

PLANNING REF : 252782
PROPERTY ADDRESS : 2 Kilowna Close
: Charvil, Berkshire
: RG10 9QU
SUBMITTED BY : Mr Leon Joshi
DATE SUBMITTED : 10/12/2025

COMMENTS:

Formal Objection to Planning Application: Proposed Oil Depot

I wish to register my formal objection to the above planning application for an oil depot. My concerns are based on environmental, safety, and community impact grounds. The proposed development would have significant negative consequences for the local area and provides no clear public benefit. My points of objection are set out below.

1. Road Safety and Suitability

Access to the proposed site is entirely unsuitable for the volume and size of HGVs expected to service the facility. Old Bath Road is a narrow village to village route that already experiences substantial residential and school related traffic. It is used constantly by local residents for school runs and errands, by cyclists (including school children), commuters, and pedestrians.

The road also serves as an important alternative route in case of accidents or roadworks on the A4, and often becomes congested. Its winding nature results in blind corners, and the addition of an estimated 130 daily HGV movements would exacerbate these risks. Road degradation from heavy vehicle use is also a concern.

Large HGVs turning in and out of the site would require oncoming vehicles in both directions to slow or stop, introducing clear highway safety risks and further congestion.

2. Risk to Rivers, Lakes, and Ecosystems on a Flood Plain

The site lies on a recognised flood plain. Storing 830,000 litres of fuel oil in an area known to flood presents unacceptable environmental risks. Flooding events could cause contaminants, oils, or chemicals to enter surrounding waterways, including tributaries of the Thames.

Approving an oil depot on this site could have severe and long lasting ecological impacts on fish, birds, invertebrates, and plant life.

3. Impact on the Community and Use of Green Spaces

Charvil Country Park, the surrounding lakes, and rivers are heavily used by local residents for walking, cycling, fishing, bird watching, and general outdoor recreation. These spaces should be protected at all costs.

I regularly walk my dogs on the narrow pathway behind the proposed site, approximately 10 metres from the boundary to the lake. Any deterioration in water quality, increased pollution risk, or industrialisation of the landscape would directly harm the wellbeing and amenity of the community.

4. Fire and Major Incident Hazard

Storing 830,000 litres of fuel oil close to residential areas and sensitive ecological habitats poses a major hazard. In the event of a fire or accident, the consequences could be catastrophic for nearby homes and the surrounding ecosystem.

Concentrating such a volume of hazardous material within metres of homes and lakes does not reflect a responsible or proportionate approach to local risk management. Operational fuel spills and clean ups for a depot of this size are likely to result in continuous contamination of nearby areas, including Charvil Country Park lakes, the River Loddon, and the River Thames. It is unclear what monitoring methods would be put in place to mitigate these risks.

5. Adjacent Hazard: Speedy Fuels and Tyre Storage

A critical fire risk is currently being overlooked. The proposed depot would sit directly against a massive tyre storage warehouse. Tyres represent one of the most intense fire loads possible; once ignited, they are almost impossible to control.

No combined safety or hazard planning has been presented as part of this application. This is not a minor oversight but a potential major fire scenario being ignored. If a fire breaks out in either site, it could leap across the boundary, turning two high risk sites into one major incident. The resulting smoke, heat, and emergency disruption would spread well beyond the industrial estate, with devastating environmental consequences.

Planning Officers are required under planning law and the National Planning Policy Framework to consider cumulative and adjacent risks. They must demand a full assessment of the combined hazard created by allowing these two dangerous businesses to operate side by side. Residents and the environment should not be left vulnerable.

6. No Demonstrable Community Benefit

The proposed oil depot offers no benefit to Charvil or neighbouring communities. On the contrary, it would:

- Increase traffic and congestion
- Introduce industrial hazards to a rural area
- Compromise environmental quality
- Reduce the enjoyment of valued public green spaces

The application fails to demonstrate any public benefit that outweighs its significant harms.

Conclusion

For the reasons stated above road safety concerns, environmental and flood related risks, threats to wildlife and community recreation, major incident hazards including the overlooked cumulative fire risk, and the absence of any demonstrable community benefit I respectfully request that this planning application be refused in full.