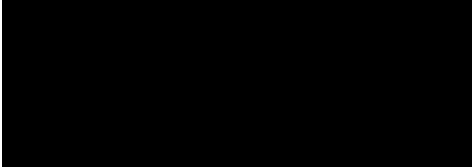


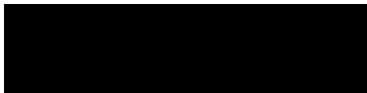
From: nlpg@northwarks.gov.uk
Sent: 13 December 2021 17:48
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Tamworth



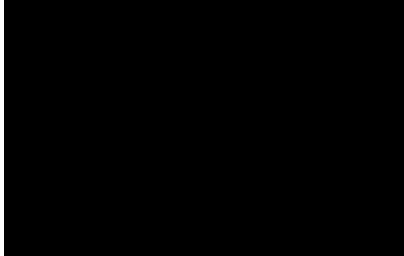
Submission: Support

Comments: This will a great asset to the area hopefully getting much needed lorry drivers a proper place to rest

From: nlpg@northwarks.gov.uk
Sent: 14 December 2021 21:53
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

Comments: The road infrastructure around the area is already struggling, the A5 and the M42 are already gridlocked around rush hour - I work by Birmingham Airport and most mornings I have to use the country lanes because the M42 is just totally gridlocked. The roads need to be massively improved before anymore commercial development in the area

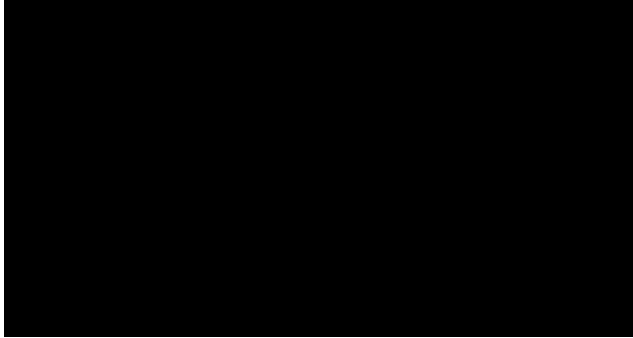
Also we only moved to the area a few years ago with the criteria of somewhere green

It's a shame that in the few years we have been here there seems to be plans to develop on the majority of it, whilst I appreciate job creation etc but the area is being destroyed and turning into a concrete jungle - might as well move back into Birmingham

From: nlpg@northwarks.gov.uk
Sent: 15 December 2021 16:39
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: We object to losing yet more countryside being eridacated when the current trend is to try and save the countryside and environment from what will amount to increased pollution with the greater number of vehicles that will be using the A5/M42 which is already congested at peak times. Half of the warehouses already constructed in the area are empty so why is there need for even more. Our further worry is that next they will want to build on the other field and this will be the thin end of the wedge and all the fields will be built on, leaving our small village like an island in the middle.

From: [REDACTED]
Sent: 15 December 2021 15:40
To: [planappconsult](#)
Subject: Application Ref PAP/2021/0663

Dear Sirs,

I wish to object to this planning application on several points I live in the village of Birchmoor and I understood there should be a

meaningful gap between the village and development which I believe has not been considered, as we live in a rural setting it should be kept in that way.

If development is allowed people will use Birchmoor as a car park to avoid the A5 which is already congested and has high pollution and light levels.

Noise levels will be greatly increased,

I believe plans for a lorry park are to be considered which should be on the other side of the A5 in the Birch Coppice area where the industrial area is.

There are lots of industrial units to let or for sale in other locations still vacant on this site on the Amington Industrial site and off J11 of the M42 so why should more be needed here?

I hope you take these points into consideration when making your decision and think of the people that will be affected.

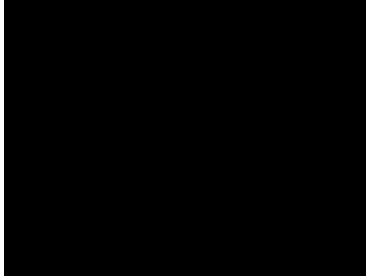
Yours faithfully,

[REDACTED]

From: nlpg@northwarks.gov.uk
Sent: 17 December 2021 20:38
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

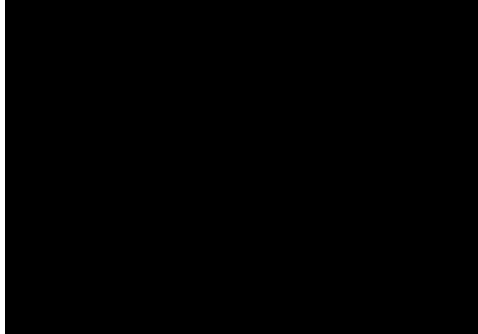
Submission: Objection

Comments: I oppose this as the A5 is already overly congested and this will only add to the impact on local residents, it will add to the noise and light pollution (all night long). It will be an eye sore also. The traffic is already too heavy on this road and would only become worse.

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 10:06
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



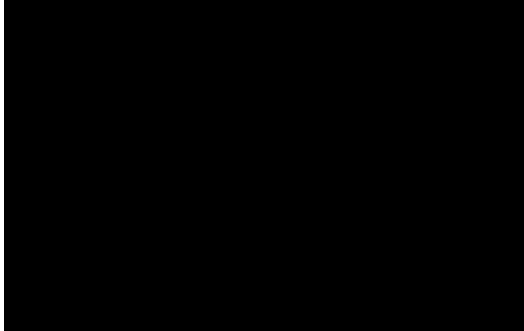
Submission: Objection

Comments: The meaningful gap was initiated to prevent the boroughs of Tamworth and north warks merging into one large conurbation. Why is this being rescinded and for what reason? The original reasons this was put in place remain sound ones. Any lorry park should have been built on the opposite side where the additional warehouses have been built. Neither does the area need further warehouses as the ones that have been built for a number of years and months remain vacant and the low paid warehouse jobs in the area cannot be filled. Stop turning our village into a concrete slab. We need less lorries on the road network not more and efforts should be put in place to achieve this by improving the rail system to accommodate more haulage. Tamworth and north Warwickshire will end up one sprawling continuation of concrete and buildings. With the onset of the new houses being built in the area there will soon be nowhere to walk. Protect our health. Protect our individuality. Protect the land and open spaces.

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 10:44
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: You've made, what once was a lovely place to live a traffic, noise and air polluted nightmare!

We can constantly here a hum of traffic now! I don't need to set an alarm clock. You should be thinking about planting wood Land not adding to the misery of residents in the area. The industrial units tower above the mound now and who wants to drive to recreation area, at birch coppice. And breath in fumes and listen to traffic. The parks are now over run with people that nature has moved on. WE NEED OPEN SPACES!

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:15
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth

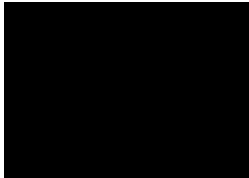


Submission: Objection

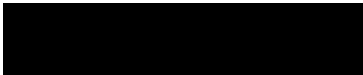
Comments: I think it's unnecessary and of great upset to a community that has seemingly been decimated in a quest for big(ger) business. The village and the surrounding area is losing its character and its spirit with each monstrous construction. Those responsible should be thoroughly ashamed.

Andrew Collinson

From: [REDACTED]
Sent: 30 December 2021 15:51
To: Andrew Collinson
Cc: Jacky Chambers
Subject: PAP/2021/0663 - LAND NORTH EAST OF JUNCTION 10 M42



>
> 20 December 2021
>
> Dear Planning Case Officer/Mr. Collinson
>
> We are writing to object to the proposed development of a 32 hectare employment site on the land designated in the local plan as the Strategic Gap.
>
> As residents living on the west side of the village very close to this proposed development we are very concerned and consider it would adversely affect the sense of outlook, identity and character of the village of Dordon.
>
> The construction of three enormous business and logistic parks at Birch Coppice, Core 42 and St. Modwens along the A5 has already changed the space, character and identity of the village for the worse.
>
> If this development, along with plans to build 2500 houses on green fields to the East and North East of the village goes ahead, we will be surrounded by residential and industrial development on all sides, any sense of semi-rural living will be gone.
>
> Many local people often walk across the paths through fields of the countryside known as the Strategic Gap, enjoying the sense of openness and separation from noise, which is important for mental health and physical well-being. More than a third of this green field land will disappear.
>
> An extensive landscape buffer is proposed on the North and East of this development but in our opinion this may not be sufficient to mitigate the visual, noise or climate impact of this type of industrial site and could give the feeling of being surrounded rather than feelings of openness. Although tree planting is proposed, a large number of trees would be required to counter pollution from up to 150 lorries
>
> Regarding the changes to the footpath between Dordon and Birchmoor, it would certainly not be the same experience as can now be had, as anyone who has walked the old footpaths around the Birch Coppice Business Park will testify.
>
> Junction 10 of the M42 and the A5 are badly congested at peak times and can only worsen with further development.



