during the life of a site of this kind, local residents and other land users would be aware of on-site activities and may well suffer a degree of inconvenience from the HGV traffic, dust and gulls but I consider that such effects would be spasmodic and short-lived. **Against these disadvantages must be set the considerable long term benefit to be derived from the restored landscape and public access.**

APPLICATION NO: PM/2004/1209 – 2004 ³⁸

PRIOR APPROVAL OF DEVELOPMENT ANCILLARY TO MINING OPERATIONS:
PROVISION OF MINERALS' PROCESSING, STORAGE AND SALES AREA

Grundon applied to Wokingham Borough Council for approval under the General Permitted Development Order 1995 Schedule 2: Part 19: Development Ancillary to Mining Operations

Wokingham District Council Countryside Services stated "there are **5 known badger setts within 500m of the site.**" They also stated "there are **two known great crested newt population clusters within 3km of the site** and the **pond density in the vicinity of the site is at least 7 per sq. km.**" ... "it is likely that **great crested newts are present within the immediate vicinity of the site.**"

They requested that Grundon "outline the measures they will put in place to **protect the adjacent Wildlife Heritage Site** (including the pond)." stating "Under normal circumstances my minimum requirement would be for a **10-15metre buffer zone.**"

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APPLICATION NO: MIN/2004/2560 – 2004 ^{39 40}

PLANNING AND COMPENSATION ACT 1991 SECTION 22 AND SCHEDULE 2
INTERIM DEVELOPMENT ORDER (OLD MINING) PERMISSION
APPEALS BY IBSTOCK WARNER LTD

The Office of the Deputy Prime Minister (ODPM) were directed by the Secretary of State (SoS) to consider reports by the Planning Inspectorate with regards Appeals raised by Ibstock Warner concerning Conditions determined by Berkshire County Council with regard the 1947 old mining permission; IDO No. 184/87. At the time of first determining conditions, Berkshire County Council were the Mineral Planning Authority (mpa).

The ODPM reference the 1997 Report by Michael Hurley BA DipTP MRTPI and states that “it was decided by the SoS to request an **Environmental Impact Assessment (EIA)** to cover that part of the mineral site yet to be developed, which in effect was all of the site except for the 17.3 ha currently the subject of a separate waste disposal planning permission”

The Environmental Statement was submitted on 14 July 2000, and a supplementary dormouse survey on 7 December 2000. As a consequence, the Secretary of State decided, on 2 July 2004, that it was necessary to re-examine the appeal to allow consideration of the new evidence by an inspector.

The initial Report to the First Secretary of State ³⁸ by J I McPherson BSc CEng MICE MCIWEM MCMI, dated 25th April 2005, states:

10. ...these are **ancient semi-natural woodlands** locally designated as **Wildlife Heritage Sites** and partly covered by a **Tree Preservation Order** dating from 1951. **English Nature** say that the habitat on this site is of a quality that meets the criteria necessary to qualify for notification as a **Site of Special Scientific Interest (SSSI)**.
13. Star Lane continues north past various **residential properties**, and past the eastern side of the site as **Hurley RUPP 41** (Road Used as a Public Path). This RUPP also runs along the site's northern boundary where, part way along, it changes to become **Wargrave RUPP 16** and then joins **Wargrave RUPP 17** which skirts the western boundary of the site. **Wargrave Footpath 42** runs just outside the south eastern edge of the site from Star Lane (RUPP41) to the haul road at the point where it enters the operational site from the weighbridge and offices near the old Star Works buildings. **RUPP 40** follows the line of the haul road to the same point, from which it used to be **Wargrave Footpath 41** running across the site in a north-westerly direction to join **RUPP16** on the northern boundary. Instead, **FP41 has been temporarily diverted** within, and more or less parallel to the southern boundary of, the site such that, in combination with **FP42**, it provides a footpath link from Star Lane in the east to **RUPP17** in the west. There is currently also a permissive footpath which runs from the diverted **FP-41** at a point close to where it crosses a small stream part way along the southern boundary, then along the top of an old overburden mound, and finally adjacent to the western edge of the current working area to the point at which **FP41** used to leave the northern edge of the site.
14. There are **residential properties** to the north-west, west and south-west of the site, together with those in **Star Lane** where **Oakfield is immediately adjacent to the eastern corner of the site, and The Jays, Hedgerows, Meadow View, Hill View,**

⁴⁰ Appendix 33 - 2006.09.12 Decision Notice

Springfield Cottage and Spring Hill are all within about 100m: and there are a further four properties within some 200m.

15. The site is within the **Metropolitan Green Belt**, and in the **Wargrave to Cookham Area of Special Landscape Importance**

Following submission of the Environmental Statement, the Secretary of State requested representations specifically on:

- a) The effect on the **Wildlife Heritage Site**, Lindenhill Woods, the proposed after-use as agricultural grassland and the adequacy of the measures to protect the amenity and ecology of the site.
- b) The effect of the proposed dished landform in the **Wargrave and Cookham Area of Special Landscape Importance** and the **Thames Woodland Character Area**.
- c) The adequacy of the **Supplementary Dormouse Survey and the measures for their protection**.
- d) The adequacy of the **proposed measures to protect bats**.
- e) The adequacy of the **proposed measures to protect badgers**.
- f) The adequacy of the **proposed measures to protect birds** and when tree felling could be carried out with least disruption to **the nesting season**.
- g) The adequacy of the **proposed measures to protect reptile, amphibian and invertebrate species, including adders, grass-snakes, great crested newts and stag beetles**.
- h) Any **inconsistencies between the 1994 waste disposal licences and the current old minerals review** application, particularly in respect of the **proposed restoration** and how these may be resolved.
- i) Any material changes in circumstances since the Inspector completed his previous considerations.
- j) Whether the conditions determined by the mineral planning authority (MPA) should apply to the "mineral site" or whether different conditions should apply.

The Inspector stated, on page 11 of his report: **"the MPA still wish to see a woodland after use for the whole site."**

He confirmed:

- 54. The proposal is eventually to restore the land at low level giving a 'dished' landform that would clearly be out of keeping with the original rounded hillside. Nevertheless, if the minerals are to be extracted, and there are no proposals for filling the void, there is little practical alternative, although I will consider the **restoration scheme** more fully below.
- 55. ... This woodland forms part of a much larger area of **semi-ancient woodland** that clothes the surrounding hillside and its loss would leave a visual scar that should be avoided for any longer than is necessary, especially in this **Area of Special Landscape Importance**.
- 60. Also on the grounds of visual impact, the **permitted development rights for buildings plant and machinery within the site should be withdrawn** so that the MPA can control their effects, as envisaged in Condition 4. As originally determined, this condition also

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included reference to the installation of speakers and Tannoy systems, which I consider to be related to noise

79. ...conditions are required to suitably **limit the working hours and to prevent undue disturbance on Saturday afternoons, Sundays and Bank Holidays, when residents could reasonably expect a quieter environment.**
80. They (the MPA) also accepted **operations within 100m of residential dwellings,** instead of the 150m originally determined, but **with a start time of 08.30 hrs**
84. **As already indicated, local residents should be entitled to expect a quieter environment at night time, weekends and bank holidays** and therefore a condition should **limit the noise at the noise sensitive properties** at those times.
85. Whilst the above noise limits should prevent major noise disturbance for **local residents,** they **should not be subjected to any unnecessary noise** and I consider it appropriate to require the adoption of the best practicable means to reduce noise, such as the silencing, of plant. This permission would permit operations to continue for many years, during which period considerably quieter plant and equipment may become available. In that case, **it would seem equitable that the local residents should share in the benefits,** although the absolute noise limits stated above would remain.
86. In addition to buildings etc, Condition 4 seeks to **withdraw permitted development rights for speakers and Tannoy systems.** Bearing in mind the close proximity to some residential properties, I consider that to be appropriate and that the MPA should have control over the noise emanating from such a source.
94. The principal impact on recreation relates to the use of the surrounding paths, one of which I understand forms part of **National Cycle Route 4.**
95. **The Seven Stars Inn** at the junction of Star Lane with the main road is a listed building, but it should not be significantly more affected than at present by the passing traffic.
107. **The overall restoration concept plan in the ES (P2002 P7) shows both the old and the current landfill sites being restored mostly to woodland;** indeed tree planting has already taken place in some areas.
108. **The MPA would prefer practically the whole site to be restored to woodland, and I can see the attraction of such a scheme, especially adjacent to the surrounding areas of semi-ancient woodland, although it would take a very long time before the new planting would provide comparable ecological habitats.** Nevertheless, it is proposed to plant trees on the upper slopes, adjacent to the retained tree screen, and I consider it would be of both visual and ecological benefit to continue that planting further down into the "valley" than shown on the restoration concept plan.
115. **in order to secure the proper restoration of the site, I do consider the haul roads, foundations hardstandings etc should be broken up and removed from the site as called for in Condition 43.**

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The Office of the Deputy Prime Minister issued its Decision Letter ³⁹ – Final Version dated 12th September 2006

Planning Permissions & Selected Conditions

APPLICATION NOS: 340429 and 426466 – 1994 ³⁷

The remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill.

Conditions

7. the deposit of waste shall cease not later than 17 years from the date upon which deposit operations commence. All restoration operations, excluding after-care, shall be completed within 19 years of the date of the start of waste disposal operations;
8. notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) **no office, plant or fixed machinery shall be erected, nor any skips or waste disposal vehicles stationed on the site unless a specific grant of planning permission has been obtained** in respect thereof;
11. the **maximum number of heavy goods vehicle movements importing waste and soils and exporting minerals from the site shall not exceed 90 movements in any one day**, of which not more than 48 movements shall relate to the import of waste and soils;
14. no machinery other than water pumps silenced to the satisfaction of the County Planning Authority and necessary for the approved disposal of water shall be operated, nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, recent dispatch or movement of waste and soil transporting vehicles, maintenance of plant or subsequent restoration except between the following hours:
0700 - 1800 Monday to Fridays
0700 - 1300 Saturdays
and **no such operations or work shall take place on Sundays, Bank or Public Holidays** without the prior written approval of the county planning Authority;
15. notwithstanding condition 14, no operations within 100m of any residential property shall be carried out in connection with the deposit of waste, the formation and subsequent removal of material from any soil / overburden storage area and subsequent restoration of the site except between the following hours:
0830 - 1800 Monday to Fridays
0830 - 1300 Saturdays
except during periods of temporary operation when times will be in accordance with Condition 14 and **no such operations or work shall be carried out on Sundays, Bank or Public Holidays** without the prior written approval of the County Planning Authority;
18. the **sole means of access to and egress from the site shall be by the site entrance off Star Lane** shown on Plan 015/P/002 (Plan "A");
22. **all plant, machinery and vehicles shall operate only within the permitted hours** except in an emergency and shall be silenced at all times in accordance with the manufacturers' specifications;

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23. except for temporary operation, the free field Equivalent Continuous Noise Level, expressed as an hourly LAeq level, at the noise sensitive premises due to operations in the site shall not exceed the following limits:

Meadow view.....	50 dB(A)LAeq
Oak field.....	49 dB(A)LAeq
Spring Hill.....	52 dB(A)LAeq
Spring Field.....	55 dB(A)LAeq
Canhurst Cottages...	55 dB(A)LAeq

Measurements so taken shall have regard to the effects of extraneous noise and shall be corrected for any such effects;

26. **reversing alarms on any mobile plant used on the site in connection with the waste disposal and soil replacement operations shall be restricted to modulated or silent types:**
52. **on cessation of waste disposal operations the haul roads, foundations, hardstandings, all buildings, plant and fences relating to waste disposal operations, excluding protective fencing for planted areas, shall be removed;**

[1996 – VA/1996/64328](#)

Variation of Condition 4 of Planning Permission 340429 / 426466 to Allow The Capping Of The Whole Of Area A

No Details Available online, however this related to order of works, rather than a substantive change in scope.

[1997 – 97-31210-OBCM](#)

Variation of Conditions 2, 4, 45, 46, 47 and 49 of Planning Permission 340429 / 426466 to amend the scheme of working.

This related to order of works, rather than a substantive change in scope.

[1997 – 344446](#) ⁴¹

Erection of a Security Compound, Skip/Container Store, Aggregate Store and Vehicle Park

Conditions

3. **The use of the site as a security compound, skip container store, aggregate store and vehicle park shall cease on completion of the Knowl Hill landfill site (permitted by planning permission 340429 & 426466) or not later than 17 years from the date upon which deposit operations commence, whichever is the sooner.**
4. **Within six months of the date of the cessation of the uses hereby permitted all the weighbridge office, skip container store, aggregate store and vehicle park, the security fence, concrete hardstanding and haul roads must all be removed.**
5. **There shall be no more than 60 skips/containers stored on the site of which no more than 20 skips/containers shall have a volume greater than 2 cubic metres.**
8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting the Order), **no**

⁴¹ Appendix 34 – 1997.05.29 Original RCB Approval / 1997.06.09 Drawing 015/P/008 RevC

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caravans or building other than those hereby approved shall be stationed on the site,

9. **The total combined number of heavy goods vehicle movements importing waste and soils, movement of skips and exporting minerals from the Knowl Hill complex shall not exceed 90 movements in any one day,** of which not more than 48 movements shall relate to the movement of skips and import of waste and soils.
10. **No skips shall be moved, no machinery operated,** nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, receipt, dispatch or movement of waste and soil transporting vehicles, maintenance of plant, or subsequent restoration except between the following hours:

07.00 - 18.00 Monday to Friday

07.00 - 13.00 Saturdays,

and no such operations or work shall take place on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority.

1998 – 83301

Waste Licence HP3990ER/A001

Superseded by Environment Agency Permit number EPR/CP3435PR

1999 – 99-68884-O-Outline

Outline Application for the Proposed Erection of 10,412 Square Metres of B1 Floorspace, Access Alterations and Ancillary Works

Not pursued

2000 – F/2000/2856

Proposed Erection of a landfill gas flare

Permission is now defunct, as complete structure was to be removed by 30th March 2011

2001 – VAR/2001/3833

Proposed variation to conditions 1 & 2 of consent 97165283 to allow revised cell boundaries and delay the construction of engineered batter.

This related to details of work, rather than a substantive change in scope.

2002 – F/2002/7041⁴²

Proposed change of use of building from the manufacture of concrete to the recycling and recovery of materials from waste electrical and electronic equipment. Part demolition of building and proposed extension.

Conditions

3. The temporary building hereby approved for use as an office shall be removed from the land on or before 31 October 2007 unless otherwise approved in writing by the Waste Planning Authority.
4. **No development shall take place until a 'site environmental management scheme' shall have been agreed in writing by the Waste Planning Authority.** The scheme shall incorporate procedures. including provisions for review, for **controlling noise, dust, vibration, lighting. on-site vehicular movements, vehicle reversing alarms,** and other amenity issues arising from operations on the site. Operations on the site shall

⁴² Appendix 35 – 2002.11.13 WDC Approval

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not proceed except in compliance with this scheme unless otherwise approved in writing by the Waste Planning Authority.

6. No development shall take place until details of the location and design of additional **3 metres high acoustic fencing along the southern boundary of the site has been submitted to and approved in writing by the Waste Planning Authority**. This fencing shall be erected and maintained as approved unless otherwise agreed in writing by the Waste Planning Authority.
7. The development shall not be brought into use until the proposed amendments to the existing layout have been completed in accordance with the scheme as shown on **Drawing No. JNY4521-01**.
9. Unless otherwise agreed in writing by the Waste Planning Authority **the total number of lorry movements associated with fridge recycling and other waste electronic and electrical goods recycling shall not exceed 14 per day. A daily record of lorry movements shall be kept at the site and be made available to the Waste Planning Authority on request.**
11. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.
14. The **premises shall not be used except between 07:00 hours and 20:00 hours Monday to Friday 07:00-18:00 Saturday and at no time on Sundays, bank and other public holidays** without the prior agreement in writing of the Local Planning Authority
15. **Commercial vehicles (including fork lift trucks) shall not be started up, manoeuvred, operated, loaded or unloaded except between 07:00 hours and 20:00 hours Monday to Friday, 07:00 hours and 13:00 hours Saturday and at no time on Sundays or bank or other public holidays** without the prior agreement in writing of the Local Planning Authority.
16. **Commercial vehicles visiting the site for deliveries and collections shall only arrive on site between 08:00 hours and 18:00 hours Monday to Friday, 08:00 hours and 13:00 hours Saturday and at no time on Sundays or bank or other public holidays** without the prior agreement in writing of the Local Planning Authority.
19. **No waste recovery operations shall take place on-site outside the confines of the building approved for this purpose and no loose waste materials shall be deposited or stored on the adjacent open area**, unless otherwise agreed in writing by the Waste Planning Authority.

Informative

1. **The recycling facility will require a waste management licence under the Environmental Protection Act 1990 or the Waste Management Licensing Regulations 1994.** The applicant is advised to contact the Waste Licensing section of the Environment Agency (John Naylor 01276 454 368) to discuss this matter

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[2002 – TL/2002/7928](#)

Proposed installation of 6 dual band antennae and 4 x 600mm microwave dishes on existing tower and equipment cabin and ancillary development.

This related to telecommunications masts and is not considered to be of relevance to the Waste & Minerals Plan.

[2003 – F/2003/0395](#) ⁴³

Proposed installation of Leachate Treatment equipment, Landfill gas engine, control cabin and associated plant.

This related to details of work, rather than a substantive change in scope.

[2003 – SO/2003/9698](#)⁴⁴

Proposed use of existing Tile Kiln Building for Clinical Waste Hydroclave

Only one document is available online.

Surprisingly, for such an environmentally sensitive decision, no further details are online, however this development is now regulated by Environment Agency Consolidated permit number EPR/YP3237SD

However, it is challenged that Wokingham Borough Council felt:

“The proposal is considered to fall within Schedule 2 of the 1999 Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations and therefore the need for an Environmental Impact Assessment has to be considered. The proposed development does however fall below the applicable thresholds and criteria given in Schedule 2 which are given as a guide to the types of Schedule 2 Development which may require an Environmental Impact Assessment. In addition **the site is not considered to be within an environmentally sensitive area** as defined by the Regulations. In the light of this, **this Authority is of the view that an Environmental Impact Assessment for the proposed development is not required in this case.**

In forming this opinion the contents of letters from Grundons dated 4 February and 13 May 2003 together with the relevant enclosures, and a letter from Rosalind Peckham Solicitors dated 30 April 2003 and relevant enclosures, which provide much of the background of the proposed facility, have also been taken into account. The guidance contained In DETR Circular 2/99 has also been considered.”

[2004 – 83479](#)

Waste Licence YP3237SD/V003 & Licence EAWML/83479

Superseded by Environment Agency Consolidated permit number EPR/YP3237SD

[2004 - F/2004/2797](#)

Proposed installation of 2 roller shutter doors in front elevation of industrial buildings. (Part retrospective).

This related to details of building access doors, rather than a substantive change in scope / working methodologies.

⁴³ Appendix 36 – 2004.03.31 WDC Approval / 2003.10 Drawing - KH/LGE/AS/02

⁴⁴ Appendix 37 - 2003.07.29 WBC to Grundon Letter

2004 - MIN/2004/2154 ⁴⁵

Proposed construction of a concrete storage bay for the recovery and transfer of glass.

Conditions

2. **Loading and unloading of cullet shall only take place within the site between the following times: -**

09.00 - 18.30 Monday to Friday

09.00 - 13.00 Saturdays,

and at no other time or on Sundays and Public Holidays, unless otherwise approved in writing by the Waste Planning Authority.

3. **No floodlighting** shall be installed on the site without prior approval having first been obtained through the submission of a planning application.
5. **Lorry movements associated with the development hereby permitted shall not exceed 12 during any single working day.** For the purpose of this condition a lorry is defined as a vehicle in excess of 3.5 tonnes gross vehicle weight.

