

PLANNING REF : 252782
PROPERTY ADDRESS : 2
: Farmers End Charvil, Reading, Berkshire
: RG109RZ
SUBMITTED BY : Mr Mark Caudle
DATE SUBMITTED : 08/12/2025

COMMENTS:

I strongly object to this application number 252782. To have a fuel depot storing over 800,000 litres of hazardous fuel oil on the edge of a residential village and within yards of the Charvil Nature Reserve and Lake is not just inappropriate it is reckless and too risky of a location for this type of business. This Speedy Fuels Depot is an Industrial-Scale Fuel Storage in a Residential Zone.

1. High risk to local Residents:

The site holding over 800,000 litres including kerosene, diesel, gas oil, heating oil, and hybrid vegetable oil. This is an industrial facility masquerading as a local business. The proximity to homes, schools, and the River Loddon nature reserve makes this a clear threat to public safety and environmental integrity.

2. Environmental Contamination and Flood Risk:

- The site sits on made ground with known instability and is proven to flooding.

- The proposal includes a surface water and treated sewage outfall pipe running directly into the River Loddon. This is unacceptable. This is a nature reserve, not an industrial drain.

- Any fuel leakage or runoff inevitable over time will contaminate the river and adjoining lakes, with devastating ecological consequences.

3. Dangerous Traffic Impact on Old Bath Road:

- The proposal estimates 132 vehicle movements per weekday, including 59 HGVs and articulated lorries weighing up to 42 tonnes.
- The turning radius required for these vehicles forces them into the opposite carriageway, directly into oncoming traffic exiting a bend. This is not hypothetical it is visible in site photos.

- The road is already compromised by parked delivery vehicles at the adjacent tyre depot, creating a choke point and collision risk. - This route is used daily by children, pedestrians, and commuters. The risk of serious accidents is unavoidable.

4. Misleading Biodiversity Claims and Structural Risks:

- The developers claim a 14% biodiversity gain based on planting six trees and some shrubs. This is an attempt to meet planning guidelines with token gestures.
- To address ground instability, they propose surrounding the site with concrete block retaining walls and limestone-filled gabions a clear admission of the site's unsuitability.

5. Incompatibility with Local Character and Planning Ethics: -

Twyford and Charvil are residential communities, not industrial corridors. This development would permanently alter the character and safety of the area.

6. Noise and Fuel fumes - when walking around the lake when operational the smell of the fuel fumes is awful. The Charvil lakes and the nature reserve are there for the residents and fishermen to enjoy.

To conclude: This poses clear and present risks to public safety, environmental health, and community wellbeing. The scale of fuel storage, volume of traffic and proximity to sensitive areas make it wholly unsuitable. I urge the planning committee to reject this proposal and protect the integrity of our village and its surroundings.