



DATE 18-1-22

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 tr

SIGNED



RECEIVED

21 JAN 2022

North Warwickshire
Borough Council

Date - 17-2-22

Dear Planning Officer /Mr. Collinson

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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

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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

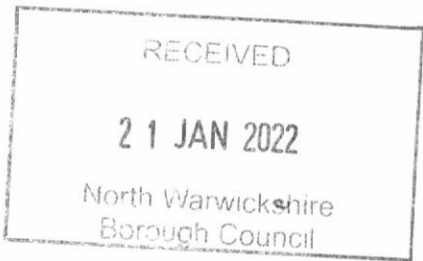
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- there is no need for more logistics employment in or around this area
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- air quality will permanently deteriorate and be harmful to residents health
- the proposed lorry park is too close to the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

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Date - 12.1.22



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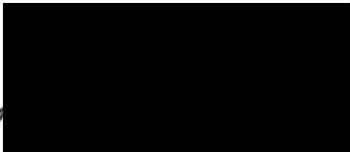
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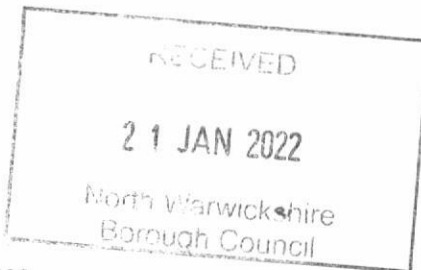
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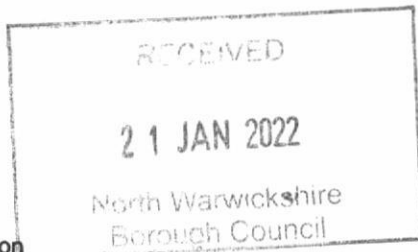
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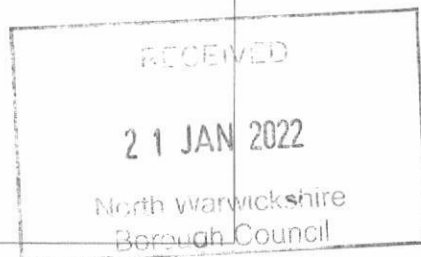
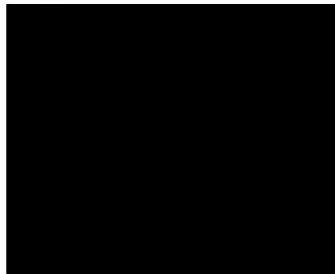
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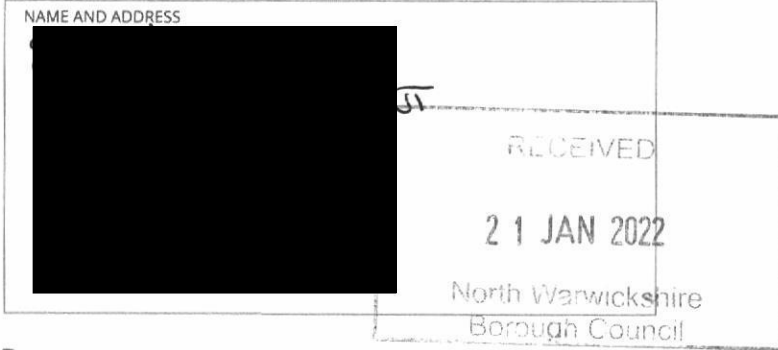
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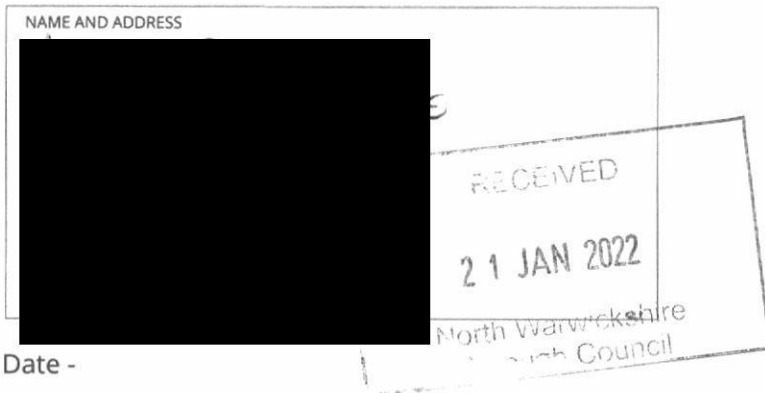
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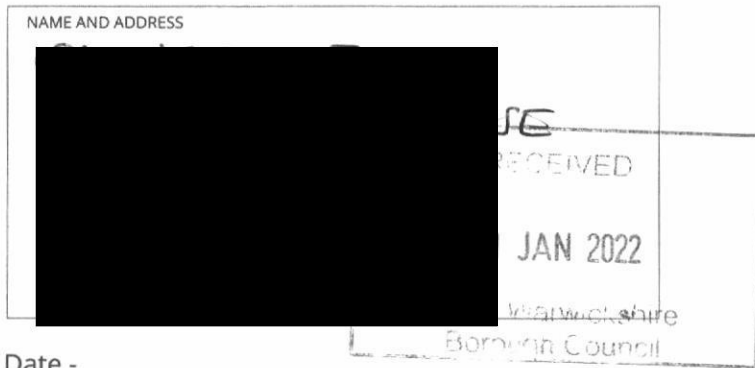
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Yours truly

