

**Planning application P17P0247 – Land at (Parsonage Way/Trotshill Way. Proposed development of land for employment uses (use classes B1/B2 /B8), access and car parking, landscaping and associated works**

The following is a summary of Warndon Parish Council's objection to the above planning application.

- The site is identified in the South Worcestershire Development Plan (SWDP) page 205 Table 13 under ref SWDP43/23 as a site for employment. The site which is the subject of this application (south of Warndon Wood) is identified for B1: phased post 2019. There is no mention of B2 or B8 uses on this site within the SWDP, therefore the application runs contrary to policy.
- The site falls within an archaeologically sensitive area and is therefore subject to policies SWDP6 and SWDP24.
- Warndon Wood is identified as a site of regional or local wildlife importance and is therefore subject of SWDP 22
- The proposal has not been screened to determine whether it constitutes Environmental Impact Assessment (EIA) development under the provisions of the relevant EIA legislation
- The implications for the impact of vehicular traffic on the surrounding road network is significant. Highways England raised concerns at the effects of a previous planning application (G-Tech) upon the Strategic Road Network, in particular M5 Junction 6. Congestion occurs already at this junction both in early morning/evening at other times throughout the day resulting in congestion at the M5 Junction6 roundabout. Currently, this congestion causes blocking of junction 6 roundabout which results in traffic having difficulty accessing of egressing the M5 at junction 6. The effects of traffic resulting from the proposed development is only going to exacerbate current problems.
- At busy times of the day and possibly at other times, the impact of traffic noise will have a significant impact on residential amenity of people living adjacent to or close to the site. How will noise and pollution levels at this location going to be addressed.
- The Parish Council have serious concerns at the possibility of HGV (Heavy Goods Vehicles) using residential streets through Warndon Villages as a short cut or rat runs to other locations throughout the City
- Amongst other things the development plan framework seeks to reduce the need to travel and improve accessibility by sustainable transport modes. The application site is not sited on a recognised public transport route and is not in a sustainable location in terms of bus routes, nor is it in a location which would encourage walking or cycling.
- The Parish Council also have concerns relating to this development about operating hours. With B8 uses it is not uncommon for such activities to operate on around the clock (24 hours).. The potential use of this site around the clock and the coming and going of vehicular traffic associated with changing shift patterns, delivery lorries entering and leaving the site would seriously impact on the residential amenity of people living close to the site.
- Furthermore, lighting associated with this site would impact on residents living close to the site.

- For these reasons, Warndon Parish Council strongly object to this application.