

**From:** [REDACTED]  
**To:** [West Midlands Interchange](#)  
**Subject:** Four Ashes Rail Freight Terminal  
**Date:** 05 August 2019 21:37:01

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Re EXQ 3.1.1

Dear Sir or madam

I am emailing you in connection with the proposed rail terminal at Four Ashes in green belt land. I believe it is unreasonable for developers to construct 186,000 sqm of warehouses before the proposed rail terminal. The applicants have stated they need to do this in order to generate money/ interest in using the rail terminal. It seems the applicants don't intend on putting rail infrastructure in for 6 years after the warehousing. This will destroy irreplaceable green belt land and habitats for something which may never be constructed. If there is insufficient demand for the rail terminal, why irrevocably destroy invaluable green belt land?

It is highly likely that demand for a rail terminal can be accommodated at Hinckley on the M69. This is the location for another proposed strategic rail freight terminal. The Hinckley proposal is not on green belt land unlike the one at Four Ashes.

The original plan bypassed local planning procedures. Without a rail freight terminal the Four Ashes scheme has no National importance, with no special circumstances to be allowed in the UK.

The result of allowing the Four Ashes scheme will inevitably be a road based warehouse development for a minimum of six years. What if it is decided by the developers after six years, that a rail terminal isn't viable? It is highly likely to occur, especially with the current economic uncertainty. It appears there are valid concerns on viability even at the planning stage.

Although it's not unusual to construct some developments before infrastructure, not so in the green belt. If the applicant remains unsure of the demand for rail services, then the development should not be allowed. The applicants must demonstrate sufficient demand which can't be accommodated elsewhere.

I am deeply concerned about this proposal. It will have a devastating impact upon the environment and local residents. The impact on a semi rural community will be irreversible. Please take my views into account in the consideration of this proposal. Safeguard the future of my local community by refusing the proposal.

Regards  
Mrs Mandy Gocan