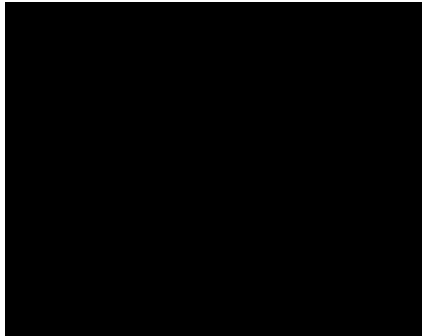
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>
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>

> Sent from my iPad

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:15
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



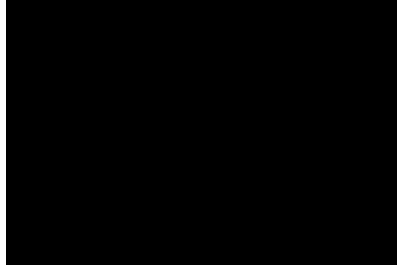
Submission: Objection

Comments: Our county side and wildlife are being destroyed

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:17
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

Comments: This application goes against the whole Ethos of previous applications in this area. The Air quality will be compromised for both humans and wildlife. The area is being over developed as it is and this is not needed. There are ample facilities nearby. There are multiple companies who could provide these facilities on land where warehouses are used by all of the lorries that drive to them, they should have been made to include these facilities when planning them. Much less disruption to add now rather than felling ancient woodlands when the government are committing to planting more trees to help our environment. The roads around the area are not fit for purpose and this will add more disruption chaos and safety problems. Can I please beg NWDC to really think about this. We are already faced with the massive overdevelopment of housing in the area that residents do not want or need anymore.

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:26
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

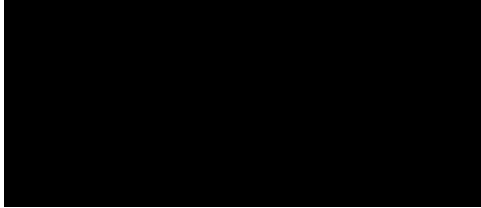
Comments: Having one green lorry park will not offset all the other business parks that are not green. The meaningful gap is significantly reduced. Many of the warehouses are currently empty work on improving them and their impact on the environment before adding more to the area. A5 and m42 are already significantly poor with the current infrastructure. The green business park will still have staff driving long distances in petrol vehicles so there is still an impact on the environment.

Improve the facilities available at the m42 services for lorry drivers.

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:28
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

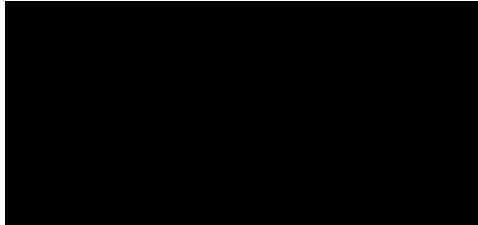
Submission: Objection

Comments: Meaningful gap is less significant. Going green for one block of industry does not off set the warehouses already in place. Improve them before stating anything else

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 14:29
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

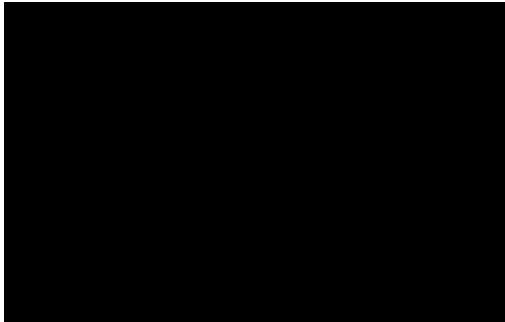
Submission: Objection

Comments: Meaningful gap is less significant. Going green for one block of industry does not off set the warehouses already in place. Improve them before stating anything else

From: nlpg@northwarks.gov.uk
Sent: 26 December 2021 16:35
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



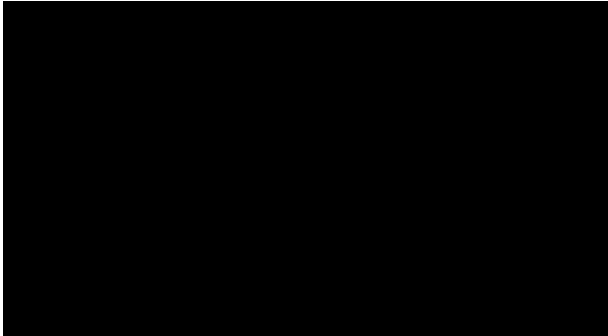
Submission: Objection

Comments: Traffic concerns, noise pollution, lack of local infrastructure to support

From: nlpg@northwarks.gov.uk
Sent: 27 December 2021 00:55
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



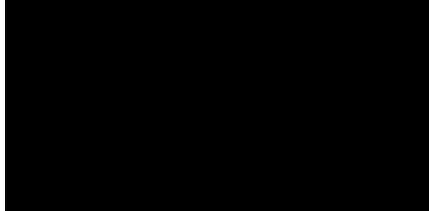
Submission: Objection

Comments: This lovely village that I have lived in the majority of my life is slowly turning into a huge industrial estate and this lorry park is going to add to the pollution, noise and loss of wildlife issues that currently exist! I regularly use the field and path for exercise to enjoy some fresh air which now looks like it is going to be destroyed for the greed of this developer! Build the lorry park on the Birch Coppice site and leave the Dordon village alone!

From: nlpg@northwarks.gov.uk
Sent: 27 December 2021 02:35
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

Comments: This will further increase congestion on an already congested road. During rush hour twice a day the M42 gets so congested lorries back up all the way up Watling Street outside my house. Lorries giving off harmful fumes for not only us but for our children.

From: [REDACTED]
Sent: 29 December 2021 10:59
To: planappconsult
Subject: PAP/2021/0663 Lorry Park - Objection

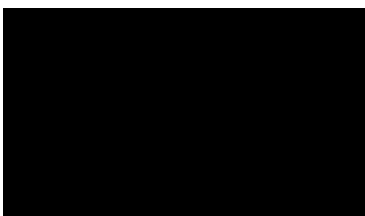
Dear Sir/Madam,

I'm writing to object to the above planning application on the following grounds.


1. The proposed plans ignore and destroy the "meaningful gap" previously agreed. The area between Tamworth and North Warwickshire and particularly the villages of Dordon and Birchmoor have become surrounded by industrial units and is already blighted by HS2. The meaningful gap was created to preserve this area of nature yet is being blatantly ignored. Birchmoor is a rural village not an industrial park and as such this will impact rural life for the local residents. Surely it would make more sense for the lorry park to be sited on the other side of the A5 where new empty industrial units are standing without tenants. Some of these large warehouses are standing empty for over 12 months? It questions the need for further development of this type of construction and the proposed amenities to support this with the application for a lorry park. There are also existing Lorry Park facilities that already exist on the A5 and within close proximity to the planned site - Tamworth Services, Cannock and south Lutterworth. There is no need for the planned site.
2. How can a lorry park claim to be Green and provide a positive impact for the area? Adding 150 plus diesel lorries is only going to make pollution worse for local residents and the nearby school of Polesworth. Pollution levels are already above acceptable levels along the proposed route since lockdown. This will have significant health implications for local residents. Electrification of HGVs and the supporting infrastructure is unlikely to be realised for a long time - there can be no such thing as a Green Lorry Park for at least 10+ years.
3. M42 Junction 10/A5 congestion. Increased volume of lorry traffic will mean increased congestion on these strategic roads that are already impassable at peak times. There will also be more stationary traffic therefore increased pollution. Proximity to Polesworth and Dordon school playing fields is a major concern.
4. The councils plan to build an additional 4000 houses between Polesworth, Dordon, Grendon & Atherstone will cause immense pressure on our local road network. A lorry park will only further contribute to this increased congestion.
5. Increased 24 hour/7 day a week noise and light pollution. This will affect quality of residents health and general quality of life. There is also an ongoing problem with crime at the existing lorry park at Tamworth Services, this will only add to the crime levels in the area.

Please could you acknowledge receipt of my email and please notify me of the decision via email as stated on the North Warwickshire planning website.

Below are my details:





From: 
Sent: 29 December 2021 11:28
To: planappconsult
Subject: PAP/2021/0663 Lorry Park - Objection

> Dear Planning Control

> I am writing to object to the above planning application on the
> following grounds.

>

> 1. The proposed plans ignore and destroy the “meaningful gap” previously agreed. The area between Tamworth and North Warwickshire and particularly the villages of Dordon and Birchmoor have become surrounded by industrial units and is already blighted by HS2.

> The meaningful gap was created to preserve this area of nature yet is being blatantly ignored. Birchmoor is a rural village not an industrial park and as such this will impact rural life for the local residents. Surely it would make more sense for the lorry park to be sited on the other side of the A5 where new empty industrial units are standing without tenants. Some of these large warehouses are standing empty for over 12 months? It questions the need for further development of this type of construction and the proposed amenities to support this with the application for a lorry park. There are also existing Lorry Park facilities that already exist on the A5 and within close proximity to the planned site - Tamworth Services, Cannock and south Lutterworth. There is no need for the planned site.

>

> 2. How can a lorry park claim to be Green and provide a positive impact for the area? Adding 150 plus diesel lorries is only going to make pollution worse for local residents and the nearby school of Polesworth. Pollution levels are already above acceptable levels along the proposed route since lockdown. This will have significant health implications for local residents. Electrification of HGVs and the supporting infrastructure is unlikely to be realised for a long time - there can be no such thing as a Green Lorry Park for at least 10+ years.

>

> 3. M42 Junction 10/A5 congestion. Increased volume of lorry traffic will mean increased congestion on these strategic roads that are already impassable at peak times. There will also be more stationary traffic therefore increased pollution. Proximity to Polesworth and Dordon school playing fields is a major concern.

>

> 4. The councils plan to build an additional 4000 houses between Polesworth, Dordon, Grendon & Atherstone will cause immense pressure on our local road network. A lorry park will only further contribute to this increased congestion.

