

Tewkesbury Borough Council Local Plan 2011 to 2031

Land adjacent to the Orchard Trading Estate, Toddington (EMP2)

Formal Objection to the proposed change of use from Agricultural to Built Environment for use as industrial units

F.A.O Mr David Reed BSc DipTP DMS MRTPI, Planning Inspector

26th January 2021

I write to formally object to the proposal to change land use adjacent to the Orchard Trading Estate, Toddington from Agricultural to Built Environment, and expand the current sites' activity.

My material objections concern Highway Matters which I would like the Inspector to consider:

Under Matters, Issues and Questions, para 5.7, I would like to draw the Enquiry's attention to the potential impact on the neighbouring village of Sedgeberrow. Sedgeberrow is in Worcestershire. Its residents and I have many concerns connected with the existing traffic and HGV vehicles from the existing site travelling along the B4078 and narrow village roads. Any extension of this site will exacerbate the situation.



There have been, when diversions have been in place, several incidents where a good number of lorries and cars were unable to pass through Sedgeberrow, near the junction of Main Street and the Winchcombe Road. due to lorries being unable to pass each other.

Residents are already unable to move around the village in that area comfortably, on the narrow footways, due to the many lorries passing by creating a vortex which sucks them nearer into the road.

Speeds especially HGVs are untenable and hard to regulate, despite vehicle activated speed signs, and enforcement bay for police motorcycle

enforcement. Highways England is trying to help with signs every time they have a diversion that advises lorries not to go through Sedgeberrow because of the narrowness of its central core and the lorries' impact on Sedgeberrow.

Should a planning application come forward, highway responses would be from officers in Gloucestershire commenting on Highway matters relating to Gloucestershire. Gloucestershire County Council has a long-standing history of accidents at the crossroads adjacent to the Triangle, and two black spots within a few hundred yards to the west and east of the junction, including the Oak House Bend. raised similar concerns and requested the deletion of the site. They may not raise the Worcestershire issues.

I understand in 2002 Tewkesbury Borough Council stated, 'Development of this site would have to provide for the improvement of the Black Sheds junction in order to make it appropriate to the additional traffic which would be using it.'. No such design and build have happened to date.

As a Board Member of the Cotswold National Landscape, I am also concerned that this application will impact the dark skies of the area and create light pollution.

Until mid-January 2021, the proposal to near double the Orchard Estate's size was not widely known in the Toddington community or Sedgeberrow. This proposed change of use from Agriculture to Built to be added to the Local Plan is a real concern in Sedgeberrow who have been trying to manage a difficult situation with the current sized site

I hope you will allow these concerns to be submitted and await the outcome in due course.



County and District¹ Councillor Elizabeth Eyre on behalf of the residents and Parish Councillors Sedgeberrow councillors.

¹ Broadway and Wickhamford District Ward - volunteered to stand in for a sick colleague for the three years remaining