

PLANNING REF : 252782  
PROPERTY ADDRESS : 22 Newbury  
: Charvil, Berkshire  
: RG109RT  
SUBMITTED BY : Mr Brad Wilkins  
DATE SUBMITTED : 02/12/2025

COMMENTS:

I am writing to formally object to the proposed development by Speedy Fuels at the former Prince Bros site on Old Bath Road, Charvil. I live at 22 Newbury Close, in very close proximity to the site, and this

proposal raises serious and legitimate concerns for the safety of residents, the local environment, and surrounding infrastructure. Firstly, the road network is not suitable for Heavy Goods Vehicles (HGVs). Old Bath Road is effectively a village residential route, despite being designated the A3032. It is simply not designed to accommodate frequent fuel tankers safely. Earlier this year, in January, a fuel tanker was photographed exiting the site while operations were taking place outside of planning permission, clearly demonstrating the dangers and disruption these vehicles pose to pedestrians, residents, cyclists, and other road users. This is not a commercial-grade road like the A4 and should not be treated as such. Secondly, the proposed development poses a serious environmental risk. The site is surrounded by flood-prone areas and lies dangerously close to:

Charvil Country Park lakes

The River Loddon

The River Thames

The application involves the storage of approximately 800,000 litres of fuel within 10 metres of the lakes. Any leak, spill, flooding incident, or accident could cause catastrophic and irreversible pollution to these sensitive ecosystems. The damage to wildlife, water quality, public land, and downstream habitats would be devastating. Thirdly, fire and safety risks have not been adequately addressed. If a fire were to occur involving such a vast volume of flammable fuel, the consequences would be extreme. Serious questions remain

unanswered:

How quickly could emergency services reach the site?

How would they navigate what is essentially a residential road network?

What evacuation plans exist for nearby homes?

The scale of risk is entirely disproportionate to the location. This is not an industrial estate it is a residential village environment. In summary, this site is wholly unsuitable for large-scale fuel storage and distribution. The proposal represents:

A danger to local residents

A severe environmental threat

An inappropriate use of infrastructure

An unacceptable fire and pollution risk

With only 10 days remaining to comment, I urge the council to carefully consider the serious consequences of approving this application. I strongly request that planning permission be refused.