

PLANNING REF : 252782
PROPERTY ADDRESS : 119 Old Bath Road
: Charvil, Wokingham
: RG10 9QN
SUBMITTED BY : Mrs Joanna Shah
DATE SUBMITTED : 04/12/2025

COMMENTS:

I wish to object to planning application 252782 for the proposed fuel storage and distribution depot at the former Prince Brothers service station on Old Bath Road, Charvil.

1. Unacceptable proximity to the Old River, Loddon, Charvil Country Park and the lakes

- * The site is immediately adjacent to Charvil Country Park, a highly valued public green space supporting otters, deer, bats, amphibians, fish and extensive aquatic, bird and plant life.

- * The proposal is fundamentally incompatible with the park's purpose as a wildlife reserve and recreational area.

- * Noise, lighting, fumes and industrial activity would erode the tranquillity and natural character of the park, discouraging visitors, anglers and local families.

- * Claims of biodiversity "net gain" via planting a handful of trees and shrubs are wholly inadequate compared to the ecological risk

created by storing nearly 1 million litres of fuel on the edge of a nature reserve. This will in no way mitigate the environmental risks highlighted.

2. Serious pollution and flood-risk concerns: high likelihood of catastrophic environmental damage

- * The site lies within a known floodplain and is regularly affected by significant flood events. Recent winters have seen repeated flooding, including water reaching the site boundary.

- * WBC reports following the 2014 flood stated that the site was underwater, and anecdotal reports of interior flooding. Similar water levels were observed in 2024.

- * Storing diesel, kerosene and other hydrocarbons in this location presents an unacceptable contamination risk to:

- * The Old River Loddon

- * Canberra Lake and the country park lakes

- * The River Thames downstream

- * Local soil and groundwater

- * If a spill or tank failure occurred during flooding, containment would be impossible. Fuel would spread rapidly through saturated ground and watercourses, causing long-term, potentially irreversible ecological damage.

- * Given climate change and the increasing frequency and intensity of flooding, the risk cannot be considered manageable or worth taking.

3. Public health and safety risks

Publicised cases of fuel leaks from storage tanks (most notably Bramley, Surrey) have demonstrated the public health risks and resulting consequences, including but not limited to contaminated water, underground explosion risk and fumes, all of which negatively impacted life for residents and local businesses. These risks would

be ever present with fuel storage depot operations and not ones which should be taken in Charvil and Twyford.

Fire and explosion risk

- * Large volumes of diesel and kerosene pose a constant fire and toxic fume hazard to nearby homes and park users.
- * Industrial fires involving fuel often require evacuations and expose residents to hazardous smoke.

Site access and operational safety

- * The wider area already struggles with heavy vehicles from Denmark House, where articulated lorries are frequently parked hazardously both on the road and pavement.
- * Introducing more HGVs exacerbates existing road obstructions and safety issues.
- * Tankers turning across both carriageways, as was observed when Speedy Fuels were operating in December 2024, in close proximity to the bend raises serious risk of collision.

4. Highway safety, traffic generation and unsuitable road infrastructure

This proposal greatly intensifies traffic on Old Bath Road with poor visibility and a narrow footpath. Key concerns include:

Volume of tanker and vehicle movements

Estimated weekly movements include:

- * 59 x 44-tonne articulated tankers (Mon-Fri)

- * 73 x cars/vans (Mon-Fri)

- * Additional movements at weekends

This is wholly incompatible with a semi-rural residential road used by walkers, cyclists, commuters and schoolchildren. In addition, the road infrastructure is not built for this volume of HGV movements and it is highly likely the road will suffer increased and faster degradation as a result, despite recent resurfacing.

Road safety impacts

- * Old Bath Road is the main pedestrian and cycling route from Charvil to Twyford and Twyford Station.

- * Children cross Old Bath Road when walking or cycling to school - from the north of the village to Charvil Piggott Primary, and secondary school students travelling from the south of Charvil to The Piggott secondary school.

- * There is a substantial risk with the already high footfall and usage of the road, with increased industrial usage, very unfortunately, fatal accidents are likely to occur.

- * I live in the first house in Charvil next to the proposed site and already there is increased traffic, queues and dangerous situations with Lorries parked in the road. The pavement is very narrow and there is no cycle path. I already feel uncomfortable walking into twyford with my pram with the current traffic, increased large vehicles would put me off walking due to safety concerns on a narrow winding road.

5. Noise, operating hours and impact on residential amenity

- * The proposed operating hours (from 5am to 6pm, seven days a week, with tankers potentially arriving outside these hours) represent a major intensification of movements and activity.

- * This disrupts early mornings, evenings and weekends, harming

residents' ability to enjoy their homes, gardens and nearby public green spaces.

- * The increased noise is contrary to policy CP3 and NPPF 185 due to harm to residential amenity and countryside enjoyment.

- * As mentioned my property is very close to the site (119 old bath road) and garden runs parallel to the road, increased pollution and noise will impede my ability to enjoy my own garden.

6. Inappropriate land use and failure to justify need

- * A fuel depot is an industrial operation and entirely unsuitable for a site so close to a large residential area with over 1000 homes, a nature reserve and public recreation areas.

- * The proposal represents a major shift from the previous service-station use, with more intensive operations and heavier vehicle movements.

- * The applicant has not demonstrated that this is the right location or that safer, more appropriate industrial sites are unavailable.

- * The applicant previously operated on the site in December 2024, without a licence, creating potential harm and demonstrating the possible impact should full operations commence.

This proposal poses unacceptable risks to the environment, public health, highway safety and residential amenity. The combination of flood risk, fuel spill danger, heavy-vehicle movements, and harm to Charvil Country Park makes this development entirely inappropriate for the location.

I respectfully request that planning application 252782 be refused in the interests of public safety, environmental protection and long-term sustainability.