

19th May, 2022

Dear Sirs,

Re: Planning Application 11/000021/REG3 -Land at Station Yard, off Lynwood Drive, Blakedown

I would like to start by re-affirming that I support WCC's LTP4 high level strategy. It is absolutely right that we should as a Council and indeed as a society support and encourage public transport, including rail travel.

It is also right that commuters should be able to park safely and in an appropriate location and this should not have a detrimental effect on the amenity of local residents. Indeed since I was elected to represent the Chaddesley Division in 2017, residents have complained about a lack of sufficient car parking at the station and commuters parking in residential streets causing an inconvenience.

This is why I welcomed the use of the redundant brown field site at Station Yard. After all, the land cannot be used for residential development and there is a historical consent dating back to 2008 for a 35 space car park from the existing entrance. Indeed, I therefore supported the principle when this matter was considered by Cabinet last year.

However, as I indicated at the time, I clearly stated that the devil would be in the detail in respect of the specific planning application and in particular the size and scale of the car park. I said at the time 30-50 spaces is one thing, circa 100 is quite another.

The current application is for 89 spaces and I feel that a car park of the size and scale proposed is just far too large for this location, even if the existing access were to be used.

The proposal to have the entrance at land off Lynwood Drive is in my considered opinion, whilst accepting, I am not a highways expert, totally inappropriate and unacceptable. Anyone who visits Lynwood Drive will see that when you turn into it in order to access the car park you have to take a sharp right hand bend and then an immediate left hand bend before turning right into the car park. The road is far too narrow for the car park to be accessed from this location.

The volumes of traffic expected to use Lynwood Drive and Station Drive at peak times will have a detrimental and dangerous affect on other road users, local residents and in particular pedestrians, especially the many school children who walk along Station Drive to go to Blakedown Primary School.

I do not believe that as currently proposed the car park will also take pressure off neighbouring streets as if the car park is chargeable as proposed it may very well be the case that commuters continue to park in residential areas in order to avoid paying. Whilst this can be tackled to some extent with TRO's, this will inevitably lead to an element of inconvenience to local residents. This issue is exacerbated with Stourbridge Junction, just a few miles up the road and with hundreds of spaces continuing to be free.

Given the size and scale of this proposed application I fear that Blakedown will become a 'magnet' destination and whilst one has to expect that the A456 is a primary route from Kidderminster to Birmingham and is going to have high volumes, I do not believe that small side streets in residential areas or the surrounding country lanes have the capacity to cope with the scale of vehicle movements proposed.

I do not believe that pedestrian route around Lynwood Drive is sensible and believe that pedestrian access should be along The Avenue and this would be much safer and all pedestrians are bound to use it as it is much shorter and more direct and therefore WCC should take steps to regularise the ownership and adoption of this land.

I also do not support the loss of the spaces actually outside the station in the current location. I do not feel that the 'turning' circle is sufficient and as presently proposed this will have a detrimental affect on highways safety.

There will be noise, lighting and disturbance issues, especially for residents living adjacent to the proposed application site.

There will be a very clear and demonstrable loss of amenity for local residents if this current application that is proposed is approved

In summary, I therefore believe that the current planning application should not be supported and I oppose it and feel a revised application of a scale much more in keeping with the local area should be submitted.

Yours faithfully,



Cllr. Marcus J. Hart
County Councillor – Chaddesley Division

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