



Planning Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Pershore WR10 1PT

c/o 14 Owletts End
Evesham

10 June 2026

FAO Karen Wightman

Dear Karen

Planning Application Ref W/26/00951/FUL 6 Abbey Road, Evesham

On behalf of the Vale of Evesham Civic Society, I wish to register our objection to this application by Rottner and Rudge Ltd for the erection of a replacement petrol filling station and ancillary retail kiosk (through the extension to and change of use in part of existing takeaway); erection of a drive thru restaurant; electric vehicle charging points, parking facilities, landscaping, alterations to existing accesses and associated works.

The Planning Statement includes a table at paragraph 1.11 that lists the planning history of the site. The table does not include an application in 2011 W/11/02411/CU which was refused. It is common practice in Planning Statements to make reference to this and to explain why the current proposal, for a similar range of uses, has addressed the reason for refusal.

VECS is pleased that at last a proposal has come forward for the beneficial use of the application site, which has been sitting empty for a couple of years. The site, as acknowledged by the applicant, is in a prominent location of one of the busiest approaches into the town centre and lies adjacent and partly within the Town Centre Conservation Area. The submitted Built Heritage Statement only addresses the impact of the new buildings on the heritage; it fails to assess the impact of the uses proposed. All of the uses are based on drivers in vehicles using the site. Due to the presence of an improved petrol filling station and associated works, the site will attract more vehicular traffic than when the site was operational as a petrol filling station. This increase in traffic needs to be assessed.

The Transport Assessment has assumed that only 10% of the traffic generated by the site will leave the site via the exit onto Abbey Lane. No assessment has been made of the impact of this traffic on the already busy and often congested Abbey Lane. In addition, the consultants have taken no account of the potential for vehicles, when seeking to leave the site see a queue on Abbey Road, could easily queue jump by leaving onto Abbey Lane and driving around Merstow Green to join Vine Street or Abbey Road via the roundabout. At peak times, queues are common, therefore this risk needs to be factored into the assessment. However, a much better solution would be to close the access onto Abbey Lane altogether, thus removing any impact on the narrow Lane and its many pedestrian and other users.

The Transport Assessment has not considered the impact of traffic exiting the site onto Abbey Road and intending to turn south. Any conflict with existing traffic travelling south would be avoided if all traffic were directed to turn left (north) and accessing the southbound carriageway via the roundabout.



The submission of a Travel Plan, to promote sustainable travel, is primarily aimed at the 25 employees who will be needed to operate the site. This is welcomed. However, the proposal to continue the existing use of the site does nothing to either reduce the number of vehicles driving through the town centre or improve the accessibility of the town centre by means other than a car. In 2022, Wychavon District Council published its investment Prospectus for Evesham Town Centre. It clearly identified the application site within the Town Centre Intervention Boundary. The prospectus identified a number of issues and opportunities. A main weakness is the dominance of vehicles; a better pedestrian movement in the centre can only be achieved by limiting car volume. The application site was not specifically identified as a 'development opportunity site' as at the time of preparing the Prospectus it was still in active use. However, given its proximity to the centre and all that the centre has to offer, a much more appropriate use for the site would be its redevelopment for housing. Carefully done, this would lead to a significant reduction in the number of vehicle movements generated by the current and now proposed use. It would also provide much needed housing in a very sustainable location.

We urge the developers to think again about this redevelopment, to propose a scheme that is much more appropriate in a town centre location. The town is already well provided for with petrol filling stations and cafes; what it desperately needs is more housing in the town centre.

in the event that planning permission is granted we recommend the following amendments to the details of the development:

- On the exit from the site onto Abbey Road, the placing of a Turn Left only sign, to reduce conflict with traffic crossing over onto the southbound carriageway.
- The closure of the exit onto Abbey Lane.
- A requirement for a green roof on the flat roof of the Drive Through building, to boost wildlife interest in this locality adding to the biodiversity net gain. Also, a requirement for solar panels on the south facing roof of the existing building.
- A requirement for the planting of substantial shrubs and trees along the Abbey Road frontage, to screen the expanse of car parking, which on the plans looks unobtrusive, but once occupied by cars and other vehicles will look very intrusive. This would mean the loss of a grass verge, which would be compensated for by the green roof.
- The construction of the Drive Through building in either brick to match the buildings on the opposite side of Abbey Road or in block with render to match the old Vauxhall Inn building.
- The addition of a pitched roof on the shop extension, to match the pitch of the building to which it is being added.

I can be contacted on 07801 846049 or vecs1972@gmail.com if any further information is required.

Yours sincerely

Gill Pawson
Chair, Vale of Evesham Civic Society

