

**From:**   
**To:** [West Midlands Interchange](#)  
**Subject:** Response to the developers deferring rail terminal.  
**Date:** 06 August 2019 20:47:10

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ExQ3 3.1.1. THE APPLICANTS DO NOT INTEND PUTTING RAIL INFRASTRUCTURE IN FOR 6 YEARS after warehousing.

When I attended one of the initial meetings at Coven village hall, I spoke to two separate representatives of the developers at quite some length. I made them aware that I had first-hand experience within both the rail freight and road haulage industries. I expressed to them my concern that irrespective of its location, there was simply no need for a rail interchange in this area. The failed and long since closed container port at Dudley being a testament to this fact.

Both of the developers representatives I spoke to, assured me that potential occupiers had specifically requested a rail terminal and there was a specific demand for this facility. I pointed out at the time that they would probably drop the rail terminal, just build huge warehouses on green belt land and the residents would assume some sort of victory. This was strenuously denied by both of the representatives, who clearly stated a need for the rail terminal and continued quoting up to ten trains of seventy five containers per day. All this was highlighted in all the glossy documentation they provided to residents and other concerned parties. I pointed out to them that would still mean a huge influx of lorries taking products in and out of these warehouses.

We are now at a point where the developers effectively want to drop the rail terminal plans, which is contrary to what they were telling everyone at the public meetings. It becomes blatantly obvious with their reluctance to build the rail terminal, that there is in fact NO need for such a facility to begin with and the 'interchange' is just an excuse to build a huge industrial development on green belt land, purely for profit rather than any real benefit.

As the 'rail interchange' no longer appears to be viable, I would respectfully request that the planning inspectorate reject this development in its entirety. It is laughable to believe that the developers would suddenly put a rail interchange after several years. If there were a demand, potential occupiers would want this in place from day one.

The effects of this huge development on the local village communities that surround it would be profound and irreversible. Sometimes quality of life has to be put before profit. The developers have already proven themselves to be untrustworthy, purely by their own actions of using a rail terminal 'smokescreen' to hide their true intent.

Yours Sincerely

Will Cole



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