>

> 5. Increased 24 hour/7 day a week noise and light pollution. This will affect quality of residents health and general quality of life. There is also an ongoing problem with crime at the existing lorry park at Tamworth Services, this will only add to the crime levels in the area.

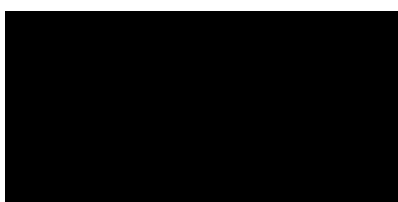
>

> Please could you acknowledge receipt of my email and please notify me of the decision via email as stated on the North Warwickshire planning website.

>

> Below are my details:

>



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

>

>

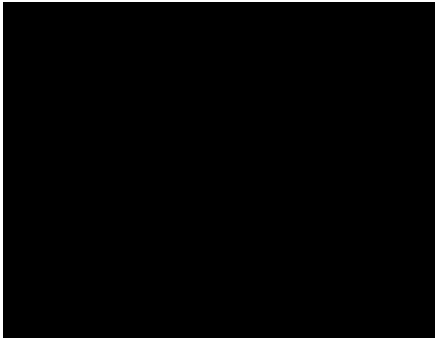
>

>

From: nlpg@northwarks.gov.uk
Sent: 29 December 2021 12:05
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



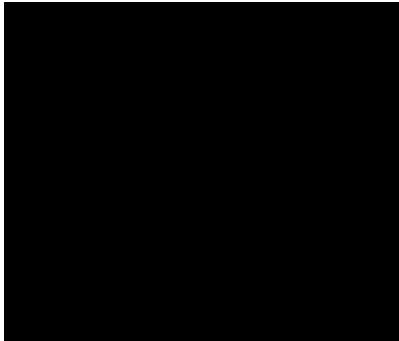
Submission: Neither

Comments: I strongly object to this planning application, people in Birchmoor chose a village location to live in for a reason. We are already going to be having disruption from one side with HS2 and now will be living in an industrial estate. We need to keep the green belt around our village. The industrial estate on the other side of the A5 is close enough as well as Granada services. The industrial area should all be kept In one place and allow our village to continue to be a rural village.

From: nlpg@northwarks.gov.uk
Sent: 30 December 2021 09:50
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Neither

Comments: I strongly object to the plans for lorry park for following reasons

It breaches the meaningful gap

There are too many HGVs already clogging up the motorway island blocking the entries and exits when lights change

The A5 is a nightmare when trying to manoeuvre the island from Dordon over towards Wood End

The impact on wildlife is enormous

We already have too much development on and around this immediate area. The quality of air pollution must be enormous

Are we not allowed any green space at all Tamworth has a bad enough reputation as it is for just allowing any developments to go through. It must be all about money.

From: [REDACTED]
Sent: 01 January 2022 18:41
To: [planappconsult](#)
Subject: Planning application ref:PAP/2021/0663

Dear Sir

Planning application ref:PAP/2021/0663

I wish to register my objection to the above planning application, which will allow a major development on the land near to the village of Birchmoor, a development that will be some 100 yards from where I live.

The intended development of an extensive lorry park at the A5/M42 junction bordering onto Birchmoor will have a major impact on the village which is already impacted by HS2. HS2 is requiring residents to move away, which is having a detrimental impact on the village community, as many long term friends and neighbours have had to move away.

The development will bring additional noise pollution, light pollution and air pollution. The A5 between Junction 10 and Dordon island must already be in dangerous pollution levels, considering there is the development at Birch Coppice and the new warehouses either side of junction 10. We already live with high pollution levels from the A5, you only have to walk over the fields towards the A5 and you can smell the pollution and that the air quality quickly deteriorates the nearer to the A5 that you get.

This area is also part of the meaningful gap, and I have attached a hyperlink below to the meaningful gap assessment commissioned by North Warwickshire Council:-

https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful_gap_assessment.pdf

I would like to bring your attention to area 8 of this document, which covers the area that this development is applying for planning permission on. "This area forms the most obvious potential for maintaining a "Meaningful Gap" between the settlements of Tamworth and Dordon". It was assessed as part of the meaningful gap so as to maintain the separation of Birchmoor and avoid encroachment from Tamworth.

Not only does this area form part of the meaningful gap, it also has the high pressure gas pipeline, which cuts centrally through this site, which must reduce the potential for development.

I quote from the document that area 8 (in which this field for development lies) –"**Recommendation** – Include as part of the "Meaningful Gap" due to development impact on open landscape. Note also significant impact of infrastructure constraints (HP Gas pipeline). There is a clear character link between this area and the open areas 7 and 9 to the north and south, forming an uninterrupted, continuous open area, forming an integral whole meaningful gap."

In the reports conclusion (paragraph 9.1) area 8 "constitutes the main "Meaningful Gap" area between Tamworth, the M42 and the built areas of Dordon and Birch Coppice".

I also note that an application for dwelling houses by Richborough Estates application, Ref PAP/2017/0602, dated 8 November 2017. This application was rejected, and one of the factors was the meaningful gap.

The A5 is already a very congested road. If a lorry park was developed, all lorries would have to turn left onto the dual carriageway from the development and turn at the island at Dordon to get to Junction 10 of the M42. This already very busy road, does not have the infrastructure, i.e. the island at Dordon, to deal with the size of vehicles which would need to use the island to turn around to get back to Junction 10 to access the motorway. There would also be a considerable increase in the amount of traffic if it were to go ahead.

Yours faithfully

A solid black rectangular box used to redact the sender's name and signature.

Sent from [Mail](#) for Windows

From: [REDACTED]
Sent: 04 January 2022 22:14
To: [planappconsult](#)
Subject: Planning ref:PAP/2021/0663

Dear Sir

Planning application ref:PAP/2021/0663

I wish to register my objection to the above planning application, which will allow a major development on the land near to the village of Birchmoor, a development that will be some 100 yards from where I live.

The intended development of an extensive lorry park at the A5/M42 junction bordering onto Birchmoor will have a major impact on the village which is already impacted by HS2. HS2 is requiring residents to move away, which is having a detrimental impact on the village community, as many long term friends and neighbours have had to move away.

The development will bring additional noise pollution, light pollution and air pollution. The A5 between Junction 10 and Dordon island must already be in dangerous pollution levels, considering there is the development at Birch Coppice and the new warehouses either side of junction 10. We already live with high pollution levels from the A5, you only have to walk over the fields towards the A5 and you can smell the pollution and that the air quality quickly deteriorates the nearer to the A5 that you get.

This area is also part of the meaningful gap, and I have attached a hyperlink below to the meaningful gap assessment commissioned by North Warwickshire Council:-

https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful_gap_assessment.pdf

I would like to bring your attention to area 8 of this document, which covers the area that this development is applying for planning permission on. "This area forms the most obvious potential for maintaining a "Meaningful Gap" between the settlements of Tamworth and Dordon". It was assessed as part of the meaningful gap so as to maintain the separation of Birchmoor and avoid encroachment from Tamworth.

Not only does this area form part of the meaningful gap, it also has the high pressure gas pipeline, which cuts centrally through this site, which must reduce the potential for development.

I quote from the document that area 8 (in which this field for development lies) –"**Recommendation** – Include as part of the "Meaningful Gap" due to development impact on open landscape. Note also significant impact of infrastructure constraints (HP Gas pipeline). There is a clear character link between this area and the open areas 7 and 9 to the north and south, forming an uninterrupted, continuous open area, forming an integral whole meaningful gap."

In the reports conclusion (paragraph 9.1) area 8 "constitutes the main "Meaningful Gap" area between Tamworth, the M42 and the built areas of Dordon and Birch Coppice".

I also note that an application for dwelling houses by Richborough Estates application, Ref PAP/2017/0602, dated 8 November 2017. This application was rejected, and one of the factors

was the meaningful gap.

The A5 is already a very congested road. If a lorry park was developed, all lorries would have to turn left onto the dual carriageway from the development and turn at the island at Dordon to get to Junction 10 of the M42. This already very busy road, does not have the infrastructure, i.e. the island at Dordon, to deal with the size of vehicles which would need to use the island to turn around to get back to Junction 10 to access the motorway. There would also be a considerable increase in the amount of traffic if it were to go ahead.

Yours faithfully



Sent from [Mail](#) for Windows

Sent from my iPhone

Andrew Collinson

From: [REDACTED]
Sent: 06 January 2022 21:53
To: Andrew Collinson
Subject: Planning proposal

[REDACTED]

6th January 2022

HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

Dear Planning Officer /Mr. Collinson

I am writing to you to object to the proposed development of a 32-hectare employment site on the land designated in the Local Plan as the Strategic Gap.

As a resident living close to this proposed development I do not want the Council to abandon the protection of this land as a Strategic Gap. They have a duty to us as residents to maintain a quality of life we are entitled to.

I believe the development of this land for industrial use will adversely affect the sense of outlook, identity and character of Dordon as a village as well as impact greatly on the infrastructure around the village which is already impacted on us greatly.

The construction of three enormous business and logistic parks at Birch Coppice, Core 42 and St. Modwens along the A5 has already changed the character and identity of our village beyond recognition causing huge problems to us all.

If this development, along with plans to build 2700 houses to the East and North East of the village goes ahead, we will be surrounded by residential and industrial development on all sides .

