

PLANNING REF : 252782
PROPERTY ADDRESS : 92 Broad Hinton
: Twyford, Berkshire
: RG10 0LP
SUBMITTED BY : Mr Ian Panting
DATE SUBMITTED : 01/12/2025

COMMENTS:

I am writing to formally object to the above planning application on environmental, safety, and community-impact grounds. Having reviewed the proposal, I believe it would have significant negative consequences for the local area and provides no clear public benefit. My key points of objection are set out below.

1. Highway safety and road suitability

The proposed site access is entirely unsuitable for the volume and size of HGVs expected to service the facility. The connecting road is a narrow village-to-village route that already experiences substantial residential and school-related traffic.

Large HGVs will struggle to turn safely onto or out of the site without requiring oncoming vehicles in both directions to slow or come to a complete stop. This introduces clear highway safety risks and congestion, contrary to NPPF Section 9 - Promoting Sustainable Transport, which requires developments to ensure safe and suitable access for all users.

2. Flood-plain location and risk to rivers, lakes, and ecosystems

The site lies on a recognised flood plain. Storing such large quantities of fuel in an area known to flood presents unacceptable environmental risk. Any flooding event could cause contaminants, oils, or chemicals to enter:

Charvil Country Park lakes,

The River Loddon, and

The River Thames.

This would have severe and long-lasting ecological impacts on fish, birds, invertebrates, and plant life. Such a risk is incompatible with NPPF Section 14 - Meeting the challenge of climate change, flooding, and coastal change, which requires developments in flood-risk areas to avoid unacceptable pollution consequences.

3. Impact on local amenity and community use of green spaces

Charvil Country Park, the surrounding lakes, and rivers are heavily used by local residents for walking, cycling, fishing, bird-watching, and general outdoor recreation. Any deterioration in water quality, increased pollution risk, or industrialisation of the landscape directly harms the wellbeing and amenity of the community.

This conflicts with NPPF Section 8 - Promoting healthy and safe communities, which recognises access to natural spaces as essential to public health.

4. Fire and major-incident hazard

The proposal involves storing approximately 800,000 litres of fuel close to residential areas and sensitive ecological habitats. In the event of a fire or accident, the consequences could be catastrophic for nearby homes, park users, and wildlife.

Concentrating such a volume of hazardous material within metres of homes and lakes does not reflect a responsible or proportionate approach to local risk management.

5. No demonstrable community benefit

The development offers no identifiable benefit to Charvil or neighbouring communities. On the contrary:

It increases traffic and congestion.

It introduces industrial hazards to a rural area.

It compromises environmental quality.

It reduces the enjoyment of valued public green spaces.

Under the planning balance test, the application clearly fails to provide public benefit that outweighs its significant harms.

Conclusion

For the reasons above road safety concerns, environmental and flood-related risks, threat to wildlife and community recreation, major-incident hazards, and lack of any demonstrable community benefit I respectfully request that this planning application be refused in full.

Thank you for considering my objection.