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2<sup>nd</sup> July 2020

Dear Ms Kendall,

Planning Application 19/01851/RM (Amendment)  
Land at (OS 8615 5190), Taylors Lane, Broomhall  
Amended site layout and design of proposed buildings and landscaping proposals

The Parish Council welcomes the improvements made, which appear to have been well received by local residents, namely:

- The rear half of Unit 1 on the East Elevation being stepped back, thus moving the windows on the South Elevation further away from the nearest property.
- The roof modifications that make the units appear less imposing.
- The removal of the external condenser plant (19-01851-RM\_06).

However, there are several matters that have not been addressed and the Parish Council continues to object to this application, with comments as follows:

- There is a need for a consistent and compatible approach to all developments within the South Worcester Urban Extension (SWUE) in line with the requirements of the South Worcestershire Development Plan (SWDP) e.g. there remains no acknowledgement of the travel corridor required to the new footbridge across the A4440, the shutting of Taylors Lane from Norton Road to create pedestrian access for it, or the manner of shutting Norton Road with the establishment of the new arterial SWUE road, all of which have impact on this site. S278 agreement with Worcestershire County Council Highways is essential to ensure that these elements are correctly incorporated.
- A schedule is required regarding this application and the closure of Taylors Lane and Norton Road, and the building of the bund between this development and Yew Tree Close.
- The scale or treatment of the landscape area adjacent to Norton Road is insufficient to secure the objectives of policy SWDP45/1D for a Green Space Buffer to be provided to separate and maintain the individual identities of the Broomhall and Brockhill communities. The aforementioned S278 agreement has huge impact on the adequacy or not of the Green Space Buffer envisaged.
- It is important for St Modwen's to engage fully with Welbeck, and any other SWUE developers, to achieve a joint cohesive plan and to take an active part in the proposed CIC Stakeholder Group.

- Drawing 19-01851-RM\_06 Proposed Plans\_302304-CPW-18-00-DR-M-0006 for unit 1, east boundary Norton Road appears to have not been updated while being crucial to several matters of concern.
- The removal of the hedgerow to the Norton Road frontage, contrary to the objectives of policy SWDP 25, merely to re-plant. While planning conditions will undoubtedly hope to achieve landscaping that is of greater quality and therefore more beneficial to the local area in the long term, what is the status of the enforcement action taken for the aforementioned unauthorised removal? Does its resolution have impact on this application?
- Due to the vicinity of dwellings, the use of the site should be restricted to normal operating hours; 0800-1700 daily, Mon - Fri, 0800-1300 Sat, no Sunday or Bank Holiday use.

Yours sincerely,

*Jane Greenway*

Mrs Jane Greenway  
Clerk to the Norton-juxta-Kempsey Parish Council

Ms Kendall, Area Planning Officer (North), Malvern Hills District Council

Planning application comments submitted via the Malvern Hills District Council website link.