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**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** App/r3705/w/24/3336295  
**Sent:** 16/02/2024 20:48:43

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi application reference,  
APP/R3705/W/24/3336295

The main reason I am objecting to this plan is the area of the proposed development is in the strategic gap highlighted in the local plan I believe that currently there is proposed works to the A5 but none confirmed therefore adding more development in the area would increase traffic the plans also highlight estimated traffic movements would be high.  
Thank you

[REDACTED]

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/R3705/W/24/3336295**

#### DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

#### SENDER DETAILS

Name

Address

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I object to planning on the industrial development, i believe that it will have a massive knock on effect to surrounding villages, not only pollution damage but noise disruption.

J10 island is already well over populated with traffic from birch coppice industrial park, to have another one will be very inconsiderate for surrounding villages, these are peoples homes. They buy the property's in these areas because they are quiet and peaceful, have abit of respect. Too over crowded already!

Having a cycle path running parallel to the a5 is dangerous as this busy road has been known to cause lots of accidents and fatality's already. Also on top of this you will be promoting more pedestrians needing to cross the busy A road to get to work in birch coppice.

Disapprove!

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Fwd: PAP/2024/0024  
**Sent:** 14/02/2024 11:30:53

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

[REDACTED]  
Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 12 February 2024 at 14:53:56 CET  
**To:** appeals@planninginspectorate.gov.uk  
**Cc:** Kerr.brown@planninginspectorate.gov.uk,  
Planningcontrol@northwarks.gov.uk  
**Subject: Re: PAP/2024/0024**

to:  
Planning control@northwarks.gov.uk

Sent from my iPhone

On 11 Feb 2024, at 16:58, [REDACTED]  
<[REDACTED]> wrote:

I am appalled that whilst we have been asked our views on the lorry park (PAP/2024/0024)

There is also an application

to use even more land. As highlighted in blue. For distribution units. There are empty units all over Tamworth and birch coppice, why does there need to be more? Also does this mean we have to go through all the same reasons as before? Pollution, noise, traffic increase on roads that can't manage now, the infrastructure can not cope! Enough is enough, this is led by greed and not environmental consideration. False



promises on infrastructure. We have to wait two years for a pothole to be filled how are they going to sort out A5 Watling Street and M42 islands in a timely manner and the chaos of it not impacting on the locals. We are still having the fall out of 20 years of HS2 chaos, give us a break!

Ps that tiny dot of Birchmoor is our village! Red being lorry park and blue distribution units



Sent from my iPhone



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fwd: PAP/2024/0024  
**Sent:** 14/02/2024 11:29:04

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

[REDACTED]  
Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED] >  
**Date:** 12 February 2024 at 14:57:03 CET  
**To:** appeals@planninginspectorate.gov.uk,  
Kerr.brown@planninginspectorate.gov.uk,  
Planningcontrol@northwarks.gov.uk  
**Subject: Re: PAP/2024/0024**

reference:

APP/R3705/W/24/3336295

On 11 Feb 2024, at 16:40, [REDACTED]  
<[REDACTED]> wrote:

BIRCHMOOR LORRY PARK

I wish to make an objection and add my comments to the meeting held last week.

Sadly I have worked for warks for many years and fear that whilst we have always been told that you are a council that listen, I feel you do so to appease us, but minds have already been made up and not in a utilitarian manner for the greater good, this proposal is NOT for the greater good of the local environment and people. Please note I am not shouting by use of capitals, just making my response obvious.

1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages. WE ARE A VILLAGE LOCATION THIS NEEDS TO BE MAINTAINED. NOT ENCOMPASSED WITHIN A BUSINESS PARK. IT IS TOO CLOSE TO THE HOUSES.

2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair. THE POLLUTION IS IN THE RED ALREADY HOW ARE YOU GOING TO ENSURE THAT PEOPLE LIKE MY GRANDAUGHTER AND THE FUTURE OF OTHER CHILDREN ARE NOT GOING TO HAVE THEIR LIVES IMPACTED UPON? WE ARE TOLD TO PROMOTE GREEN SOLUTIONS, THIS IS NOT ONE AND ONE WE ARE ALREADY SUFFERING FROM. HAS ANYONE COMPLETED RESEARCH IN LIFE EXPECTANCY OF THIS - ie LIVING IN RED AREAS?

3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town. AS POINT ONE

4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion. THERE IS LOTS IF PROVISION ON BIRCH COPPICE AWAY FROM HOMES. SERVICE STATION CAN BE RE MODLED NOW THAT HS2 IS NOT GOING AHEAD.

5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than

enough provision for people to work in warehousing and manufacturing at Birch Coppice. THIS WILL NOT OFFER JOBS TO LOCAL COMMUNITY AS MANY TRUCKS WILL BE PASSING THROUGH NOT FROM LOCAL AREA. I DON'T THINK A COUPLE OF ADMIN STAFF AND SECURITY GUARDS CAN REALLY BE A REASON FOR THIS POINT. LOTS OF JOBS AT CEVA, UPS, ALDI TO NAME BUT A FEW.

6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration. WE NEED TO PROTECT OUR GREEN SPACE AND LAND SURELY THIS IS GREEN BELT IF IT IS AGRICULTURAL?

7.) wildlife, Hodges's has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals. DISGRACEFUL AND WHY HAVE THEY NOT BEEN PENALISED FOR THIS? THIS IS AN EFFORT TO PULL THE WOOL OVER YOUR EYES AND GIVES AN IDEA OF THE UNDERHANDED APPLICATION MANNER. ASSIDE FROM THE WILDLIFE IMPACT. PLEASE DO NOT THINK ADDING AN ORCHARD AROUND THE LORRY PARK WILL COMPENSATE FOR THIS.

Kind regards



Sent from my iPhone

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/w/24/3336295  
**Sent:** 16/02/2024 07:31:02

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Reason why I oppose it is

Traffic on A5 is bad now and enough accidents now only going to get worse.

Air quality for those who suffer with bad chest and lungs get worse.

Light and noise pollution.

We will lose the strategic gap between Tamworth and the villages.

The villages will lose there identity.

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Oppose the lorry park  
**Sent:** 18/02/2024 00:47:03

---

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[Kerr.brown@planninginspectorate.gov.uk](mailto:Kerr.brown@planninginspectorate.gov.uk) reference: APP/R3705/W/24/3336295

[REDACTED]

To who it may concern,

I want to STRONGLY express my concerns and objections to the planned lorry park due to be placed upon the meaningful gap land surrounding Birchwood, Dordon and Polesworth.

The reasons behind my objections are as follows:

1. The huge increase in traffic on an already busy island and A5, I believe this will have a huge impact upon traffic, pedestrians and safety for all users in that area. Collisions and impact accidents at those speeds can cause serious damage or death.
2. The loss of local greenland. This will not only impact on wildlife, local residents but also on the environmental status upon the land and with local flooding at its peak im concerned that a large tarmac area will increase environmental factors that in turn will impact further upon the local residents.
3. Loss of village identity and sense of community. Where we live has a huge impact upon pride, respect and community values. To replace fields with a tarmac lorry park will have a detrimental effect upon local areas and the community within them. This will have a negative impact upon this smaller villages and the people who live in them, this may include house prices, crimes increase, vulnerabilities due to poor mental health due to impact of losing green spaces.
4. Increase in crime, I'm concerned with an increase of crime due to a larger number of drivers passing through and parking their lorries. Either by the increased number of people passing through or due to the vulnerability of the lorries being parked may encourage others to steal items, bringing opportunities of crime into the area.
5. Litter and damage to the local area, who is responsible for maintaining a high level of clean and safe environment for the local area. Will it be a requirement of the council to keep areas safe or will it be a clause for the lorry park.
6. Benefit to the local communities, if this does go ahead at to what benefit will it be for the surrounding communities and residents. Why do they receive as a compensation for having a huge monstrous lorry park placed upon their village boarders? I feel this is something that hasn't been addressed or discussed and needs to be.

Overall I feel highly concerned about the impact this will have upon our communities, future for our families and safety for all in surrounding areas. The landscape around us bring so much to the mental wellbeing of those that live here, to remove such landscape and replace with a large tarmac area for lorries to move about and park on will be harmful and damaging and a complete negative impact.

I would be keen to hear your version of opinions and counteract my very valid concerns.

Look forward to your response and feedback.

[REDACTED]

[REDACTED]



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference APP/R3705/W/24/3336295

Appeal By HODGETTS ESTATES

Site Address  
Land north east of Junction 10 of the M42 Motorway / north of the A5  
Dordon  
North Warwickshire  
B78 1TB  
Grid Ref Easting: 424872  
Grid Ref Northing: 300952

#### SENDER DETAILS

Name MR MARK COOGAN

Address  
38 Green Lane  
Birchmoor  
TAMWORTH  
B78 1AG

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

I would like to object the planning permission to the lorry park and associated development of the land as I feel that following in the list below is an infringement on my privacy and property protection.

- 1) The amount of noise that will be created with air brakes being used and engine / refrigeration noise, and government guided noise levels may only be met with windows closed in living rooms and bedrooms. (Sleep patterns also to be affected)
- 2) Air pollution and quality, it will create and add to an already polluted environment because of the massive throughput of the A5.
- 3) Excessive and constant light pollution disrupting sleep patterns of local residents.
- 4) This development will have a negative effect on property values within this area.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 10:39:44

---

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Sent from my iPadDear Mr Brown

I am writing with disgust to hear that there is a proposed lorry park to be located in Birchmoor.

I live in Polesworth and since they have built all the new houses around us the flooding we experience has got significantly worse.

Polesworth is based at the bottom of Birchmoor in a dip. Hence when all that is concreted over there will be no way for the water to go but down the hill to us.

Not to mention all the business units that have been built recently

When I moved here all you could see around were fields. Now it is housing estates and business parks.

Enough is enough. Please reject the application

Yours faithfully

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/243336295  
**Sent:** 14/02/2024 14:35:20

---

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Dear Mr Brown

In reference to APP/R3705/W/24/3336295, I find the proposals not only intruding on further greenbelt in the area but also adding to an already heavily congested road, during 2023 there were a high number of RTA's on this road which also involved cyclists, one of which unfortunately lost their life, with Birch coppice trading estate on the opposite side of the road this will only add to the heavy duty traffic. Please take this email as a signature of petition against the proposals which will reduce the appeal to the area.

Kind Regards

██████████

EMEA Legal Entity Information: <http://www.arconic.com/global/en/pdf/arconic-european-legal-entities.pdf>

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** OBJECTION - APP/R3705/W/24/3336295  
**Sent:** 16/02/2024 06:59:44

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Dear Kerr,

I hope you are well. I would like to object to the planned lorry park and warehousing on “meaningful gap” land in Dordon/Birchmoor.

The justification for this plan is poor and based on greed rather than clear, justified strategic planning. The label of "Green" is a tactic to gain planning approval rather than actually supporting our local area and addressing some of the environmental issues we are already facing due to rapid commercial and domestic development. The suggested business case that this will bring more jobs to the region is flawed - demand for warehousing, operatives, drivers is already higher than national average. This is a rural community being blighted by Industrial estates, where "meaningful gaps" are being ignored.

Objection on the following grounds

- Landscape and visual impact - Birchmoor Polesworth and Dordon are semi-rural villages with a heritage and identity of their own. We are not an industrial estate for units and lorry parks. The visual impact will be a complete eye-sore to residents used to beautiful open countryside.
- M42/A5 Increased Traffic Congestion – The plan does not address how M42 island and A5 will not become gridlocked with the proposed lorry park and additional industrial units. The exits have simply moved further down the A5 simply moving the problem downstream to Dordon/Polesworth/Baddesley and Atherstone. Congestion and air pollution along the A5 are already high.
- Increased Traffic Congestion through Dordon, Polesworth and Birchmoor. Dordon Long Street is already totally gridlocked due to lack of parking facilities and volume of traffic. How is the proposed

plan not going to make it worse? The plans outline that Dordon and Birchmoor can be an alternative route to the proposed development. This will encourage more traffic and HGV's as through Birchmoor, Dordon and Polesworth. Not acceptable when the roads and congestion already present danger to the community.

- Road Safety – There are 3 schools in proximity of the proposed development. Polesworth High school, Dordon School and Birchwood school. Increased air pollution, increased traffic, increases risk to health and road safety for our community and especially children. In November 2023 a boy was run over and nearly killed on Birchmoor Road due to already significant increased traffic at school run time. The proposed plans will add more traffic through our villages.
- Air quality - How will the proposed plans maintain or improve air quality for our community? The M42 island & A5 air quality is already over the limit of EU guidelines. The majority of HGV vehicles will be diesel powered and the operation is 24/7. This is not going to improve air quality. Electrification of HGVs and the "green" nature of the plan are unsupported. The UK infrastructure and govt green agenda simply do not match what is being proposed.
- Noise and Light Pollution – The operation is 24/7 and will especially affect residents of Birchmoor and Dordon. The plans do not credibly assess the impact.

And finally, there is a large lorry park already at the M42 Services/Jnc10 M42 with full facilities for HGV drivers. There are also facilities further along the A5 in both directions. There is no justified case that there is a need for the lorry park these facilities already exist within yards of the planned lorry park at Jnc10.

I trust this objection will be considered.

With kind regards





## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MRS CARLY FRYMUS
Address	18 Birchmoor Road Birchmoor TAMWORTH Staffordhsire B78 1AB

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other

### YOUR COMMENTS ON THE CASE

Objection - APP/R3705/W/24/3336295

The justification for this plan is poor, based on greed rather than clear, justified strategic planning. The label of "Green" is a tactic to gain planning approval rather than actually supporting our local area and addressing some of the environmental issues we are already facing due to rapid commercial and domestic development. The suggested business case that this will bring more jobs to the region is flawed - demand for warehousing, operatives, drivers is already higher than national average. This is a rural community being blighted by Industrial estates, where "meaningful gaps" are being ignored.

Objection on the following grounds

- Landscape and visual impact - Birchmoor Polesworth and Dordon are semi-rural villages with a heritage and identity of their own. We are not an industrial estate for units and lorry parks. The visual impact will be a complete eye-sore to residents used to beautiful open countryside.
- M42/A5 Increased Traffic Congestion – The plan does not address how M42 island and A5 will not become gridlocked with the proposed lorry park and additional industrial units. The exits have simply moved further down the A5 simply moving the problem downstream to Dordon/Polesworth/Baddesley and Athersone.
- Increased Traffic Congestion through Dordon, Polesworth and Birchmoor. Dordon Long Street is already totally gridlocked due to lack of parking facilities and volume of traffic. How is the proposed plan not going to make it worse? The plans outline that Dordon and Birchmoor can be an alternative route to the proposed development. This will encourage more traffic and HGV's through Birchmoor, Dordon and Polesworth. Not acceptable when the roads and congestion already present danger to the community.
- Road Safety – There are 3 schools in proximity of the proposed development. Polesworth High school, Dordon School and Birchwood school. Increased air pollution, increased traffic, increases risk to health and road safety for our community and especially children. In November 2023 a boy was run over and nearly killed on Birchmoor Road due to already significant increased traffic at school run time. The proposed plans will add more traffic through our villages.
- Air quality - How will the proposed plans maintain or improve air quality for our community? The M42 island air quality is already over the limit of EU guidelines. The majority of HGV vehicles will be diesel powered and the operation is 24/7. This is not going to improve air quality. Not acceptable.
- Noise and Light Pollution – The operation is 24/7 and will especially affect residents of Birchmoor and Dordon. The plans do not credibly assess the impact.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** OBJECTION - APP/R3705/W/24/3336295  
**Sent:** 15/02/2024 18:13:10

---

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Dear Kerr,

I hope you are well.

The justification for this plan is poor, based on greed rather than clear, justified strategic planning. The label of "Green" is a tactic to gain planning approval rather than actually supporting our local area and addressing some of the environmental issues we are already facing due to rapid commercial and domestic development. The suggested business case that this will bring more jobs to the region is flawed - demand for warehousing, operatives, drivers is already higher than national average. This is a rural community being blighted by Industrial estates, where "meaningful gaps" are being ignored.

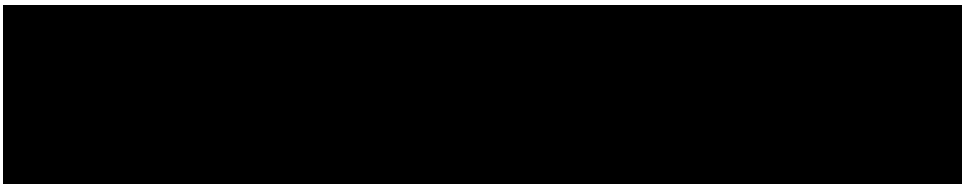
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- Increased Traffic Congestion through Dordon, Polesworth and Birchmoor. Dordon Long Street is already totally gridlocked due to lack of parking facilities and volume of traffic. How is the proposed plan not going to make it worse? The plans outline that Dordon and Birchmoor can be an alternative route to the proposed development. This will encourage more traffic and HGV's through Birchmoor, Dordon and Polesworth. Not acceptable when the roads and congestion already present danger to the community.
- Road Safety – There are 3 schools in proximity of the proposed development. Polesworth High school, Dordon School and Birchwood school.

Increased air pollution, increased traffic, increases risk to health and road safety for our community and especially children. In November 2023 a boy was run over and nearly killed on Birchmoor Road due to already significant increased traffic at school run time. The proposed plans will add more traffic through our villages.

- Air quality - How will the proposed plans maintain or improve air quality for our community? The M42 island air quality is already over the limit of EU guidelines. The majority of HGV vehicles will be diesel powered and the operation is 24/7. This is not going to improve air quality. Not acceptable.
- Noise and Light Pollution – The operation is 24/7 and will especially affect residents of Birchmoor and Dordon. The plans do not credibly assess the impact.

Regards



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/R3705/W/24/3336295**

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MR ROBERT FRYMUS
Address	18 Birchmoor Road Birchmoor TAMWORTH Staffordshire B78 1AB

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other


### YOUR COMMENTS ON THE CASE

Objection APP/R3705/W/24/3336295


The justification for this plan is poor, based on greed rather than clear, justified strategic planning. The label of "Green" is a tactic to gain planning approval rather than actually supporting our local area and addressing some of the environmental issues we are already facing due to rapid commercial and domestic development. The suggested business case that this will bring more jobs to the region is flawed - demand for warehousing, operatives, drivers is already higher than national average. This is a rural community being blighted by Industrial estates, where "meaningful gaps" are being ignored.

