



Summary of Written Representation

1. The Council is opposed to the WMI Scheme. The nature and (sheer) scale of the proposed West Midlands Interchange (WMI) development causes significant concerns for the Council. The larger the scale then the increased significance of the harmful impacts.
2. The main concerns relate to
 - **Planning Policy**
 - We do not consider that the Green Belt test is met.
 - We consider that if the development is to proceed the rail link is critical and that this must be included as a first step and there must be a detailed work programme in the DCO, based on evidence agreed with Network Rail, as to when it is to be delivered.
 - **Highways & Cumulative Impact**
 - The amount of development (not just the WMI) that is planned for within a relatively small geographic area is significant as is the potential cumulative impact on highways, and the community both during the construction phase and thereafter.
 - There is a real risk of rat running and we are concerned by the potential impact in terms of HGV vehicles in terms of parking and how they are managed.
 - **Visual Impact & Landscape**
 - This is an area that is rural in character with countryside (and an absence of built development) which will be fundamentally changed – and will impact on the AONB/Cannock Chase.
 - **Local Economy & Employment**
 - There is low unemployment in the Council's area and as such a development of this scale, which is out of keeping with other proposals in the area, is highly likely to put pressure on the level of housing that the Council will need to provide in the future (and in turn on the Green Belt).
 - **Noise & Air Quality**
 - Whilst we have concerns we believe that these are being mitigated by the proposals put forwards by the applicant.