

PLANNING REF : 252782  
PROPERTY ADDRESS : Flat 2 River Co Old Bath Road  
: Reading, Berkshire  
: RG10 9QB  
SUBMITTED BY : Mr Daniel Lehain  
DATE SUBMITTED : 08/12/2025

COMMENTS:

I would like to join the many others in registering my opposition to the proposed Speedy Fuels site. Points are listed in no particular order which ironically reflects how Speedy Fuels have conducted themselves thus far in their operations.

- 1) Proximity of a large scale fuel/tanker site 7 days a week/ 365 days a year to residential areas of Twyford and Charlton.
- 2) Significant volume of fuel being stored. A large tyre warehouse operates next door. Fire risk and management needs to be considered. How would a 'never event' be managed?
- 3) Location suboptimal for access/exit of site - vehicles will require use of both lanes of traffic to achieve this. Stretch of road already higher risk due to bend/current use from tyre company.
- 4) Old Bath Rd currently has buses running from 3x operators and HGVs from ABS - in addition to all other traffic particularly during rush hour, the impact to residents and pedestrians goes well beyond acceptable levels in terms of noise, pollution and safety. Particular concerns lie with residents of Park Lane adjoining the Old Bath Rd who have to contend with all proposed traffic.
- 5) Concerns around management of oil/waste on the site. Current plans simply are not satisfactory and legitimise controlled pollution of the environment. The smell from operating previously was unacceptable and suggests significant levels of fuel in the air and surrounding environment.
- 6) Proximity to nature reserve, farm land and waterways - concerns cover multiple points already raised above and below in relation to safety and pollution.
- 7) Where will employees park? Tyre company parking already overflows onto grass verge which leads to destruction of the grass.
- 8) Once bitten, twice shy. Speedy Fuels operated illegally prior to being shut down. This put all staff and residents at risk. Their lorries also went through Twyford which is something that is not permitted. As residents we do not and will not forget this. How can we trust them to operate the legally agreed volume of trucks at the correct times?
- 9) Impact to quality of life - if permitted to operate on Sundays and Bank Holidays this means users of the country park will never have a day free from the noise of vehicles and industry. Taking quiet, peaceful walks with my young family is something I cherish as a resident particularly on days when the estate is closed for business. This will no longer be possible.
- 10) Concerns relating to foundations. Even with reinforcement, the level of activity and forces relating to this need to be fully dered and mitigated.
- 11) Risk of flooding. No further expansion is required given the volume and severity of concerns raised about this issue from other contributors.

I close with a polite request to consider all concerns rather than those restricted to the very 'tunnel vision' planning regulations which appear to be operational purely to frustrate residents and permit policy makers free reign. Please truly consider what the impact will be for local residents and the surrounding environment from this proposal.