

PLANNING REF : 261722
PROPERTY ADDRESS : Great Lea
: Three Mile Cross
: RG7 1NU
SUBMITTED BY : John Williamson
DATE SUBMITTED : 28/09/2026

COMMENTS:

Dear planning officer, I wish to submit my formal objection to planning application relating to.

My objection is based on material planning considerations, namely highway safety, the impact on residential amenity and the effect of the proposal on the character of the surrounding rural area.

I respectfully request that the Local Planning Authority determines this application in accordance with the Development Plan and the National Planning Policy Framework. Highway safety.

The proposed site is accessed from a road subject to a 40 mph speed limit. It is a relatively narrow rural road carrying regular traffic, including heavy goods vehicles that frequently use it as a through route.

There is only one pedestrian footway along part of the road, with no footway on either side in the immediate vicinity of the proposed site access. As a consequence, pedestrians are required to walk on the carriageway before reaching the existing footpath. This already raises safety concerns.

The proposed development is likely to generate additional vehicle movements entering and leaving the site. This would increase the potential for conflict between vehicles, heavy goods vehicles and pedestrians, creating a greater highway safety risk.

I respectfully request that the highway authority fully assesses whether the proposed access arrangements provide safe and suitable access for all users and whether the local highway network can safely accommodate the additional traffic.

Impact on residential amenity.

The proposal would introduce increased traffic, noise and activity into what is currently a quiet rural lane. This would have an adverse effect on the living conditions and enjoyment of neighbouring residents.

Impact on the rural character of the area.

The site is located in a semi-rural setting, and the proposed development, together with associated hard surfacing, lighting, fencing and other infrastructure, would adversely affect the character and appearance of the surrounding countryside.

I also have concerns about environmental impacts such as increased traffic, noise, waste management and any engineering or surfacing works.

While I appreciate that effects on neighbouring property values are not normally material planning considerations, I remain concerned that this proposal may adversely affect the desirability and marketability of nearby homes.

However, my principal objections are based on the material planning considerations set out above.

For these reasons, I respectfully request that planning permission is refused.

Should the council be minded to approve the application, I ask that it first satisfies itself, through robust evidence and consultation with the highway authority and other relevant consultees, that the proposal would not result in unacceptable impacts on highway safety or on the amenity of neighbouring residents. Thank you for taking the time to consider my objection.