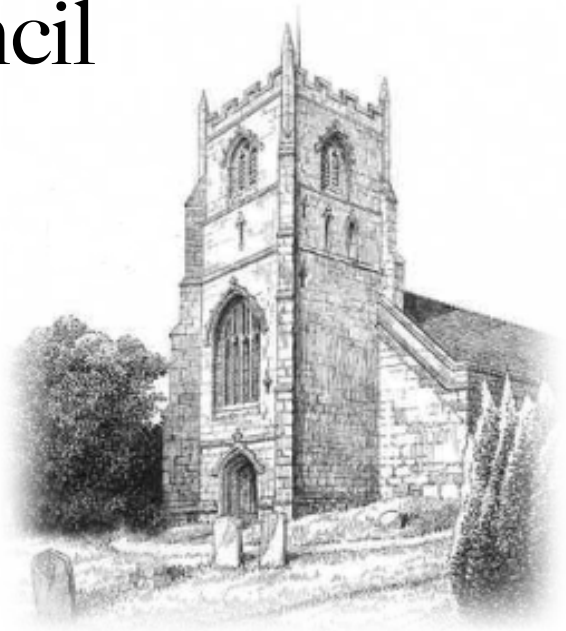


Beoley Parish Council

Chairman: **Trevor C. Bland**
2 Holt End Barn
Beoley Lane
Beoley B98 9AN
Telephone: 07774 135696
Email: trevor.bland@beoleypc.org.uk

Clerk: **Gill Sloan**
62 Gerard Road
Alcester
Warwickshire. B49 6QQ
Telephone: 07763 463819
Email: clerk@beoleypc.org.uk



Paul Lester
Planning Department Redditch Borough Council
Walter Stranz Square
Redditch
B98 8AHY

9th February 2022

Dear Mr Lester

Planning Objection

Land to the west of Hither Green Lane, Redditch – Planning Application Reference 21/01830/FUL

Although we are not statutory consultees for this planning application (with Beoley being situated within the Bromsgrove District), we are nevertheless located just a short distance away from the site of the proposed development. Having considered the application we can see that the residents of Beoley Parish, if it were to go ahead, would feel the significant impact of this development. For that reason, we would like to record our strong opposition to this application on the following grounds:-

Traffic

It is clear that the proposed development will further add to existing traffic congestion at the junction of the Birmingham Road (A441) and Dagnell End Road. This junction is already over capacity and long delays are currently experienced at peak times. The application proposes no improvements to the junction, and so the additional traffic generated by the development will only worsen the position.

It is also clear that there is likely to be a significant increase of traffic through the village of Beoley as it provides a route to the M42 for vehicles travelling south. This will result in an increase in noise and air pollution, as well as safety concerns as this route passes by Beoley First School with children regularly crossing at school opening and closing times.

There is inadequate public transport and no cycle provision in the surrounding area - the only bus service available is the bus travelling from Redditch via Alvechurch to Birmingham on the A441. Cars would have to be used for all journeys, resulting in more CO2 output and an increase in traffic safety issues. This is contrary to the National Planning Policy Framework, and makes the site unsustainable in transport terms.

Planning

The site of the proposed development is currently designated as open amenity land. The site is not currently allocated as a strategic site for housing development, and the current Borough of Redditch Local Plan identifies sufficient land to provide for the housing needs of Redditch up to 2030 and beyond. This alone is justification for the application to be refused on planning policy grounds.

Environment, Climate and Biodiversity

The proposed development would result in a significant loss of green space, and have a highly detrimental effect upon the natural environment and biodiversity due to the loss of established trees, hedge rows, ponds, ditches, grass and shrub land on the site. Local residents tell us that the flood risk in the area is already high, and will be increased even more due to loss of natural land drainage. The soil in the area is red clay, which already makes drainage difficult.

The proposed development will increase our carbon footprint rather than reduce it. Redditch has already declared a climate emergency and, in our view, it should demonstrate its commitment to this policy by rejecting the proposed development.

Restrictive Covenants

We are aware that the site is affected by a restrictive covenant imposed on the Golf Club when the land was transferred by the Commission for the New Towns on 19th October 1990, which prevented the land from being used other than as a leisure centre, hotel, golf course and country club. The proposed development would clearly be in breach of that covenant, and we are aware that steps are being taken by residents to alert Homes England (the successor to the Commission for the New Towns) to the proposed development, so that enforcement action may be taken.

Conclusion

We see no justification for this application being approved, and for the reasons set out above (and given the very strong local opposition to this application) we would urge the Council to refuse this application.

Yours sincerely



Gill Sloan
Parish Clerk & RFO
On Behalf of Beoley Parish Council