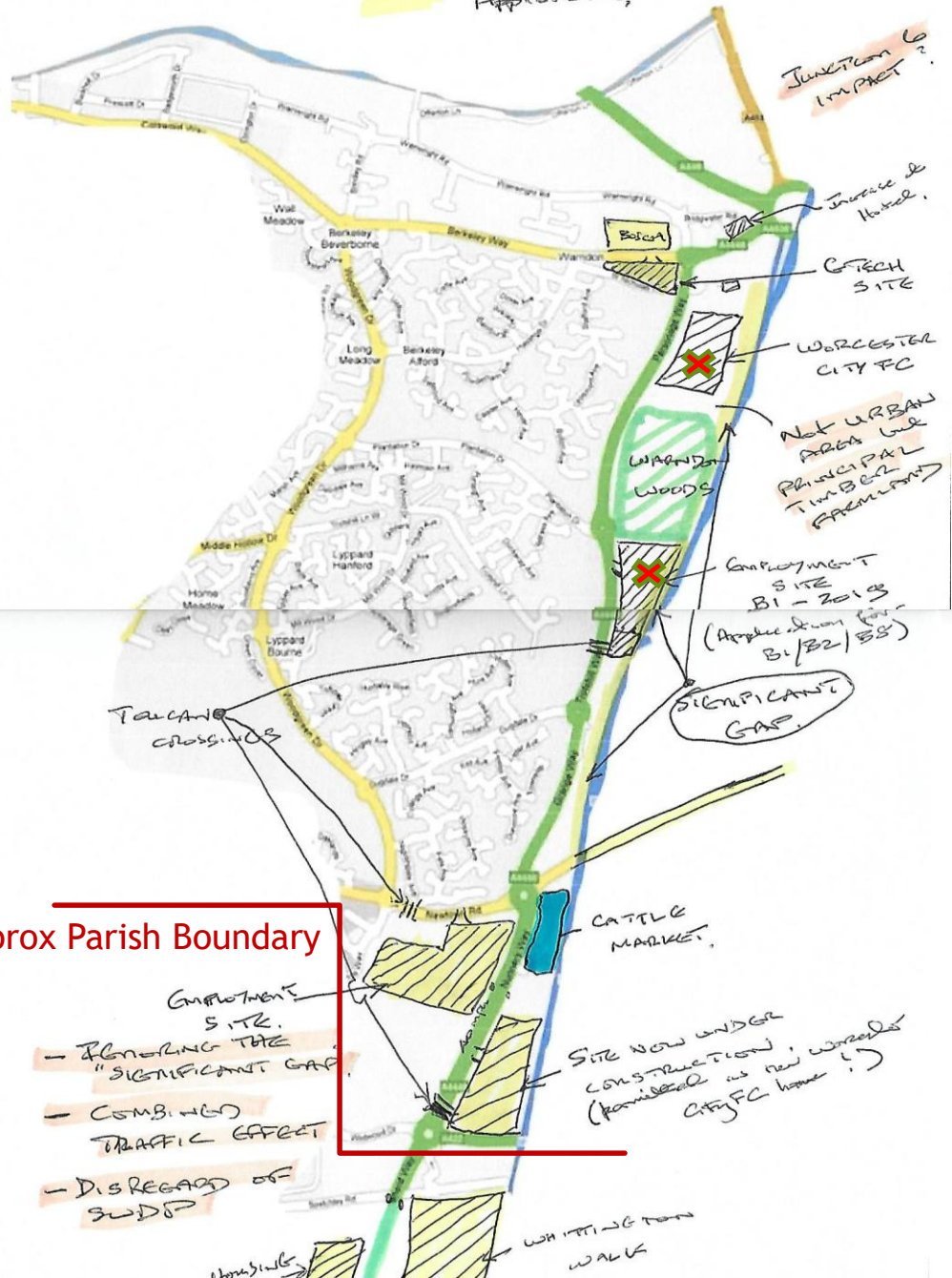


Parsonage Way Developments

30th October 2017.

