

PLANNING REF : 252782
PROPERTY ADDRESS : Mulberry Cottage
: Blakes Lane, Hare Hatch, Berkshire
: RG10 9TA
SUBMITTED BY : Mr James Scott
DATE SUBMITTED : 02/12/2025

COMMENTS:

Wokingham Borough Council - Planning Department
Civic Offices
Shute End
Wokingham RG40 1BN

Subject: Objection to Planning Application [Application Number] -
Proposed Fuel Oil Storage Depot at the Former Fish Brothers site in
Charvil.

Dear Sir/Madam,

I am writing to formally object to the above planning application for the development of a fuel oil storage depot at the above site. Having reviewed the proposal, I have serious concerns regarding its environmental, safety, and community impact, and I strongly urge the Council to refuse permission.

1. Safety Risks and Public Health Concerns

Fuel oil storage carries inherent risks, including leaks, spills, and fire hazards. The proposed site's proximity to residential areas, local schools, footpaths, and community facilities increases potential safety threats. Even with mitigation measures, accidents can occur, and the consequences could be severe. The application does not provide sufficient reassurance that risks to public health and safety can be adequately managed.

2. Environmental Impact

Fuel oil storage and associated tanker movements pose a significant risk of soil and water contamination. Any leakage could affect local watercourses, groundwater, and wildlife habitats, leading to long-term environmental harm. The site lies within an area that already experiences environmental pressure; introducing an industrial fuel depot is incompatible with local sustainability objectives and the Council's own climate and environmental policies.

3. Increased Traffic and Highway Safety

The proposal would generate frequent HGV movements, which would place considerable strain on the surrounding road network. Local roads are not designed for heavy industrial vehicles, and the increase in traffic would heighten congestion, noise, and the risk of accidents. This is particularly concerning near residential streets and areas used by pedestrians and cyclists.

4. Noise, Air Pollution, and Disturbance to Residents

The presence and operation of a fuel depot including tanker

movements, loading equipment, and ventilation systems would result in increased noise, fumes, and odours, all of which will negatively affect the quality of life for nearby residents. The proposal is incompatible with the character of the surrounding area and would introduce industrial-level nuisance into an otherwise community-focused environment.

5. Inappropriate Use of the Site

The proposed development does not align with the Wokingham Borough Local Plan or its broader aims for sustainable development, community wellbeing, and maintaining suitable land-use balance. A fuel oil depot is an intensive industrial use, unsuitable for an area in close proximity to homes and community amenities. Safer and more appropriate locations exist within established industrial zones.

Conclusion

For the reasons outlined above serious safety concerns, environmental risks, traffic impacts, and detrimental effects on residential amenity I strongly object to this planning application. I respectfully request that the Council refuse permission for the proposed development.

Thank you for considering this objection. I would appreciate notification of any future updates or decisions regarding this application.

Yours faithfully,

J Scott