All sense of living in a semi-rural area will be gone. I think we have already had our fair share of development. The village already suffers from increased noise especially at night from the large units already built. This further development will also cause a further increase in noise for the local residents.

Many local people walk across the paths through these field and I myself use this area regularly.

Getting out and enjoying the sense of openness, a view of the horizons and seeing local wildlife is important for our mental health and physical well-being.

Under these proposals more than a third of this green field land will be lost. The outlook will one of an industrial development rather than agricultural land.

The idea that a few hedges and trees with a relocated footpath can disguise the visual, noise and carbon impact of these huge, new, industrial scale warehouses and a 150-place lorry park [with security fence and barrier entrance] is just nonsense - as anyone who has walked the former footpaths around the Birch Coppice Business park will testify!

Furthermore, the so called "landscape buffer" and footpath connections proposed on the North and East of this development will not improve access to what remains of the open countryside and natural landscape and .

the erection of a security fence for the lorry park alongside the proposed footpath will simply add to the feeling of being enclosed and trapped and will greatly impact the wild life currently living in the fields.

I can see no benefits of this development for our village or for ourselves as residents .

I strongly urge you to reject this application

Yours sincerely

[REDACTED]

Sent from [Mail](#) for Windows

Andrew Collinson

From: [REDACTED]
Sent: 06 January 2022 20:54
To: Andrew Collinson
Subject: SITE NOTICE GOES UP - PLANNING APPLICATION FOR WAREHOUSES AND 150 PLACE LORRY PARK ,NORTH SIDE OF A5

Good evening

I would like to make my concerns known in respect of the above planning application.

The amount of warehouses being constructed on A5 Watling Street is escalating at a very fast rate. As we live in Baddesley Ensor the concern is how near these warehouses are now getting and eating up the green belt areas.

We should be very grateful if all matters could be considered before granting this Application which would definitely increase traffic, pollution and impact on residents' health.

Kind regards

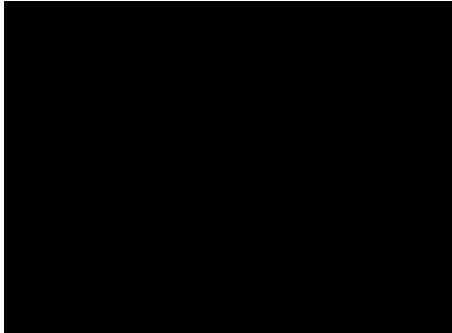
[REDACTED]

Get [Outlook for iOS](#)

From: nlpg@northwarks.gov.uk
Sent: 07 January 2022 09:43
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



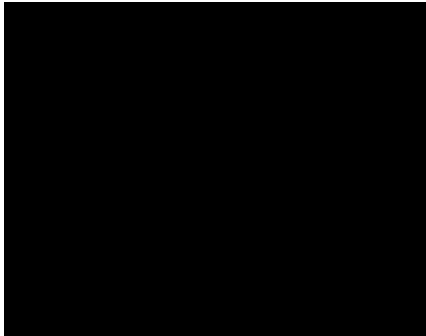
Submission: Objection

Comments: I'm concerned regarding the removal of habitat for wild animals. I have seen the document contained within the application regarding wild bird surveys and although this suggests that numbers are good and not in threat, it is still a loss of habitat. This land, including land to the south of the A5, which has already been lost to development, will essentially, in my opinion destroy the green belt between Dordon and the M42. I notice that the applicant has control of the red AND blue area's on the plan. What provision also is given to the loss of footpath and recreational use across this land, for both local residents of Birchmoor for pet walking, and as a walking route in general? I'm also concerned about the emission of light from the site, which should, in my opinion, be checked for compliance by the CfDS group. We've already lost the green areas to the south of the A5. Please do not allow this development to continue.

From: nlpg@northwarks.gov.uk
Sent: 06 January 2022 20:53
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



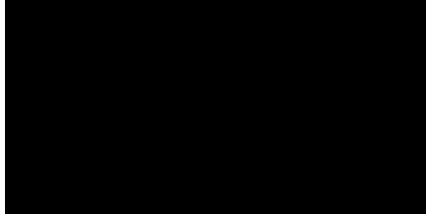
Submission: Objection

Comments: Concerns over traffic, noise , rising home insurance when we share a postcode with a crime hotspot (lorry parks) smells

From: nlpg@northwarks.gov.uk
Sent: 09 January 2022 17:56
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

Comments: This will caused an increase in traffic and motor issues. The closure of the A5 to make any highway plans will affect many people. This will affect the environment massively, the emissions, as well as loss of habitat for animals, loss of food source that has been grown in the fields also light pollution as this will have to be lit up. This impacts the surrounding villages and not in keeping with its historical design

Andrew Collinson

From: [REDACTED]
Sent: 19 January 2022 19:13
To: Andrew Collinson
Cc: planappconsult
Subject: Hodgetts Outline Planning Application - Public Consultation

Dear Planning Board,

I am writing to you - as a former resident and now parent to object to the planning application for a lorry park and warehouses in land identified in the Local Plan as the 'strategic gap'.

As a child growing up in Dordon for 22 years, still visiting family regularly and I was grateful to have the green fields and semi-rural environment where we lived. As someone who works for the Canal and River Trust (a wellbeing charity) and now lives in Manchester - I know the importance of outdoor exercise and clean air for mental and physical health. As a young person growing up in Dordon I found the ease of walking and jogging from my doorstep really helped reduce my own BMI when I was a young person. Being outdoors brought a sense of calm and relaxation. Every time I come back to see my family, I am shocked ever increasing amount of land around Dordon which has been given over for industrial development and warehouses. It seems to never end?! The smell of air pollution is now like that which I experience in the city I now live and in London which I visit regularly.

I'm really concerned that, given all the industrial and residential development around Dordon, young families trying to raise children in may have to drive miles to find open spaces and breathe fresh, unpolluted clean air. And those who don't have the privilege of a car are completely locked in with no access to green space!

Please honour our commitment to protect this small but invaluable area agricultural land as a strategic gap and to not allow yet another development which undermines the Boroughs apparent commitment to preventing climate change.

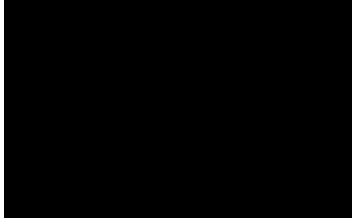
Yours truly,

[REDACTED]

From: nlpg@northwarks.gov.uk
Sent: 09 January 2022 18:34
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

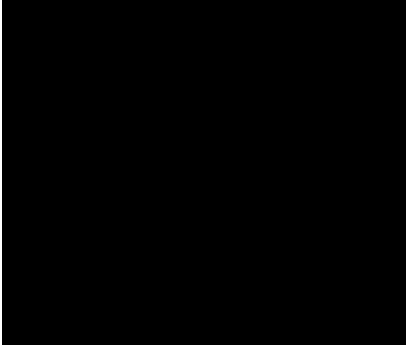
Submission: Objection

Comments: There is already enough empty development in the area removing the limited green space available. I do not wish to be near more pollution and fumes not to mention the already increased traffic flow in that area.

From: nlpg@northwarks.gov.uk
Sent: 09 January 2022 19:15
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: There is enough lorry traffic around here as it is. Woodend becomes a cut through for a lot of these lorries when there is traffic or they just get lost. The surrounding areas can't cope with more of these distribution warehouses!!

Andrew Collinson

From: [REDACTED]
Sent: 10 January 2022 10:16
To: Andrew Collinson
Subject: PLANNING APPLICATION FOR WAREHOUSES AND LORRY PARK DORDON

[REDACTED]

10/1/22

HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

Dear Planning Officer /Mr. Collinson

We are writing to object to the proposed development of a 32-hectare employment site on the land designated in the Local Plan as the Strategic Gap.

As residents living very close to this proposed development we do not want the Council to abandon the protection of this land as a Strategic Gap.

We believe the development of this land for industrial use will adversely affect the sense of outlook, identity and character of Dordon as a village.

The construction of three enormous business and logistic parks at Birch Coppice, Core 42 and St. Modwens along the A5 has already changed the character and identity of our village beyond recognition and increased the traffic immensely.

If this development, along with plans to build 2700 houses to the East and North East of the village goes ahead, we will be surrounded by residential and industrial development on all sides .

All sense of living in a semi-rural area will be sadly gone.

Many local people walk across the paths through these fields. We walk our dog there almost every day and enjoy the open space and fresh air.

Getting out and enjoying the sense of openness, a view of the horizons and seeing local wildlife is very important for our mental health and physical well-being.

Under these proposals more than a third of this green field land will be lost. The outlook will be one of industrial development rather than agricultural land. I moved to this area 20 years ago to get away from such a place and Dordon was a beautiful village then. It has changed so much already.

The idea that a few hedges and trees with a relocated footpath can disguise the visual, noise and carbon impact of these huge, new, industrial scale warehouses and a 150-place lorry park [with security fence and barrier entrance] is just nonsense - as anyone who has walked the former footpaths around the Birch Coppice Business park will testify!

Furthermore, the so called "landscape buffer" and footpath connections proposed on the North and East of this development will not improve access to what remains of the open countryside and natural landscape and . the erection of a security fence for the lorry park alongside the proposed footpath will simply add to the feeling of being enclosed and trapped. There is also the noise implications to consider, we are so close, there is no doubt the coming and going of trucks would be heard.

We can see no benefits of this development for our village or for ourselves as residents .

