

PLANNING REF : 250959
PROPERTY ADDRESS : Newbury Road
:
: RG18 9TD
SUBMITTED BY : Mr Gavin Campbell
DATE SUBMITTED : 09/06/2025

COMMENTS:

I am commenting to object to the proposed development for the following reasons:

1. Highway safety: the Old Bath Road in that area already suffers from diminished safety owing to it's curvature and location between two residential areas, with particular danger posed to cyclists on the bends. Increased HGV movements caused by the activities of the proposed application would further increase this risk to road users. The likely effect would be to cut off access to Twyford for all but those with cars.

2. Land pollution: the inherent danger of generating contaminated land owing to the proposed use is obvious, regardless of the controls proposed to be employed. Such land contamination by hydrocarbons (with different fractions/chain length causing different speed of impact and longevity) would result in a legacy problem and significant detrimental impact to the nature reserve (especially the lake) and the meadows.

3. Air pollution: caused by increased HGV and LGV vehicle movements and the operation of the business. The impact would be detrimental to the nature reserve, the meadows and those persons using the amenities for exercise and headspace. There is a clear risk to respiratory health of local residents and users of the nature reserve.

4. Noise pollution: caused by increased HGV and LGV vehicle movements and the operation of the business. The impact would be detrimental to the nature reserve, the meadows and those persons using the amenities for exercise and headspace. Furthermore, it is likely that the local ecology and wildlife would also suffer owing to increased noise pollution (nesting disruption etc.).

5: Surface water pollution: generated by run-off from HGVs and LGVs, in addition to maintenance activities etc. at the site. The immediate proximity of the nature reserve and lake make this a likely significant pollution risk, the effects of which could be catastrophic from an environmental and ecological perspective.

6: Groundwater pollution: the site sits on what is defined as a principal aquifer, i.e., of significant importance to UK drinking water supplies, and therefore acceptance of the siting of bulk hydrocarbon storage on this location poses a risk to drinking water supply quality. In addition to which, there is an in-combination effect of pollution to surface water that achieves continuity with groundwater in the local area.

7: Light pollution: the proposed business activity would generate light pollution affecting sensitive receptors, and as a user of the nature reserve I am confident that the native bat population would

be severely affected by such light population.

From 2005 - 2016 part of my employment was to attend spill response events at premises such as that proposed in this application. In almost all events, the infrastructure designed to protect sensitive receptors had failed (for a multitude of reasons) and the impact on the surrounding waterways, flora and fauna had been significant or catastrophic.