

[REDACTED]

From: [REDACTED]
Sent: 21 August 2026 14:23
To: Planning
Subject: DC/26/0933 Land NW of Chapel Road and S. of Muntham Drive BG
Categories: Comments Received

DC/26/0933 Land NW of Chapel Road and S. of Muntham Drive BG

[REDACTED]
54 Smugglers Way
Barns Green
RH13 0JY

Emails;

[REDACTED]
Mobile: [REDACTED]
Phone: [REDACTED]

Transport

Magna Transport Planning Ltd report states;

1/ The land to the immediate south of Smugglers Lane bridleway is subject to a planning application (ref. DC/2025/2057) for a development comprising 68 homes. This development has been considered in relation to the access arrangements to ensure that there are no compatibility issues between both access points

There is no compatibility, the movement of traffic during all times of day irrespective of how busy will cause problems and danger to road users and pedestrians alike. From customer parking and lorry deliveries for both the shop and pub, to the new shop drive going in (which has not been accounted for on any of Millers plans).

There will be conflict for Sumners Ponds camp site guests. With guests coming through with large caravans which can be any time of day, there will be issues with cars coming out of the Shanly and Millers developments

Even though HDC are enthusiastically building on agricultural land there are still agricultural vehicle movements, these items of machinery are large and will have difficulty with coming through the area of the shop and the pub, from morning

commutes through to late evening from pub customers

2/Whilst it is acknowledged that the proposed access would form a crossroads junction with the access to The Queens Head public house car park, it is not anticipated that this arrangement would give rise to any perceptible vehicular conflict. This is because the peak hours associated with the proposed development would not coincide with the typical peak periods of the public house car park, there would be no through vehicular movements between the development and the public house which reduces the overall conflict movements, and the overall level of trip generation associated with the proposal would be low and unlikely to result in any adverse impact at this junction

There will be a conflict during certain times of day and especially during the darker evenings. Both the responses from Shanly Homes may come from a source with computers and a degree but common sense says 'No'

There is a massive conflict in the report showing a refuse truck coming out of Shanly both North and South onto Chapel Road , and would if required a Fire Engine to get into Shanly at pub peak trading time with customer parking.

In the report , there are comments how little accidents there have been in the area of Chapel Road, there is a good reason for this , there aren't two developments spewing out 117.4 cars. there will be an accident and a life will be lost or changed and HDC will be responsible

--

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Mobile: [REDACTED]
Phone: [REDACTED]