We urge you to reject this application please

Kindest Regards

[REDACTED]

From: [REDACTED]
Sent: 08 January 2022 18:18
To: Andrew Collinson
Cc: planappconsult
Subject: Lorry park and warehouse planning application

Dear planning board,

I am emailing to object to the planning application for a lorry park and warehouse to be developed on the Hodgetts estate- land identified to be protected as a 'strategic gap'.

I lived just outside of Dordon for 13 years. I have always been grateful for green space and its well-being benefits. As a doctor myself, I know the importance of outdoor exercise and clean air on the health of a community. Easy access to these can help counteract the alarming rise in obesity rates and mental health illness in the UK. Whilst the undeveloped land around Dordon is limited (and fast reducing further), it was the ease of walking and jogging from my doorstep that helped me reduce my own BMI when I was very overweight as an adolescent. Being outdoors away from traffic has always brought me a sense of calm and happiness and there is increasing evidence that it can help reduce rates of anxiety and depression.

I and my children visit my parents often who live near Dordon and I have been shocked to see the increasing number of warehouses and traffic replacing undeveloped land in the area. It concerns me that residents may soon have to drive to find open space and breathe clean air. Increasingly, the nearby air pollution levels that are 'unacceptable' and deemed 'harmful' according to Air Quality Standards Regulations 2020. This will increase health inequalities and creates a disincentive to all to seek out outdoor exercise.

There appears to be no commitment from developers to establish a 'zero carbon' business on this land. I question the suggestion that hedgerows and tree planting will increase biodiversity. There is no evidence for this with the projected increase in air and noise pollution as traffic is estimated to increase by 6-21% with this development.

I hope you understand the reasons for my concern. Despite no longer being a resident here, I and my own family visit frequently and I urge the planning department to protect this land from the proposed development.

Yours truly,

[REDACTED]

Sent from my iPhone

Andrew Collinson

Subject: FW: PAP/2021/0663 - Hodgetts Estate outline planning application

[REDACTED]

To: Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>

Subject: Hodgetts Estate outline planning application

Our address is [REDACTED] Also for your information we can see all this site from our house and it is beginning to look like warehouse city [REDACTED]

I am writing to object to the above application. Do we really need more warehouse facilities and lorry parking?NO. The A5 is already congested with lorries and vans from Birch Copice and we don't need any more not to mention the effect on pollution. The site is much too close to the local communities of Dordon and Birchmoor. I feel most strongly that the loss of green field areas for such development should not even be considered and urge you to decline this application.

[REDACTED]

Sent from Samsung tablet.

Vulnerable people Help and Support Find help from your [local support group](#)

Council Services For other council services please use our website www.northwarks.gov.uk or call us on 01827 715341.

Website - www.northwarks.gov.uk

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From: [My Computer](#)
Sent: 10 January 2022 15:40
To: [planappconsult](#)
Subject: REF: THE HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

10th January 2022

REF: THE HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

Dear Planning Officer /Mr. Collinson

We are writing to object to the proposed development of a 32-hectare employment site on the land designated in the Local Plan as the Strategic Gap.

As residents living close to this proposed development we do not want the Council to abandon the protection of this land as a Strategic Gap.

We believe the development of this land for industrial use will adversely affect the sense of outlook, identity and character of Dordon as a village.

The construction of three enormous business and logistic parks at Birch Coppice, Core 42 and St. Modwens along the A5 has already changed the character and identity of our village beyond recognition .

If this development, along with plans to build 2700 houses to the East and North East of the village goes ahead, we will be surrounded by residential and industrial development on all sides .
All sense of living in a semi-rural area will be gone.

I myself walk my dogs across the paths through these fields. Since what's is left of the green space on the opposite side has now been allocated for commercial use I will have to drive to find green space to exercise my dogs.

Getting out and enjoying the sense of openness, a view of the horizons and seeing local wildlife is important for our mental health and physical well-being.

Under these proposals more than a third of this green field land will be lost. The outlook will one of industrial development rather than agricultural land.

The idea that a few hedges and trees with a relocated footpath can disguise the visual, noise and carbon impact of these huge, new, industrial scale warehouses and a 150-place lorry park [with security fence and barrier entrance] is just nonsense - as anyone who has walked the former footpaths around the Birch Coppice Business park will testify!

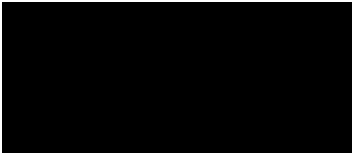
Furthermore, the so called "landscape buffer" and footpath connections proposed on the North and East of this development will not improve access to what remains of the open countryside and natural landscape and . the erection of a security fence for the lorry park alongside the proposed footpath will simply add to the feeling of being enclosed and trapped.

We can see no benefits of this development for our village or for ourselves as residents.

We urge you to reject this application

Yours truly,





10th January 2022

Dear Planning Officer /Mr. Collinson

RE HODGETTS ESTATE OUTLINE PLANNING APPLICATION - EMPLOYMENT, TRAFFIC CONGESTION, AND THE ENVIRONMENT

I am writing to object to the planning application for more logistics warehouses and a 150-place lorry park on the north side of the A5, Dordon. The Borough Council should continue to protect this land as a Strategic Gap between Dordon and Tamworth.

LOGISTICS AND EMPLOYMENT

Over the last 15 years, this area has taken more than its fair share of logistic sites in this region. The south side of the A5 already has a "ribbon development" of huge logistic warehouses [> 5 million square feet]. We would also point out that 7 miles away a new logistics site [Mercia Park- 10.4 million square feet] has recently opened at Junction 11, M42

TRAFFIC CONGESTION

As a resident I believe the number of HGV vehicles using this road is already intolerable with frequent queues , traffic congestion, noise, litter, and air pollution.

We understand that, at certain peak times , there could be a 21% increase in the number of HGVs going west along the A5 from this site.as well as a 6% overall increase in all vehicles .

The proposal to add a fourth set of traffic lights on this stretch of A5 will simply lead to more traffic jams and worsen air quality which is already too high in the surrounding area.

It is impossible now to access junction 10 of the M42 and the congestion around the M42 island is almost non-negotiable of an evening with the exits being blocked by the amount of traffic already using this busy junction.

AIR QUALITY, NOISE AND LIGHT POLLUTION

Before the pandemic, NO2 pollution along the A5 [going west] was steadily rising .In 2019 air pollution reached unacceptable and harmful levels - yet this fact seems to have been ignored in this application
I also object to the noise and light pollution which will be caused by a large 24-hour lorry park It will be too close to a residential area and I simply do not believe that buffers and landscaping [however good] will stop this from being a nuisance.

Take a look at the surrounding area around the lorry park already situated at junction 10 of the M42, the amount of urine discarded in bottles in the surrounding bushes is disgusting this is what your proposal is bringing to the greenfield space in Dordon and Birchmoor.

Have you ever listened to a lorry with its fridge unit running constantly? The noise is overbearing and no resident should be subjected to this especially how close this lorry park is to the residents properties.

CLIMATE CHANGE

Unlike other logistics or employment sites in the region, there does not appear to be any real commitment to establishing a "zero carbon" business on this site.

it is designed to be a stand-alone road-based warehouse facility with no definite plans for rail connection. Thousands of tons of CO2 will be generated each year by lorry trips and this carbon release will not be "offset" by the proposed 6.5 hectares of woodland/ hedge planting.

Crime/Drugs/Prostitution

Bringing this many lorries around the village will increase the amount of crime with opportunists seeing this as being great pickings and if none are found on the lorry park then surrounding properties could be targeted.

There is also a possibility of increased drug usage in and around this area as this many vehicles cannot be policed and will be coming from all over Europe despite Hodgetts assertions that this will be a family friendly deveiopement it is more likely to create a no go area.

Where there are drivers there is always the problem of opportunist women trying to make a living, we do not want this in and around our area.

CONCLUSION

I urge you to reject this application to change the use of this land because

- there is no need for more logistics employment in or around this area
- our stretch of the A5 is already severely congested with HGVs
- air quality will permanently deteriorate and be harmful to residents health
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor
- Borough Council made a commitment to take steps to address climate change.
- Crime will increase in the area

Yours faithfully

A solid black rectangular redaction box covering the signature area.

From: nlpg@northwarks.gov.uk
Sent: 12 January 2022 20:53
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: I see no good reason for a lorry park when there is a functioning services on the opposite side of the island with plenty of facilities and parking already. The A5 does not need additional traffic on it. The junction 10 island is bad enough traffic wise and worse at rush hours. Also the additional pollution and rubbish is not welcome. The land should be left to nature and preserved as a stop gap between villages.

From: [REDACTED]
Sent: 13 January 2022 15:18
To: Andrew Collinson
Cc: [planappconsult](#)
Subject: Planning Application Lorry Park / Warehouse : Hodgetts Estate : Dordon A5

This is an email stating I disagree & am against the above planning application based on the following.

1. Significant builds have already been completed / ongoing on the opposite side of the A5 which has resulted in losing Green Space / Rural surroundings
2. The area relating to the planning application is a common route for dog walkers , walkers , cyclists & runners people interested in their health & wellbeing NEED THIS SPACE.
3. The M42 / A5 traffic island is a hotspot for accidents..... This development would MAGNIFY this .

I do not agree with planning application / proposal

..

[REDACTED]
(WARRIOR Fitness & Health)

..

