

PLANNING REF : 250959
PROPERTY ADDRESS : 49 Colleton Drive
: Twyford, Berks
: RG100AU
SUBMITTED BY : Mr David Masters
DATE SUBMITTED : 09/05/2025

COMMENTS:

I am writing to formally object to the proposed development of an oil storage depot and distribution centre in the rural area of Twyford/Charvil, particularly given its proximity to the River Loddon. This application raises significant and well-founded concerns on both environmental and social grounds.

1. Environmental Risks and Incompatibility with the Local Ecosystem

The site's location adjacent to the River Loddon presents an unacceptable risk of water pollution. Even minor spills or leaks from the facility could contaminate groundwater and the river, endangering aquatic life and breaching environmental protections. The River Loddon is a valued ecological corridor, and any oil-related contamination would have long-term, possibly irreversible, effects on biodiversity in the area.

In addition, the proposed development increases the risk of soil contamination and air pollution, both from on-site operations and the associated vehicle traffic. The introduction of volatile organic compounds and diesel particulates into the air will degrade the local environment and air quality, which is currently clean and largely undisturbed.

2. Inappropriate Industrialisation of a Rural Setting

This development is fundamentally at odds with the character of Twyford/Charvil, which is a residential and semi-rural community. The construction of a fuel depot introduces a level of industrialisation that is out of scale and context with its surroundings, impacting the rural landscape and the views enjoyed by residents and visitors.

3. Threat to Public Safety and Local Infrastructure

The anticipated increase in heavy goods vehicle (HGV) movements along rural lanes poses a direct threat to public safety. Twyford/Charvil's road infrastructure is ill-equipped for regular tanker traffic, which will increase the risk of accidents, congestion, and road degradation. Children, cyclists, and pedestrians would be particularly vulnerable.

Moreover, the storage of flammable and hazardous materials so close to residential homes, a primary school, and a natural waterway introduces an unnecessary and inappropriate safety risk, both in terms of fire and potential explosion.

4. Detrimental Impact on Community Wellbeing and Property Values

The presence of a fuel depot will significantly reduce the quality of life for local residents through noise, odour, and disruption.

It will also negatively affect property values in the area, further eroding community confidence and long-term sustainability.

5. Conflict with Planning Policy and Environmental Safeguards

This development appears to contravene several national and local planning policies aimed at protecting green spaces, watercourses, and rural communities. It is likely to trigger objections from statutory consultees, including the Environment Agency, due to the flood risk and water contamination potential.

Conclusion

This proposal is environmentally unsound, socially disruptive, and entirely unsuitable for a village setting like Twyford/Charvil. I urge the planning committee to reject this application in full, in order to safeguard the health, safety, and integrity of the community and its natural surroundings.