

15 Years

~~AA~~  
CD

Appeal Ref APP/R3705/W/24/3336295 Land North East of Junction 10 of M42 Motorway  
North Warwickshire Borough Council PAP/20-21 0663

I wish to attend the above appeal to give evidence to the Inspector in person. There are several points I would like to raise which are as follows;

- TAMWORTH  
BOROUGH*
- 1) The Strategic gap is a location which is not only for the benefit of the residents of Dordon, Polesworth and Birchmoor but also for the whole of North Warwickshire. Its purpose is to maintain a sense of space, place and separation between not only Dordon and Tamworth but North Warwickshire as a whole. The erosion of the strategic gap to fulfil this role is a great concern. At an appeal hearing regarding the St Modwen development on the opposite side of the A5, the appeal Inspector stated that the land now proposed to be developed by this current appeal was the strategic gap and was, as such, important to the local area but also North Warwickshire.

This development along with others allocated in the Local Plan, severely compromise the strategic gap and its purpose. I oppose this development application on these grounds.

- 2) The strategic gap is the home to a variety of species of wildlife, including endangered species which feature on the "red list" The species will be further threatened if this development is approved. Again, I oppose the development application on these grounds.
- 3) Dordon Neighbourhood plan states that any development should make a positive contribution towards the achievement of sustainable development. The size and scale of this application does not make a positive contribution to Dordon or its residents. I wish to object that I believe this development does not integrate nor is it compatible with Dordon and Birchmoor.

In summary there is only one strategic gap which cannot be replaced. It is meant to signify a change in environment from Tamworth conurbation when entering or leaving rural North Warwickshire. This purpose will be severely compromised if this application is to succeed. A lorry park and yet more warehousing can be built in other areas which are not in the strategic gap.

# Point 1

Q

Strategic Gap is not only for the benefit of residents of Jordan Polesworth & Burchmore but also for the whole of North Warwickshire.

(a) it is listed as LP/4 and area for several decades as to define a separation between the urban area of Tamworth and the rural area of North Warwickshire as a whole.

It represents a whole different approach and environment. It is held as an important buffer area to the whole borough to distinctly signify a separation between the two different areas and ways of life but it is a signal post entry to the whole borough that you are now entering a rural area and that you are leaving the Tamworth conurbation.

As a resident it is a place <sup>that</sup> ~~which~~ people from Jordan Cross & note they are now home and is held in high regard. This area is to be protected for Jordan but also North Warwickshire which considers

②

itself to be a rural area. The A5 is one of the major routes into North Warwickshire and the change of environment and development is one which the Strategic Gap has been carefully preserved and promoted to signify this change.

Without the Strategic Gap the urban conurbation of Tamworth would progress the route of the A5 through Dordon into Erendon & then Athelstone without a break and leaving no sense of separation, space, place or break when entering these different places and leaving the traveler with no conception of the change that has taken place.

In short the Strategic Gap to myself and other Dordon residents is part of the identity of the village & without it we will be swallowed up into an urban sprawl which is not acknowledged or identified as to our identity and community.

The Strategic Gap to people from Dordon is a line in the sand as to the village's identity and history. The importance of the Gap is such that Dordon

③

Neighbourhood plan was adopted and a 10 to 1 majority voted in favour of the plan in 2023 December

The Neighbourhood plan was & is a sign of what local people hold dear and appreciate about their community and area in which they live.

To this effect over 360 people have objected to this application & both Dordon Parish Council, Polesworth Parish Council, North Warwickshire Borough Council and Burchmore Action Group object strongly.

These groups are all run by different persons & political groups but all object strongly to this application. They all realise or appear to that the strategic gap outweighs any perceived or promised benefits that are promised with this application.

The land south of the A5 which once was part of the strategic gap has now been built upon apart from small pockets of land which are part of a landswap deal & as such the strategic gap



role now falls down to the land north of the AS upon which this application seeks to build.

The inspector who allowed the land south of the AS to be built upon, mentioned that the land now in question was the strategic gap and by doing so signified its importance.

This acknowledgement although perhaps not fully defined did signify that the land in question was & is important to the local area & North Warwickshire as a whole.

Indeed the mere fact that this stretch of land has been cited in the North Narks local plan for several years & there intention to preserve it for the borough as a whole

signifies its importance to not only Dordon but the whole area as a place which identifies the area as a whole as a rural area & community as opposed to larger ~~the~~ built up areas.

