

PLANNING REF : 252782
PROPERTY ADDRESS : 2a
: 2A Wharfe Lane, Henley On Thames, Oxon
: RG9 2LL
SUBMITTED BY : Mr Chris Taylor
DATE SUBMITTED : 09/12/2025

COMMENTS:

I live on the River Thames down stream from the River Loddon,
This proposed development carries a serious risk of causing terrible
damage to the River Loddon and the River Thames and I hope you will
refuse it for all the reasons cited below
Draft Consultation Response

Application 252782 - Former Prince Brothers Service Station, Old
Bath Road, Charvil

OBJECTION - Environmental Risk to the River Loddon and River Thames
I am writing to register a strong objection to application 252782
for a fuel-storage and distribution depot at the former Prince
Brothers Service Station, Old Bath Road.
Our objection focuses on the severe environmental and ecological
risks to the River Loddon, the Lakes, and in turn the River Thames,
all of which are clearly material planning considerations.

1. Location within active floodplain - and history of flooding
The site lies directly within the functional floodplain of the River
Loddon.

Critically, the site and surrounding area were underwater during the
2014 floods. Floodwater reaches the southern boundary of the site
every winter, and regularly extends across Charvil Country Park.
Intensity and frequency of flooding events is expected to rise due
to climate change.

Installing nearly 1 million litres of fuel in a location with a
proven history of inundation creates an unacceptable environmental
hazard. 2. High risk of catastrophic pollution in a flood or
equipment
failure

A spill, leak or tank failure particularly during flood conditions
would rapidly carry diesel and kerosene into:

The adjacent lakes,
The Old River Loddon, and
Downstream to the River Thames.

Hydrocarbon contamination in saturated ground is impossible to clean
effectively, and would cause long-term, possibly irreversible
ecological damage, including:

Fish kills and collapse of aquatic invertebrates,
Toxic impacts on birds, amphibians and mammals,
Contamination of groundwater and soils,
Destruction of habitats already under pressure from sewage
pollution and nutrient loading.

The applicant's mitigation measures cannot meaningfully protect the
environment in the event of flooding, overtopping, infrastructure
failure or human error.

3. Major threat to a key wildlife corridor and designated green
space Charvil Country Park, the lakes, and the River Loddon form a
critical wildlife corridor supporting otters, bats, amphibians,
breeding birds and rare invertebrates.

Placing an industrial fuel depot at the park's gateway is
incompatible with the ecological importance of this landscape. The

proposed

"biodiversity improvements" (six trees and small shrub beds) are trivial compared with the scale of environmental risk introduced.

Conclusion

Given the site's position in an active floodplain, its history of being underwater (including in 2014), and the scale of potential pollution to the River Loddon and the River Thames, this development poses an extreme and unjustifiable environmental risk.

I therefore urge Wokingham Borough Council to refuse application 252782 in full.