

From: [REDACTED]
To: [West Midlands Interchange](#)
Subject: ref TR05005 FOA Mr Paul Singleton
Date: 16 March 2019 13:27:21

Dear Mr Singleton.

I attended the sessions in the Molyneux a few weeks back and felt I had to write as a very concerned local resident, on multiple issues, for which I cannot provide any concrete evidence that you asked for.

Background

Local resident in Penkridge for 37 years.
Previously practising in Solihull(south Birmingham) and Penkridge dentist for 25 years and in Walsall Hospitals Maxillo- Facial Dept
Now working in the Community Dental Service in Cannock and Stafford, Walsall too.
Moved to Penkridge to ease of commute to work in variety of places.
Was vice chair/school governor at Penkridge Middle School for many years.
Had children who were schooled in the village.

Concerns

1. Need for warehousing.

The company representative said that in the 1990's, there was considered a need for storage facilities in South Staffs. In the intervening years, there is massive, still unlet storage in Cannock, both container depots and warehousing. These are in brown belt land and are already constructed.

It couldn't be possible could it, that the Monckton family were pushing for this in the 1990s when a senior family member was Sherriff of Staffordshire and that multiple applications for warehousing have been refused because of 'green belt' and no need, could it?

2. Environmental.

You were interested in the recent removal of pollution detectors in the vicinity. Please be aware that these monitors were only ever sporadically monitored, never on a summer's day, especially if there were motorway incidents, still air or on foggy days. Local council employees who lived in the village made many of us aware of this. Regular daily monitoring was stopped decades ago, air quality was too poor to be evidenced.

The company has said it would provide a 'leisure amenity' within the warehouse complex. That would be insufficient to provide habitat lost and who will use this facility? Not many I suspect.

The company is in talks with the Gailey Lea sailing club. Well and good but that is an amenity that benefits few and will be a good publicity coup when they' adapt the warehousing profile' to accommodate safety issues at the club

3. Transport. Penkridge is a commuter town/village. Very, very few people who live in Penkridge work in Penkridge

Rail- Rail company has said that it can accommodate the 8x750m long trains to transport some 6,000 containers. Not been able to find out anywhere about the '8' trains. Is that 4 coming from the north and 4 coming from the south each night? Is that 4 going south and 4 going north after the change over of containers. That makes 16 journeys, in my understanding, for local residents.

The rail line that runs through Penkridge is frequently delayed, especially in the winter. Any issue with this massive number of freight experiencing problems overnight, will have a knock on effect during the day. Our local transport/commuter train services have cancellations when there is a backlog as the high speed trains apparently have priority. Considerable numbers of people commute daily to Birmingham, Wolverhampton, Stafford and even Liverpool for work, study and pleasure. This will change catastrophically if there are repeated delays.

Road- As a regular commuter in my working week, to the North, South and East, I am incredibly disturbed by:-

A. The increase in volume of daily lorries- reaching 6,000 per 24 hours. We have been told that the majority of the lorries will arrive via the M6 and Gailey island.

B. Even before recent roadworks, at morning and evening commuter times, we expect to queue, often for a considerable time. Should there be extra traffic for events, e.g. at Weston Hall or Cosford, then it's longer, we are Ok with that. If there are roadworks, we accept that. We grumble when the M6 is closed anywhere between J13 and 10A, as Penkridge is the 'rat run' down to the M54 and similarly coming north. We all assume that our workplaces do allow for an occasional disruption. The proposed extra traffic will have a huge impact

C. The extra 12,000 journeys on our roads, calculated elsewhere, to include construction traffic and other workers will make a morning and evening commute along main thoroughfares, almost impossible to manage.

D. example-THURSDAY 14TH MAY. Closure of the M6 at J10 due to (?)suicide off the bridge. Motorway completely closed. M6 traffic warned of this as far north as J 16. What do people do? They get off the motorway and try every alternate route possible to bypass the closure. Stafford was gridlocked. The A5 @ J12 was gridlocked both ways, Walsall was gridlocked, Wolverhampton Black Country Route was gridlocked. As a local, I knew of all the possible routes I might take to get to work but local radio confirmed that all these routes were not coping. Our motorway system is 'just coping' with traffic as it is, with the extra input of thousands of lorries daily, where would they go if there was a backlog due to the rail system failing.

