

PLANNING REF : 252782  
PROPERTY ADDRESS : 25 Oregon Avenue  
: Tilehurst Reading, Berkshire  
: RG316RZ  
SUBMITTED BY : Mr Luke James  
DATE SUBMITTED : 25/11/2025

COMMENTS:

To whom it may concern

I am writing to strongly object to the proposed development at prince botherss service station. As an angler that uses the country park I believe The application presents numerous environmental, logistical, and safety concerns that render the site wholly unsuitable for the intended use. These include, but are not limited to:

1. Flood Risk & Site Instability

The site is known to be prone to flooding and exhibits inherent geological instability. Any significant development risks exacerbating these issues, not only endangering the facility itself but also nearby areas and watercourses.

2. Pollution Risks

There is a high likelihood of both surface and groundwater contamination, particularly given the nature of the operations and the proximity to the River Loddon. Plans to pipe wastewater directly into the Loddon raise serious environmental and regulatory concerns. This river is a vital ecological corridor and should be protected from industrial discharge.

3. Traffic Safety Concerns

The proposal involves over 50 heavy tanker movements per day entering and exiting the site onto the Old Bath Road. This would require

vehicles to swing across both carriageways at a point flanked by blind bends a recipe for frequent and potentially fatal accidents, especially given the already high-speed nature of that stretch of road.

4. Noise, Light, and Air Pollution

The plan to operate from 6am, 7 days a week including bank holidays, poses an unacceptable level of disruption to nearby residents and visitors to the adjacent country park.

\* The proposed use of 8m tall floodlight poles, likely operational through the night, would introduce significant light pollution to a rural environment.

\* Noise and diesel fumes from continuous tanker operations and machinery would degrade the air quality and peace of the surrounding area, directly affecting public health and biodiversity.

5. Historical Evidence of Environmental Harm

Even during previous unauthorized operations, strong smells of fuel were already noticeable within the country park. This is alarming and indicative of the potential impact if such activities are sanctioned.

6. Impact on Natural Environment and Amenity

The area is a valued recreational space and part of a wider green infrastructure network. Any development of this nature would seriously undermine the rural character, tranquility, and public enjoyment of the space.

This proposal appears deeply misaligned with local planning policies regarding sustainability, public safety, and environmental protection. I urge the planning authority to reject this application in the strongest terms.

Sincerely, Luke James

