

PLANNING REF : 252782
PROPERTY ADDRESS : 3 Park View Drive South
: Park View Drive Charvil, Reading, Berkshire
: RG10 9QX
SUBMITTED BY : Mrs Susan Thomas
DATE SUBMITTED : 08/12/2025

COMMENTS:

I object to this application in the strongest possible terms as the construction of a fuel storage depot with a capacity in excess of 837,000 litres of fuel oil on the edge of a residential area and next to a nature reserve is inappropriate and reckless. Twyford and Charvil are residential communities unsuited for a business of this type. If it were to be given the go ahead it will permanently change the character of the area.

The development would contain 711 tonnes of a variety of fuels including kerosene, diesel, heating oil and hybrid vegetable oil. The nature and amount of this is surely representative of an industrial facility unsuited for its location. This is not a 'local' business.

Additionally it is in close proximity to homes, a school and a nature reserve and so represents a clear threat to public safety and wellbeing as outlined below.

The proposal estimates c. 132 vehicle movements each weekday including 59 HGVs and other lorries weighing up to 42 tonnes. Vehicles of this sort require a large turning circle and will force them into the opposite carriageway into the path of oncoming vehicles exiting a bend in a 40 mph zone. When delivery vehicles for the existing business on site are parked on the road a choke point is created and so represents a danger & delay to all road users. It must also be a consideration that this route is used by large number of pedestrians and commuters. Some of these will be schoolchildren on their way to the school in the village or in the opposite direction towards schools in Twyford. There is therefore an unacceptable risk of serious accident and injury resulting if the proposal is given the go ahead.

Due consideration must also be given to the risk of environmental contamination and the risk of flooding. The site sits on ground known to be unstable and is prone to flooding with a high water table. The application proposes surrounding the site with concrete block retaining walls and limestone filled gabions and is thus an admission of the site's instability and therefore its lack of suitability for its intended purpose.

The proposal includes a surface water and treated sewage outfall pipe directly into the River Loddon. Any fuel leakage or runoff will contaminate the river and adjoining lakes with devastating ecological damage being caused. The developers have claimed a 14% biodiversity gain based on planting six trees and some shrubs. This is surely merely a cynical attempt to greenwash the application and does not represent a serious commitment to the environment.

Concern has grown amongst the local community about the impartiality of Wokingham Borough Council as they have advised the applicant in what would appear, should the application be approved, a failure of duty of care towards the residents, environment, and proper planning integrity.

In conclusion the application is flawed and should not proceed given its clear and present risks as outlined above. The scale and nature of the storage of fuel and its transport at this locale is utterly inappropriate and I urge the planning committee to reject it.