



Neil Gulliver
Clerk to the Council

STOKE PARISH COUNCIL

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Dear Sir

**RE: PLANNING APPLICATION NO. 20/00643/FUL – CORBETT BUSINESS PARK,
SHAW LANE, STOKE PRIOR, BROMSGROVE**

Stoke Parish Council has considered this application in detail and unanimously agreed to object strongly on the following grounds:-

Traffic Issues

1. This part of Shaw Lane is a potential accident black spot with a very busy entrance/exit onto the lane in close proximity to the railway bridge which has a traffic management system due to the narrow roadway. Traffic heading out of the village on this route would be on the site entrance very quickly.
2. General visibility at the proposed entrance/exit would be impaired by vehicles owned by employees at the Business Park parking on Shaw Lane both opposite and alongside the site.
3. There have been a number of accidents along Shaw Lane going out of the village towards Wychbold Church. This is a particular problem during the winter months.
4. Heavy lorries regularly access the Business Park and by increasing the number of private vehicles also using the site could lead to accidents. It becomes a serious safety issue.
5. By supporting this application, the number of vehicles in the immediate area could increase by between 90 and 180 and this would be in addition to the increased traffic caused by the Henbrook Gardens development. The local area has yet to see the full impact of the additional traffic resulting from the Henbrook Gardens development.
6. The transport statement supporting the application is based on holiday and retirement accommodation when the application clearly states "residential park homes for the over 55s". Therefore the traffic patterns quoted in the statement are not based on actual site usage. The statement also indicates that additional traffic in the area was justified on the basis that it would be less than would be generated if an industrial unit was built on the same site. Given that the site is unsuitable for any industrial building that argument is invalid.
7. The junction of Shaw Lane and Weston Hall Road at rush hour is very difficult and potentially dangerous with speeding traffic from both directions. Weston Hall Road is used as a 'rat run' to the Hanbury Road and short cut to Redditch and the M5.

Environment/Noise

1. The noise levels generated by the Business Park, neighbouring businesses such as Metal & Ores and the nearby railway are not ideal for retirement living.
2. Concerns about the potential flooding issues for the site. The building of Henbrook Gardens has already caused Hen Brook to flood on more than one occasion. There are serious concerns that Hen Brook cannot cope with any further development.

3. Serious concerns about the ground pollution from the former salt works on the site.
4. The site has already been deemed as unsuitable for industrial use due to the uncertainty of the ground being capable of supporting permanent buildings.
5. The application makes no mention of the brine shafts under the site or the use of lime during the period when it was occupied by the salt works.
6. There are issues around whether Excool adhere to the restrictions imposed under their planning permission in that they operate during the night causing disruption to local residents by way of noise and light pollution.

Parking

1. There is insufficient parking on the proposed site which will inevitably lead to an increase in the number of vehicles parked on both Shaw Lane and Weston Hall Road.
2. Moving the entrance gate back on the site will impact on the limited onsite parking still further.
3. The assumption has been made that each home will only require 1 parking space when there is every possibility that each home will have 2 vehicles. In the event that more than 2 people are living at the home that figure could increase further. There is also a total lack of visitor parking.
4. Residents will use private vehicles by choice due to the rural location.

Ecology Issues

1. Reduction of any natural habitat will further impact on the future sustainability of local wildlife. The recent building has already had a significant impact on the population of the great crested newts and other species such as grass snakes.

General

1. There is a clear assumption that the retirement age is 55 which is totally incorrect. Many people work until 65 and beyond. Many couples in their mid-fifties still have offspring living at home which would put even greater pressure on the site in terms of parking, traffic flow etc.
2. It is claimed that the bridge which provides access across the canal will be reopened. This used to be the link from the salt works to the railway but it has been disused for a long time. Barratts were required to block it up under the supervision of the Canals and Rivers Trust. It has never been used as a footbridge. The bridge does not provide access to the canal but leads into a SUD which is part of the Henbrook Gardens site. It is not a right of way.
3. This further development would have a further unacceptable impact on the local infrastructure.
4. The current public transport links are already poor with bus services only running from early morning to early evening. Not adequate for working people. The bus service is only suitable for people who do not work and travel at off peak times.
5. The development would put further strain on the local health services.
6. There is a potential impact on local employment with homes on this site deterring businesses from using the site.
7. There is only one route in and out of the site and any form of blockage ie broken down vehicle would prevent emergency vehicles having good access.
8. There is already strong local opposition to the application.

Yours faithfully

Neil Gulliver
Parish Clerk