(5)

This development ~~reduced~~ reduces the strategic gap by over  $\frac{1}{3}$  and with agreed land swap deals already agreed this figure could be even higher.

This development severely compromises the strategic gap to carry out its role which is to under Dordon Neighbourhood

DNP/1

Plan 1 "maintains the sense of space place & separation on land to the West of the Parish

conformed by DNP/objective 7 which states 'any development to the west will ensure there is a sense of space, place & separation between the western edge of the built up area of Dordon and mainly the M42 in accordance with the NWLP policy H.

In fact from the outset the Neighbourhood Plan reflected the community's aspiration to keep dordon a village clearly separated from Temworth.

If you keep talking among parts of  
the strategic gap it will ~~be~~ be like the  
south side of the AS unable to perform  
its function & simply be a small random  
break which is not fit for purpose.

This application cuts to the very core  
of the meaning of the strategic gap  
& challenges LP/4 and the  
Jordan Neighbourhood Plan.

I ask that this application is rejected  
for this reason.

## Part 2

(6)

(B)

The strategic gap is the home to a variety of species of wildlife including endangered species which feature on the "RED LIST" these species will be further threatened if this development is approved.

These species include

Gray Partridge

Lapwing

Merlin

Skylark

Song Thrush

Winchat

Yellow Wagtail

Yellow Hammer

& numerous migratory birds.

Lapwing & skylark are nesting on the application site right now & today these are not just seen but I have seen them personally not a desk top survey etc. This is conservation in work now & is all down to preservation of habitat

If this application is approved these nesting sites & visiting habitat sites will be lost forever.

DNP/2

Protecting the Natural Environment & enhancing biodiversity.

point "e"  
preserving same.

## Part 3

(7)

The Jordan Neighborhood Plan states that any development should make a positive contribution towards the achievement of sustainable development. The size & scale of this application, does not make a POSITIVE contribution to Jordan or its residents. This development does not integrate nor is it compatible with Jordan & Buckmore.

∴ this development is contrary to  
DNP/1 (B)

It does not maintain a sense of space  
place & separation or land to the west of  
the parish taking into account the  
amenity of Jordan residents, not indeed  
Buckmore residents

Any Development should be ~~located~~ located  
so that it can make a positive contribution  
towards the achievement of sustainable  
development,

DNP/2 Protecting the Natural environment  
point 1 (g)  
minimising the impact of light pollution.

DNP/34

(8)

## Protecting Landscape Character

"They are key views from publicly accessible locations across the parish they are considered "Key Views".

It is important that future development takes into account these views. Not a bar to development but where possible they would like the layout of development to provide glimpses between buildings to the countryside views beyond.

This development seeks to hide the buildings & site as a whole in a manner to hide it completely as a means of disguising the site or completely removing the view <sup>by</sup> site.

This is done by Bunds & Trees which completely change the landscaped character the reason being to hide what has been built because it is not complementary to the landscape surroundings or character.

The very notion that this development seeks to be hidden is in itself acknowledgement it ~~does~~ does not



(9)  
meet the current landscape or its character.

The landswap deal takes further land from the strategic gap & openly refers to a <sup>buffer</sup> area around the ~~Kidwood Road~~ <sup>Parade</sup> backs of houses as mitigation. However this land & houses are situated lower & perhaps further away from the site than the houses in Birchwood Avenue Dordar which sit on a ridge & will potentially face more noise ~~and~~ & light pollution but receive no buffer area nor mitigation. This is because the developers appear not to own the land between the development site & the houses & cannot provide any mitigation like afforded to <sup>Kidwood Avenue</sup>

Also with the landswap deal & still more of the strategic gap being lost they state access to the site via Browns Lane Dordar which is not possible unless another property is demolished.

redirection of  
the  
strategic  
gap.

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this land swap is also to be considered  
when considering if the strategic gap  
will be able to fulfill its role. The  
majority of maps do not show the combined  
intrusion into the gap & therefore redirection  
in ability to perform its role.  
The land swap deal should be considered not to  
change it but as an already approved.

DNP/6

Protecting & enhancing Meritage assets  
Mall end Mall is located although on the  
south side of the AS & not within  
the parameters of this site. Its setting  
does not appear to have been considered.