PLANNING APPLICATIONS - WARNDON PARISH

Approved,



Bypass Developments 2011-17

1. Hotel Extension
2. Bosch
3. GTech
4. Worcester City FC
5. Warndon 6
6. Worcester Woods
7. St Modwen
8. Housing West Side of A4440
9. Housing at Whittington on A4440

Warndon Parish Council has for some time been concerned about the overall impact of developments along the bypass and has huge concerns about traffic related problems in the future. We have received little support for these concerns from other local government agencies.

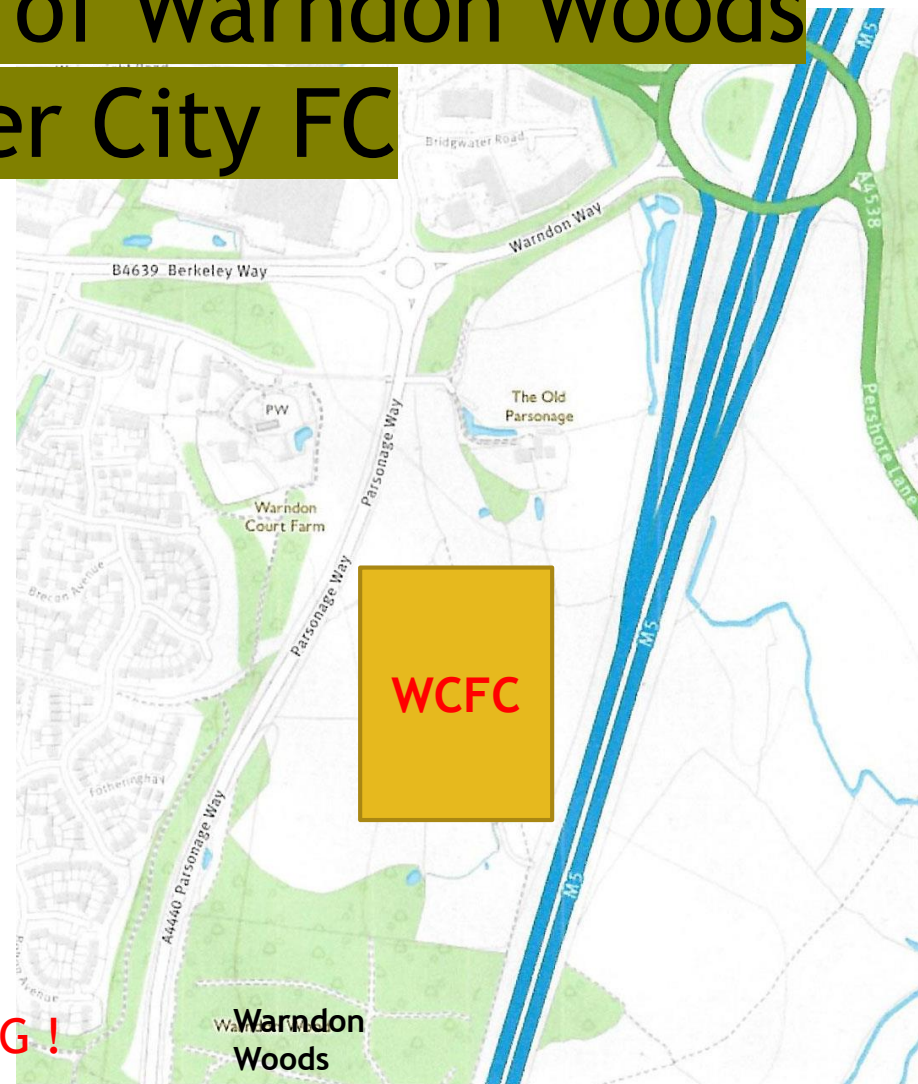
Land to the North of Warndon Woods Worcester City FC

The Proposed Site for Worcester City FC is positioned between the Old Parsonage and Warndon Woods.

