

PLANNING REF : 252782
PROPERTY ADDRESS : 25 Gingells Farm Road
: Charvil, Berkshire
: RG109DJ
SUBMITTED BY : Mr David Churchill
DATE SUBMITTED : 30/12/2025

COMMENTS:

Inherent flood-risk and pollution impacts render the development inappropriate

The proposed development site is located within a recognised floodplain and is subject to recurrent and significant flood events. In recent years, including the winters of 2014 and 2024, floodwaters have been recorded at or above the site boundary, with documented reports from Wokingham Borough Council confirming that the land was inundated during the 2014 flood event. Local accounts indicate that flooding has also affected structures within the site.

The introduction and storage of diesel, kerosene and other hydrocarbons within an area of known flood risk presents a material and unacceptable risk of pollution. In the event of flooding, any loss of containment whether through tank failure, overtopping or ground saturation would be highly likely to result in the uncontrolled release of pollutants. Given the hydraulic connectivity of the site, contamination could reasonably be expected to affect:

- The Old River Loddon
- Canberra Lake and the surrounding country park waterbodies

- The River Thames downstream
- Local soils and groundwater resources

During flood conditions, effective containment and remediation would not be feasible. Pollutants would disperse rapidly via floodwaters and saturated ground, creating a high risk of long-term harm to sensitive aquatic and terrestrial environments.

In the context of climate change and the well-established trend toward more frequent and severe flooding, these risks are neither exceptional nor speculative. They represent a foreseeable and enduring constraint on the site. As such, the proposal fails to demonstrate that flood risk and pollution impacts can be adequately mitigated, and the development cannot be considered appropriate or sustainable within this location.