

PLANNING REF : 252782
PROPERTY ADDRESS : Rowanlea
: ROWANLEA Old Acres Lane, Reading, Berkshire
: RG10 9NP
SUBMITTED BY : Mrs Lai Boyd
DATE SUBMITTED : 02/12/2025

COMMENTS:

Formal Objection to Planning Application: Proposed Fuel Depot in Charvil

I object strenuously to the application to construct a fuel depot designed to store more than 700 tonnes of hazardous fuels within a residential area and directly adjacent to a designated nature reserve. This proposal is wholly inappropriate for Charvil, a village

community rather than an industrial zone, and must be rejected for the following reasons:

- Unsuitable Location and Infrastructure

Charvil is a residential village, not an industrial estate. The proposed site lies on Old Bath Road, a single carriageway already subject to severe congestion from school traffic, commuter flows to and from Twyford and the A4, and the regular presence of large vehicles servicing the neighbouring Tyre Depot. Introducing a high volume of heavy fuel tankers would exacerbate congestion and significantly increase the risk of collisions.

- Flood Risk and Ground Conditions

The area is prone to flooding due to its high water table. The applicant's own proposal to construct concrete retaining walls demonstrates the unsuitability of the ground for storing such large volumes of toxic and flammable materials. Any breach or failure of containment could have catastrophic consequences for residents and the environment.

- Impact on Village Character

Charvil's identity as a residential community would be irreparably damaged by the introduction of an industrial facility of this scale and nature. The depot would fundamentally alter the character of the village and diminish the quality of life for its residents.

- Environmental Concerns

The proposed site is immediately adjacent to a protected nature reserve and opposite a water meadow. Any accidental leakage or contamination would cause monumental and irreversible damage to these sensitive habitats, undermining biodiversity and destroying areas valued by the community.

Conclusion

This application presents overwhelming risks to community safety, highway integrity, and environmental protection. I therefore urge Wokingham Borough Council to reject the proposal and to prioritise the health, safety, and wellbeing of its residents, as well as the preservation of Charvil's natural and residential character.