

Mr K Dicks (Chief Executive)  
Redditch Borough Council  
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14<sup>th</sup> June 2023

via e-mail : [anna.wallace@bromsgroveandredditch.gov.uk](mailto:anna.wallace@bromsgroveandredditch.gov.uk)

Dear Mr Dicks

**Proposed development of land adjoining Hither Green Lane - planning application 21/01893/FUL**

Thank you for your prompt response.

Firstly, I'd like to convey our thanks for the extension to the deadline for providing our detailed response to the revised raft of information recently provided by the applicant. This request was necessitated by the delay in our receiving essential traffic and transport data to enable us to accurately comment on the applicant's claims. We will ensure that our response on this key topic is provided before the deadline.

Currently, the public access portal for the application shows 315 comments, all opposing the application. To-date, there are none in favour. We are mindful that there are many more objections still to be posted, such as have been sent via e-mail; we are advised this will be take-place by the end of this week.

Taken in the round, this large number of comments illustrates the range of objections and the strength of opposition to the application. NoRCA has submitted its formal response. An update will be provided, as necessary, once the Planning Department's report to the Planning Committee is published. I trust that Paul is fully acquainted with the material planning objections that have been raised regarding the application, a condensed summary of which is outlined below :

- It does not conform with key aspects of the current local plan BORLP4.
- It is contrary to the National Planning Policy Framework.
- It will prove highly detrimental to the environment and biodiversity.
- It is not in keeping with the design and layout of adjacent Hither Green Lane properties.
- It will further add to existing traffic congestion problems and impact road safety in the area.
- It will create further demand on already over-stretched social infrastructure and amenities.
- It will drastically increase pollution – noise, waste, litter etc.
- It will deprive current residents of open space amenities.
- It degrades the only Championship standard golf course in Redditch – an asset to the town.



In summary, the proposed development is not needed by the Council for it to achieve its housing targets and there is no necessity to build on green open space. The land is subject to a restrictive covenant. The construction of 216 houses – more than doubling the number on Hither Green Lane and at a density at least three times greater - is totally opposed by current residents. It is superfluous to requirements, unwanted and utterly unnecessary.

Once again, thank you for your time and understanding in this matter.

Yours sincerely

**Mark Jacobs**

Chair (NoRCA)

Tel: 07747 008368

cc: Cllr. M Dormer (Leader of the Council)  
Ms R Bamford (Head of Planning)  
Mr P Lester (Planning Officer)

