PLANNING REF : 252782
PROPERTY ADDRESS : 37 The Hawthorns
: Reading, Berks
: RG10 9TS
SUBMITTED BY : Mr Owen Espley
DATE SUBMITTED : 10/12/2025

COMMENTS:

Objection to Planning Application: Proposed Fuel Depot, Old
I object to this application in the strongest possible terms. The proposal to construct a fuel depot storing over 837,000 litres of hazardous fuel oil on the edge of a residential village and adjacent

to a nature reserve is not just inappropriate it is reckless.
1. Industrial-Scale Fuel Storage in a Residential Zone
- The site would house 711 tonnes of fuel, including kerosene, diesel, gas oil, heating oil, and hybrid vegetable oil. This is an industrial facility masquerading as a local business.

- The proximity to homes, schools, and the River Loddon nature reserve makes this a clear threat to public safety and environmental integrity.
2. Dangerous Traffic Impact on Old Bath Road
- The proposal estimates 132 vehicle movements per weekday,

including 59 HGVs and articulated lorries weighing up to 42 tonnes.
- The turning radius required for these vehicles forces them into the opposite carriageway, directly into oncoming traffic exiting a bend. This is not hypothetical it is visible in site photos.

- The road is already compromised by parked delivery vehicles at the adjacent tyre depot, creating a choke point and collision risk. - This route is used daily by children, pedestrians, and commuters. The risk of serious accidents is unavoidable.

3. Environmental Contamination and Flood Risk
- The site sits on made ground with known instability, and is prone to flooding with a high water table.
- The proposal includes a surface water and treated sewage outfall pipe running directly into the River Loddon. This is a nature reserve, not an industrial drain.
- Any fuel leakage or runoff inevitable over time will contaminate the river and adjoining lakes, with devastating ecological consequences.
4. Misleading Biodiversity Claims and Structural Risks

- The developers claim a 14% biodiversity gain based on planting six trees and some shrubs. This is a cynical attempt to meet planning guidelines with token gestures.
- To address ground instability, they propose surrounding the site with concrete block retaining walls and limestone-filled gabions a clear admission of the site's unsuitability.
5. Incompatibility with Local Character and Planning Ethics - Twyford and Charvil are residential communities, not industrial

corridors. This development would permanently alter the character and safety of the area.

This application is indefensible. It poses clear and present risks to public safety, environmental health, and community wellbeing. The scale of fuel storage, volume of traffic, and proximity to sensitive

areas make it wholly unsuitable. I urge the planning committee to reject this proposal unequivocally and protect the integrity of our village and its surroundings