The site contains an area of Regional or Local Wildlife Importance.

It's likely to be the biggest remaining undeveloped Large Greenspace within Warndon Parish.

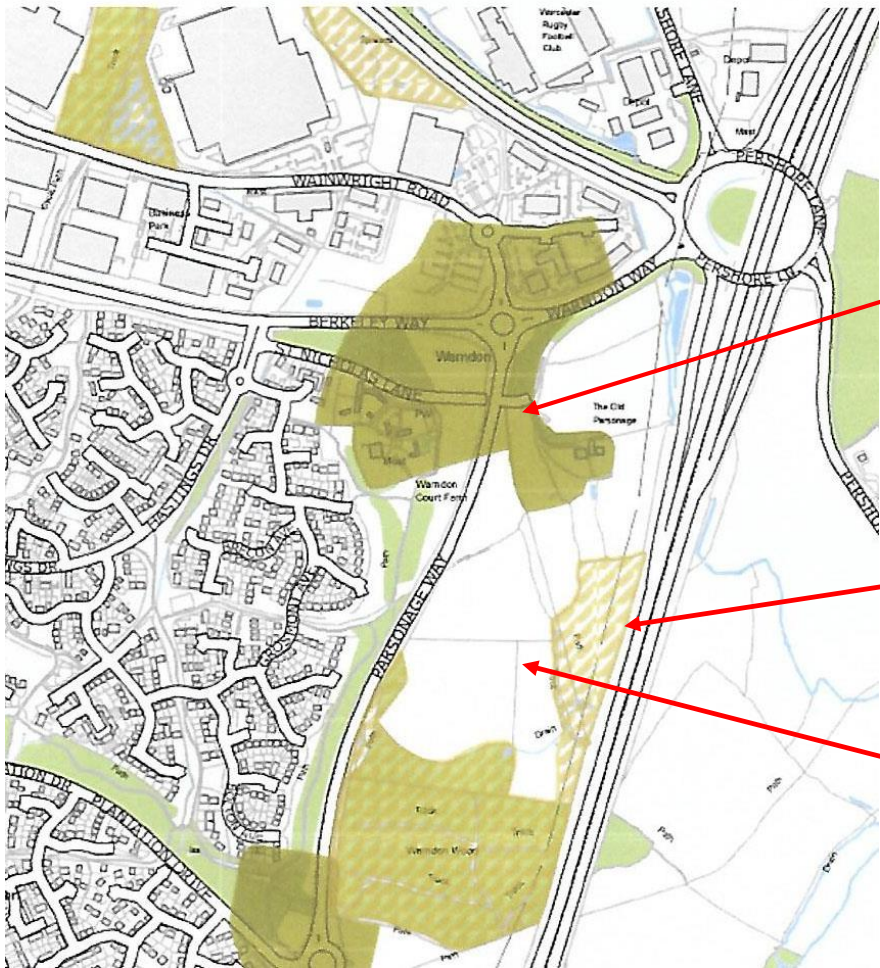
THIS IS NOT YET SUBMITTED FOR PLANNING !



North of Warndon Woods - per SWDP Maps

SOUTH WORCESTERSHIRE Development Plan

Architectural and Wildlife



Archaeological Sensitive Area (ASA)

Regional or Local
Wildlife Interest

Entire Site is allocated Greenspace (includes
Significant Gap)

City Council Proposal

- ▶ Provide a home for Worcester City FC on site with involvement of Worcs FA
- ▶ Spend £100,000.00 on feasibility study only !
- ▶ Proposed Lease with Worcs Football Associationrent £1.00 per annum for 50yrs !
- ▶ Stadium would have space for 500 spectators.
- ▶ Small Stand to be built.
- ▶ Changing Rooms and other site facilities.
- ▶ No mention of on-site parking.
- ▶ This proposal is at an early stage and IN ADDITION will need Planning Permission and funds to build !

