SUSTAINABILITY STATEMENT

FOR

FORMER GROVE SERVICE STATION
OLD BATH ROAD
CHARVIL

FOR

SPEEDY FUELS & LUBRICANTS Ltd

APRIL 2025

Job No: **5104-24**

Directors: D. J. Ormes
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1.0 INTRODUCTION

1.1 This Sustainability Statement has been prepared by Partington and Associates Ltd on behalf of Speedy Fuels Ltd in relation to the change of use planning application at the former Grove Service Station, Old Bath Road Charvil.

1.2 The description of development is set out below:

"Demolition of two existing buildings and a garage and the change of use from service station to a fuel oil storage and distribution facility including the installation of 8no. fuel oil storage tanks, refurbishment of hardstanding, car parking and other associated works"

2.0 PLANNING POLICY

2.1 Detailed guidance is set out within the Wokingham Borough Council Sustainable Design and Construction Supplementary Planning Document (May 2010).

3.0 SUSTAINABILITY ISSUES

3.1 This section is set out in accordance with the defined sustainability issues set out in the Wokingham Borough Council Supplementary Planning Document (May 2010).

Sustainability Issue 1 – Adhering to National Codes on Construction Standards

3.2 BREEAM is not considered applicable for this development.

Sustainability Issue 2 – Minimising Energy Consumption

3.3 The external hardstanding areas will be illuminated with high LOR (Light Output Ratio) LED lamps.

3.4 The new tank farm will be provided with energy efficient pumps & controls for the efficient delivery of product between storage tanks and delivery vehicles.

3.5 The existing buildings will be retrofitted with LED lighting to reduce energy consumption.

Sustainability Issue 3 – On-site Decentralised/Renewable/Low Carbon Energy Generation

3.6 Not applicable for this development as new developed footprint less than 1000m^2.

Sustainability Issue 4 – Water Resource Management

3.7 The general daily operation of the oil storage and distribution facility requires minimal water use except for the toilet & kitchen facilities within the offices which will be provided with efficiency measures to reduce consumption.

Sustainability Issue 5 – Flood Risk Management

3.8 Refer to the Flood Risk Assessment and Drainage Strategy ref 24-210 by Odyssey dated February 2025.

Sustainability Issue 6 - Biodiversity

3.9 Refer to the Ecological Impact Assessment ref RHE.4456 by Rachel Hacking Ecology dated February 2025.

Sustainability Issue 7 – Waste, Recycling and Composting

3.10 Site generated waste will be recycled off site via independent trade waste services.

3.11 Every five years the oil storage tanks are cleaned prior to NDT inspection. This entails jet washing the inside of the tanks prior to vacuum extraction of the resulting liquid which is sent to a licensed re-processing specialist for treatment.

Sustainability Issue 8 – Cycle Facilities and Parking

3.12 Cycle parking will be provided on site for staff members employed on site, in line with Wokingham Parking guidance. As such, twenty cycle parking spaces will be provided within an external store to ensure that drivers and office staff on site have access to cycle parking facilities.

Sustainability Issue 9 – Air, Noise and Light Pollution and Land Affected by Contamination

Air

3.13 In order to ensure site operations minimise the impact to the environment and local air quality, all Speedy Fuels owned vehicles are equipped with modern Euro 6 engines and fuelled with Hydrotreated Vegetable Oil (HVO). HVO, a renewable and sustainable fuel, has been shown in studies to significantly reduce harmful tailpipe emissions compared to conventional diesel in a variety of road vehicles.

Key environmental benefits of HVO include:

- Reduced Air Pollution: HVO exhibits up to a 30% decrease in particulate matter (PM), up to a 30% reduction in hydrocarbons (HC), up to a 25% reduction in carbon monoxide (CO), and up to 10% reduction in nitrogen oxides (NOx) compared to standard EN590 Road Diesel. This is attributed to its high purity and the absence of aromatic compounds.

- Lowered Carbon Footprint: HVO can achieve up to a 90% reduction in net CO2 emissions, contributing to a more sustainable transportation solution.

- Enhanced Environmental Profile: HVO is non-toxic, odourless, and 100% biodegradable, further minimising its environmental impact

3.14 All on-site oil storage tanks and loading facility/skid will be fitted with carbon Breather Filters to control odour & VOC discharge for both loading & off loading conditions.

Noise

3.15 Noise from the development will be limited to the general operation of vehicles around the depot. Vehicles that have reversing alarms will be switched off during any out of hours operations.

The operation of the product distribution equipment will be via electric pumps & controls that have negligible noise output.

Land Contamination

3.16 A full assessment of the current land quality was undertaken in March 2022 by Aviron Associates Ltd (Report ref 22-140-01).

3.17 To prevent any future land contamination during construction and operation of the site the following measures will be undertaken:

- New 200mm thick reinforced concrete slab on 2000 gauge Visqueen Ultimate VOC block oil resistant membrane with taped and lapped joints will be provided to the main depot areas to prevent oil contamination into should any oil spill occur during operation.
- Perimeter Tertiary Bund to prevent off site spillage in unlikely event of full tanker failure in heavy rainfall conditions.
- Double Bunded oil storage tanks including motorised valves on all tank fills with automated shut off to prevent overfilling. Individual gauges & high level alarms on all tanks.
- Full by pass interceptor on surface water flows. Secondary protection via Darcy Balloon & oil detector

Sustainability Issue 10 – Responsibly Sourced and Recycled Materials

3.18 Recycled Materials will be used wherever possible during the construction works.

Sustainability Issue 11 – Site Waste Management Plan

3.19 No formal Site Waste Management Plan has been developed as works on site are limited to the demolition of the existing building, construction of the tank base and alterations to the concrete hardstanding. The demolition of the existing building will be undertaken by a reputable demolition contractor and all arisings separated for recycling. Any existing concrete hardstandings to be removed will be crushed on site and re-used for sub-base.

Sustainability Issue 12 – Construction Pollution

3.20 Not applicable for this development.