

Dear Paul Singleton,

I am a resident local to the proposed warehouse development at the West Midlands Interchange and registered as an interested party. I am concerned that this development has, in its business plan, only talked about possible jobs, or possible rail links and as such looks like a storage facility that opens up opportunities for building developers who will leave as their legacy a series of 'warehouses to let' as we see in Tamworth, Telford, Wolverhampton and other similar areas north of the Birmingham conurbation.

I would ask you to take the following points into consideration as you make your decision on the development proposal.

Location.

- a) As this is set in Green Belt it obviously triggers concerns about the development as a whole.
- b) There does not appear to be a pressing need for building on the countryside as there are other sites within the West Midlands to build on.
- c) There is already a similar facility near Wellington that is served by the M54 and this apparently is underused at the moment indicating a lack of need for a rail hub.
- d) The local roads are busy and will get busier because of this proposal. The A5 in particular, serving local towns such as Cannock, are now under tremendous stress with traffic volume and there is no space to develop bottle necks for example between Longford Island and the Orbital Traffic Island. Delays will be inevitable for residents, workers and those needing to travel East to West.

Social.

- a) The local roads will continue to become even worse as 'rat runs' for work force or delivery lorries as evidenced by the problems caused by the i54 development. Smaller roads are used because the major trunk roads fill and queue whenever there is an incident on the M6.
- b) Proposed road closures and one way systems will affect local communities trying to get to towns or other villages affecting school children and older residents.
- c) The proposed local amenity offered by the developers is unlikely to be taken up by local residents because of changes to the road system, public transport provision and locality isolation. This amenity can only at best become an underused space for the development workforce at lunch breaks.

Environment.

- a) I am concerned about water pollution at this site. The Staffs and Worcester canal and its feeder waterways run through the site. At this point Gailey Reservoir was designed to feed the highest point of the canal, ANY pollution discharged in this area will directly affect the river Severn and the River Trent as the canal flows directly into both rivers. With the best will in the world no pollution occurring can be guaranteed. Much lies on the good practice of the warehouse and manufacture operators who do not always adhere to discharge regulations or accidental spillage.
- b) The land has supported wildlife here since the industrial revolution and is an important breeding, feeding and survival corridor for fauna, these habitats could be permanently disrupted and/or destroyed by the development.
- c) Loss of species will occur given the extended development time of the proposal. For example there are nightingales using this site, this species has suffered nationally from

habitat reduction (91% reduction in numbers from the mid 1990's). There are other examples such as otters and reptiles that will be affected too.

- d) There has been no independent survey of this area with a view to possible damage caused or likely long-term harm to natural flora and fauna.

In conclusion I feel that this economic gamble for building developers is using the environment as its stake and the only definite losers will be wildlife. Local people will be probable losers based on the impact of such a dominatingly large site of massive buildings and HGV activity.

It appears there is not a proven need for a rail development (SRFI) much is speculation. Network Rail have only indicated the feasibility of timetabling. This project is likely to be an underused storage facility which will devastate a Green Belt area that cannot be claimed back.

Yours sincerely,

Mr. Stephen Bradshaw  
Coven resident.