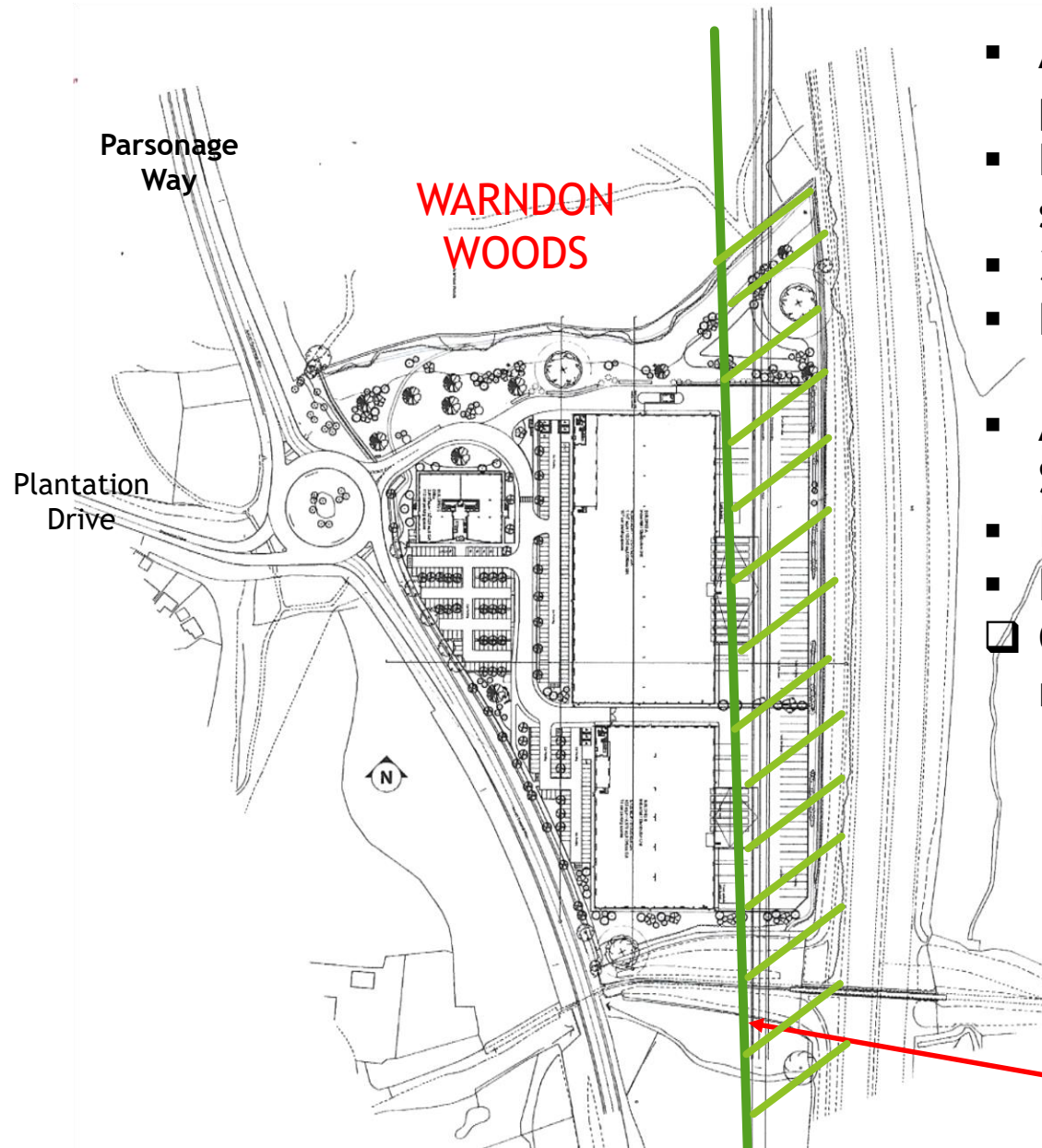
Parsonage Way Site

- ▶ **The Site is not allocated for development in SWDP - *it was in the original draft but removed as deemed not suitable for development***
 - ▶ Warndon PC objected to further development on this site when SWDP was being drafted.
 - ▶ One of the largest pieces of the green corridor
 - ▶ Unsuitable access
 - ▶ Gradient
 - ▶ Close proximity to ancient Warndon Woods
 - ▶ About half the site has a steep gradient up to Warndon Woods