- ✓ MASTER BOOTCAMP & OUTDOOR FITNESS INSTRUCTOR.
- ✓ PERSONAL TRAINER & NUTRITION ADVISOR.
- ✓ ADVANCED KETTLEBELL INSTRUCTOR.
- ✓ SUPPLE STRENGTH INSTRUCTOR.
- ✓ DEEP TISSUE THERAPIST.
- ✓ LIFE COACH & COUNSELLOR.
- ✓ TUTOR & ASSESSOR (DTTLS).
- ✓ SPEAKER.

07985 158 673

From: [REDACTED]
Sent: 13 January 2022 15:28
To: [Andrew Collinson](#)
Cc: [planappconsult](#)
Subject: No More Trucks

Hello,

I wish to put forward my concerns about the planning application for building on the fields by Dordon.

I moved to Dordon in 2016 and fell in love with the rural surroundings. However over the last year especially the birch coppice logistic Park has become enormous and has taken away some beautiful views and no doubt had an effect in the wildlife. As a resident that often uses the field for recreational walks and runs, I'd hate to lose it to more enormous builds. The traffic daily is already horrendous on the A5 and the M42 roundabout and further building would create further chaos.

I strongly reject this application.

Regards.

[REDACTED]
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From: [REDACTED]
Sent: 18 January 2022 06:56
To: [planappconsult](#)
Subject: Lorry park

As a lorry driver I agree with the need for more parking space. But must object to the placement. Living in Dordon for 62 years, have seen a lot of changes but the site would be of benefit, especially for the schools that would be affected by fumes as wind blows directly at them from that direction 90% of the time.

[REDACTED]

Sent from Samsung Mobile on O2
Get [Outlook for Android](#)

From: [REDACTED]
Sent: 16 January 2022 12:36
To: [planappconsult](#)
Subject: Planned lorry park and units in Dordon

Dear Sir,

I am a Birchmoor resident and I want to object strongly to the planned development by Hodgetts Estates of a lorry park and industrial units on fields adjacent to the A5 in Dordon.

This development will come directly behind my back garden invading my privacy, causing light pollution, air pollution, noise pollution along with criminal activity.

It's a fact that where lorries are parked up they attract criminals and prostitution. Would you like that in your back garden or perhaps you are lucky enough not to live anywhere nearby so when you are making your decision it will not affect you.

This development is not being done for the good of the lorry drivers who will park up overnight but for the greed of Hodgetts Estates. If there is a need for a lorry park in Dordon why can't it be sighted the other side of the A5 where the land has already become an eyesore with all the units already built on there. Better still work with Moto Services to improve the facilities at the lorry park already situated there.

Also when these 150 lorries are leaving in a morning will they have to go down the A5 to the heavily congested island at the bottom of Long Street to do a right and go back up the A5 to the M42. This island is dangerous at the best of times with two lanes merging into one and this will be an accident waiting to happen.

I hope you will take my views into consideration when you are looking at these plans and making your decision.

Thank you,

[REDACTED]

[Sent from the all-new AOL app for iOS](#)

Andrew Collinson

From: [REDACTED]
Sent: 19 January 2022 11:42
To: Andrew Collinson
Subject: Lorry Park application by hodgetts Estate between j10 m42 and dordon

I am appalled at this application.the increase in traffic and the added noise and pollution will be horrendous.ive lived in dordon for 14 years and was led to believe the proposed site is part of the meaningful [gap.it](#) should stay that [way.as](#) for biodiversity and the natural environment how will a lorry park improve that?

From: [REDACTED]
Sent: 19 January 2022 12:31
To: Andrew Collinson; planappconsult; craig.tracey.mp@parliament.uk
Subject: Proposed Lorry Park. A5 near Dordon

Sir or Madam.

I have recently been made aware of a proposal to build a lorry park on the green belt land between M42 J10 and Dordon.

I write to serve my objection to this construction being carried out. Dordon and Polesworth will already be blighted by the build of HS2, the band of land between Dordon and the M42 serves as an important separation of the conurbation of Tamworth town Staffordshire and the villages of North Warwickshire.

The ecology within the area is far more important than the 'need' to tarmac over it to provide lorry parking when there are more suitable areas within brown land nearby and the proposed Lorry Park at Kingsbury. Further the increase in HGV traffic along the A5 will only add to the congestion and traffic jams suffered at the roundabout at A5 / Long Street Dordon. The traffic jams at this location already cause large tailbacks on the A5, Long Street as well as New Street Dordon. The result of which is already unacceptable levels of noise and traffic related pollution several times a day.

Increasing the HGVs by an estimated 21% without any additional infrastructure improvements is frankly an unacceptable insult to the residents of Polesworth and Dordon as well as an intolerable destruction of a valuable ecological area which with the damage already planned by HS2 is unacceptable.

Respectfully yours.

[REDACTED]

Andrew Collinson

From: [REDACTED]
Sent: 19 January 2022 15:37
To: Andrew Collinson
Subject: Lorry park a5/m42.

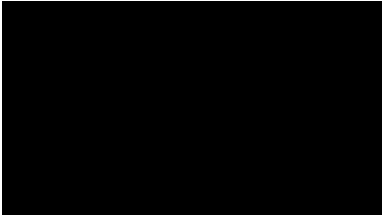
I for one andrew am very much against this proposal were sick to the back teeth of more traffic which this will cause I might add living on long street and been in village all my life i, m now fed up of noise, pollution, speed humps there are to many issue's to mention every bit of greenery going under concrete with the proposed 2000+ houses your shoving down our throats you and highways and especially a ageing hodgetts who wants out of farming that lined his pockets last 60yrs he wants the mixers in now .This supposed to be a meaningful gap because hs2 not going through it we have to have this eyesore causing floods because water has no feilds to soak it up. Being a dog walker you and your greed keep letting this happen and I for one won't be voting again. You need more car parks building in dordon thats more a issue than this I'd love to see the books were OUR council tax goes because im paying 120 quid a month just having bin emptied. No parks no police no lighting no grass cutting half time and street signs to say we cant park I'll love to see you, your councillors, highways and hodgetts all in the village hall face to face but that wont happen!! You willl do what your told all for money so i dont know why im bothering really. WE DONT WANT IT END OF.

From: nlpg@northwarks.gov.uk
Sent: 14 January 2022 21:33
To: [planappconsult](#)
Subject: Comment Received from Public Access

Categories: Emma

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Phone:

Email:

Submission: Objection

Comments: I oppose the planning. Dordon is very quickly being stripped of all its green land either by business parks and now by lorry parks. What happened to being Eco friendly, helping wildlife, there shortly will be no where for wildlife, just lorry fumes.

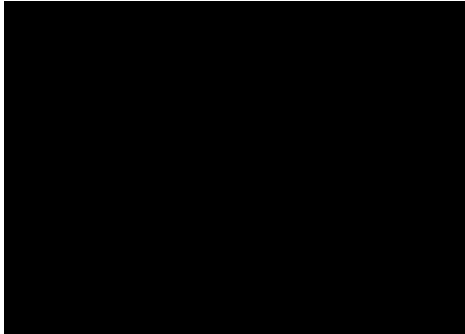
Traffic is horrendous already coming off Long Street on to the A5,

From: nlpg@northwarks.gov.uk
Sent: 15 January 2022 00:25
To: [planappconsult](#)
Subject: Comment Received from Public Access

Categories: Emma

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: I wish to lodge my concerns regarding the proposal on the following grounds.

1. There has already been a massive and rapid business park established at birth Coppice which has had a big impact on lack of green space and traffic numbers. The A5 is gridlocked some days.
2. I acknowledge that drivers need facilities but there is an established services just 5 mins up the road. If these are lacking in any way, it would be better to improve these rather than replicate the same in Dordon.
3. Our green spaces are being consistently diminished. We have recently had large developments at Polesworth, and Grendon.

Regards

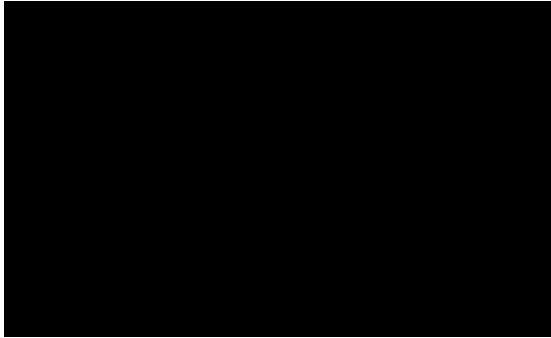
Teresa webb

From: nlpg@northwarks.gov.uk
Sent: 15 January 2022 01:10
To: [planappconsult](#)
Subject: Comment Received from Public Access

Categories: Emma

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



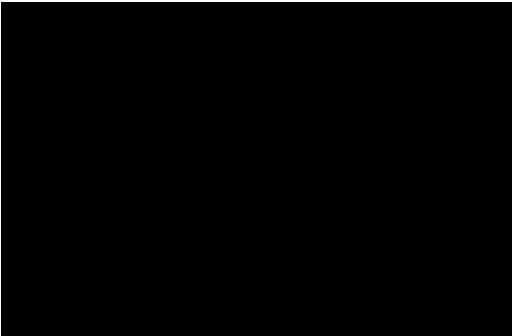
Submission: Objection
Comments: I object

From: nlpg@northwarks.gov.uk
Sent: 15 January 2022 10:55
To: [planappconsult](#)
Subject: Comment Received from Public Access

Categories: Emma

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: We live in the countryside in villages . We are 20 minutes away from the city . Let's keep our villages looking like villages . We all chose to live here due to greenery let's please keep some before we start to look more like a city industrial park . Those fields we walk through and teach our children about plants and animals . Where will we take them to learn and have childhood memories if they go ?

