

PLANNING REF: 252782

SUBMITTED BY: Jonathan Palmer

PROPERTY ADDRESS:

DATE SUBMITTED: 05.12.2025

COMMENTS:

My wife and I strongly object to this development. This is based on the following:

1. **Unsuitability of use case for Infrastructure :** The Old Bath Road to and from the site is narrow and with major bends. It was designed for horse and cart, and not trucks. Further, routes through Twyford village centre are extremely narrow with residential properties at the road side. The road is not suitable for such traffic, and the houses will be structurally impacted by more frequent large vehicle traffic, which is already too high and heavy. This creates further safety risk, particularly with other large vehicles eg buses coming from the other direction which could cross near the narrowest point with barely 1mm gap between the vehicles.
2. **Safety:** The road to and from the site is far too narrow for such vehicles. The Old Bath Road from A4 to Park Lane is narrow, busy, and intersects at a roundabout which often appears invisible to drivers, who frequently do not stop at the roundabout, when coming from A4 towards Twyford - it is highly likely that an increase in heavy vehicles will increase the risk at this junction significantly. Further, the bend in the Old Bath Road is tight, and narrow - any trucks turning into the site (coming from either direction) are likely to cause a dangerous hazard to other drivers. Further, the existing adjacent Tyre Depot frequently has articulated trucks parked outside their depot whilst unloading their delivery (estimated at 30mins + duration) - this already creates a huge hazard to oncoming traffic, and any 'refuelling customer' to the site would create a double hazard if this coincided with a Tyre delivery. This would be extremely dangerous, with a very high probability of serious collision, and possible fatality in the event of a multi vehicle crash. The road at that point is also unlit, so in the winter this would be quite simply a death trap. All pavements are already too narrow - increased heavy vehicles will significantly increase pedestrian risk, which is already unacceptable/unsafe today. Increased heavy vehicles on the road would also impact safety of school children down the entire duration of the Old Bath Road, and stretching into Twyford, where increased heavy traffic near Polehampton School would be major risk.
3. **Immediate Resident Impact:** This is a residential area, not an Industrial area. Residents immediately adjacent to the site should not have to suffer toxic fuel fumes, pollution risks, fire risks, light pollution and road noise continuously. This not only affects their quality of life, but also residential property values, and is unacceptable.
4. **Environmental Risk:** The land is adjacent to an area of natural beauty, Charvil Country Park, which is well used and loved by the local community. The lakes, wildlife, and fauna will be impacted by such an industrial site/usage. Wildlife such as birds, badgers, otters, bats will be

disturbed, and likely to leave the area, or cause premature death. Likewise the lakes of the park could be impacted by any minor leakage from the site

5. Flood Risk / Leak: The site is on a flood plain. The area frequently floods significantly. There is an extremely high probability that the site could be invaded by flood water, which would in turn cause catastrophic impact to the parkland, flood plain, and more importantly lakes if any fuel or industrial waste leak or leach out. Fish would be immediately killed, and as a result other wildlife would be massively impacted. The environment would not recover for thousands of years.
6. Pollution, and Impact to Residents: The smell, fumes, and noise of the trucks driving to and from the site, and refuelling would impact all local residents, as well as those using the Park for pleasure and dog walking. This will turn the relaxed sanctuary of the park into an industrial wasteland.
7. Fire Risk: Storing such vast volumes of fuel on such a site pose a major fire risk, impacting local residents and environment
8. Better options elsewhere: there are endless land options on other Industrial sites, with better infrastructure, and without dense residential properties. This use case makes zero sense.

We strongly object to the Planning Application, and associated use case