Objection on the following grounds

- Landscape and visual impact - Birchmoor Polesworth and Dordon are semi-rural villages with a heritage and identity of their own. We are not an industrial estate for units and lorry parks. The visual impact will be a complete eye-sore to residents used to beautiful open countryside.
- M42/A5 Increased Traffic Congestion – The plan does not address how M42 island and A5 will not become gridlocked with the proposed lorry park and additional industrial units. The exits have simply moved further down the A5 simply moving the problem downstream to Dordon/Polesworth/Baddesley and Athersone.
- Increased Traffic Congestion through Dordon, Polesworth and Birchmoor. Dordon Long Street is already totally gridlocked due to lack of parking facilities and volume of traffic. How is the proposed plan not going to make it worse? The plans outline that Dordon and Birchmoor can be an alternative route to the proposed development. This will encourage more traffic and HGV's through Birchmoor, Dordon and Polesworth. Not acceptable when the roads and congestion already present danger to the community.
- Road Safety – There are 3 schools in proximity of the proposed development. Polesworth High school, Dordon School and Birchwood school. Increased air pollution, increased traffic, increases risk to health and road safety for our community and especially children. In November 2023 a boy was run over and nearly killed on Birchmoor Road due to already significant increased traffic at school run time. The proposed plans will add more traffic through our villages.
- Air quality - How will the proposed plans maintain or improve air quality for our community? The M42 island air quality is already over the limit of EU guidelines. The majority of HGV vehicles will be diesel powered and the operation is 24/7. This is not going to improve air quality. Not acceptable.
- Noise and Light Pollution – The operation is 24/7 and will especially affect residents of Birchmoor and Dordon. The plans do not credibly assess the impact.



07/02/24



Dar Sir/Madam

**Application Ref; PAP/2021/0663 APP/R3705/W/24/3336295**

Dear Sir

I am writing to object to the above planning permission on the grounds of

Traffic

Pollution of air

Noise

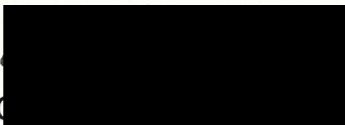
Destruction of Countryside

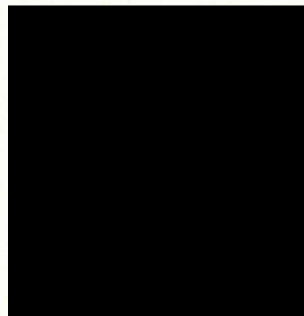
No benefit to the local community

Over Industrial establishments and housing already in a small area.

I could elaborate on these points but they should be self explanatory, but my main concern is the traffic these parks will generate. The A5, M42 Island and local villages cannot accommodate the increase in traffic in a health and safety manner if this plan is approved.

Yours sincerely





24 January 2024



Dear Sir/Madam

Application Ref; PAP/2021/0663    APP/R3705/W/24/3336295

I am writing to object to the above proposal.

My reasons and concern is that this piece of road and adjoining roads can not take the physical impact of more traffic.

The area already is impacted by the Industrial Estate on the M42 Island and the Kingsbury Road, and all the delivery companies and units at Danny Morson Way, Dordon.

The build up of traffic causes havoc at peak times, the M42 island itself is poorly lighted and unclear lane and directions on the road.

The Island at Dordon is a nightmare already, and seriously needs addressing, access to the A5 from Long Street and access onto Long Street from the A5 is a serious hazard.

North Warwickshire has granted massive housing and industrial units around the villages of Dordon, Polesworth and surrounding area already, this is fine people need homes and jobs, but we also need clean and dust free air, flowing traffic and to protect our countryside while we can.

On a personal level I commute along the A5 to and from Tamworth and travel to Dordon as a carer to my Mother who has lived in Dordon for 65 years and I have lived in the area for over 70 so I have a vested interest in the future of the area having seen so many devastating changes for profit.

I strongly urge the Inspector to uphold the decision not to allow this to happen.

Yours sincerely





**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 16/02/2024 10:52:49

---

You don't often get email from s [REDACTED] [Learn why this is important](#)  
Hi, my name is [REDACTED]

I live in Birchmoor on [REDACTED]

I am emailing to appeal the planning in and around Birchmoor, my reasons for this are the traffic it will produce for the area. We are a small community in Birchmoor and appreciate our level of privacy and quiet neighbourhood.

Thank you,

[REDACTED]  
Sent from [Outlook for Android](#)

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fwd: OBJECTION TO REF APR/R3705/W/24/3336295  
**Sent:** 17/02/2024 16:47:58

---

You don't often get email from [REDACTED] [learn why this is important](#)

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 15 February 2024 at 16:01:01 GMT  
**To:** kerr.brown@planninginstectorate.gov.uk  
**Subject:** OBJECTION TO REF APR/R3705/W/24/3336295

Good afternoon Kerr, I have become aware of the lorry park planning for Birchmoor village.

My objections are as follows:

- 1) If this space is built on them there is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.  
Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected.  
Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.

6.) my reason to moved to the area to be in a village surrounded by green fields, not factories and lorry parks. Surely this should be a consideration.  
7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Kind regards



**From:**



**To:**

Brown, Kerr

**Subject:**

APP/R3705/W/24/3336295

**Sent:**

14/02/2024 11:37:20

---

You don't often get email from



[Learn why this is important](#)

Dear whomever it may concern,

My name is [REDACTED] and I have been a resident of [REDACTED] for the entirety of my life, a peaceful street in a friendly, welcoming community. The integrity and whole persona of the village is soon to be completely lost if this lorry park is to go ahead. As well as disturbing the integrity and homely nature of the villages I oppose the lorry park for the following reasons:

- The lorry park is destined to cause a mass of uncontrollable, unnecessary traffic generation; due to the business park located on Birch Coppice there has already been an increase in road accidents in the past years, if this plan is to go ahead this number will only continue to increase.
- The tranquillity of the village will be completely lost due to the noise and disturbance resulting from use. I also believe that this will be a greater problem due to 3 schools being close to the proposed area. As a higher-level student at The Polesworth School my education has already been impacted by the high levels of traffic and noise generated from the business park and the A5.
- There will be an extreme loss of green land, with so much already being taken by the Birch Coppice business park. This is what worries me especially regarding the ongoing and worsening problems surrounding climate change. As a member of the village youth, I believe it to be nothing but a selfish, money-making scheme which can only negatively impact our lives as we know them.

As children we have been taught to respect the nature, we grow up around, for that then to be taken away from us so selfishly causes nothing but distress for all members of the community. I beg that you will listen to us and realise that nothing truly good will come from this proposal as the literal and metaphorical nature of our communities will continue to be challenged, our communities will stand together and fight against this, united.

Yours sincerely,



Sent from [Outlook for iOS](#)

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MR MARK HODGINS
Address	9 Cockspur Street Birchmoor Tamworth B78 1AJ

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

I would like to appeal, in favour of rejecting these plans.

I am a local resident and am deeply concerned about this planning application.

My concerns are centred around Pollution, Carbon monoxide through the constant use by large goods vehicles and lorry's, noise pollution caused by an increase in traffic onto and off this site and also light pollution. All three of these are a concern due to its close proximity to the residential areas of Birchmoor.

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference

APP/R3705/W/24/3336295

Appeal By

HODGETTS ESTATES

Site Address

Land north east of Junction 10 of the M42 Motorway / north of the A5  
Dordon  
North Warwickshire  
B78 1TB  
Grid Ref Easting: 424872  
Grid Ref Northing: 300952

#### SENDER DETAILS

Name

MRS ZOE HODGINS

Address

9 Cockspur Street  
Birchmoor  
Tamworth  
Tamworth  
Warwickshire  
B78 1AJ

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground

Interested Party/Person Correspondence

Other

### YOUR COMMENTS ON THE CASE

I am concerned that building a lorry park so close to housing will cause further air pollution light pollution and noise pollution. There is already a lot of pollution from a very busy stretch of the A5 which this lorry park will be by. The development will bring additional noise pollution, light pollution and air pollution. The A5 between Junction 10 and Dordon island must already be in dangerous pollution levels, considering there is the development at Birch Coppice and the new warehouses either side of junction 10. We already live with high pollution levels from the A5, you only have to walk over the fields towards the A5 and you can smell the pollution and that the air quality quickly deteriorates the nearer to the A5 that you get.

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

[https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful\\_gap\\_assessment.pdf](https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful_gap_assessment.pdf)

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

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

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

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



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Cc:** [REDACTED]  
**Subject:** APP/R3705/W/24/3336295 - Appeal lorry park application  
**Sent:** 15/02/2024 13:37:58

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Kerr Brown,

**Ref: APP/R3705/W/24/3336295**

I am writing to express my deep concern regarding the proposed development of a lorry park on the land surrounding Polesworth, Dordon, and Birchmoor. As a resident deeply invested in preserving the integrity of our community and the surrounding landscape, I urge you to reconsider this decision.

The land in question, identified as Parcel 8 on the meaningful gap map, plays a vital role in maintaining the separation between Tamworth and Polesworth, Dordon and Birchmoor, as outlined in NWBC's guidelines. Its expansive nature, spanning approximately 830 meters, serves as a crucial buffer against urban encroachment into our countryside.

The development of a lorry park on this land would pose significant environmental and logistical concerns. Increased traffic on our highways would exacerbate congestion and safety issues, compromising the efficiency of transportation networks and diminishing the quality of life for residents and commuters alike. Furthermore, the introduction of heavy machinery and industrial activity associated with the lorry park would lead to noise pollution and air quality degradation, negatively impacting the wellbeing of our community and the natural environment.

Additionally, the proposed development threatens to disrupt the tranquillity of our surroundings and compromise the rural ambiance that residents cherish. Artificial lighting associated with the lorry park would contribute to light pollution, disturbing the natural nocturnal environment and affecting local wildlife.

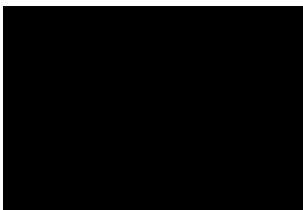
Furthermore, the land is traversed by a public bridle way, providing essential access for residents and visitors to enjoy the countryside's natural beauty. Any development on this land would restrict public access and diminish recreational opportunities for our community.

Allowing development on this land sets a dangerous precedent that could lead to the gradual merging of Tamworth with Polesworth, Dordon, and Birchmoor, eroding the unique character of each settlement and diminishing the quality of life for residents.

In light of these considerations, I implore you to prioritize the preservation of the land and its role in safeguarding the separation between our communities. I urge you to explore alternative solutions for addressing any logistical needs, ensuring that they do not compromise the integrity of our landscape, community identity, or public access to the countryside.

Thank you for considering my perspective on this matter. I look forward to hearing your response and collaborating with residents of the local villages to protect the interests of our community and environment.

Sincerely,



[ndcs.org.uk](http://ndcs.org.uk)

The National Deaf Children's Society is a registered charity in England and Wales (1016532) and in Scotland (SC040779).  
Company limited by guarantee registered in England no. 2752456

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**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 15:53:58

---

You don't often get email from [REDACTED] [Learn why this is important](#)  
To whom it may concern,

My name is [REDACTED] and I live with my husband [REDACTED]  
[REDACTED]

We live at [REDACTED] [REDACTED]

I am sending this email to appeal against the lorry park application.

My reasons for objection are as follows;

Air pollution being made even worse than it already is. Living so close to the m42 is already a worry and having our village filled with lorries could be devastating to our health.

Light and noise pollution. Our village is full of beautiful wildlife and we can see the stars at night due to no light in the village past a certain time, this would be ruined by the proposed lorry park.

Privacy. The proposed lorry park would be situated right in front of my home. We would see it all out of our bedroom window therefore losing our privacy upstairs and losing the view of the beautiful fields.

Safety. We are all very concerned about the future safety of our village if this application was to go ahead. I walk around freely and safely at night time and never have to worry about a woman's safety. However dozens of lorries full of men parked up overnight does not sit well with me.

I want my child to grow up in a safe and beautiful village, it's not too much to ask for.

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: Fields for development Dordon/Birchmoor/Polesworth  
**Sent:** 15/02/2024 16:29:06

---

You don't often get email from [REDACTED] [Learn why this is important](#)  
APP/R3705/W/24/3336295

On Thu, 15 Feb 2024, 14:41 [REDACTED] <[REDACTED]> wrote:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

I would like to oppose the destruction of our green space at the back our home, you want create a lorry Park and yet more units!

#### Objections

Wildlife habitat destruction

Pollution with the fumes

Noise from extra traffic

Mental health issues with a complete lack of our green spaces. They being sold for greed, we have already lost a battle with the building of houses behind the Dordon surgery!

Attracting criminal behaviour, breaking into lorries and even our homes would be at risk.

Rubbish accumulation, this is enviable unfortunately as people can't walk 10yards to a bin!

Traffic and accidents, the A5 is already under pressure, dodge the potholes is a game we play most days. The accidents that happen bring the hole area to a standstill. The A5 is not fit for purpose being single carriageway most of the time!

I wouldn't mind if the jobs created were going some way employing local people! Most of the employees are bussed in Birmingham! If they need the jobs build the units in Birmingham and save the planet cutting down on transport keep it green!

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fields for development Dordon/Birchmoor/Polesworth  
**Sent:** 15/02/2024 14:41:45

---

You don't often get email from [REDACTED] [Learn why this is important](#)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

I would like to oppose the destruction of our green space at the back our home, you want create a lorry Park and yet more units!

### Objections

Wildlife habitat destruction

Pollution with the fumes

Noise from extra traffic

Mental health issues with a complete lack of our green spaces. They being sold for greed, we have already lost a battle with the building of houses behind the Dordon surgery!

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I wouldn't mind if the jobs created were going some way employing local people! Most of the employees are bussed in Birmingham! If they need the jobs build the units in Birmingham and save the planet cutting down on transport keep it green!

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Objection to planning appeal APP/R3705/W/24/3336295 Original NWBC ref PAP/2021/0663  
**Sent:** 17/02/2024 21:55:52

---

You don't often get email from [REDACTED] [Learn why this is important](#)

**Objection to planning appeal APP/R3705/W/24/3336295  
Original NWBC ref PAP/2021/0663**

**Name-**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Planning Inspector,

I am objecting to the above proposal for the following reasons:

**Strategic Gap**

As per The Local Plan, we need to protect the meaningful gap. The protection of this green space is essential in keeping the boundaries of Birchmoor distinct from Tamworth and Dordon. The proposed will finally remove the strategic gap and we will lose our identity as villages

**Pollution**

The air pollution levels are already high due to the high volume of traffic that uses the A5. Levels will only continue to increase above the accepted rates if this proposal is allowed to go ahead. Noise and light pollution are also of a concern.

**Wildlife**

If the proposal was to go ahead a precious habitat would be lost. Many species of Birds ( some of which are on the red list for conservation) reside and have been seen in the area including the ground nesting Skylarks ( on the red list) , Lapwings (Which in the UK are protracted by the wildlife and countryside act 1981) and Northern Lapwings ( on the red list) . Further species of Bird include Swifts ( on the red list) Curlew ( on the red list) Whooper swan, Lesser black headed gull, Red Necked Stint, Tawny Owl, Barn Owl, Buzzard, Kestrel, Blackbird, Robin, House Sparrow ( on the red list) Blue Tit, Long Tailed Tit, Great Tit, Goldfinch, Magpies , Starlings ( on the red list) and Wood Pigeon . More species have been recorded and I believe photographic evidence can be

provided. Foxes, Badgers, Deer, Grey Squirrels, Rabbits, Field Mice, Wood Mice and Bats also live in the area.

### **Covenant**

I have been made aware that an elderly village resident recalls that when the proposed site was previously sold to the current owners a covenant was placed on the land stating that the land could only ever be used for farmland. There was originally a cricket pitch and pavilion on the land in question.

### **Excessive Noise and Traffic**

There is already significant problem with traffic on the A5 and which impacts on all of the local areas due to the building of the Birch Coppice site. The noise that will be created by this further development will be detrimental to the local houses. A 24 hour lorry park and industrial units will bring excessive noise.

### **Visual Impact and Character of the area**

The village is already blighted by the Birch Coppice, Core 42 and St Modwen Park developments. Further development in the area would only add to this. I have been a Dordon resident for 30 years and I am deeply saddened that our lovely village has become an industrial estate.

### **Lorry Park Demand Assessment**

Whilst I understand that better facilities are required for Lorry drivers, the area already has issues with traffic and this will only worsen with the two large housing developments planned in the Polesworth/ Dordon and Robey's Lane areas. The Department of Transport's current 'Lorry Park Demand' assessment does not site anywhere in North Warwickshire as an area in need of a lorry park.

### **Crime**

Crime figures reported for the M42 Junction 10 service station are already concerning. The majority of the reported crimes are associated with targeting lorries. This will only be exasperated if the lorry park was to be granted. As a resident living in the immediate vicinity I am concerned that the obvious place to go for criminals trying to escape would be our village, thus attracting potentially more criminal activity.

I submit my objection for your consideration

Yours sincerely,

██████████



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference

APP/R3705/W/24/3336295

Appeal By

HODGETTS ESTATES

Site Address

Land north east of Junction 10 of the M42 Motorway / north of the A5  
Dordon  
North Warwickshire  
B78 1TB  
Grid Ref Easting: 424872  
Grid Ref Northing: 300952

#### SENDER DETAILS

Name

MRS EMMA KING

Address

17 Cockspur Street  
Birchmoor  
TAMWORTH  
B78 1AJ

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

I have lived in Birchmoor village all my life and I'm now bringing up my 3 children here. I have grave concerns over this proposed development because this is a quiet, safe village that will be hugely affected by this development. Residents, including myself are worried that crime rate will sky rocket due to the lorry park and put our children in danger. Our children will suffer from increased pollution coming from the lorries and a worry of an increase of people parking in our already car-heavy village, in order to get to work at the proposed factory. There just isn't any room. I cannot support this venture as the detrimental effect on our village will be huge. Please, please, please don't grant this planning application and let us keep our village safe for our children.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 19:02:03

---

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Kerr

I would like to submit an appeal to the lorry park application.

My name is [REDACTED].

I've lived here all my life and following university and travel, chose to return to Birchmoor to live next door to my parents to bring up my 3 children here. I want them to have the same pleasurable childhood that I had growing up in the village. The lorry park will hinder that.

I have grave concerns over the safety of the village as well as air pollution caused by the proposed lorry park.

