

PLANNING REF : 252782
PROPERTY ADDRESS : 38
: 38 Pine Road, Bishops Waltham, Southampton, Hampshire
: SO321EJ
SUBMITTED BY : Mr James Ernest
DATE SUBMITTED : 29/11/2025

COMMENTS:

I wish to lodge a formal objection to the above planning application for the change of use from service station to a fuel oil storage and distribution facility, including demolition of existing buildings, installation of eight fuel oil storage tanks, construction of retaining structures, recladding, and associated works, on land situated near Charvil lakes.

1. Environmental Risks to the Lake and Surrounding Ecosystem

The proposed development would introduce significant quantities of stored fuel oil in close proximity to the lake. This poses a high risk of contamination through:

accidental spills or leaks from storage tanks;
surface-water run-off from hardstanding areas;
failures in containment structures;
increased vehicle traffic carrying hazardous materials.

Even a small spill could have severe and irreversible impacts on water quality, aquatic life, and bird species. The application does not provide sufficient evidence of robust secondary and tertiary containment measures or contingency planning to mitigate these risks.

2. Inadequate Flood and Drainage Assessment

Given the site's position relative to the lake, the risk of surface water flooding and groundwater interaction is particularly important. The presence of fuel tanks increases the potential harm in flood scenarios. The supplied documents appear to lack:

a full Flood Risk Assessment appropriate for hazardous material storage;

details of how fuel tanks, bunds, and drainage systems would perform under extreme weather or high-water conditions;

modelling of pollution pathways into the lake.

In the current context of climate-related increases in heavy rainfall, such omissions are unacceptable.

3. Conflict with Local Planning Policy and Environmental Protection Objectives

The development conflicts with several typical Local Plan policies,

such as those relating to:

protection of water bodies and natural landscapes,

preservation of biodiversity,

pollution prevention,

appropriate siting of hazardous installations.

Fuel oil storage is an industrial use that is incompatible with a sensitive lakeside environment. Most Local Plans contain provisions that discourage or prohibit hazardous developments in areas with heightened ecological or recreational value.

4. Harm to Local Amenity and Character

The industrial appearance of large fuel storage tanks, new retaining structures, and increased HGV movements would materially harm the character of the lakeside area. Noise, odour, and increased traffic would also negatively affect nearby residents, visitors, and recreational users of the lake.

For the reasons outlined above, I request that the Council refuse planning permission for this development. The environmental risks, inadequate assessments, impact on local character, and policy conflicts make this proposal inappropriate for a site so close to the lake.