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**AITCHISON
RAFFETY**



TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY HODGETTS ESTATES

**LAND NORTH-EAST OF JUNCTION 10 OF
THE M42 MOTORWAY, DORDON, NORTH
WARWICKSHIRE**

**APPENDICES
on behalf of**

**POLESWORTH PARISH COUNCIL, DORDON
PARISH COUNCIL AND BIRCHMOOR
COMMUNITY ACTION TEAM (BCAT)
LOCAL RULE 6 PARTY**

APP/R3705/W/24/3336295

MAY 2024 – V2

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APPENDICES

- 1 Local Resident Statement: Angela Mann
- 2 Local Resident Statement: Adam Archer
- 3 Local Resident Statement: Julie Gilbert
- 4 Local Resident Statement: Janet Williams
- 5 Local Resident Statement: Kim & Rob Roberts
- 6 Local Resident Statement: Malcolm Fitzpatrick
- 7 Local Resident Statement: Malcolm & Glennys Walton
- 8 Local Resident Statement: Mark Young & Tracey Wright
- 9 Local Resident Statement: Leslie & Gillian Whitnell
- 10 Local Resident Statement: Pat Mollart
- 11 Local Resident Statement: Sandra and John Webb
- 12 Local Resident Statement: John Winter
- 13 Local Resident Statement: Derek Malcolm and Anne Marie Jones
- 14 Local Resident Statement: Dan Hancocks
- 15 Local Resident Statement: Alan Brown
- 16 Local Resident Statement: Joanne Brown
- 17 Local Resident Statement: Mr and Mrs Young
- 18 Local Resident Statement: Claire Warren
- 19 Local Resident Statement: Mr and Mrs J Wetton
- 20 Local Resident Statement: Scott Lamb
- 21 Local Resident Statement: Barbara Lamb
- 22 Local Resident Statement: G and A Nicholls
- 23 Local Resident Statement: Mr K Hawkins
- 24 Local Resident Statement: Heather and Paul Masterson
- 25 Local Resident Statement: Kerry Lee Hoy

APPENDIX ONE
Local Resident Statement: Angela Mann

My name is Angela Mann and I live at 18 Birch Grove, Birchmoor. I have lived in the village since 2019. I had looked at a lot of different houses in Tamworth before moving here and when I first saw the village, I was struck by the open space around it. What I also liked about the location of the village was that although called Tamworth, it is distinctly separate to the Borough of Tamworth. This is a specific aspect of North Warwickshire's Planning Strategy and I now know is referred to as the Spatial Gap.

Hodgetts Estates claim they are not removing the Spatial Gap, they are 'just' narrowing it. I consider this to be a misrepresentation of what is actually planned. This supposed narrowing of the Spatial Gap only applies to the Dordon side of the proposal. If the lorry park goes ahead, it will directly abut to Birchmoor, there will be no Spatial gap on that side of the development, meaning the village will be merged with the industrial estates. I feel that if the Inspector agrees with Hodgetts Estates argument, then there's any Borough Council's Planning Strategy can be disregarded and there is virtually no protection of any green space that is not labelled "Green Belt".

In the course of looking into this request for planning permission, I came across the Inspector's decision on St Mowdens Park and the consideration that was given to the fields on the north of the A5 being enough to allow for that development without impinging on the Spatial Gap. I trust that in this Inquiry, due consideration will be given to that earlier decision and it will not be overturned or modified.

Another aspect of this development, which I feel very strongly on, is the likelihood of additional traffic from two very different perspectives.

The first is that M42 is often gridlocked from J10 to J9, particularly in the morning at peak times. The J10 roundabout therefore becomes gridlocked too and trying to access either side of the A5 or M42 north is a nightmare for commuters. Often drivers become frustrated and don't observe the Highway Code in the context of carrying on, even if the queue in front of them has stopped, the traffic light turning red and then blocking access; or going in to the wrong lane and cutting other drivers up, potentially causing a road traffic incident and further delays. I have experienced this on several occasions and had to take evasive manoeuvres.

The second is that workers to such a lorry park will get caught up in that traffic and will look for ways to avoid it. The plans show there will be pedestrian access to the Birchmoor side of the development. There will naturally be a temptation for workers to park in the residential roads of Birchmoor and walk through to their place of work. I say this from a place of experience, having worked on business parks all my adult life and seeing how my coworkers have done exactly that so as not to be inconvenienced by traffic delays. Despite management issuing edicts to not do that and to be a 'friendly' neighbour, people are not inclined to inconvenience themselves.

I trust the Inspector will give due consideration to the points I have raised.

Angela Mann, 18 Birch Grove, Birchmoor. B78 1AP

Statement of conversations with the residents of Birchmoor.

At the meeting held at Birchmoor Working Men's Club, I had opportunity to talk to many of the residents of Birchmoor and they told me of their concerns regarding the application for planning permission of a lorry park on the north side of the A5.

I have submitted a personal statement to the Rule 6 Parties which corresponds with the villagers concerns over the loss of the Spatial Gap.

