

Wellington Heath PC statement for HC Planning Committee Hearing Nov 13th 2019

From the many representations made by Wellington Heath residents to this planning application it is clear that our community strongly objects to **a single** vehicular access to this site from the B4214 Bromyard Road.

There are approximately 200 households in Wellington Heath, many of whom frequently experience significant traffic delay at the railway bridge junction when journeying by car to and from Ledbury and beyond at peak times.

Our Primary concern is therefore that the access currently proposed to the viaduct development will greatly exacerbate this congestion by adding 625 households and the potential for up to 1200 private and commercial vehicles needing to negotiate that critical junction at various times.

No one is convinced that a 3 -way traffic light control will provide a satisfactory solution and we consider the traffic analysis submitted in support of this proposal to be flawed in both its modelling and in its conclusions.

Wellington Heath Parish Council and our community also predict that permitting a single access from the Bromyard road will result in a very significant and unacceptable increase in traffic volumes using both the C1172 Ledbury road at Beggars Ash and Burtons lane through Wellington Heath. (as was experienced earlier this year when the Storesbrook bridge on the Bromyard Road was closed for three months)

These routes which pass through the malvern Hills AONB, are very likely to be used as “rat-runs “ to work places in the **key** destination of **Great Malvern** and are ,at least as far as Colwall ,no more than single carriageway lanes with passing places. This is an issue of great concern to Wellington Heath residents particularly with regard to road safety during summer months when large numbers of seasonal workers use the C1172 (which has no footpaths) for pedestrian access to Ledbury.

In essence, We support Ledbury Town Council’s view that the present access proposal for this development is **NOT SATISFACTORY** .

Rather, Wellington Heath residents see the option of a **Dual access** to this proposed development from both the Leadon Way roundabout and from a new Bromyard road roundabout as being “ The elephant in the room “ .

It is astonishing that a fully transparent and detailed analysis of this option has not been published and publicly debated , and we ask that political and commercial interests should not be allowed to override common sense when the determination of this application is made.