W/23/02311/FUL Belfield at Bredon Hill Country Cheltenham Road Ashton Under Hill Evesham WR11 7QT

Sedgeberrow Parish Council wish to object to this application for the proposed erection of a storage and distribution building for the following reasons:-

1. **Scale** With a total floor space of 7,269.3m² (and ground floor plate of 6,401.9m²) this building is completely out of scale with the rural environment. The nearest properties are Longfurrow Farm (an active farming unit) to the North and some rural scale industrial units to the South. The proposal would completely dwarf these 'appropriate' rural activities and should be located on an industrial estate commensurate with its scale.
2. **Landscape** The site lies between two areas of Outstanding Natural Beauty. Bredon Hill to the West and the Cotswolds to the East. The sheer scale of the development means that it would be extremely prominent from both of these AONB's but critically from the whole Eastern flank of Bredon Hill.
3. **Unsustainable location** All staff will almost inevitably be car borne. The 540 bus service has no bus stop on the A46 and the cycle path from the North terminates at the Sedgeberrow North junction. Any bus stop at this location will need careful consideration given that the access to the proposed site was the scene of a major road traffic incident in the last three years involving a school bus.
4. **A46** Nine local parishes, the local MP and Worcestershire County Council have campaigned for speed limits on this piece of road given its accident history. A temporary 40mph speed limit is currently in force just to the North, so it is inappropriate to be considering major vehicle movements from this access onto a major arterial route controlled by National Highways.
5. **Lorry Bays** With 3 bays proposed, it is clear that there will be significant vehicular movements and these will bring with them both noise and light pollution; visible and audible from neighbouring villages and the AONB's
6. **Jobs** The headline 60 jobs is misleading. We note that 12 are already linked to an existing fishing tackle business but have no idea as to how many of the remainder are new rather than relocated opportunities. If they are simply jobs relocated from another existing unit albeit aggregated onto one site, this does not represent jobs growth but simply job relocation. Relocation that will be exacerbated by all staff arriving by private vehicle rather than sustainable modes.

This scheme, given its scale belongs on a dedicated industrial site such as Vale Park Evesham, which we understand is the subject of future expansion negotiations with Wychgavon District Council. Vale Park is a sustainable site given its proximity to Evesham (employment), accessed by dedicated roundabout off the A46 and with supportive services nearby.

Alder King property agents for Vale Park, Evesham as it currently exists state that *Three buildings are currently under construction speculatively with practical completion anticipated Q3 2023. The buildings are approximately 52,500 sq ft to 63,000 sq ft. Available either for sale or to let. Build to suit opportunities are available on the remaining land.*

https://www.alderking.com/properties/vale-park-south-phase-2-evesham-wr11-1gt-95357/#:~:text=Three%20buildings%20are%20currently%20under,available%20on%20the%20remaining%20land

Proving that capacity exists in a purpose built location and is entirely unnecessary in a rural setting between the two villages of Sedgeberrow and Ashton-Under-Hill.