

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/A1720/W/21/3272188**

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I am a local resident who is going to be impacted by a build of this size. My representation is based on the traffic this new build and road changes will involve and the impact it will have on my road.

This appeal is based on the fact that an extra set of traffic lights will be put onto Down End Road, restricting the flow of traffic over the rail bridge to one way traffic to allow for safe pedestrian access.

My representation is that St Catherine's Avenue and The Causeway are already used as a cut through for traffic wanting to avoid the lights at the bottom of Down End Road (on Cams Hill A27, there is a left turn between the traffic lights and bus stop opposite Cams Estate taking you on to Cams Hill (minor) and onto St Catherine's Way). Traffic using this 'cut through' already comes through at speed. My genuine fear is that additional lights (essentially at the end of my road) will cause more traffic to use this 'cut through' in the hope that they can avoid queuing at 2 sets of lights.

Hampshire County Council will tell you that their computer programme states that few cars use THE RIDGEWAY as a cut through. This different road makes a large difference. The Ridgeway comes out very near to the traffic lights at the bottom of Down End Road and so it is not an easy left turn, as you have to give way to the main traffic from the A27. Because of this, The Ridgeway does not tend to be used as a cut through to get onto Down End Road/Portsdown Hill Road. However, there is a significant distance between the lights and The Causeway, making it an easier left hand turn, hence its attraction as a short cut.

All I am requesting is that the unnamed turn off from Cams Hill A27 is made into a left turn only, which would take traffic to The Delme Arms, the care home and the homes along there. It would also still allow for this traffic to continue to use Cams Way, St Catherine's Way and The Ridgeway or The Causeway to leave the area. This would stop all other traffic using these residential roads as a 'short cut'.

Hampshire County Council have said that this extra set of lights will have negligible impact on the local roads, however, I disagree. I have seen queues of traffic outside my address when there have been accidents on the motorway or when there are roadworks on Down End Road. A lot of these cars are trying to shorten their journey or trying to avoid queuing, which has an impact on local residents trying to leave/come home. The longest queue I have seen was backing up to number no. 14 The Causeway, all of this traffic at a standstill, sending up car fumes and impacting on local residents. I have no trust in HCC's computer programme, or any guestimate computer programme, as a computer will be based on statistics and common sense and everyone knows statistics can be cherry picked or made to prove any point, and anyone who works with people will agree that people don't always use common sense. The easiest way to check the current impact of an extra set of lights (bearing in mind it won't have the 350-700 apx vehicles from the new estate) is to put a temporary set up for a good period of time (no shorter than a month and not in school holiday season when traffic is naturally quieter) and monitor the impact. A computer programme can then be used to plan the potential impact of the extra 350-700 vehicles (an estimate based on 2 cars per house (some will have more, a couple may have less) and based on the fact that they won't all travel at the same time). This will enable them to monitor increased traffic through St Catherine's Way/The Ridgeway/The Causeway and The Thicket and predict the impact of the new build.

I also want to know if the impact of HGV's using the bridge has been included in the plan? Of course, HGV and other heavy vehicles should not be using Down End Road due to the weight restriction on the bridge, but I have often seen very large HGVs and vehicles clearly over the weight limit using this bridge. Again this is something that has been complained about (my neighbour opposite has sent evidential pictures to HCC and to previous hearings on this application), yet nothing has been done about it. Will such HGVs be prevented from going over the bridge? If so, the only thing they can do is use The Causeway or The Thicket to turn around and get back to the A27, again, impacting on the local residents.

This is not a 'NIMBY' representation. I understand that houses need to be built and that there is no

protection for fields such as those on Down End Road, despite the UK's push on being more self sufficient for food production! All I am asking is that, if this build goes ahead, please can something be put into place to ensure it has as minimal impact on the local residents as possible, especially as work is clearly ongoing to build on the field on the opposite side of the road. Ironically, the build hasn't started yet, however, surveyors have already been seen parking down our road to carry out their work! A few cars parking up has very little impact, but hundreds of cars potentially using a relatively quite residential road as a rat run will.

I do not know if the same company is looking to purchase/has purchased the land on the opposite side of the road. If they have, I think they should be honest and put forward an application for both developments, including a new route on the unnamed road from Down End Road/Portsdown Hill Road to Boarhunt Road which would then lead directly on to the M27. This would take a lot of traffic away from the already overburdened A27 and Wallington roundabout. Whilst this would be expensive, the profit from these builds should make it more than reasonable (in fact, I do believe this very suggestion was made to our local Councillor by the building company).

If this application is approved, please can I ask that measures such as the one mentioned above are made part of the plan, to ensure that local residents don't have to pay the price for this new build. From experience, we know that once the building companies have made their money, they don't take responsibility (Grenfell Towers has proven that). Whilst that is an extreme example, we know that the company does not care about the impact this build will have on the local population and it has no impact on HCC or even you. However, it impacts us. Please make them take responsibility.