Please sign

NAME AND ADDRESS

RECEIVED

JAN 2022

Warwickshire
District Council

Date -

Dear Planning Officer /Mr. Collinson

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[Redacted Signature]

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21 JAN 2022

North Warwickshire
Borough Council

Date -

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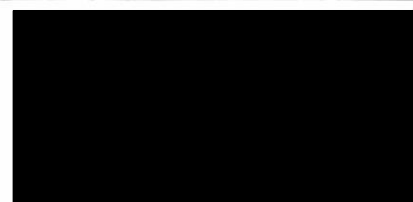
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21 JAN 2022

North Warwickshire
Borough Council



Date -

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[REDACTED SIGNATURE]

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NAME AND ADDRESS



RECEIVED

21 JAN 2022

North Warwickshire
Borough Council

Date -

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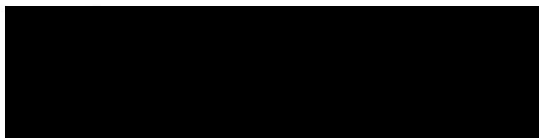
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15 JAN 2022

Warwickshire
Council

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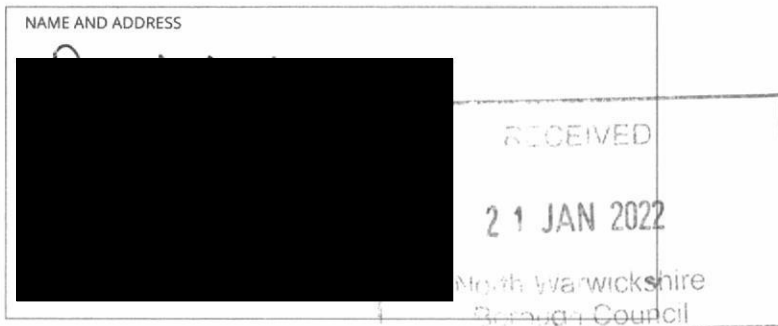
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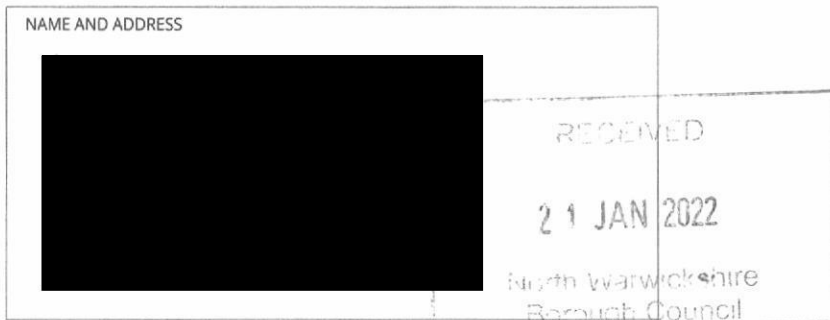
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NAME AND ADDRESS



