

PLANNING REF : 250959
PROPERTY ADDRESS : 49 Broad Hinton
: Twyford, Berkshire
: RG10 0LP
SUBMITTED BY : Mrs Michaela Woodman
DATE SUBMITTED : 28/05/2025

COMMENTS:

detrimental implications on road safety.
flood risk . The Geo Environmental Risk Assessment commissioned in 2022 by the previous owners, presumably with a planning application in mind. This details the make up of the site below the concrete surface & raised above the surrounding area. It is largely 'made ground' ie backfill. The survey details the depth & potential instability of this ground with subsidence & cracking in areas. It also details how quickly the test bore holes made during this assessment filled with ground water and the need for deep piling to stabilise the site.

This back fill does not appear to be retained or supported around the site and especially so along the southern perimeter bordering the footpath between the site and the north end of Canberra lake. Delving further into the plans and it is along this unsupported southern edge of the site that the proposal includes parking bays for 15 fuel tankers ..

The plan is also for a vehicle wash down area, with all surface run off water and foul water from the site to be fed via catch / treatment tanks and an outflow pipe across the entrance into the anglers car park on Old Bath Road directly into the Old River Loddon.