2004 - MIN/2004/2560 ⁴⁰

**Planning and Compensation Act 1991 Section 22 and Schedule 2
Interim Development Order (Old Mining) Permission
Appeals by Ibstock Warner Ltd**

Conditions

- 2: The winning and working of minerals or depositing of mineral waste must cease not later than 21 February 2042. **Restoration shall be completed no later than 21 February 2044.**
- 8: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), **no buildings, plant, fixed machinery or floodlighting shall be erected, unless a specific grant of planning permission has been obtained in respect thereof.**
- 21: Save in a life threatening emergency, **no machinery other than water pumps shall be operated, nor shall any work be undertaken in connection with the removal of soil, extraction of minerals, despatch or movement of mineral transporting vehicles, maintenance of plant, or subsequent restoration, except between the following times;**

07.30 -18.00 Monday to Fridays

07.30 -13.00 Saturdays,

and no such operations or work shall be carried out on a Sunday or a Bank or Public Holiday. Any life threatening emergency which necessitates work being undertaken outside the times specified in these conditions shall be notified in writing to the mineral planning authority within 3 working days of completion of the emergency work.

- 22: Notwithstanding condition 21 above, and save in a life threatening emergency, **no operations within 100 m of any dwelling shall be carried out in connection with the extraction of minerals, the formation of, or removal of material from any soil**

⁴⁵ Appendix 38 – 2004.09.21 - Approval Notice / 2004.05 Drawing KH/GB/02a

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overburden storage area, or the restoration of the site, except between the following times:

08.30 -18.00 Monday to Fridays

08.30 -13.00 Saturdays,

and no such operations or work shall be carried out on Sundays or Bank or Public Holidays.

- 23: The noise emitted from the operations on the site shall not exceed 55dB(A) LAeq (1 hour) (free field) at Meadow View, Oakfield, Spring Hill, Springfield, Canhurst Cottage, Linden Lodge/Bear Place or Bowsey Hill Cottage during site operating hours.
- 24: The noise emitted from pumping or other equipment shall not exceed 42dB(A) LAeq (1 hour) (free field) at Meadow View, Oakfield, Spring Hill, Springfield, Canhurst Cottage, Linden Lodge/Bear Place or Bowsey Hill Cottage outside operating hours.
- 25: The best practicable means shall be employed to minimise the emission of noise from operations within the boundary of the site. In particular (but without prejudice to the generality of the foregoing) all types and classes of plant, machinery and vehicles shall be equipped with efficient silencers, and these shall be maintained for the duration of the development and restoration. All pumping machinery employed on the site shall be silenced and baffled.
- 26: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), **no speakers or Tannoy system shall be installed** unless a specific grant of planning permission has been obtained in respect thereof.
- 36: **All haul roads, foundations, hard standings, buildings, plant and fences, excluding protective fencing for planted areas, shall be removed not later than the end of a period of 3 months after completion of final restoration** of the mineral site in accordance with condition 2, unless otherwise agreed in writing with the mineral planning authority.

2004 - PM/2004/1209 ⁴⁶

Provision of minerals processing, storage and sales area.

Conditions

1. **No plant or machinery shall be operated, nor shall any work be undertaken in connection with the stockpiling, processing or removal of mineral including the loading and unloading of vehicles and maintenance of plant, except between the following hours:**
07:00 18:00 Monday to Friday
07:00 13:00 Saturdays
and no work shall be carried out on Sundays and public holidays
2. Prior to the commencement of construction of the development hereby approved, details of the measures to protect the adjoining wildlife heritage site shall be submitted

⁴⁶ Appendix 39 - 2004.03.31 Planning Approval / 2003.12.05 Drawing - Aggregates

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to and approved in writing by the Mineral Planning Authority. The development shall subsequently be carried out in accordance with the approved details.

2005 - F/2005/3960⁴⁷

Proposed erection of a replacement landfill gas flare.

Permission relates to equipment for necessary burn off of landfill gases.

2005 - TP/2005/4702

Application for temporary permission for the erection of a 30m high slimline monopole with 9 panel antennas, 3 x 300mm diameter dish antennas, cabinets, associated radio equipment housing and ancillary development.

This related to temporary telecommunications masts and is now defunct.

2007 - CON/2007/3041⁴⁸

Proposed Changes to Star Works Treatment Plant PPC Permit Variation

now regulated by Environment Agency Consolidated permit number EPR/YP3237SD

However, Wokingham Borough Council stated:

“If the Local Planning Authority received a planning application for the proposal **the effect this operation has on the amenity of the neighbouring residents would be the main planning consideration.** This includes consideration to appropriate means of controlling noise and activities on the site. I also believe **continued control with regard to vehicle movements on and off the site would be addressed by any planning permission.**”

No Planning Permission / Application appears to have been forthcoming.

The Golder Plan shows areas of proposed use for Clinical Waste Treatment and Storage.

The Golder Aerial Photo shows that the areas surrounding the Treatment Plant Building were clear of storage vessels and industrial sprawl. It does however **highlight many Residential Properties as “Potential Receptors”** within the 150metre buffer zone from the Proposed PPC Boundary.

The Golder Report gives an insight into the current typical operations on this part of the site and many of the supposed controls / restrictions to the Hydroclave operation to ensure a safe and non-polluting operation:

“This report details the proposed changes to the Installation, mainly that of the proposed new external storage area, and any possible alteration to the impacts on the environment that this change will give rise to.

The assistance of Grundon in the provision of data for this work is gratefully acknowledged. **Golder has not independently verified any of the information supplied.**

1.3 Operations

The Installation is used for the reception, storage, sorting and treatment of both hazardous and non-hazardous wastes. Under the Pollution Prevention and Control (England and Wales) Regulations 2000, the activities carried out fall within Chapter 5, Section 5.3, Part A(l)(a) and Part A(l)(c)(ii) of Schedule 1 for the disposal of hazardous waste (other than by incineration or landfill) in a facility with a capacity of more than 10 tonnes per day and the disposal of non-hazardous waste in a facility with a capacity

⁴⁷ Appendix 40 - 2005.05.03 - Decision Notice / 2005.02 Drawing KH/LGF/AS/02

⁴⁸ Appendix 41 - 2008.12.05 Golder Associates Proposal Report / Plan / Photos / 2009.02.02 WBC Letter

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of more than 50 tonnes per day by physio-chemical treatment respectively, pending any of the relevant operations listed in Annex IIA to Council Directive 75/442/EEC.

The Installation accepts a wide range of predominantly clinical waste. The waste is brought to the Installation in bags and boxes contained within labelled UN certified wheeled bins, UN certified ridged plastic packages and occasionally in bags in bulk. The Installation receives waste from hospitals, doctors, dentists, etc. A large proportion of the waste loads delivered to the Installation consist of a mixture of waste suitable for treatment in the hydroclaves (conforming waste) and waste requiring other forms of treatment (non-conforming waste), usually incineration.

The two types of wastes are segregated as soon as they are delivered, enabling the storage of the conforming waste and non-conforming waste in different areas. Conforming waste is treated through either of the hydroclaves after on-site sorting. There are two hydroclaves currently in operation on-site that achieve waste sterility through steam heating and high pressure. Treated waste is loaded via a conveyor belt into a compactor and subsequently transported to the adjacent landfill, owned and operated by Grundon at Knowl Hill. All non-conforming waste is sent to a suitably licensed off-site facility such as the Grundon incinerator at Colnbrook, Slough.

The proportions of the two types of wastes received at the Installation vary on a daily basis increasing the requirement for flexible storage capability.

The volumes of each waste type being stored at the Installation varies due to scheduled maintenance and unforeseen breakdowns of both the hydroclaves and the off-site treatment facilities e.g. the incinerator used to dispose of the non-conforming waste. Volumes may also increase as waste is diverted to this Installation due to the breakdown of other facilities that handle waste that is suitable for treatment in hydroclaves at the Installation. This will increase the need for the provision of a flexible storage capability at the installation. Provision for additional storage of both conforming and non-conforming waste is therefore required, with the volumes and proportions of each varying throughout the year.

2.0 BACKGROUND

2.1 Existing PPC Boundary and Capacity

An application for a PPC Permit for the Star Works Treatment Plant was submitted in December 2005 on behalf of Grundon. PPC Permit YP3237SD for the Installation was issued on the 28 September 2007.

The PPC Permit Application included the maximum treatment capacity of the treatment plant to be 62.4 tonnes per day and storage of non-conforming hazardous and non-hazardous waste to be 15 tonnes per day (See B2.1.21 of the PPC permit application). The application included a requested maximum throughput for the Installation at 30,000 tonnes per year for the storage of hazardous waste (depending on market conditions) and 30,000 tonnes per year for the storage of non-hazardous waste (depending on market conditions) (See B1.4.1 of the PPC permit application). However, the draft PPC permit that was issued stated that notwithstanding the throughput capacity, "the combined storage capacity of hazardous/non-hazardous waste shall not exceed 30 tonnes at any time". In response to this, correspondence between Golder and the EA during the determination period dated: 25 August 2006 (from Golder), 21 September 2006 (from the EA), and 28 September 2006 (from Golder) obtained agreement from the EA that the storage should be 100 tonnes. However, the subsequent PPC permit issued did not reflect this change. The current storage capacity means that less than one

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day's throughput is allowed to be stored at the Installation. The Existing PPC Boundary for the Installation is shown in red on Plate 1.

2.2 Proposed PPC Boundary

2.2.1 Initial PPC Boundary

In April 2007 a PPC variation application was submitted on behalf of Grundon to increase the permitted storage of hazardous and non-hazardous waste at the installation, from 30 tonnes per day to 100 tonnes per day. To accommodate this increase, the application incorporated an expansion of the installation boundary, allowing for a limited amount of external waste storage adjacent to the building housing the hydroclaves. The increased Installation boundary incorporating the external storage area is shown in orange on Plate 1 (hereafter referred to as the "initial PPC Boundary").

After the submission of the April 2007 variation application, there was a period of consultation, whereby all interested parties had the opportunity to comment. There was a quantity of public interest in the application, with comments voiced to Grundon by the public, local politicians, Council members and the Environment Agency. There appeared to be a lack of clarity with regard to the need for the increased storage capacity, more detail was required regarding the need for the increased storage capacity, more detail was required regarding the management techniques to be employed and there were concerns over the location of the external storage area within the Initial PPC Boundary.

Grundon considered the concerns expressed by a number of parties, regarding the proximity of the external storage area within the Initial PPC Boundary to Star Lane (as shown in Plates 1 and 7). Whilst Grundon will ensure that suitable management techniques would be employed to minimise the risk from this storage, it recognised that residents may still have concerns with the use of this area. Grundon values a healthy relationship with the public and with this in mind, proposed to change the location of the proposed new external storage area and as a result the PPC boundary.

2.2.2 Revised Variation July 2008

In July 2008 Grundon submitted a revised variation application in response to these concerns

This proposed to relocate the external storage area to an existing concrete hard-standing located to the right of the landfill access road, between the plant repair building and the landfill gas engine (shown in green on Plate 1). in so doing, the PPC Installation boundary would no longer have included an external area adjacent to the hydroclave building. The Installation boundary would have extended along the access road to the proposed new external storage area.

The external storage area proposed in the revised variation July 2008 (hereafter referred to as the "Revised Variation July 2008 ") was further away from the sensitive receptors and was well shielded by thick vegetation.

However, in a letter from Wokingham Borough Council, dated 12 September 2008, doubt was cast as to the planning permission for the external storage area proposed in the Revised Variation July 2008. It appeared that this area may not have suitable planning permission for the proposed activity, hence either a planning application had to be submitted, or an alternative location had to be proposed.

2.2.3 Final Proposed PPC Boundary

In response to the concerns over the Initial PPC Boundary and the doubt over planning permission for the Revised Variation July 2008, Grundon are proposing an alternative location for the external storage area (hereafter referred to as the Final Proposed PPC Boundary).

This variation application proposes to move the external storage area to the "middle" area of the site, located between the landfill access road and the hydroclave facility's buildings. This will be just behind the area currently used for parking the clinical waste collection vehicles, in front of the current soil blending operation. The proposed location is shown on Plate 1. In doing so, **the PPC Installation boundary would no longer include an external storage area adjacent to the hydroclave building.** The Installation boundary would be extended along the access road to the proposed new external storage area.

The new Installation boundary showing the new external storage space applied for in this variation application is shown in green on Drawing 1. **This area offers similar benefits to the July 2008 proposed area, in that it is a significant distance from the sensitive receptors and is well shielded by thick vegetation and the facility's buildings (as shown in Plates 2-10).** In addition, this area is below the level of the landfill access road to the west of the new external storage space providing additional noise and visual attenuation.

2.3 Proposed PPC Capacity

It is understood that **there was a lack of clarity with regard to the need to increase the storage capacity at the Installation. This appeared to originate from the fact that the original application stated a theoretical storage capacity, within the buildings, of 106 tonnes. This capacity is achievable within the buildings; however, it is only possible by means of storing the majority of the waste in the form of loose bags, within eleven trailers i.e. bulk storage. By placing this number of trailers within the building,** waste handling and processing operations would be greatly restricted. It would become very difficult to move waste around the installation, thus, increasing the time taken to manage the waste and thereby reducing the treatment capacity. This would potentially compound the problem, necessitating a further increase in storage capacity.

The majority of waste is delivered to the Installation inside sacks, placed inside rigid 770 litre wheeled bins. On average, the weight of bagged waste within each bin is only 60 kg.

The floor space required to store the number of bins required is extremely large. Storage capacity is also required for non-conforming waste. It should be noted that if the Installation is filled with waste being temporarily stored, access to the treatment hall would be restricted.

This could make large maintenance operations difficult to perform, thus extending the hydroclave downtime and the period of time over which any waste would have to be stored.

Whilst the hydroclaves at the Installation and the off-site disposal facilities are operational, it is unlikely that there will be a need to store waste externally. However, during times of plant shutdown, there will be periods when the need will arise to temporarily store waste externally.

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An external storage area will, enable operations to continue efficiently, reduce the need for the manual handling of waste and reduce the storage time for the waste.

The treatment and incineration capacity currently available to Grundon Waste Management Ltd is in the order of 78 tonnes per day. This includes the treatment operation at Knowl Hill (48 tonnes per day) and the Clinical Waste Incinerator at Colnbrook, near Slough (30 tonnes per day). It has been shown over the past two years, that if both facilities are to temporarily shut down there is insufficient alternative treatment and incineration capacity within the industry to accommodate this waste.

In order to ensure that there is sufficient contingency to temporarily accommodate the required quantity of waste, this PPC permit variation application proposes to increase the storage and transfer capacity of hazardous and non-hazardous waste at the installation to 150 tonnes at any one time. This includes the proposed new external storage area, which will have a storage capacity of up to 90 tonnes at any one time.

3.0 PROPOSED CHANGE

C1.2 Summary of the variations

PPC permit YP3237SD clearly allows for the storage and transfer of both hazardous and non-hazardous wastes. Table S1.1 of Schedule 1 lists the permitted activities. The first permitted activity is clearly a transfer activity i.e. sorting, mixing, bulking and storage of hazardous wastes prior to disposal. D9, D15, D14. Although the D9 operation can be undertaken at the facility, both D15 and D14 allow for the submission of the waste to any of the operations numbered D1 to D13. This includes D5 (landfill), D9 (physio-chemical treatment) and D10 (incineration). The third entry in Table S1.1 of the PPC permit allows for the same codes to be applied for the transfer of non-hazardous wastes. A transfer activity is necessary so that non-conforming wastes after being identified can be sent for appropriate treatment/disposal.

The two principal elements that make up the application to vary the permit are detailed below.

This PPC permit variation application proposes to increase the storage and transfer capacity of hazardous and non-hazardous waste at the installation to 150 tonnes at any one time. No additional throughput of waste for the two hydroclaves is included in this proposed variation to the permit.

The installation boundary is to be increased (as shown in Drawing 1) to include an external storage area in the "middle" area of the site, located between the landfill access road and the hydroclave facility's buildings. This will be just behind the area currently used for parking the clinical waste collection vehicles, in front of the current soil blending operation. This is the Final Proposed PPC Boundary and is shown in green on Drawing 1. The capacity of the external storage area will be 90 tonnes at any one time. The waste will be contained in sealed trailers, shipping containers or roll-on- roll-off (RORO) containers.

Improvement Condition 7 of the PPC permit requests further information about the existing discharge to sewer, which this PPC permit variation application addresses in Section C2.2.

C1.3 Additional Land

The Installation boundary is to be increased (as shown in green as the Final Proposed PPC Boundary on Drawing 1) to include an external storage area in the "middle" area

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of the site, located between the landfill access road and the hydroclave facility's buildings. This will be just behind the area currently used for parking the clinical waste collection vehicles, in front of the current soil blending operation.

The external storage area will allow the temporary storage of waste to facilitate the effective operations of the hydroclaves as detailed above in Section 2.2.

The external storage area will be used for the storage and transfer of waste in trailers, roll-on- roll-off (RORO) containers or shipping containers prior to either treatment on-site, or dispatch to a suitably licensed facility. The external storage area will be used for the storage of all types of permitted wastes in trailers and/or containers during shut down periods and other periods of high waste volumes.

The waste in this area will be stored in bins, loose bags, other loose packages e.g. boxes or bum bins, or on pallets, within trailers, ROROs or shipping containers. The trailers will be numbered and labelled to be compliant with the road transport regulations, the format and content as specified in ADR.

The quantity of external storage required is for no more than a combined total of 90 tonnes of hazardous and non-hazardous waste.

A site report detailing the condition of the land and, in particular identifying any substance in, on or under the land which may constitute a pollution risk is detailed in Appendix 2, Application Site Report (ASR), of the PPC Permit Application. Furthermore, the results of the Assessment of Land Pollution Potential, of the ASR, indicated that there were 110 areas of potential pollution at the Installation. The ASR covers the Final Proposed PPC Boundary including the proposed new external storage area. The Assessment of Land Pollution Potential for the proposed new external storage area is the same as that for the current Installation areas i.e. it indicates that this area does not pose a pollution potential.

4.0 PROPOSED TECHNIQUES

C2.1 Measures to Prevent Environmental Impact

The Final Proposed PPC Boundary with the proposed new external storage area (see Drawing 1) will not result in any change to the in-process techniques. Waste arriving at the Installation will be subject to the same pre-acceptance and acceptance procedures as that outlined in the ASR of the PPC Permit Application.

The waste off-loading and treatment process remains unchanged from that detailed in the ASR of the PPC Permit Application. The proposed external storage area will be used to provide additional storage capacity at the Installation.

The refrigeration of waste in trailers and containers is not currently required. However, if the industry standard changes in the future and refrigeration is required, steps would be taken to ensure that this would be possible. If refrigeration is required for the trailers, they will be switched off at night to prevent a nuisance, due to noise. The trailers will be well insulated to ensure that temperature is maintained during the night should refrigerated containers be required.

All waste movements between the outside storage area and inside reception areas will continue to be undertaken in accordance with current procedures. That is, waste will only be moved off the trailers, shipping containers or RORO containers when they are inside the buildings and the roller doors are shut.

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It is extremely unlikely that any leak will occur from the trailers or containers, whilst they are being used to temporarily store waste in the external storage area. However, at all times whilst they are being used for this purpose, drip trays with a capacity of approximately 300 litres, will be placed underneath the back doors, the only place a leak could theoretically escape. These will measure approximately 2.5 metres (L) x 1 metre (W) x 0.15 metres (H) and will be constructed of either rigid plastic or steel. The drip trays will be inspected every day, to ensure that they do not fill up with rainwater. If they contain more than 30% rainwater, the drip trays will be pumped out. The liquid will be sent off site for treatment.

There are a limited number of facilities in the United Kingdom that are able to dispose of clinical wastes, on a commercial basis. These facilities have a finite capacity and are frequently unable to accept additional wastes, from other producers. During periods of plant shutdown, it is unfortunately quite common for waste to be transported over 75 miles to other facilities. During a recent shutdown at the Installation, due to the lack of permitted storage, waste was transported from the Installation to facilities in Cornwall, Birmingham and Cambridge. This will have resulted in significant use of non-renewable resources and the associated environmental impacts from the emission of combustion products.

