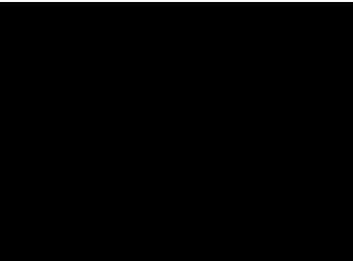


**From:** [nlpg@northwarks.gov.uk](mailto:nlpg@northwarks.gov.uk)  
**Sent:** 23 January 2022 21:24  
**To:** [planappconsult](#)  
**Subject:** Comment Received from Public Access

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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 believe this development to be contrary to the North Warwickshire Local Plan, September 2021 on a number of points. This is the latest in a long line of developments by the same family / company in that particular area, starting with Core 42 in 2013. Initially, that development was a regeneration of an industrial park, but since then the purpose of land in the surrounding area has been changed and this latest application is seeking to change agricultural land to industrial.

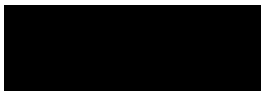
The Local Plan states that most development will be steered to the Main Towns, yet this plan will have a direct impact on Birchmoor which is classed as hamlet.

The growth proposal outlined in the Local Plan recognises that the A5 is unlikely to cope with significant increased traffic and this development is seeking to accommodate hundreds of lorries. All of which will put stress on the infrastructure. In the plan, there is reference to making A5 Watling Street more pedestrian friendly and I fail to see how an increase in freight traffic will meet that objective.

Additionally, Open Spaces is cited as being important as they "break up the built form and contribute to local identity" and this development is on such an open space.

I trust the points of my objection to this development will be met sympathetically.

Kind Regards



**From:** [REDACTED]  
**Sent:** 24 January 2022 10:13  
**To:** [Andrew Collinson](#); [planappconsult](#); [Jacky Chambers](#)  
**Subject:** Planning Application Hodgetts Estate

---

Hi,

I received a flyer through our letterbox on Friday about proposed planning for the fields by myself to be changed to a lorry park and more warehouses!

Are there not enough lorries coming to and from Birch Coppice Ind Est and the other sites next to it, causing slow traffic all day?!

I am completely against this proposed lorry park and warehouse facility.

I cannot see how there is an urgent need for such a thing. There is a service station the other side of the M42 island where lorries can take a break!

The fields are used regularly by dog walkers and cyclists, so another walking site being destroyed in the area for more warehouses. There won't be any left soon!

To be honest, we are sick of the site of warehouses by us! Birch Coppice keeps getting bigger and bigger.

So yes, completely against this proposal and I hope that it does not go ahead any time soon.

Apologies for the moaning comments but I was not happy reading the proposal considering the amount of warehouses we have in the area already.

[REDACTED]  
Kind Regards,

[REDACTED]  
Get [Outlook for iOS](#)

**From:** [REDACTED]  
**Sent:** 24 January 2022 12:45  
**To:** [planningcontrol@northwarcs.gov.uk](mailto:planningcontrol@northwarcs.gov.uk); [planappconsult](#)  
**Subject:** Fwd: Planned development on M42 services and green belt site

---

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Mon, 24 Jan 2022, 12:04  
**Subject:** Planned development on M42 services and green belt site  
**To:** <[planningcontrol@northwarcs.gov.uk](mailto:planningcontrol@northwarcs.gov.uk)>

[REDACTED]  
[REDACTED]  
[REDACTED]  
[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 14:37  
**To:** [planappconsult](#)  
**Subject:** Planning application for 2 warehouses and 150 standalone lorry park (PAP/2021/0663)

---

Dear Sirs,


I object to this application PAP/2021/0663 going ahead as I believe it will be detrimental to the villages of Dordon, Birchmoor and Polesworth. There is already considerable warehousing built along the A5 and this development will

1. Bring Increased traffic volumes on the A5 with increased air pollution, further damage the road surface with heavy loads
2. Noise and light pollution
3. Destroy natural habitat, this is a popular area to walk and we need to preserve our farming landscape for the future

Yours faithfully,

[REDACTED]





24<sup>th</sup> 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.

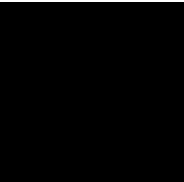
**CONCLUSION**

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





24<sup>th</sup> 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,



**From:** [REDACTED]  
**Sent:** 24 January 2022 22:30  
**To:** [planappconsult](#)  
**Subject:** Planning application PAP/2021/0663 objection

---

To whom it may concern,

Good evening. Please accept my rejection of the planning permission for the aforementioned development on the A5/M42 for a new lorry park.

