

PLANNING REF : 250959
PROPERTY ADDRESS : Old Silk Mill
: 41 Silk Lane, Twyford, Berkshire
: RG10 9GA
SUBMITTED BY : Mr Phillip Lawrence
DATE SUBMITTED : 14/05/2025

COMMENTS:

I am writing to formally object to the above planning application for the demolition of existing buildings and change of use to a fuel oil storage and distribution facility, including the installation of storage tanks and associated infrastructure.

1. Highway Safety and Traffic Concerns

The proposal will result in a significant increase in the volume of Heavy Goods Vehicles (HGVs) accessing the site. This section of Old Bath Road is already impacted by frequent HGV traffic servicing an adjacent commercial property. These vehicles often park on the public highway near a dangerous double bend and double white lines, causing serious traffic safety hazards and restricted visibility. Additional HGV movements from this proposed development will worsen these safety concerns and increase the likelihood of accidents. There is already serious degradation to the road surface in Charvil. The proposed number of HGV movements along this road will exacerbate the problem.

2. Proximity to Protected Natural Areas

The site lies immediately adjacent to Charvil Country Park established local wildlife nature reserves, and close to the River Loddon and Old River. These are important green and ecological assets for the area. The development of a fuel oil storage and distribution facility involving the storage of potentially hazardous substances raises serious concerns about the risk of pollution, particularly in the event of a spill or leak. This could have catastrophic consequences for local ecosystems, watercourses, and protected wildlife.

3. Environmental and Amenity Impact

Fuel oil distribution is an industrial use, not suited to a semi-rural, environmentally sensitive location. The visual impact of 8 large storage tanks, increased noise and emissions from regular HGV activity, and the potential for odour and air pollution. Light pollution from 25 8-meter-high LED-powered floodlights, though, downlighters will still cause unnecessary disturbance to local wildlife, which is abundant in the area. This all will contribute to a significant deterioration of local amenity and a harmful change to the areas character

4. Conflict with Local Planning Policies. This proposal appears to be in conflict with Wokingham Borough Council's planning policies on sustainable development, environmental protection, and transport safety. In particular, it may contravene policies aimed at:

- Protecting biodiversity and nature reserves
- Ensuring safe and suitable access to developments
- Preventing industrialisation of inappropriate locations

I respectfully urge the planning authority to refuse this application on the grounds of highway safety, environmental risk, and unacceptable impact on local amenity and biodiversity.

Yours faithfully,
Phillip Lawrence