If additional storage were to be permitted at the Installation, this waste could have been either treated on-site or incinerated at the Colnbrook clinical waste incinerator, 18 miles away.

The example above clearly demonstrates the environmental benefits of increasing the storage capacity at the Installation.

Recent trials with regards to the use of the external storage area have shown that the measures detailed within this report are effective at containing the waste and preventing any environmental impacts.

C2.3 Management techniques

Clinical waste is already being accepted at the installation with the appropriate pre-acceptance and acceptance procedures in place. In addition, the following procedures will be put into place:

- an assessment of the waste shall be undertaken before it is taken to the external storage area. Any waste that is deemed too old and at risk of generating malodours shall be redirected for treatment or an alternative method of disposal.
- trailers will be inspected to ensure that they are not damaged and to ensure that the appropriate door seals are in place,
- waste bags and containers will be inspected prior to loading into the trailers. Any bags and containers found to be damaged, will be repackaged into secure packaging,
- **daily odour checks will be carried out, with the results recorded on assessment forms.** These forms will be kept in the Manager's office. If malodorous smells are detected, that are associated with the stored waste, the trailers or container(s) will be immediately removed from storage and the contents disposed of;
- if any leakage is detected from the trailers or containers, the contaminated drip tray will be emptied and cleaned immediately. The trailer or container will then be moved to a suitable permitted area within the facility's buildings. where the cause of the leak will be investigated. If there is a likelihood that a further

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leakage will occur, the waste will be unloaded in order that remedial action can be taken,

- **the movement of trailers and containers to and from the additional external storage area will only take place during, the normal daytime operating hours of 07h00 to 19h00, and**
- **all loading and unloading operations, at the Installation, will be undertaken within the permitted area of the PPC permit for the treatment of clinical wastes. The shutter doors will be closed at these times.**
- the amount of movements of trailers and containers to and from the proposed external storage area will be determined by the amount of waste accepted at the installation, the number of treatment or incineration facilities that are operational at that time, the rate at which alternative disposal facilities can accept waste and the availability of transport. **In order to minimise the impact of the use of the proposed external storage area, a limit on the number of daily movements to and from this area will be imposed. There will be no more than five trailers or containers moved either to or from the proposed external storage area in any one day.**

The proposed new external storage area will not require any other changes to the management techniques currently employed at the Installation.

All vehicles arriving, at the Installation are enclosed to prevent waste blowing or falling from the vehicle in accordance with *Health and Safety Guidance for the Transport of Clinical Waste, the Health Technical Memorandum 07-10: Safe management of healthcare waste, and according to The Carriage of Dangerous Goods and Use of Transportable Pressure Equipment Regulations 2004 (as amended)*. All deliveries of waste must be accompanied by a Waste Transfer note that clearly describes the nature of the waste. As stipulated by the *Health Technical Memorandum 07-10: Safe management of healthcare waste*, the transport document should provide the following information:

- the UN number of the goods being carried,
- the proper shipping name, supplemented where applicable with the technical name,
- the label model number,
- the packing group,
- the number and description of the packages,
- the total quantity of each item,
- the name and address of the consignor, and
- the name and address of the consignees.

All carriers of waste must be registered under the Controlled Waste (Regulation of Carriers and Seizure of Vehicles) Regulations 1991 or exempt from such requirements. Any load not complying with the relevant transport or conveyance legislation may be refused access to the Installation at the Hydroclave Manager's discretion. The EA will be notified of these loads and the details recorded in the site diary.

All loading and offloading of vehicles and containers is undertaken within either of the waste reception areas, when the roller doors have closed. The concrete ground near the entrance to the reception areas, within the buildings, slopes down into the building, to ensure that any spills that may occur are contained within the operational area.

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All waste received in the waste reception area in wheeled bins is checked by the site staff. Once offloaded, the bins are bar coded and scanned to record the details. Any loose bags or other loose packages et. boxes or burn bins, are placed onto pallets or into wheeled bins. These pallets or wheeled bins are then bar coded and scanned to record the details.

Both the internal storage area and the proposed external storage area will be used for the temporary storage of both hazardous and non-hazardous waste, prior to the treatment on site (conforming waste) or the disposal at another suitable off-site facility e.g. incineration (non-conforming waste).

Waste stored internally will be contained in the following:

- wheeled bins,
- other UN certified transport packages e.g. drums or burn bins, and
- wheeled bins, loose bags, other loose packages et. boxes or burn bins, or on pallets, within trailers, ROROs or shipping containers.

Waste stored externally will be contained in the following:

- wheeled bins, loose bags, other loose packages e.g. boxes or burn bins, or on pallets, within trailers, ROROs or shipping containers

To prevent the potential for the escape of waste, the waste will be moved to and from the external storage area inside the trailers, ROROs or shipping containers. To avoid cross compatibility issues, only wastes of similar classifications will be stored together in the trailers, ROROs or shipping containers. **The proposed external storage area will be:**

- reserved for clinical conforming and non-conforming wastes only,
- well ventilated,
- sited away from food preparation and general storage areas, and from routes used by the public (as shown in Plate I),
- for wastes totally enclosed in lockable trailers, shipping containers and/or ROROs to ensure security from unauthorised access and secure from animals, insects or rodents,
- equipped with suitable containment in the unlikely event that there is a leak from any trailer or container, and
- readily accessible to on-site authorised personnel.

The proposed new external storage area will not be:

- used for the washing down of trailers and containers. Where required the trailers and containers will be washed down inside the building.

The proposed new external storage area will minimise the visual impacts of the operation due to the screening by vegetation and its location below the level of the landfill access road to the west of the site.

C2.9 Changes to Main Sources of Noise and Vibration

The proposed new external storage area for waste will not give rise to any changes to the main sources of noise and vibration.

It is not considered necessary to undertake a specific noise assessment for the storage of trailers, ROROs, or shipping containers, of waste in the proposed storage area.

Currently, the industry standard is not to refrigerate trailers or containers being used for the temporary of waste storage. **If the standards were changed and refrigeration was deemed necessary, the refrigeration units would only be operated during the normal daytime operating hours of 07h00 and 19h00.**

The only potential for additional noise would originate from the movement of the trailers or containers, in and out of the proposed external storage area. To minimise any impact, movements will only be undertaken between the normal daytime operating hours of 07h00 and 19h00 from Monday to Friday, 07h00 and 12h00 Saturday and Sunday. There will also be a limit on the number of vehicle movements. There will be no more than five trailers or containers moved either to or from the proposed external storage area in any one day.

It is quite possible that external storage outside the hydroclave buildings will result in a net reduction in the noise levels at the Installation. Currently, due to the restricted space available, in order to move trailers from within the buildings, several movements are often required. The proposed new external storage area will make this operation more efficient and hence may result in a reduction of vehicle movements.

Plates 2 to 10 have been provided to demonstrate the remote location of the external storage area from dwellings and hence the minimal impact that the proposed new storage area will have on any sensitive receptors. Visual and acoustic shielding is provided on two sides by the facility buildings (Plate 8, northeast) and the plant workshop (Plate 10, southwest). In addition, the restored areas of the landfill and woodland is located to the northwest (Plate 9) and the current vehicle parking / operations area is located to the southeast (Plate 3).

A complaint about noise was reported by the EA in November 2005. However, the residents had been warned that the noise nuisance would occur, even though the exact time of the occurrence was not stipulated. Other noise complaints received by the EA are believed to be a result of the gas generation plant at the adjacent landfill operations not the operations at the Installation. During the emergency works recently undertaken, it was noted that no odour or noise complaints were logged. The area is sufficiently remote and the management techniques employed are sufficiently sympathetic to potential receptors to ensure that the impacts on local residents are minimal. It is therefore considered that no additional noise abatement techniques or infrastructure will be required.

5.0 PROPOSED EMISSIONS

C3.1 Emissions

There will be no point source emissions associated with the proposed new external storage area.

The potential release of waste from the trailers is the only emission associated with the proposed variation to the PPC permit. However, this is highly unlikely since the waste is contained in bags/containers in wheeled bins inside the lockable trailers. The trailers will be regularly inspected to prevent any spillages leaking from the trailers.

The trailers and containers that will be used for the storage of waste are totally enclosed units, equipped with lockable doors, fitted with rubber seals. Full containment is thus achieved. The trailers and containers will be shut and locked at all times to prevent unlawful access. All trailers and containers will be visually inspected prior to loading,

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to ensure that they are structurally sound. Any trailer or container that is found to be damaged i.e. is unable to offer total containment, will not be loaded with waste.

Whilst in the external storage area, the trailers and containers will not be opened to inspect the bags, containers or bins. The process of opening the trailers and containers, after they have been transported to the external storage area, could result in bags or containers falling out. If a leak is detected from a trailer or container, or if there is a suspicion that a leak has occurred within a trailer or container, that unit will be transported into the facility buildings immediately, for inspection. If necessary, remedial action will be taken within the facility buildings.

Should any spills take place, they would be collected within the drip trays located under the trailers or containers. Any spill will thus be contained.

If any spill is detected in any of the drip trays remedial action will be taken i.e. the tray will be emptied and cleaned, and the trailer or container will be taken within the facility's building for inspection and if necessary remediation work and emptying.

6.0 IMPACT ON THE ENVIRONMENT

C4.1 Change to Significant Environmental Effects

The proposed new external storage area for waste will not give rise to any change to the potential significant environmental effects from the Installation,

The proximity of the Initial PPC Boundary for the external storage area to local receptors is provided in Plate 1. These plates show the closeness and limited shielding of the external storage area adjacent to the hydroclave building that was initially proposed, from nearby residences. Grundon recognised that the residents still had concerns with the use of this area and Grundon values a healthy relationship with the public. With this in mind Grundon has changed the location of the proposed new external storage area. Plates 4, 5 and 7 demonstrate the good, clear access of the road to the proposed new external storage area with minimal impact to the local residence. This is due to the location of the external storage area within the centre of the site and the shielding provided by buildings earth slopes and thick vegetation. Plates 2, 6, 8, 9 and 10 demonstrate these features.

C4.2 Waste Management Objectives

The proposed new external storage area for waste will not alter how the relevant objectives set out in the Waste Management Licensing Regulations 1994 have been addressed.

C4.3 Habitats Assessment

The proposed new external storage area for waste will not alter the impact of Installation on any European Site as detailed in the Habitats Assessment submitted as part of the ASR, PPC Permit Application. Since, the Magic website identified no Ramsar sites, Special Protection Areas (SPAs) or Special Areas of Conservation (SAC) within 2 km of the Installation.

2008 - F/2008/1171 ⁴⁹

Proposed erection of a 48 metre long absorptive acoustic barrier on North East Side of Compound. (Retrospective)

This related to a noise barrier details, rather than a substantive change in scope / working methodologies.

2008 - VAR/2008/0333 ⁵⁰

Application to vary conditions 17 relating to Surface Water drainage Scheme, condition 32 relating to Soils and condition 35 relating to Restoration, of Consent MIN/2004/2560.

This related to variations of Conditions relating to the previous permissions, however it required extension of deadlines previously set by the Office of the Deputy Prime Minister.

The now Prime Minister stated:

Given the clarity with which the ODPM set the conditions in 2006, I am surprised that such an application has been made, and I hope that it will be rejected.

Furthermore, the fact that they set time limits at all indicates that 'open ended' conditions, as now requested by Grundon, are not appropriate.

Grundon spent a number of years seeking approval for their plans for the Star Works site, but having received a largely sympathetic recommendation from the ODPM have not kept to the time limits set in that recommendation. They have not offered clear enough reasons as to why this time limit should now be revised (and, in fact, scrapped) and I therefore see no reason for the ODPM's original ruling to be altered.

2008 - VAR/2008/0334 ⁵¹

Application for variation of Condition 11 to allow an increase in the number of Heavy Goods Vehicle movements and Non-Compliance with Condition 4 relating to provision of batters adjacent to Area "C" of permission 340429.

This Permission related to a **temporary increase** in waste and restoration soil vehicle movements in order to allow the restoration works to accelerate and compensate for a waste slippage in 2007. **The permission was for a period of one year.**

Conditions

1. The maximum number of heavy goods vehicles importing waste and soils and exporting minerals from the site shall not exceed 90 movements in any one day.
2. With the exception of condition 11, all other conditions of the appeal decision dated 5 September 1994 reference T/APP/U0300/A/93/231016 and 231044/P5 (WDC reference 340429) shall apply to this permission.
3. The Variation of condition 11 of landfill permission 340239 is hereby **permitted for a period of 1 year from the date of this permission**. Thereafter all other conditions of the appeal decision dated 5 September 1994 reference T/APP/U0300/A/93/231016 and 231044/P5 (WDC reference 340429) shall apply to this permission.
4. **Any restraining chains on all heavy goods vehicles entering and leaving the site must be baffled.**

⁴⁹ Appendix 42 - 2008.07.14 Decision Notice – Approval / 2008.05 Drawing KH/LC/02

⁵⁰ Appendix 43 - 2008.10.17 Approval Notice / 2008.03.25 Theresa May Objection

⁵¹ Appendix 44 - 2008.09.11 WBC Approval / 2008.01.16 Grundon Variation

[2010/2011 - VAR/2010/1795 / 10-30015-SMI / 10-30021-SMI / 11-30008-SMI](#) ⁵²

Variation of Condition 7 to extend the time for the deposit of non-inert waste from 17 years from the date when the deposit of waste commenced to 20 years (January 2016 to January 2020), to extend the time for the deposit of restoration/engineering materials (inert waste) from 17 years from date when deposit of waste commenced to 21 years (January 2016 to January 2021), and to extend the time for the restoration of the site from 19 years from the date when deposit of waste commenced to 22 years (January 2018 to January 2021), and Condition 11 to remove the restriction on the number of HGV movements related to the importation of waste and soils

amended to

Condition 11 to remove the restriction on the number of HGV movements related to the importation of waste and soils

amended to

Variation of condition 11 of Permission 34029; From: The maximum number of heavy goods vehicle movements importing waste and soils and exporting minerals from the site shall not exceed 90 movements in any one day of which not more than 48 movements shall relate to the import of waste and soils; To: The maximum number of heavy goods vehicle movements importing waste and soils shall not exceed an average of 70 per day on a monthly basis calculated on the basis of 5.5 working days per week. The number of HGV movements shall not exceed 90 movements in any one day.

This Variation went through a number of amendments due to the impact that it would have on the nearby Residential Properties and the local area as a whole.

Initially the Land Use and Transport Team of Wokingham Borough Council stated that:

“the principle of allowing this proposed variation of condition application is acceptable in principle as national and local development plan policy seeks to **ensure suitable restoration of mineral sites that will maintain, and where possible enhance the landscape, environmental and ecological character of a site** although this needs to be assessed against potential impacts on the amenity of local residents,”

However numerous objections were raised, which highlighted a number of issues with regard the operation of the site and the impact on local residents.

Hurley Parish Council reported that they had:

“**voted unanimously for the rejection of this application** and to press Wokingham Borough Council to refuse permission”

They also provided more insight into the failure of Grundon to meet its operational targets, extending Grundon’s period of operation:

“Grundon Waste Management was given permission on appeal to landfill the Star Lane site with a **finishing date in 2016**. Since that time, they have **failed to regularly meet their target of 70,000 tons of landfill per annum** and when previously applying for more excavation at the site, landfill was down to 55,000 tons per annum.”

stating:

⁵² Appendix 45 – 2010.08.09 Grundon Letter to WBC / 2010.08.26 Land Use and Transport / 2010.09.08 Hurley Parish Council Objection / 2010.11.29 RBWM Decision Notice

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“The Parish Council along with local residents, do not accept that the lack of landfill waste has been due to the "economic downturn" and considers that Grundon should be more proactive in identifying landfill waste in order to meet its original targets. It would then be unnecessary to extend the life of the Star Lane site.”

They also stated:

“The Parish Council already has grave concerns that the current operations at the Star Lane Works are extremely un-neighbourly and we have listened to reports from local residents of the effect that these operations are having on their properties, their family lives and their personal health.”

The proposed variation was met by a large number (37) of written objections from residents, highlighting numerous cases of reports to the Environment Agency, complaints to the Councils and general issues covering the whole site and the operations / management therein.

The now Prime Minister’s clear statement⁵³ to Wokingham Borough Council was that:

“On this basis I would ask that the views of local residents are closely listened to, and that this application is rejected.”

In reaching this conclusion she stated:

“Local residents have had to put up with numerous inconveniences as a result of the work at this site, including high levels of noise pollution, unpleasant odours, and increased levels of HGV traffic. They have done this with the knowledge that the work would at least be completed by 2018. It is therefore extremely unfortunate that Grundon is seeking to extend the time in which work can continue, variously to 2020 and 2021. This will serve to extend the inconvenience suffered by local residents. Coupled with an increase in HGV movements, local residents will be potentially facing not only a further 11 years of disturbance, but higher levels of disturbance than they have faced at any time in the recent past.

There is understandable concern among local residents at the nature of Grundon's consultation with them on this matter. As you will be aware, Grundon presented residents with three options, none of which appeared particularly attractive. Option 1 was arguably the least palatable, and according to the Planning Statement received no support from residents. Despite this, Grundon have decided to press for precisely this option.

Conditions 7 and 11 represent important safeguards for local residents. Despite the difficulties they have encountered, they have at least known that there was a clear limit on the time in which work could take place, and the associated HGV movements. Weakening these safeguards will represent a blow to residents, and could set a precedent by which Grundon can continually apply for extensions. This would render the setting of such Conditions meaningless. “

Numerous other challenges to the proposed variation were raised by the RBWM Councillor, Mrs Maureen Hunt⁵³ (supported by Hurley Parish Council’s later objection) whereby she confirmed:

“Grundon are now requiring double the vehicle limitation and a four-year extra time line. Only in February this year residents replied to options given by Grundon and Option 1 was to extend the site life by two years and remove the restriction on the

⁵³ Appendix 46 - 2010.09.09 Theresa May objection / 2010.09.15 Cllr Hunt objection / 2010.11.29 Hurley Parish Council Objection

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number of HGV movements Therefore in a matter of months **Grundon have changed their mind from 2 years to 4 years'!!"**

"When materials were available Grundon did not take advantage of the situation. It has long been known of the EU's policy and implementation for recycling and the decrease in landfill plus the increase in cost per tonne for landfill over the coming years. This is not new and certainly not new information for a company in the waste business. Grundon will have been well aware of these facts for quite some considerable time. However, **they chose to under import on their allowance"**

She also wisely stated that:

"All vehicles accessing and leaving the Grundon Works in Star Lane should be looked at as a whole and not as separate operations."

Consequently, Grundon made various representations in order to justify the perceived issues, resulting in their failure to meet the prescribed targets and timelines

Grundon's letter to Wokingham Borough Council⁵⁴ made various statements which were challenged by RBWM in submitting their **Objection and Decision Notice⁵⁴** stating:

4. **Grundon has not provided any evidence about the material from the hydroclave going directly to the landfill at the site.** I note in minutes of the Star Works Liaison Committee of 20th October 2009 that representatives of **Grundon confirmed that material from the hydroclave would go to the energy from waste plant in Colnbrook.**
5. **Grundon have not demonstrated that it cannot divert material from any of their other sites within their control to the Star Works site.**
6. **in light of the above, Grundon have failed to demonstrate that fill material cannot be obtained from other sources and this Council still maintains that there will be sufficient waste to enable the void and restoration to take place within the original timeframes.**

Turning to other matters, **Grundon has not provided any information regarding the highway impacts or the impacts on the living conditions of the occupiers of neighbouring properties** arising from the proposal to vary the conditions.

This clearly demonstrates a level of mis-management, intentional delay and lack of consideration for the residents of Knowl Hill.

However, as a result of the numerous challenges, Grundon did then submit an **amendment to the variation application⁵⁵**, withdrawing the element relating to Condition 7.

