

PLANNING REF : 252782  
PROPERTY ADDRESS : 14 Gingells Farm Road  
: Charvil, Wokingham, Berkshire  
: RG10 9DJ  
SUBMITTED BY : Mr Gary Wakefield  
DATE SUBMITTED : 08/12/2025

COMMENTS:

I wish to object to planning application 252782 for the proposed fuel storage and distribution depot at the former Prince Brothers service station, Old Bath Road, Charvil.

1. Proximity to Charvil Country Park and sensitive habitats

The site directly adjoins Charvil Country Park and the Old River Loddon, an area of high ecological value supporting protected and sensitive species. Industrial fuel-depot activity including noise, lighting, emissions and HGV movements is fundamentally incompatible with the character and purpose of this wildlife and recreational area.

Proposed biodiversity "net gain" measures are inadequate and do not mitigate the substantial environmental risks associated with storing almost one million litres of fuel immediately beside a nature reserve.

2. Pollution risk and flood vulnerability

The site lies within a known floodplain and has experienced repeated and severe flooding, including in 2014 and 2024. Flood events have reached the site boundary and are reported to have inundated parts of the former building.

Fuel storage of this scale presents a severe contamination risk to the Old River Loddon, the country park lakes, the River Thames and local groundwater. In flood conditions, any spill or tank failure would be impossible to contain, with the potential for long-term, irreversible environmental harm. Given climate-change-driven increases in flood frequency, this risk is unacceptable.

3. Public health and safety

Serious incidents at other fuel-storage sites demonstrate the risks of contamination, explosion and hazardous fumes. The proposal introduces constant fire and pollution hazards to nearby homes, pathways and park users. Previous HGV behaviour locally including hazardous manoeuvres associated with Denmark House would be exacerbated, increasing collision risks.

4. Highway safety and unsuitable road infrastructure

Old Bath Road is narrow, has limited visibility and is heavily used by pedestrians and cyclists, including schoolchildren travelling between Charvil and Twyford. The proposed tanker movements (59 articulated tankers per week, plus cars/vans and weekend activity) are wholly unsuitable for this semi-rural road and materially

heighten the risk of serious accidents. Road degradation would also increase despite recent resurfacing.

#### 5. Noise and residential amenity

Operating hours of 5am-6pm, seven days per week, represent a significant intensification of activity compared to historic site use. Noise and disturbance at these levels are contrary to CP3 and NPPF 185, harming residential amenity and the enjoyment of nearby green spaces.

#### 6. Inappropriate land use and evidence of irresponsible operation

A fuel depot is an industrial use inappropriate for a site immediately adjacent to over 1000 homes, a nature reserve and public recreation land. The applicant has not demonstrated a need for this location or that more suitable industrial sites are unavailable.

Of particular concern, the applicant previously operated fuel-depot activities on the site in December 2024 without planning permission or the necessary licences. This unauthorised activity caused safety and disturbance issues and demonstrates a lack of care and disregard for regulatory requirements. Such conduct raises serious questions about the operator's reliability and their ability to safely manage a high-risk installation.

I request that planning application 252782 be refused.