From: nlpg@northwarks.gov.uk
Sent: 17 January 2022 15:52
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: I am objecting on the grounds of loss of natural green space, industrialisation to close to residential village, schools and community. The roads are all heavily congested and the increase of fumes and pollutants, especially so close to elderly residents and school children will increase health and breathing issues.

Pollution will increase, especially environmental, light and noise, affecting local residents and local wildlife.

It will also be an absolute eyesore that could have been so easily been turned into a nature and leisure area to benefit the residents and wildlife especially with all the hundreds of proposed new houses that will be built between Dordon and Atherstone.

The Council have let down their residents, thinking only of profit and not better quality of life. I am disgusted by these proposals!

Andrew Collinson

From: [REDACTED]
Sent: 19 January 2022 19:13
To: Andrew Collinson
Cc: planappconsult
Subject: Hodgetts Outline Planning Application - Public Consultation

Dear Planning Board,

I am writing to you - as a former resident and now parent to object to the planning application for a lorry park and warehouses in land identified in the Local Plan as the 'strategic gap'.

As a child growing up in Dordon for 22 years, still visiting family regularly and I was grateful to have the green fields and semi-rural environment where we lived. As someone who works for the Canal and River Trust (a wellbeing charity) and now lives in Manchester - I know the importance of outdoor exercise and clean air for mental and physical health. As a young person growing up in Dordon I found the ease of walking and jogging from my doorstep really helped reduce my own BMI when I was a young person. Being outdoors brought a sense of calm and relaxation. Every time I come back to see my family, I am shocked ever increasing amount of land around Dordon which has been given over for industrial development and warehouses. It seems to never end?! The smell of air pollution is now like that which I experience in the city I now live and in London which I visit regularly.

I'm really concerned that, given all the industrial and residential development around Dordon, young families trying to raise children in may have to drive miles to find open spaces and breathe fresh, unpolluted clean air. And those who don't have the privilege of a car are completely locked in with no access to green space!

Please honour our commitment to protect this small but invaluable area agricultural land as a strategic gap and to not allow yet another development which undermines the Boroughs apparent commitment to preventing climate change.

Yours truly,

[REDACTED]

From: [REDACTED]
Sent: 19 January 2022 17:12
To: [planappconsult](#)
Subject: Public consultation-Dordon/Birchmoor

I have been a resident of Dordon for over 20 years and have had to put up with increased volume of traffic into the village, particularly along the A5 due to the ever growing business parks.

I strongly oppose the planning application by Hodgetts Estates. Dog walkers, school children, runners and village residents all enjoy the fields along the A5 and it would be despicable if this was removed from us. It is a safe green space and the existing biodiversity would be lost.

There is already traffic chaos around junction 10 of the M42. Birchmoor village will suffer in the future when the pointless HS2 ploughs through our countryside. As residents we are suffering enough without Hodgetts destroying our public spaces and footpaths.

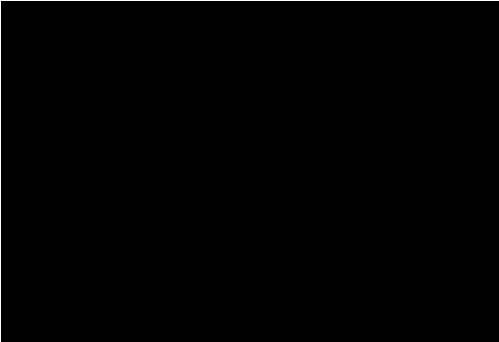
[REDACTED]
Resident of Dordon

Sent from my Galaxy

From: nlpg@northwarks.gov.uk
Sent: 19 January 2022 18:14
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Neither

Comments: It is imperative to ensure the additional HGV traffic is totally excluded from villages and minor roads adjacent to the site and restricted to the A5. Every effort to prevent short cuts and 'rat runs' should be made, and existing HGV restrictions strictly observed and enforced.

From: nlpg@northwarks.gov.uk
Sent: 19 January 2022 18:16
To: [planappconsult](#)
Subject: Comment Received from Public Access

Application Reference No. : PAP/2021/0663

Site Address: Land On The North East of J10 M42 Dordon/A5 Polesworth



Submission: Objection

Comments: I believe that the current infrastructure is already lacking in preventing HGVs from accessing the Kingsbury Link from Kingsbury via Trinity Road. Due to the low railway bridge near Piccadilly, it often results in HGVs using Pit Hill, Piccadilly to turn around. They come up the hill to Piccadilly (the road) and often get stuck in a tight space attempting to turn around. Various bits of road furniture are often knocked over and need to be replaced. I am aware that there have been bridge hits in the past. My concern is that the community of Piccadilly is covered by Polesworth Fire Station, who access us via the low bridge. If a HGV strikes the bridge, the structure needs to be assessed to make sure it is safe. If for any reason urgent safety work has to be carried out, then the emergency response to our community will be critically delayed. The current situation with signs identifying a low bridge ahead, are not fit for purpose, due to the number of HGVs still needing to turn around. If this plan goes ahead, the increase in HGVs using Trinity Road to access Junction 10 will increase the risk of a bridge strike. Additional signage prohibiting vehicles over 3.5metres coming from Kingsbury needs to be actioned urgently for the current situation let alone for this plan.

From: [REDACTED]
Sent: 19 January 2022 19:13
To: [Andrew Collinson](#)
Cc: [planappconsult](#)
Subject: Hodgetts Outline Planning Application - Public Consultation

Dear Planning Board,

I am writing to you - as a former resident and now parent to object to the planning application for a lorry park and warehouses in land identified in the Local Plan as the 'strategic gap'.

As a child growing up in Dordon for 22 years, still visiting family regularly and I was grateful to have the green fields and semi-rural environment where we lived. As someone who works for the Canal and River Trust (a wellbeing charity) and now lives in Manchester - I know the importance of outdoor exercise and clean air for mental and physical health. As a young person growing up in Dordon I found the ease of walking and jogging from my doorstep really helped reduce my own BMI when I was a young person. Being outdoors brought a sense of calm and relaxation. Every time I come back to see my family, I am shocked at the ever increasing amount of land around Dordon which has been given over for industrial development and warehouses. It seems to never end?! The smell of air pollution is now like that which I experience in the city I now live in and in London which I visit regularly.

I'm really concerned that, given all the industrial and residential development around Dordon, young families trying to raise children in may have to drive miles to find open spaces and breathe fresh, unpolluted clean air. And those who don't have the privilege of a car are completely locked in with no access to green space!

Please honour our commitment to protect this small but invaluable area of agricultural land as a strategic gap and to not allow yet another development which undermines the Borough's apparent commitment to preventing climate change.

Yours truly,

[REDACTED]

NORTH WARWICKSHIRE BOROUGH COUNCIL

**PLANNING APPLICATION: PAP/2021/0663
TITLE: Mr D Hodgetts**

Your name
Your address

Dear Sir,

I wish to register my strong objection to the above planning application, which will allow a major development of land next to our lovely Village of Birchmoor.


The intended development of an extensive Lorry Park at the A5 / M42 junction, bordering onto Birchmoor, will have a major impact on our Village which has already suffered so much with major developments that have marginalised our community. In particular the impact of the M42, which runs through the Village separating one side from the other, and HS2 which is requiring residents to move away, their residential properties being purchased and then demolished.

This development will now bring additional noise, light pollution and a serious deterioration in the quality of life, for those of us living in Birchmoor.

I feel like I live in a forgotten community subjected to the whims and desires of others who take advantage of what little countryside is left for us to enjoy. Further, as a Village on the remote edge of Warwickshire, yet influenced most by the close communities of Staffordshire, we feel abandoned. For example – the meaningful gap at Birch Grove in Birchmoor, between North Warwickshire and Tamworth, is now reduced to just seventy meters following other developments.

I am particularly concerned about the constant level of pollution that this development will bring, both in noise, light pollution and the emissions from the lorry's, effects that will be felt 24 hours a day, seven days a week. M42 Junction 10 is, I understand, already one of the highest polluted areas for traffic emissions in Europe.

As a community we currently suffer from misdirected lorries and those seeking a short cut to the A5 / M42 junction, by drivers mistakenly thinking they can reach the junction via our Village. The roads are far too narrow to the point that the extraction of each lorry brings the Village to a standstill. Promotion of the Lorry Park will only increase this nuisance.



21st January 2022

HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

Dear Planning Officer /Mr. Collinson

We are writing to object to the proposed development of a 32-hectare employment site on the land designated in the Local Plan as the Strategic Gap.

As residents living close to this proposed development we do not want the Council to abandon the protection of this land as a Strategic Gap.

We believe the development of this land for industrial use will adversely affect the sense of outlook, identity and character of Dordon as a village.

The construction of three enormous business and logistic parks at Birch Coppice, Core 42 and St. Modwens along the A5 has already changed the character and identity of our village beyond recognition .

If this development, along with plans to build 2700 houses to the East and North East of the village goes ahead, we will be surrounded by residential and industrial development on all sides .

All sense of living in a semi-rural area will be gone.

Many local people walk across the paths through these fields.

Getting out and enjoying the sense of openness, a view of the horizons and seeing local wildlife is important for our mental health and physical well-being.

Under these proposals more than a third of this green field land will be lost. The outlook will one of industrial development rather than agricultural land.

