



ALVECHURCH PARISH COUNCIL

Ground Floor, 1A George Road, Alvechurch B48 7PB

Email - clerk@alvechurch.gov.uk Tel: - 0121 447 8016

Mr P Lester
Principal Planning Officer
Bromsgrove District Council & Redditch District Council
Worcs

08/02/2022

Dear Paul,

Re: Planning Reference: 21/01830/FUL.
Land West Of Hither Green Lane, Redditch, Worcs B98 9AZ

Alvechurch Parish Council (APC) writes to raise its material concerns and objections regarding the aforementioned planning application. APC is very disappointed not to have been formally consulted in relation to this particular application given its proximity to and the impact this development will have on the local infrastructure and Alvechurch residents, namely those residing in Bordesley and Dagnell End Road.

The application site borders the southern boundary of the Parish of Alvechurch and given previous representations made by both the local Bordesley Matters Group and APC to the recent lack of adequate consultation regarding the Persimmon Weights Lane housing development, it is of concern this same situation could or would have been repeated. We trust our concern will be noted and Officers will remain mindful to avoid similar circumstances when considering other significant applications bordering our southern Parish boundary.

In respect of the application currently under consideration, we offer the following to be taken into account as part of the application process:-

APC wishes to lodge an OBJECTION to this development based on the following -

- There will be a significant increase in noise and air pollution resulting from the increase in traffic for residents of Bordesley.
- The development will further add to existing traffic congestion and safety issues on Birmingham Road (A441) and Dagnell End Road.
- The signalised junction of Birmingham Road and Dagnell End Road is already over capacity and long delays are currently being experienced at peak times. With no improvement proposed to the signal junction proposed as part of the proposed residential development, the additional traffic generated by the development will only worsen an already severely affected junction. This is contrary to both Redditch District Council and Government policies.

- The development would increase vehicle movements, entering and exiting Hither Green Lane at the Abbey Hotel entrance by over 500 vehicles per day. (There is inadequate public transport and no cycle provision in the surrounding area and therefore there is very little opportunity to encourage residents to maximise the use of sustainable transport modes. (There is only one bus a day operating along the A441.). Cars would have to be used for the majority of journeys, resulting in more CO₂ output and an increase in traffic safety issues. This is contrary to the Government National Planning Policy Framework (NPPF) and makes the site unsustainable in transport terms.
- There will be a severe impact on traffic safety; there is no continuous pedestrian walkway on Dagnell End Road, even with the proposed additional foot path. There is no layby for school buses to park on Dagnell End Road, nor is there any provision for school children to safely cross this busy road. There's only a very narrow walkway along the very busy A441 towards Redditch.
- No mitigation measures form part of the application to reduce the environmental impact associated with additional traffic generated by the proposed residential development on the A441.
- The loss and reduction of 'open recreational/amenity/green space' currently enjoyed by many Bordesley residents.

We note with interest that North Redditch Communities Alliance have also undertaken a thorough and robust assessment of the Transport and Highway aspects of the planning application and, based upon the analysis of the information submitted, NoRCA have concluded that the proposed development is contrary to both National Planning Policy Framework and the Borough of Redditch Local Plan and should be refused.

When formulating this representation, APC has taken into consideration the comprehensive submission of details, reports and information provided by the Applicant's professional team. In particular, the TA submitted dated October '21. Inevitably, there are issues with the contents, calculations and conclusions which could be contested and APC may wish to pursue these at some point later in the planning process. In the meantime, we await the formal consultation response from WCC relating to highway issues. Do you know if WCC's response will be prepared by its own Officers or will they be seeking third party advice and guidance?

APC requests you do give full consideration to the valid points raised in this letter and attach considerably weight to the concerns expressed when writing your report and making a recommendation to Planning Committee members for when they determine this application.

Yours Sincerely,

Jayne Smaites

Parish Clerk & Responsible Financial Officer to Alvechurch Parish Council