

## Mr William and Mrs Jane Southworth

0152764817 [wmsuk@hotmail.co.uk](mailto:wmsuk@hotmail.co.uk). 40 Hither Green Lane, Redditch B98 9BW

27 January 2022

Mr Paul Lester

Redditch Borough Council Case Officer

Planning Department Redditch Borough Council

Walter Stranz Square, Redditch B98 8AH

[paul.lester@bromsgroveandredditch.gov.uk](mailto:paul.lester@bromsgroveandredditch.gov.uk)

Cc:

[michael.chalk@redditchbc.gov.uk](mailto:michael.chalk@redditchbc.gov.uk)

[julian.grubb@redditchbc.gov.uk](mailto:julian.grubb@redditchbc.gov.uk)

[hglhousing21@gmail.com](mailto:hglhousing21@gmail.com)

Dear Mr Lester

**We strongly object to planning application (21/01830/FUL) for the following reasons:**

### **1. Impact on Traffic and Road Safety:**

- The proposed site for development will significantly increase the existing traffic congestion currently experienced on Birmingham Road (A441) & Dagnell End Road (B4101). The signalised junction of Birmingham Road and Dagnell End Road is already over capacity and long delays are currently being experienced at peak times.
- Because of these delays on the above junction this will force traffic to travel east along the B4101 into the small village of Beoley. This will have a severe impact on the B4101 road and this small village. It will also increase the danger from this additional traffic to those small children attending the Beoley First school which is located on this main B road.

- The proposed site for development will also significantly increase traffic into a very small lane which is Hither Green Lane. With one single exit for this development the estimated 532 Automobiles (2 per 216 Homes proposed) will be exiting 3-4 times per day. This translates into over **2000 exits per day** just for the residents of these new homes. In addition, do not forget about all the many hundreds of delivery vans, support and service vehicles that will also be using this sole entrance each week to service, support and supply these 216 homes. We therefore put to you that this current single exit plan is woefully under thought through by the developers.
- You can also quickly see that this will drastically escalate traffic and the sheer number of vehicles entering the complex will be in the many thousands per week. **All these vehicles will be exiting onto Hither Green Lane and then traveling to either end of that small lane and finally exiting on to the B4101. Totally unacceptable, as the lane is very narrow and has a 30 mph speed limit.**

## **2. The Worcestershire Local Transport Plan**

This Transport Plan aims to improve accessibility, reduce congestion, improve air quality, and make roads safer. The objectives of the plan includes improving accessibility and reducing the dependence on the private car by offering more travel choices through improvements to walking, cycling and public transport.

The proposed new housing estate is in our opinion over developed and too dense for the sheer size of the property. By cramming 216 homes, 452 Parking Space's, 9 Visitor Parking Space's and 112 garage's ( 573 in Total ) into this very small space goes completely against the Worcestershire Local Transport Plan. **Please see attached Parking Management Plan from the developers' own submitted plan documents, which highlights in Pink the proposed parking spaces, Blue the Visitors spaces and in Green the proposed garages.**

The above stated transport plan objectives have the key aim to reduce single occupancy car travel to and from the site and will have the following related negative results:

- Increase pressure on the surrounding highway network, particularly at peak times;
- Increase carbon emissions and their contribution to climate change;
- Decreasing road safety and exposing risk to vulnerable road users;
- Increasing the cost of works on the highway or other transport infrastructure;
- Discourage more active travel with associated health benefits;
- Reducing local air quality; and,
- Increasing noise pollution.

### **3. The proposed development would result in loss of this open green space.**

- The land is currently shown as designated open green space.
- A loss of green space would result without any replacement, I believe that this is contrary to policy.
- The land is not currently earmarked as a strategic site for housing development.
- The development is not in keeping with the design of existing properties in the area, the style is significantly different and the density of housing is too high.
- The development would more than double the number of houses in the Hither Green Lane area at present.
- Redditch has already seen over a short period of time massive & dense housing developments in the immediate area in question. (Bovis Homes and Persimmon Homes developments opposite Abbey Stadium, and a further development in excess of 800 homes on a site next to this).
- Will deprive all residents of the open space amenities to the detriment of their well being.
- The development will seriously impact the established wild life corridor along the river Arrow. Being adjacent to a 216 housing estate with its people, noise and human pollution will inevitably have serious consequences.
- The development will increase our carbon footprint rather than reduce it. Redditch has already declared a climate emergency and needs to demonstrate this policy by rejecting the proposed development.

It is for these main reasons that we believe the planning application is very detrimental to the conditions of the local area, and goes against previously stated local policies and government policies which have been voted on by the citizens of Redditch and Bordesley and we therefore request that the application is refused.

Yours sincerely,

Jane Southworth



William Southworth



1. The information on this plan is based on the information provided by the client and is not to be used for any other purpose without the written consent of the consultant.  
 2. The consultant is not responsible for any errors or omissions on this plan.  
 3. The consultant is not responsible for any damage to property or persons arising from the use of this plan.  
 4. The consultant is not responsible for any changes to the plan after it has been approved.  
 5. The consultant is not responsible for any changes to the plan after it has been approved.

**Legend**

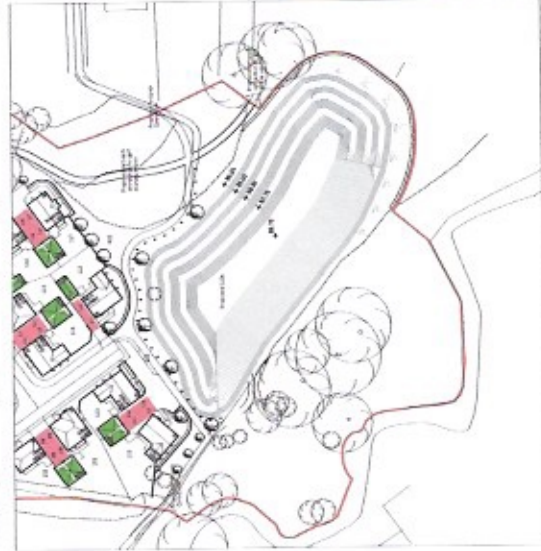
- Parking spaces
- On-site parking for 100 to 150
- On-site parking for 150 to 200
- Unimproved parking spaces
- Unimproved parking spaces



Urban Green  
 Landscape Architecture  
 1000 West 10th Street  
 Suite 100  
 Portland, OR 97204  
 Phone: 503.231.1111  
 Fax: 503.231.1112  
 Email: info@urbangreen.com

**Whisper Green**  
 Landscape Management Plan  
 26-06-2021

Project Management Plan  
 26-06-2021



Meadow Farm (P/I)

Trevelock Hotel

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