This was subsequently approved, with distinct focus on maintaining a limit on the number of vehicle movements.

RBWM expressed their concerns within their **response to Wokingham Borough Council⁵⁵**, stating:

- "2. With respect to condition 11, **the RBWM Highways Officer is unconvinced with the statement at paragraph 34 in the Officer's Report of 8th December 2010 that through varying the condition there would be an overall reduction in**

⁵⁴ Appendix 47 – 2010.10.26 - Grundon Letter to WBC / 2010.11.29 RBWM Decision Notice

⁵⁵ Appendix 48 – 2011.01.26 Grundon amendment / 2011.04.05 RBWM Response to WBC / 2011.12.16 Decision Notice

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HGV movements. Ultimately, the maximum limit would remain in force which is 90 movements in any one day. Whilst **the Council remains concerned about the impact upon highway safety and the living conditions of neighbours as a result of the HGV movements associated with this development**, as the proposal is to remain within the overall 90 movements as imposed on the original decision no objection is raised.”

The resulting **Wokingham Borough Council decision notice**⁵⁵ was issued on 16th December 2011.

2015 - VAR-2015-0670 / 15-30010-SMI / 15-30026-SMI

Application to vary conditions 14 & 15 of appeal planning consent 340429 (Remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill) to allow the permitted hours of operation to be extended to 1600 on Saturdays and 0900 – 1600 on Sundays.

Withdrawn

However, once again **a number of complaints**⁵⁶ were logged by residents, relating to the vehicle movements into Star Works, from the restricted byway Star Lane, poor management of the waste facility and the **“further erosion of the residential amenity for local residents.”**

Reviewing just a selection of the objections, they included the following reported infractions / concerns:

“The current operational standard of this site is falling short of meeting their obligations and requirements to securely dispose of hazardous waste. The woods are full of medical waste from blood-soaked bandages to syringes, this poses a direct risk of infection to the public and residents who live close by, use the local footpaths and surrounding area for pleasure activities. I understand that it is mostly local wildlife, including birds that pick this up and drop it off site, but this should not happen if waste is properly disposed of or buried. If Grundon are unable to dispose of the current waste they receive adequately I would object most strongly that they're able to receive any more waste during weekdays, weekends or at any time. I'm of the opinion that they must first demonstrate they're able to cope with their current demands before any extension outside their current permissions or licences be granted.”

“Our objection Is in relation to the vehicle movements, parking, and noise which already cause us some Issues...

We are also affected by the noise of the lorries driving over the speed ramps at the entrance to Grundon. Each time they pass over, they crash down causing a lot of noise. More vehicle movements will exacerbate this already bothersome issue.”

“3) Increased Traffic Movements in/out of site. The lorries that bring in waste are getting longer and heavier, and allowing additional hours when Children are at home, will **increase the accident risk to both residents and children.** This is in addition to **a number of near miss accidents** when lorries exit the site, and fail to give way to the Star Lane traffic.

⁵⁶ Appendix 49 – 5 sample objections - 2015.04.07 White objection / 2015.04.09 Khaldi objection / 2015.04.20 Sims objection / 2015.04.21 Hurley Parish Council objection / 2015.04.22 Wargrave Parish Council Objection

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Often **Lorries are queued at the entrance to the Star Works site**, awaiting for site to open.

The site is also being used as temporary storage for vehicles and equipment, and has additional vehicle movements”

“Hurley Parish Council object to the proposal as they consider that it would represent **a further erosion of the residential amenity for local residents**, and that it would be impossible to monitor/police.”

“Due to the increased impact and disruption upon the residential amenities of the neighbouring properties this amendment is considered to be unacceptable.”

“4. Traffic - Weekends are the time when families with young children are able to enjoy the rural amenity provided by Star Lane and linked pathways. Access is commonest from the A4 end of the lane. Increase in the movements of large trucks at this time must create an additional safety problem to walkers and other users.”

As a consequence, the Variation of Condition Application was withdrawn⁵⁷.

2016 - 16-153171⁵⁸

Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 3 of planning permission ref. 344446 (dated 29th May 1997) to retain the security compound, store and landfill weighbridge for the duration of the landfill operation.

Two applications in 2016 related to Grundon’s failure to meet their operational targets in terms of completing the restoration permitted in 1994, therefore requiring a further extension to their period of operations.

This application related to the area ancillary to the main permission / application below and original permission 344446⁴¹, which was ancillary to original permissions 340429 & 426466³⁷ for **“the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill”**.

The underlying premise of the Planning Application was to seek a further extension in the period allowed for **“the remedial filling and restoration of former landfill site, extension of landfill and restoration of quarry, site roads, weighbridge and office on land west of Star Works, Star Lane, Knowl Hill”**, under the prior planning consents of 1994 - 340429 [Wokingham Borough Council] and 426466 [The Royal Borough of Windsor and Maidenhead].

Due to the repeated requests for extensions in time, there were 5 written complaints and objections to this specific time extension. A number of Public Meetings were held, resulting in formal representations⁵⁹ to Wokingham Borough Council by both Hurley Parish Council & RBWM Planning Policy Team.

⁵⁷ Appendix 50 – 2015.06.04 – Decision Notice Withdrawn

⁵⁸ Appendix 51 – 2015.10 Grundon Application Support Statement

⁵⁹ Appendix 52 – 2016.01.21 Hurley Parish Council Minutes / 2016.02.03 RBWM Response

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Hurley Parish Council stated:

“at a recent public meeting of local residents the consensus of opinion was that they should be refused and that the operating company should withdraw from the site at the earliest opportunity.”

Whilst the Royal Borough of Windsor & Maidenhead confirmed:

“The existing conditions were set in place so as to ensure the that the site can be restored in full accordance with the approved plans. It is very regrettable that, at such a late stage, the operator is now indicating that this timeframe is at risk.

Whilst it is understood that the amendments sought do not involve any built development, or seek to increase the amount of waste to be disposed of at the site, **serious concerns have been raised by Royal Borough residents about the extended impact upon the quality of lives locally.** In particular, **at a residents meeting on Saturday 9th January I understand that a number of local councillors (RBWM and Wokingham) and residents filled a meeting room to discuss the issue. Clearly there is a great deal of local concern regarding the noise and odour from the site and whilst the last lodged complaint for odour at the site was 2013 (according to EH records), I understand that complaints are likely to have dropped off given that an end was in sight for the completion of the importation of the inert material in January 2016. All residents want to see an end to stop any further importation of non-inert materials and a shorter timeline for importation of engineering/restoration materials.**

I would be very grateful if you could convey these comments from the Royal Borough of Windsor and Maidenhead to the Planning Committee and in particular convey the concerns of RBWM residents in relation to the continued noise and odour from the site impacting on their lives.”

Wokingham Borough Council’s Development Management and Regulatory Services quoted the main objections submitted within their assessment of the Planning Application⁶⁰, stating:

- **Grundon have failed to comply with the license conditions** for a long time and do not cover deposited waste properly
- **Litter blows across into neighbouring sites** and there are **regular revolting smells**
- **Smells cover long distances and can be detected approaching the site** not just next to it
- **Methane gas comes off the site** often having a detrimental and disrupting impact
- **Reverse alarms from lorries are heard 6 days a week**
- The existing vehicle movements are not utilised to the full amount
- 3 years is a long time and **residents have been expecting the site to finish in 2016**
- **Residents cannot enjoy their gardens** particularly during summer months
- Seagulls visit the site on a daily basis and nothing has been done about them
- **Waste material is deposited outside the site** and is hazardous to people and animals
- **Traffic from the site interferes with walkers** and this could increase
- **Site is an eyesore** from the public footpaths and bridleways

⁶⁰ Appendix 53 – Application no. 153171 - Star Works Star Lane Knowl Hill

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- No evidence is provided to say the works can be completed in three years Grundon have not reached the tonnage limit each year so how can they complete the site in three years
- No evidence of existing restoration can be seen
- The land should be restored as it is now and the **delays have arisen due to the mismanagement of the site**

The Case Officer also stated:

Through policies CP1 and CP3, the Core Strategy aims to provide sustainable development that is appropriate for the area. Although not specifically aimed at minerals and local waste, both **policies seek environmental improvements and that impacts on local residents' amenity are minimised and mitigated against.**

11. **There are properties on Star Lane in both Wokingham and Windsor and Maidenhead Boroughs which are impacted by the landfill operations as well as properties on Canhurst Lane which is entirely within Wokingham Borough. It should also be noted the former Seven Stars Pub, to the east along the A4 and in Windsor and Maidenhead Borough, is being converted into residential units.**

Landscape and Tree Consultants⁶¹ also highlighted the late changes and the requirement to review all works in line with current Planning Policies, stating:

My concerns are regarding the manner in which the extension of time be carried out, in relation to the residents of the area who are adversely impacted by the operations, and the progress of the restoration and continued operations and impact on the Green Belt. I think now is a good time to review both subjects,

The local residents will have been expecting the cessation of operations this month, with restoration completed in 2 years. This will may not now be happening so it is right that the council, Grundons and the Environment Agency approach the residents at some point in the very near future to discuss the continuation of the operations, where **the approach to mitigation of the impacts such as noise, odour, cleanliness etc.,** can be improved. This would require dialogue between all parties and be carried out with the upmost sensitivity to the resident's needs.

I would like to suggest that this might be an opportunity to review the proposals for the restoration of the site, and see if the phasing of the **restoration could continue in a way that further shields the local residents from the operations and will still develop in line with Green Belt policy?** It will also be an opportunity to revisit the scheme and see if any amendments are necessary in view of a potential change to the original permission, and/or changes in Planning Policy.

Residents' concerns / objections⁶² included reviews of Government Guidance and other relevant information, statements of impact:

The waste planning authority should not assume that because a particular area has hosted, or hosts, waste disposal facilities, that it is appropriate to add to these or extend their life.

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⁶¹ Appendix 54 – 2016.01.19 Landscape and Trees Consultation

⁶² Appendix 55 – 2016.01.20 Kersley objection / 2016.01.20 Khaldi objection / 2016.01.20 Sims objection / 2016.01.21 Murray objection / 2016.01.21 R Baker objection / 2016.01.22 Hunt objection

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Grundon have had several years to ensure that it met its obligations under the extant planning approval, and has chosen leave this application until the very last hour and present Wokingham Planning Dept with a fait accompli.

As local residents we had expected to begin to enjoy our properties and residential amenities in January 2016 as Grundon were to have finally completed the landfill operations for which it was granted a licence. Each day we experience noise from the lorries coming and going, crashing over the speed humps, bleeping with reversing sirens, the unbearable smells that reach the A4, and the litter that covers the woods above the landfill. This needs to stop, as per the original permission, to allow the residents to begin to enjoy their homes once more.

Grundon have highlighted a critical issue in its application, that of a decline in the need for landfill as less waste is being produced and subsequently disposed of via landfill.

In 2016 we are in a very different world to that of 1994 when Grundon were first given planning approval for their landfill activities when waste management was dealt with very differently to today, and todays needs need to be the basis for the decision on this application.

Grundon have proved by the downturn in the waste they are receiving into landfill, that **there is no real need for this landfill to stay in operation, and the most satisfactory conclusion is for the landfill to cease**, and restorative measures begun immediately. Grundon should propose amendments to alter the approved restoration contours of the landfill site. The site could still have many uses following the contours that are currently present on site.

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When the permission was initially sought and granted in 1994 we were shown plans that the site would be fully restored with grass and trees, with public footpaths to completed by now. Although Grundons claim that parts have been completely restored, I do not see any evidence of grass and tree planting, but a site where large amounts of rubbish are exposed that gives off methane gas odours, that attracts large flocks of birds, both of which has serious impact on those living near the site, especially when we cannot use our gardens or even open the windows.

In addition, **the noise from site traffic and machinery, is not what we expect in the countryside.** In the past Grundons successfully applied for planning permission, to temporary close (but seems to be a permanent closure) of the footpath that runs through the site, which is still closed that stops us taking photographic evidence.

In addition, have **often seen a number of waste vehicles enter the site outside the permitted hours on Sundays and Saturdays afternoons.** In the mornings **I have seen lorries parked up queueing to enter the site way before the opening at 7:00 weekdays, and nearly blocking the entrance to Star Lane.** We have no idea if these lorries are going to the tip or the Hydroclave.

Grundons have not managed the site well, and have continued to flout the conditions of the license, and should not be allowed to extend or expand the usage any more.

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we have endured noise, awful smells and dangerous traffic on a very regular basis, following the destruction of what was once a beautiful woodland area well known for the orchids that grew there.

We have two young children and as a family we have been affected by all the above and feel that **there are now no good arguments as to why the site should continue past its initial tenure.** We would very much welcome the return of the area to its natural state.

I walked with friends and our small children up in the woods following the path overlooking the site at the weekend and there was a sharp contrast to the frosty woods on one side and the barren land below on the other side filled with rubbish and seagulls. **The smell was very unpleasant. Yesterday evening I could smell it driving home along the A4, let alone in the lane, and duly lodged a complaint with the environment agency.**

We would be delighted to **anticipate the cessation of work at Grundon's Star Lane location** and the return of the land to woodland.

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- 2 **I and my family have been adversely affected for many years by the operation of this landfill site**
- 3 **Grundon has consistently failed to comply with licence conditions**
- 4 **Grundon has attempted to vary licences and conditions to their advantage over many years** although I was told by that the **works would be completed and the site restored by 2018**
- 5 **Grundon says it cannot obtain sufficient restoration material to complete the site in the time scale. This is untrue,** Grundon does not advertise for this material (which it does for their other sites). **It has turned down offers of suitable material,** it applies for more lorry movements but does not even use the current licenced allowance
- 6 I have not complained so much to the environment agency in recent times as both **I (and I am sure many local residents) had assumed we were near the end of having this intrusion in our lives**
- 7 **Grundon fails in many ways to Operate this site in a proper manner:**
It fails to cover deposited waste, it allows waste to be windblown off the site, I have taken photos of disgusting material on public footpaths. There are revolting smells which regularly emanate over Star Lane and beyond, the noisy reverse alarms on the site vehicles intrude 6 days a week

It is not the fault of your Council that we have suffered to the extent that we have, **the Environment Agency has failed very badly in monitoring Grundon's behaviour.** The time however has come for Grundon to be prevented from upsetting our lives to this extent any longer. **Our right to be able to benefit from our homes and environment has been largely ignored for an exceedingly long time.**

I am regularly prevented from walking my dog up Star Lane, **if the wind blows in our direction (which it does regularly) it is difficult to remain in the garden without suffering, sometimes to the extent of feeling nauseous.** The ill effects of living close

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to this site are year round although obviously worse in warmer months. **I have complained innumerable times to the EA over many years to little effect.**

Grundon doubtless will either deny their mismanagement or promise to rectify matters. I know from long experience of living here since prior to the commencement of these works that **they are either incapable of running this site properly or unwilling to.**

Quality of life is a basic right and this right has been denied us for too many years. I strongly suggest that this application for a variation be rejected and Grundon be informed that it must **restore the site properly within the agreed time scale.** I would readily accept extra vehicle movements or longer working hours if necessary to achieve this.

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Residents at that time asked me what I was going to do about Grundon as they were having to **suffer ghastly smells and noise. They were unable to invite anyone to sit in their gardens or just sit out themselves. Their children had to be brought in from playing in the garden. They couldn't use the public footpaths all due to the smell.**

I contacted the EA and officers of both Wokingham BC and RBWM. **The EA complaints log had numerous reported complaints from residents.**

I established **Grundon were lax in (as were the EA) adhering to the conditions on their Waste Management Licence.** Then along came the landslip of 20,000 tonnes into an unprepared cell which produced the most horrendous odours across most of Knowl Hill. Joint meetings between our two councils, the EA, the Parish Councils of Wargrave and Hurley and Borough Cllrs were held to look at amelioration for the residents.

There continue to be odours and noise which really intrude on the lives of the residents. However, over the last few years there have been less complaints to the EA only because **the residents have been aware that the Landfill will finish in 2016 and the site will be completed by 2018. They have been looking forward to enjoying the peace of their homes.**

With this application to vary the time line, **residents are once again very worried that they will have to endure more years of this very detrimental operation on their doorstep.** It has to be acknowledged that the prevailing wind goes across Star Lane towards other parts of Knowl Hill. The residents are now listing their complaints with the EA and although the EA have said they will send the list to me, it unfortunately has not come forth as yet.

...

There will be no end to all the detrimental environmental impact for the residents for years to come and I would respectfully ask members to refuse this application.

We do need to say enough is enough.

At a resident's meeting held this month to discuss the application, all residents said they wanted no more landfill and the site capped now. Grundon do say that the site needs to be finished to the approved contours to ensure that it has a minimal impact on the environment. However, **the site as is has a huge detrimental impact on the**

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environment and the residents. Grundon should apply for a variation of the contours rather than an extension of time for more landfill.

In spite of these objections and issues highlighted, the resulting **Wokingham Borough Council decision notice**⁶³ was issued on 3rd February 2016.

2016 - 16-153172

Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 7 of planning permissions ref. 340429 [Wokingham Borough Council] and 426466 [The Royal Borough of Windsor and Maidenhead] (granted on appeal on 5th September 1994) in order to extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.

The principal Planning Application, allied to the previous item, was this item.

Due to the repeated requests for extensions in time, there were 19 written complaints⁶⁴ and objections to this part of the time extension. The previous objections quoted applied to both Planning applications 153171 & 153172

The new objections restated many of the prior issues and these make damning reading with regards the continual infringements within the site and the lack of enforcement / control by both the Environment Agency and Wokingham Borough Council:

Firstly I would like to lodge a complaint that we haven't been included in the planning department's consultations (again). This **site is in close proximity to our house and directly affects us and our lives.** This isn't the first time that we have been ignored and, by Wokingham Council not giving us the opportunity to voice our opinion, **planning consents have gone through their process and been passed without full consultation with the all of the properties that this site affects.**

I will now comment on the above application.

A brief history:

We have had so many years of problems with this site in the past not least with the collapse of a section of the waste in the landfill and the subsequent **problems with smell and noise** to rectify it. I was involved with the Liaison Committee that was set up between RBWM, Wokingham Council, Grundon's & the Environment Agency until I was taken ill with a brain haemorrhage in 2010. Since my illness we have been loathed to get involved with the site as the complaint process is extremely stressful & the one thing I can't cope with is stress. We still **continue to be inundated with noise, odour**

⁶³ Appendix 56 – 2016.02.03 - Decision Notice

⁶⁴ Appendix 57 – 2016.01.13 R Baker objection / 2016.01.15 Maskell objection / 2016.01.18 Pucill objection / 2016.01.18 Sulley objection / 2016.01.19 Sulley objection / 2016.01.19 Wargrave Parish Council objection / 2016.01.20 Bell objection / 2016.01.20 Johnson objection / 2016.01.20 Kersley objection / 2016.01.20 Khaldi objection / 2016.01.20 Kneen objection / 2016.01.20 Lehmann objection / 2016.01.20 Murray objection / 2016.01.20 Sayer objection / 2016.01.20 Sims objection / 2016.01.21 Meek objection / 2016.01.21 Murray objection / 2016.01.22 Hunt objection

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and methane gas (we live in a frost pocket so the gas hovers around and in our house) from the landfill and the thousands of seagulls that fly over our house en route to and from the site. **We have been quietly waiting until the 1st of January 2016 when we knew the landfill would be finished.** Alas, as usual, **Grundon have applied (at the 'eleventh hour') for an extension.** This has stressed us out again. We have listed below our objections and concerns about having to endure another three years of land-filling below. **We have not been able to enjoy our home and garden and lead a normal life since this started** and really can't endure another three years of it.