There is already significant industrial presence and lorry traffic along the stretch of the road that attributes to traffic congestion. Adding to this, a fourth set of lights so near to the motorway junction will without a doubt, cause a dramatic increase to delays for all users and a devastating effect to the local area and residents. Please deny this application.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** 25 January 2022 09:12  
**To:** [planappconsult](#)  
**Subject:** PAP/2021/0663 - Objection

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[REDACTED]

25<sup>th</sup> January 2022

Dear Planning Officer /Mr. Collinson

**RE: PLANNING APPLICATION PAP/2021/0663 - HODGETTS ESTATE OUTLINE PLANNING APPLICATION**

I am writing to object to the above proposed planning application for yet 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.

Over the last 15 years, Dordon has taken more than its fair share of logistic sites for the 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.

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 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.

Before the pandemic, 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.

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. The proposed development 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,

[REDACTED]

**From:** [REDACTED]  
**Sent:** 25 January 2022 09:48  
**To:** [planappconsult](#)  
**Subject:** Lorry park

---

I would like to share my thoughts on the proposed development of the land between my house in Dordon and the M42. While I'm not too happy at the thought of having huge units taking over the skyline, especially as the units on the other side of the A5 don't seem to be up and running even though they have been built for ages. I do really think we need a lorry park in the general area, as the wife of a lorry driver i know of the difficulties in parking and getting a decent meal and facilities to use. I'm so fed up hearing people's comments about how disgusting drivers are and the mess they leave behind. They are not all like that. I read comments about pollution from all these trucks and would like to remind people that there is a motorway just to the side and that the difference between a moving truck and a parked one in terms of pollution is huge. It made me smile when someone suggested that the diesel heaters used at night would make an impact when they only use around a litre of fuel a week. Strange when so many in the area seem to think that log burners and coal fires don't cause air pollution.

I also think the fields are not the prettiest place in the area. It's used for dog walking a lot and many times dog mess is left and not picked up. If the site is developed as planned then there would have proper paths and wildlife areas much like the development the other side.

If a road was planned into the development that gave better access to Polesworth it would be a great way of helping with traffic problems on Long street and New street.

Regards

[REDACTED]

Sent from my Galaxy

NR, TAMWORTH,  
STAFFS.

B78 10Y

25-1-22

Dear Sir/Madam

I write to object to the planning application, by Hodgetts Estates, to build on the fields between the M42 and Dordon/Birchmeor village.

The Borough Local Plan (September 21) states, this land should be kept as strategic gap, to clearly separate Tamworth from the villages of Dordon & Polesworth.

I also object to gradual urbanisation of this part of North Warwickshire with the current plans for ~~for~~ industrial and mass house building. I object to building more "concrete fields" in whatever guise. When currently they are producing much needed food. (NEXT CRISIS WORLD FOOD SHORTAGE).

In view of the climate crisis, the environmental impact, especially the increased heavy goods vehicles using the A5, plus the appalling lack of biodiversity in the UK, compared to other nations.

I walk through Birch Coffee Business Park and appreciate the measures put in place for wild life. On the negative side such developments living with them environmental disaster. Walking through the car park, sited along the railway line, at the rear of U.P.S parcel delivery service. It is a disgrace, so much litter, plastic, face masks, cover the length of the railway line adjacent to the car park. Clearly no attempt has been made to stop this littering, or clean it up.

Yours faithfully



**NORTH WARWICKSHIRE BOROUGH COUNCIL**

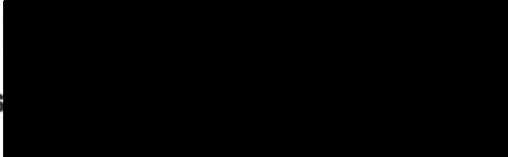
**RECEIVED**

**PLANNING APPLICATION: PAP/2021/0663 17 JAN 2022**

**TITLE: Mr D Hodgetts**

North Warwickshire  
Borough Council

Your name  
Your address



Dear Sir,

BIRCHMOOR, TAMWORTH B78 1AP.

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.



Longer term, I anticipate that Village life will be further disturbed by individuals, employed at the Lorry Park to service the drivers, wanting to live in Birchmoor because their employment is within walking distance of their home. I welcome individuals who want to live in our Village and become part of our close community; I fear that those who see this advantage will not necessarily wish to engage with Village life.

I also fear the risk of increased crime in the Village arising from the overnight parking of vehicles and the individuals, not necessarily the drivers, this Lorry Park will attract.

