

PLANNING REF : 252782
PROPERTY ADDRESS : 14 Fraser Gardens
: Dorking, Surrey
: RH4 1HR
SUBMITTED BY : Mr Daniel Chart
DATE SUBMITTED : 02/01/2026

COMMENTS:

Objection to Planning Application Ref. 252782 - SpeedyFuels, Old Bath Road, Charvil

1. Introductory Statement

As an angler to this beautiful park, I object to this planning application. My concerns directly align with those raised by Charvil Parish Council and are substantiated by planning policy and personal impact assessments.

2. Detailed Objection Grounds

a. Environmental Impact - Flood Risk & Pollution

The site is within an area prone to surface water flooding. The petrol station's impermeable surfaces and fuel storage raise legitimate concerns about both runoff and potential fuel spills contaminating local watercourses and soil.

b. Fire Risk

Fuel pumps and storage tanks carry inherent fire hazards. This site's proximity to residential dwellings elevates both the real and perceived risk for local families and emergency access routes.

c. Operating Hours

If permitted to operate for extended hours particularly during unsociable times (e.g., late evening through early morning) the station will likely generate significant noise (vehicle engines, car doors, idling), disrupting neighbourhood tranquillity and harming residential amenity.

d. Traffic & Highway Safety

The proposal will increase traffic volume on Old Bath Road, affecting both peak times (especially school runs) and overall highway safety. Without adequate mitigation such as improved sightlines, entry/exit layout, or traffic calming the development would worsen congestion and raise the risk of accidents.

2 / 2

3. Relevant Policy References

Flood Risk & Pollution: Environment Agency and Local Plan policies (e.g., policy EN25) requiring sites to demonstrate no increased flood risk or contaminated run-off.

Noise & Amenity: Local Plan policy addressing protection of existing residential amenity from noise and disturbance.

Transport & Access: National Planning Policy Framework (NPPF) & Local Plan policies requiring safe and suitable access for all users and no contribution to unacceptable highway impacts.

4. Conclusion & Request

For these reasons, I respectfully request that Wokingham Borough Council refuse planning permission for application 252782. If permission is to be considered, I urge the proposal be referred to Planning Committee and further assessed under Public Safety, Environmental, Noise, and Highway criteria.

Yours sincerely,

Daniel Chart