I've listed some examples of my concerns below:

- 1.) The strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and North Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.  
Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected.  
Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) Birchmoor's local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, there isn't a need for a lorry park when there is a large service station with a few metres of the proposed development, Moto Hospitality has previously opposed this development. Most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) In economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoor's mainly elderly or employed population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) The Green space, one of the many reasons I moved back to the area after university. It will be decimated by large factory units and lorry parks. Surely this should be a consideration?
- 7.) Wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Everyone is so worried about the rise in crime rates as well as the increase in vehicle and people traffic that will come into our already crammed village.

It will have such a detrimental impact on our beautiful village, please, please, please do not let this

application go ahead for the sake of our village and its residents.

Thanks



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Planning Application APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 11:58:29

---

You don't often get email from [REDACTED] [learn why this is important](#)

Sirs,

I am writing to strongly oppose the planning application to build a lorry park on the "meaningful gap" between Dordon and Tamworth. This application encroaches on all aspects of village life for Dordon and Birchmoor. There are thousands of lorries, vans, cars that use this stretch of the A5 daily, resulting in a bottleneck of stationary vehicles every day. The carbon monoxide levels around Watling Street and Dordon Island are already higher than permissible levels. To add extra hundreds of lorries using this area is short sighted and badly planned. The noise levels to surrounding areas are already horrendous. The A5 cannot cope with any higher levels of traffic along this point. Rush hours result in queuing vehicles from M42 Junction 10 back to Grendon is a many times a day situation. A matter of a 4 mile long queue is nothing out of the ordinary without extra lorries.

Additionally the site is situated just yards from Polesworth School playing fields and fumes and carbon monoxide levels will reach there no matter how many trees are planted. The risk of Asthma to our children does not need to be increased. Birchwood School and Nursery will also be affected as their playground is within yards of this lorry park. Birchwood/Kitwood Park is within yards of this lorry park again many children use thos as their only playing space and playground and Dordon School is only protected by a few houses between it and the meaningful gap.

The planting of trees that has been done along the side of the propped site by the land owner has implied to villagers that the planning permission has been granted!!

This planning application needs to be rejected as a supportable planning decision. Dordon and Birchmoor residents are completely against their lives and villages being encroached upon yet again from every direction.

[REDACTED]  
[REDACTED]  
[REDACTED]  
  
[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Proposed lorry park  
**Sent:** 19/02/2024 16:48:47

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You don't often get email from [REDACTED] [Learn why this is important](#)

Ref: APP/R3705/W/24/3336295

We as residents of Birchwood Ave, Dordon totally object to the proposed lorry park potentially being built on A5 for a number of reasons:

The A5 and other roads around here are in a very bad state already with pot holes and damaged surfaces. It cannot cope with more heavy traffic as it's already polluting the atmosphere with too much carbon monoxide and congestion is bad enough now.

There would be considerable high levels of noise and unnecessary light at night (at the moment we have a lovely clear view of fields which is why we purchased our property here nearly 10 years ago).

We have already had to put up with construction of extra distribution centres on one side of the A5 which has not helped either the environment or the roads and now you propose ruining the otherside of A5.

There seems to be no thought for the people who live in this lovely country village just greedy profiteering by people who aren't going to be affected by the outcome.

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Proposed lorry park.  
**Sent:** 17/02/2024 12:11:27

---

You don't often get email from [REDACTED] [Learn why this is important](#)

I live on Long Street Dordon, having lived here 8 years I am fully aware that the amount of traffic has significantly increased, and whilst I understand progress I also know that the exhaust fumes are continually getting higher. I live near the junction of Long Street and the A5 which virtually every day is bottle necked both morning and evening with commuter traffic, however for the last 18 months or so the amount of heavy goods vehicles has increased so we now have to listen to the loud noises as these trucks pass over the speed bumps and my fear is this will only increase if a lorry park is established. In my opinion both Long Street and New Street should have a weight restriction both imposed and maintained.

[REDACTED]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Proposed Lorry Park/Light Engineering Birchmoor  
**Sent:** 19/02/2024 10:33:08

---

**From:** [REDACTED]  
**Sent:** Sunday, February 18, 2024 6:16 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Re: Proposed Lorry Park/Light Engineering Birchmoor

You don't often get email from [REDACTED]. [Learn why this is important](#)  
Application Ref PAP/2024/0024

Sent from App for Gmail

Sunday, 11 February 2024, 13:34 +0000 from [REDACTED] <[REDACTED]@[REDACTED].com>:

Dear Councillor Emma Whapples

We have lived 57 years at [REDACTED]. We will be almost next door neighbours to this proposed development. So along with the noise and air pollution from the M42, again these invisible residents of Birchmoor are to be invaded again, and by Mr Hogetts. When this development was proposed some time ago it was refused planning Permission, as this is an agricultural site and certainly has been. Planted and harvested every year over the 57 years we've been here.

Before this proposal was raised, in the lower field by the A5 a natural pond developed. Which 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. 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. The only thing They took from the site were photographs. Not a trace of litter. And the excitement of Spotting something rare. Then Mr Hodgetts or some of his worker drained the pond. Why, Well that's obvious now isn't it. 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 Hogetts Farm, is enough brown field land on an existing Industrial Development, to build his Lorry Park/Light Engineering. But Perhaps Mr Hodgetts doesn't want it in his back garden, AND NEITHER DO WE.



When this proposal came up a few years ago, the Representatives that came from North Warwickshire Council, to a meeting in Birchmoor, seemed unsympathetic, hostile to us Almost to the point of rudeness. We locals definitely got the impression they weren't Interested in our problems. Hopefully with a change in the Council we shall get a fair Hearing.

This will have devastating effects on our environment, blight our homes, our peace and quite, although we do have the continual drown of the motorway. A 24/7 turn round of Lorries, air brakes going, Shunting and airbreaks. No wonder Mr Hodgetts keeps pressing for It. No keep this on the Industrial Park, where it belongs.

Yours sincerely

██████████

Sent from App for Gmail

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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 12:09:01

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

I have been made aware of a proposal for a lorry park in between junction 10 M42 and the village of Dordon.

I am seriously concerned about the very high levels of traffic already seen on the A5, where very recently, a cyclist was killed.

The current A5 road infrastructure is struggling to cope, which many near accidents on a daily basis on the M42 roundabout from foreign drivers.

I live in Dordon and the significant increase in traffic over the last 5yrs has become dangerous.

I would like to reject the proposal on the above grounds, as a Dordon resident.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295 - PAP/2024/0024  
**Sent:** 14/02/2024 20:32:50

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Sirs

Please accept this email as my objections to the proposed lorry park on the A5

Reference PAP/2024/0024

Reference PAP/2021/0663

I list below what I believe to be legal reasons why this development should not go ahead

#### 1) The Meaningful Gap/Strategic Gap

This being the space between Birchmoor, Dordon and Polesworth. Specifically, the space between Staffordshire and North Warwickshire. It was agreed by previous planning officers that this gap should remain to differentiate the counties, towns and villages. If this area is developed, then there is no separation and these villages will become 'part' of Tamworth.

#### 2) Local Heritage

The area has a rich local heritage and is made up of lots of small historically mining villages. If this area is developed then the identity of our small villages will be lost.

#### 3) Air Pollution

Currently air quality around this area is appalling and I believe levels of pollution are listed as Red. The introduction of a lorry park will encourage even more heavy transport into the area further diminishing the quality of the air, we do not know what impact this will have on our families or the young children that will have to breathe it but surely it will have a negative impact as pollution is recognised to be harmful to health.

#### 4) Traffic Congestion

Currently the A5 is plagued by heavy transport and it is my opinion that it is almost saturated at the moment. With the development of a lorry park this will attract further congestion. The road's surface cannot cope with the volume of traffic as it is, with the tarmac being seriously affected where the lorries turn onto the industrial estates. It is clearly visible where the wheels have ripped the tarmac and created substantial ruts in the road which are a serious hazard to cars let alone motor bikes and cycles.

## 5) Demographic and Services

There is ample provision for HGV parking at the local M42 service area. This is already developed and is fewer than 200M away from the proposed site. Regarding the demographic of the area, which is mostly elderly people, the argument for jobs does not really fit and there are numerous businesses on Birch Coppice that cannot fill existing vacancies which proves there is not a need in this area to create more jobs.

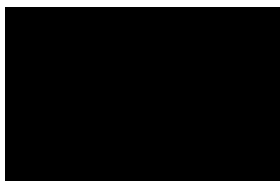
## 6) Green Space and Wildlife

Since Birch Coppice has been built the local wildlife population has been decimated with natural wildlife corridors have been destroyed. If this is not bad enough the land when the proposed development is offers access to natural habitat for many species of birds and small mammals. At a time when the government is promoting reinstating wildlife habitats and trying to encourage species numbers to increase surely the destruction of the last bit of green space in this area must receive some consideration.

## 7) Light and Noise Pollution

I moved from the city to live in this area for a better quality of life as the planners had completely eradicated any green space there and it would seem that lessons have not been learned and this area is going to be yet another victim to over development. It is a pleasure to be able to look at the night sky without it being polluted by artificial light and not have the constant hum of traffic all night long. It would be nice to think that my grandchildren will be able to have the experience of this. There are plenty of brown field sites for these installations to be built but I guess the cost overrides the ease of green field destruction.

Yours sincerely



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MRS LYNNE ROBINSON
Address	69 Cockspur Street Tamworth B78 1AH

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

On reading the amended application, it focuses on Dordon and Polesworth. Who actually are not directly impacted upon. There is very little about birchmoor who is a small village right next to it! We are already impacted upon by the pollution of the M42 on one edge of our triangle And now our whole small village will have this huge lorry park on the second side of the triangle. Alongside the busy A5. The extra pollution and noise factor will impact on us the most. Fluffing up the plans with talking about all the cycle tracks, orchard and gym equipment fools no one . Who is going to maintain all of this? And who wants to jog around a load of Lorry's pumping out nox pollutants and constant engines and refrigeration units running. Until lorry's are run by electricity I can not see this being an environmental suggestion.

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

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- Agent
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- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other



## YOUR COMMENTS ON THE CASE

I am appalled that whilst we have been asked our views on the lorry park you now intend to use even more land. As highlighted in blue. For distribution units. There are empty units all over Tamworth and birch coppice, why does there need to be more. Also does this mean we have to go through all the same reasons as before? Pollution, noise, traffic increase on roads that can't manage now, the infrastructure can not cope! Enough is enough, this is led by greed and not environmental consideration. False promises on infrastructure. We have to wait two years for a pothole to be filled how are you going to sort out A5 and M42 etc islands in a timely manner and the chaos of it not impacting on the locals. We are still having the fall out of 20 years of HS2 chaos, give us a break!

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fwd: APP/R3705/W/24/3336295  
**Sent:** 19/02/2024 10:26:07

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You don't often get email from [REDACTED] [Learn why this is important](#)

Sent from my iPhone

Begin forwarded message:

[REDACTED]  
**Date:** 19 February 2024 at 10:16:20 GMT  
**To:** kerrbrown@planninginspectorate.gov.uk  
**Subject:** APP/R3705/W/24/3336295

As a resident of Birchmoor, I object to the above application for the following reasons.

1. Air pollution already in red will affect residents health, especially the elderly who make up a lot of the local population.
2. Noise pollution from HGVs 24/7 affecting our human right to some peaceful time relaxing outdoors.
3. Light pollution already extremely bad from all the units on every other exit at the motorway island.
4. Disruption of wildlife being driven out of their habitat and getting run over.
5. Volume of traffic on A5 already a nightmare for anyone trying to access villages or the recycling centre on other side of A5 with the speed of traffic and volume of HGVs
6. Damage to road surfaces which were never constructed for the type of traffic which now thunders up and down A5.
7. HGVs following sat.navs which take them down our country lanes and through Birchmoor especially which is a dead end, they then have to try and turn round or reverse, knocking down lampposts and damaging parked cars in the process.

Yours ever hopeful

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 11:21:39

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hi

Please take this email as our objections to the lorry park proposed in the A5

PAP/2024/0024

PAP/2021/0663

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.
- 7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.
- 8.) light and noise pollution, part of the appeal of moving to Dordon was for the quietness and clear skies. I was amazed at the amount of stars in the sky when we first moved and want my children to be able to appreciate the same

Thanks

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 13:56:44

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hi

Please take this email as our objections to the lorry park proposed in the A5

PAP/2024/0024

PAP/2021/0663

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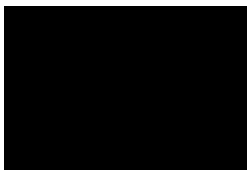
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**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 14/02/2024 10:53:13

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You don't often get email from [REDACTED] [Learn why this is important](#)

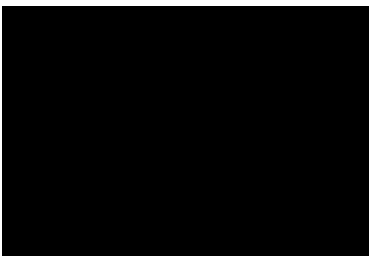
Hello

My name is [REDACTED] and I've been a resident of Birchmoor village for 18 years

I wish to object to planning application PAP/2024/0024 for the following

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them there is no way of defining the separation of the different counties, towns and Villages.
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Thanks



[Sent from Sky Yahoo Mail on Android](#)

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** PAP/2024/0024  
**Sent:** 14/02/2024 11:07:44

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You don't often get email from [REDACTED] [Learn why this is important](#)

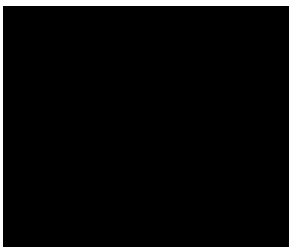
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Thanks





Sent from [Outlook for Android](#)

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 15/02/2024 08:28:33

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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello

My name is [REDACTED] and I've been a resident of Birchmoor village for 18 years

I wish to object to planning application PAP/2024/0024 for the following

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them there is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.
- 7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Thanks

[REDACTED]

[Sent from Sky Yahoo Mail on Android](#)

Sent from [Outlook for Android](#)

**From:**



**To:**

Brown, Kerr

**Subject:**

APP/R3705/W/24/3336295

**Sent:**

17/02/2024 15:58:44

---

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Good afternoon .

I am writing to you regarding the lorry park application between Polesworth, Dordon and Birchmoor . I am usually a person who would see this as a good opportunity to connect central locations of business especially with the Birch Coppice industrial park , local to the M42 and Amington industrial estate but if it comes at the cost of the agriculture land and being totally in the wrong place for the 3 villages I mentioned . The idea of a lorry park is a good idea but the location of where it is to the transfer infrastructure of the 3 villages is a sign of the madness in taking away agriculture land which provides the country with different foods which even if you do not think of the benefits of the agriculture area it brings but what makes this instantly wrong is adding to the totally wrong type of transport coming into the 3 villages .

I very much hope you do make the right decision and refuse this application as if it was the right idea I would be a person who wouldn't be taking up your valuable time but this I know with every ounce of thinking is the wrong idea in the wrong place .

I very much appreciate you taking the time to hear my reasons why I think it is wrong .



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: APP/R3705/W/24/3336295  
**Attachments:** [Objection to planning.docx](#)  
**Sent:** 19/02/2024 13:04:44

---

You don't often get email from [REDACTED] [learn why this is important](#)  
Hi please find attached Microsoft word document containing said objection.

Regards

[REDACTED]

Sent from my iPhone

On 19 Feb 2024, at 10:53, Brown, Kerr  
<KERR.BROWN@planninginspectorate.gov.uk> wrote:

Dear [REDACTED]

Thank you for your e-mail. Unfortunately, I am unable to access your comments. Please would you re-submit attaching as either a Word or PDF document

Kind regards

Kerr Brown

---

**From:** [REDACTED] >  
**Sent:** Sunday, February 18, 2024 9:51 PM  
**To:** Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>  
**Subject:** APP/R3705/W/24/3336295

You don't often get email from [REDACTED] [Learn why this is important](#)

H  
i

**Please find attached my objection to planning  
appeal APP/R3705/W/24/3336295  
Original NWBC ref PAP/2021/0663**

**Regards.**

[REDACTED]

Open my shared document:



Sent from my iPhone

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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Objection to Planning Application Ref 2021/0663 Mr Wildsmith  
**Attachments:** [PAP 2021 0663 Trevor.pdf](#)  
**Sent:** 13/02/2024 09:20:44

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**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 4:10 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Objection to Planning Application Ref 2021/0663 Mr Wildsmith

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H  
i

:

Please find attached a letter detailing my objections and comments on the planning application ref 2021/0663

Thank You

[REDACTED]  
[REDACTED]

Sent from [Outlook](#)

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*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72



**Please consider the environment before printing this email**



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Objection to planning appeal APP/R3705/W/24/3336295 Original NWBC ref PAP/2021/0663  
**Sent:** 18/02/2024 17:20:21

---

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Dear Planning Inspector,

## **Objection to planning appeal APP/R3705/W/24/3336295 Original NWBC ref PAP/2021/0663**

I am objecting to the above proposal for the following reasons:

### **Strategic Gap**

As per The Local Plan, we need to protect the meaningful gap. The protection of this green space is essential in keeping the boundaries of Birchmoor distinct from Tamworth and Dordon. The M42 has already divided part of the village and the HS2 buildings have caused some disruption. The proposed will finally remove the strategic gap and we will lose the beautiful scenery.

### **Pollution**

I am deeply concerned by the levels of air pollution already on the A5. There will be a further increase in air pollution due to the number of lorries which are likely to use this development. With rates already above the accepted levels, this proposal will further contribute to this.

### **Wildlife**

I believe that that measures have already been taken by the landowner to remove protected wildlife. It appears that bird scarers have already been placed in situ, hedges have been cleared and removed, the pond has been drained by installing a pump to remove one of the natural spring water sources. Flooding is already an issue in the area. A development of this type will further contribute to this. A hard standing area will only further push this water towards the villages.

I have been told by local bird watchers that there are many different species seen in the area concerned including the following: Skylarks, red neck stint, curlew, whopper swan, lesser black gull, Lapwings (Which in the UK are protected by the wildlife and countryside act 1981, Northern Lapwings (Endangered) Bats, Barn Owls, tawny owls, Newts, kestrels 25 different wading birds and a further 20 other species.

Photographic evidence can be provided. The following animals also live in the location: Deers, Badgers, foxes, squirrels, Field mice, rabbits, Cockerels. There are also bats in the area too.

### **Covenant**

An elderly resident recalls that when the site was previously sold to the current owners a covenant was placed on the land stating that the land could only ever be used for farmland. There was originally a cricket pitch and pavilion on the land.

