

PLANNING REF : 250959  
PROPERTY ADDRESS : 17 Wenlock Edge  
: Charvil, Berkshire  
: RG10 9QG  
SUBMITTED BY : Mr Malcolm Stamper  
DATE SUBMITTED : 04/06/2025

COMMENTS:

Dear Planning Team,

I wish to be objective with comments, as naturally there is a lot of emotion around this application.

Positives:

- The site is an industrial brownfield site that has until recently had many materials, from cars to boats, stored onsite. The applicant has removed and started to improve the site, and it is visibly better.
- The current site has buildings with asbestos containing materials, posing future environmental risk, the applicant is planning to remove these. Without investment there is risk these materials will not be maintained and crack.
- The site plan provides clear access for vehicles to enter and leave the site without them parking and causing an obstruction to the Old Bath Road.
- The Old Bath Road is already used by many heavy good vehicles today, the applicant has confirmed no traffic through the centre of Twyford.

Neutral points

- The proposed central storage tank's location seems to be proposed in Flood Zone 1.
- The applicant is banking the site to ensure any runoff is treated appropriately with emergency cut off sensors and an attenuation tank.

Negative points:

- The neighbouring site regularly has articulated lorries waiting or being unloaded on the Old Bath Road. This does not block access to the site but reduces line of sight for the applicant. Could parking restrictions be added to the Old Bath Road to mitigate this risk.
- The speed limit is currently 40mph outside the site and around the bends. Two large goods vehicles, especially one with fuels, meeting each other on such a narrow road at these speeds poses a risk of a crash and spillage. Can the speed be reduced to 30mph
- The pavement is VERY narrow for pedestrians already, they regularly run the risk of being hit by wing mirrors from buses and large ehicles. Is there scope to consider the pavement being widened in places or a barrier added to provide some protection?

Overall I do not support or object to the application. Chemical / Petrochemical sites operate globally around the world next to water courses, the applicant has demonstrated the investment they will make in the site and how they plan to prevent spillages, but we also accept accidents can happen.

I fear if this is not approved then the site will not redeveloped or

repurposed leaving old asbestos contaminated buildings to be managed later.