

PLANNING REF: 252782

SUBMITTED BY: Julie Seadon

PROPERTY ADDRESS: 9 Balme Close, Charvil, Berkshire, RG10 9RN

DATE SUBMITTED: 05.12.2025

COMMENTS:

I strongly object to this application. WBC should not allow the building of a depot for thousands of litres of fuel oil in what is a largely residential area, which is right next to a protected nature reserve.

Industrial-scale fuel storage beside homes and a nature reserve:

- Storing over 700 tonnes of hazardous fuels in this location is a clear exposure of residents and the River Loddon to avoidable risk. National planning policy requires decision makers to prevent unacceptable impacts on health, safety, and the environment, and to apply a cautionary approach when the sensitivity of the location is high.
- The combination of hazardous substances and proximity to homes, schools, and a nature reserve runs against the emphasis, in the National Planning Policy Framework (NPPF) on directing development to suitable locations and avoiding significant harm to people and the natural environment.

Unsafe traffic effects on Old Bath Road:

- The applicant's own figures show heavy weekday movements, including frequent 42 tonne HGVs. The blind bends on the approach to the site entrance and limited turning geometry mean that safe and suitable access cannot be achieved. The NPPF is clear that development should only proceed where safe access is provided and significant residual cumulative impacts on the transport network are avoided.
- The Old Bath Road is a route used daily by children and pedestrians. The anticipated increase in the frequency of articulated lorries turning into opposing traffic lanes presents an obvious collision risk, that fails all tests for safe and suitable access.

Flood risk, pollution pathways, and the River Loddon:

- The site's position on made ground, high water table, and flood susceptibility demand a risk averse approach. National requirements for planning policy require applying risk based

frameworks to avoid locating vulnerable uses in flood prone.

- Discharging surface water and treated effluent toward a sensitive river environment raises clear pollution pathway concerns. The NPPF requires the protection of water quality and habitats – refusal of schemes that would result in significant harm, that cannot be adequately mitigated, is mandated.

Out of character with Twyford/Charvil and contrary to good design:

- Twyford and Charvil are residential communities. Dropping an industrial fuel depot here would undermine local character, place making, and the NPPF's requirement for developments to be sympathetic to local identity while creating safe, well designed places.

Conclusion:

The proposed development fails every test on safe access, flood risk and pollution control, biodiversity, and design that respects local character. The planning committee should refuse permission to protect public safety, environmental quality, and the integrity of our village and river corridor.