

I am one of the District Councillors for the Brewood and Coven Ward - part of which is covered by the development in the proposal. The representations I wish to make are mine and not necessarily the views of South Staffordshire District Council.

I wish to make the following observations : -

a) I believe that the proposal does not make an adequate case for the need for such a development. I am concerned that Green Belt land is being sacrificed for its close proximity to the Greater West Midlands conurbation without an objective, in-depth investigation into alternative sites or the actual need to provide a Rail Freight Interchange at this location.

b) If the case is made for the development and the Inspector is minded to recommend approval, then any warehousing required should be additional to the Rail Interchange and needed for the rail Interchange to operate. The warehousing should not be standalone logistic units that have no need of the Rail Freight, and built before any rail interchange has been built. The position where a substantial amount of warehousing is built and the rail Interchange does not get built is something the developers must not be permitted to do.

c) The location of the proposed site at the centre of the national roads network A5, A449, M6, M54 and A460 and the proposal suggests a substantial increase in traffic usage - something that such proposals should aim to reduce not increase. The plans do not include sufficient mitigation and it would be difficult to understand what could be introduced to mitigate against this. There will therefore be a severe impact on traffic congestion locally and regionally. I am at a loss as to why the developers have failed to suggest substantial Infrastructure improvement to support this development proposal.

d) Our area of South Staffordshire suffers from a large number of HGV's parking overnight in lay-buys causing numerous anti-social behavioural issues for residents. You only have to look at the Parish Minutes for the last few years to realise the issues residents in Coven Heath have had to deal with, in relation to anti social behaviour associated with overnight HGV parking in lay-by's. Yet there appears to be little consideration by the developers proposal of how the issue can best be tackled, providing for both the

needs of the extra drivers the proposal will bring the area i.e. required breaks and overnight rest and for the residents of the area.

Regards

Wendy Sutton  
District Councillor for Brewood and Coven Ward  
Parish Councillor for Brewood Parish.