

PLANNING REF : 252782
PROPERTY ADDRESS : 35 Gingells Farm Road
: Reading, Berkshire
: RG10 9DJ
SUBMITTED BY : Mr Kevin Harding
DATE SUBMITTED : 24/11/2025

COMMENTS:

Why am I surprised but yet again here we are. I am still amazed that a development such as this is even being considered given it's location adjacent to the water courses and the country park. Also being so close to meadowlands and the river Loddon which is regularly flooded.

My principal reason for objecting to this new proposal relates to the volume of traffic that will result.

The volume of vehicles in the traffic profiles in the transport assessment suggest that at peak times in the morning between 06:00 and 07:00 there could be 23 vehicle movements. The document states that this is one vehicle arriving every 3 minutes and they do not expect any queuing on the Old Bath Road. I find this hard to believe given the time it will take for vehicles drive in, load and unload their contents and exit the site. Also I assume this fails to take into account the times when other HGVs are trying to access the adjacent business. Furthermore there would be a total of 30 vehicle movements between 16:00 and 18:00 at one of the busiest times of the day with late school traffic and rush hour movements. I assume there will be other vehicle movements during the day, the total number of weekday movements could exceed 100. The document then states that on Saturday there would only be 6 vehicle movement per hour, which is still 60 vehicle movements between 05:00 and 15:00. I find it incredible that we should consider allowing this volume of HGVs to access the site. Shared vehicle access with adjacent Total Tyre Company will also contribute to congestion. There is already an issue at certain times with vehicles waiting for access to the existing business, with the increased volume of vehicles and limited access to both sites, there will be times when the Old Bath Road will be blocked by vehicles and this is dangerous as there is a blind corner in the road in the Reading direction which will present a significant risk to pedestrians and cyclists when vehicles are trying to pass parked lorries. The transport assessment document makes reference to collision data but this largely irrelevant as it does not take into account the increased volume of large HGVs that will result from the development.

My secondary reason for objecting to the application is the fact that the site use concerns the storage and distribution of fuel and the associated risks that this operation would present. The site is adjacent to water courses and the country park. The surrounding area is prone to regular flooding. Whilst I accept that the new application has addressed the concerns around bunding and spill containment there would still be risks of fuel leaking into the surrounding areas. The largest tank contains 130,000 litres of fuels which is equivalent to 5 to 6 tanker loads of fuel. The proposed

site is completely unsuitable for this type of operation. In addition to the risk of spillage there is also the potential dangers associated with fire and explosion, I see no mention of this in any of the documents.