### **Excessive Noise and Traffic**

The noise that will be created by this further development will be detrimental to the local houses. A 24 hour lorry park and industrial units will bring excessive noise.

There is already significant problem with traffic on the A5 and which impacts on all of the local areas due to the building of the Birch Coppice site.

### **Visual Impact and Character of the area**

I am concerned that the visual impact that this development will have on the area. We have lots of heritage within the villages and I feel that this will be lost with the rural aspect of the area removed and replaced by further industrial units.

### **Lorry Park Demand Assessment**

The Department of Transport's current 'Lorry Park Demand' assessment does not site anywhere in North Warwickshire as an area in need of a lorry park.

Whilst I understand that better facilities are required for Lorry drivers, the area already has issues with traffic and this will only worsen with the two large housing developments planned in the Polesworth/ Dordon and Robey's Lane areas.

### **Crime**

Crime figures reported for the M42 Junction 10 service station are already concerning. The majority of the reported crimes are associated with targeting lorries. This will only be exasperated if the lorry park was to be granted. As residents we are worried that the obvious place to go for criminals trying to escape would be our villages, thus attracting potentially more criminal activity in the villages.

I submit my objection for your consideration

Yours sincerely,



## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MRS GILLIAN WHITNELL
Address	23 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

I would like to object the planning permission to the lorry park and associated development of the land as I feel that following in the list below is an infringement on my privacy and property protection

- 1) the amount of noise that will be created with air brakes being used and engine /refrigeration noise
- 2) the air pollution it will create and add to an already polluted environment because of the A5
- 3) the light pollution and devaluation of the area for our properties

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MR LESLIE WHITNELL
Address	23 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## **YOUR COMMENTS ON THE CASE**

I would like to object to Hodgetts Estate lorry park, storage and distribution and associated works for the following reasons:

It is far too close to our village and will create even more air pollution, light pollution and noise pollution in our area.

Even if Mr Hodgetts planed trees to help with noise and air pollution, how many years will it take before they are big enough to help.

Who is going to protect our children from the above stated reasons?

Please do not grant this application.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295 objection  
**Sent:** 14/02/2024 14:00:54

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

From [REDACTED]  
[REDACTED]

Re APP/R3705/W/24/3336295

Dear Sir,

I am writing to inform you that I strongly object the Appeal from D Hodgetts for the following reasons

- 1 The proposed site will breach the Strategic Gap leaving no way of defining the separation between Tamworth and the villages of Birchmoor and Dordon. The Strategic Gap is at the heart of local plans and Neighbourhood Plans and is vital to maintain the unique heritage and identity of the villages.
2. Air pollution monitoring carried out during COVID when traffic and businesses were much lighter, was already in the Red zone. The proposed lorry park and huge warehouses and other businesses will severely increase the pollution levels and consequently have major effects on health of local residents.
3. Light and noise pollution will be increased as HGVs enter and depart the site. The Warehouse being accessed throughout the days and night and this only being metres away from my back garden will seriously impact on my way of life.
4. Increased traffic will add to the existing problems at M42/A5 junction. This is already at a standstill at peak times of the day and will have a huge impact on commuters, school runs etc. Also, the road surfaces are in a very poor state of repair. Given that the Highways Departments are financially and logistically challenged, our roads will degrade significantly causing even more problems.
5. There is no requirement necessary for a lorry park on this site as there is already one available at the M42 services. Should expansion be needed, there are 2 pockets of open space at Birch Coppice. The majority of our HGVs go in and out of Birch Coppice daily, so it makes economic and environmental sense to have a lorry park there. This would prevent the lorries from having to cross back and forth across the busy A5 from Birch Coppice to the proposed site.
5. Birchmoor has an elderly population and therefore has no need for warehouse or driving jobs. There is ample opportunity for employment in these areas already in existence at Birch Coppice and St Modwen.
6. The appellant highlights the enhanced footpath and cycle path from Birchmoor to the site for work. I do not believe this would benefit the villagers in Birchmoor as drivers already park their vehicles in the village and walk to their designated workplaces, creating parking difficulties in our overburdened narrow streets. This will surely increase as drivers seek to avoid the traffic congestion on A5. More parking in the village will cause problems for emergency services and refuse lorries.
7. The green space is hugely important to me. I have walked the fields for almost 30 years and I would not feel safe walking the perimeter of industrial units and 150 lorries.
8. Since the pool has been drained at the bottom of the field, many species of birds, insects, small mammals and amphibians have lost their natural home. However, there are still many that make the fields and surrounding hedgerows their home. Developing the site will have a huge impact on them and they should be protected at all costs to preserve our global and local environment.
9. Our village has been blighted over the years by opencast mining, M42, HS2 plans and excessive industrial buildings. The appeal highlights that 3 quadrants have already got units on so the 4th (the proposed site) should follow previous builds. I disagree with this statement - if there are already three of four corners of M42/A5 having existing units - then why do we need another.
10. Our community has a healthy, vibrant spirit, entrenched in history with mining communities springing up and villages developing. This community spirit still exists today with Fayre, carnivals, scarecrow trails etc. People of the villages look out for each other and work together to maintain a happy, safe environment to live in which is supported by the Neighbourhood Plan. To many, this feels like a threat to the very



existence of our community.

I urge you to take these factors into consideration when making your decision.

Yours sincerely

██████████

Sent from my iPhone

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: Application Ref : PAP/R3705/W/24/3336295  
**Sent:** 16/02/2024 11:15:15

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

On Monday, February 12, 2024, 12:51 pm, [REDACTED]  
<[REDACTED]> wrote:

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

On Saturday, January 27, 2024, 12:10 pm, [REDACTED]  
<[REDACTED]> wrote:

Dear Sir,

With regard to the above appeal for the planning already refused for the Hodgetts Farm lorry park and industrial units to be built behind my house in Birchmoor.

I strongly object as this will not bring any benefits to us as residents. It will cause ,light, noise and air pollution. Also an increase in criminal activity and probably prostitution.

As a resident even though planning has not been granted yet, although as I see it, it is only a matter of time as the the big boys usually get what they want, it is already having a detrimental effect on me personally as our bungalow is up for sale and the feedback we are getting from people who come to view are all mentioning the proposed Lorry Park with negative views.

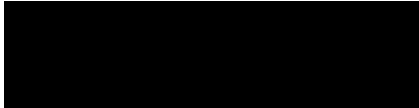
Also there is the question of the strategic gap between Tamworth and Dordon.

The road infrastructure is not built to take an 125 extra lorries per day and I do not want them parking behind my house overnight. Would you??

No consideration has been given to the residents who will be affected nor the devaluation of their property. We are a quiet relatively crime free village in Birchmoor with a good community and we do not want this development in our back gardens.

Surely Hodgetts Estates have ruined the other side of the A5 with the build of massive industrial units and raked in enough money. If a Lorry Park is needed build that side of the road where there is already roads built and easier access to get onto M42.

Your sincerely,



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

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: Planned lorry park and units in Dordon App Ref : R3705/W/24/3336295  
**Sent:** 16/02/2024 11:14:35

---

You don't often get email from c [REDACTED] [Learn why this is important](#)

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

On Monday, February 12, 2024, 12:53 pm, [REDACTED] com  
<[REDACTED]>

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

On Saturday, January 27, 2024, 11:48 am, [REDACTED]  
[REDACTED]

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

Begin forwarded message:

On Sunday, January 16, 2022, 12:35 pm,

c [REDACTED] :

Dear Sir,

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

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

It's a fact that where lorries are parked up they attract criminals and prostitution. Would you like that in your back garden or perhaps you are lucky

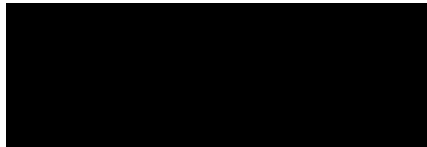
enough not to live anywhere nearby so when you are making your decision it will not affect you.

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

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

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

Thank you,



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

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MISS KIERA WRIGHT
Address	67 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

**YOUR COMMENTS ON THE CASE**

Appeal on behalf of village residents. This development disrupts the area and is likely to impact housing valuations/ noise and traffic in Birchmoor village.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Planning Reference APP/R3705/W/24/3336295  
**Sent:** 19/02/2024 08:53:20

---

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Good Morning

I am writing this email in regards to the planning application for the building of the Lorry Park and Industrial use units on the boundaries of Dordon, Birchmoor & Polesworth. North Warwickshire Borough Council Planning Reference APP/R3705/W/24/3336295.

I wish to put forward my objection to the above planning application for the reasons outlined below, and would ask you to consider these points when reviewing the application.

Objection 1. The amount of green space within all local villages is now rapidly beginning to be eaten up by industry, storage & heavy goods vehicle traffic that is having a detrimental impact on the surrounding villages, their residents and the local environment, particularly where noise pollution has been on the increase following the erection of various industrial units on the opposite side of the A5. Bringing this ever closer to our homes will create a detrimental increase in the volume of this noise, disturbing the day-to-day life of the peaceful & quiet villages that we all were bought up in or moved here to enjoy. Our Close is directly in sight of this proposed development & our aged/ retired local community, as well as those with young families will face great disturbance from noise pollution should it be allowed to be built, and the meagre amount of 'shrubs/trees' that are no more than a metre tall and will take decades to become an established barrier are blatantly not enough to overcome this.

Objection 2. There has been a rapid increase in the amount of traffic around our already overcrowded roads and they are no longer able to cope with this, as is evident by the state of the roadways on the A5 and within our villages themselves. The creation of a lorry park that will inevitably bring more vehicles off the M42 than already do will inevitably be much higher as they will choose to use the lorry park over the other service stations & parking areas that are but a few miles away, what will the state of the roads be once there is an increase in this heavy traffic in our area. The increase in the heavy goods and other vehicles being brought up from the motorway will then cause an increase in air pollution for locals, leading the what additional health risks for us all? Is the extra pollution something that is necessary for our elderly, vulnerable & infant residents being subjected to? I would like to think that the answer to this is no, we would not because we are a caring community that has value for the people that we know & our community that has thrived for many years because of this.



Objection 3. There is already a great amount of tailbacks & congestion around the M42/A5 island (Junction 10) and the Birch Coppice/ Core 42 industrial parks, and it is evidently clear should one stand on the side of the junctions at most parts of the day, the current system simply cannot cope with the traffic at the moment let alone adding how many hundreds more vehicles each day, to cause untold misery on the local residents of the surrounding villages trying to go about their business, trying to get to work to make their living and contribute to the economy. The proposed development will without any doubt cause further delays! The only way that this could potentially cause less disruption for the local roads is for the entrance and exit of the park being solely via slipways on and off the M42, but even then this does not negate the fact that it will cause disruption elsewhere.

Objection 4. Finally, but not least important is the 'meaningful gap' which was considered essential for the identity and character of our villages, by the planning inspectorate not so long ago. The heritage and character of our villages is something that all local residents consider an important part of our lives and our area. By allowing the development of some of this area, leaves us open to further development in the future which would completely destroy the character of our villages, there is already so much development on the opposite side of the A5 which should be more than enough to create space for industry and heavy goods servicing without creating a mark on the character of our local area and landscape.

In conclusion, I hope that whilst my points above are in no way a target on industry and their modes of transport, which is vital to our economy, it is with hope that we can keep our communities safe from noise and air pollution and that our villages can maintain their heritage and cultural backgrounds without the need for this development in this specific location when there are much more suitable areas to be considered.

Thank you very much for taking into account the points of this e-mail, and those of my neighbours, friends & community alongside them.

Kind Regards

A large black rectangular redaction box covering the signature area of the email.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 18/02/2024 12:22:15

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

I am objecting to the above appeal:

This proposal will affect so many lives needlessly as there is already a lorry park at M42 J10 services which is not used by lorry drivers choosing to save money and parking in laybys ( leaving rubbish and human waste ) making an eyesore and a potential risk to health, especially for the people who have to clean up after them!

The strategic gap ( meaningful gap ) if this is built on there will be no way of identifying between individual villages and Tamworth and North Warwickshire it will all become merged into one!

Traffic will increase substantially on roads which are already too busy! This will impact all living close to the site, not to mention heavy goods vehicles ripping up the already damaged roads. The A5 is already busy, it will be dangerously busy with the added traffic.

[REDACTED]



# The Planning Inspectorate

Major Casework      Direct Line: 0303 444 5243  
Temple Quay House      Customer Services:  
2 The Square      0303 444 5000  
Bristol  
BS1 6PN

Email: [Kerr.Brown@planninginspectorate.gov.uk](mailto:Kerr.Brown@planninginspectorate.gov.uk)  
[www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)

Your Ref:  
Our Ref: APP/R3705/W/24/3336295

Ms Tracey Anderson  
Via e-mail

21 February 2024

Dear Ms Anderson,

Town and Country Planning Act 1990  
Appeal by Hodgetts Estates

Site Address: Land north east of Junction 10 of the M42 Motorway / north of  
the A5, Dordon, North Warwickshire, B78 1TB

Thank you for your e-mail regarding this appeal.

Unfortunately, it was submitted after the deadline for interested party comments, which was 19th February 2024. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally returned except in extraordinary circumstances.

I am therefore unable to accept your comments.

However, you are still welcome to attend the Inquiry.

It is also possible for you to speak at the event, at the discretion of the Inspector. If you do intend to speak, you should attend the start of the Inquiry and inform the Inspector of your intention.

The Inspector also has the discretion to accept written representations at the event, so you may, if you prefer, hand them in and ask that he/she accepts them.

Yours sincerely,

***Kerr Brown***  
Kerr Brown

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Where applicable, you can use the internet to submit documents, to see information and to check the progress

of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED] Brown, Kerr;  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments  
**Sent:** 28/02/2024 12:53:56

---

Hi [REDACTED],  
Thank you for your email.  
We do not currently intend to speak at the inquiry, and we do not wish to seek Rule 6 status. However, we would like to reserve our position to speak as a Third Party until we have seen the Appellant and LPA's submitted evidence.  
Best wishes,  
Georgina  
**Georgina Blackburn**  
Senior Planner

t +44 (0)7305393759

e [georgina.blackburn@asterplanning.com](mailto:georgina.blackburn@asterplanning.com)

w [asterplanning.com](http://asterplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

Aster Planning LLP [Legal Disclaimer](#)

---

**From:** Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>  
**Sent:** Thursday, February 22, 2024 12:17 PM  
**To:** Georgina Blackburn <georgina.blackburn@asterplanning.com>  
**Cc:** Alice Routledge <alice.routledge@asterplanning.com>; Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Georgina,

Thank you for your letter which has been passed on to the Inspector.

He doesn't think it will be necessary for you to attend the CMC, but the Case Officer will send you a copy of the CMC summary note, which will contain any information you need.

The Inspector has said it would be helpful to know whether you intend purely submitting written observations/comments, or whether you would also intend appearing and speaking at the inquiry?

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](https://twitter.com/PINSgov)

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Monday, February 19, 2024 5:44 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Cc:** Alice Routledge <[alice.routledge@asteerplanning.com](mailto:alice.routledge@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Helen,

Please find attached the Interested Party comments in relation to land to the north-east of Junction 10 of the M42, Dordon, North Warwickshire (Appeal reference: APP/R3705/W/24/3336295). This letter comprises Richborough's first consultation response in respect of the appeal. It has been prepared by Asteer Planning LLP and Lambert Smith Hampton on behalf of Richborough.

I would be grateful if you could confirm receipt of the attached comments.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)



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---

**From:** Georgina Blackburn  
**Sent:** Wednesday, February 14, 2024 10:07 AM  
**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,  
Thanks for confirming.  
Best wishes,  
Georgina  
**Georgina Blackburn**  
Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)



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---

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>  
**Sent:** Wednesday, February 14, 2024 7:54 AM  
**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Georgina,  
The deadline is midnight on 19<sup>th</sup> Feb.  
Kind regards  
Helen  
**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN  
[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531  
<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](#)

---

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Tuesday, February 13, 2024 4:47 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Is there a time deadline on 19<sup>th</sup> February for submitting interested party comments?

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)



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---

**From:** Georgina Blackburn

**Sent:** Thursday, February 8, 2024 4:25 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Thank you for confirming,

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner



 +44 (0)7305393759

 georgina.blackburn@asteerplanning.com

 asteerplanning.com



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Thursday, February 8, 2024 4:14 PM

**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Georgina,

I can confirm that interested party comments in relation to the above appeal are due on 19th February 2024.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

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---

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Thursday, February 8, 2024 8:54 AM

**To:** Postal Appeals <[Appeals@planninginspectorate.gov.uk](mailto:Appeals@planninginspectorate.gov.uk)>

**Subject:** APP/R3705/W/24/3336295 - Interested Party Comments

You don't often get email from [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com). [Learn why this is important](#)

Dear Sir or Madam,

Please can you confirm that interested part comments in relation to appeal reference

APP/R3705/W/24/3336295 are due on 19<sup>th</sup> February 2024. This is the date that is showing on the

appeal casework portal. However, I note that the event date has recently been pushed back from 8<sup>th</sup> May to 18<sup>th</sup> June 2024.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

t +44 (0)7305393759

e [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

w [asteerplanning.com](http://asteerplanning.com)



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DPC:76616c646f72



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**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Hodgetts application  
**Sent:** 12/02/2024 09:53:43

---

-----Original Message-----

From: [REDACTED]  
Sent: Saturday, February 10, 2024 3:07 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: Hodgetts application

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Applications ref PAP 2021 0663  
Applications ref PAP 2024 0024  
Air Pollution  
Light & Noise  
Selling Properties prices will drop  
Extra Traffic  
Our Local Heritage

The Services so near the inland

Economic teams more than enough jobs in area Green space that's why I enjoy living here Wildlife we must protect We including myself who live in Birchmoor are elderly we do not need this [REDACTED]

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[Environmental advice image with text saying please consider the environment before printing this email]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 12/02/2024 10:43:55

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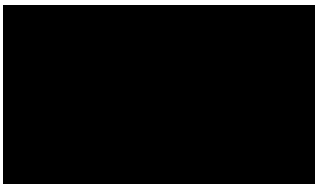
**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 10:03 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024

You don't often get email from [c \[REDACTED\]](#). [Learn why this is important](#)

Please be advised that as a resident of Birchmoor, I wish to lodge an appeal against the planning application number PAP/2024/0024.

I am not sure if I need to complete anything else but am seriously concerned about the safety of the children in the area, increased noise and light pollution and increased tragic delays on the A5.

