

PLANNING REF : 252782  
PROPERTY ADDRESS : 35 Wenlock Edge  
:  
: RG109QG  
SUBMITTED BY : Miss Julie Easton  
DATE SUBMITTED : 01/12/2025

COMMENTS:

Here's a rewritten version of the objection, keeping the same structure and arguments but expressed in different wording:

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**\*\*Formal Objection to Planning Application\*\***

I wish to register my objection to the above planning application on the grounds of environmental harm, public safety, and adverse community impact. After reviewing the proposal, I am convinced it would bring serious detriment to the local area without offering any tangible benefit to residents. My principal concerns are outlined below:

### 1. Road safety and access concerns

The proposed access point is wholly inappropriate for the anticipated number and size of heavy goods vehicles (HGVs). The connecting road is a narrow route between villages, already heavily used by residents and school traffic. Large HGVs attempting to enter or exit the site would inevitably obstruct both directions of traffic, forcing vehicles to stop or slow abruptly. This creates unacceptable risks of accidents and congestion. Such conditions are inconsistent with **\*\*NPPF Section 9 - Promoting Sustainable Transport\*\***, which requires developments to provide safe and suitable access for all road users.

### 2. Flood plain location and environmental risk

The site sits within a recognised flood plain. Housing vast quantities of fuel in an area prone to flooding poses a severe pollution hazard. In the event of flooding, oils or chemicals could escape into:

- Charvil Country Park lakes
- The River Loddon
- The River Thames

This would cause long-term damage to fish, birds, invertebrates, and plant ecosystems. Such risks directly conflict with **\*\*NPPF Section 14 - Meeting the challenge of climate change, flooding, and coastal change\*\***, which requires developments in flood-prone areas to avoid unacceptable pollution consequences.

### 3. Loss of amenity and harm to community recreation

Charvil Country Park and its surrounding rivers and lakes are vital community assets, used daily for walking, cycling, fishing, birdwatching, and recreation. Any decline in water quality, increased pollution, or industrialisation of the landscape would diminish residents' wellbeing and enjoyment of these spaces. This runs counter to **\*\*NPPF Section 8 - Promoting healthy and safe communities\*\***, which recognises the importance of natural spaces for public health.

#### ### 4. Fire and major incident hazard

The proposal involves storing approximately 800,000 litres of fuel in close proximity to homes and sensitive habitats. Should a fire or accident occur, the consequences would be catastrophic for local residents, park visitors, and wildlife. Concentrating such hazardous material so near to residential and ecological areas is neither proportionate nor responsible risk management.

#### ### 5. Absence of community benefit

The development provides no clear benefit to Charvil or neighbouring communities. Instead, it:

- Increases traffic and congestion
- Introduces industrial hazards into a rural setting
- Degrades environmental quality
- Reduces enjoyment of valued public green spaces

On balance, the harms far outweigh any supposed benefits, and the application fails the planning test of delivering public good.

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#### **\*\*Conclusion\*\***

For the reasons set out above road safety risks, flood-related hazards, environmental damage, loss of community amenity, major incident dangers, and lack of public benefit I respectfully urge that this planning application be refused in full.