Our objections are as follows:

1. **Impact:** We note that **Grundon state in their application that there will be no impact to the residents** on varying counts because it will be no different than before. The impact to residents will be that we will have to endure another three years of land-filling before restoration work can begin. Three years is a very long time. As a community we are all getting older and have all been waiting for this day to come. Now we are expected to put up with another three years before we can start to lead normal lives. This may be too long!
2. **Noise:** **We have had many issues with noise over the years.** The landfill machinery uses a 'white noise' which in normal circumstances can be bearable but because of the noises on the landfill Grundon have to have **the reversing beeper at maximum volume** for safety reasons. This means that **it is very loud on our property. It is so unbearable some days that you can't even sit in the garden.** The only peace we have here is on a Saturday afternoon, on Sundays and Bank Holidays when the landfill is closed. **I have even recorded this terrible noise and played it to Theresa May and the Liaison Committee in the past.**
3. **Odour:**
 - a) **Rotting Waste:** **The stench of rotting waste around the landfill site is disgusting.** We know when they've had a new delivery of waste because **we can smell it all around our house and indoors if the windows are open.** The area around the site, which has **public footpaths, is constantly filled with a rancid stench.** In fact **we try to avoid that area when we are walking the footpaths because it is so unpleasant.**
 - b) **Methane Gas:** This is **a smell that is so awful it makes you extremely nauseous.** I try to avoid it if I can because it gives me a headache and, with my medical history, that is one thing I don't want! **The gas is unpredictable as to when it comes so you can never be prepared for it.** Our house is in a 'Frost Zone' so the gas has a tendency to engulf our property. It is further compounded for us because we have a bungalow (**methane gas is heavy**) and **if the gas comes and the windows are open then we wake up coughing and spluttering with sore throats** because it has invaded our bedroom. It is then difficult to escape the gas as it is outside and inside. It dissipates eventually but **it is then difficult to return to sleep because we have been awoken so disgustingly.**
 - c) **Limited life enjoyment of our home & garden:** Also, due to the unpredictability of the odours we haven't been able to invite friends round to enjoy our home and garden because we never know when the odours will arrive.
4. **Litter:** There seems to be **a constant stream of litter all around the fields, in the trees and among the woods.** Grundon do not have a good record of keeping this clear and seem not to bother and then suddenly they will send someone out. The

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landfill is supposed to be covered over with soil after land-filling to prevent the wind blowing the rubbish about but that seems to be a haphazard task too. **We have even seen medical gloves and other disgusting things in the footpath area. The litter has even travelled as far as Warren Row.**

5. Footpath that crosses the site (detoured until the landfill is finished): We were looking forward to walking the true location of this path again when the landfill had been restored but even this will not reopen for an extra three years if this application is approved.
6. **Vermin - Seagulls: There appears to now be hundreds of seagulls which visit the site on a daily basis.** Nothing seems to be being done to eradicate them from the site. This site is not supposed to accept food so we cannot understand why the seagulls are daily visitors and in such great numbers. If they do come off the site for some reason then they land in the fields around us but return to the site later.

So, in conclusion please do not approve this extension to condition 7. We object vehemently to this. **Please give us back hope that we may soon be living normal lives** like you. We had hope that it would all be done by January 1st 2016 and as the date neared we were starting to feel happier. Now our hope has been suspended pending this application. Please don't quote 'NIMBY'

--

I have several points of objection and please note that I did not receive notification from yourselves regarding this planning application:

I have lived in Star Lane for 30 years. Since the time that Grundon's first got permission to landfill waste adjacent to our lane, (despite our best efforts to prevent this), we as neighbours have had one date fixed in our minds when the nightmare would be over; 'January 2016', following which the site area was to be restored and landscaped. it is totally unfair at this very late stage for us as local residents to have this end date moved. **We have been subjected to high levels of stress through not being able to enjoy our homes, gardens and local walks,** as we should be able to.

I have not been able to enjoy my property due to:

Noise:

This has continued since Grundon's took over the site. Particularly, In the last few weeks I have become more aware of **increasing noise from the site including reversing vehicles and vehicle movements generally on Saturday mornings** I have noticed noise starting as early as 7.30 am.

Constant low level humming noise which continues throughout the night.

Odour:

We have lost our right to breathe fresh clean air.

Recent significant increase in redolent, reeking objectionable odour to the point where on these winter's nights I am unable to sleep with a window open at the front of the house.

We are now avoiding walks that encroach the landfill site as the smell and visible rubbish is too objectionable

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Rubbish:

Visible rubbish in the trees and shrubs surrounding the site alongside the footpath that extends upwards from Star Lane

Grundon's have not been honest in complying with the licence conditions. Specifically, they do not regularly cap the site, this is clearly evident to all the residents and walkers in the area, by the **stinking odour and visible rubbish in the trees surrounding the site.**

The fact that Grundon's have not been able to complete filling the site at this late stage, should not be to our detriment, this is grossly unfair. It is also clear that no one can foresee how long it will realistically take to fill.

I am asking that the site be closed off now and landscaped as promised, that we do not continue to be subjected beyond the dates originally stated.

--

I have been a resident of Knowl Hill for 41 years and am **deeply concerned that the terrible odours will continue to hang over the Star Lane area of Knowl Hill and the woodland of Bowsey Hill** above the quarry. Although I do not live immediately adjacent to the Works, I am a frequent walker along the paths, up Star Lane and into the woods. **I find the smell unpleasant enough during these walks, but cannot imagine the effect it must have on the lives of the people who live adjacent to the works,** particularly at the top end of Star Lane where the odours are worst.

I am also amazed by the huge numbers of seagulls, crows and even red kites that go down into the deposit areas, making a lot of noise and also picking up the wastes deposited. **This is not good for the surrounding areas.**

I understand that society requires such facilities to handle the waste produced by our modern society, but **this site is too close to our village** and I firmly believe that no further time extension should be allowed.

--

I was happy that a finite permission was given and that work to cover the site safely and then re-landscape would start in January 2016.

Grundon has had ample time to use the site and **in the last months have decreased the frequency of lorry movements.** Surely they should have kept up the higher frequency as they neared their deadline.

Now I do not understand why, only in January 2016, Grundon are requesting an extension (the last phase to finish in 2021). Surely the company should have lodged this application a year ago. **They should also have started the making good of the area.** Are they assuming that they are so big and powerful that they can ride roughshod over the wishes of the local people? **At an emergency meeting of local people and Councillors on Saturday January 9th, the vote was unanimous to oppose the application extension.**

We have **put up with a large number of vehicle movements, smells (even half a mile away we can smell the stench on a still day), unsavoury litter which the hundreds of seagulls, crows and red kites pick up and then drop in the woods where we walk.**

--

OBJECT. The extended impact upon the quality of the lives of local residents is considered unacceptable. Concerns exist at the lack of planning which appears evident from the late timing of this application to vary, and previous agreement to vary loads. **This unacceptable situation should be drawn to a close and, therefore, the restoration works should be completed as originally agreed.**

--

With regard to the above Application, we should like it recorded that we strongly OPPOSE this proposal and request that it be denied.

The disruption to the Knowl Hill community of the Grundon landfill operation has gone on quite long enough. The original intention when Grundon started these works was that they would be **complete and landscaped to a high quality by 2018.**

We believe Grundon should be required to demonstrate their probity by capping the sole remaining cell and undertaking the promised landscaping.

When we moved to Knowl Hill we were able to walk our dogs across the area with free access to the woods and footpaths, **owing to the pernicious odour that now pervades across and around the site** this has not been possible for years, but **we have been looking forward to the promised completion and return of our countryside amenity.**

I also wish to state that as Knowl Hill residents of long-standing, who fall under the jurisdiction of Wokingham Borough Council, **we were appalled NOT to be informed directly of this application, even although the border of the Grundon site is but a short distance of our property.**

We frequently receive notice of minor applications in the village which fall within the same radius.

It is difficult therefore to infer whether this is a matter of gross incompetence or a **deliberate attempt to mislead by omission.**

The Knowl Hill area of Wokingham receives little enough attention from the Borough Council. I would however have hoped that there would have been the basic courtesy of informing residents of significant proposed changes to their neighbourhood and that this should not be left to a Councillor representative of the Royal Borough of Windsor & Maidenhead.

--

1. **Odour** – As the owner of a house in close proximity to the Star Lane site, **I am frequently affected adversely by the foul, often acrid, odour emanating from this site during the present operating periods and worry that sufficient care to cover the waste as required by the operator's present approvals might not be being fully complied with.**

I find that am sometimes **unable to enjoy my house or garden and on multiple occasions have left my home to get away from the nuisance. Frequent complaints have been made to Environmental Health regarding this matter.** To extend the applicant's operations would be wholly unacceptable.

2. **Noise** – The management of waste around this site incurs not only movements of heavy trucks in what is a **very narrow roadway**, but heavy machinery to spread it on site, which **generates a constant background noise throughout the week and**

weekends. This noise from 7am (sometimes earlier) to late affects residents on a daily basis. This can only be exacerbated if permission granted.

3. **Hazard** – I own a small area of woodland next to my house and adjoining the site through which the by-way runs. **This is unfenced and used by hikers, dog-walkers and cyclists for recreational purposes. The waste material is a magnet for large birds and other wildlife, which have carried many items from the tip into my land. This is well-known to the site operators. In the past such items have included sanitary and dangerous sharp waste, which suggests that controls may be suboptimal. This has already posed a problem for dogs off the lead, and apart from being a potential health hazard, is also visually unacceptable.** It is likely to be worse if increase in the time of uncovered landfill is permitted.
4. **Traffic** – Weekends are the time when families with young children and residents are able to **enjoy the rural amenity provided by Star Lane and linked pathways.** Access is commonest from the A4 end of the lane. **Continuation and potential increase of movements of large trucks must create an additional safety problem to walkers.**
5. **Visual amenity** – The site can be seen from public footpaths and bridleways. **The eyesore is only too evident in its full extent** from the top of the lane which skirts the perimeter of the site. There is also a public footpath through the site.
6. **Change in EU Legislation** – Due to these changes it is more than likely that Grundons will not meet their targets and that **landfill will continue to diminish.**

For these reasons, I urge you to reject this application.

--

It is unacceptable that landfill operations and the eventual capping off and landscaping of this site be extended further into the future. The residents have put up with **horrendous odour, noise, excessive flies and birds and a serious negative financial impact on the values of their properties** - indeed it is debatable whether the properties can viably be sold until the landfill is complete. Many of us have made financial plans based on the original dates for completion. Should the decision be erroneously taken to grant an extension we would have to consider petitioning for **compensation. Operations should be brought to a close as planned** so that we may enjoy our outside space at any time without **disgusting odours and excessive pests. It is wholly unacceptable that local residents and in particular those whose property backs onto the site should be expected to tolerate these negative impacts for many additional years.**

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I object to the above application. The reasons given for the requested extension are not plausible. **The site could and should have been worked to its permitted capacity and the work completed within the scheduled timeframe.**

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Having lived in Star Lane for nearly ten years **we have endured noise and awful smells and dangerous traffic on a very regular basis,** following the destruction of what was once a beautiful woodland area well known for the orchids that grew there. **We have two young children and as a family we have been affected by all the**

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above. We would like to lodge our complete objection to the proposed plans and fully support the opinion that **the site is no longer required in the longer term.**

We would be extremely delighted to see the site returned to woodland so we could once again enjoy walking in the woods and enjoying a lovely view rather than one of rubbish and an awful smell.

--

I have been a resident in Star Lane for over thirty years my children grew up and went to the local schools and for most of that time **we were very happy living there until we were forced to have Grundon as a neighbour.** During the original consultation with the residents both **the council and Grundon assured us that our quality of life would not be effected** so that we could still enjoy living in our homes and gardens, we were assured by Grundon that they would be a considerate neighbour, the council assured us that they would apply strict rules that would prevent **our standard of life from deteriorating** we were even assured that the environmental agency would along with the council environmental health officers would carry out checks to make sure that the rules were being adhered to, what **a pack of lies.**

As soon as consent was granted **the residents have been left to suffer the effect off such a neighbour. The EA and local council have done nothing to police this site,** the working practices which bear no relationship to the licence and conditions which were applied have had a **very detrimental effect on the standard of my families way of life.**

NOISE

The **working hours have never been adhered to,** we have had to suffer operations as late as 23.30 as on the 14th January this year, we have to **suffer truck reversing noise and weekend working,** we have even had to on occasions put up with **gun fire coming from the site during weekends.** Some years ago without any consultation a gas fired engine was installed to use the gas created by the waste to generate electricity this was positioned on the site so that **I can hear this twenty four hours a day** which peaks when the wind is in the right direction, when complaining about the noise the response is 'this is normal noise level generated by this type of machine' this might be so but why can't they put an acoustic screen around it or position it were the noise would not be a problem, this would be too easy for a considerate neighbour! **The only solution I could find to this problem was to install an air conditioning unit in my bedroom so I don't have to open the windows.**

SMELL

Which brings me on to SMELL why is it that **I and my neighbours have to suffer the gut-wrenching smell in our gardens and homes!** We have had all the excuses over the years machines broken, to wet so on and so on we have even had perfume sprays. This was not supposed to happen, **why can't I use my garden, why can't I walk my dog in Star Lane and the woods without feeling sick.** The fumes that is creating this smell is caused by what! **what effect is this having on the residents health. Why can't I live a normal life !**

I have attached **two photographs** which illustrate the point, both taken on a Sunday, **waste not covered** the other is of **a container with liquid inside I found in the woods adjacent to the site.** Does this comply with landfill!

I find it unbelievable to find myself in a position that **after suffering this situation for so many years believing I was coming to the end of my torment and I could start**

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enjoying my home and the surrounding area that they now wish to serve me, my family and neighbours with an additional sentence. Do I believe them no, under new legislation they will not complete the filling of this site so if this application is granted we will be having the same discussion in a few years time. This cannot happen.

I strongly object to this application

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I am writing to contest the proposal for the above application for Grundon to extend their waste deposit operation beyond their original agreed term.

The news of an attempt to extend this term has come as a **huge blow to the local community**, as they were originally forced, against many objections, to accept this **detrimental activity to their local area**. **The original term for operations was committed to by Grundon and the local residents expect it to be adhered to.**

When the deposit operation commenced and the site installed, **many beautiful areas of the local woodland and natural habitat were disturbed and walking in the woods became very difficult and unpleasant.**

Shortly after commencing operations, the site began to expel a very unpleasant odour. **This smell has been impinging on residents for a very long time.** Visitors, at times, have not wanted to come to the local area as **the odours have made sitting out in gardens and walking along the lanes virtually impossible.**

On many occasions, the **Grundon transportation trucks have been inconsiderate to cars** driving up and down the lane **and have often caused inconvenience and delays in what was originally a quiet semi-rural residential area.** These trucks are extremely large and noisy, with their **engines, horns and reversing beepers.**

When the licence was first granted, **an agreement and date for cessation of activities was made**, to end the use of this land as a landfill site. **The local community are now at the end of an incredibly long journey and have been exceptionally patient.** The expectation was that use of this site for landfill would end on an agreed date, so that **a new chapter would begin for the residents to regain their enjoyment of the local area without restriction and disturbance.** It will be wholly unfair on this community to allow this application for an extension. Please do not allow this application to be granted in order that the **peace, tranquillity and beauty of the local area that has been affected for so long, can be returned.**

--

These objections were acknowledged in the Officers Report⁶⁵ along with various other constraints:

- Green Belt
- Countryside
- Ancient Woodland Consultation Zone
- Archaeological Interest
- Contaminated Land Consultation Zone
- Footpaths
- Wind Turbine Consultation Zone
- Farnborough Aerodrome Consultation Zone

⁶⁵ Appendix 58 – Officers Report

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- Landfill Consultation Zone
- Groundwater Protection Zone
- Tree Preservation Order
- Local Wildlife Site
- Protected Species Consultation Zone

The impact on environment and residential amenity was noted.

Grundon stated, in support of their application, that “**National trend in waste generation has led to less waste being sent to landfill – this could not be foreseen at the time of the appeal**”

The Officer stated:

Principle of Development

8. Further to this, the National Planning Policy Guidance (NPPG) gives information on determining waste applications. Specifically related to this proposal the NPPG states:
 - a. Waste planning authorities should be aware that the continued provision and availability of waste disposal sites, such as landfill, remain an important part of the network of facilities needed to manage England's waste.
 - b. The continued movement of waste up the Waste Hierarchy may mean that landfill sites take longer to reach their full capacity, meaning an extension of time limits to exercise the planning permission may be needed in some circumstances, provided this is in accordance with the Local Plan and having taken into account all material considerations.
9. At the local level, saved policies from Waste Local Plan for Berkshire and Replacement Minerals Local Plan are applicable:
 - a. **Policy 18 of the Minerals Local Plan 1995 (which remains a relevant consideration) seeks to ensure that all restoration is carried out within a reasonable timescale to an appropriate standard and an acceptable landform, landscape and ecological character that is appropriate to its location.** In addition Policy 18 seeks to ensure that Mineral Planning Authorities (MPA's) are guided by the overarching aim of restoration of sites without undue delay and will impose conditions to ensure this.
 - b. **Policy 19 Minerals Local Plan 1995 seeks to secure environmental and public benefits, and where possible, recreational benefits through the restoration, after-care and after-use of mineral sites.** However, as the applicant has stated in their accompanying information, there have been contributing factors which has impacted upon the amount of inert waste material and soils that are available for the progressive restoration of the site.
 - c. **Policy 11 of the Waste Local Plan for Berkshire does not include the proposal site as a preferred area for waste** however this was not adopted until 1998 (i.e. after the permission had been granted).
10. Through **policies CPI and CP3, the Core Strategy aims** to provide sustainable development that is appropriate for the area. Although not specifically aimed at minerals and local waste, both policies seek environmental improvements and that **impacts on local residents' amenity are minimised and mitigated against.**

Character of the Area

22. It is acknowledged that by allowing the current application, landfill operations would take place for longer and therefore the impact on the character of the area, which is acknowledged as **not being typical for a rural area like this**, would remain.
23. As a result, a balance has to be made between extending the time further against ceasing operations in line with the current limits. Given that this would impact in perpetuity and that **the extension of time would last three years, the benefits of continuing operations and restoring the land fully are considered to outweigh the relatively short time period that would occur beyond the original timescale by allowing the proposal.**

Residential Amenity

24. **There are properties on Star Lane in both Wokingham and Windsor and Maidenhead Boroughs which are impacted by the landfill operations as well as properties on Canhurst Lane** which is entirely within Wokingham Borough. **It should also be noted the former Seven Stars Pub, to the east along the A4 and in Windsor and Maidenhead Borough, is being converted into residential units.** The actual landfill operations take place to the north and north west of these properties with the other elements of the site (e.g. weighbridge, security compound) being located closer to the properties on Star Lane.
25. As highlighted in the objections, **residential amenity has been impacted due to noise from machinery and movement of lorries, smells from the ongoing landfill operation and litter blown across the site during operations.** In particular, **this has impacted on enjoyment of gardens (and at times properties themselves) and public footpaths around the site.** However, conditions are in place from the original permission which aim to protect residential amenity and these would not be altered as a result of the proposal. If however the site is not operated in line with these conditions, then **this is a matter for planning enforcement** and not this application to resolve. Similarly, the site has to be in compliance with an EA permit but it is acknowledged residents have stated this is not the case. Given this permit is under separate legislation from the Planning Act, it is not the requirement of this application, or Wokingham Borough Council, to enforce this permit. In any case, the Environmental Health Officer has not raised any objection to the application.
26. **The original permission put a time limit on the landfill operations in order to protect residential amenity.** Although it is acknowledged the proposal would result in further impact on amenity, it should be considered in the context of the site as a whole. At the time of the appeal, it could not be foreseen that the amount of waste going to landfill would decrease in such a way that would result in the site not being entirely filled and certainly it would be impossible for an Inspector to predict the future. Further to this the impact of leaving the site unfinished as stated above would be detrimental to the character of the area resulting in an abnormal landform in what is a sensitive landscape. As such, greater weight is attached to this to the extent it outweighs the additional impact on amenity that was originally envisaged particularly as the timescale is an additional 3 years. Although 3 years may appear to be a long time, in planning terms and in the context of the site operations, 3 years is not considered to be an undue delay. It is also considered

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likely the site can be completely filled in this timeframe given that it is the last section and Grundons as a business, would want to ensure the site is finished rather than reapplying.