Kind regards



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**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2021/0663  
**Sent:** 12/02/2024 10:43:39

---

**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 10:05 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2021/0663

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Please be advised that as a resident of Birchmoor I wish to lodge an appeal against the planning application number PAP/2021/0663

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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DPC:76616c646f72



**Please consider the environment before printing this email**



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 12/02/2024 09:52:59

---

-----Original Message-----

From: [REDACTED] >  
Sent: Saturday, February 10, 2024 10:59 AM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: Fwd: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello


My name is [REDACTED] and Ive been a resident of Birchmoor village for 18 years.

I wish to object to planning application PAP/2024/0024 for the following:

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.
- 7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Thanks

[REDACTED]



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[Environmental advice image with text saying please consider the environment before printing this email]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Objection to planning application reference APP/R3705/W/24/3336295  
**Attachments:** [PAP 2021 0663](#) [REDACTED].pdf  
**Sent:** 12/02/2024 16:17:11

---

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Hi

Please find attached a letter detailing my objections and comments regarding planning application ref PAP/2021/0663

Thank You

[REDACTED]  
[REDACTED]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Objections regarding planning application ref PAP 2021/0663 Mr Wildsmith  
**Attachments:** [PAP 2021 0663 \[REDACTED\].pdf](#)  
**Sent:** 12/02/2024 10:53:49

---

---

**From:** cindy ford [REDACTED] >  
**Sent:** Sunday, February 11, 2024 4:16 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Objections regarding planning application ref PAP 2021/0663 Mr Wildsmith

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i

Please find attached a letter detailing my objections and comments regarding planning application ref PAP/2021/0663

Thank You

[REDACTED]  
[REDACTED]

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**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Objections regarding planning application ref PAP/2024/0024  
**Attachments:** [PAP 2024 0024 \[REDACTED\].pdf](#)  
**Sent:** 12/02/2024 10:46:05

---

**From:** [REDACTED] k>  
**Sent:** Sunday, February 11, 2024 4:19 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Objections regarding planning application ref PAP/2024/0024

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i

Please find attached a letter detailing my objections and comments regarding planning application ref PAP/2024/0024

Thank You

[REDACTED]  
[REDACTED]

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: Planned lorry park and units in Dordon App Ref : R3705/W/24/3336295  
**Sent:** 12/02/2024 12:53:13

---

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

On Saturday, January 27, 2024, 11:48 am, [REDACTED]  
[REDACTED]

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

Begin forwarded message:

On Sunday, January 16, 2022, 12:35 pm, [REDACTED]  
[REDACTED] wrote:

Dear Sir,

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

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

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

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



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

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

Thank you,

[REDACTED]

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

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: Application Ref : PAP/R3705/W/24/3336295  
**Sent:** 12/02/2024 12:51:19

---

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

On Saturday, January 27, 2024, 12:10 pm, [REDACTED]  
[REDACTED] wrote:

Dear Sir,

With regard to the above appeal for the planning already refused for the Hodgetts Farm lorry park and industrial units to be built behind my house in Birchmoor.

I strongly object as this will not bring any benefits to us as residents. It will cause ,light, noise and air pollution. Also an increase in criminal activity and probably prostitution.

As a resident even though planning has not been granted yet, although as I see it, it is only a matter of time as the the big boys usually get what they want, it is already having a detrimental effect on me personally as our bungalow is up for sale and the feedback we are getting from people who come to view are all mentioning the proposed Lorry Park with negative views.

Also there is the question of the strategic gap between Tamworth and Dordon.

The road infrastructure is not built to take an 125 extra lorries per day and I do not want them parking behind my house overnight. Would you??

No consideration has been given to the residents who will be affected nor the devaluation of their property. We are a quiet relatively crime free village in Birchmoor with a good community and we do not want this development in our back gardens.

Surely Hodgetts Estates have ruined the other side of the A5 with the build of massive industrial units and raked in enough money. If a Lorry Park is needed build that side of the road where there is already roads built and easier access to get onto M42.

Your sincerely,  
[REDACTED]

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

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Re: APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 12:57:34

---

You don't often get email from [REDACTED] [learn why this is important](#)

[Sent from AOL on Android](#)

On Sat, 10 Feb 2024 at 12:53, [REDACTED]  
[REDACTED] wrote:

I am writing to object about the planning applications referenced above.

As a resident of Birchmoor the Hodgetts development comes within 60 metres of our village.

Firstly can you consider the strategic gap (meaningful gap) which the lorry park would encroach on. This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth and North Warwickshire. If this space is built on there is no way of defining the separation of the different counties, towns and villages.

Secondly the quality of life of the residents of Birchmoor would be greatly affected.

Air pollution levels are already in the red, air quality will be diminished further and too add to that there will be light pollution and noise pollution.

Light and noise pollution from this proposed development being within metres of our village will seriously affect our way of life.

The Moto services at junction 10 off the M42 already has a lorry park with good access off the motorway, is there any need for another one less than a mile down the A5. This road can barely cope with the amount of traffic already using it without more HGVs ripping up the tarmac on the road which is already in a bad state. If more provision for HGVs is needed surely the ideal place is behind the Birch Coppice facility where most of these vehicles are going and where there is space for expansion and would not impact on the lives of villagers.

In economiterms the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly residents. There is more than enough provision for employment opportunities at Brich Coppice and St Mowden developments.

The proposed lorry park and warehouse units will decimate what little green space we have left in the area. I believe pool at the bottom of the field has already been drained by Hodgetts which was home to many types of birds and wild life.

Tarmacng over these fields will not help with drainage and the prospect of flooding should be considered.

This development will blight our village causing property prices to fall.

We are just a village of skint little people trying to take on greedy land owners whose only objective is to make money and don't give a care to what hardship they cause.

Please take these objections into consideration when viewing these plans.

██████████

██

[Sent from AOL on Android](#)

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024 and Pap/2021/0663  
**Sent:** 12/02/2024 09:53:21

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**From:** [REDACTED] >  
**Sent:** Saturday, February 10, 2024 12:54 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024 and Pap/2021/0663

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I am writing to object about the planning applications referenced above.

As a resident of Birchmoor the Hodgetts development comes within 60 metres of our village.

Firstly can you consider the strategic gap (meaningful gap) which the lorry park would encroach on. This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth and North Warwickshire. If this space is built on there is no way of defining the separation of the different counties, towns and villages.

Secondly the quality of life of the residents of Birchmoor would be greatly affected. Air pollution levels are already in the red, air quality will be diminished further and too add to that there will be light pollution and noise pollution. Light and noise pollution from this proposed development being within metres of our village will seriously affect our way of life.

The Moto services at junction 10 off the M42 already has a lorry park with good access off the motorway, is there any need for another one less than a mile down the A5. This road can barely cope with the amount of traffic already using it without more HGVs ripping up the tarmac on the road which is already in a bad state.

If more provision for HGVs is needed surely the ideal place is behind the Birch Coppice facility where most of these vehicles are going and where there is space for expansion and would not impact on the lives of villagers.

In economic terms the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoor mainly elderly residents. There is more than enough provision for employment opportunities at Birch Coppice and St Mowden developments.

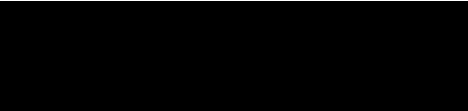
The proposed lorry park and warehouse units will decimate what little green space we have left in the area. I believe pool at the bottom of the field has already been drained by Hodgetts which was home to many types of birds and wild life.

Tarmacng over these fields will not help with drainage and the prospect of flooding should be considered.

This development will blight our village causing property prices to fall.

We are just a village of skint little people trying to take on greedy land owners whose only objective is to make money and don't give a care to what hardship they cause.

Please take these objections into consideration when viewing these plans.



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DPC:76616c646f72



**Please consider the environment before printing this email**



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fwd: Planning application APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 13:44:36

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Ref APP/R3705/W/24/3336295

Sent from [Outlook for Android](#)

Sent from [Outlook for Android](#)

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**From:** [REDACTED] >  
**Sent:** Sunday, February 11, 2024 4:18:08 PM  
**To:** appeal@planninginspectorate.gov.uk <appeal@planninginspectorate.gov.uk>  
**Subject:** Planning application

.Re the Planning application APP/R3705/W/24/3336295

I wish to object to this due to the following key points

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.
- 7.) wildlife, Hodges's has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Yours sincerely

██████████  
██████████  
██████████

Sent from [Outlook for Android](#)

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Planning application PAP2024/0024  
**Sent:** 12/02/2024 09:57:12

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**From:** [REDACTED] >  
**Sent:** Sunday, February 11, 2024 3:20 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Fwd: Planning application PAP2024/0024

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Sent from [Outlook for Android](#)

---

**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 4:18:08 PM  
**To:** [appeal@planninginspectorate.gov.uk](mailto:appeal@planninginspectorate.gov.uk) <[appeal@planninginspectorate.gov.uk](mailto:appeal@planninginspectorate.gov.uk)>  
**Subject:** Planning application PAP2024/0024

.Re the planning application PAP2024/0024

I wish to object to this due to the following key points

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.  
Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected.  
Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.

7.) wildlife, Hodges's has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

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Sent from [Outlook for Android](#)

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Lorry park and industrial units Birchmoor pap/2021/0663 and pap/2024/0024  
**Sent:** 12/02/2024 09:54:23

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**From:** [REDACTED] >  
**Sent:** Saturday, February 10, 2024 8:56 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Lorry park and industrial units Birchmoor pap/2021/0663 and pap/2024/0024

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Dear team

I am writing to object about these proposed plans because they back onto the the rear of my property.

My concerns are about the extra pollution and noise levels and traffic not to mention the state of our roads at the moment, also this is within close proximity to the school's and putting the health of local children and elderly residents at risk.

Yours sincerely

[REDACTED]

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Attachments:** [Lorry Park Objections.docx](#)  
**Sent:** 12/02/2024 09:56:16

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**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 11:29 AM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024

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Dear Sir,

Please find enclosed a letter, objecting to the recent application PAP/2024/0024 (North Warwickshire)

Yours faithfully,

[REDACTED]

Concerned resident of Birchmoor



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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2021/0663  
**Attachments:** [Lorry Park Objection.docx](#)  
**Sent:** 12/02/2024 09:55:31

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**From:** S [REDACTED]  
**Sent:** Sunday, February 11, 2024 11:19 AM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2021/0663

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Dear Sir,

Please find enclosed letter re: objections to PAP/2021/0663

[REDACTED]

Concerned resident of Birchmoor

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DPC:76616c646f72



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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MISS RACHEL FAIRFAX-STEADMAN
Address	18 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I am opposed to this development on the basis of air quality. We moved to the village as it was in a rural location and with 4 children we felt it would be a good location for them to grow up in, surrounded by green spaces.

If this lorry park was to go ahead, this would bring more diesel lorries to the area and impact directly on the air quality in the area. Having read North Warwickshire Borough Council Air Quality SPD 2019, I believe the development will directly contradict many of the measures NWBC put forward. For example, new developments shouldn't put residents "at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality". Dave Hodgetts Estates say they aspire to be the "Greenest Lorry Park". However, planting trees and creating walks for the locals will not improve the air quality degeneration from the 100's of lorries which will use the new development.

NWBC in this document say that when deciding whether air quality is relevant, their considerations must include if the development:

- Significantly affects traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads. Other matters to consider include whether the proposal involves the development of a bus station, coach or lorry park; adds to turnover in a large car park; or result in construction sites that would generate large Heavy Goods Vehicle flows over a period of a year or more.
- Expose people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor air quality.
- Give rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations.

I sincerely believe this development put forward by Dave Hodgetts Estates directly contravenes these points.

In addition in the Air Quality SPD, Policy ENV9 - Air Quality states:

The air quality of the Borough will be safeguarded and enhanced by:

1. Not permitting new potentially polluting forms of development within and bordering the Borough's Air Quality Management Areas (AQMA) to minimise potential risks to health. The existing AQMA is shown on the Proposals Map.
2. Not permitting development that would include hazardous substances likely to have an unacceptable risk to nearby areas and people.
3. Not permitting development in the vicinity of notifiable hazardous installations or premises if there is an unacceptable risk to occupiers.
4. Not permitting places of residence, employment or other noise-sensitive uses if the occupants would experience significant noise disturbance.
5. Not permitting development that would create significant noise disturbance to nearby housing, schools and other noise-sensitive uses.

Without doubt, this development will bring new pollution; residents will experience significant noise disturbance; and school children will be impacted, particularly as there is a Primary School and a High School whose grounds back on the land being developed.

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:56:02

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-----Original Message-----

From: [REDACTED] >  
Sent: Monday, February 12, 2024 1:24 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Sirs

I am writing to object to the proposed development 60 metres from our village and our row of bungalows for the following reasons:

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Also, the water table is already high with flooding in our back gardens, we're will the water go if it hasn't anywhere to drain.

[REDACTED]

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DPC:76616c646f72

[Environmental advice image with text saying please consider the environment before printing this email]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 13:10:52

---

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Dear Sirs

I am writing to object to the lorry park that has been proposed 60 metres from our village and our row of bungalows for the following reasons:

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

[REDACTED]



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 12/02/2024 09:56:58

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-----Original Message-----

From: [REDACTED] >  
Sent: Sunday, February 11, 2024 2:34 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Sirs

I am writing to object to the lorry park that has been proposed 60 metres from our village and our row of bungalows for the following reasons:

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

[REDACTED]

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MR DANIEL HANCOCKS
Address	154 Kitwood Avenue Dordon Tamworth Staffs B78 1PE

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence

Other

**YOUR COMMENTS ON THE CASE**

I urge this appeal to be dismissed - When the local plan was agreed by the NWBC there was a clear "strategic gap" to protect our boundaries and to ensure that the borough kept some space between Tamworth & North Warks. The fact that the A5 has already been highlighted as needing major improvements for the local plan to be successful how can a lorry park adding more traffic onto this road be successful? The plan would increase traffic on one of the most polluted roads in our area and furthermore would be against the local plan policy which was agreed by the inspector to be adopted. The reason for the park is not viable for the area it is being built and nor does it fit into the character of the area on that side of the A5 this development would be damaging to the village and local areas

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED] Brown, Kerr;  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments  
**Sent:** 22/02/2024 12:17:26

---

Dear Georgina,

Thank you for your letter which has been passed on to the Inspector.

He doesn't think it will be necessary for you to attend the CMC, but the Case Officer will send you a copy of the CMC summary note, which will contain any information you need.

The Inspector has said it would be helpful to know whether you intend purely submitting written observations/comments, or whether you would also intend appearing and speaking at the inquiry?

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](#)

---

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Monday, February 19, 2024 5:44 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Cc:** Alice Routledge <[alice.routledge@asteerplanning.com](mailto:alice.routledge@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Helen,

Please find attached the Interested Party comments in relation to land to the north-east of Junction 10 of the M42, Dordon, North Warwickshire (Appeal reference: APP/R3705/W/24/3336295). This letter comprises Richborough's first consultation response in respect of the appeal. It has been prepared by Asteer Planning LLP and Lambert Smith Hampton on behalf of Richborough.

I would be grateful if you could confirm receipt of the attached comments.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Georgina Blackburn

**Sent:** Wednesday, February 14, 2024 10:07 AM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Thanks for confirming.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

📞 +44 (0)7305393759

✉ [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

🌐 [asteerplanning.com](http://asteerplanning.com)





Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Wednesday, February 14, 2024 7:54 AM

**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Georgina,

The deadline is midnight on 19<sup>th</sup> Feb.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](https://twitter.com/PINSgov)

---

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Tuesday, February 13, 2024 4:47 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Is there a time deadline on 19<sup>th</sup> February for submitting interested party comments?

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)





Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Georgina Blackburn

**Sent:** Thursday, February 8, 2024 4:25 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Thank you for confirming,

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

**t** +44 (0)7305393759

**e** [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

**w** [asteerplanning.com](http://asteerplanning.com)



**ASTEER**  
P L A N N I N G



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Thursday, February 8, 2024 4:14 PM



**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Georgina,

I can confirm that interested party comments in relation to the above appeal are due on 19th February 2024.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](https://twitter.com/PINSgov)

**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Thursday, February 8, 2024 8:54 AM

**To:** Postal Appeals <[Appeals@planninginspectorate.gov.uk](mailto:Appeals@planninginspectorate.gov.uk)>

**Subject:** APP/R3705/W/24/3336295 - Interested Party Comments

You don't often get email from [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com). [Learn why this is important](#)

Dear Sir or Madam,

Please can you confirm that interested part comments in relation to appeal reference

APP/R3705/W/24/3336295 are due on 19<sup>th</sup> February 2024. This is the date that is showing on the appeal casework portal. However, I note that the event date has recently been pushed back from 8<sup>th</sup> May to 18<sup>th</sup> June 2024.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

 +44 (0)7305393759

 [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

 [asteerplanning.com](http://asteerplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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DPC:76616c646f72



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[Please take a moment to review the \*\*Planning Inspectorate's Privacy Notice\*\* which can be accessed by clicking this link.](#)

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: APP/R705/W/24/3336295  
**Sent:** 12/02/2024 10:50:02

---

**From:** [REDACTED] >  
**Sent:** Sunday, February 11, 2024 11:57 AM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** APP/R705/W/24/3336295

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Sir

We are concerned about the appeal to build the lorry park, it is not in the interest of the residents of Birchmoor for the following reasons :

1. There will be no Strategic Gap from Tamworth, making us part of that not North Warwickshire
2. The small historic mining community will be spoilt, young families will not want to move to what is now a small village
3. Air and noise pollution is already higher than anywhere else locally and this will only make it worse
4. There is already a lorry park on the M42 services, drivers prefer to park on the local roads than pay to use it, they leave litter and worse everywhere for volunteers to clean up.
5. Lorries regularly turn off the B500 and try to reach the M42 through Birchmoor, Green Lane has a particularly sharp bend at the top and cars parked all down it, this creates a real problem because they cannot turn round.
6. The already congested M42/A5 island is going to be even worse and traffic comes off the island far too fast to allow for lorries turning into this park
7. Most of the lorries will be using the Birch Coppice Industrial Park so why not put it on land behind there or are we going to have yet more units on there
8. As far as we remember there was not mention of Industrial use on the original application so what does this imply
9. A pond that has been in these fields for years has been deliberately drained meaning migratory birds no longer visit
10. The footpath through these fields gives a lot of pleasure to local people and benefits their mental health an important consideration today
11. It will not create more jobs for the people of Birchmoor because most of us are elderly and there are always jobs unfilled on Birch Coppice now



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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Cc:** [REDACTED]  
**Subject:** APP/R3705/W/24/3336295 Objections  
**Sent:** 12/02/2024 15:30:11

---

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To whom this may concern I wish to raise objections to the two separate applications from Hodgetts for the development of a lorry park which comes within 60 metres of Birchmoor village.

