

PLANNING REF : 250959
PROPERTY ADDRESS : 46 Park View Drive North
: 46 Park View Drive North, Charvil, Please Select...
: RG10 9QY
SUBMITTED BY : Mr Scott SILVEY
DATE SUBMITTED : 01/06/2025

COMMENTS:

Planning Objection: Speedy Fuel Development Proposal

I strongly object to the proposed Speedy Fuel development for the following reasons:

1. Environmental Impact

The proposed site lies within a recognised floodplain and borders Charvil Nature Reserve and Charvil Meadows - both designated Local Wildlife Sites with public access and ecological value. The risk of significant and irreversible environmental damage from any potential fuel leak is extremely high.

This development contravenes several key planning policies:

Wokingham Core Strategy Policy CP7 (Biodiversity) - which seeks to protect the integrity of designated wildlife sites and maintain biodiversity.

Policy CP11 - which aims to safeguard the countryside from inappropriate and harmful development.

National Planning Policy Framework (NPPF) Paragraphs 179-180 - which require developments to enhance biodiversity and stipulate that any proposal causing significant harm should be refused.

2. Road Safety

The proposed development would severely compromise local road safety. The site entrance lies near a blind bend on a narrow and already hazardous road, currently obstructed by operations from the existing tyre supplies business.

The proposal anticipates 59 Heavy Goods Vehicle (HGV) movements per day. This increase in large vehicle traffic would be dangerous and irresponsible, especially considering this is a key route connecting the villages of Charvil and Twyford. The road is used frequently by cyclists, including children. Despite existing restrictions banning Speedy Fuel lorries from passing through Twyford, there is already evidence of this being ignored. Increasing HGV presence on such a narrow, winding road significantly heightens the risk to public safety.

3. Pollution and Non-Compliance

The area already suffers from strong fuel odours, despite no formal work having commenced indicating possible unauthorised activity. I have personally witnessed vehicle movements on-site that appear to be in breach of current planning conditions. If the company is

failing to comply with regulations at this early stage, it raises serious concerns about their willingness to abide by any future restrictions or environmental safeguards.

4. Ground Stability and Risk to the River Loddon

A Geo-Environmental Risk Assessment commissioned in 2022 by the previous landowners confirmed that the site is largely composed of 'made ground' (backfill), with noted instability including subsidence and cracking. Borehole testing revealed rapid groundwater ingress, indicating that deep piling would be required to stabilise the site.

This is particularly troubling near the southern perimeter, which borders a public footpath and Canberra Lake. The current proposal includes constructing parking bays for 15 fuel tankers and a vehicle wash-down area at this location. Plans to direct both foul and surface run-off water from the site into the Old River Loddon pose an unacceptable risk to local waterways and wildlife. Effectively, this could result in fuel and chemicals being discharged directly into the river system.

Given the proximity to sensitive environmental areas, known flood risk, and the scale of potential harm, this proposal is entirely unsuitable for this location and should be refused.