Finally, I would ask if the youngsters, who live in Stoneydelph (Staffordshire), have been considered. Youngsters aged 11 to 18 walk through Birchmoor each school day to get to The Polesworth School (Warwickshire), returning in the later afternoon. Continual exposure to the deteriorating environment can only have a harmful upon them.

I would hope that those appointed to review the application for the Lorry Park, will be mindful of these concerns and conclude that the Lorry Park would be better located elsewhere.

Signed 

**Additional comments added:**

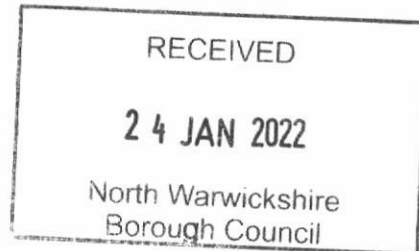
We do not want this development virtually in our back garden. We have the constant noise from the motorway. The threat of HS2 is now constant noise, light pollution, air pollution all harming our quality of life. We moved to Birchmoor 20 years ago believing it to be a nice quiet village. If this lorry park is needed why not on the other side of the A5 where there is already warehouse units being built. Easier access for M42 without having to travel down congested A5 & then back on themselves.

Signed 

Mr. J. Brown  
The Council House  
Atherstone

ref PAP 2021/0247

CV9 - 1 DE



17th January 2022

Dear Sir,

regarding the ammended plans to the Birch Coppice Business Park, please understand the following.

My wife and I confidently assume that this letter from yourselves is part of an exercise and requirement that you must carry out without it having any effect on the result. So towards your file of Council indifference I submit the following.

The changes will spoil what we have at present as have previous changes. This is not just a matter of 'Not in my back yard' it is 'Not yet again in my back yard'.

We will lose yet more ambient light. An airy Skyline replaced by soulless roofing.

We already experience traffic noise at the rear of the houses. A factory and its Service road the other side of an hedge will now pollute the front. A sort of 'Surround Sound' effect. Thank you for that!

The development company sent us a letter stating that the level of sound they expect ..

To be created by the changes will be no louder than any existing sounds. This may well be so but like any noise level it increases by contribution as much as volume. Hence the effect of a crowd cheering even if each is individually no louder than another.

We already have problems with lorries turning into our service road due to poor signage and because they cannot turn round have to reverse back up and into the main road unassisted. There have been several close accidents. Also several of these lorries have been seen to damage residents cars whilst ~~manoeuvring~~ manoeuvring but they do not stop.

We cannot 'fight city hall' and can only state that regardless of some supposedly fair and impartial review, these changes will change the quality of our lives for the worse.

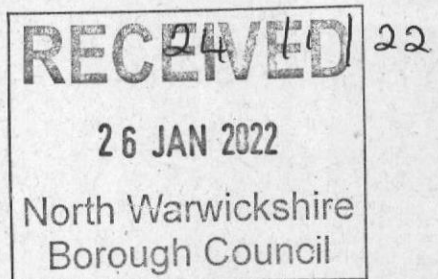
Yours Faithfully



Dordon

B78 1SZ

Tamworth.  
Staffs.  
B78 1QF



The Planning Department.  
NWBC.  
Atherstone.  
Warks

Dear Sirs / Madam.

Ref PAP/2021/0668

I am writing to object to the proposal to build on the fields between M42 Dordon / Birchmoor village. I have lived in Dordon for 65 years my husband was a fourth generation born & bred Dordon person. We have seen many changes during our life time to the area we live in, not all good in fact a lot bad.

We need to retain this "strategic gap" so we are not swallowed up and become one big area.

The traffic along the A5 would not cope with more residential housing and busy paths. The A5 from the M42 to Dordon and Grendon Island is a major disaster waiting to happen. as is Long Street Dordon a road not constructed for the volume of traffic it now



daily has.

If these plans go ahead as they no undoubtably will (the evidence is all around us with the massive construction around the A5 and the commercial site) can I ask as a resident of long standing that the Council has the foresight to plan for better access to Dordon via Long Street and New Street. Schools and Doctors Surgery expanded to accomodate these extra housing. Everyone deserves to own their own home but there has to be the infrastructure to support the community, not only residents workers but amenities for the young and old.

Dictated by me but written by daughter.

cc.



NAME AND ADDRESS



DORDON.  
B78 1SJ.

