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From: **Karen Bowen** <[REDACTED]>
Date: Thu, 19 Jun 2025, 17:33
Subject: Objection to Planning Application 25/01199/FP
To: <[REDACTED]>

Dear Thomas Howe

We are writing to formally object to the above-referenced planning application on the following grounds, which I believe raise serious concerns regarding access, safety, environmental impact, and the practical viability of the proposed development.

1. Access and Safety Concerns

The proposed construction site is reliant on an accessway with restricted legal rights that allow for a width of approximately 8-10 feet. This route is currently used daily by five residential dwellings, and any additional use — particularly by construction vehicles — would pose a significant risk to the safety of existing residents.

The entrance and exit point of the accessway is directly onto a busy main road, where there have already been documented traffic accidents. Increased traffic and frequent movements of large vehicles would further exacerbate the safety risk, especially given the limited visibility and turning space.

2. Past Issues with Construction Vehicle Access

There is a history of large construction vehicles attempting to use this accessway, which has resulted in damage to the road surface and adjacent properties. Due to the lack of turning space within the applicant's land, such vehicles have often been forced to reverse in from or out onto the main road, posing further risks to road users and pedestrians.

There have also been instances where construction personnel have attempted to use private land belonging to other landowners to turn or offload materials illegally, due to the inability to manoeuvre within the applicant's site or unwillingness to open gates that mark the boundary line. This is unacceptable and unsustainable.

Given these concerns, a comprehensive Traffic Management Plan should be provided to assess whether the site is genuinely viable for construction use from a logistical and safety standpoint.

3. Environmental and Flooding Concerns

The proposed development also raises significant concerns around biodiversity and surface water drainage. The site is in close proximity to a shared water source that services the five existing dwellings. Introducing another property's surface water runoff into this system could overwhelm the current infrastructure and contribute to increased flooding risks.

In light of the points outlined above, I respectfully urge the planning department to reject this application or, at the very least, to request comprehensive documentation (including a traffic management and environmental impact plan) before allowing any further progression

Many thanks for your time and consideration.

Kind regards

Mr Mrs Morrissey
Laurel Manor
Bedford Road