

PLANNING REF : 252782  
PROPERTY ADDRESS : 34 Old Bath Road  
: Charvil, Berks  
: RG10 9QR  
SUBMITTED BY : Robert Mark Lowings  
DATE SUBMITTED : 04/12/2025

COMMENTS:

Hi, I am writing to object to planning application 252782 by Speedy Fuels

First, I don't believe residents of Charvil and Twyford have been properly informed about this application or its potential impacts, particularly those living on Old Bath Road and surrounding areas. I only learned of it through a neighbour's social-media post, there has been no direct communication from WBC, and many local households are likely still unaware.

My primary concern is that planning application 252782 is that it is in no way aligned to any public interest nor to the residents of Charvil and Twyford and surrounding areas, or generate any local jobs, it would only benefit the private owners of Speedy Fuels. My objection is based on the following key issues:

Safety

Old Bath Road is a relatively narrow village road which is constantly used by both cyclists and pedestrians. It serves as a primary route for schoolchildren cycling to and from Charvil Piggott School, also local commuters cycling back and forth to Twyford Station. It is also used by recreational cyclists as it forms part of the "Round

Berkshire Cycle Route" which means it is under constant use all day by these riders who really need to be protected. It is also used by some elderly residents on mobility scooters who need to travel to and from Twyford, an already dangerous trip, especially along the blind bend which only has a narrow path on one side.

The current proposal estimates it would introduce approximately 59 journeys by 44-tonne heavy goods vehicles (each making round trips) meaning 118 journeys on Old Bath Road plus 73 round trip movements by other vans and cars etc. This surge in traffic would dramatically increase the risk to these vulnerable road users. Even today, pedestrians often have to step into the road or verge as many cyclists already feel they need to cycle on path due to the road already being dangerous for them.

Moreover, Speedy Fuels' traffic estimates seem unrealistically low, experience shows these figures inevitably will be low estimates (no one over estimates), and there will be no on-site regulator to manage this increase.

Wokingham Borough Council has a duty of care to ensure the safety of all road users and pedestrians. Would you want your children cycling to school with a constant stream of 44-tonne articulated lorries each with extensive blind spots and long stopping distances, there is also a very dangerous bend very close to the proposed site.

This proposal would certainly place children, cyclists etc and elderly at a high risk of injury or even death.

#### Risk to the environment

The proposed installation is planned to be situated near Charvil Country Park, specifically adjacent to Canberra Lake. This lake serves as a vital habitat for a diverse range of wildlife, including several protected species such as otters and swans etc. It is important to note that harming or disturbing these animals, their habitats, or their breeding grounds, whether intentionally or unintentionally is a criminal offence under environmental protection laws.

The placement of the proposed 8 fuel tanks for the storing and transfer of flammable, hazardous and toxic liquids will present a huge risk to the local environment, wildlife, vegetation and water ways. The area is often flooded with very high water tables.

Surrounding these tanks with moats etc will not stop contaminated water and

liquids seeping in to the water tables and causing contamination. Any contamination of these waterways would also be a criminal offence with or without intention.

Plus the added risk of explosion and fire would lead to toxic fumes and danger to life of nearby residence.

#### Traffic

Old Bath Road is a narrow residential village road which is lined with homes whose owners pay council tax and expect and deserve protection by WBC from irresponsible planning applications such as this one. Introducing over 100 x 44-tonne articulated lorry journeys (and

likely even more) will create relentless noise, vibration and pollution, starting as early as 5 a.m., seven days a week, and undermines the quality of life, mental well being and probably reduce the value of the many homes down Old Bath Road. Approving this application would basically turn Old Bath Road into the drive way to a fuel depot.

WBC has a duty of care to the residence of Charvil, Twyford and its surrounding environment, your own published priorities include: -

#### Enriching lives

- Safe, strong communities
- A clean and green borough
- Right homes, right places

WBC should be encouraging healthier and safer live styles, cycling, walking and fresh air, the lakes behind the planned development are a beautiful feature of the area which needs to be protected from this kind of industrial development. There are signs around the country park that say "Take care of the countryside" which is why there are objections to this application.

This proposal by Speedy Fuels fails to support any of these goals. It offers no public benefit, damages the local environment, and prioritises private profit over the well being and safety of council taxpaying residents. I urge WBC to reject application 252782 unless WBC places the environment, community safety and quality of life below the commercial interests of the non local and privately owned Speedy Fuels.

Road and Bridges

I also believe the constant flow of 44 tone articulated lorries + others will have a detrimental effect on the 2 bridges along Old Bath Road which will eventually mean closing the road for major bridge repairs. Which also raises the question what happens if Old Bath Road gets closed for any reason, will Speedy Fuels be required to halt operations or be permitted to travel through Twyford?.

Increase insurance premiums

I would expect allowing the location of fuel storage next to the commercial fishery (Canberra Lake) and the Distribution centre adjacent would potentially incur increased insurance premiums to those businesses due to the fuel storage introducing higher risks to them, such as fire, explosion, and potential long lasting environmental damage.

Lastly I don't consider Speedy Fuels to be trustworthy, they have demonstrated several times to act irresponsibly, firstly when they started to operate from the site with out the relevant license which they would know is required as they are regulated business. Also they intended to start building work prior to planning permission, until being stopped.

Many Thanks  
Mark