This statement is in addition to my personal concerns and describes the concerns raised with me, when talking to people who live at the corner of Cockspur Street / Green Lane. They have grave concerns over lorries getting lost and ending up in the village. One of these residents has submitted a statement to demonstrate this is still occurring and what damage has been caused.

Last year, I witnessed what happens when a Class 3 HGV mistakenly drives into the village, in the mistaken belief that they can access the J10 M42 Motorway services.

I was walking my puppy around the village in the early evening, and it was dark. Unfortunately, I can't say the exact date, but one of the residents has sent me photos which I can provide if required.

As I came to the corner of Cockspur Street / Green Lane, walking into the village, I heard a Class 3 HGV coming up behind me. Because of the sharp corner and parked vehicles, he had to pull up. I approached the cab and shouted up to him that he couldn't get through that way as it was a dead end. I explained that he would have to reverse back. He refused to believe me so he tried to continue round that corner. There just wasn't enough room for him to manoeuvre; he then tried to do a "3-point turn".

The homeowners were coming out of their homes and were shouting to him to not try such a manoeuvre because of the risk of hitting the corner house. The lady from that property was clearly distressed and shouting to him to stop. Eventually, the residents had to go knocking on doors up and down the streets to identify the owners of the parked cars to move them, so the HGV driver had more room.

I carried on walking my puppy as she was getting anxious at the noise, but 20 minutes later having gone around the block, I could see he was still trying to turn around. I'm told it took him a long time but obviously he did finally succeed.

Putting to one side the risk of damage to property, when this happens, the village is inaccessible. There is no other vehicular way in or out, peoples lives are put on hold, and they cannot get their cars in or out, deliveries are held up and if there was an emergency, the relevant emergency services would not be able to access the village either.

The through road on the opposite side of the M42 has been closed and narrowed for many years. I do not believe this to be an issue of Sat Navs being out of date. I believe this to be an issue of HGV drivers looking at maps and mistakenly thinking the footpaths are roads. If this development were to go ahead, based on the incidents described, there is a high likelihood of lorry drivers believing there to be vehicular access to the development, causing further chaos to this small community.









APPENDIX TWO
Local Resident Statement: Adam Archer

Mr Adam Archer
166 Long Street
Dordon
Tamworth
B78 1QA

15 May 2024

Ref: APP/R3705/W/24/3336295 – Hodgetts Estates

FAO: Kerr Brown

I have been a resident of Dordon village for over ten years, but my links to the area stretch back over fifty years. My grandparents lived here for over sixty years and my mother was brought up in the village too. As a Tamworth lad brought up on a council estate with little in the way of green space, I was often sent to my grandparents in Dordon, to keep me out of trouble and for a weekend of 'fresh air'. The distance was short, but each visit felt like an adventure within a whole different world. This is where my love of this friendly, semi-rural village first started. It also sparked a lifelong interest in the natural world and a passion for birdwatching.

Me and my granddad, a local miner, would often walk for miles in all directions to Polesworth, Baddesley, Grendon, Wood End and Birchmoor. We would encounter nesting Lapwings and singing Skylarks in the fertile fields, Bullfinches and Yellowhammers in the lush hedgerows, Badgers and Blackcaps in the verdant woodland and Great Crested Newts and Slow Worms around the ponds of the former industrial sites. All of this was accessible within a short distance of my grandparent's home on Long Street. Our rambles would also be interspersed with encounters with warm and friendly locals who were out enjoying the countryside too. They would share their experiences of wildlife they had seen and whereabouts we were likely to see it too.

Unfortunately, my granddad is no longer with us, but even now, more than fifty years on, I can still enjoy most of these walks around the area and unwind in this semi-rural community that I have adored since I was a child. With a flexible role in the banking industry for more than thirty years, it would be possible for me to live in any area of the country I wanted to, but this is the area I have a connection with, and this is the place where I choose to live.

I can still encounter some of the wildlife that I did all those years ago. Unfortunately, some of it has disappeared though. I also need to search a little harder to see some of the once abundant species of years passed. Luckily, the wildlife does still exist though albeit in smaller, diminishing pockets of land.

One of the contributing factors in the downturn in biodiversity and population decline is the rapid rate in which the area has been developed. The old mining location of Birch Coppice may have been a 'brownfield site' but it was a precious safe, haven for wildlife, an industrial nature reserve so to speak. This has now been replaced with a soulless collection of vast industrial units with the inevitable accompanying flow of traffic streaming in and out of it twenty-four hours a day. If this was not bad enough for our local wildlife, vast swathes of rich agricultural land have also been swallowed for development, adjacent to the former pit site, pushing our precious wildlife to the limit.

I now fear that the development of a lorry park and more huge industrial unit space on the opposite side of Watling Street will become the death knell for some of the species that are just about clinging on in the area. Over the years, I have had many magical wildlife encounters during my regular circular walks from Dordon to Birchmoor and back. Some of the highlights have been a mating pair of Avocet (a species that is so iconic, the RSPB still use it as their logo), singing Quail in the barley and wheat crop, broods of Little Ringed Plover in temporary flooded areas and both Short-eared Owl and Barn Owl hunting the rough tracks intersecting the site.

