

PLANNING REF : 252782  
PROPERTY ADDRESS : 35 Gingells Farm Road  
: 35 Gingells Far Charvil, Reading, Berkshire  
: RG10 9DJ  
SUBMITTED BY : Mrs Janis Harding  
DATE SUBMITTED : 01/12/2025

COMMENTS:

I strongly object to this application for the following reasons:

1. The proposal represents further inappropriate industrialisation in a rural area adjacent to Charvil Country Park which is of significant importance for local nature. Charvil Country Park is a Local Wildlife Site that plays an important environmental role providing corridors for wildlife. The impact of this use of the site, which is disproportionately large for the area, will have a negative effect on this much valued local amenity. I am very concerned that there could be significant environmental harm as a result of this development due to the hazardous nature of the materials to be stored on site. The site sits with flood zone 3 and is adjacent to Charvil Country Park which has a series of waterways, the potential risk of water pollution cannot be discounted resulting in a potential environmental disaster. Despite the mitigation measures proposed, in the case of an uncontrollable leak or spill, maintenance to be overlooked or failure of / damage to the attenuation tank, the consequences for the Country Park, lakes and River Loddon would be irreparable.
2. Highway safety will also be negatively impacted. A number of popular footpaths surround this development most notably a crossing point from the Country Park to Charvil Meadows which is in close proximity to the access point where visibility is already poor due to large Total Tyre lorries parking/waiting to access the adjoining site. The development of the site will have a detrimental effect on pedestrian safety. The Old Bath Road represents the only direct route from Charvil to Twyford. The proposed extra traffic using the road, in addition to vehicles entering and exiting the site will negatively impact car users with increased journey times but will also make the route more difficult for cyclists and pedestrians.
3. The additional HGV traffic generated at the site in conjunction with the proposed number of vehicle movements, operating 7 days a week, will have a detrimental effect on local residents and wildlife through noise and air pollution. The A3012, Old Bath Road, is also an unsuitable road to accommodate the additional volume of industrial traffic as it is essentially a residential road in a rural setting.
4. Fire Safety: with the storage and movement of diesel and kerosene, a fire and explosion risk is a serious concern. The potential for fumes, damage and danger to surrounding areas as a result of this is significant, particularly as the adjacent business use involves the storage of tyres.
5. A fuel storage and distribution facility with the proposed operating hours is totally incompatible with the natural, recreational, and ecological character of the area. The introduction of heavy vehicles, noise, fumes and industrial infrastructure would sharply contrast with an environment currently used for leisure, angling, and wildlife appreciation.