VED

2022

Wickshire

Borough Council

Date -

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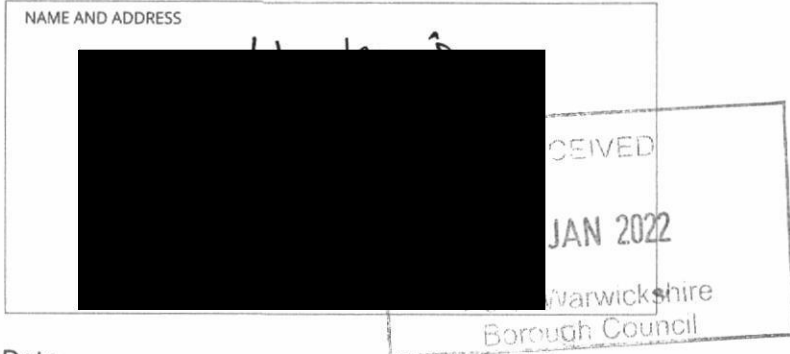
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North Warwickshire
Borough Council

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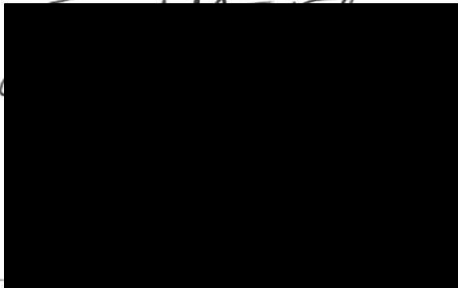
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I am writing to object to the planning application for more logistics warehouses and a 150-place lorry park on the north side of the A5, Dordon. The Borough Council should continue to protect this land as a Strategic Gap between Dordon and Tamworth.

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

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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

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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

NAME AND ADDRESS

21 JAN 2022

North Warwickshire
Borough Council

Date -

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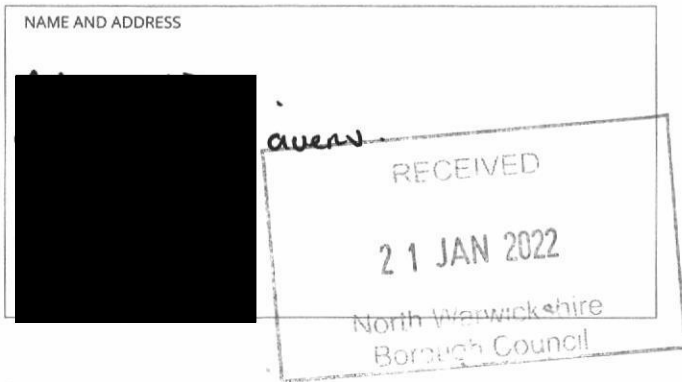
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Yours truly

Please sign



Date -

HODGETTS ESTATE OUTLINE PLANNING APPLICATION - STRATEGIC GAP

Dear Planning Officer /Mr. Collinson

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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 urge you to reject this application

Yours truly,

Please sign

NAME AND ADDRESS



RECEIVED

21 JAN 2022

North Warwickshire
Borough Council

Date -

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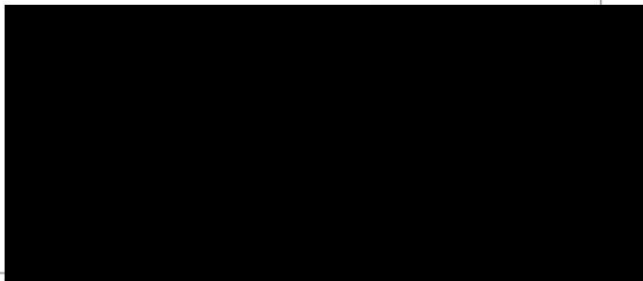
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NAME AND ADDRESS



RECEIVED

JAN 2022

North Warwickshire
Harborne Council

Date -

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North Warwickshire
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North Warwickshire
Borough Council

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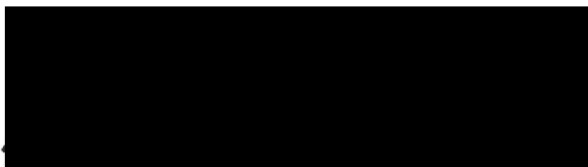
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Borough Council

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[Redacted signature block]

Please sign