Annual breeding species of bird at the proposed development site include Yellow Wagtail, Skylark, Mistle Thrush, Linnet, Greenfinch and Yellowhammer. All the above species are listed as 'Red' in the current Birds of Conservation Concern (BoCC) assessment. These are species that have been identified as being the most vulnerable in the UK or those showing the greatest levels of decline and reductions in range. Other Red listed species such as Swift, House Martin and Starling also use the area to feed during the breeding season and large flocks of Fieldfare, also Red listed, use the site to feed in winter.

In addition to the potential loss of breeding habitat, the site is also an important stop off site for migrating birds in spring and autumn. Many species of wading birds have used wet corners of the fields to replenish their energy levels during their long journeys north in spring, on their way to their breeding grounds in the Arctic. Scarce passerines such as Whinchat (also Red listed) and Wheatear also use the area to refuel. There is also a substantial flock of European Golden Plover that use the area every winter and have done so for as long as I can remember.

In addition to the birdlife, it is also a locally important area for insects. A small population of Common Blue butterfly exist on one of the rough tracks and both Dingy Skipper and White Admiral butterflies have been seen in recent years. It also one of the few places in North Warwickshire that you can still see the beautiful Garden Tiger, a declining species of moth.

The proposed site is therefore a locally important area for both breeding birds and those birds that pass through the area on migration. We simply cannot afford to lose these species. They all deserve to be protected, to retain our levels of biodiversity and so future generations of residents can continue to enjoy them too.

The risk to wildlife though is not my only concern. If this development is allowed to go ahead then I am concerned about the reduction in air quality, noise pollution and light pollution and an increase in traffic congestion. All will have a devastating impact on the lives and mental well-being of our residents, who have already been impacted by existing, unsympathetic developments with the area.

The proposed area also forms part of the Strategic Gap, as stated in the Dordon Neighbourhood Plan and should be protected for this reason too. It is not only an essential green, wildlife corridor, but also stands as a distinguishable marker between our neighbours in suburban Staffordshire and the rural borough of Warwickshire. It is therefore imperative that the Strategic Gap remains in place, in its current form, for us to retain our cultural County identity and feeling of community.

Yours faithfully

Adam Archer

APPENDIX THREE
Local Resident Statement: Julie Gilbert

My name is Julie Gilbert and I live with my husband at 19 Cockspur Street, Birchmoor. I and my husband have lived in Birchmoor for 40 years. Our home is on the corner of Green Lane.

We have seen many lorries come into the village, lost and thinking there is access to the motorway services and have witnessed the following:

1. A lorry knocked over the street light opposite my home in an attempt to turn around.
2. We have had to ask people to move several cars so a lorry could turn around on the corner of Cockspur Street and Green Lane.
3. We saw a lorry one evening about 12.30. Luckily, he stopped by the cottages on Cockspur Street so was able to back out of the village.
4. Usually these lorries are driven by a non British person who follow Sat Navs which bring them the wrong way, trying to get to the A5, which will probably get worse if they are trying to get to a lorry park on the A5.
5. One lorry driver took a piece out of the pavement outside my home, as he mounted the kerb trying to back down Cockspur Street to get out of the village.
6. The people in the house over the road from us get very concerned when a lorry is trying to turn around as they get very close to their home.
7. When these lorries turn up in the village, it usually takes several people to come out to guide the safely out of the village.
8. The most recent incidents have been:
 - a. Tuesday 9th April 2024 at 6.30pm
 - b. Tuesday 30th April at 8.15am

APPENDIX FOUR
Local Resident Statement: Janet Williams

My name is Janet Williams and I live at 27 Birch Grove, Birchmoor. I have lived in the village since 1996. The reason my late husband and I moved here was because of the green space all around. When we moved here there were no industrial estates on the A5.

There are several things that concern me and I don't think there is proper appreciation of these.

The first thing is how unsafe I will feel with a lorry park bordering the back of my garden. Drivers of the lorries are complete strangers to me and they will come and go. So although there is a plan for the land to be landscaped, I personally will not feel safe to be walking at the back of such a development. At the moment, I do feel safe walking the land as it is open and many of the people who use it are known to me.

I spend a lot of time in my garden, so the second thing I'm concerned about is the noise from a lorry park with the noise of them reversing, refrigerated lorries noise and just general noise that is inevitable on an industrial estate. It's bad enough that I can hear the noise from the A5 and all three of the existing industrial. And that with the being on the opposite side of the A5. I really don't believe that the additional noise has been factored into any of the calculations made by Hodgetts Estates and referenced by them in their Community Engagement document.

The third thing I'm concerned about is the height of the buildings, which I believe are up to 111m at the Birchmoor boundary and the border of the land will be just 60m away from the end of my garden. Whilst I realise the buildings won't be that close, at least I hope not, the landscaping proposed cannot be high enough to disguise or hide the buildings. This means that the lighting which is normal for these types of buildings will be visible and the light from the existing industrial estates is already intrusive, so I don't believe the light pollution has been properly assessed.

Even now, when the land is being worked by Hodgetts, the light from his tractor lights up my bedroom, so any lights from an industrial estate will be a constant disruption and I am greatly concerned about the impact on my sleep patterns.