Access and Movement:

27. Elements such as traffic movements, access and parking provision have all been considered and approved by the original permission. Although some changes have occurred over time through subsequent variation applications, these remain in effect. **The proposal would result in these movements continuing for longer than originally planned but would not change the number or how vehicles access the site.** As a result, the current impacts of this would continue to exist however given that this has already been deemed acceptable in planning terms, no objection from the Highways Officer is raised with regards to this.

Landscape and Trees:

28. Given the established impact of the site, it is considered no significant additional harm would arise as a result of extending the time limit for operations or for retaining the security compound. Allowing the extension of time would mean the site could be fully restored which would, over time, **lead to a betterment in terms of the overall landscape character.**

Ecology:

29. Given the established impact of the site, it is considered no significant additional harm would arise as a result of extending the time limit for operations or for retaining the security compound. Allowing the extension of time would mean **the site could be fully restored which would, over time, lead to a betterment in terms of ecology.**

CONCLUSION

The existing operation cannot be completed in time primarily due to the reduction in the amount of waste that is sent to landfill nationally but also due to the restrictions placed on the original permission. Leaving the site unfinished would mean a significant portion of the land could not be properly restored which would lead to a detrimental impact on the landscape in the **Green Belt and Countryside**. Given this, the impact of not completing and **restoring the site is considered to outweigh any negative impacts of the proposal, primarily the impact on residential properties** located near the landfill site particularly as all other restrictions on the operation of the site would remain in place. As such, the proposal is considered to accord with local and national planning policy and is therefore recommended for approval.

The resulting **Wokingham Borough Council decision notice**⁶⁶ was issued on 3rd February 2016.

⁶⁶ Appendix 56 – 2016.02.03 - Decision Notice

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Environmental Agency Permits

Star Works Landfill - Environment Agency Permit number [EPR/CP3435PR](#)⁶⁷

The Consolidated Permit replaces all previous Waste Licences, varying and consolidating the permit into the modern condition format.

The original Permit [EPR/CP3435PR](#) was determined on 10/05/2005

The Consolidated Permit includes many additional controls and conditions, including the following high-level conditions to further support any relevant Planning Permission and use of the land:

2.2.1 The activities shall not extend beyond the site, being the land shown edged in red on the site plan at schedule 7 to this permit.

2.6.1 Wastes shall only be accepted for disposal if:

- (a) **they are listed in schedule 2, table S2.1** and
- (b) they are non- hazardous waste and
- (c) they are not whole used tyres (other than bicycle tyres and tyres with an outside diameter of more than 1400mm), and
- (d) they are not shredded used tyres, and
- (e) they are not liquid waste (including waste waters but excluding sludge[and excluding liquid waste accepted at a permitted leachate treatment activity]), and
- (f) they are not chemical substances from research and development or teaching activities, for example laboratory residues, which are unidentified and/or which are new and whose effects on man and/or the environment are unknown, and
- (g) all the relevant waste acceptance procedures have been completed, and
- (h) they fulfil the relevant waste acceptance criteria, and
- (i) they have not been diluted or mixed solely to meet the relevant waste acceptance criteria, and
- (j) they are wastes which have been treated, except for: inert wastes for which treatment is not technically feasible; or it is waste other than inert waste and treatment would not reduce its quantity or the hazards which it poses to human health or the environment, and
- (k) they are wastes with a code beginning with 07 05 and 16 03, they shall exclude waste medicinal products and pharmaceutically active waste materials arising from their manufacture.

2.6.2 Wastes shall only be accepted for restoration where:

- (a) **they are listed in schedule 2, table S2.2** and
- (b) they are accepted in accordance with a restoration plan approved in writing by the Environment Agency.

3.1.4 The operator shall prevent the input of any hazardous substances from the activities into groundwater.

3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution.

3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site

⁶⁷ Appendix 60 – Landfill 2018 permit / Schedule 7 / Table S2.1/ Table S2.2

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3.4.1 **Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site**

3.6.1 **The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site.**

Table S1.5 Annual waste input limits	
Category	Limit Tonnes/ Year
Non-hazardous waste	60,000
Inert waste	10,000
Waste for restoration	70,000
Total	140,000

As can be seen from the complaints and objections previously registered, operations have failed to comply with the most basic of condition looking to safeguard residential amenity and the health & welfare of those using the adjacent areas for leisure and recreation.

Star Works Treatment Plant - Environment Agency Permit number [EPR/YP3237SD](#)⁶⁸

The Consolidated Permit replaces all previous Waste Licences, varying and consolidating the permit into the modern condition format.

The Permit acknowledges:

There are 17 Sites of Special Scientific Interest (SSSI) and 1 Special Area of Conservation (SAC) within 10km of the installation.

The original Permit EPR/YP3237SD was issued to Grundon Waste Management Limited on 28/09/2006

It includes many additional controls and conditions, including the following high-level conditions to further support any relevant Planning Permission and use of the land:

2.1.1 **The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).**

2.2.1 **The activities shall not extend beyond the site**, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

2.3.1 (a) The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

(b) If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation (“plan”) specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 Waste shall only be accepted if:

- (a) it is of a type and quantity listed in **schedule 2** tables S2.2, S2.3 and S2.4; and
- (b) it conforms to the description in the documentation supplied by the producer and holder.

2.3.7 Notwithstanding the operating techniques referenced in condition 2.3.1 the following restrictions shall apply to activities in the external storage area.

⁶⁸ Appendix 61 – Star Works Treatment Plant 2014 permit / Schedule 2 / Schedule 3 / Schedule 7 / Table S1.1

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- (a) The total number of waste container movements into and out of the external storage area shall not exceed 5 in any day.**
 - (b) Waste containers shall only be moved into or out of the external storage area between the hours of; 0700 – 1900 Monday to Friday and 0700 – 1200 Saturday and Sunday.**
 - (c) Containers will be removed from the storage area in the event that there is any risk of nuisance from odour. Daily odour checks will be carried out.
 - (d) Waste shall not be loaded into or removed from the containers while they are in the external storage area.
 - (e) In the event that refrigeration equipment is used it will not be operated between the hours of 1900 and 0700.**
 - (f) Wastes with code 18 01 02 shall not be stored in the external storage area.
 - (g) Records shall be kept of all container movements into and out of the external storage area including a record of the days each container remains in store.
- 3.1.1 **There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1 and S3.2.**
 - 3.2.1 **Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution.**
 - 3.3.1 **Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site**
 - 3.4.1 **Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site**
 - 3.6.1 **The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site.**

As can be seen from the complaints and objections previously registered, operations have failed to comply with the most basic of condition looking to safeguard residential amenity and the health & welfare of those using the adjacent areas for leisure and recreation.

In spite of clearly defined boundaries for storage of clinical waste vessels these can now be seen on aerial photographs, from sources such as Google Earth, well outside the permitted operational boundaries and in close proximity to the Grundon site boundary, and thereby adjacent to Residential properties.

Even if such vessels have been washed, there is still a potential Health & Safety implication / Environmental Health risk, based upon the schedule of typical permitted wastes and the lack of any pest control in areas outside of the permitted and licensed areas.

Office of the Traffic Commissioner Operating Licence

Operating Centre - OTC Operating Licence OH1045311⁶⁹

Considering the site's location in close proximity to Residential Properties, and the Planning Restrictions / Conditions relating to vehicle movements within the Grundon owned site, it comes as a surprise to see that they submitted a request to the Office of the Traffic Commissioner for a Standard National Operators License, to utilise the site as an Operating Centre.

The Office of the Traffic Commissioners have confirmed the following timeline of applications:

- | | |
|-------------------------------------|--|
| 21st April 2005 | Grundon Waste Management Ltd were granted authorisation to use Star Works, Star Lane, Knowl Hill, Nr Maidenhead, RG10 9YB as an operating centre for 12 vehicles and 3 trailers |
| 1st March 2006 | Increases in the authorisation were then granted (to 12 vehicles & 10 trailers) |
| 3rd November 2008 | Increases in the authorisation were then granted (to 20 vehicles & 18 trailers) |

More concerning is that, in spite of all previous intended regulation and control with regards **noise pollution emanating from the site**, in 2008 it was conditioned that:

New Condition:

Authorised vehicles shall be fitted with broadband directional beepers.

OH1045311 Standard National

GRUNDON WASTE MANAGEMENT LTD

OH1045311 SN (5244)

GRUNDON WASTE MANAGEMENT LTD Director(s): RICHARD MACANDREW SKEHENS, ANTHONY JOHN MITCHELL, STEPHEN BRIAN ROSCOE, ANDREW PETER MALONE, CLAYTON SINCLAIR SULLIVAN WEBB, NEIL NORMAN GRUNDON, NORMAN STEPHEN GRUNDON.

GRANGE LANE, BEENHAM , READING RG7 5PY Increased authorisation at existing operating centre: STAR WORKS, STAR LANE, KNOWL HILL MAIDENHEAD RG10 9YB ()
New authorisation at this operating centre will be: 20 vehicle(s), 18 trailer(s)
New Condition: Authorised vehicles (s) and trailer(s) shall be parked at the operating centre in the area indicated on the plan attached to the licence.. Attached to Operating Centre: STAR WORKS, STAR LANE, KNOWL HILL MAIDENHEAD RG10 9YB
New Condition: Authorised vehicles shall be fitted with broadband directional beepers. Attached to Operating Centre: STAR WORKS, STAR LANE, KNOWL HILL MAIDENHEAD RG10 9YB

Publication: A&D West of England(5255), Variation Granted

Date: 18 Nov 2008

⁶⁹ Appendix 62 – 1339 TC WEST FOI – Response / Plan of parking area / OH1045311 / ad-5465-24-november-2016 / stat-doc-4-operating-centres

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20th April 2017

Grundon Waste Management Ltd
Director(s): Clayton Sinclair Sullivan-Webb, Norman Stephen
Grundon, Neil Norman Grundon, Andrew Peter Malone, Stephen Brian
Roscoe
Goulds Grove, Ewelme, Wallingford, OX10 6PJ
Increase at existing operating centre:
Star Works, Star Lane, Knowl Hill, Reading, RG10 9XY
New authorisation at this operating centre will be:
29 vehicle(s), 26 trailer(s)

In summary, the **only requirement of the Traffic Commissioner** is that **the operator declares that they either own the land of the proposed operating centre or are a tenant. The operator also has to confirm that the number of vehicles and trailers applied for can be parked within the confines of the operating centre.**

The OTC stated:

In relation to the increase in the authorisation which was granted on 20th April 2017, at the time of the application the Traffic Commissioner received confirmation from the operator that the increased number of vehicles and trailers could be accommodated within the confines of the parking area as shown on the attached plan.

Planning Conflict

All of these applications were **raised and licensed without any consultation with neighbouring Residential properties and placed the Parking Area in direct conflict with the Haul Route and Clinical Waste Storage Area, licenced by the EA in 2008.**

At a time when Grundon should have been concentrating on their commitment to complete the landfill operations and finish restoration works, their focus had turned towards business growth and industrial sprawl into other sectors without any associated Planning Applications or Consents.

As such, this once again, shows a blatant disregard for the site's neighbours, with pure financial business gain as the underlying driver.

Privately Owned Restricted Byway

It should also be pointed out that **the Landowner of the Restricted Byway used to access the site was not consulted and has not given their authority of use.**

For the avoidance of doubt, **the definition of a Restricted Byway** is:

A way over which the right of way is on foot, on horseback or leading a horse and for vehicles other than mechanically propelled vehicles, i.e. for pedal cycles and horse-drawn vehicles. Most Restricted Byways were formerly Roads Used as Public Paths (RUPPs), a classification which no longer exists.

S34(1) Road Traffic Act 1988

Subject to the provisions of this section, if without lawful authority a person drives a mechanically propelled vehicle: -

- (a) on to or upon any common land, moorland or land of any other description, not being land forming part of a road, or
- (b) on any road being a footpath, bridleway or restricted byway, he is guilty of an offence.**

Grundon's Position towards Planning Control.

Estates Office 2004⁷⁰

Grundon's Estates Office have stated that:

Hours of operation within the quarry are technically not time limited at the present time because the IDO appeal is still undetermined. However, I would confirm that the quarry typically operates to the same hours as the landfill i.e. 0700 – 1800 Monday to Friday and 0700 – 1300 on Saturdays. Because the tile factory and mineral storage and processing areas predate planning there were no restrictions on times of operations within that part of the site and operations, particularly vehicle movements, would and are likely to continue to take place outside the restricted hours of the landfill.

Owen Dimond's (Estate Planner for Grundon Waste Management Ltd.) statement demonstrated clear contempt for the Planning process and for the prior conditions imposed on hours of working, vehicle movements and control in general.

Estates Office 2012⁷¹

Grundon's Estate Office did acknowledge their impact on Residential Properties and their occupants in 2012, when **they objected to RBWM Planning Application and Listed Building Consent** for the:

“Conversion of Coach House, Barn and Public House into 3 x 4 bed detached houses. Demolition of link between Public House and Coach House. New car parking and landscape area to site frontage”

Veronique Bensadou – Senior Planner for Grundon Waste Management Ltd. stated:

We act as the owner of the land at Star Works, off Star Lane, Knowl Hill and operator of the existing industrial and waste related activities currently taking place at the Star Brick & Tiles Works site, immediately adjacent (north west) to the Application Site.

Grundon Waste Management objects to this application on the basis that the proposed change of use is considered inappropriate given its location and close proximity to the Star Works industrial area.

The proposals subject to this planning application are for a new residential use, which will be located in very close proximity to our industrial activities. **As such, these proposals will undoubtedly constrain any future development within the Star Works site.**

The Conversion of the Seven Stars complex, is now complete and comprises of

- **2 no. 4 bed residential dwelling houses**
- **1 no. 3 bed residential dwelling house**
- **1 no. 2 bed residential dwelling house.**

All properties are **Grade II Listed Buildings**, and pre-date both the Brick and Lime Works and the current Waste facility

⁷⁰ Appendix 62 – 2004.01.14 Grundon Letter to WDC

⁷¹ Appendix 63 – 2012.09.06 Grundon Objection to Seven Stars

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Current Grundon Newsletter⁷²

Grundon have stated:

Grundon is promoting the permanent industrial area into the updated Waste Plan, to continue its use as an integrated waste management facility.

Grundon bought the site in 1994 – when brick making stopped – including all the brickworks buildings, which are all permanent.

Permanent Land Uses

Permanent uses, some with permitted 24-hour access, include treating wastes, recycling fridges and freezers and collecting waste glass to send off site for recycling.

Future Plans

It is those permanent uses and their land area that we are seeking to be rolled over into the new Waste Plan.

The site currently generates some 90,000 tonnes equivalent of lorry movements per year, which is similar to what we put forward in our submission to the draft Plan. As such no significant change in lorry numbers from the site and onto the local road network is anticipated.

Any future development proposals would need planning permission and would also be subject to public consultation. Any application would be determined by Wokingham Borough Council, who will decide at that time if a proposal is suitable and environmentally acceptable.

These statements are challenged.

24 Hour Access and Operations

We have been **unable to find any permit confirming 24-hour access, or operations**

Clinical Waste Treatment Facility

We have been **unable to find any Planning Permission relating to the use of the former Tile Building as a Clinical Waste Treatment Facility.**

Wokingham Borough Council stated:

“If the Local Planning Authority received a planning application for the proposal the effect this operation has on the amenity of the neighbouring residents would be the main planning consideration. This includes consideration to appropriate means of controlling noise and activities on the site. I also believe continued control with regard to vehicle movements on and off the site would be addressed by any planning permission.”

No Planning Permission / Application appears to have been forthcoming and as such the current use of the building and the uncontrolled storage of clinical waste vessels is challenged.

⁷² Appendix 65 – Star Works Newsletter (Aug-Sept 2018)

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The Golder Associates Report⁴⁸ did contain Conditions with regards operating hours and vehicle movements, which have been adopted by the Environment Agency under Consolidated permit number EPR/YP3237SD⁶⁸

Recycling of Fridges and Freezers within the WEEE Building

The permission granted for the WEEE building, in terms of recycling fridges and freezers has lapsed.

F/2002/7041⁴² - Proposed change of use of building from the manufacture of concrete to the recycling and recovery of materials from waste electrical and electronic equipment. Part demolition of building and proposed extension, stated:

The recycling facility will require a waste management licence under the Environmental Protection Act 1990 or the Waste Management Licensing Regulations 1994.

It also stated:

Condition 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

No such licence exists under the Consolidated Permits of the Environment Agency.

Grundon are not registered as an approved WEEE recycler:

<https://www.gov.uk/government/publications/waste-electrical-and-electronic-equipment-weee-public-registers>⁷³

The Environment Agency have issued only 2 no. Consolidated Permits:

- Star Works Landfill - Environment Agency Permit number EPR/CP3435PR⁶⁷
- Star Works Treatment Plant - Environment Agency Permit number EPR/YP3237SD⁶⁸

As such this permission is expired and defunct.

Collecting waste glass to send off site for recycling

Grundon Waste Management appear to operate as a Group under a sole Registration CBDU147323

Registration CBDU147323 – GRUNDON WASTE MANAGEMENT LTD

Registration number	CBDU147323
Business name	GRUNDON WASTE MANAGEMENT LTD
Company number	04245965
Registered as	Carrier, Broker, Dealer - Upper Tier
Applicant type	Company
Registration date:	14/12/2016
Expiry date:	30/01/2020
Business address	
Address	GRUNDON WASTE MANAGEMENT LTD, OXFORD ROAD, WALLINGFORD, OX10 6LX
Postcode	OX10 6LX

⁷³ Weblink – <https://www.gov.uk/government/publications/waste-electrical-and-electronic-equipment-weee-public-registers>

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Grundon may feel that their Registration as a Carrier, Broker, Dealer – Upper Tier gives them such permissions as a group, but it is clear from previous permissions, that no waste activities should be carried out without suitable Planning Permission.

Grundon do have a consent relating to a Glass Bay, which was granted in 2004⁴⁵, however this permission had strict operating conditions, as previously stated.

As such, it is challenged that the claim of “permitted 24-hour access” is again incorrect.

Previous Reports on Noise

The Southdown Report 2007⁷⁴

This report was completed by Mott MacDonald and concluded:

(b) The assessment has indicated that using the principles set out in British Standard BS 4142 differences between cumulative rating noise levels and background noise levels are such that complaints are likely from each of the sensitive receivers considered during night-time periods and at Spring Hill during day-time periods;

(c) Calculations also indicate that at Ashley View during daytime periods differences between rating and background noise levels are above the level of marginal significance, whilst those at Bramble Cottage and the Holt’s residence are below the level of marginal significance during this period;

(e) Cumulative rating noise levels exceed background noise levels at each of the sensitive receiver locations considered during night-time periods and at Ashley View, Spring Hill and Bramble Cottage during daytime periods. These differences indicate that there is reasonable cause for annoyance when assessed using the comparative standard presented within the Horizontal Guidance for Noise Notes and that the site therefore does not comply with the permit noise conditions.

There appears to have been no Planning Enforcement or action by the Environment Agency to police the Report Findings, despite the impact to Residents and their properties.

⁷⁴ Appendix 66 - Southdown report

2018 Reports of Operating Breaches to Environment Agency⁷⁵

Waste Vessels stored outside of permitted Storage Areas

There have been repeated breaches of the permissions granted in the above Permit (and associated Planning Consents, within section 171A (1) of the Town and Country Planning Act), at **Star Works Treatment Plant, Star Works, Star Lane, Knowl Hill RG10 9XY**.

In accordance with the EA Permit, Page 3 states

All waste is stored in leak proof containers, no loose bags are stored within the installation.