The idea that a few hedges and trees with a relocated footpath can disguise the visual, noise and carbon impact of these huge, new, industrial scale warehouses and a 150-place lorry park [with security fence and barrier entrance] is just nonsense - as anyone who has walked the former footpaths around the Birch Coppice Business park will testify!

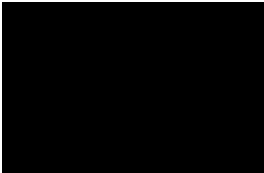
Furthermore, the so called "landscape buffer" and footpath connections proposed on the North and East of this development will not improve access to what remains of the open countryside and natural landscape and. the erection of a security fence for the lorry park alongside the proposed footpath will simply add to the feeling of being enclosed and trapped.

We can see no benefits of this development for our village or for ourselves as residents.

We urge you to reject this application

Yours truly,





21st January 2022

Dear Planning Officer /Mr. Collinson

RE HODGETTS ESTATE OUTLINE PLANNING APPLICATION - EMPLOYMENT, TRAFFIC CONGESTION, AND THE ENVIRONMENT

I am writing to object to the planning application for more logistics warehouses and a 150-place lorry park on the north side of the A5, Dordon. The Borough Council should continue to protect this land as a Strategic Gap between Dordon and Tamworth.

LOGISTICS AND EMPLOYMENT

Over the last 15 years, this area has taken more than its fair share of logistic sites in this region. The south side of the A5 already has a "ribbon development" of huge logistic warehouses [> 5 million square feet]. We would also point out that 7 miles away a new logistics site [Mercia Park- 10.4 million square feet] has recently opened at Junction 11, M42

TRAFFIC CONGESTION

As a resident I believe the number of HGV vehicles using this road is already intolerable with frequent queues , traffic congestion, noise, litter, and air pollution.

We understand that , at certain peak times , there could be a 21% increase in the number of HGVs going west along the A5 from this site.as well as a 6% overall increase in all vehicles .

The proposal to add a fourth set of traffic lights on this stretch of A5 will simply lead to more traffic jams and worsen air quality.

AIR QUALITY, NOISE AND LIGHT POLLUTION

Before the pandemic, NO2 pollution along the A5 [going west] was steadily rising .In 2019 air pollution reached unacceptable and harmful levels - yet this fact seems to have been ignored in this application

I also object to the noise and light pollution which will be caused by a large 24-hour lorry park It will be too close to a residential area and I simply do not believe that buffers and landscaping [however good] will stop this from being a nuisance.

CLIMATE CHANGE

Unlike other logistics or employment sites in the region, there does not appear to be any real commitment to establishing a "zero carbon" business on this site.

it is designed to be a stand-alone road-based warehouse facility with no definite plans for rail connection.

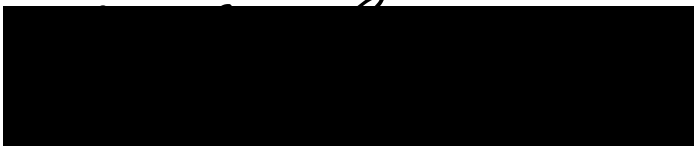
Thousands of tons of CO2 will be generated each year by lorry trips and this carbon release will not be "offset" by the proposed 6.5 hectares of woodland/ hedge planting.

CONCLUSION

I urge you to reject this application to change the use of this land because

- there is no need for more logistics employment in or around this area
- our stretch of the A5 is already severely congested with HGVs
- air quality will permanently deteriorate and be harmful to residents health
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor
- Borough Council made a commitment to take steps to address climate change.

Yours truly



From: [REDACTED]
Sent: 24 January 2022 18:15
To: [planappconsult](#)
Subject: Re: Planned development on M42 services and green belt site

On Mon, 24 Jan 2022, 12:04 [REDACTED] wrote:

[REDACTED]

I would like to voice my concerns over the proposed eyesore! I have lived Glascote and Dordon area for 55yrs! Then there was NO building between these 2 villages. Now you would be hard pushed to find a definitive break!

I live and our garden faces on to the last open fields in our area (Bluebell Wood having already been grabbed for greedy house property developers)Am I going to have put up a 6ft fence with barbed wire on the top (who will pay for that you? I don't think so!). Who would be fenced in then? Them or us?

We are also regular walkers. Our walk has already been ruined around the the lakes with warehouses going up daily and I might add some are EMPTY! You are ready to sell the last walking area that we enjoy!

If you allow this to commence, there will be no end until the whole area is covered in grey monstrosities taking our view, sun light and our endangering our mental health!
Where are your environmental investigations? Fumes, traffic and infrastructures, it's a nightmare on the A5 and M42 if anything happens we are trapped.

The other reason is that it would bring undesirable rouges to the area looking for opportunities to break the law. I have witnessed this for myself at Christmas on a walk around the lakes, two foreign men trying to gain access to Greencore, when they saw us coming they proceed down to swans! Which is our walk, we were watched as they telephoned to another person, we felt extremely venerable as we feed the swans! I take my granddaughter and friend's (6yrs to 9yrs old) down there on my own in school holidays and weekends, extremely scary!

While your counting your Cash! Please have a thought for your council taxpayers!

Regards

[REDACTED]

From: [REDACTED]
Sent: 24 January 2022 19:36
To: [planappconsult](#)
Subject: Public consultation

Good evening,

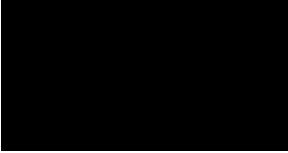
With regards to the planning application on the land by the A5 in Dordon ref PAP/2021/0663 I would like to formally object on the grounds of the access and infrastructure of the current A5 and the developments that have been appearing over the last couple of years. The heavy traffic that is found along the road at all hours is unacceptable and with the proposed lorry park and extra warehouses coupled with the HS2 and the new services at junction 10 I feel like the villages cannot take the new traffic and there will be a sharp rise in the amount of standstill traffic and accidents.

I also object at the use of the land currently used as a strategic gap. This area of open land and farmers fields is needed to show the boundary of the two areas.

Many thanks for taking the time to read my objections.

Kind Regards,

[REDACTED]



Date – 24/01/2022

Dear Planning Officer /Mr. Collinson

RE HODGETTS ESTATE OUTLINE PLANNING APPLICATION - EMPLOYMENT, TRAFFIC CONGESTION, AND THE ENVIRONMENT

I am writing to object to the planning application for more logistics warehouses and a 150-place lorry park on the north side of the A5, Dordon. The Borough Council should continue to protect this land as a Strategic Gap between Dordon and Tamworth.

LOGISTICS AND EMPLOYMENT

This area has already taken more than its fair share of logistic sites in this region. The south side of the A5 already has a large development of huge logistic warehouses.

We would also point out that 7 miles away a new logistics site at Mercia Park that has recently opened at Junction 11, M42

TRAFFIC CONGESTION

As a resident I believe the number of HGV vehicles using this road is already intolerable with frequent queues, traffic congestion, noise, litter, and air pollution.

At peak times, there is an enormous increase in the number of HGVs going west along the A5 from this site and will only further surge in congestion on an already overpopulated road.

The proposal to add a fourth set of traffic lights on this stretch of A5 will simply lead to more traffic jams and worsen air quality.

CLIMATE CHANGE

Unlike other logistics or employment sites in the region, there does not appear to be any real commitment to establishing a "zero carbon" business on this site.

It is designed to be a stand-alone road-based warehouse facility with no definite plans for rail connection.

Thousands of tons of CO2 will be generated each year by lorry trips and this carbon release will not be "offset" by the proposed 6.5 hectares of woodland/ hedge planting.

I urge you to reject this application to change the use of this land because

- there is no need for more logistics employment in or around this area
- our stretch of the A5 is already severely congested with HGVs
- air quality will permanently deteriorate and be harmful to resident's health
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor
- Borough Council made a commitment to take steps to address climate change.

Yours truly



From: [REDACTED]
Sent: 24 January 2022 22:58
To: [planappconsult](#)
Subject: Planned lorry park, off A5 near M42 PAP/2021/0663

I would like to object to the proposed lorry park and warehousing near the A5/M42 junction. Opposite this site is already a vast number of warehouses, half of which appear to be empty. Why build more?

The lorry park is probably necessary, to stop the long stay parking on the few nearby lay-bys. Couldn't the lorry park be on the same of the road as these warehouses?

Please, no more warehouses!

[REDACTED]

From: [REDACTED]
Sent: 23 January 2022 18:32
To: planappconsult
Subject: Planning application by Hodgetts estate

To whom it may concern,

Received note ref the proposed lorry park. I would like to register my decision that this proposal should NOT go ahead. I am a local resident in Dordon. Residents of Dordon are already surrounded with industrial buildings which mainly used for warehouse commerce, and therefore the lorries remain on site or leave the warehouse so not needing a parking lot. There are lorries which use the parking bays as overnight sleeping but I would have thought the highways agency would move these on and get them to use the parking facilities in the motorway services. I presume these drivers do this to avoid paying for the slots in the services. Any motorist needing to use the roadside bays have nowhere else to go and this could be dangerous for other road users. There is ample parking available in the motorway services as if you look there are always spaces available. There is also the environmental issues with ref to air quality that are bound to increase with lorries moving in and out 24hrs a day.

We don't need this facility, it would be another blot on the landscape which has already been decimated with the industrial estates that have grown around us. NO planning should be given, enough is enough.

[REDACTED]
Sent from my iPad