

Mr. Paul Lester  
Planning Department  
Redditch Borough Council  
Walter Stranz  
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B98 8AH

Mr. Norman Taylor  
21 Hither Green Lane  
Abbey Park  
Redditch  
Worcestershire  
B98 9BN

1<sup>st</sup> February 2022

**Objection to David Wilson Housing Development on Abbey Park Golf Course**  
**Reference 21/01830/FUL**

Dear Sir,

I wish to object to the proposed development on Abbey Park Golf Course by David Wilson Housing for the reasons stated below:-

**1. Planning considerations**

The land is not currently designated as a strategic site for housing development, and the proposed development portrays properties that are inferior to those that exist in Hither Green Lane currently. The style of housing is massively different, and the density of housing is significantly too high. It is noticed that the proposed development will more than double the number of house in the area at present.

In North Redditch, there are many housing developments ( Millwood Meadows, Bovis opposite Abbey Stadium, and the planned 800+ Persimmons development adjacent to it). Already a lot of green belt land has been lost and this further development is not needed as sufficient land has already been assigned to meet Redditch's needs well into the future.

**2. Legal Considerations**

The land has a restrictive covenant on it which prevents the land from being used other than for use as a leisure centre, hotel, golf course and country club. Therefore the proposed development would be in breach of that covenant and as such illegal.

**3. Traffic and Transport Considerations**

This matter is also of grave concern, and the proposal would make the traffic congestion on Birmingham Road and Dagnell End Road a very serious matter. There are already serious delays at the traffic lights where these two roads interface with each other. The delays especially at peak times already make the waiting both frustrating and almost unbearable. and I believe this is contrary to local Government policies.

I have estimated that the development would mean around an additional 1000+ vehicle movements per day entering and exiting Hither Green Lane to and from the Abbey Hotel entrance. The congestion in the morning and evening when people are leaving and arriving back from work will be challenging to say the least.

Of course there will also be a significant rise in air and noise pollution, as there is no bus service in the area and cars would inevitably be used as the norm for transport. There is no continuous pathway on Dagnell End Road. I believe the transport considerations to be inadequate and in contravention of Government National Planning Framework (NPPF).

#### **4. Infrastructure and Services**

The social, education and amenities cannot be met by this proposal

- Local schools are already oversubscribed and not within walking distance
- Extra strain will be on GP's and dentists- none are within walking distance
- There will be extra strain on the Alexandra hospital and emergency services, compounded by the additional traffic

#### **5. Environment**

The proposed development will be detrimental to the environment with loss of trees, hedges, ponds, ditches, grass and shrub land, together with other negative changes to the flora and fauna.

The wildlife in the area which consists of roe deer, foxes, badgers, a wide variety of birds including pheasants and a variety of aquatic wild life will be seriously affected.

I am concerned that the flood risk, which is already high due to the river Arrow being in close proximity to the proposed development; will be increased due to the loss of natural land drainage.

It is for the reasons outlined above and the fact that this proposal will increase our carbon footprint that this proposal should be rejected.

Yours sincerely

A handwritten signature in black ink that reads "Norman Taylor". The signature is written in a cursive style with a large, looping flourish at the end.

Norman Taylor M.C.I.P.D.