

PLANNING REF : 252782
PROPERTY ADDRESS : Mayfair
: Park Lane, Charvil
: RG10 9TR
SUBMITTED BY : Mr Ben Hockley
DATE SUBMITTED : 02/01/2026

COMMENTS:

I would be grateful for fuller clarification of the environmental implications of the proposal for a fuel storage and distribution facility at the former Prince Bros site on Old Bath Road, Charvil.

Given the site's relationship with the adjacent Charvil Country Park and its lakes, wooded areas, watercourses and areas known locally to experience high groundwater levels, I would like to understand more clearly how flood risk has been assessed. In particular, has the vulnerability of the proposed use (which involves the storage of significant quantities of hydrocarbons) been fully considered in the context of potential flooding in the adjacent nature reserve? It would be helpful if it could be demonstrated that the development would be safe for its lifetime, that appropriate containment would be maintained during extreme events, and that there would be no increased risk of pollution to neighbouring land or water environments as a consequence of flood events.

I would also welcome additional information on the potential for ecological and wider environmental effects. The surrounding area, including the directly neighbouring Charvil Country Park lakes and adjacent open land, and the linked Twyford nature reserve, is valued for wildlife (including waterfowl and otters) and informal recreation. It is not completely clear from the publicly accessible material how risks from spills, emissions, potential VOC air pollution, noise, lighting and increased HGV activity have been evaluated in relation to nearby habitats and species.

Further explanation of how biodiversity will be protected, and how any residual effects will be mitigated or compensated, would be appreciated.

The site has a long-standing vehicle maintenance and storage related history (I don't remember it being a service station in recent decades, however). I would therefore be interested to know whether comprehensive land contamination assessments have yet been undertaken. Clarification on whether contamination is present, the extent to which it could be mobilised during construction or flooding, and how risks to human health, groundwater and surface waters will be managed would be helpful. It would also be reassuring to understand how long-term monitoring and maintenance of any containment systems will be secured.

My purpose in commenting is to seek reassurance that relevant environmental matters - including flood risk, pollution prevention and land contamination - have been appropriately assessed and mitigation considered/proposed in line with relevant national and local planning policy before any decision is reached.

