


From: 
To: [West Midlands Interchange](#)
Subject: Letter from Eversheds December 2019
Date: 05 February 2020 09:46:00

Dear Sirs

Once again we find ourselves being subject to obfuscation and more legal jargon to allow developers to abscond from their responsibility for their planning applications. You only have to look at the new housing developments in Staffordshire to realise how little developers care about sustainability and how easily they run rings around Councils and Planning Departments.

Clearly the developers of the HUB are happy to destroy the greenbelt but are neither willing or able (nor indeed are they apparently going to be required to take responsibility) or make any guarantees to local residents regarding the impact around their developments . Residents ultimately bear the burden of these mistakes and will suffer the results of heavy traffic increase on roads not designed to cope with such traffic and the subsequent pollution increases.

The A5 is already congested and needs fewer 44 ton vehicles not more.

This is not the metropolis.

One only has to look at the fiasco that is HS2 to realise exactly what will happen – work will begin for a “ Rail Hub “ which will not appear as a result of the suggested “ should “ not “must” change and as usual we will be left with road degradation green belt loss habitat loss and allegedly jobs in an area where there is no great unemployment so employees will again have to be transported in from other areas compounding the traffic problem (that is of course if there are actual jobs as most efficient warehousing is done with AI and the odd employee – maybe the wording is “ should “provide jobs not “will” provide jobs.

This change should not be allowed and if this is dreadful application is approved many more restrictions and requirements added with an actual expectation that they will be fulfilled.

Presumably there is no “ committee” brave enough to take on the might of the legal departments on tap for the developers.

Sadly I have little faith in the system as corporations in general will have their own way and another white elephant which will bring no return for the area as the usual deals will be done on rating/rents as always (Amazon in Rugeley ??) and the development will be totally detrimental to the area.

We already risk life and limb with 44 ton vehicles on local back lanes (short cuts to avoid queues ironically) roads from where they should be excluded – and local councils are left to pick up the bill for the destruction of hedgerows/trees/road surfaces and the resulting damage to personal vehicles which are not even considered.

Half the planet has already been on fire and it needs some real visionary outlook to change from profit margins to sustainability – there is as we are wont to ignore no planet B.

Kind regards

Jannette Bevan