The fourth thing I am also greatly concerned about and strongly feel has not been properly assessed, is the air pollution. I cannot see how this lorry park can be the greenest one of its kind, when HGV diesel lorries are the main user of this proposed development. Even if there is a change to that and it ends up being just industrial units, there will still be large diesel lorries coming in.

APPENDIX FIVE
Local Resident Statement: Kim & Rob Roberts

Kim and Rob Roberts

We wish to submit a statement to the Inquiry regarding Hodgetts Estates appeal for planning permission of a lorry park opposite Birch Coppice and directly bordering on Birchmoor.

We are Kim and Rob Roberts, and we live at 1 Cockspur Street, Birchmoor which is the house right next to the fields where the development is proposed. We have lived in the village for 20 years, first in Green Lane and in this house since 2017.

The noise from the existing industrial estates of Core 42, Birch Coppice and St Modwens is a nuisance. When the weather is nice and we have the windows open, we can hear what I can only describe as 'warehouse' noises. From my (Kim) experience of working in a warehouse, the noise that I can hear are the forks on the trucks when they are removing the contents from the lorries and then the hydraulics of the lorry platform and / or the doors of the lorries. Whatever it is that I can hear, it is hydraulic and metal sounds. If we can hear that from the other side of the A5, a similar park just meters away, will cause even more noise disturbance.

Refrigerated containers we are told are noisy and surely if there is food in those, then the motors will have to continue running and that will be a constant noise.

This is going to be a 24/7 lorry park, meaning arrivals and departures during the night, more noise! Empty lorries tend to leave their doors open overnight and these may very well swing open and shut, especially in windy conditions. Yet more noise!

We're told by the Parish Council that during lockdown, the air pollution was measured along the A5 and it was categorised as Red. I (Rob) have a heart condition and our daughter has asthma. The pollution is a huge concern for us and even though Hodgetts Estate say this is going to be the "greenest" lorry park, that just does not seem possible with diesel lorries using the park and electric lorries are a long way off. So the air pollution will just get worse, impacting on our health.

We have witnessed lorries in the village as they have somehow got lost when trying to get to the motorway services. This causes chaos in the village as they tend to get stuck at the junction of Green Lane / Cockspur Street and they have on occasion damaged the streetlight and the tarmac. With a lorry park directly on the village boundary, our worry is that there will be more lorries getting lost.

The additional lighting from any development will only increase how light it is at the back of our home and we are worried that will mean our own security lighting won't be so effective. It will already be bright due to the development and when our security light goes on it won't be so apparent.

We love sitting in our garden of an evening and often see bats flying around. We have a great concern that any construction work and then a lit up industrial estate will mean these colonies will move on and never come back. It's also well known that light pollution impacts on the insect population and this is a main food source for wildlife such as bats. Not only that, we get swallows nesting in our stables, hedgehogs in the garden and other birds such as woodpeckers, buzzards, sparrow hawks, pheasants and skylarks. I (Kim) do know that the skylarks nest in Hodgetts fields, so they would be affected too.

APPENDIX SIX
Local Resident Statement: Malcolm Fitzpatrick

Dear Team

I strongly object to the above proposal regarding the developments that will be encroaching to the rear of my property on the following grounds:

The development will not be of any benefit to the community in any way.

It will greatly increase the road traffic in the village and surrounding areas- none of which have the capacity or infrastructure capable of coping with the sudden influx of high traffic.

Our history and heritage as small mining villages is being systematically destroyed in this push to turn us into yet another identity-less town.

In terms of economy, it is farcical to think that the warehouse and HGV jobs will be suitable for the retired and elderly population in the surrounding villages.

The area already suffers from poor air condition - Registered as RED - due to the rapid expansion of Birch Coppice Industrial Estate. The additional pollution will impact everyone in the community .

There is already sufficient space in the lorry park currently available at the M42 J10 services, only a few meters away from the proposed development site.

Since the increased traffic and lorries are destined for Birch Coppice and Core 42 industrial estate, it is far more appropriate to use the suitable land at the back of Birch Coppice Industrial Estate. This would be far more practical, without destroying even more countryside and available farmland.

Further to this, building on the land at the back of Birch Coppice Industrial Estate will not encroach on the STRATEGIC GAP between villages, which this application completely erodes.

The land in the application has always been earmarked as agricultural land. It is also home to many wildlife species, including wading birds in the wetland area close to the A5 (currently unavailable due to seemingly deliberate disturbance from drainage operations in preparation for this application).

Aside from the environmental concerns, it has been stated that this development will create jobs for local people. A similar claim was made during the development of Birch Coppice Industrial Estate - of which there were no listings or advertisements made available in the local communications or at the Job Centre. Instead, whilst working on site for five years, I witnessed multiple coachloads of foreign workers from recruitment in Europe being brought in on a monthly basis. I was also witness to another factory regularly being raided by the police due to illegal migrants illegally working and sleeping on site.

The proposed development comes close to the residential properties, thus increasing the risk of criminal activity and also providing more escape routes for said criminals. We will also be forced to endure increased rates of discarded human waste, prostitution, fly tipping, constant noise and fumes from 24/7 industrial activity and refrigeration units running.

