

Ref TR050005

Application by Four Ashes Limited for an Order Granting Development Consent for the West Midlands Interchange

The Flexibility provided for in the draft Requirements section 3.1.1

i) If there are *Very Special Circumstances* to build on green belt there would be no need for any flexibility over the delaying of building of the Rail Terminal as the demand should already exist or there would not be *Very Special Circumstances*. Under section 4.88 of National Policy Statement for National Networks it would be expected that some of the warehousing should be rail connected and I think this should be built simultaneously as the rail terminal is built so that can be up and running and reducing road usage as quickly as possible.

Within the suggestion for flexibility that there an assumption that the users of the warehousing would make use of the Rail Terminal but there is no evidence to suggest this would be the case. If the Rail Terminal was there and there were railway connections to the warehousing then new users would make use of the rail terminal

The purpose of an SFRI is to reduce road congestion and this flexibility would increase road usage in the wider area and so it would be directly counter to the reasoning of having an SFRI and so this flexibility would be totally inappropriate.

ii) The simplified would be better but still I do not believe a reasonable case has been made for some warehousing to be occupied prior to the building of the Rail Terminal

iii) The approval for any changes in my opinion should come from the organisation that gave the approval in the first place which would be the Secretary of State.

Requirements section 3.1.2

i) I believe an objective test should be added

ii) I am of the opinion that the Rail Terminal should be a priority and not an afterthought. A revised programme and agreed dates for achieving key milestones would be a better way of achieving the building of the Rail Terminal so I do not

think that a revised “timetable” would involve a change to the level of floorspace to be built and occupied prior to the completion of the rail terminal

iii) It would be reasonable to change it to “the first anniversary of the occupation and ‘the seventh anniversary of the occupation’

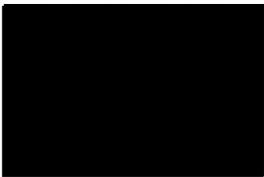
iv) The apparent inconsistency should be removed

v) The replacement of substitute dates would add clarity

vi) Yes it should be consistent

vii) The word ‘must’ should be used consistently

Yours sincerely



Mr Greg Yerbury