



Objection to Planning Application 55318/001 Due to Traffic and Access, Flood Risk and Community Impact Concerns

Dear Samantha Owen,

I am writing to formally object to planning application 55318/001 for the proposed development at Land west of Beechlands Road, South Medstead, Alton. This objection is based on significant concerns regarding traffic and access, flood risk, and the overall impact on the community.

Traffic and Access Concerns - Key Issues

1. Outdated Traffic Data:

- Some traffic surveys referenced in the Transport Assessment were conducted as far back as 2018, which raises concerns about the relevance and accuracy of the baseline data. Given the considerable population growth and changes in traffic patterns over the past few years, it is critical to have up-to-date traffic data to ensure an accurate assessment.

2. Survey Methods:

- The survey methods need to be scrutinized to ensure they adhere to industry standards and accurately reflect peak periods and traffic conditions. Any inadequacies in survey methods could lead to flawed conclusions.

3. Feasibility of Mitigation Measures:

- The proposed road improvements and traffic management measures need to be thoroughly evaluated for their practicality and implementation timeline. Previous road improvements by the developer have not effectively addressed flooding issues, raising concerns about the adequacy of proposed measures.



4. Cumulative Impact:

- The assessment must consider the cumulative impact of other nearby developments on local traffic. The ongoing and planned developments in the area significantly increase traffic volumes, which may not have been fully accounted for in the assessment.

5. Potential Bias:

- The findings of the Transport Assessment should be cross-checked with independent traffic studies or local traffic data to ensure there are no inconsistencies or lack of transparency that could indicate a bias towards the developer's agenda.

Flood Risk Concerns - Key Issues

1. Existing Flooding Problems:

- The Beechlands Road and Redhill junction frequently experiences flooding, which has not been adequately addressed by previous developer-led road improvements. This ongoing issue significantly impacts pedestrian and vehicle movement, often making it difficult for residents to access or exit the area.

2. Exacerbation of Flooding Issues:

- The proposed development is higher than the existing estate and the flood-prone junction, potentially exacerbating the existing flooding problems. Without detailed drainage plans and site-specific infiltration tests, it is unclear how the development will prevent increased surface water runoff and flooding.

3. Lack of Detailed Plans:

- The Flood Risk Assessment emphasizes the importance of managing surface water runoff but lacks detailed drainage plans and site-specific infiltration tests at this stage. This deficiency could lead to delays and insufficient flood risk mitigation measures being implemented.



Community Impact - Key Issues

1. Impact on Local Infrastructure:

- The proposed development, combined with the significant population increase in recent years, will place additional strain on local infrastructure. This includes roads, healthcare services, and other essential amenities, potentially reducing the quality of life for current residents.

2. Safety and Accessibility:

- The flooding issues at the Beechlands Road and Redhill junction pose significant safety risks and accessibility challenges. The development must include robust measures to address these issues, ensuring safe and reliable access for all residents.

Conclusion

The proposed development at Land west of Beechlands Road raises significant concerns regarding traffic and access, flood risk, and the overall impact on the community. Specifically, outdated traffic data, questionable survey methods, and the lack of detailed flood risk mitigation plans undermine the reliability of the Transport and Flood Risk Assessments. Additionally, the cumulative impact of ongoing and planned developments and the existing flooding issues necessitate a thorough re-evaluation of the proposed development's feasibility and sustainability.

I urge the planning authority to consider these factors carefully and provide the requested information to enable a comprehensive evaluation of the proposal's sustainability and overall impact. Furthermore, updated traffic surveys, independent reviews, and detailed flood risk mitigation plans are essential to address these critical concerns adequately.

Thank you for your attention to this matter.

Sincerely,

Note: For privacy reasons, all personal information including a signature has been attached as a separate document, as any comments on the planning application are intended to be published by EHDC.