

PLANNING REF : 252782  
PROPERTY ADDRESS : 29 Paddock Heights  
: Twyford, Reading, Berkshire  
: RG10 0AP  
SUBMITTED BY : Mrs Susan Wisdom  
DATE SUBMITTED : 02/01/2026

COMMENTS:

I strongly urge the Council to REFUSE this application once and for all with no further discussion. I cannot think of a more unsuitable location to have a fuel distribution hub. For the following reasons, which I know are shared by others. In the light of this I strongly urge the Council to LISTEN and, more importantly, ACT in the INTERESTS of its residents!

ENVIRONMENT

The proposed use of the old Prince Brothers site as a fuel distribution hub is categorically the WRONG location. There are many, many, valid concerns about the vulnerability of Charvil Country Park, together with risk to the ENVIRONMENT and the eco-system which has been decades in its creation.

FLOODING is also an issue that should not be ignored. It is common knowledge in the Twyford, Charvil and wider area that flooding is a common and frequent occurrence in the vicinity of the proposed site. Charvil Country Park is often flooded after a heavy all of rain. Charvil Meadows (on the opposite side of the road to the proposed site) is very often under water.

POLLUTION

With the best will in the world, Speedy Fuels cannot guarantee that accidental spills of fuel will not happen, and that any run-off from the site after a heavy fall of rain, will not enter the adjacent lake. When this happens, and it will, it will be catastrophic to the whole eco-system (water, wildlife, pondlife) that exists in the surrounding area, which will take many years to recover, if it ever does.

Our wildlife already suffers from light pollution, so the inevitable security lighting on the site, right next to the nature reserve could do untold damage to wildlife habits. In particular to birds during the nesting season.

It is important that we PROTECT our ENVIRONMENT, and this application MUST BE REFUSED.

SITE ACCESS - The Old Bath Road (A3032)

The Old Bath Road (A3032) is a minor single carriageway, with many bends that gets very busy on weekday mornings. It is not unusual for there to be a queue of vehicles heading towards the cross roads in the center of Twyford village. The Old Bath Road is also a main bus route for a number of services which travel every hour through Twyford throughout the day, delays may well be caused by HGVs arriving and leaving the proposed site.

It is a concern that Speedy Fuels advisors cannot see that there is an issue with access and egress of vehicles, let alone safety, to

the proposed site from the Old Bath Road (A3032).

There are already issues with HGVs from the adjacent Total Tyre Company being parked on the road and pavement, waiting for access, which seem to have got worse recently. As the proposed site is on a bend this parking alone causes a dangerous hazard from both directions.

Speedy Fuels cannot guarantee that their own vehicles will not also need to queue while they wait to access the proposed site. Particularly as this is the only access on to what is a shared site. Adding Speedy Fuels' HGVs to the mix and this will only add to the volume and quite possibly create hold-ups as motorists have to wait for them to turn onto (or off the) the proposed site.

The reports claims that all lorries will be instructed to turn left when leaving the proposed site, to NOT to go through the village of Twyford. Personally, after a while, I cannot see this happening.

#### CONCLUSION

Twyford and Charvil are lovely rural areas in which to live. I sincerely believe that this the proposal for this site by Speedy Fuels is a totally inappropriate development and fundamentally the wrong location for such an operation. Access to motorway junctions is a good five miles in both directions along the A4.

It is disappointing that Speedy Fuels and its advisors have not had the common sense to recognise this.

I strongly urge Wokingham Borough Council to uphold the initial REFUSAL to this application from Speedy Fuels to install a Fuel Distribution hub on the proposed site.

PLEASE, Wokingham Borough Council Planning Committee, LISTEN to the voices of your RESIDENTS and act appropriately in their INTERESTS, as it is they who will have to LIVE WITH THE CONSEQUENCES if this application is allowed to go ahead.