Warndon Parish Council views

- ❑ Totally un-suitable site for an ambitious football club.
 - ❑ Current gates playing Home Games at Bromsgrove are 250-300 persons
 - ❑ Success / promotion will grow the attendance
 - ❑ The Supporters Club Trust put in a Planning Application for 4500 capacity stadium. The City Council / WCFC is intending to build a 500 capacity site !
- ❑ Parking on match days will lead to more on street parking in our residential areas.
 - ❑ Further traffic on Warriors matchdays will create gridlock !
- ❑ Single minded and politically expedient move to get the football club within the City Boundary.
 - ❑ No attempt demonstrated of trying to find site outside but on the edge of the City
- ❑ Is there an alternative ?

Land South of Warndon Woods - Warndon 6



- Allocated B1 in SWDP- application for predominantly B8
- Proposed buildings ignore the significant gap
- 365/24/7 Working hours
- Light pollution of Ancient Woodland
 - Impact on flora and fauna
- Application exceeds 5ha limit in SWDP. Total site is 6.95ha.
- Increased heavy vehicle usage.
- Noise pollution
- Currently looks as if SWDP is being mis-interpreted or ignored ?
 - Senior Planning Officer input seems to overcome SWDP objections
 - Spend £millions on SWDP and it's too weak to support the first challenge !
 - Talk of revising the SWDP after less than 2 years !

Line marking significant gap

Significant Gap

SOUTH WORCESTERSHIRE Development Plan

Significant Gap



Significant Gap extends from Junction 6 to Whittington !

Significant Gap is approx. 55 metres wide for the entire length (North to South) of the site.

Site of historical interest !

All dimensions are scaled off SWDP
Published Maps !

In Summary

The issue affecting us ALL !

Over the last five years virtually all green corridor in or near Warndon Villages has been either developed or has a current planning application pending.

£1.3m spent on SWDP - is it fit for purpose ?

GTech and WCFC land not allocated as part of SWDP

Warndon 6 - allocated for offices (2019). Distribution being considered

Don't forget - ST Modwen Site by County Hall and the developments beyond the parish boundary. The land previously known as "John Lewis" site which is in the Parish and off Newtown Road.

All but destroyed the "Significant Gap" which was put in place to prevent Urban Sprawl in the Parish - and, no indication of any significant plans to improve infrastructure !

How Important are We ?

One of only **TWO** Parish Councils in Worcester.

10% of the adult
population of
Worcester.

4200 Houses
12,000 people

Supported by
Four City
Councillors

It seems the answer is “not very” ?!
St Modwen, GTech approved. Warndon 6 being considered and £100,000 (of council taxpayers monies) being spent on a feasibility study !

It looks like the only voices not being heard are the people who live in the Parish !

An Alternative ?

Investigate the “John Lewis” site (Newtown Road) to become a Community Sports Hub and help to improve County Hall & hospital parking issues effecting local residents.

Warndon 6 - SWDP stands at £1.3m of spend (excluding office time) must mean something - Warndon Woods are designated Ancient Woodland ! Strong opposition required from everyone.

Apply for an Asset of Community Value for the proposed WCFC site - work with you all and turn this into an area which will work for our residents.

Lobby our FOUR Councillors - enough is enough this not a case of NIMBYISM, it is impact on those who have to live with these decisions 7/24/365 unless SWDP policies are interpreted and applied appropriately.

What do you think ?