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Sent: 08 October 2025 17:54
To: Planning
Subject: Comments on DC/25/1439, attn Ms B Tinning
Categories: Comments Received

Please refer to our comments on original scheme (DC/24/1087) which are carried forward.

We are not opposed to the proposed development but think that the authorities should take another look at vehicle movements and the A24 junction. The developers forecast a *reduction* in vehicle movements but they will go up. Currently there are four residential properties (not seven) that use the Basing Hall access road and with this new development the number of residential properties will therefore increase from four to seven, not from seven to 10. With the extra private cars, delivery vehicles and so on the volume of traffic movements is bound to go up. The second error in the forecasts has been the assumption that agricultural vehicles regularly used the access road and that these agricultural movements will stop. But Lower Perryland Farm has not been a working farm for well over 10 years (actually, it's closer to 20) so there is no "reduction" to offset the increase above. WSCC Highways has stated that there are "no apparent visibility concerns" at the junction with the A24 but lorries sometimes park in the layby on the northbound carriageway (formerly a bus stop) and this restricts the view of vehicles coming out of the access road. It's surely worth looking at again in view of the inevitable increase in volume of such manoeuvres.

We also reiterate our point about Flood Risk. In heavy and continuous rain the poor state of the watercourse and culverted sections at Lower Perryland Farm causes our land to flood, so we welcome plans to have the channel chased and desilted and the condition of the watercourse and culverted sections to be improved. This work is essential for us neighbours too.

Regards

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