

PLANNING REF : 252782  
PROPERTY ADDRESS : 2 Woolwich Green Cottages.  
: Deans Copse, Reading, Berkshire  
: RG74BD  
SUBMITTED BY : Mr Ryan Lopez  
DATE SUBMITTED : 26/11/2025

COMMENTS:

I am writing to submit my formal objection to the above planning application. Having reviewed the documents and the revised proposal, I have significant concerns regarding the suitability, safety, environmental impact, and overall feasibility of the development. The issues raised below indicate that the proposal, in its current form, should not be granted approval.

1. Encroachment on Public Access and Highway Land

The updated site boundary now appears to extend over the Old Bath Road entrance to the country park and the entrance to the anglers' car park. These are established public access points. Any interference with them poses a safety risk, restricts public amenity, and may constitute encroachment onto highways or public land. No satisfactory explanation or mitigation has been provided.

2. Discharge of Treated Effluent and Surface Run-Off Into the Old River Loddon

The proposal includes installing an outfall pipe across these access points to discharge treated sewage effluent and all surface run-off water into the Old River Loddon. This raises serious concerns regarding water quality, ecological impact, and compliance with environmental regulations. There has been no clear demonstration that the river can safely absorb this level of discharge without detriment to the environment or downstream users.

3. Highway Safety - Tanker Movements and Road Layout Conflict

The applicant maintains that tankers can enter and exit the site simultaneously without obstruction or crossing into opposing carriageways. However, photographic evidence shows tankers currently turning out of the site fully across the eastbound carriageway, forcing oncoming vehicles particularly those exiting the nearby bend to stop abruptly.

This represents a clear and unacceptable collision risk.

The proposal significantly increases daily vehicle movements, including large tankers. The existing road layout simply does not safely support that volume or type of traffic.

4. Noise, Air Quality and Light Pollution

The proposal fails to adequately address the cumulative impacts of noise from vehicle movements, engine idling, onsite operations, and increased activity during the proposed operating hours. Additionally, emissions and fumes associated with heavy vehicle traffic present health concerns for nearby residents and users of the country park. The introduction of site lighting will add further light pollution in an area that is currently semi-rural and relatively dark at night.

#### 5. Storage of Fuels on Site

The volume of fuels the applicant intends to store onsite presents an additional environmental and safety concern, particularly given the site's proximity to public areas, natural habitats, and watercourses. There is insufficient evidence that the required containment, spill prevention systems, or emergency response measures meet best practice standards.

#### 6. Flood Risk

This location is already sensitive to flooding, and the additional hardstanding, surface run-off redirection, and discharge into the river create an increased risk of flood impact both onsite and downstream. The flood assessment submitted does not convincingly address the cumulative risk or demonstrate robust long-term mitigation.