

PLANNING REF : 252782  
PROPERTY ADDRESS : 12 Sycamore Drive  
: Twyford  
: RG10 9HP  
SUBMITTED BY : Ms A Haan  
DATE SUBMITTED : 09/12/2025

COMMENTS:

I am writing to strongly object to the proposed development for a fuel oil storage and distribution facility. I note that this is a second application after the first application was refused following significant local objection. I cannot see that the application has changed fundamentally and therefore it should be rejected again.

I live locally and am very concerned about the negative impact such a development would have on our environment, safety and local community.

Environment:

The proposed site is next to Charvil Nature Reserve and Charvil Meadows - both designated local wildlife sites with high environmental value and which are enjoyed by many members of the public. It is also in a floodplain area. The risk of leakage and contamination and resulting damage to the Loddon and Nature Reserves is high, for example the proposal includes a wash down area from where the run off and dirty water will go straight into the River Loddon and local environment.

I understand this development would also go against policies which are in force to protect the environment and biodiversity such as CP7, CP11 and NPPF (179-180). The Wokingham Biodiversity Plan also includes enhancing habitats - the planning proposal would be contrary to this. To add further doubt regarding the suitability of the site, the 2022 risk assessment raises that ground stability is also an issue as it is largely backfill.

Safety:

The road and pavements are narrow and winding with the proposed site entrance near a blind corner. Many cyclists and pedestrians, including schoolchildren, use this road to travel between Charvil and Twyford every day. The lorries are wide which would be dangerous eg should two lorries need to pass or one to overtake. It would be an accident waiting to happen and the council would then need to answer why it thought it wise to approve such a proposal.

Pollution:

In addition to potential pollution of the local environment/reserves from the site, concerns include noise pollution (work hours from 0500 will be very intrusive). The local village roads are already congested several times throughout the day and the addition of lorries will only serve to make congestion and local pollution worse. I understand that the tankers are not supposed to go through Twyford but some have already done so which indicates that Speedy Fuels will have an unacceptable level of compliance with safety and environmental regulations.

As there have been ongoing cuts to services, I also doubt that the council will have sufficient budget to ensure the correct level of monitoring and enforcement.

Please reject this unsuitable application as it is completely

inappropriate for the location and would bring no benefit only harm to Charvil, Twyford and those who enjoy the local environment.