RECEIVED

21 JAN 2022

North Warwickshire  
Borough Council

Date -

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**

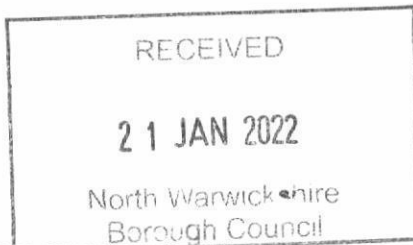
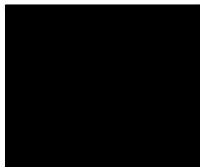
I urge you to reject this application to change the use of this land because

- 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



Please sign



DATE 7/1/22

**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 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,



Date -

11-01-22

RECEIVED

21 JAN 2022

North Warwickshire  
Borough Council

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**

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**TRAFFIC CONGESTION**

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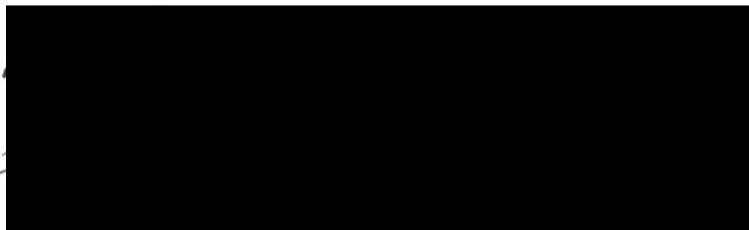
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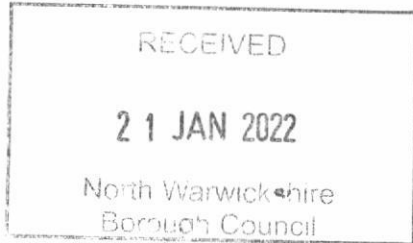
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- Borough Council made a commitment to take steps to address climate change.

Yours truly

SIGNED







DATE 11-01-22

**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 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!

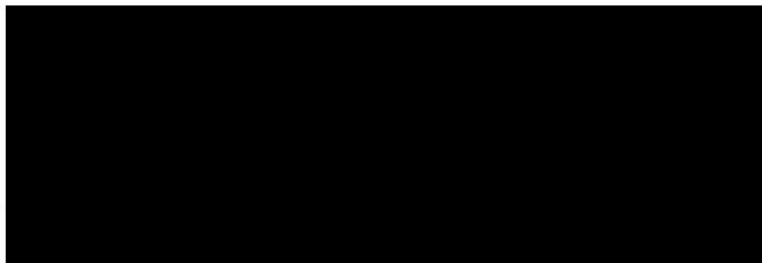
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We can see no benefits of this development for our village or for ourselves as residents .

We urge you to reject this application

Yours truly,

SIGNED



21 JAN 2022

DATE 10-1-22

North Warwickshire  
Borough Council

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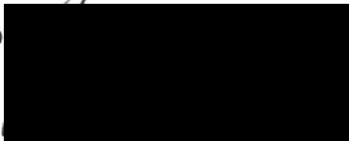
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SIGNED



RECEIVED

21 JAN 2022

Date - 11/1/22  
Dear Planning Officer /Mr. Collinson

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**CLIMATE CHANGE**

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**CONCLUSION**

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Yours truly

SIGNED



RECEIVED  
 21 JAN 2022  
 North Warwickshire  
 Borough Council

DATE 13-1-22

**HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP**

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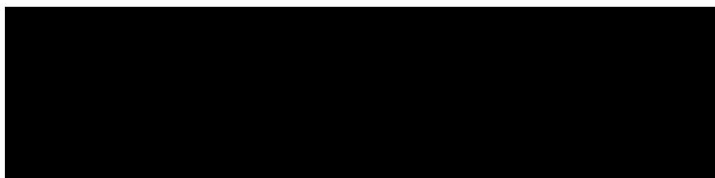
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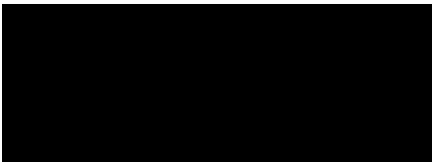
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RECEIVED  
 21 JAN 2022  
 North Warwickshire  
 Borough Council

Date - 13-1-22

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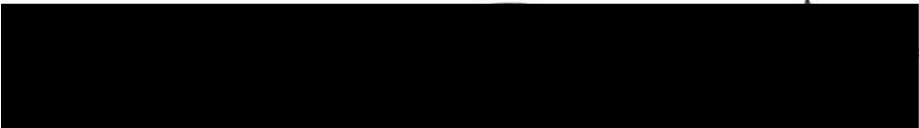
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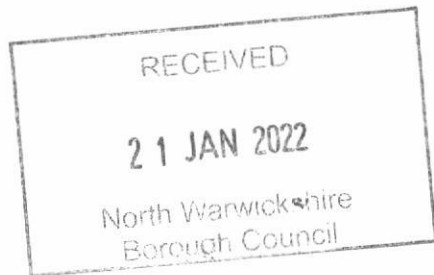
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DATE

