

Despite HCC's recommendation to approve this application, having looked at the last two traffic assessments submitted by the applicant for The Beacon development I feel there are key issues at these junctions which have not been highlighted.

It is mine and many other local residents opinion that there are three main problems at this junction which cause the traffic congestion people have referred to in their objections.

The first and one that has been apparent for quite some time is there being too many vehicles from all directions at the Two Waters Junction trying to get into Apsley (due to the large amount of retail) and as such queuing occurs on the Apsley side (eastern side) not allowing vehicles to get over the junction when the lights are green, causing tailbacks in all directions especially on London Road traveling East towards Two Waters.

This has been made significantly worse since the introduction of the new Aldi supermarket on Whiteleaf Road as not only has there been an increase in traffic but the carpark often fills up to capacity leaving cars queuing back out onto Whiteleaf Road all the way down to London Road which can block traffic travelling westbound on London Road. The other issue being an increased number of cars wanting to turn right out of Whiteleaf Road which not only increases the tailbacks on London Road but when people get frustrated they pull out even if there is no space and again block traffic heading westbound on London Road.

There are no specific times for these scenarios to happen, it is just dependant on how active people are in a retail sense so obviously more apparent at weekends and can be significantly worse in the warmer months. It is our opinion that the introduction of this many flats at this location will be the nail in the coffin so to speak.

I have attached some videos and pictures to show these problems.

As far as the applicants justification of the APS system my concerns still stand, the assumption that 80% of the occupants will not be elderly or have children is in my eyes preposterous, will it be in a contract that the 80% will not be allowed to have children while living in this building? Also I see there is still no allowance in the APS processing time for double parked cars which the beacons layout has a large amount of and once again the applicant is comparing this development to a building with half the number of flats and located in a city centre (The Cube) and also referring to public car parks in other city centres.

Aldi car park queuing video (parked adjacent proposed development entrance) [[OneDrive Link](#)] / [[YouTube Link](#)]

London Road queue video (southbound on London Road towards Whiteleaf Road / Two Waters) [[OneDrive Link](#)] / [[YouTube Link](#)]

Aldi car park queue



People using middle of road



London Road towards Whiteleaf Road / Two Waters queue





Cars queued on opposite side of junction



frustrated drivers pulling out of Whiteleaf Road (turning right)



More London Road queues (towards Whiteleaf Road)