The border of this proposal is within 60 meters of our property line, negatively affecting our way of life, and drastically reducing the safety and quality of our life due to the increased air, noise, light,

and traffic pollution. I reiterate: Traffic that our roads cannot cope with. Additionally our property value will be negatively affected.

With the Green Space in this area already having been eviscerated over the years due to residential and industrial development, not only does this fly in the face of governmental environmental preservation goals, it threatens to utterly destroy an already struggling infrastructure. This area does NOT need this type of development.

Sincerely

Malcolm Fitzpatrick

APPENDIX SEVEN
Local Resident Statement: Malcolm & Glennys Walton

This is a statement from Mr and Mrs Walton and we live at 29 Birch Grove Birchmoor. We have lived here for 63 years. As you can imagine, it was countryside when we first moved in and lots of green space around us. Over the years, this has been eroded and this latest proposal is just about the final straw. Our garden will border on the edge of the proposed lorry park, so we are very concerned about what is being planned.

Our greatest concern is the damage to the environment and air quality, especially for the health of everyone. We are right by the motorway and now with a lorry park this will only add to the fumes from the diesel lorries which already are close by.

I am a retired tanker driver which carried products, such as petroleum and diesel, so am well aware of the fumes which come from these types of vehicles.

My wife has COPD so any impact on the air quality has great significance for her. She has to use a nebuliser at least 3 times a day and even something like vacuuming can cause her to get out of breath. A lorry park and all the extra fumes that will bring will have a significant health impact on her and I worry greatly about that.

I don't believe that there has been a proper investigation on the impacts of the extra fumes and I would ask that the Inspector pays close attention to this aspect.

Also, we are both very concerned about how close the border of the development will be to our back garden. There will be strangers so close to our property and it will be continuous. Lorries will be parked there with goods on and naturally that will attract opportunistic crime. They say there will be security, but those that are inclined to a criminal life will find a way around that and there is an easy escape route through our village. It is quiet and off the beaten track, so an ideal hideaway and easy escape route.

In my experience when I worked at Warwickshire Storage Plant in Kingsbury, which is similar to what is being planned, there would always be problems with rats and foxes. Obviously, being in a rural area we do see these, but it will be amplified by an industrial estate, where rubbish is not very well managed and just by the nature of the type of industrial surroundings.

APPENDIX EIGHT
Local Resident Statement: Mark Young & Tracey Wright

My name is Mark Young and I live with my partner Tracey Wright, at 29 Birch Grove, Birchmoor. We have lived in the village in different properties over the last 20 odd years and just love living in this village because we know the people, the area and it's a nice friendly village with lots of character. The village has an identity that is different to other areas of Polesworth and the history of it being a mining village is close to our hearts, particularly as I worked down the mines for a time.

Our garden will border on the edge of the proposed lorry park and we are very anxious about the planning application from Hodgetts Estates.

We moved to the village because of the open fields at the back of our home which we now know is referred to as the Spatial Gap and is a part of North Warwickshire Borough Council's planning strategy. We love living in a small village and if the Spatial Gap is taken away or even reduced, that feeling of a living in a village will be lost to us forever.

My partner is disabled and the open space is essential for her health and wellbeing. The accessibility of a small friendly village is especially important to her and so to me too.

We are concerned that the general impact on the countryside will be very detrimental. Natural habitats to the wildlife will be lost forever, the air pollution, noise and light pollution will be irreversible both to the wildlife and local residents.

We are also concerned about the additional traffic another industrial estate / lorry park will bring to the area. My partner's disability means we are reliant on our car to get out and about. Even now it doesn't take much to cause traffic jams on the A5 in both directions, so whether we drove through Dordon or Stoneydelph, we are impacted either way. It really worries me that the added strain on the roads will only increase the likelihood of traffic delays and if needed to urgently get my partner to a medical appointment, or there was an emergency then the impact could be extremely serious.

Not only that the lorries which would use the lorry park are fuelled by diesel and the fumes from those have a direct impact on my partner's health because clean air is particularly important as she needs to enjoy the garden. Not only that any diesel spills on roads or paths would transfer to the wheels of her wheelchair and that would then come into the house.

APPENDIX NINE
Local Resident Statement: Leslie & Gillian Whitnell

My name is Leslie Whitnell and I live with my wife, Gillian Whitnell, at 23 Birch Grove, Birchmoor which is a bungalow backing on to the field where Hodgetts Estates is seeking planning permission to develop a Lorry Park.

I am a retired HGV driver and have driven lorries up to 10 years ago, over a 35 Year career, which means I know the level of noise and pollution of the lorries likely to be using a lorry park.

Already the noise of lorries and forklift trucks from the existing industrial estates of Core 42, Birch Coppice and St Modwens can be heard, especially during the night. Throughout the night, my wife and I can hear the noise of the reverse warning alarms of the forklift trucks as they go about the business of unloading goods from the incoming lorries and then loading those to the warehouse racking and reloading to the outgoing lorries.

When lorries are reversing, the sound of the reversing warning is even louder and more often than not, a loud verbal warning of "warning, this lorry is reversing" which is even more disruptive.