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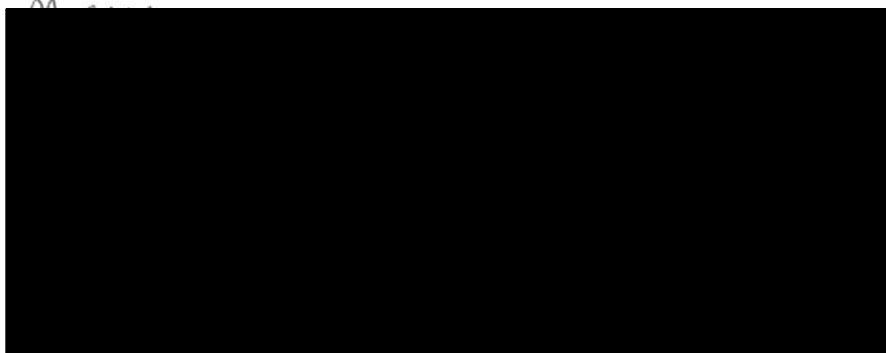
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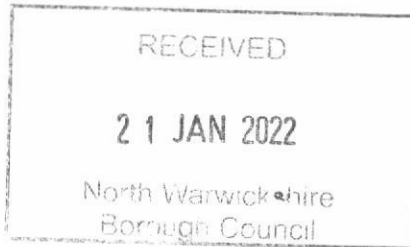
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Date -

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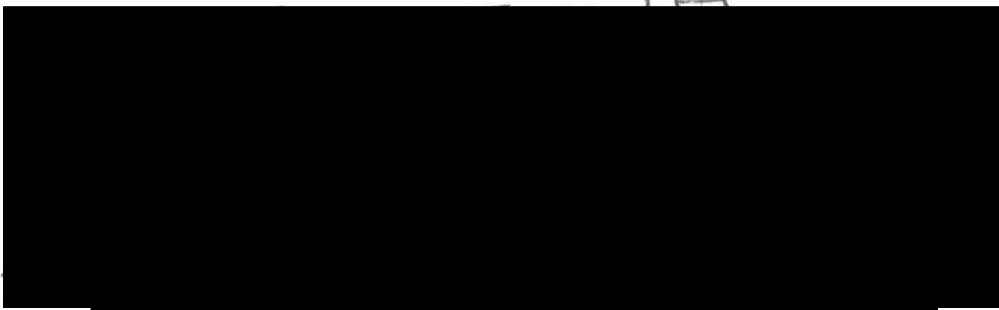
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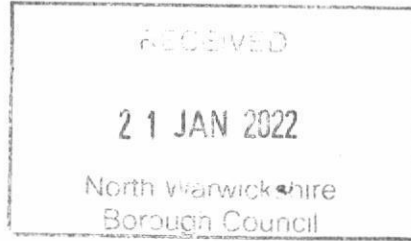
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SIGNED





DATE 7/1/22

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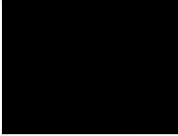
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We urge you to reject this application

Yours truly,





RECEIVED  
 21 JAN 2022  
 North Warwickshire  
 Borough Council

Date – 10/1/22

Dear Planning Officer /Mr. Collinson

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 21 JAN 2022  
 North Warwickshire  
 Borough Council

Date – 7/1/22

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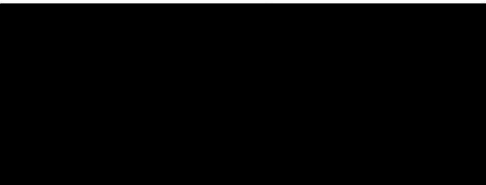
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RECEIVED  
 21 JAN 2022  
 North Warwickshire  
 Borough Council

Date - 18-1-22

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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**

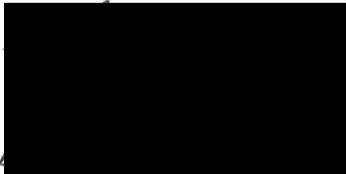
Unlike other logistics or employment sites in the region, there does not appear to be any real commitment to establishing a "zero carbon" business on this site. it is designed to be a stand-alone road-based warehouse facility with no definite plans for rail connection. Thousands of tons of CO2 will be 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



SIGNED