E. Traffic from Rugely. Significant numbers of commuter traffic comes into Penkridge from Rugely, heading north and south to the motorways. There is considerable heavily wagon movement through Cannock Chase which will increase when truckers realise the potential to 'cut off the corner' from the A38, to access 'the hub'. They will travel via Alrewas, Kings Bromley, Armitage and Rugely to avoid travelling down the A38 then the congested A5. These roads, like our local roads, are little more than lanes with hardly the space for a truck to fit on 'their' side of the road. Breakdown of road edges will be considerable and our stretched County Council road teams will be incapable of maintenance to keep the roads safe.

4. Local employment.

8,000 new jobs? In an area of already low unemployment? I presume this will be during construction. Are the contracts going to local companies? I doubt that. This may will bring short term improvement for local accommodation providers, catering and hostelrys but limited benefit to South Staffordshire, which doesn't have a high unemployment. There will be a surge of providers for the 'bussed in' workers and when those numbers fail, there will be a worse situation than now

Post construction. This 'state of the art' facility will essentially be 'robotic' driven, relying only on a few specialised workers to operate the systems. Their employment will have no long term benefit to our community

My vision.

People who currently live in Penkridge, with a considerable amount of working years to look forward to, will leave the village. They will move to ensure that family life will improve rather than spending many hours on a regular commute. They will notice that the air quality will worsen and as the asthma rates increase, they will look for another, less congested place to live.

The elderly who have built equity in their property will have to accept reducing values of their properties which may fail to cover future care costs.

Small business start-ups will not be able to utilise the transport links we have at present.

The site will have multiple units unlet, the area around the site will become neglected and the new brown belt site will suffer from neglect and degradation.

My suggestions

This is not the only 'local site' available but it is the only one that will allow Mr P Monckton to financially gain from green belt land he has inherited. It will allow him to circumvent the local planning laws and public opinion. It will destroy the livelihood of his tenant farmers and the compulsory purchases required will move many people from their homes. [REDACTED] will make huge short term profits.

1. Suggest that an independent body assess the site @ Stoke, rather than the company which [REDACTED] [REDACTED] founded- cost to him. this would eliminate bias

The planning application for the whole project, rather than the norm of a phased project is a cynical, though technically lawful way to push through local massive warehousing which has been refused permission on a number of occasions.

2. Suggest a phased approach with the rail hub and container storage be built and run to assess long term viability. This was the governments idea of a rail hub- get the lorries off the road.(Other hubs have failed, I believe) Second and third phases to include new massive development warehousing (as the company

representative has said they already have interested parties for,) subject to local planning and need

Should your recommendation be that, despite significant local opposition from a wide area, you recommend approval of the plans to the Secretary of State, please add conditions

- a. Nothing to be done until environmental/pollution records are shown on a daily basis for a full year and found to be at a level that will cope with the increased road traffic in the areas affected, including surrounding villages, NOT just on the A5
- b. Massive infra structure improvements/alterations (which may involve loss of the western Gailey lake) to allow access to and from the site directly, from the motorway @ J12 roundabout.
- c. Phased approach
- d. No public money to be given for the project
- e. Compulsory purchase of properties at the market value before the plans were aired and enhanced for cost of living increase
- f. Local councils financially enhanced to cover upkeep of subsidiary roads
- g. Local firms as preferred providers of construction
- h. Local firms as legal representative and financial advisors- not the Surrey crew- keep it local. There is a considerable amount of other objections to this project but these are the main ones.

I do hope that you have the time to visit the A5 on a Thursday evening between 5.30 and 6.00pm on a day when there's only ordinary traffic, 240 lorries PER HOUR will impact this significantly.

I do hope that you will read this personally and be as interested as you appeared to be when 'an ordinary person' stood up to speak at the meeting. I personally don't feel confident to be able to get my view across in crowded meeting rooms, hence this letter and all I wished to raise a number of comments.

Many thanks for your consideration

Mrs Celia Strickland Penkridge Resident

