

PLANNING REF : 252782
PROPERTY ADDRESS : 16 Thornbers Way
: Charvil, Berkshire
: RG10 9DW
SUBMITTED BY : Mr Derek Rees
DATE SUBMITTED : 09/12/2025

COMMENTS:

Objection to planning application #252782 - Speedy Fuels
redevelopment of former Prince Brothers site

I write to fully and clearly object to the proposed redevelopment and use of the former Prince Brothers site on the following grounds:

1. Environmental damage - water-borne pollution is inevitable given the immediate adjacency of the site to the connected network of lakes and rivers. I don't believe the 8 tanks' double-bundling is adequate to contain significant leakage from the tanks, and 100% certain spillage from the tankers moving outside of the bunded area will leach into

the ground then watercourse. The site is centre of the flood zone - evident in Jan '25 and almost every year - meaning any pollution will become widespread every time the area floods. Airborne pollution is also a given as shown by the immediate and constant smell of fuel after only a few weeks of initial operations earlier in 2025. 2. Fire risk and consequence is massive, and compounded by adjacent tyre distribution operation - the 8 tanks' capacity is given as 837,000 litres of diesel and kerosine, with this inevitably increased further with any fuel held in the distribution HGVs (31 parking bays). Should a fire occur, the +1,000 tyres stored in the adjacent tyre

distribution centre will further compound the fire risk and consequence.

3. Road safety - first and foremost, the site does not have adequate access and egress arrangements for the size and number of HGVs the proposed fuel depot operation would generate. The proposed vehicle logistics plan estimates one vehicle every 2.6mins (150 seconds) with every vehicle travelling to and from the site routed through Charvil (to avoid Twyford village) - presenting huge risk of collision and harm to other road users incl. families walking to/from the local school and cyclists sharing the narrow highway. The existing adjacent tyre distribution operation already causes dangerous congestion most days as its HGVs swing across both lanes during access & egress, and its' staff cars are parked both inside and outside its car park. Should the Council fail to heed or respect the overwhelming objections to the proposal voiced by over 400 different households at the time of my submission, and choose to grant planning permission to Speedy ls, then one core condition must be full personal (not corporate) financial liability of each and every one of the company's directors for all remediation required following the inevitable environmental and community damage arising from the allowed redevelopment and operations. Do not allow directors to hide behind corporate financial protections - instead ensure each director provides adequate financial bonds that together will cover all potential remediation costs.

Councillors approving the application should also be required to agree to take full personal responsibility for any harm arising from any plans they approve.