PAP/2024/0024

- 1.) If this space is built on there becomes no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) The local heritage of the North Warwickshire communities is important to preserve; communities do not wish to become part of a town.
- 4.) Is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) When major roadworks or accidents happen large lorries are diverted along the A5. This road is already struggling to cope with the current usage from lorries.
- 6.) I live in Polesworth and am concerned about green space and wildlife around our North Warwickshire villages being protected and preserved.
- 7.)Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals..

Please take these views into consideration..

[REDACTED]  
[REDACTED]  
[REDACTED]th



[Sent from Yahoo Mail for iPhone](#)

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Hodgetts application  
**Sent:** 12/02/2024 09:54:08

---

**From:** [REDACTED] >  
**Sent:** Saturday, February 10, 2024 4:05 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Hodgetts application

You don't often get email from [REDACTED]. [Learn why this is important](#)  
applications ref PAP 2021 0663  
applications ref PAP 2024 0024

I strongly object to the above plan for the following reasons.

Air pollution  
Meaningful gap  
Not to be joined with Gordon but kept asking a separate entity.  
House values will fall  
Pipe line  
Parking in Cockspur St. Will people use the street as a park for their cars?  
A5 is congested now and will only get worse.  
Lorry park if allowed to go ahead should be on the other side of A5.  
Noise and disruption to our village.  
Will illegal immigrants hide in lorries and get out at lorry park.  
J [REDACTED]



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**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 16:28:18

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>>> Dear Sirs

>>>

>>> I am writing to object to the lorry park that has been proposed 60 metres from our family's village and our row of bungalows for the following reasons:

>>>

>>> Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

>>>

>>> With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

>>>

>>> Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

>>>

>>> Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

>>>

>>> Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

>>>

>>> Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

>>>

>>> [REDACTED]  
[REDACTED]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:52:35

---

-----Original Message-----

From: [REDACTED] >  
Sent: Monday, February 12, 2024 4:25 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>>> Dear Sirs

>>>

>>> I am writing to object to the proposed development 60 metres from our village and our row of bungalows for the following reasons:

>>>

>>> Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

>>>

>>> With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

>>>

>>> Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

>>>

>>> Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

>>>

>>> Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

>>>

>>> Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

[REDACTED]

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[Environmental advice image with text saying please consider the environment before printing this email]

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 16:09:55

---

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Dear Sirs

- >
- >
- > I am writing to object to the proposed development 60 metres from our village and our row of bungalows for the following reasons:
- >
- > Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.
- >
- > With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.
- >
- > Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- >
- > Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- >
- > Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- >
- > Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.
- >
- > Also, the water table is already high with flooding in our back gardens, we're will the water go if it hasn't anywhere to drain.

Regards

[REDACTED]

Sent from my iPhone

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:52:47

---

-----Original Message-----

From: [REDACTED] >  
Sent: Monday, February 12, 2024 4:11 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Sirs

- >
- >
- > I am writing to object to the proposed development 60 metres from our village and our row of bungalows for the following reasons:
- >
- > Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.
- >
- > With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.
- >
- > Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- >
- > Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- >
- > Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- >
- > Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.
- >
- > Also, the water table is already high with flooding in our back gardens, we're will the water go if it hasn't anywhere to drain.

Regards

[REDACTED]

Sent from my iPhone

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[Environmental advice image with text saying please consider the environment before printing this email]

**From:** [Lynne Breadon](#)  
**To:** Postal Appeals  
**Cc:** Brown, Kerr; [Planningcontrol@northwarks.gov.uk](mailto:Planningcontrol@northwarks.gov.uk);  
**Subject:** Re: PAP/2024/0024  
**Sent:** 12/02/2024 13:54:19

---

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

to:  
Planning control@northwarks.gov.uk

Sent from my iPhone

> On 11 Feb 2024, at 16:58, [REDACTED] wrote:  
>  
>  
> I am appalled that whilst we have been asked our views on the lorry park (PAP/2024/0024)  
> There is also an application  
> to use even more land. As highlighted in blue. For distribution units. There are empty units  
all over Tamworth and birch coppice, why does there need to be more? Also does this mean we  
have to go through all the same reasons as before? Pollution, noise, traffic increase on roads  
that can't manage now, the infrastructure can not cope! Enough is enough, this is led by greed  
and not environmental consideration. False promises on infrastructure. We have to wait two  
years for a pothole to be filled how are they going to sort out A5 Watling Street and M42  
islands in a timely manner and the chaos of it not impacting on the locals. We are still having  
the fall out of 20 years of HS2 chaos, give us a break!  
> Ps that tiny dot of Birchmoor is our village! Red being lorry park and blue distribution units  
>





>

>

> Sent from my iPhone

**From:** [REDACTED]  
**To:** Postal Appeals; Brown, Kerr; [Planningcontrol@northwarks.gov.uk](mailto:Planningcontrol@northwarks.gov.uk);  
**Subject:** Re: PAP/2024/0024  
**Sent:** 12/02/2024 13:57:26

---

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reference:

APP/R3705/W/24/3336295

> On 11 Feb 2024, at 16:40, [REDACTED] > wrote:  
>  
> BIRCHMOOR LORRY PARK  
> I wish to make an objection and add my comments to the meeting held last week.  
> Sadly I have worked for warks for many years and fear that whilst we have always been told that you are a council that listen, I feel you do so to appease us, but minds have already been made up and not in a utilitarian manner for the greater good, this proposal is NOT for the greater good of the local environment and people. Please note I am not shouting by use of capitals, just making my response obvious.  
>  
> 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages. WE ARE A VILLAGE LOCATION THIS NEEDS TO BE MAINTAINED. NOT ENCOMPASSED WITHIN A BUSINESS PARK. IT IS TOO CLOSE TO THE HOUSES.  
> 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.  
> Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected.  
> Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair. THE POLLUTION IS IN THE RED ALREADY HOW ARE YOU GOING TO ENSURE THAT PEOPLE LIKE MY GRANDAUGHTER AND THE FUTURE OF OTHER CHILDREN ARE NOT GOING TO HAVE THEIR LIVES IMPACTED UPON? WE ARE TOLD TO PROMOTE GREEN SOLUTIONS, THIS IS NOT ONE AND ONE WE ARE ALREADY SUFFERING FROM. HAS ANYONE COMPLETED RESEARCH IN LIFE EXPECTANCY OF THIS - ie LIVING IN RED AREAS?  
> 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town. AS POINT ONE  
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REASON FOR THIS POINT. LOTS OF JOBS AT CEVA, UPS, ALDI TO NAME BUT A FEW.

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DISGRACEFUL AND WHY HAVE THEY NOT BEEN PENALISED FOR THIS? THIS IS AN EFFORT TO PULL THE WOOL OVER YOUR EYES AND GIVES AN IDEA OF THE UNDERHANDED APPLICATION MANNER. ASSIDE FROM THE WILDLIFE IMPACT. PLEASE DO NOT THINK ADDING AN ORCHARD AROUND THE LORRY PARK WILL COMPENSATE FOR THIS.

> Kind regards

██████████

> Sent from my iPhone

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2021/0663  
**Sent:** 12/02/2024 10:47:04

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**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 3:59 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2021/0663

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am appalled that whilst we have been asked our views on the lorry park (PAP/2024/0024) There is also an application to use even more land. As highlighted in blue. For distribution units. There are empty units all over Tamworth and birch coppice, why does there need to be more? Also does this mean we have to go through all the same reasons as before? Pollution, noise, traffic increase on roads that can't manage now, the infrastructure can not cope! Enough is enough, this is led by greed and not environmental consideration. False promises on infrastructure. We have to wait two years for a pothole to be filled how are they going to sort out A5 Watling Street and M42 islands in a timely manner and the chaos of it not impacting on the locals. We are still having the fall out of 20 years of HS2 chaos, give us a break!  
Ps that tiny dot of Birchmoor is our village! Red being lorry park and blue distribution units



Sent from my iPhone

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:55:17

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**From:** [REDACTED]  
**Sent:** Monday, February 12, 2024 1:54 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Cc:** Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>; Planningcontrol@northwarks.gov.uk  
**Subject:** Re: PAP/2024/0024  
[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

to:  
Planning [control@northwarks.gov.uk](mailto:control@northwarks.gov.uk)

Sent from my iPhone

> On 11 Feb 2024, at 16:58, [REDACTED] > wrote:  
>  
>  
> I am appalled that whilst we have been asked our views on the lorry park (PAP/2024/0024)  
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> to use even more land. As highlighted in blue. For distribution units. There are empty units all over Tamworth and birch coppice, why does there need to be more? Also does this mean we have to go through all the same reasons as before? Pollution, noise, traffic increase on roads that can't manage now, the infrastructure can not cope! Enough is enough, this is led by greed and not environmental consideration. False promises on infrastructure. We have to wait two years for a pothole to be filled how are they going to sort out A5 Watling Street and M42 islands in a timely manner and the chaos of it not impacting on the locals. We are still having the fall out of 20 years of HS2 chaos, give us a break!  
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>

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:54:44

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-----Original Message-----

From: [REDACTED] >  
Sent: Monday, February 12, 2024 1:57 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>; Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>; Planningcontrol@northwarks.gov.uk  
Subject: Re: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

reference:

APP/R3705/W/24/3336295

> On 11 Feb 2024, at 16:40, [REDACTED] > wrote:

>

> BIRCHMOOR LORRY PARK

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> Kind regards

> Lynne

> Sent from my iPhone

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DPC:76616c646f72

[Environmental advice image with text saying please consider the environment before printing this email]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:53:20

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-----Original Message-----

From: [REDACTED] >  
Sent: Monday, February 12, 2024 1:57 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>; Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>; Planningcontrol@northwarks.gov.uk  
Subject: Re: PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

reference:

APP/R3705/W/24/3336295

> On 11 Feb 2024, at 16:40, [REDACTED] <k> wrote:

>

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> Kind regards

> [REDACTED]

> Sent from my iPhone

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DPC:76616c646f72

[Environmental advice image with text saying please consider the environment before printing this email]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 12/02/2024 09:57:39

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 3:41 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

#### BIRCHMOOR LORRY PARK

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DPC:76616c646f72

[Environmental advice image with text saying please consider the environment before printing this email]

**From:**

**To:**

**Subject:**

**Sent:**

[REDACTED]  
BROWN, KEN

PAP/2024/0024

12/02/2024 12:39:43

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I object to above planning application on the following grounds.

1. Air pollution already in red affecting resident's health.
2. Noise pollution HGVs coming and going 24/7 affecting our right to some peaceful time in our gardens.
3. Light pollution already bad with all the units on every other exit from motorway island.
4. Disruption to wildlife which is rapidly being driven out of their habitat all round this area.
5. Volume of traffic on A5 already much too busy and almost impossible to get across to get for access to other local villages.
6. HGVs damaging road surfaces which were never designed for such traffic.
7. The ever increasing number of HGVs getting lost up our lanes and damaging street lighting and parked cars trying to turn round.

Hoping this will be read and digested.

Ever hopeful

[REDACTED]  
Resident of Birchmoor

Sent from my iPhone



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Lorry Park & Industrial Units Birchmoor/Dordon PAP/2021/0663  
**Sent:** 12/02/2024 09:56:27

---

**From:** [REDACTED] >  
**Sent:** Sunday, February 11, 2024 12:59 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Lorry Park & Industrial Units Birchmoor/Dordon PAP/2021/0663

You don't often get email from [REDACTED]. [Learn why this is important](#)

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:

1. The development will not be of any benefit to the community in any way.
2. 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.
3. Our history and heritage as small mining villages is being systematically destroyed in this push to turn us into yet another identity-less town.
4. 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.
5. 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.
6. 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.
7. 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.
  - a. 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.
8. 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

████████████████████

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DPC:76616c646f72



**Please consider the environment before printing this email**

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Lorry Park & Industrial Units Birchmoor/Dordon PAP/2024/0024  
**Sent:** 12/02/2024 09:56:02

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**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 12:55 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Re: Lorry Park & Industrial Units Birchmoor/Dordon PAP/2024/0024

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1. The development will not be of any benefit to the community in any way.
2. 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.
3. Our history and heritage as small mining villages is being systematically destroyed in this push to turn us into yet another identity-less town.
4. 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.
5. 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.
6. 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.
7. 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.
  - a. 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.
8. 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.

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DPC:76616c646f72



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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MRS ANGELA MANN
Address	18 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I moved to Birchmoor 4 years ago. The overarching reason for that was down to the distinct character of the village and the green spaces which gave it a separate identity to the Polesworth and Dordon. On driving into the village, there is a feeling of calm and serenity due to the fields which can be seen all around.

I believe the proposed development will impact on those reasons for me moving here and there are many aspects of NWBC Local Planning Strategy which is breaches.

Most notably is the direct contradiction to Section 4, "the Spatial Vision" and Birchmoor being part of a "community of communities". The proposed development will link Dordon and Birchmoor to each other and there will be no gap to the A5. Planting some trees in between the industrial development and the village is not sufficient to maintain the current spatial gaps.

Any development on this plot of land would contribute to the image and size of the industrial character as people come along the A5 due to the existing 3 large industrial estates on the opposite side of the A5? Having driven round Birch Coppice, Core 42 and St Modwens, I saw that some warehouses were empty and there are plots of land still to be developed!

Building on this, I would also draw attention to Section 7.27 which clearly says "Following the approval of the site at the south-eastern site of junction 10 M42 and A5 for employment use the area south of the A5 is removed from the Meaningful Gap as proposed in the Draft Site Allocations Plan and Draft Local Plan. This means that any consideration of a contiguous area linking the Green Belt northwards cannot be considered. The Strategic Gap north of the A5 is therefore free standing. Its purpose is clear in that it is to maintain the gap, both visually and in landscape terms between the urban areas of Polesworth, Dordon and Tamworth." This indicates to me that NWBC should not approve any development on the north side of the A5 as it's clear purpose is "maintain the gap, both visually and in landscape terms".

Section 14.3 of the Local Planning Strategy draws out the allotments which are close to Birch Coppice, saying alternative provision should be provided. A location on Browns Lane has been identified.

However, It makes more sense to move those allotments to the area of the proposed development and there would then be the opportunity to extend that use, keeping the land for it's original purpose of farming / agricultural.

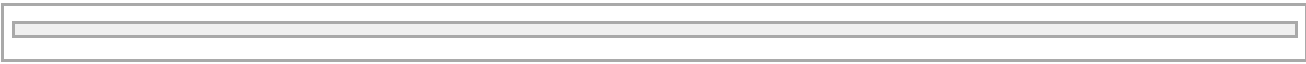
On the point of farming, section 13 of the Local Planning Strategy talks about farm diversification through the introduction of new uses onto established farm holdings. However, this doesn't mean changing the purpose of the land from agriculture to industrial as a later point in this section "the development in terms of its scale, nature, location and layout would contribute towards sustaining the long-term operation and viability of the farm holding" and "there would be no adverse impact on the character of the surrounding natural or historic environment". What this suggests to me is that farm land should be retained and this goes back to my original point of green space, the Strategic Gap, between communities.

Moving on to the NWBC Air Quality SPD, this strategy says "new developments must not put residents at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve the local environmental conditions such as air quality." The proposed development aims to bring even more heavy goods vehicles to the area, which can only bring more pollution.

On a side note, I visited the services at Junction 10 of the M42 and spoke to a lorry driver. His view was that those services were more than sufficient for his needs and he would not use a lorry park if one was available. Whilst I appreciate one person's view is not representative of the whole HGV driving community, it does make me wonder if calling the development a "lorry park" is correct and when I looked at the Design submitted, it's clear that this development will be similar to that of the existing industrial estates on the opposite side of the A5 which were also developed by Dave Hodgetts Estates and not purely a site for HGV drivers to park up who are not employed by the companies on the existing industrial estates.

In summary, the communities of Birchmoor and Dordon do not need yet another industrial estate on their doorstep. It will breach the Spatial Gap between these communities and that of the existing industrial estates. A line of trees will not replace the current Spatial Gap and the adverse impact on both villages will be significant in terms of Spatial Vision, congestion and air quality. The rural and farming character of the area will be eroded and finally, it's questionable if another industrial estate is actually needed in the area.





## The Planning Inspectorate

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#### SENDER DETAILS

Name	MR CHRISTOPHER MANN
Address	18 Birch Grove Birchmoor TAMWORTH B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I object to this development as I don't believe a lorry park is necessary in this area. The current industrial parks on the opposite side of the A5 (Birch Coppice and Core 42) are not yet fully occupied, with some warehouses standing empty and there are some plots that haven't yet been developed. There is a services at Junction 10 of the M42, a lorry park on the A452 near Balsall Common and new services being developed by the NEC.

In addition, there are empty units on the St Modwen Park which adjoins Birch Coppice and accessible from the M42 island.

I now work for a company on Birch Coppice and previously worked for a company on Core 42. Each of these employers struggle to fill vacancies and often have to use temporary staff. I do feel that if yet another industrial park was built, this would put existing employment at risk, which is in contradiction to North Warks Borough Council Local Planning Strategy

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Attachments:** [APPR3705W243336295 Objection.docx](#)  
**Sent:** 12/02/2024 15:47:06

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Dear Sir/Madam,

Please find attached my objection to the planning proposal APP/R3705/W/24/3336295

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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\*

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

---

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

[REDACTED]

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

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

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

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

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

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

Regards

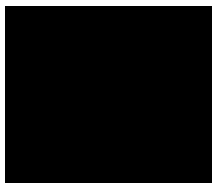
[REDACTED]

**From:** [REDACTED]  
**Sent:** 24 January 2022 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:** **Anne Jones** [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)>



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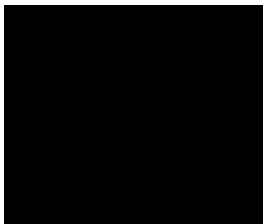




**Subject:** FW: Planning Reference: PAP/2021/0663

**From:** [REDACTED]  
**Date:** 31 January 2022 at 15:03:53 GMT  
**To:** [planningcontrol@northwarks.gov.uk](mailto:planningcontrol@northwarks.gov.uk)  
**Subject:** Planning Reference: PAP/2021/0663

Please note that I am sending you a copy of my objection as I have not received an acknowledgement or receipt in connection with the objection I made via the North Warwickshire Borough Council website. Please see below.



Date: 31/01/2022

**Reference: PAP/2021/0663**

I am writing to object to the proposed building of 2 warehouses and a 150 place standalone lorry park adjacent to the A5 close to junction 10 of the M42.

