

PLANNING REF : 250959
PROPERTY ADDRESS : 34
: Old Bath Road, Charvil, Berkshire
: RG109QR
SUBMITTED BY : Mr Robert Mark Lowings
DATE SUBMITTED : 09/06/2025

COMMENTS:

Hi, I am writing to object to planning application 250959 by Speedy Fuels

First, I don't believe residents of Charvil and Twyford have been properly informed about this application or its potential impacts, particularly those living on Old Bath Road and surrounding areas. I only learned of it through a neighbour's social-media post, there has been no direct communication from WBC, and many local households are likely still unaware.

My primary concern is that planning application 250959 serves neither the public interest nor the residents of Charvil and Twyford, instead, it only benefits the owners of Speedy Fuels. This is based on the following key issues:

Safety

Old Bath Road is a relatively narrow village road which is constantly used by both cyclists and pedestrians. It serves as a primary route for schoolchildren cycling to and from Charvil Piggott School, also local commuters cycling back and forth to Twyford Station and recreational cyclists, it forms part of the Round Berkshire Cycle Route which means it is under constant use all day by these riders who really need to be protected. The current proposal estimates it would introduce approximately 59 journeys by 44-tonne heavy goods vehicles (each making a round trips) so 118 journeys on Old Bath Road plus 73 round trip movements by vans and cars etc. This surge in traffic would dramatically increase the risk to these vulnerable road users. Even today, pedestrians often have to step in the road or verge as many cyclist already feel they need to cycle on path due to the road already being dangerous for them. Moreover, Speedy Fuels' traffic estimates seem unrealistically low, experience shows these figures inevitably will be low estimates (no one over estimates), and there will be no on-site regulator to manage this increase. Wokingham Borough Council has a duty of care to ensure the safety of all road users. Would you want your children cycling to school with a constant stream of 44-tonne articulated lorries each with extensive blind spots and long stopping distances, there is also a very dangerous bend very close the proposed site.

This proposal would certainly place children and cyclist at a high risk of injury or even death.

Risk to the environment

The proposed installation is planned to be situated near Charvil Country Park, specifically adjacent to Canberra Lake. This lake serves as a vital habitat for a diverse range of wildlife, including several protected species such as otters and swans etc. It is important to note that harming or disturbing these animals, their habitats, or their breeding grounds, whether intentionally or

unintentionally is a criminal offence under environmental protection laws.

The placement of the proposed 8 fuels tanks for the storing and transfer of flammable, hazardous and toxic liquids will present a huge risk to the local environment, wildlife, vegetation and water ways. The area is often flooded with very high water tables, surrounding these tanks with moats will not stop contaminated water and liquids seeping in to the water tables and causing contamination. Plus the added risk of explosion and fire would lead to toxic fumes and danger to life of nearby residence.

Traffic

Old Bath Road is a narrow residential village road which is lined with homes whose owners pay council tax and expect and deserve protection by WBC from irresponsible planning applications. Introducing over 100 44-tonne articulated lorry journeys (and likely even more) will create relentless noise, vibration and pollution, starting as early as 5 a.m., seven days a week, and undermine the quality of life, mental well being and probably reduce the value of the many homes down Old Bath Road. Approving this application would basically turn Old Bath Road into the drive way to a heavy industry estate.

Imagine sitting in your lounge or sleeping in front bedroom as heavy goods vehicles thunder past day after day with air brake constantly being used etc, would you want it if you had bought a family home on Old Bath Road?

WBC own published priorities include:

- Enriching lives
- Safe, strong communities
- A clean and green borough
- Right homes, right places

This proposal by Speedy Fuels fails to support any of these goals. It offers no public benefit, damages the local environment, and prioritises private profit over the well being and safety of council taxpaying residents. I urge WBC to reject application 250959 unless it places community safety and quality of life below the commercial interests of Speedy Fuels.

Road and Bridges

I also believe the constant flow of 44 tone articulated lorries + others will have a detrimental effect on the 2 bridges along Old Bath Road which will eventually mean closing the road for major bridge repairs. Which also raises the question what happens if Old Bath Road gets closed for any reason, will Speedy Fuels be required to halt operations or be permitted to travel through Twyford?.

Increase insurance premiums

I would expect allowing the location of fuel storage next to the commercial fishery (Canberra Lake) and the Distribution centre adjacent would potentially incur increased insurance premiums to those businesses due to the fuel storage introducing higher risks to them, such as fire, explosion, and potential long lasting environmental damage.

Lastly I don't consider Speedy Fuels to be trustworthy, they have

demonstrated several times to act irresponsibly, firstly when they started to operate from the site with out the relevant license which they would know was needed, as they are regulated business. Also they intended to start building work prior to planning permission, until being stopped.

Many Thanks
Mark