

PLANNING REF : 250959
PROPERTY ADDRESS : Flat 2 River Court
: Old Bath Road, Charvil, Berkshire
: RG10 9QB
SUBMITTED BY : Mr Daniel Lehain
DATE SUBMITTED : 05/06/2025

COMMENTS:

If Speedy Fuels (SF) are permitted to operate it would mean my family and I, local residents and visitors to the area will be unable to enjoy the Charvil Nature Reserve during daytime hours in peace. As the reserve is one of the delights of the local area, the potential of this is deeply saddening.

Firstly, I would urge the council to not forget SF have already operated illegally without the relevant infrastructure and permissions in place and we as residents will never forget this. How can we trust they will abide by the terms of their application? A leopard and spots springs to mind.

Secondly, has a cost-benefit analysis been completed in relation to the undeniable mental and physical health impact from the proposed development being approved?

The site is located in a nature reserve which is incompatible with the operation of a fuel depot. The immediate area was foul-smelling when SF previously operated which highlights this. The site is close to water sources which presents a further ecological risk. Factor in the ever increasing flood risk of the wider area and this equation becomes more concerning. Fuel and risk of fire in reasonable proximity to nearby homes is another consideration.

It is worrying to read about a proposed 'wash-off' area on the angler's car park side of the plot. This section is not reinforced. Although measures have been proposed to prevent contamination a degree of risk still remains.

The wider foundations of the site according to a previous survey appear unsuitable to the proposed operations of SF.

Increased traffic from the fleet even if operating with 'cleaner fuels' will bring greater noise and air pollution. During rush hour traffic this will be even more damaging. The proposed operating hours are very disheartening and unprecedented for local businesses already in operation.

Please also consider that ABS who operate by Waingels Rd are aiming to double their fleet capacity. As a result the residents of Old Bath Rd and Park Lane would be exposed to extremely high volumes of HGV traffic from both companies. This will change the identity of the Park Lane/ Old Bath Rd complex in a negative way through noise, sound/vibrations, smell and pollution. My parents who live on the junction of Park Lane/ Old Bath Rd have experienced a significant impact to their enjoyment of their garden due to the noise of trucks from ABS, local buses and Speedy Fuels when they were illegally operating. Would those responsible for potentially granting this application be happy to live next to the site or along it's only

access road?

The Old Bath Rd has a narrow pavement on the section leading to the site so increasing HGV activity will make this stretch even more intimidating. In wet weather, it is impossible as a pedestrian to avoid spray from large vehicles such as those used by SF.

Access to site can be challenging with evidence of this clear through the operations of the adjacent tyre company. Lorries frequently have to park on the main road obstructing traffic and creating a one lane pinch-point and safety risk requiring high levels of risk management from road users which will eventually fail. Larger vehicles have to obstruct both lanes to access and exit the site and the application's attempt to disprove this does not reflect the reality. Adding SF's activity to current levels in operation will exacerbate the above issue.

Parking of staff on the grass verge to the right of the main site entrance means it is already heavily occupied and causes damage to the grass. Where will 20+ additional employees park? Who will enforce the parking as space is already at a premium?

In conclusion, I would encourage the relevant decision makers in this process to consider that approval of the application sets a deeply disturbing precedent. It would signal to the residents of Charvil that we and our cherished local environment are second best to the profiteering of a company which has no local ties or benefit to the community.