And as stated in Clause 2.2.1

The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

There are also specific restrictions to the movements and operating hours for movement of vessels into / out of the designated storage area

2.3.7 Notwithstanding the operating techniques referenced in condition 2.3.1 the following restrictions shall apply to activities in the external storage area.

a) The total number of waste container movements into and out of the external storage area shall not exceed 5 in any day.

b) Waste containers shall only be moved into or out of the external storage area between the hours of; 0700 – 1900 Monday to Friday and 0700 – 1200 Saturday and Sunday.

As you can see from the overlays of your Permit Plan, the operation has been allowed to sprawl well outside of the boundaries set, onto areas that were formerly grasslands and, in some cases part of the buffer zone afforded to Residential Properties on Star Lane and the Bath Road.

The breach has obviously not been addressed during regular EA visits to monitor the site as evidence dates from 2017 and continues to the present day.

Please can you enforce the rules covering your Permit with the Operator as this is a clear breach and leads to noise pollution (movement), increases in flies and other pests (from the waste vessels), etc.

For the avoidance of doubt...

Storage of vessels should only be within the installation, or in the designated storage area.

Moreover, movement of said vessels should only occur within the prescribed operating hours.

⁷⁵ Appendix 67 – Storage Infringement

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Noise from the Hydroclave Weigh-Bridge / Roller Shutters

There have been repeated breaches of the permissions granted in the above Permit (and associated Planning Consents, within section 171A (1) of the Town and Country Planning Act), at **Star Works Treatment Plant, Star Works, Star Lane, Knowl Hill RG10 9XY**.

In accordance with the EA Permit, Page 3 states:

All waste is stored in leak proof containers, no loose bags are stored within the installation.

And as stated in Clause 3.4.1

- *Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.*

As part of the operation, each delivery is weighed into and out of the Treatment Plant

The weigh-bridge / scales that have been installed are fitted with an audio device that emits a twin tone upon weighing the vessels

This tone is audible from well outside the site and occurs repeatedly and incessantly during the day and sometimes at night

The breach has obviously not been addressed during regular EA visits to monitor the site as the noise emitted from the hydroclave is commented on by visitors to my property and users of Star Lane.

Please can you enforce the rules covering your Permit with the Operator as this is a clear breach and leads to noise pollution (weigh-bridge audio beacon).

For the avoidance of doubt...

Emissions from the activities shall be free from noise at levels likely to cause pollution outside the site

Moreover, audible alerts to roller shutters and vehicles should also be contained within the site and should only occur within the prescribed operating hours.

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Environment Agency Findings

The containers are a combination of washed or brand-new bins associated with the on-site hydroclave / transfer station and storage for **Grundon's separate Events Business**.

All the bins associated with the hydroclave are cleaned in the on-site bin wash before being stored outside. Those inspected were all empty and clean.

The **Events Business** bins and containers were also all empty of waste and are brought to site in that state purely for storage.

Storage of these empty containers is not covered by the permitted activities in the permit and we do not therefore have any controls, unless the bins were stored containing waste.

Any restrictions on the external storage locations, if any, would be under the planning regime.

Conclusion

No Planning Permission / Application appears to have ever been submitted to run an Events Business from Star Works.

The Industrial sprawl of Clinical Waste Vessels has not been monitored, or enforced around the building, in spite of the Golder Associates Report to move storage from the Hydroclave building to a remote and shielded location.

The Environment Agency have some limited success in reducing the volume of the Weighbridge Scale alarms, however it appears that the true cause could have emanated from the building being operated with the Roller Shutter Doors open. This is forbidden and appears not to have been enforced.

2018 Reports of Operating Breaches to Wokingham Borough Council

The above cases were also reported to Wokingham Borough Council Planning Enforcement on 12th August 2018:

1. Storage of Hydroclave Waste Vessels outside of Permitted Areas / In Close Proximity to Residential Properties
2. Noise from Hydroclave Weigh-bridge / Roller Shutters

along with further matters requiring their attention / enforcement:

1 - Operations without Planning Permission:

- HGV Operating Centre - HGV Parking / Trailer Parking on goods vehicle operator's licence OH1045311
- Storage of Skips and other Waste Vessels to support Events business - as reported by Environment Agency during recent site visit (around site perimeter and within less than 100m of Residential Properties)

2 - Operations outside of Permitted Operating Hours

- Vehicle Movements 7 days a week
- Occasionally starting at 03:30am, more frequently at 05:30am, daily at 06:30am
- Along with infringements on Sundays, Bank Holidays, evenings and weekends all outside of permitted operating periods

3 - Noise Pollution (during both permitted hours and outside of permitted hours)

- Major noise pollution emanating from the Speed Hump / Sleeping Policeman at the vehicle access point from Star Works, leading to privately owned Restricted Byway (Star Lane)
- Major noise pollution emanating from Reversing Beepers fitted to mobile plant / vehicles / trailers

4 - Light Pollution (evenings and winter)

- High wattage spotlights have been installed around the hydroclave and other site buildings.
- These floodlights are not contained within the site and penetrate out of the site boundaries. This is worse in the Winter period, with longer nights and the thinning of the wooded surroundings / buffer zone.

5 - Pest Control - Flies etc.

- Due to the fact that used and new Waste Vessels are being stored around the perimeter of the Hydroclave and the site entrance areas, there is an increase in flies, mosquitoes and other air borne pests. The new storage areas are not approved or monitored by the Environment Agency, as their Permit states that works should be contained within the Permitted Areas (the Hydroclave building and storage area), all of which are sealed or remote from Residential Properties. As the original Pest Control measures relate more to the Landfill Operation, **the responsibility for controlling waste and storage sprawl around the perimeter of Star Works, along with the associated pest controls falls to Wokingham Borough**

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Council. As the Storage Areas do not appear to have been subject to any Planning Application, pests and noise are a direct consequence requiring prompt attention.

Please see below various relevant conditions:

40429 Condition 14

no machinery other than water pumps silenced to the satisfaction of the County Planning Authority and necessary for the approved disposal of water shall be operated, nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, recent dispatch or movement of waste and soil transporting vehicles, maintenance of plant or subsequent restoration except between the following hours: 0700 - 1800 Monday to Fridays / 0700 - 1300 Saturdays and no such operations or work shall take place on Sundays, Bank or Public Holidays without the prior written approval of the county planning Authority;

40429 Condition 15

notwithstanding condition 14, no operations within 100m of any residential property shall be carried out in connection with the deposit of waste, the formation and subsequent removal of material from any soil / overburden storage area and subsequent restoration of the site except between the following hours : 0830 - 1800 Monday to Fridays / 0830 - 1300 Saturdays except during periods of temporary operation when times will be in accordance with Condition 14 and no such operations or work shall be carried out on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority:

40429 Condition 26

reversing alarms on any mobile plant used on the site in connection with the waste disposal and soil replacement operations shall be restricted to modulated or silent types:

34446 Condition 10

No skips shall be moved, no machinery operated, nor shall any work be undertaken in connection with the movement of soil, extraction of minerals, receipt, dispatch or movement of waste and soil transporting vehicles, maintenance of plant, or subsequent restoration except between the following hours: 07.00 18.00. Monday to Friday 07.00 13.00 Saturdays, and no such operations or work shall take place on Sundays, Bank or Public Holidays without the prior written approval of the County Planning Authority.

MIN/2004/2154 Condition 2

Loading and unloading of cullet shall only take place within the site between the following times: -

09.00 hours and 18.30 hours Monday to Friday,

09.00 hours and 13.00 hours Saturdays,

and at no other time or on Sundays and Public Holidays, unless otherwise approved in writing by the Waste Planning Authority.

PM/2004/1209 Condition 1.

No plant or machinery shall be operated, nor shall any work be undertaken in connection with the stockpiling, processing or removal of mineral including the loading and unloading of vehicles and maintenance of plant, except between the following hours:

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07:00 18:00 Monday to Friday

07:00 13:00 Saturdays

and no work shall be carried out on Sundays and public holidays

MIN/2004/2560 Condition 21:

Save in a life threatening emergency, no machinery other than water pumps shall be operated, nor shall any work be undertaken in connection with the removal of soil, extraction of minerals, despatch or movement of mineral transporting vehicles, maintenance of plant, or subsequent restoration, except between the following times:

07.30 -18.00 Monday 'co Fridays

07.30 -13.00 Saturdays;

and no such operations or work shall be carried out on a Sunday or a Bank or Public Holiday. Any life threatening emergency which necessitates work being undertaken outside the times specified in these conditions shall be notified in writing to the mineral planning authority within 3 working days of completion of the emergency work.

MIN/2004/2560 Condition 22:

Notwithstanding condition 21 above, and save in a life threatening emergency, no operations within 100 m of any dwelling shall be carried out in connection with the extraction of minerals, the formation of, or removal of material from any soil overburden storage area, or the restoration of the site, except between the following times:

08.30 -18.00 Monday to Fridays

08.30 -13.00 Saturdays,

and no such operations or work shall be carried out on Sundays or Bank or Public Holidays.

Environment Agency Consolidated permit number EPR/YP3237SD

Star Works Treatment Plant

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

2.3.7 Waste containers shall only be moved into or out of the external storage area between the hours of; 0700 – 1900 Monday to Friday and 0700 – 1200 Saturday and Sunday.

Conclusion

No Enforcement has yet been forthcoming, as Wokingham Borough Council have stated that they may have destroyed documents relating to aged, but extant Planning Permissions.

Competencies and Destruction of Documentation⁷⁶

Wokingham Borough Council

We would question whether Wokingham Borough Council should be considered a competent and sufficiently knowledgeable source of information to advise Hampshire County Council on the validity of the Star Works site as a suitable location for inclusion within the Joint Waste and Minerals Plan?

The wanton destruction of pertinent documentation was immediately challenged, as this shows a disregard for their Duty of Care and also limits their capabilities in terms of Planning Enforcement and in terms of being able to consult from a position of knowledge.

As such, **Wokingham Borough Council should be deemed as incapable of proposing / designating or enforcing any development site** due to their wilful destruction of historical documentation and pertinent aged, but extant conditions.

In fact, our findings are most probably far greater in terms of clarity and extent of documented permissions and infringements than the Borough Council's, whom the Residents trust to represent their best interests.

What little archived documentation that had been available for inspection, was removed by Wokingham Borough Council one day prior to our investigations and destroyed. This matter was raised with both the CEO of Wokingham Borough Council, and via their internal "Whistle-blower" email... to date, we have received no response from either, although an apology has been forthcoming confirming the loss of pertinent documents.

Attached are documents which reinforce this statement

Appendix 68

22/08/2018	Email trail Berkshire County Council reference planning application 340429 appeal decision UNCLASSIFIED
28/08/2018	Email & attachments Whistleblowing Central and Eastern Berkshire Joint Minerals Waste Plan
29/08/2018	Email / Apology Star works UNCLASSIFIED

⁷⁶ Appendix 68 – 2018.08.22 Berkshire County Council reference planning application 340429 appeal decision UNCLASSIFIED / 2018.08.28 Whistleblowing Central and Eastern Berkshire Joint Minerals Waste Plan / 2018.08.29 Star works UNCLASSIFIED

Costs incurred and Consultations completed⁷⁷

Costs incurred so far and yet little consultation

A further request under the Freedom of Information Act also revealed that the **projected cost** for preparation of the Joint Central and Eastern Berkshire Minerals and Waste Plan by Hampshire Joint Services is **£ 976,000**.

Current billing expenditure is already at 50% of projected cost - £ 488,000

Lack of Consultation with Local Residents and Parish Councils

Following a request under the Freedom of Information Act, it was disclosed that **Local Parish Councils had not been consulted** in the initial 2017 phase.

We have previously highlighted that **Local Landowners have also not been consulted**, even those that owned the Restricted Byway providing access to the site, who would need to consent to any increase in vehicle movement, or indeed motorised transport of any kind.

Conclusion

We would challenge the return on investment, considering that **Wokingham Borough Council have been unable to represent the correct historical significance of Star Works, the original purpose of its designation as a Waste site and its intended completion dates**, to the Hampshire team; along with the obvious holes in the Consultation process to date.

Costs will obviously continue to escalate as the designation of Star Works, Knowl Hill will be challenged, until it is removed from the Plan.

⁷⁷ Appendix 69 – 2018.09.07 EIR14506 Response / FOI614 Waste & Mineral Plan Consultants / FOI614 Waste & Mineral Plan List

Representation to the Prime Minister / Constituency MP⁷⁸

The Right Honourable Theresa May MP

Following the recent Public Presentation at St Peters Church, Knowl Hill (04/09/2018) representations were made to the Prime Minister.

In spite of various challenges highlighted at this presentation, both with Hampshire Joint Services team and with Ian Church of Wokingham Borough Council, his response to the office of the Prime Minister remained unchanged, quoting items that had and continue to be challenged.

Mr Church commented:

“The Draft Plan therefore proposes the allocation of the waste collection and treatment facility, along with potential new uses for recycling and other recovery operations, with the increase in capacity up to 100,000 tonnes per annum. It is anticipated that the completion of the landfill operations and proposed increase in recycling and recovery operations **will result in negligible change in traffic volumes from existing conditions.**”

This response completely ignores the original premise of the restoration of the former quarry, by landfill.

To confirm, the Planning Inspectorate and several appeal reviews reaffirmed:

46. In summary, I have no doubt that, at times during the life of a site of this kind, local residents and other land users would be aware of on-site activities and may well suffer a degree of inconvenience from the HGV traffic, dust and gulls but I consider that such effects would be spasmodic and short-lived. **Against these disadvantages must be set the considerable long term benefit to be derived from the restored landscape and public access.**

In plain language; short term pain (20+ years) for long term gain (100+ years).

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The situation was then further clarified by our team, to the Prime Minister in both writing (11/09/2018) and personal meeting (21/09/2018). During these discussions, she was reminded of her previous representations in both 2008 and 2010⁷⁹ with regards Star Works' continued and unacceptable impact on Residents, so we were pleased to hear that she shared many aspects of our viewpoint.

We understand that, as someone that looks forward to enjoying the leisure amenity of the restored landscape, she was to make direct representation to Hampshire Joint Services with regards Star Works lack of suitability.

⁷⁸ Appendix 70 – 2018.09.10 Response via Mrs Theresa May MP / 2018.09.11 Residents' concerns re Star Works Knowl Hill

⁷⁹ Appendix 71 – 2008.03.25 Theresa May Objection / 2010.09.09 Theresa May Letter

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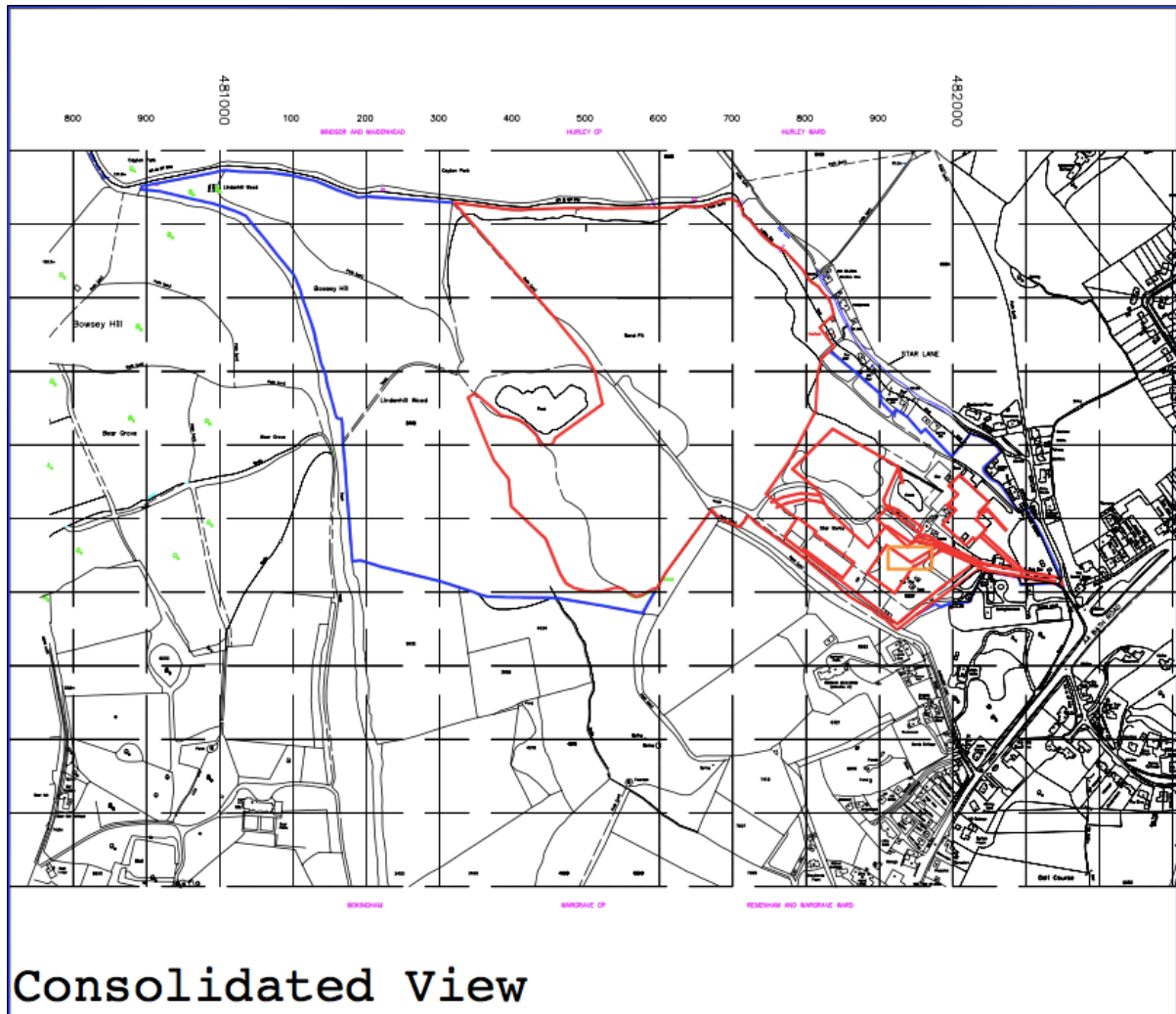
Consolidated Data

Our review of all existing Permissions, Permits, Consents and Conditions has allowed a consolidated view of the Star Works Site:

Land Registry BK231159 / BK330547⁸⁰

<https://eservices.landregistry.gov.uk/eservices/FindAProperty/view/QuickEnquiryInit.do#>

Planning Permission Overlay⁸¹



This view, and the attached documents, allow a consolidated view of all Planning Permissions (some challenged) relating to Star Works, Knowl Hill and shows overlaps / conflicts throughout the site.

In addition, it highlights the close relationship to the Residential area, the Ancient Woodlands and areas of leisure amenity through the Green Belt.

