

Ian Griffin

Subject: FW: APP/R3705/W/24/3336295 - Hodgetts appeal

From: John Webb < >
Sent: Monday, July 8, 2024 9:50 AM
To: Andrew Collinson < >
Subject: Hodgetts appeal

Caution: Warning external email

Could you please pass this to the planning inspector dealing with the appeal.

My name is John Webb and I am part of the party 6 representing (B.C.A.T.) Birchmoor Community Action Team. I attended a lot of the hearings, and the following comments are being made through things that have been brought up in the hearing.

Firstly, I would like to mention about the land in question. Several years ago when this development was first brought to light, I had been told by an old resident of Birchmoor that a covenant had been placed on this land before selling it to the Hodgetts family. This was because there used to be a cricket pavilion there along with a playing field for public use. As far as I am aware it was said that this land should not be built on and should be kept as farm land, unless it was going to be put back to a similar use. Unfortunately our Parish Councilors could not find anything to do with this in the council records, within the given time scale.

Also, with regards to the playing field that was mentioned alongside the Birch Coppice Social Club, the reason the offer was turned down, that was put to the club by Hodgetts, for them moving across to the other side of the A5 , was because the amount of land that was being offered to them was disproportionate to what they already had. It did not match the amount they already have for football pitches, bowling Green and car parking so therefore they would lose a lot of revenue brought in by these activities and more, EG car boot sales, car shows, motorbike group meets, pigeon fanciers clubs, microlite flyers and possibly local D of E camping spots.

The other thing that was brought to my attention on this area was that Sports England had something to do with the land. As far as I am aware it is managed by a company that took over the management of the premises along with a committee after the NCB closed Birch Coppice Colliery. In my opinion this land would not be good industrial use either, purely because of the proximity of the dwellings on the A5 that directly back onto this land.

I also note that if you were to give the go ahead to this develop, the rest of the land that is left would be automatically swallowed up for even more development as Birchmoor, Polesworth and Dordon would not want to fight anything else as this appeal has already cost the parishes an awful lot of money which they can ill afford, as this then takes funding away from the immediate community projects and indeed any possibility future projects.

Kind regards John Webb Party 6 Rep and B.C.A.T.

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