

Objection to Planning Application DC/26/0048

To Whom It May Concern,

I wish to register a **objection** to planning application **DC/26/0048** for the demolition of the existing buildings and erection of a new commercial development incorporating Classes B2, B8, E and F uses, together with associated site works.

This application should be refused for the following reasons:

1. Unauthorised HGV Activity Already Taking Place

The site is already being used for HGV operations without the necessary planning permission. Large commercial vehicles are regularly entering, leaving and operating from the site, causing ongoing noise, disruption and highway safety concerns for local residents. It is completely unacceptable that this activity appears to have been allowed to continue without enforcement action, and this application gives the impression of an attempt to retrospectively legitimise unauthorised industrial use.

2. Unauthorised Occupation of the Site

There are also individuals living on the site in a motorhome/caravan without lawful planning consent. This unauthorised residential occupation raises serious concerns regarding the management of the site, disregard for planning controls and the lack of enforcement. Residents should not be expected to tolerate a site that is already operating outside planning regulations before permission has even been granted for further expansion.

3. Lack of Proper Sewage Treatment Facilities

There are serious concerns that the site does not have an adequate sewage treatment plant or lawful foul water drainage infrastructure capable of supporting the level of activity currently taking place, let alone the scale of development now proposed. The apparent absence of suitable sewage treatment arrangements raises significant environmental and public health concerns and calls into question whether the site is suitable for intensified commercial and industrial use at all.

4. Burning of Waste and Pollution Concerns

There are ongoing concerns regarding fires being regularly lit on the site and waste materials being burned, including plastics and other potentially harmful materials. These fires generate large amounts of smoke and fumes which drift into the surrounding area, causing nuisance, concern for public health and potential environmental harm. The repeated burning of waste demonstrates a clear disregard for neighbouring residents and raises serious questions about how the site is currently being managed.

5. Unauthorised Use of Polytunnels for Commercial Storage

There are also concerns that polytunnels on the site are being used as rentable commercial storage space without the necessary planning permission. Rather than being used for legitimate agricultural or horticultural purposes associated with a nursery, they appear to be operating as informal storage units for commercial gain. This further supports concerns that the site is functioning more like an industrial or storage estate than the use being presented by the applicant.

6. Previous Removal of Trees and Habitat

There are concerns that trees and established habitat have previously been removed

from the site, contributing to the loss of biodiversity and the gradual industrialisation of what should be a greener and more rural environment. This raises further concern about the long-term environmental impact of the proposal and the applicant's regard for the surrounding natural environment.

7. Visual Impact on the A281 London Road

The site is clearly visible from the A281 London Road, meaning the industrial appearance, HGV activity, storage operations and general untidy nature of the site have a direct visual impact on the surrounding area. The proposed development would further urbanise and industrialise a highly visible location, harming the character and appearance of the area for residents, visitors and passing motorists.

8. Confusion Over the True Nature of the Site Use

There is significant uncertainty regarding what the site is actually intended to be used for. The applicant appears to present the site as a garden nursery, yet the activities taking place resemble those of an industrial estate or haulage yard, with HGV movements, storage activities and commercial operations occurring on site. This lack of clarity is deeply concerning and raises questions about the applicant's true intentions and whether the scale and nature of the operations are being fully disclosed within the application.

9. Serious Traffic and Highway Concerns

The proposed development would significantly intensify commercial and industrial activity on the site, resulting in even more HGV movements, delivery traffic and congestion. Local roads are not suitable for this level of industrial traffic, and the increase in heavy vehicles will create additional danger for pedestrians, cyclists and nearby residents.

10. Unacceptable Noise and Disturbance

B2 and B8 uses are well known for generating constant noise from machinery, loading operations, reversing alarms and vehicle movements. Residents already experience disruption from the current unauthorised activities, and this proposal would only make matters substantially worse.

11. Harm to Residential Amenity and Air Quality

The increase in industrial activity will inevitably lead to more pollution, exhaust fumes, dust and general environmental degradation. Local residents should not have to suffer worsening air quality and reduced quality of life to accommodate inappropriate overdevelopment of this site.

12. Overdevelopment and Damage to the Character of the Area

The scale and intensity of the proposal is entirely out of keeping with the surrounding area. The application represents an overdevelopment of the site and would fundamentally change the character of the locality from its existing form into an intrusive industrial-style operation.

13. Construction Impacts Will Be Severe

The demolition and redevelopment process will inevitably result in excessive noise, dust, vibration and construction traffic over a prolonged period. This will create significant disruption for neighbouring residents and businesses.

14. Lack of Confidence in Compliance and Enforcement

Given the apparent existing breaches of planning control already taking place on the site, including unauthorised HGV use, unauthorised residential occupation, unauthorised storage activities, the repeated burning of waste and concerns regarding drainage and sewage infrastructure, there is little confidence that future conditions or restrictions attached to any permission would be properly complied with.

For all the reasons above, this application should be refused in full. Granting permission in these circumstances would send the wrong message regarding compliance with planning law and would result in further harm to local residents and the surrounding area.

Yours faithfully,



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