DNP/6 (d) states that we should ensure  
significant views away from  
through & towards & associated  
with the heritage asset are  
"conserved or enhanced."

Page 37 of the DNP

Map 9B shows surface  
water flooding on the site

DNP/8  
page 41

Achieving High Quality Design

Section 2 d states that any development

"be of a scale, density & mass that is  
sympathetic to the character of the immediate  
setting including the rural setting"

"can this development be considered sympathetic to its rural setting" when so much work has gone into in effect making its presence.

The Key Views in the DNP ~~is~~ Protecting the landscape character.

View 1 Kirtwood Park access the gap

View 2 Barn Close both show the separation that the strategic gap performs & is intended to perform.

View 3 A5 from M42 towards Dordar shows the use in land & ~~ridge~~ ridge line beyond which again shows the important area of separation.

Finally the strategic gap is a locally valued landscape evidenced in its prominent reference in every community consultation & reflected in the Dordar Neighbourhood Plan Vision, Objective 7 & DNP 1 & DNP/4

(12)

The scale of this site is simply out of keeping with the area of Dordan. It is not to be viewed in my opinion as simply more warehouses & a lorry park. Looking at the Design & Access Statement supplied by WSP & Hogetts Estates its true size & impact can be viewed. From the cover photo it can be seen that the main warehouse will be perhaps 3 times larger than the large warehouse on the opposite side of the A5 & 4 times larger than the Moonpig warehouse now built next to it. Combined these are large buildings & larger than even opposite & are not in keeping with Dordan its character and certainly not in my opinion consistent with the strategic gap & its function. This development does not make a positive contribution to Dordan or its residents as per the DNP.

In Fig 1 Aerial site looking east from junction 42 it shows the erosion to the ~~the~~ strategic gap on the south side but how far this development will encroach & block the north side from its stated role.

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Figure 3 shows application site and offsite areas in areas of interest. This shows Kitwood Avenue residents being provided with

"offsite areas will provide landscape & visual impact mitigation," this only goes as far as Barn Close & not the rear of the houses in Buckwood Avenue.

Fig 6 shows this issue again with an aerial viewpoint

Fig 15 completely shows the development with already approved landscaped sites E2 & E3 swap for OS1. The map shows visually the extent of the erosion of the strategic gap on the north side by over  $\frac{1}{3}$  & no confirmed plans put forward for the remaining land.

Fig 20 Shows Kitwood Avenue is lower than Buckwood Avenue but not further away & yet no protection for visual impact mitigation.



the document states that

in these application <sup>Community</sup> consultation feedback was received despite this Community feedback

60 responses local residents

no figures are published nor results given does not say what they said.

Contrary to this there been over 360 1 believe responses ~~of~~ against this application.

Figure 29 shows the full case of no protection for Brookwood Avenue but Watwood full.

Final Jordan Neighbourhood plan states that any development should make a positive contribution towards the achievement of a sustainable development. The size & scale of this application does not make a positive contribution to Jordan or its residents. This development does not integrate nor is it compatible with Jordan & Brookmore.

This is in my opinion <sup>Not</sup> of a size to be of strategic national importance or regional but is too large for the area it is to be placed upon

In summary there is only one strategic gap to signify a change in environment between the Tamworth conurbation when entering ~~to~~ &/or leaving North Warwickshire. A long period of more warehouses can be built in other areas which are not in the strategic gap.

Thank you for letting me voice my feelings on this.

15 years <sup>for residents</sup> to alter this decision

If you keep diluting something & reducing it, it at some point stops it performing its function. I believe if this application is approved the strategic gap will have reached this point, please reject this application & allow it to continue to protect ~~to~~ our communities & maintain Dordon, Birmingham & the whole of North Warwickshire's identities.

I could speak more concerning pollution, both air & land analysis but cannot

going to take up more of your time.

Notes from state <sup>SN</sup>  
this will be  
referred to undoubtedly

vs Tammworth

it is not Tammworth

it is Dorset & North Wiltshire

So ultimately we seem  
to agree that this  
area will become  
part of the Tammworth

Conurbation.

Greenest site  
really in my  
view nothing  
better than  
a farm field.

South already called  
Tammworth Logistics Park.

So it seems to prove my point  
that if approved this  
will increase the Tammworth  
Conurbation  
I redirect Dorset  
Wiltshire Wiltshire  
Wiltshire Wiltshire  
& LP.