**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 an extensive development of huge logistic warehouses consisting of approximately 5 million square feet. This is much larger than the original Birch Coppice Pit site and we have already suffered from continuing encroachment into our local green spaces as part of this development.

We would also point out that 7 miles away a new logistics site called Mercia Park consisting of 10.4 million square feet is already under construction at Junction 11 of the 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. The M42, which is simply a dual carriageway and a motorway in name only, already suffers from huge amounts of congestion as does the junction 10 roundabout.

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. These models also seem to be very optimistic especially due to amount of other industrial outlets and housing developments being built or at the proposal stage.

The proposal to add a fourth set of traffic lights on this stretch of A5 will also lead to more traffic jams and worsen air quality for the residents of the area.

It is also a concern that there are still no provisions for safe pedestrian and cycling routes into the development. This is consistent with the inadequate provisions on neighbouring industrial sites.

## **AIR QUALITY, NOISE AND LIGHT POLLUTION**

Before the pandemic, NO<sub>2</sub> pollution along the A5 west bound was steadily rising. In 2019 air pollution reached unacceptable and harmful levels, yet this fact seems to have been largely ignored in this application.

The air quality report provided in the application is also very vague and seems to be based on a best case scenario. This is extremely concerning bearing in mind the high population of elderly people in the locality, lots of which have underlying health issues. The proposed site is also a stone's throw from a number of schools. Our young people deserve to be able to breath good quality air.

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 the residential area of Birchmoor and I simply do not believe that buffers and landscaping, however good they appear to be on paper will stop this from being a nuisance and impact of the everyday lives of the residents.

## **HEALTH & WELLBEING**

Since the start of the pandemic, the availability and importance of green spaces to our physical and mental wellbeing have been well documented. It is essential that we all have somewhere within easy walking distance where we can escape and unwind. The public rights of way surrounding the proposed site has been used by all ages for leisure purposes for generations, whether it is to exercise dogs, go for a run or to listen to the song of the Red Listed Skylark. The development threatens our fundamental right to enjoy these diminishing open spaces.

## **IMPACTS ON THE ENVIRONMENT**

As a keen ornithologist and wildlife enthusiast I have noticed a catastrophic decline in some of our most familiar and well-loved bird species in the Dordon area over recent years or so. The land that is earmarked for development is one of the last areas of green space that our dwindling wildlife has to call home. This follows the redevelopment of the former Birch Coppice Pit site and the subsequent extension of it into the neighbouring countryside. Our impoverished wildlife seems to be continually pushed out in the name of 'progress'.

The ecological survey acknowledges that the hedgerows, trees and offsite scrub on site are of local importance. While I applaud the plans to enhance the habitat adjacent to the proposed site I do not deem them to be enough to mitigate the loss of such a huge area of green space.

Having read the ecological survey, I must dispute some of the findings and I am concerned at the lack of effort put into assessing the site properly. Regular breeding species of current Red List status (The Birds of Conservation Concern 5) include Skylark (6 to 8 pairs), Mistle

Thrush (1-2 pairs), House Sparrow (6-10 pairs), Yellow Wagtail (2-4 pairs), Greenfinch (2-6 pairs) and Yellowhammer (2-4 pairs). This is despite the land being used for extensive agriculture. There have also been successful breeding attempts by both Little Ringed Plover and Ringed Plover in the subsidence area of the site close the A5 in recent year.

The subsidence land adjacent to the proposed site, which has recently been drained is a traditional stop over site for passage wading birds as they migrate through the West Midlands. This also acts as a feeding area for rare breeding birds such as Redshank, Snipe and Oystercatcher, especially if the Tame Valley has suffered flooding in the Spring. A pair of Avocet has even been seen mating at this site from 28/05/2018 to 04/06/2018. The development will cause disturbance to this area.

I am pleased that the winter bird surveys made mention of the wintering flocks of Golden Plover that have traditionally used this site for generations. While this a species that is not Red of Amber Listed, it is still the only regular wintering population in North Warwickshire. It also worth noting that the local flock as reduced from around 1,500 birds to circa 200 over the past 15 years.

## **CLIMATE CHANGE**

Unlike some 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, in fact it seems to promote the continued use of HGVs using fossil fuels. Unfortunately, efficient electric or hydrogen powered HGVs are still a long way off.

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 outlined in the proposal.

## **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. A high proportion of employees at the existing sites already travel into work from well outside the area causing congestion and pollution.
- our stretch of the A5 is already severely congested with HGVs that impacts on air quality and is a danger to other road users.
- air quality will permanently deteriorate and be harmful to resident’s health.
- it will have a negative impact on our already impoverished wildlife.
- it will have a negative impact of the physical and mental wellbeing of the residents.
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor.
- The Borough Council made a commitment to take steps to address climate change. This development does nothing to make an impact to that commitment.

Yours sincerely

A [REDACTED]

-----  
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**From:** [nlpg@northwarks.gov.uk](mailto:nlpg@northwarks.gov.uk)  
**Sent:** 31 January 2022 14:54  
**To:** [planappconsult](#)  
**Subject:** Comment Received from Public Access

---

Application Reference No. : PAP/2021/0663

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

Comments by [REDACTED]

From:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED] A

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I am writing to object to the proposed building of 2 warehouses and a 150 place standalone lorry park adjacent to the A5 close to junction 10 of the M42.

#### LOGISTICS AND EMPLOYMENT

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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. These models also seem to be very optimistic especially due to amount of other industrial outlets and housing developments being built or at the proposal stage

The proposal to add a fourth set of traffic lights on this stretch of A5 will also lead to more traffic jams and worsen air quality for the residents of the area.

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only regular wintering population in North Warwickshire. It also worth noting that the local flock as reduced from around 1,500 birds to circa 200 over the past 15 years.

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- it will have a negative impact on our already impoverished wildlife.
- it will have a negative impact of the physical and mental wellbeing of the residents.
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor.
- The Borough Council made a commitment to take steps to address climate change. This development does nothing to make an impact to that commitment.

Yours sincerely



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Planning objection  
**Sent:** 12/02/2024 10:44:41

---

-----Original Message-----

From: [REDACTED]  
Sent: Sunday, February 11, 2024 7:32 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: Planning objection

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Ref PAP/2024/0024

I am writing to object to the application to build a lorry park on field by Birchmoor.

I live in Cockspur Street, Birchmoor

There is no need to build a lorry park as there is a service station with parking for lorries just 2 minutes up the road.

I believe this proposal will cause a lot of problems for our village and the surrounding areas. We will have workers parking on our already clogged streets. We also have an issue with lorries trying to get through the dead ends to a nearby industrial estate which causes no end of traffic chaos.

We are a small rural village and I think it's a disgrace to even contemplate putting a lorry park in this location, the light and noise pollution alone will create issues for families with small children.

I also find it odd that the owner of said field has already started planting trees and draining the pond as though this application has already been successful. I find this appalling behaviour.

I hope and pray that as planning committee you see sense and reject this absurd application

[REDACTED]

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DPC:76616c646f72

[Environmental advice image with text saying please consider the environment before printing this email]



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Proposed Lorry Park/Light Engineering Birchmoor  
**Sent:** 12/02/2024 09:56:44

---

**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 1:34 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Proposed Lorry Park/Light Engineering Birchmoor

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Dear Councillor Emma Whapples

We have lived 57 years at [REDACTED] We will be almost next door neighbours to this proposed development. So along with the noise and air pollution from the M42, again these invisible residents of Birchmoor are to be invaded again, and by Mr Hogetts. When this development was proposed some time ago it was refused planning Permission, as this is an agricultural site and certainly has been. Planted and harvested every year over the 57 years we've been here.

Before this proposal was raised, in the lower field by the A5 a natural pond developed. Which 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. 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. The only thing They took from the site were photographs. Not a trace of litter. And the excitement of Spotting something rare. Then Mr Hodgetts or some of his worker drained the pond. Why, Well that's obvious now isn't it. 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 Hogetts Farm, is enough brown field land on an existing Industrial Development, to build his Lorry Park/Light Engineering. But Perhaps Mr Hodgetts doesn't want it in his back garden, AND NEITHER DO WE.

When this proposal came up a few years ago, the Representatives that came from North Warwickshire Council, to a meeting in Birchmoor, seemed unsympathetic, hostile to us Almost to the point of rudeness. We locals definitely got the impression they weren't Interested in our problems. Hopefully with a change in the Council we shall get a fair Hearing.

This will have devastating effects on our environment, blight our homes, our peace and quite, although we do have the continual drone of the motorway. A 24/7 turn round of Lorries, air brakes going, Shunting and airbrakes. No wonder Mr Hodgetts keeps pressing for

It. No keep this on the Industrial Park, where it belongs.

Yours sincerely

██████████

Sent from App for Gmail

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DPC:76616c646f72



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31/1/24

APPEAL REF

APP/R3705/W/24/3336295

TO J. BORE, THE PLANNING INSPECTORATE.

Dear Sir/Madam,

We feel so strongly that we must comment on the development on the A5 (J10. M42. A5) This stretch of road is currently crumbling & over used, with constant accidents, huge delays through the sheer volume of traffic & frustration for everyone that uses it. The traffic build up stretches between Tamworth & Atherstone with side roads often at a standstill. It is an absolute nightmare as it is now and with all the new housing being built in villages off the A5 all causing more traffic which is vast and more to come, it is completely unacceptable that this development is being considered. We also find it worrying that an 'Inspectorate' that doesn't live around here has no idea how bad things are, and a 'visit' does not sum up how this situation really is. We strongly

object and are totally against this  
development, I have never put an appeal  
over anything but couldn't sit back & say  
nothing, Needs must, so please  
DO NOT LET THIS GO AHEAD.

Yours Sincerely



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 14:23:42

---

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Dear Sirs

I am writing to object to the lorry park that has been proposed 60 metres from our village and our row of bungalows for the following reasons:

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Kind regards

[REDACTED]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:53:06

---

**From:** [REDACTED] >  
**Sent:** Monday, February 12, 2024 2:21 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024

You don't often get email from [REDACTED] [learn why this is important](#)

Dear Sirs

I am writing to object to the proposed development 60 metres from our village and our row of bungalows for the following reasons:

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

With this proposed development being within metres of our village, our way of lives will be seriously affected with noise and air pollution.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.

Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Is there really the need for a lorry park when there is a large service station within a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.

Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Also, the water table is already high with flooding in our back gardens, we're will the water go if it hasn't anywhere to drain.

Kind regards  
[REDACTED]

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DPC:76616c646f72



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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MISS LISA REDDING
Address	18 Green Lane Birchmoor TAMWORTH B78 1AG

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

The strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth, Staffordshire and North Warwickshire. If this space is built on then there is no way of defining the boundaries of the different counties, towns and villages. Effectively the beautiful historic mining village of Birchmoor where some of the properties date back to the 1800's will be swallowed up and become part of Tamworth. Our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.

Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected.

Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected not to mention our health.

Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair. The M42 roundabout is already at capacity, it cannot take any more traffic. As soon as there is either a road traffic collision or vehicle breakdown the whole area becomes grid locked within minutes which in term takes hours to return back to normal.

The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development which already offers adequate parking for heavy good's vehicles including showers and changing facilities. Most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion in this non-residential area.

In economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoor mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice. There are always vacancies at the existing warehouses already at Birch Coppice.

The green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration. The fields themselves are used on a daily basis by Birchmoor residents whether it be jogger's, horse riders, walkers, cyclists or dog walkers. There are no other large green spaces within walking distance for the elderly residents to enjoy.

Wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals. I often see Lapwings who nest on the ground in the field.

**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)>



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!

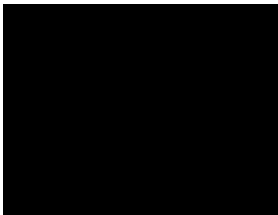
[REDACTED]

[REDACTED]s

**Subject:** FW: Planning Reference: PAP/2021/0663

**From:** [REDACTED]  
**Date:** 31 January 2022 at 15:03:53 GMT  
**To:** [planningcontrol@northwarks.gov.uk](mailto:planningcontrol@northwarks.gov.uk)  
**Subject:** Planning Reference: PAP/2021/0663

Please note that I am sending you a copy of my objection as I have not received an acknowledgement or receipt in connection with the objection I made via the North Warwickshire Borough Council website. Please see below.



Date: 31/01/2022

**Reference: PAP/2021/0663**

I am writing to object to the proposed building of 2 warehouses and a 150 place standalone lorry park adjacent to the A5 close to junction 10 of the M42.

**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 an extensive development of huge logistic warehouses consisting of approximately 5 million square feet. This is much larger than the original Birch Coppice Pit site and we have already suffered from continuing encroachment into our local green spaces as part of this development.

We would also point out that 7 miles away a new logistics site called Mercia Park consisting of 10.4 million square feet is already under construction at Junction 11 of the 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. The M42, which is simply a dual carriageway and a motorway in name only, already suffers from huge amounts of congestion as does the junction 10 roundabout.

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. These models also seem to be very optimistic especially due to amount of other industrial outlets and housing developments being built or at the proposal stage.

The proposal to add a fourth set of traffic lights on this stretch of A5 will also lead to more traffic jams and worsen air quality for the residents of the area.

It is also a concern that there are still no provisions for safe pedestrian and cycling routes into the development. This is consistent with the inadequate provisions on neighbouring industrial sites.

## **AIR QUALITY, NOISE AND LIGHT POLLUTION**

Before the pandemic, NO<sub>2</sub> pollution along the A5 west bound was steadily rising. In 2019 air pollution reached unacceptable and harmful levels, yet this fact seems to have been largely ignored in this application.

The air quality report provided in the application is also very vague and seems to be based on a best case scenario. This is extremely concerning bearing in mind the high population of elderly people in the locality, lots of which have underlying health issues. The proposed site is also a stone's throw from a number of schools. Our young people deserve to be able to breath good quality air.

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 the residential area of Birchmoor and I simply do not believe that buffers and landscaping, however good they appear to be on paper will stop this from being a nuisance and impact of the everyday lives of the residents.

## **HEALTH & WELLBEING**

Since the start of the pandemic, the availability and importance of green spaces to our physical and mental wellbeing have been well documented. It is essential that we all have somewhere within easy walking distance where we can escape and unwind. The public rights of way surrounding the proposed site has been used by all ages for leisure purposes for generations, whether it is to exercise dogs, go for a run or to listen to the song of the Red Listed Skylark. The development threatens our fundamental right to enjoy these diminishing open spaces.

## **IMPACTS ON THE ENVIRONMENT**

As a keen ornithologist and wildlife enthusiast I have noticed a catastrophic decline in some of our most familiar and well-loved bird species in the Dordon area over recent years or so. The land that is earmarked for development is one of the last areas of green space that our dwindling wildlife has to call home. This follows the redevelopment of the former Birch Coppice Pit site and the subsequent extension of it into the neighbouring countryside. Our impoverished wildlife seems to be continually pushed out in the name of 'progress'.

The ecological survey acknowledges that the hedgerows, trees and offsite scrub on site are of local importance. While I applaud the plans to enhance the habitat adjacent to the proposed site I do not deem them to be enough to mitigate the loss of such a huge area of green space.

Having read the ecological survey, I must dispute some of the findings and I am concerned at the lack of effort put into assessing the site properly. Regular breeding species of current Red List status (The Birds of Conservation Concern 5) include Skylark (6 to 8 pairs), Mistle

Thrush (1-2 pairs), House Sparrow (6-10 pairs), Yellow Wagtail (2-4 pairs), Greenfinch (2-6 pairs) and Yellowhammer (2-4 pairs). This is despite the land being used for extensive agriculture. There have also been successful breeding attempts by both Little Ringed Plover and Ringed Plover in the subsidence area of the site close the A5 in recent year.

The subsidence land adjacent to the proposed site, which has recently been drained is a traditional stop over site for passage wading birds as they migrate through the West Midlands. This also acts as a feeding area for rare breeding birds such as Redshank, Snipe and Oystercatcher, especially if the Tame Valley has suffered flooding in the Spring. A pair of Avocet has even been seen mating at this site from 28/05/2018 to 04/06/2018. The development will cause disturbance to this area.

I am pleased that the winter bird surveys made mention of the wintering flocks of Golden Plover that have traditionally used this site for generations. While this a species that is not Red of Amber Listed, it is still the only regular wintering population in North Warwickshire. It also worth noting that the local flock as reduced from around 1,500 birds to circa 200 over the past 15 years.

## **CLIMATE CHANGE**

Unlike some 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, in fact it seems to promote the continued use of HGVs using fossil fuels. Unfortunately, efficient electric or hydrogen powered HGVs are still a long way off.

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 outlined in the proposal.

## **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. A high proportion of employees at the existing sites already travel into work from well outside the area causing congestion and pollution.
- our stretch of the A5 is already severely congested with HGVs that impacts on air quality and is a danger to other road users.
- air quality will permanently deteriorate and be harmful to resident’s health.
- it will have a negative impact on our already impoverished wildlife.
- it will have a negative impact of the physical and mental wellbeing of the residents.
- the proposed lorry park is too close to the residential areas of Dordon and Birchmoor.
- The Borough Council made a commitment to take steps to address climate change. This development does nothing to make an impact to that commitment.

Yours sincerely

██████████

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**From:** [Georgina Blackburn](#)  
**To:** Skinner, Helen  
**Cc:** [REDACTED]  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments  
**Attachments:** [Appeal Ref. APPR3705W243336295 - Richborough Interested Party Comments.pdf](#)  
**Sent:** 19/02/2024 17:44:30

---

Dear Helen,  
Please find attached the Interested Party comments in relation to land to the north-east of Junction 10 of the M42, Dordon, North Warwickshire (Appeal reference: APP/R3705/W/24/3336295). This letter comprises Richborough's first consultation response in respect of the appeal. It has been prepared by Asteer Planning LLP and Lambert Smith Hampton on behalf of Richborough.  
I would be grateful if you could confirm receipt of the attached comments.

Best wishes,  
Georgina  
**Georgina Blackburn**  
Senior Planner

📞 +44 (0)7305393759

✉ [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)

🌐 [asteerplanning.com](http://asteerplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

Asteer Planning LLP [Legal Disclaimer](#)

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**From:** Georgina Blackburn  
**Sent:** Wednesday, February 14, 2024 10:07 AM



**To:** Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>  
**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,  
Thanks for confirming.  
Best wishes,  
Georgina  
**Georgina Blackburn**  
Senior Planner

 +44 (0)7305393759

 georgina.blackburn@asteerplanning.com

 asteerplanning.com



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Wednesday, February 14, 2024 7:54 AM

**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Georgina,

The deadline is midnight on 19<sup>th</sup> Feb.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSGov](https://twitter.com/PINSGov)

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**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Tuesday, February 13, 2024 4:47 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Is there a time deadline on 19<sup>th</sup> February for submitting interested party comments?

