

From: [REDACTED]
To: [West Midlands Interchange](#)
Subject: Response to The West Midlands Interchange - Ref. TR050005
Date: 15 March 2019 12:22:43

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Written response to The West Midlands Interchange
The Gailey Freight Hub - Ref TR050005.

Dear Sir

I wish to OBJECT in the strongest possible terms to the Proposed West Midland Interchange - Gailey Frieght Hub.

Senior members of the present Conservative Government including our local MP the [REDACTED] have stated on many occasions that they are COMMITTED TO PROTECTING THE GREEN BELT, and yet the proposed Gailey Freight Hub has been given permission by the Planning Inspectorate to proceed to a consultation stage. This suggests to me that the Government are in principle IN FAVOUR of the proposal. SO MUCH FOR COMMITMENT

With regard to this proposal, as far as I am aware the developer has to demonstrate SPECIAL CIRCUMSTANCES for any development proposed in the GREEN BELT to be approved. In my view Creating 8500 jobs in an area of very low unemployment, does not demonstrate SPECIAL CIRCUMSTANCES.

Neither does the contribution of the £427m to the local economy, because hardly ever does the local community fully benefit from the sums involved, and invariably these estimates are exaggerated to enhance the case for the proposal.

THERE ARE NO FURTHER BENEFITS TO THIS PROPOSAL
TO DEMONSTRATE SPECIAL CIRCUMSTANCES

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There are however a number of
NEGATIVE ASPECTS

to this proposal

1. The loss of almost 700 acres of countryside, the size of 430 football pitches. This will have a negative impact on the nature of this part of South Staffordshire, and it will become to a large extent more of an industrialised area.

2. An extra 18,624 vehicles per day, plus the transport needed for the additional 8,500 employees required. The surrounding roads already carry a considerable amount of traffic, and at certain times of the day become almost gridlocked. Also, blockages frequently occur on the M6 Motorway south of Junction 14 caused by accidents etc, resulting in a considerable amount of additional traffic using the A449 through Penkridge to the M54 at Junction 2 for onward travel to the M6 South or using the A5 at Gailey to Cannock. These are the roads that surround the proposed site.

3. All the additional traffic identified in section 2. Will have an unacceptable negative effect on local air quality
It is estimated that this will be an additional **17.3 tonnes of extra CO2 emissions per day.**

Clearly this can not under any circumstances be considered to be acceptable, particularly with the present debate and warnings concerning Global Warming, and the proposal by Birmingham City Council to introduce a charge for polluting vehicles entering the city.

It is totally unacceptable to subject the local population, young and old, to the possibility of future health problems caused by increased pollution levels.

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4. I understand that the proposed site will also include 643 acres of Warehousing, some of which will reach a height of 30 metres or 98 feet, i.e. taller than Penkridge Church Tower.

Obviously, these will be visible from a considerable distance and have an unacceptable negative effect on the openness of the area. and no amount of screening will mitigate this effect

5. Increase in Noise Pollution

It is difficult to estimate the amount of noise pollution that will be caused by the approx 19,000 additional vehicles, but it is inconceivable to suggest that the increase would be minimal.

This will obviously adversely affect the Quality of Life of the local population.

6. Localism

Much has been made recently of the concept of **LOCALISM**. This is supposed to enable local residents to have a say in the way their local area develops and how those developments are controlled to the benefit of the residents. The strength of feeling of local residents opposed to this proposal suggests that "if localism is alive and well" and not just a "Sound Bite" to appease the locals, this development should have no chance of approval.

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In summary, this Four Ashes Ltd proposal disappointingly, with the support of the local land owner, [REDACTED] is a wanton destruction of large swaths of Green Belt Land in South Staffordshire, and will change the unique nature of the area for ever.

It will increase volumes of traffic and noise to unacceptable levels, reduce the openness of the area, and adversely affect the Health and Quality of life of the local population.

Most importantly, the limited benefits of this proposal are

insufficient for them to be considered SPECIAL CIRCUMSTANCES. This is a fundamental condition necessary for ANY development of the Green Belt to gain approval.

**IT IS THE WRONG DEVELOPMENT IN THE WRONG
LOCATION
THEREFORE THIS PROPOSAL SHOULD BE REJECTED**

William R Caffrey.
Brewood Resident
Archivist - Brewood Civic Society