When lorries couple up to the containers, they have to reverse in tightly to the clamping mechanisms which are metal on metal and so make an extreme amount of noise. They then have to test the connection is secure by driving forwards, making even more noise.

It's highly likely that lorries with refrigerated containers will use the lorry park, especially if they have a load and they have to keep the units running, which are loud too.

My wife and I feel that the additional noise from the proposed lorry park has not been properly assessed.

We also consider the additional light pollution has not been properly assessed as to the level of additional disruption to our sleep patterns. Already, the light from the previously mentioned industrial estates impact on us and as soon as you drive into the village, the contrast in the light pollution from the existing estates is noticeable against the sky where there is normal street lighting and considerably darker, which means the light at the back of our garden is noticeable and the additional lighting from the proposed lorry park will only increase the light pollution.

We're told by the Parish Council that during lockdown, the air pollution was measured along the A5 and it was categorised as Red. Given my experience as a HGV driver, I am well aware of the fumes from lorries and we feel that the additional pollution from lorries using the proposed lorry park has not been properly assessed

APPENDIX TEN
Local Resident Statement: Pat Mollart

My name is Pat Mollart and I have lived, with my husband for 57 years at 7, Cockspur Street, Birchmoor, B78 1AJ. We will be almost next door neighbours to this proposed development.

The fields where this development is proposed is an agricultural site and planted and harvested every year over the 57 years we've been here. The path in the middle of the fields of both farms is called the Straight Fields path and was used by the miners to get to Birch Coppice Pit.

Before this proposal was raised, in the lower field by the A5 a natural pond developed and migrating birds used to stop at and refresh themselves. Living in Cockspur Street by the Straight Fields I began to notice Bird Watchers parking outside our house and unloading serious cameras and tripods, in camouflage gear, so obviously serious enthusiasts.

Often I would be working in the front garden, and often got chatting to them. They were so enthusiastic about this site. As many rare migrating birds, some not spotted for years were frequenting the pond. It grew very popular and the only thing they took from the site were photographs. Not a trace of litter. And the excitement of spotting something rare.

Approximately four years ago Mr Hodgetts or some of his workers drained the pond. I feel that it is obvious now as to why, he was already planning to develop the land and at a time when natural habitat and species are becoming more and more scarce, when we should be looking after the environment. Where's the sense in allowing this development, when literally behind Mr Hodgetts Farm on the other side of the A5, is enough brown field land on an existing Industrial Development, to build his Lorry Park/Light Engineering Estate. But, perhaps Mr Hodgetts doesn't want it in his back garden, AND NEITHER DO WE.

This will have devastating effects on our environment, blight our homes, our peace and quiet. Although we do have the continual drone of the motorway that's not too intrusive. A 24/7 turnaround of lorries, air brakes going and shunting. Can you imagine the noise? No, keep this on the Industrial Park on the opposite side of the A5, where it belongs.

It will be catastrophic if this goes ahead, it will go straight up to Dordon and there will be no natural gap between Dordon, Polesworth and Birchmoor.

APPENDIX ELEVEN
Local Resident Statement: Sandra and John Webb

My name is Sandra Webb and I live with my husband John and my Mum Elaine, at 52 New Street, Birchmoor. We have lived in and around this area for more than 50 years and returned to the village as we loved the nature of it being a small community, surrounded by fields. To lose that openness would be devastating and we don't believe the claim from Hodgetts Estates that they are narrowing the Spatial Gap, not removing it. The development will be right on Birchmoor's doorstep and will blight our community. The only "narrowing" as according to Hodgetts Estates of the Gap that we can see is along the A5. And with all the other industrial parks on the south side, if there is another on the north, then there will be a corridor of industrial estates as you come into the North Warwickshire County.

When the St Modwen industrial park was allowed by the Inspectorate at appeal, we were told it was because that Inspector said the Hodgetts fields on the north of the A5 were sufficient to maintain the Spatial Gap. We therefore, hope that this former decision is upheld and development is denied on this basis. It would be a shame to lose agricultural land as that we have seen in all the time we have lived here.

Our other concern is around air pollution. We are told that the area of J10, M42 is one of the most polluted areas in Europe. In the Hodgetts application, he claims that this is going to be the greenest lorry park in the UK. We just cannot see how that can be true, when it is going to be in service of diesel lorries. They haven't perfected the electric lorry and according to the news feed my husband follows, trials in Germany are failing. This means that electric HGVs are a long way off and in the meantime, we will still be suffering from the diesel fumes being pumped out by these lorries. My husband and I both have to wear C-PAP at night due to sleep apnoea which is caused by a lack of oxygen due to air quality. Not only that, my husband has a heart condition which is also negatively impacted by air quality.

APPENDIX TWELVE
Local Resident Statement: John Winter

Dordon letter 1

216 Kitwood Avenue,
Dordon, B78 1PE
10TH May 2024

Planning appeal APP/R3705/W/24/3336295

Dear Sir,

I write to object about the development plan to build a lorry park and warehousing in the strategic gap.

I am a Dordon resident who moved from the North East, as a young man and came to work in the local mining industry. I married and raised my family in the village of Dordon. I am now aged 82 years old and have seen very many changes over the decades that I have been a resident. I am a Dordon Parish Councillor and have served my Community for many decades as a Borough and a Parish Councillor.