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

t +44 (0)7305393759

e [georgina.blackburn@asterplanning.com](mailto:georgina.blackburn@asterplanning.com)

w [asterplanning.com](http://asterplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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---

**From:** Georgina Blackburn

**Sent:** Thursday, February 8, 2024 4:25 PM

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Hi Helen,

Thank you for confirming,

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

t +44 (0)7305393759

e [georgina.blackburn@asterplanning.com](mailto:georgina.blackburn@asterplanning.com)

w [asterplanning.com](http://asterplanning.com)



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

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**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Thursday, February 8, 2024 4:14 PM

**To:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Subject:** RE: APP/R3705/W/24/3336295 - Interested Party Comments

Dear Georgina,

I can confirm that interested party comments in relation to the above appeal are due on 19th February 2024.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | [@PINSgov](#)

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**From:** Georgina Blackburn <[georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com)>

**Sent:** Thursday, February 8, 2024 8:54 AM

**To:** Postal Appeals <[Appeals@planninginspectorate.gov.uk](mailto:Appeals@planninginspectorate.gov.uk)>

**Subject:** APP/R3705/W/24/3336295 - Interested Party Comments

You don't often get email from [georgina.blackburn@asteerplanning.com](mailto:georgina.blackburn@asteerplanning.com). [Learn why this is important](#)

Dear Sir or Madam,

Please can you confirm that interested part comments in relation to appeal reference

APP/R3705/W/24/3336295 are due on 19<sup>th</sup> February 2024. This is the date that is showing on the appeal casework portal. However, I note that the event date has recently been pushed back from 8<sup>th</sup> May to 18<sup>th</sup> June 2024.

Best wishes,

Georgina

**Georgina Blackburn**

Senior Planner

t +44 (0)7305393759

e georgina.blackburn@asteerplanning.com

w asteerplanning.com



Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ

Asteer Planning LLP [Legal Disclaimer](#)

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DPC:76616c646f72



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**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Ref -PAP/2024/0024  
**Sent:** 12/02/2024 09:52:37

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**From:** [REDACTED] >  
**Sent:** Saturday, February 10, 2024 9:45 AM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Ref -PAP/2024/0024

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Hello

My name is [REDACTED] and I've been a resident of Birchmoor village for 18 years

I wish to object to planning application PAP/2024/0024 for the following

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them there is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the Birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.

7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

Thanks

██████████  
██████████████████  
██████████  
██████████  
██████████████████

Sent from [Outlook for Android](#)

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DPC:76616c646f72



**Please consider the environment before printing this email**



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Objection APP/r3705/w/24/3336295  
**Sent:** 12/02/2024 15:55:58

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#### Reasons for objection to APP/r3705/w/24/3336295

- 1.) the strategic gap (meaningful gap) This is the space between Birchmoor, Dordon and Polesworth. But mainly the space between Tamworth (staffs) and north Warwickshire. If this space is built on them the is no way of defining the separation of the different counties, towns and Villages.
- 2.) Air pollution, levels are already in the red, air quality will be diminished further, the health implications on our families are unknown but will surely be affected. Light and noise pollution, with this proposed development being within metres of our village, our way of lives will be seriously affected. Traffic will increase severely on roads which are already too busy, all of our lives will be affected by this, not to mention heavy goods vehicles ripping up the tarmac on roads which are already in a poor state of repair.
- 3.) our local heritage, identity and the heritage of our neighbours in surrounding villages, we are a small mining village, which will soon become part of one big town.
- 4.) The services, is there really the need for a lorry park when there is a large service station with a few metres of the proposed development, most of the heavy goods vehicles are on their way to and from the birch Coppice trading estate, so if more capacity is needed then surely a more suitable location is at the back of the Birch Coppice facility where there is provision for the expansion.
- 5.) in economic terms, the need for jobs in warehousing or HGV drivers does not exactly meet the demographic for Birchmoors mainly elderly population, and there is more than enough provision for people to work in warehousing and manufacturing at Birch Coppice.
- 6.) the green space, the reason I moved to the area will be decimated by large factory units and lorry parks. Surely this should be a consideration.
- 7.) wildlife, Hodgetts has already drained the pool at the bottom of the field, home to many types of birds, including migratory birds, obviously this was done in preparation for this application, so there would be no objections from this perspective. But the land is home to many other species of animals.

[REDACTED]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024 planning objection  
**Sent:** 12/02/2024 10:44:19

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-----Original Message-----

From: [REDACTED]  
Sent: Sunday, February 11, 2024 7:39 PM  
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>  
Subject: PAP/2024/0024 planning objection

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Ref PAP/2024/0024

I am writing to object to the application to build a lorry park on field by Birchmoor.

I live in Cockspur Street, Birchmoor

There is no need to build a lorry park as there is a service station with parking for lorries just 2 minutes up the road.

I believe this proposal will cause a lot of problems for our village and the surrounding areas. We will have workers parking on our already clogged streets. We also have an issue with lorries trying to get through the dead ends to a nearby industrial estate which causes no end of traffic chaos.

We are a small rural village and I think it's a disgrace to even contemplate putting a lorry park in this location, the light and noise pollution alone will create issues for families with small children.

I also find it odd that the owner of said field has already started planting trees and draining the pond as though this application has already been successful. I find this appalling behaviour.

I hope and pray that as planning committee you see sense and reject this absurd application

[REDACTED]  
Birchmoor Resident

Sent from my iPhone

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[Environmental advice image with text saying please consider the environment before printing this email]

**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: PAP/2024/0024  
**Sent:** 13/02/2024 07:55:28

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**From:** [REDACTED]  
**Sent:** Monday, February 12, 2024 1:40 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** PAP/2024/0024

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T

o the relevant planning inspectorate,

I would like to appeal PAP/2024/0024 for the following reasons:

1. The 'meaningful gap' is affected by this proposal, particularly the space between North Warwickshire and Staffordshire, in this case Birchmoor/Dordon (North Warks) and the A5 (Staffs). If this proposition is agreed, the meaningful gap is eliminated between the two counties, and also between a main truck road and the villages.
2. This will include air pollution levels into the local villages of Birchmoor and Dordon, but particularly Birchmoor which will directly back onto this proposed development. Levels in this area are already in the 'red' due to the previous development of industrial parks, but there is at least a gap between the A5 and the villages of open fresh air. If this goes ahead the air quality will be diminished further and of course affect the local communities.
3. The noise and light pollution into the local villages will be dramatically increased with the development being within metres of Birchmoor village.
4. Traffic on A5 is already severe as it links to the M42 North and South and motorway services. The roads have been in a very poor state recently because of all the traffic. It is common local knowledge that the road already cannot cope with the volume of traffic for the already developed business parks and backing up of traffic that the traffic lights cause, tailing back to the M42 roundabout.
5. Birchmoor is a very small mining village with only 5 roads. The local heritage and identity of the village is threatened with removal by this development linking it directly to the main A5 road of Tamworth, Staffordshire.
6. There is already a service station at the M42 Services, just a stones throw away from this proposed development with most of the HGV's making their way to and from the Birch Coppice trading estates already in situ, therefore surely a better proposition is that the existing services are accommodated, or at the back of Birch Coppice where there is provision for an expansion to the existing site.
7. Economically, the need for jobs in warehousing does not need the demographic for Birchmoor's mainly elderly population and for those who do wish for this type of work locally, there is always more than enough provision (always has vacancies) for people to work in the existing warehousing and manufacturing at Birch Coppice.
8. There are lots of wildlife living in the habitats which are proposed for development, including migratory birds and many other species of animals.
9. There is a bridlepath along the entire left side of this proposition which provides residents with one of the only ways out of the village on foot (the village is a 'dead end'). It is really important that the importance of this is considered, as the only other way out at the top of the village is on a road with only one narrow path. It is imperative the peace and countryside aspect of this bridlepath is upheld, rather than the only other option being to walk alongside a lorry park.

Thank you for taking my concerns into account,

[REDACTED]



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**Please consider the environment before printing this email**

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 14:01:54

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To the relevant planning inspectorate,

Firstly, apologies if you have received this twice. It hasn't exactly been clear where it has needed to be sent to.

I would like to appeal PAP/2024/0024 for the following reasons:

1. The 'meaningful gap' is affected by this proposal, particularly the space between North Warwickshire and Staffordshire, in this case Birchmoor/Dordon (North Warks) and the A5 (Staffs). If this proposition is agreed, the meaningful gap is eliminated between the two counties, and also between a main truck road and the villages.
2. This will include air pollution levels into the local villages of Birchmoor and Dordon, but particularly Birchmoor which will directly back onto this proposed development. Levels in this area are already in the 'red' due to the previous development of industrial parks, but there is at least a gap between the A5 and the villages of open fresh air. If this goes ahead the air quality will be diminished further and of course affect the local communities.
3. The noise and light pollution into the local villages will be dramatically increased with the development being within metres of Birchmoor village.
4. Traffic on A5 is already severe as it links to the M42 North and South and motorway services. The roads have been in a very poor state recently because of all the traffic. It is common local knowledge that the road already cannot cope with the volume of traffic for the already developed business parks and backing up of traffic that the traffic lights cause, tailing back to the M42 roundabout.
5. Birchmoor is a very small mining village with only 5 roads. The local heritage and identity of the village is threatened with removal by this development linking it directly to the main A5 road of Tamworth, Staffordshire.
6. There is already a service station at the M42 Services, just a stones throw away from this proposed development with most of the HGV's making their way to and from the Birch Coppice trading estates already in situ, therefore surely a better proposition is that the existing services are accommodated, or at the back of Birch Coppice where there is provision for an expansion to the existing site.
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8. There are lots of wildlife living in the habitats which are proposed for development, including migratory birds and many other species of animals.
9. There is a bridlepath along the entire left side of this proposition which provides residents with one of the only ways out of the village on foot (the village is a 'dead end'). It is really important that the importance of this is considered, as the only other way out at the top of the village is on a road with only one narrow path. It is imperative the peace and countryside aspect of this bridlepath is upheld, rather than the only other option being to walk alongside a lorry park.

Thank you for taking my concerns into account,

[REDACTED]



**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Fw: Objection to planning application reference  
APP/R3705/W/24/3336295  
**Attachments:** [PAP 2021 0663 Trevor.pdf](#)  
**Sent:** 12/02/2024 16:11:12

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Hi:

Please find attached a letter detailing my objections and comments on the planning application ref PAP/2021/0663

Thank You

[REDACTED]

Sent from [Outlook](#)



**From:** Postal Appeals  
**To:** Brown, Kerr  
**Subject:** FW: Objection to planning application ref PAP 2024/0024  
**Attachments:** [PAP 2024 0024 Trevor.pdf](#)  
**Sent:** 12/02/2024 10:46:30

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**From:** [REDACTED]  
**Sent:** Sunday, February 11, 2024 4:12 PM  
**To:** Postal Appeals <Appeals@planninginspectorate.gov.uk>  
**Subject:** Objection to planning application ref PAP 2024/0024

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H  
i

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Please find attached a letter detailing my objections and comments regarding planning application ref PAP 2024/0024

Thank You

[REDACTED]

Sent from [Outlook](#)

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## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MISS CATHERINE VALE
Address	12 Green Lane Birchmoor TAMWORTH B78 1AG

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I am writing to you to object to the proposed developments to the lands adjacent to the villages of Birchmoor and Dordon. I am also writing this objection on behalf of my grandmother who lives in Birchmoor, as she does not have any access to the internet or have an email address. Due to the short time period we have to object, she is unable to write an objection to send to you in the post; I believe this is due to the fact that residents have been given insufficient notice of the appeal. As Birchmoor residents, the proposed developments are of a great concern to us for several reasons, which I will outline below.

The main objection that we have to both the lorry park and warehousing units on the Hodgetts fields is due to the strategic gap. There have already been developments built on the other side of the A5, i.e. the new units at Birch Coppice. Strategic gaps are intended to prevent the coalescence of settlements in order to maintain their separate identities. If these further developments for the land between the A5 and the villages of Birchmoor and Dordon go ahead, the villages will basically become an extension of Tamworth. The land remains the only area now separating the areas. Where will the developments ever end, will they keep continuing until the whole area is simply the city of Tamworth? The Modwins developments should be a one off and not set a precedent for the remaining land alongside the A5. We are not an extension of Tamworth or a Tamworth overspill - we are the village of Birchmoor and wish to remain so. We are proud of our small village and our heritage, many families have generations of residents, ours included. Birchmoor is a separate village in its own entity, we often have local events to celebrate our community.

The M42 and Tamworth services have already been built in close proximity to Birchmoor. Tamworth service station already provides sufficient amenities for lorries passing through, why does the area need an additional lorry park? Lorry drivers do not use the service station as it is as they do not wish to pay, so why would they pay to use a different lorry park? The drivers simply pull up in laybys alongside the A5 and throw out their litter either at the side of the road or walk a couple of meters along the bridlepath to throw their litter and pass human waste rather than use Tamworth service station. Why would they make the effort to use the lorry park when they can't be bothered to use the facilities that are already provided to them at the service station?

The infrastructure is already not fit for purpose and cannot cope with another lorry park and additional warehousing units. There is often considerable congestion at the roundabout of J10 of the M42 and the A5 bypass down through Birch Coppice. As soon as there is any sort of incident, the whole area becomes gridlocked. It can often take me around an hour to do my usual fifteen-minute journey to work because of accidents, breakdowns etc. The road itself of Birch Coppice is not resilient enough for the amount of traffic and vehicles, especially lorries, that is passing through. The resulting potholes are horrendous, and the roads are literally crumbling, because of the number of lorries that are turning at the new traffic lights to access the warehousing units already in place, because of the weight on their axles. Who then pays for the road repairs? It will be at the expense of taxpayers, even though it is the huge number of lorries that have made a major contributing factor to the state of the roads.

The health of the local residents is also at risk due to the extremely high levels of pollution in the area. When the development was initially proposed in 2021, monitoring was conducted to establish the level of pollution. The pollution was already in the red and amber zones. Considering this monitoring was undertaken during a covid lockdown, what would it be now, yet alone after these proposed developments? The levels should have been green during a covid lockdown, so we dread to think what they will be like. At what expense will this be - to residents' health and then the NHS to treat breathing conditions.

There will also be noise pollution for the residents of Birchmoor. We can hear the M42 from our houses, especially at night. When these developments are constructed within sixty meters of our village, we will be sandwich between the noise of the units and the noise of the motorway. We understand that banks have been proposed to combat noise pollution, but if we can hear the motorway even though there is a bank, we will still hear the lorry park.

Local birdwatchers visit the area, as the land provides a haven for rare and vulnerable migratory birds. The fields flood in the winter and the birds use the resulting lake. There has already been a reduction in the number of birds after Hodgetts have installed drainage in the middle field. May we also add at this point, since the drainage has been installed in the middle Hodgetts field, the field where the lorry park is proposed now floods instead; the water must always go somewhere else. It has been flooding the gardens of the houses on Birch Grove that back onto the fields – after these developments are built, will it flood their houses next? Or perhaps the water will drain to the A5 as additional surface water and cause even more accidents on a road that already can't cope with the volume of traffic.

Hodgetts are proposing industrial units and the lorry park also on the grounds of employment within the local area. However, the type of employment that the developments will create is not needed in this area. There are already considerable opportunities to work in warehousing and this level of employment. Companies are constantly advertising these types of jobs. There are numerous HMO's in the area already, and housing cannot cope. Even if people were to move to the area seeking the employment opportunities that the industrial units and lorry park will provide, where are they supposed to live? And who would move to the area for this level of employment? The local high school (Polesworth) is a good school and school leavers need more opportunities than to work in a warehouse. The population of the villages of Birchmoor and Dordon is aging, meaning that this type of employment does not suit the demographic of the local area.

I purchased my house in Birchmoor for the same reason that my grandparents did back in the 1960's; to live in a small, quiet village with green space. These developments will ruin our village life and devalue our house prices, meaning that we would be unable to move to another area seeking village life. Better yet though, why should we be forced to move away from a community that we love? We understand that things change overtime, and everything cannot remain the same, but enough is enough – there have been numerous developments already and it is time to leave our village alone.

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

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### Appeal Reference: APP/R3705/W/24/3336295

#### DETAILS OF THE CASE

Appeal Reference	APP/R3705/W/24/3336295
Appeal By	HODGETTS ESTATES
Site Address	Land north east of Junction 10 of the M42 Motorway / north of the A5 Dordon North Warwickshire B78 1TB Grid Ref Easting: 424872 Grid Ref Northing: 300952

#### SENDER DETAILS

Name	MR EWAN WILLIS
Address	67 Birch Grove, Birchmoor Tamworth B78 1AP

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

**YOUR COMMENTS ON THE CASE**

The proposed development is likely to impact housing valuations, noise, and traffic in the small village with small roads. Therefore I strongly appeal this application.

**From:** [REDACTED]  
**To:** Brown, Kerr  
**Subject:** Objection APP/R3705/W/24/3336295  
**Sent:** 12/02/2024 18:28:49

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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir

Planning application ref:APP/R3705/W/24/3336295

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

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

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

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

[https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful\\_gap\\_assessment.pdf](https://www.northwarks.gov.uk/download/downloads/id/5681/meaningful_gap_assessment.pdf)

If this has been moved the document is dated January 2018 and it is called "Assessment of the value of the meaningful gap and potential green belt alterations" by LUC.

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

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

I quote from the document that area 8 (in which this field for development lies)

—"**Recommendation** – Include as part of the "Meaningful Gap" due to development impact on open landscape. Note also significant impact of infrastructure constraints (HP Gas pipeline).

There is a clear character link between this area and the open areas 7 and 9 to the north and south, forming an uninterrupted, continuous open area, forming an integral whole meaningful gap."

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

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

The A5 is already a very congested road. If a lorry park was developed, all lorries would have to turn left onto the dual carriageway from the development and turn at the island at Dordon to get to Junction 10 of the M42. This already very busy road, does not have the



infrastructure, i.e. the island at Dordon, to deal with the size of vehicles which would need to use the island to turn around to get back to Junction 10 to access the motorway. There would also be a considerable increase in the amount of traffic if it were to go ahead.

Yours faithfully

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