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2nd July 2020

Dear Mr Greenwood,

Planning application 20/01138/FUL

Location: Land at Woodbury Lane, Norton

Proposal: Erection of building comprising 4,361m² of Class B1 office accommodation together with ancillary vehicle parking, landscaping and drainage

Applicant: Norton Parkway Business Park Ltd

The Parish Council strongly objects to this application for the reasons detailed below.

- Increased levels of domestic and commercial traffic using Woodbury Lane, Church Lane and Wadborough Road to access the site. If approved, access should be by way of the B4084 only with appropriate signage at the entrance/exit to ensure compliance.
- Ensuring the Active Travel Corridor (ATC) achieves its full potential. Traffic in Woodbury Lane needs to be kept to a minimum and pedestrian safety around the site needs to be maximised.
- Block A is far too close to the road. The footpath will need to be extended to ensure pedestrian safety (as was the case with W/17/01934/FUL), leaving Block A almost touching the footpath, thereby too close and allowing no provision for landscaping.
- Four storeys is too high and out of keeping with the surroundings. The development should be two stories maximum, in keeping with W/17/01934/FUL and nearby Norton College.
- The site and adjacent roads could become overflow parking for Worcestershire Parkway Station, or vice versa. The number of parking slots appear inadequate for the office capacity, unless pedestrian access is envisaged in which case bullet two (ATC) is of increased importance.
- Woodbury Lane has a history of flooding and special provision (underground tank) was required for (W/17/01934/FUL). Reassurance is required that provision made for this site will minimize any future flooding risk.

In addition to the above points, the Parish Council has deep concerns regarding the application of Planning Policy in response to speculative applications, and those submitted prematurely, which it believes seriously hinders development of coherent master plans such as the South

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Worcestershire Development Plan Review. A separate letter will provide further details of the Council's Planning Policy concerns.

Yours sincerely,

Jane Greenway

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

Les Greenwood
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Planning application comments submitted via the Wychavon District Council website link.