

PLANNING REF : 252782  
PROPERTY ADDRESS : 26 Upper Street  
: Bristol, Bristol  
: BS4 3BU  
SUBMITTED BY : Mr Paul Harris  
DATE SUBMITTED : 02/01/2026

COMMENTS:

Planning Objection Statement - Proposed Refuelling Site

I wish to formally object to the proposed refuelling site on the grounds of highway safety, flood risk, environmental harm, and inappropriate siting adjacent to a designated conservation area.

1. Highway Safety and Traffic Risk

The proposed development would be accessed from a road already subject to high traffic volumes, including frequent HGV and large commercial vehicle movements. Introducing a refuelling facility at this location would significantly increase turning movements, deceleration, queueing, and conflicting manoeuvres, particularly from large vehicles entering and exiting the site. Given the existing traffic conditions, this would materially increase the risk of collisions, endanger pedestrians and cyclists, and undermine safe and efficient operation of the highway network. The proposal appears contrary to planning policies that require development to prioritise road safety and avoid creating unacceptable transport impacts.

2. Flood Risk and Pollution Hazard

The site is located in an area with known or potential flood risk, which raises serious concerns regarding the storage and handling of fuel and associated hazardous substances. Flooding events could result in fuel spill, leakage, or surface-water contamination, with pollutants being carried into surrounding land, drainage systems, and nearby watercourses.

The risks posed by flooding in combination with fuel infrastructure represent an unacceptable environmental hazard, particularly given the long-term consequences of soil and water contamination.

3. Impact on Conservation Area

The proximity of the proposed development to a designated conservation site is of significant concern. Refuelling infrastructure brings with it risks of air pollution, noise, light pollution, and accidental contamination, all of which could adversely affect the sensitive ecological and environmental value of the area.

Planning policy requires that development near conservation sites demonstrates no adverse impact on their integrity or setting. In this case, the cumulative risks associated with traffic, flooding, and fuel storage mean such assurances cannot be credibly given.

4. Cumulative and Inappropriate Risk

When considered cumulatively high traffic volumes, frequent HGV movements, flood risk, and proximity to a conservation area the proposed development represents an inappropriate and high-risk use of the site. The hazards associated with this location outweigh any potential benefit and fail to meet the tests of sustainable, safe, and environmentally responsible development.

Conclusion

For the reasons outlined above, I strongly urge the planning authority to refuse this application. The proposal presents

unacceptable risks to public safety, the environment, and a protected conservation area, and does not comply with the principles of sound planning or sustainable development.