⁸⁰ Weblink – Land Registry -

<https://eservices.landregistry.gov.uk/eservices/FindAProperty/view/QuickEnquiryInit.do#>

⁸¹ Appendix 72 – Consolidated View / Map Overlays

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Permitted Hours of Operation⁸²

Table 1

Permission	Year	Appendix Number	Condition	Description Number	Day	Permitted Hours
340429 and 426466	1994	37 - Appendix 30	14 / 22	1	Monday - Friday	07:00 - 18:00
					Saturday	07:00 - 13:00
					Sunday, Bank or Public Holidays	None
			15 / 22	2	Monday - Friday	08:30 - 18:00
					Saturday	08:30 - 13:00
					Sunday, Bank or Public Holidays	None
344446	1997	41 - Appendix 34	10	3	Monday - Friday	07:00 - 18:00
					Saturday	07:00 - 13:00
					Sunday, Bank or Public Holidays	None
F/2002/7041 (Defunct see Report)	2002	42 - Appendix 35	14	4	Monday - Friday	07:00 - 20:00
					Saturday	07:00 - 18:00
					Sunday, Bank or Public Holidays	None
			15	5	Monday - Friday	07:00 - 20:00
					Saturday	07:00 - 13:00
					Sunday, Bank or Public Holidays	None
			16	6	Monday - Friday	08:00 - 18:00
					Saturday	08:00 - 13:00
					Sunday, Bank or Public Holidays	None
MIN/2004/2154	2004	45 - Appendix 38	2	7	Monday - Friday	09:00 - 18:30
					Saturday	09:00 - 13:00
					Sunday and Bank Holidays	None
MIN/2004/2560	2004	40 - Appendix 33	21	8	Monday - Friday	07:00 - 18:00
					Saturday	07:30 - 13:00
					Sunday, Bank or Public Holidays	None
			22	9	Monday - Friday	08:30 - 18:00
					Saturday	08:30 - 13:00
					Sunday, Bank or Public Holidays	None
PM/2004/1209	2004	46 - Appendix 39	1	10	Monday - Friday	07:00 - 18:00
					Saturday	07:00 - 13:00
					Sunday, Bank or Public Holidays	None
Permit EPR/YP3237SD	2014	68 - Appendix 61	2.3.7 b	11	Monday - Friday	07:00 - 19:00
					Saturday & Sunday	07:00 - 12:00
					Bank or Public Holidays	None
			2.3.7 e	12	Monday - Friday	07:00 - 19:00
					Saturday & Sunday	07:00 - 12:00
					Bank or Public Holidays	None

Table 1 brings together all Planning Permissions (some challenged) relating to Star Works and shows overlaps / conflicts in Permitted Operating Hours throughout the site.

In addition, it also highlights the continued infringements, mis-management from the Operator and lack of enforcement to safeguard the Residential area, the amenity of the local residents and impact on areas of leisure amenity through the Green Belt at times when there should be no works.

⁸² Appendix 73 – Permitted Hours

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Permitted Movements on Site⁸³

Table 2

Permission	Year	Appendix Number	Condition	Description Number	Day	Permitted Movements
340429 and 426466	1994	37 - Appendix 30	11	1	Total per day	90
				2	per day (included above)	48
344446	1997	41 - Appendix 34	9	3	Total per day (as previously stated)	90
				4	per day (as previously stated)	48
F/2002/7041 (Defunct see Report)	2002	42 - Appendix 35	9	5	per day (defunct - no licence)	14
MIN/2004/2154	2004	45 - Appendix 38	5	6	per day (defunct - no licence)	12
VAR/2008/0334	2008	51 - Appendix 44	1	7	Total per day (as previously stated)	90
VAR/2010/1795	2010	52 - Appendix 45	11	8	per day (variation to previously stated)	70
				9	Total per day (as previously stated)	90
Permit EPR/YP3237SD	2014	68 - Appendix 61	2.3.7 a	10	Total per day (internal movements on site)	5

Total Permitted Movements 90 per day

Table 2 brings together all Planning Permissions (some challenged) relating to Star Works and shows overlaps / conflicts in Permitted Vehicle Movements throughout the site.

In addition, and as evidenced by the noise of vehicles entering the site over the speed bump across the sole entrance point, it also highlights the continued infringements, mis-management from the Operator and lack of enforcement to safeguard the Residential area, the amenity of the local residents and impact on areas of leisure amenity through the Green Belt at times when there should be no works.

This has not been enforced by Wokingham Borough Council or the OTC and should result in removal of the site as an Operating Centre and enforcement by both Wokingham Borough Council and the Environment Agency to bring the uncontrolled overspill of other Skips, Containers, Lorries and Trailers under control.

⁸³ Appendix 74 – Permitted Movements

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Permitted Storage on Site⁸⁴

Table 3

Permission	Year	Appendix Number	Condition	Description Number	Item	Permitted Storage
340429 and 426466	1994	37 - Appendix 30	11	1	Office, plant, or fixed machinery, nor any skips or waste disposal vehicles	subject to planning permission
344446	1997	41 - Appendix 34	5	2	Skips / Containers total	60
				3	Skips / Containers larger than 2 cu. m. (included above)	20
MIN/2004/2154	2004	45 - Appendix 38	3	4	floodlighting	subject to planning permission
MIN/2004/2560	2004	40 - Appendix 33	8	5	buildings, plant, fixed machinery or floodlighting	subject to planning permission
			26	6	speakers or Tannoy system	subject to planning permission

Total Permitted Skip Storage **60**
20 larger than 2 cu. m. / 40 less than 2 cu.m.

Table 3 brings together all Planning Permissions (some challenged) relating to Star Works, Knowl Hill and shows overlaps / conflicts in Permitted Storage of Skips / Containers throughout the site, along with other items specifically forbidden without specific Permission.

In addition, and as evidenced by the overlay of Permitted Storage and Planning Permissions, storage areas are conflicting, which should preclude some activities, and are not being adhered to.

This has not been enforced by Wokingham Borough Council and should result in removal of the site as an Operating Centre by the OTC and enforcement by both Wokingham Borough Council and the Environment Agency to bring the uncontrolled overspill of Clinical Waste Vessels and other Skips, Containers, Lorries and Trailers under control.

⁸⁴ Appendix 75 – Permitted Storage

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Impact Rating on Residential Properties⁸⁵

Table 4

Residential Property	Distance in metres			
	Star Works Boundary to Property Boundary	Star Works Boundary to Residential Building	Main Clinical Waste Treatment Building to Property Boundary	Main Clinical Waste Treatment Building to Residential Building
Ashley View	0	1	28	29
Roenda	0	0	30	30
The Bungalow (Grundon)	0	-8	20	35
Spring Hill	0	9	17	42
Springfield Hall	0	3	39	48
The White House	32	44	70	74
Woodlands Place	49	55	70	74
Orchard Springs	10	22	71	76
Bramble Cottage	47	54	70	78
Orchard Springs Bungalow	10	16	72	79
Springfield Cottage	0	1	78	84
Conifers	52	59	82	90
Fairway	59	63	90	94
Greenacres	59	67	87	94
Wilona	64	70	95	101
Maplelea	72	74	103	106
Seven Stars Barn	24	27	117	131
Seven Stars House	10	22	111	139
Merchants Court*	59	59	142	142
Hill View	0	12	125	149
1 The Coach House	26	32	143	152
The Loose Box	9	10	153	155
High Bank	64	86	148	158
2 The Coach House	38	40	152	158
Endfield*	58	62	140	164
The Jays	0	12	165	167
The Firs	76	76	148	174
Lodge	48	48	165	177
Dysmas	79	86	156	179
Canhurst Cottage	56	56	170	182
Bowsey Cottage	74	74	184	184
Knollslea	88	107	163	195
Knowls View	112	112	180	196
Oakfield	0	14	216	219
Sunny Bank	106	110	207	217
Canhurst Farm	12	78	163	226
Grey Tiles	104	123	218	234
Thornwood	113	113	232	241
Hedgerows	0	12	174	234
Meadow View	0	12	260	278
Land adj. Orchard Springs	0	N/A	53	N/A
Land adj. High Bank	0	N/A	147	N/A

Table 4 along with the previous Tables / appendices, all clearly demonstrate that Star Works, Knowl Hill is not suitable for inclusion in the Joint Waste and Minerals Plan. The close proximity of Residential Properties, leisure amenity sites, and so on all have an adverse effect on the environment, the residents and the lives of many. The proposal will impact not just local residents, but also the local road network (A4, A404M, M4 and surrounding country lanes) and anyone commuting via the new Elizabeth Line (Crossrail), or London Heathrow.

⁸⁵ Appendix 76 – Residential Area - Star Works

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Visual Impact⁸⁶

As already shown with regards the Storage Infringements document⁷⁵ the mis-management of the site and disregard for Planning Permissions, coupled with a lack of monitoring and enforcement by Wokingham Borough Council and the Environment Agency, have had a huge impact on the visual amenity of the location.

This can be seen from basic Satellite Imagery.



⁸⁶ Appendix 77 – Treatment Plant 2017.03.25 / Landfill 2017.03.25

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In the more immediate vicinity, the impact and operating infringements can be seen from other aerial images.

The Clinical Waste Treatment Facility frequently operates with the Roller Shutters open, as evidenced by these photographs, and the Clinical Waste Vessels completely surround the building, whilst additional unpermitted operations lead to a plethora of other Skips, Containers, and vehicles outside of the permitted areas.



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Report Conclusion

We believe that this Report clearly demonstrates the mismanagement of the existing site, the lack of enforcement by both Wokingham Borough Council and the Environment Agency, along with the complete abandonment of Wokingham Borough Council's Duty of Care to local Residents, by destroying relevant documents and promoting the site as a suitable location for a Permanent Waste Facility.

Due to the time-limited nature of the Consultation Process, managed by Hampshire County Council, our time in gathering of information was also limited.

Very little notice was given to the Public, the Landowners and the impacted Residents surrounding the site. The Public that will be impacted by the proposed increases of HGV movements, with no end date, remain predominately unaware of the proposed plan.

If it is felt that the site is indeed suitable for use as a Permanent Waste Facility, it should be judged on the basis of a completely NEW application / proposal. As such, all existing Planning Permissions / Licences should be expunged and the site treated as a NEW location, with all impacts, operating restrictions and mitigation factors assessed afresh.

We would state that, on this basis, the site would not comply and would be in conflict with the NPPF and numerous other directives with regards Environmental Health and Impact.

As already detailed, some of the details / concerns have already been raised with the current Prime Minister, the Right Honourable Theresa May MP, constituency MP for the Royal Borough of Windsor and Maidenhead and, as per her previous comments in 2008 & 2010, we expect her full support in defeating this part of the Proposed Plan.

We are prepared to challenge this proposal at every stage, so would urge you to act quickly in the removal of Star Works, Knowl Hill from the Joint Central and Eastern Berkshire Minerals and Waste Plan.

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Appendices

- ¹ Appendix 1 – 1595 Estates at Windsor, Berkshire
- ² Appendix 2 – 1607 Map of Forests around Windsor (including ‘Table of the Walkes’)
- ³ Appendix 3 – 1761 Rocque's Survey of Berkshire
- ⁴ Weblink – <http://www.turnpikes.org.uk/English%20turnpike%20table.htm>
- ⁵ Weblink – <http://www.archaeologyinmarlow.org.uk/2011/01/taking-the-toll/>
- ⁶ Weblink – The **Inclosure Acts** were a series of Acts of Parliament that empowered enclosure of open fields and common land in England and Wales, creating legal property rights to land that was previously held in common. Between 1604 and 1914, over 5,200 individual enclosure acts were passed, covering 6.8 million acres (2,800,000 ha; 28,000 km²) – https://en.wikipedia.org/wiki/Inclosure_Act_1773
- ⁷ Appendix 4 – 1803 OS Map
- ⁸ Appendix 5 – 1809 Reading 19
- ⁹ Appendix 6 – 1856 OS Map
- ¹⁰ Weblink – <https://www.yumpu.com/en/document/view/15857599/942-e4caspdf-mesa-familysearch-library>
- ¹¹ Appendix 7 – 1872-1875 Berkshire XXX OS Map published 1883
- ¹² Appendix 8 – 1893 revision Windsor Reading Hills OS Map published 1895
- ¹³ Appendix 9 – 1893 revision Windsor Reading Outline OS Map published 1895
- ¹⁴ Appendix 10 – 1897 revision Berkshire XXX.NE OS Map published 1900
- ¹⁵ Weblink – <http://discovery.nationalarchives.gov.uk/details/r/2a7f50c6-9e73-4126-858c-e77c55857cb9>
- ¹⁶ Appendix 11 – 1910 revision Berkshire XXX.3 OS Map published 1912
- ¹⁷ Weblink – <https://www.iwm.org.uk/memorials/item/memorial/7888>
- ¹⁸ Appendix 12 – 1932 revision Berkshire XXX.NE OS Map published 1934
- ¹⁹ Appendix 13 – WBC Planning Cards 1947_1984
- ²⁰ Appendix 14 – 1959_60 The Chilterns OS Map published 1961
- ²¹ Appendix 15 – 1961 SU87 OS Map
- ²² Appendix 16 – WBC Planning Cards 1987_1993
- ²³ Appendix 17 – WBC Planning Cards 1993_2005
- ²⁴ Weblink – <http://planning.wokingham.gov.uk/FastWebPL/welcome.asp>
- ²⁵ Appendix 18 – Wokingham Borough Council Online Planning - Search Results
- ²⁶ Appendix 19 – Policy Map 1, 2 & 3
- ²⁷ Appendix 20 – Policies Map 1- Maidenhead and Cookham
- ²⁸ Appendix 21 – Hurley and the Walthams Neighbourhood Plan
- ²⁹ Appendix 22 – HWNP Settlement Boundary
- ³⁰ Appendix 23 – HWNP Appendix 3 / HWNP Local Green Space
- ³¹ Appendix 24 – HWNP Policies Map
- ³² Appendix 25 – RBWM knowl_hill_bridleway_circuit
- ³³ Appendix 26 – Land Registry BK417755
- ³⁴ Appendix 27 – RBWM prow_definitive_statement, prow_definitivemap_sheet5, prow_definitivemap_sheet8 & WBC PROW Listed Buildings
- ³⁵ Appendix 28 – RBWM Draft Borough Local Plan 2013-2033
- ³⁶ Appendix 29 – E Berkshire Tree Preservation Order 1950
- ³⁷ Appendix 30 – 1994.09.05 Original_Appeal / 1992.08 Drawing 015/P/002
- ³⁸ Appendix 31 – 2003.12.23 WDC Countryside Email to Grundon / 2004.03.10 Development Control Committee / 2004.05 Great Crested Newt Statement
- ³⁹ Appendix 32 – 2005.04.25 Report M23/-/2/10
- ⁴⁰ Appendix 33 – 2006.09.12 Decision Notice
- ⁴¹ Appendix 34 – 1997.05.29 Original RCB Approval / 1997.06.09 Drawing 015/P/008 RevC
- ⁴² Appendix 35 – 2002.11.13 WDC Approval
- ⁴³ Appendix 36 – 2004.03.31 WDC Approval / 2003.10 Drawing - KH/LGE/AS/02
- ⁴⁴ Appendix 37 – 2003.07.29 WBC to Grundon Letter
- ⁴⁵ Appendix 38 – 2004.09.21 - Approval Notice / 2004.05 Drawing KH/GB/02a
- ⁴⁶ Appendix 39 – 2004.03.31 Planning Approval / 2003.12.05 Drawing - Aggregates
- ⁴⁷ Appendix 40 – 2005.05.03 - Decision Notice / 2005.02 Drawing KH/LGF/AS/02
- ⁴⁸ Appendix 41 – 2008.12.05 Golder Associates Proposal Report / Plan / Photos / 2009.02.02 WBC Letter
- ⁴⁹ Appendix 42 – 2008.07.14 Decision Notice – Approval / 2008.05 Drawing KH/LC/02
- ⁵⁰ Appendix 43 – 2008.10.17 Approval Notice / 2008.03.25 Theresa May Objection
- ⁵¹ Appendix 44 – 2008.09.11 WBC Approval / 2008.01.16 Grundon Variation

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- ⁵² Appendix 45 – 2010.08.09 Grundon Letter to WBC / 2010.08.26 Land Use and Transport / 2010.09.08 Hurley Parish Council Objection / 2010.11.29 RBWM Decision Notice
- ⁵³ Appendix 46 – 2010.09.09 Theresa May objection / 2010.09.15 Cllr Hunt objection / 2010.11.29 Hurley Parish Council Objection
- ⁵⁴ Appendix 47 – 2010.10.26 - Grundon Letter to WBC / 2010.11.29 RBWM Decision Notice
- ⁵⁵ Appendix 48 – 2011.01.26 Grundon amendment / 2011.04.05 RBWM Response to WBC / 2011.12.16 Decision Notice
- ⁵⁶ Appendix 49 – 5 sample objections - 2015.04.07 White objection / 2015.04.09 Khaldi objection / 2015.04.20 Sims objection / 2015.04.21 Hurley Parish Council objection / 2015.04.22 Wargrave Parish Council Objection
- ⁵⁷ Appendix 50 – 2015.06.04 – Decision Notice Withdrawn
- ⁵⁸ Appendix 51 – 2015.10 Grundon Application Support Statement
- ⁵⁹ Appendix 52 – 2016.01.21 Hurley Parish Council Minutes / 2016.02.03 RBWM Response
- ⁶⁰ Appendix 53 – Application no. 153171 - Star Works Star Lane Knowl Hill
- ⁶¹ Appendix 54 – 2016.01.19 Landscape and Trees Consultation
- ⁶² Appendix 55 – 2016.01.20 Kersley objection / 2016.01.20 Khaldi objection / 2016.01.20 Sims objection / 2016.01.21 Murray objection / 2016.01.21 R Baker objection / 2016.01.22 Hunt objection
- ⁶³ Appendix 56 – 2016.02.03 - Decision Notice
- ⁶⁴ Appendix 57 – 2016.01.13 R Baker objection / 2016.01.15 Maskell objection / 2016.01.18 Pucill objection / 2016.01.18 Sulley objection / 2016.01.19 Sulley objection / 2016.01.19 Wargrave Parish Council objection / 2016.01.20 Bell objection / 2016.01.20 Johnson objection / 2016.01.20 Kersley objection / 2016.01.20 Khaldi objection / 2016.01.20 Kneen objection / 2016.01.20 Lehmann objection / 2016.01.20 Murray objection / 2016.01.20 Sayer objection / 2016.01.20 Sims objection / 2016.01.21 Meek objection / 2016.01.21 Murray objection / 2016.01.22 Hunt objection
- ⁶⁵ Appendix 58 – Officers Report
- ⁶⁶ Appendix 56 – 2016.02.03 – Decision Notice
- ⁶⁷ Appendix 60 – Landfill 2018 permit / Schedule 7 / Table S2.1/ Table S2.2
- ⁶⁸ Appendix 61 – Star Works Treatment Plant 2014 permit / Schedule 2 / Schedule 3 / Schedule 7 / Table S1.1
- ⁶⁹ Appendix 62 – 1339 TC WEST FOI – Response / Plan of parking area / OH1045311 / ad-5465-24-november-2016 / stat-doc-4-operating-centres
- ⁷⁰ Appendix 62 – 2004.01.14 Grundon Letter to WDC
- ⁷¹ Appendix 63 – 2012.09.06 Grundon Objection to Seven Stars
- ⁷² Appendix 65 – Star Works Newsletter (Aug-Sept 2018)
- ⁷³ Weblink – <https://www.gov.uk/government/publications/waste-electrical-and-electronic-equipment-weee-public-registers>
- ⁷⁴ Appendix 66 – Southdown report
- ⁷⁵ Appendix 67 – Storage Infringement
- ⁷⁶ Appendix 68 – 2018.08.22 Berkshire County Council reference planning application 340429 appeal decision UNCLASSIFIED / 2018.08.28 Whistleblowing Central and Eastern Berkshire Joint Minerals Waste Plan / 2018.08.29 Star works UNCLASSIFIED
- ⁷⁷ Appendix 69 – 2018.09.07 EIR14506 Response / FOI614 Waste & Mineral Plan Consultants / FOI614 Waste & Mineral Plan List
- ⁷⁸ Appendix 70 – 2018.09.10 Response via Mrs Theresa May MP / 2018.09.11 Residents' concerns re Star Works Knowl Hill
- ⁷⁹ Appendix 71 – 2008.03.25 Theresa May Objection / 2010.09.09 Theresa May Letter
- ⁸⁰ Weblink – Land Registry – <https://eservices.landregistry.gov.uk/eservices/FindAProperty/view/QuickEnquiryInit.do#>
- ⁸¹ Appendix 72 – Consolidated View / Map Overlays
- ⁸² Appendix 73 – Permitted Hours
- ⁸³ Appendix 74 – Permitted Movements
- ⁸⁴ Appendix 75 – Permitted Storage
- ⁸⁵ Appendix 76 – Residential Area - Star Works
- ⁸⁶ Appendix 77 – Treatment Plant 2017.03.25 / Landfill 2017.03.25