

## **Application by Four Ashes Limited for an Order Granting Development Consent for the West Midlands Strategic Rail Freight Interchange (Case Ref. TR050005)**

### **Agenda for Issue Specific Hearing 5: Achieving SRFI Objectives: scale, viability, commitment to rail and policy compliance.**

**Date:** **Wednesday 10 July 2019**

**Time:** **1.00 pm**

**Registration:** **From 12.30 pm**

**Venue:** **Premier Suite, 1<sup>st</sup> Floor, High Green, Cannock**

The applicant, all interested parties and affected persons are invited to attend.

To ensure the best use of the time available at the hearing I have prepared an Agenda (Annex 1) which sets out the main topic headings that I propose that the hearing should focus on. The agenda for ISH5 has been prepared following my review of evidence provided at the hearings held in the first week of June and that submitted at Deadline 4 of the Examination Timetable.

The applicant has sought to distil the main elements of their need and viability case in Appendices 2 and 3 to their Deadline 4 submissions [REP4-004] and those wishing to participate in the hearing are encouraged to review those submissions and the documents cross referenced within them. It may also be helpful for participants to have reviewed the Deadline 4 submissions from SSDC [REP4-017], Network Rail [REP4-029], Highways England [REP4-016] and Stop WMI Community Group [REP4-032] which include information and views of particular relevance to the topics to be discussed at the hearing.

*Paul Singleton*

**Paul Singleton**

**Examining Authority**

## Agenda

1. Welcome, introductions and hearing arrangements.
2. Applicant's Need Case including:
  - level of agreement as to the current need for rail-served logistics floorspace in the Black Country and South Staffordshire;
  - the contribution which WMI would make to meeting that need;
  - the "gap in the network" of SRFIs
  - alternatives.
3. Comparative scale of other existing/ consented SRFI developments.
4. Relationship between scale of warehousing and the viability/growth of rail services.
5. Rail connectivity including:
  - NPS requirements
  - phasing of rail infrastructure and measures to secure this provision;
  - whether the early phases of warehousing development need to be in close proximity to the proposed Rail Terminal;
  - specific considerations that might be applicable in a Green Belt location;
  - the degree of flexibility within the proposed requirements;
  - the need for/desirability of a "trust fund" or "bond" to help ensure delivery of the rail infrastructure.
6. The need for encroachment on land to the south of Vicarage Road including implications for viability and deliverability of the WMI scheme.
7. Potential future Green Belt boundary.
8. Green Belt tests - NPS and NPPF.
9. Review of issues and actions required.
10. Any other business.