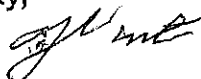
The one consistent element in Dordon as a rural village in Warwickshire has been the strategic gap. Previously titled "the area of restraint" and "the strategic gap". An Appeal was lost on the South side of the strategic gap (bordering Freasley) resulting in a large industrial park being built on this previously protected part of the gap. The remaining section of strategic Gap at Dordon, Birchmoor and towards Robeys Lane, Polesworth is therefore increasingly important.

It is a very important matter to my Community of Dordon which has always fiercely defended the identity of Dordon and Polesworth as distinct from the urbanisation of Tamworth. I understand that developments like this are required but the Strategic gap is meant to be protected by the North Warwickshire Local Plan and Dordon Neighbourhood plan. Therefore, other sites should be explored for these facilities.

As a resident, personally this will affect me as I believe that there will be noise from the units and lorry park twenty-four hours a day, light pollution at night, increased air pollution along the A5, which can affect my health and the development will be to the severe detriment of the wildlife that use the fields.

Yours Faithfully,

John Winter



APPENDIX THIRTEEN
Local Resident Statement: Derek Malcolm and Anne Marie Jones

Mr. Derek Malcolm & Mrs. Anne Marie Jones,
214 Kitwood Avenue,
Dordon,
B78 1PE.
01827 894674
9th May 2024

Appeal number App/R3705/W/24/3336295 PAP/2021/0663

To whom it may concern,

The land in question is directly behind our home. The impact that this proposed works on our home these communities will be as follows;

Anxiety, since lockdown, I have felt anxious, walking the dog over these fields in the open air, birds singing, has saved me from depression. I know I'm not on my own with this.

Birds we are blessed with a number of fabulous sites from soaring Buzzards, hunting and hovering Kestrels, swooping owls, noisy Lapwings, calling Corncrakes and many more. All add to the beauty of this area.

Children This land is adjacent to two local schools, one primary and one senior. Our granddaughter is hopefully going to Polesworth next year. You only need to ask the local doctors to see how many are on inhalers because of breathing difficulties.

Diesel emissions they have in their plans 50 eclectic charging points, I not sure but I doubt whether there are many electric Lorries around! We are already above the nation average for emission levels in this area! My husband suffers a terrible cough and has had it ages.

Environment The damage it would do to the panorama of this area, it would be devastating, with no barrier between Tamworth, M42 and Dordon, Birchmoor and Polesworth. The deer, foxes, squirrels, mice and birds would be a disaster and we love to watch them. The reason we moved here!

Fields and fresh air please, not fumes and smoke.

Green We are losing most of the green areas in the village with Blue wood under threat, another beautiful walking area. Children having adventures, including our granddaughter.

Hedgerows. Although we now have nice new hedgerows, they are only replacing the ones that ripped out years ago. They did at the same time plough up a public footpath across the centre of the field closest to Dordon, not only did they do that but they consisted denied to replace it with sanctioning public footpath around the edge of the field path. I walk it twice a day every day!

Infrastructure No-one ever thinks of this before they go ahead a build, build, build! It's extremely difficult to get round, doctors appointments are like gold dust!

Jobs. Yes we need jobs but these jobs are not going to local people, these jobs are for people from Birmingham and Wolverhampton!

Killing the essence of village life, being able to walk safely between villages on country lanes.

Lorries. Covered under emissions

Medieval The history of this area speaks for itself, these villages were central to the local area being alongside the A5.

Open spaces and areas for children and adults to enjoy, explore and play.

Parking The lorry park that is planned could come under a number of areas, emissions, safety of houses, adults and children of these villages.

Orchard I do not see how this will help with our environment? We have enough rats in our gardens as it is, health and safety would tell you that there is nothing worse than rotting fruit on the ground to attract vermin! We are a nation of animal lovers, rat bite to a cat or dog could kill them!

Rubbish We all know it doesn't matter how many refuse bins are provided the rubbish inevitably ends up being thrown on the floor blowing all over the place.

Safety Who knows who will be attracted to this area, all with crime on their minds? It's of grave concern to us as pensioners of Dordon.

Transport It doesn't take much at the moment for the A5 to be at a standstill this happens regularly with the junction of the M42 the trouble id doubled!

Undermining 2 of the fields are sinking! You can see this clearly in the winter when 2 ponds appear.

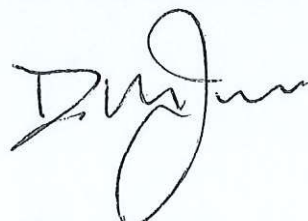
Vulnerability We already feel venerable at the back of our properties; the risks for us would drastically increase with this development.

Walking I have walked these fields for years, with both dogs and children, this is a vital part of our village life, for pensioners like us sometimes this is the only time we meet and have a chat with people.


X extenuating circumstances are village life is being destroyed all over this country, please don't let it happen here!

Y Y build here when the jobs are clearly needed elsewhere, think how it would help the planet if jobs were actually available where people lived mainly Birmingham and Wolverhampton!

