

PLANNING REF: 252782

SUBMITTED BY: Sarah Beere

PROPERTY ADDRESS: 22 Canberra Lake Way, Charvil, Reading, RG10 9DH

DATE SUBMITTED: 05.12.2025

COMMENTS:

I wish to **object** to this planning application on multiple grounds. The issues outlined below raise significant concerns about safety, environmental impact, and compliance with local planning policies.

1. Encroachment on Public Access and Country Park Entrances

The revised site boundary now appears to extend over the Old Bath Road entrance to the Country Park and the entrance to the anglers' car park. This would interfere with established public access routes and negatively affect visitors' use of these facilities.

2. Outfall Pipe and Discharge to the Old River Loddon

The proposal includes installing an outfall pipe to discharge treated sewage and all site surface run-off water into the Old River Loddon. This raises substantial environmental and water-quality concerns, with potential impacts on local wildlife, downstream ecosystems, and flood risk.

3. Hazardous Material Storage

The volume of fuels proposed to be stored on-site is excessive for a location of this character and increases the risk of pollution incidents, fire hazards, and adverse consequences for neighbouring land and waterways.

4. Vehicle Movements and Highway Safety

The application states the site can accommodate tankers entering and exiting simultaneously without crossing into opposite carriageways. However, photographic evidence contradicts this: tankers leaving the site currently swing fully into the eastbound carriageway, forcing oncoming vehicles exiting a bend to stop. At the same time, parked HGVs delivering to the nearby tyre depot often block the westbound carriageway entirely.

Given the proposed daily volume of vehicle movements, this presents a clear and unacceptable increase in road safety risks.

5. Biodiversity Net Gain Claims

The revised proposal now includes the planting of six trees, small shrub areas, and some hedging in order to meet the requirement for a 10% Biodiversity Net Gain. The applicant now claims a 14% gain. This appears to be an attempt to retrospectively correct a non-compliant original submission, and the scale of planting proposed is unlikely to deliver meaningful or sustained biodiversity improvements.

6. Ground Instability and Retaining Structures

The site is situated on “made ground”, raising legitimate concerns about stability. The proposal to install concrete block retaining walls and limestone-filled gabions along the eastern, southern, and western boundaries appears to be a mitigation measure rather than a solution. It does not adequately address the underlying instability of the land.

7. Environmental and Amenity Impacts

The development would result in increased noise, air pollution, and light pollution. These impacts have not been convincingly mitigated within the application and would significantly reduce the amenity of nearby residents, park users, and wildlife.

8. Flood Risk

Given the site’s proximity to the river and existing drainage constraints, the proposed activities and discharge arrangements may heighten local flood risk.

9. Pedestrian Safety

The combination of increased HGV movements, narrow road conditions, and restricted visibility around bends poses a clear danger to pedestrians, including those accessing the Country Park.

Conclusion

Taken together, these issues demonstrate that the proposed development is unsuitable for this location and fails to meet essential planning, environmental, and safety standards. I therefore strongly urge the planning authority to refuse this application.