

Comments on Central and Eastern Berkshire

Joint Minerals and Waste Plan

Schedule of Proposed Main Modifications – 14th February 2022

Bray Parish has sites in this latest plan consultation and Bray Parish Council would make the following comments:-

Water Oakley Ref MM42 Policy M4 – The preliminary work for extraction at this site is currently being completed – Summerleaze, the gravel company, envisage that extraction at this site will require 80 tipper loads a day resulting in 160 vehicle movements on the route from the site on Windsor Road, to the gravel works on Monkey Island Lane. This equates to an HGV vehicle movement every three minutes of the working day. The Windsor Road is part of the A308, a narrow and well used A class road connecting Maidenhead and Windsor. After year 3 of this 10-year project there will also be landfill loads arriving at site adding to the traffic and congestion in the area.

Gravel from this site could have been moved using a conveyor system, which would have done away with the lorry movements and associated pollution from the Windsor Road and perhaps, Monkey Island Lane. – **See Ref MM53 page 35**

Monkey Island Lane is a Bridle Path and only a short distance of it has been adopted by the local authority. The section running north from the junction with Tithe Barn Drive remains unadopted. There seems to be uncertainty as to the ownership of the unadopted section, which is used by vehicles accessing the Summerleaze Gravel Works, Cemex cement batching plant, Bray Water Treatment Works, Bray Marina, Bray Lake Windsurfing Club and Little Muddy Me Pre School. It would make sense for this section of Monkey Island Lane to be officially adopted by the local authority to improve safety and ensure that the access to these businesses is maintained to a good standard. Currently this section is “made up” but the surface is deteriorating, and this results in unnecessary vehicle noise in what is a residential area/ Greenbelt area.

Monkey Island Lane Gravel Processing Plant and Cemex Concrete Batching Plant MM72.

Currently gravel from North Maidenhead is transported, using HGV tipper trucks, through the centre of Maidenhead and Bray Parish to the processing plant in Monkey Island Lane. These tippers currently drive through two AQMAs – Air Quality Management Areas (Central Maidenhead and the Bray M4 bridge area on Windsor Road). It is likely that this will stop while the deposits at Water Oakley are worked. At the end of the seven-year period, gravel will once again be brought in from North Maidenhead. It is anticipated that the gravel would be transported using the river Thames into a wharf at Monkey Island Lane adjacent to the existing gravel works. This would seem to be desirable for both pollution and climate change reasons.

Site History – MM25 Summerleaze Monkey Island Lane Gravel Washing and Grading Works.

Policy DM15

This site has been operating from Monkey Island Lane (MIL) for a long time (1960s?). Over the life of this plant housing development has taken place, and what was a plant with only a handful of

near neighbours, now has housing within forty metres of the site. Summerleaze have, in recent years, moved most of their operation to Monkey Island Lane Works and also sublet part of the site to Cemex for a cement batching plant. The nearest houses to the plant are in Tithe Barn Drive (TBD) and MIL.

Most of the Summerleaze plant is surrounded by an earth bund but there was a section at the southeast corner of the perimeter that was not protected in this way. A section of approx. one hundred metres was separated from the nearby housing by a forty-metre-wide section of trees and scrub which afforded a visual and noise barrier for a number of houses in TBD. Three or four years ago Summerleaze, without consultation, removed the vast majority of these trees and shrubs with a view to raising the level of the land. This land raising in the Thames floodplain did not have planning permission and was stopped by enforcement action from the local authority (RBWM Ref Enf 19/20100).

As it seems that this plant in MIL is likely to continue operation for many years, it should have its operating licence reviewed with a view to protecting the surrounding housing from the adverse effects of the intensified operation. Current problems include, noise, visual impact, dust and out of hours working.

The setting up of a Liaison Panel for this particular site would be desirable and Bray Parish Council would be more than willing to participate.

Ken Elvin – Chairman Bray Parish Council

10th April 2022