

Dear Resident,

This information newsletter is produced by Grundon and relates to the Star Works site in Knowl Hill.

It aims at informing the local community of Knowl Hill of the activities taking place at the site and on the ongoing preparation of the new Minerals and Waste Local Plan.

Background

Every local authority in the country has to produce and regularly update a Minerals and Waste Local Plan. Minerals and waste companies are asked to submit proposals for existing, or new, sites for consideration. The emerging plan goes through several public consultation stages and has to be signed off by the Government. At the moment, the plan is a very early draft.

Wokingham Borough Council has classified the permanent industrial area at the Grundon Knowl Hill site as a "Major Existing Development Site in the Green Belt" in their local plan – which means it can be redeveloped. The site is also allocated as a preferred area for waste management use in the current Waste Local Plan.

Grundon is promoting the permanent industrial area into the updated Waste Plan, to continue its use as an integrated waste management facility. The landfill area is not included in the promotion, as that is already being restored in line with our planning permission.

History

Brick making in the area dates back to the Roman era – and Star Works itself dates back to the 1820s. Grundon bought the site in 1994 – when brick making stopped – including all the brickworks buildings, which are all permanent.



Photograph: Star Works (Brick and Tile), Knowl Hill, 1930s.

Landfill

Extraction of clay and sand – and processing those materials on site – is permitted until 2042 and two-thirds of this area have already been worked out.

Landfilling started in 1999. No commercial waste has been delivered to this site since April of this year. The site now only imports inert waste (soils and clays) used to restore the site to areas of grassland and woodland. This will be complete by January 2021.

Other Land Uses

As a historic site, Star Works incorporates a range of industrial and other uses – some temporary and some permanent.

Temporary Land Uses

Temporary uses are for extraction of clay and sand until 2042 – and for landfill. Landfilling of commercial waste is now complete and the site is being restored to grassland and woodland by importing inert restoration materials such as soils and clays.

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.

Further Information

We hope these occasional information newsletters will provide both background and updated information about our activities at the Star Works site.

If you do not wish to receive any further update, please let us know either by emailing us at estates@grundon.com or writing to us at *Grundon Estates Office, Grange Lane, Beenham, Reading, RG7 5PY*, and we will remove you from our mailing list.

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.

Grundon in the Local Community

We employ 72 people at the site, many of whom are local.

Over the years, Grundon has also funded a number of local projects. The latest example is the new kickabout area for local youngsters in Choseley Road, which was refurbished partly with donation through the Landfill Communities Fund.