ZZZZZZZZ How can we, in all honesty sleep soundly and safely in our beds with this at the back our homes?



D. M. JONES .



A. M. JONES .

APPENDIX FOURTEEN
Local Resident Statement: Dan Hancocks

Dear Planning Inspector

I am writing to highlight the negative impact that the proposed lorry park would have on the local area of Dordon, Birchmoor & Polesworth.

I have followed this proposal from day 1 as an ex NWBC councillor & Parish Councillor for the local wards which will be affected by this proposal if successful and more importantly I am resident of Dordon.

The Strategic Gap was a key point of the NWBC local plan which highlighted the importance of the boundary between North Warwickshire & Tamworth. This was not only to protect our identity but also recognised that the local area had already had several industrial developments at Birch Coppice during the recent times which has also brought negative impacts such as traffic pollution, visual pollution & noise pollution which is normal with a large industrial estate in a village.

The day the local plan was voted on by the NWBC the main point that several local councillors made was that the area that is subjected to this proposal would be protected from any development while accepting other developments would happen in the local village which would also bring its own impact on the local community.

The fact that this now might not be the case and although this proposal was rejected by the NWBC may still be successful would damage the public's confidence in the process and in the Councils ability to protect the area from poor or speculative developments, which would lead to further proposals that would provide a further negative impact on our county. So the implications of this decision cannot be taken lightly.

I believe there are plenty of planning reasons why this appeal must be rejected and the original councils decision upheld.

1. A5 – It was mentioned during the inspection review of the current plan that the A5 improvements would hold the key to any success of the local plan. You will be aware that although some proposals have been put forward no definite scheme or date of any improvements commencing has been announced, The A5 section between Dordon & Atherstone is already the highest polluted road in the County and adding further vehicles to this route will only increase the negative impact on the local residents & Local habitat.
2. Visual Aspect – This proposal is not in fitting with the local area, This side of the village is not developed and is a green space. This development will not fit in with the local visual aspect and therefore would have a negative impact on the local area. When does the industrialization of the village end?
3. Vehicle Movements – I question some stats from the movements of vehicles and that the area would not see a major increase in vehicles using this route. As someone who

works within the logistics sector I understand that if drivers are passing on the M42, M6 or A5 and are running out of legal hours the transport companies will re route them to this lorry park. I also know that this area will be used a rest stop which will be planned by logistics companies using the midlands so although this could be classed as speculative I would also suggest the info provided within the proposal are just as speculative and therefore to overturn a decision of an elected council surely the worst case scenario needs to be taken into account.

4. Need – An Industrial unit of this size and impact needs to provide an additional need that currently isn't available – This proposal doesn't fit that criteria. Within 0.5 miles we currently have a service station "Moto" that has an onsite hotel, service station, petrol station & offers lorry parking. Therefore although there is a clear push by UK Logistics & Road Haulage community to increase lorry parking which I agree with this but must add a need that currently isn't available, This isn't the case with the current proposal
5. Noise – This will have a serious impact on anyone living within the villages especially Dordon & Birchmoor. Anyone that currently lives with the area of Birch Coppice Ind Est ie Birchmoor & Dordon Streets such as Long Street, Kitwood Avenue, New Street & Barns Close will all confirm the noise that is heard from approx. 0200 – 0600 every morning due to lorry movements from UPS and then 2200 – 0200 from other logistic companies within the estate. Adding to this noise will have a disastrous impact on the residents which would be unacceptable. Anyone that can tell a resident that an artic or Artic fridge lorry isn't loud in the early hours I would welcome them to experience everyday of the week.

Dordon, Birchmoor & Polesworth have taken a fair share of development from industrial to the planned housing development. This proposal does not provide anywhere near the positive impact on the local community as it does negative impact.

If the proposal is successful the damage on the community will be unmeasurable and the risk of further development will be greater further damaging the heritage of the local community.

North Warwickshire is a proud rural community with strong links to mining, although this has somewhat been eroded some of the heritage and boundaries must be protected and honoured.

The infrastructure offered in this proposal doesn't even come close to alleviate any of the impact this proposal will have on the villages and at some point the protection of the local residents must come to the forefront of decisions on such proposals.

I am also sure that if developers, UK Logistics & RHA would discuss more with local councils plans could be put into new Ind Est developments that include lorry parks providing more service to an important sector but also protecting residents from development that doesn't fit the local area.

Kind Regards

Dan Hancocks

Dordon Resident (Kitwood Avenue)

APPENDIX FIFTEEN
Local Resident Statement: Alan Brown

Dordon letter 4
Pg 1 of 2

Alan Brown
24 Barn close
Dordon
Nr tamworth
Staffs B78 1PH

This is how close the lorry park will be to my house.

It' will affect light coming into my bedrooms at night which will affect my sleep also the noise pollution will affect me too. When lorry's are left running and coming and going.

I am worried about the pollution coming off the lorry's air pollution is already higher than guidelines in Dordon . I suffer with breathing problems. This is an old mining village alot of village people suffer with there chests.

I am also concerned about the wildlife in the fields.

The strategic gap will also be going.

TRAFFIC will be ^{Brown} terrible aswell

Dordoulet
4
Pg 2012

