

PLANNING REF : 252782
PROPERTY ADDRESS : Carlile Gardens
:
: RG10 9BU
SUBMITTED BY : Ms J Sandall
DATE SUBMITTED : 04/12/2025

COMMENTS:

I strongly object to this application. The proposal to construct a fuel depot storing over 837,000 litres of hazardous fuel oil on the edge of a residential village and adjacent to a nature reserve is irresponsible, negligent and indefensible .

1. Industrial-Scale Fuel Storage in a Residential Zone

- The site would house 711 tonnes of fuel, including kerosene, diesel, gas oil, heating oil, and hybrid vegetable oil. This is an industrial facility masquerading as a local business.
- The proximity to homes, schools, and the River Loddon nature reserve makes this a clear threat to public safety and environmental integrity.

2. Dangerous Traffic Impact on Old Bath Road

- The proposal estimates 132 vehicle movements per weekday, including 59 HGVs and articulated lorries weighing up to 42 tonnes.
- The turning radius required for these vehicles forces them into the opposite carriageway, directly into oncoming traffic exiting a bend. This is not hypothetical it is visible in site photos.
- The road is already compromised by parked delivery vehicles at the

adjacent tyre depot, creating a choke point and collision risk. - This route is used daily by children, pedestrians, and commuters. The risk of serious accidents is unavoidable.

3. Environmental Contamination and Flood Risk

- The site sits on made ground with known instability, and is prone to flooding with a high water table.
- The proposal includes a surface water and treated sewage outfall pipe running directly into the River Loddon. This is a nature reserve, not an industrial drain.
- Any fuel leakage or runoff inevitable over time will contaminate the river and adjoining lakes, with devastating ecological consequences.

4. Misleading Biodiversity Claims and Structural Risks

- The developers claim a 14% biodiversity gain based on planting six trees and some shrubs. This is a cynical attempt to meet planning guidelines with token gestures.
- To address ground instability, they propose surrounding the site with concrete block retaining walls and limestone-filled gabions a

clear admission of the site's unsuitability.

5. Incompatibility with Local Character and Planning Ethics -

Twyford and Charvil are residential communities, not industrial corridors. This development would permanently alter the character and safety of the area.

- There is growing concern that Wokingham Borough Council officers have advised the applicant, raising serious questions about impartiality and scrutiny.
- Approval of this application would represent a failure of duty to residents, to environmental stewardship, and to planning i

ntegrity.