

PLANNING REF : 252782
PROPERTY ADDRESS : 101
: Old Bath Road Charvil, Reading, Berkshire
: RG109QN
SUBMITTED BY : Mrs Andria Edworthy
DATE SUBMITTED : 03/12/2025

COMMENTS:

I object to this application 100%. The proposal to construct a fuel depot storing over 837,000 litres of hazardous fuel oil on the edge of a residential village and next to a nature reserve, is reckless for so many reasons.

1. Industrial-Scale Fuel Storage in a Residential Zone

The site would house 711 tonnes of fuel, including kerosene, diesel, gas oil, heating oil, and hybrid vegetable oil. This is an industrial facility and doesn't belong in a local community. The proximity to homes, schools, and the River Loddon nature reserve makes this a clear threat to public safety and the environment.

2. Dangerous Traffic Impact on Old Bath Road

The proposal estimates 132 vehicle movements per weekday including 59 HGVs and articulated lorries weighing up to 42 tonnes. The turning circle required for these vehicles forces them into the opposite side of the road, directly into oncoming traffic from a fast bend. This is not hypothetical it is visible in site photos. As a resident of OBR who works from home, I see the volume of traffic throughout the day from my kitchen window. Also, I am out and about at different times of the day, so can see that the road is already compromised by parked delivery vehicles at the adjacent tyre depot. This stops the traffic and is a collision risk.

This route is used daily by children, pedestrians, and commuters and with narrow paths, and often overgrown bushes, the risk of serious accidents is unavoidable. The Old Bath Road was not intended as a feeder road for HGVs.

3. Environmental Contamination and Flood Risk

The site sits on made ground which is known to be unstable, and it is prone to flooding with a high-water table. The proposal includes a surface water and treated sewage outfall pipe running directly into the River Loddon. Seriously? This is a nature reserve, not an industrial drain. Inevitably, there will be a fuel leakage or runoff over time, and this will contaminate the river and adjoining lakes, with devastating consequences.

4. Misleading Biodiversity Claims and Structural Risks

The developers claim a 14% biodiversity gain based on planting six trees and some shrubs. This is a cynical attempt to meet planning guidelines with token gestures. The developers acknowledge the ground's instability, they propose surrounding the site with concrete block retaining walls and limestone-filled gabions. This is a clear admission of the site's unsuitability.

5. Incompatibility with Local Character and Planning Ethics Twyford and Charvil are residential communities, and this industrial business has no place here. This development would permanently alter the character and safety of the area. There is growing concern that Wokingham Borough Council officers have advised the applicant, raising serious questions about impartiality and scrutiny. The approval of this application would represent a failure of duty to

the residents, the environment and to planning integrity.

This application is indefensible. It poses clear and present risks to public safety, environmental health, and community wellbeing. The scale of fuel storage, volume of traffic, and proximity to sensitive areas make it wholly unsuitable. I urge the planning committee to reject this proposal unequivocally and protect the integrity of our village and its surroundings.