

PLANNING REF : 252782  
PROPERTY ADDRESS : 4 Dark Lane  
: 4 Dark Lane Wargrave, Reading, Berkshire  
: RG10 8JU  
SUBMITTED BY : Mr John Baker  
DATE SUBMITTED : 12/12/2025

COMMENTS:

I object to this application because I know there is a serious future danger to the environment and nearby waterways. The site is adjacent to lakes, ditches and river systems, this means there is little or no safeguard against the ingress of oil based contaminates caused by; spillage, leakage, wash-off, lack of drip trays, and the expected poor housekeeping of the aforementioned, together with highly unlikely management of the proposed business activity.

I have owned a 10 acre lake located within one mile of this site for 23 years. This means I have intimate knowledge of the local topography. History proves that the Loddon Valley floods annually, which means the river breaks its banks regularly. It is impossible to control where the water goes. I have first hand experience of the uncontrollable damage caused by local flooding. The flooding brings with it diluted pollutants and contaminates. Rain will also wash-off the proposed site which will inevitably contain spilt oil, diesel and other chemicals, including detergent and surfactant used to wash vehicles and clean out storage containers. If this Application is allowed, it is highly unlikely the site will be kept as safe as it would be if the site was used for an alternative purpose. ( such as new homes). I am the owner of a highly vulnerable local waterway, which is regularly compromised by farm run-off, floods, diesel spills from the upstream area of Winnersh, and other events.

I therefore submit these comments as cast iron evidence and object in the strongest terms.