

PLANNING REF : 250959
PROPERTY ADDRESS : Katrin.Harding@wokingham.gov.uk
:
:
SUBMITTED BY : Councillor Katrin Harding
DATE SUBMITTED : 29/05/2025

COMMENTS:

In the event that this application is recommended for approval I would like it reported to Planning Committee for the following reasons:

1. Ecological and Environmental Impact

The site is adjacent to Charvil Nature Reserve and Charvil Meadows, both designated Local Wildlife Sites with public access. It is also situated within the floodplain of the River Loddon. The risk of ecological damage from any potential fuel leak is considerable and unacceptable.

This proposal conflicts with:

- Wokingham Core Strategy Policy CP7 (Biodiversity), which protects the integrity of wildlife sites and biodiversity.
- Policy CP11, which seeks to safeguard the countryside from inappropriate development.
- NPPF Paragraphs 179-180, which require the protection and enhancement of biodiversity, and state that development resulting in significant harm should be refused.

2. Highways and Active Travel Safety

The application projects up to 59 daily HGV movements through the village along the A3032, on top of additional van and car journeys. These vehicles will travel along Old Bath Road, a key connection between Charvil and Twyford, which is already constrained by blind bends and narrow pavements. This route is heavily used for access to vital services in Twyford but safety is already a barrier to increased active travel-this development would make matters worse.

This raises serious concerns under:

- Policy CP6 (Managing Travel Demand) and CP1 (Sustainable Development) of the Core Strategy, which promote sustainable, accessible transport.

3. Road Safety

Previous (unauthorised) operations at the site demonstrated that HGVs exiting the site had to cross both lanes of traffic, introducing clear road safety hazards.

4. Air and Noise

Pollution

During unauthorised use of the site in late 2024/early 2025, local residents and visitors reported experiencing noxious fumes and noise pollution during loading/unloading operations. Users of Charvil Nature Reserve in nearby areas such as the anglers' car park described physical discomfort, including headaches, due to emissions.

This negatively impacts public health and enjoyment of local green spaces and contradicts:

- Core Strategy Policies CP1 and CP3, which protect environmental quality and public wellbeing.
- NPPF Paragraphs 185-186, which require developments to avoid unacceptable levels of air and noise pollution.

Summary

This application presents unacceptable risks to:

- local ecology and biodiversity
- road safety
- air and noise quality
- public health and wellbeing