

PLANNING REF : 250959
PROPERTY ADDRESS : 39 East Park Farm Drive
: Charvil, Berkshire
: RG10 9UG
SUBMITTED BY : Mr Nathan Hogg
DATE SUBMITTED : 09/06/2025

COMMENTS:

As residents of Charvil, my wife and I strongly object to this application for the following reasons;

1. Inappropriate Industrialisation of a rural setting which harnesses nature and green spaces. This development is fundamentally at odds with the character of Twyford and Charvil, which is a residential and semi-rural community. Many seek this area as somewhere peaceful to live with natural surroundings - a fuel depot will strip this away.
2. Impact on Charvil Country Park. The Speedy Fuels site is immediately adjacent to Charvil Country Park which is of significant importance for local nature. We would like to refer to fantastic natural habitat this provides for birds and wildlife and how this will be destroyed at the expense of this construction.
3. Site Access Safety. The wider site is already busy with the large Total Tyres site at Denmark House, regularly having articulated lorries parked outside, obstructing the highway and providing a hazard to other road users. Increasing the traffic passage into this complex, including an increase in large vehicles will compound this properly.
4. Degradation of Active Travel Options. The Old Bath Road represents the only direct route from Charvil to Twyford for cyclists and pedestrians. Without a proper plan in place to maintain this road appropriately, the additional traffic from large tankers will cause more significant and widespread degradation. I would like to point out that perhaps there should have been an offer in place to maintain the road or a plan from the highways department to support this.
5. Road Traffic Safety. The road outside the development is on a bend and has a 40-mph limit. Increased numbers of lorries entering/exiting this site will present a significant hazard on this fast-moving road. It is the main route through to Twyford and Twyford station for cars and a footpath, residents of Charvil should not be expected to bear this safety burden going about their daily lives. Lorries block visibility and create all round dangerous conditions.
6. Child Safety. Approximately 250 schoolchildren in Charvil attend The Piggott School (Wargrave). The vast majority live south of the Old Bath Road and surrounding areas, needing to cross it on their daily walk or cycle to school. Having fuel tankers going up and down at what will be a significant pace presents real danger for footpath users and for children's health and wellbeing.
7. Mini Roundabout. The Mini roundabout junction between Old Bath

Road and Park Lane has been an area of concern and stress for local residents for a considerable time as the design is suboptimal and not appropriate for 50 x 44 tonne Articulated lorries expected on a daily basis.

8. Local Traffic Increase (HGV). The anticipated daily traffic movements are; Mon to Fri - 59 x 44 Tonnes Artics and 73 x Cars/Vans, Sat - 12 x 44 Tonnes Artics and 20 x Cars/Vans, Sun - 6 x 44 Tonnes Artics and 2 x Cars/Vans. This is a significant increase in volume to an already busy road, which will as stated in the point above cause greater degradation, an increase in vehicle based pollution (when many in the local area make every effort to walk!) and present an overall safety risk to all road users and pedestrians. It will also represent a significant increase in noise pollution for those living on the road too.

9. Disruptive operating hours. The site will be operational; Mon to Friday 5am to 6pm, Saturday 5am to 2pm, Sunday 6am to 4pm, Bank Holidays 6am to 4pm. This is alarming for residents of the Old Bath Road as this represents noise and air pollution early in morning 7 days a week.

10. Flood Risk and Local Waterways. The site sits within Flood Zone 3, and backs on to a lake in Charvil Country Park and is adjacent to the Old River branch of the River Loddon. Any leaks or spills of the volatile biodiesel stored on the site is likely to have an immediate and highly negative impact on local waterways.