

PLANNING REF : 252782
PROPERTY ADDRESS : 26 Gingells Far Charvil
: Reading, Berkshire
: RG10 9DJ
SUBMITTED BY : Dr Duncan Macgregor (Charvil Flood Warden)
DATE SUBMITTED : 26/11/2025

COMMENTS:

I am the Flood Warden for the village of Charvil and have undertaken years of research on the subject so feel I can comment on this application in a confident scientific way. The site lies between 34.5 and 36m above mean sea level. A flood level of 35m has been attained in the Loddon flood zone 5 times in the last 5 years and has been considerably exceeded in 2014 and 2024. Partial flooding of the site is frequent, and would affect any underground tanks and create a need for tankers and other vehicles to park on the main road. Exceptional flood levels such as those in 2014 and 2024, which are becoming more frequent, would flood nearly the whole site. This would inevitably cause pollution of the flood water with spilt, leaking or stored fuel, especially if fuel is to be stored under or even at ground level.

The general planning principle in a flood zone (this is in FZ 2-3) is that a development should only take place if no site outside the flood zone is available. I can think of plenty better sites eg in industrial estates.

As flood warden for the parish, I thus vigorously oppose this application