

West Midlands Interchange Statement of Consultation and Publicity for Proposed Non-Material Change

West Midlands Rail Freight Interchange Order 2020 (as amended)

Four Ashes Limited

June 2023

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Statement of Consultation and Publicity

Background

1. Four Ashes Limited ('FAL') has the benefit of The West Midlands Rail Freight interchange Order 2020 (as amended by The West Midlands Rail Freight Interchange (Correction) Order 2020) ("the Order").
2. The Order (as amended) granted consent for a 'Strategic Rail Freight Interchange ('SRFI') on land at Four Ashes within South Staffordshire District, close to Junction 12 of the M6 motorway. FAL has adopted the name 'West Midlands Interchange ('WMI') for the project. The main components of development authorised by the Order can be summarised as follows:
 - An intermodal freight terminal with direct connections to the West Coast Main Line, capable of handling at least four trains per day, also including container storage, Heavy Goods Vehicle ('HGV') parking, rail control building and staff facilities;
 - Up to 743,200 m² (gross internal area) of rail served warehousing and ancillary service buildings;
 - New road infrastructure and works to the existing road infrastructure;
 - Demolition and alterations to existing structures and earthworks to create development plots and landscape zones;
 - Reconfiguring and burying of electricity pylons and cables; and,
 - Strategic landscaping and open space, including alterations to public rights of way and the creation of new ecological enhancement areas and publicly accessible open areas, including two new country parks.
3. This Statement of Consultation and Publicity ("The Statement") has been prepared to accompany an application for a non-material change to the Order. Consent is sought for the following amendments to the Order:
 - i. **The Bridge Span and Width Changes:** amendments to the consented bridge spans and heights for Bridges Nos. 1-4 and the consented bridge widths for Bridge Nos. 1,2 and 3, including amendments to the general arrangement of carriageway and footway/cycleway;
 - ii. **The Road Level Changes:** amendments to certain consented finished road levels identified on the certified Development Zone, Floor Levels and Building Heights and Green Infrastructure Parameters Plans approved under the Order;
 - iii. **The Rail Infrastructure Area (Zone C) Changes:** inclusion of 0.0308ha of additional land currently outside of Order Limits and other changes within the south of Zone C to accommodate extended cripple siding and buffer stop within the new railway area connecting the new Rail Freight Terminal to the West Coast Main Line Loop Railway ("WCML Loop"); and expansion of Zone C into currently consented Green Infrastructure and Rail-Served Warehousing Land to facilitate rail switches underneath the widened Bridge No.1 span width proposed as part of the Bridge Span Changes; and,

- iv. **The Straight Mile / Woodlands Lane / Kings Road Footway Changes:** amendments to the proposed locations of dropped kerb crossings and new footway on Straight Mile / Woodlands Lane / Kings Road.
4. The Statement sets out the steps that the Applicant has taken to comply with the requirements in Regulations 6 and 7 of the Infrastructure Planning (Changes to and Revocation of, Development Consent Orders) Regulations 2011 (“The Regulations”) on publicity and consultation in respect of the non-material change application.
5. This document should be read alongside the Applicant’s Regulation 7(3) request made to the Secretary of State, the Secretary of State’s written response to this request, and the Application Statement and other plans and documents submitted as part of this non-material change application.

Publicising the Application (Regulation 6)

6. In accordance with Section 6(1) of the Regulations, a notice of the application is being published in the Express and Star Newspaper on 9th and 16th June 2023, with this agreed with South Staffordshire District Council (as local planning authority) as the appropriate local newspaper in which to publish the notice. The content of the notice addresses each of the requirements included at Section 6(2) of the Regulations.
7. A copy of the notice included in the newspaper (and as sent in the notification letter to parties listed at Appendix B) is included at **Appendix A**.

Duty to Consult (Regulation 7)

8. In advance of making this non-material change application submission, the Applicant made a request to the Secretary of State under Regulation 7(3) of the Regulations to agree the parties the Applicant proposes to directly consult on the non-material change application, and the parties that the Applicant does not intend to directly consult, with this request also setting out the reasons why these parties should be consulted or excluded.
9. The Secretary of State provided a written response to this request on 17th May 2023, confirming that it agrees with the Applicant’s proposed consultation lists, subject to the addition of Natural England and relevant area of Outstanding Natural Beauty (‘AONB’) Conservation Boards (Cannock Chase AONB Unit) being added as parties to be directly consulted on the proposed application given their possible interest in the proposed amendments to the 2020 Order.
10. In accordance with the above-mentioned response issued by the Secretary of State, the Table included at **Appendix B** lists those parties the Applicant has consulted directly, with notices of the submission of the application being sent to them by post.
11. In addition to directly consulting the relevant consultees listed at Appendix B, the Applicant has specifically engaged with the following interested parties to provide them advance notice of the intention to submit the application and, to explain, discuss and seek to agree the proposals as appropriate:
 - South Staffordshire District Council (local planning authority);
 - Staffordshire County Council (highways authority for County Roads), together with Amey (SCC’s highways delivery partner);

- National Highways (highways authority for the strategic road network);
 - Network Rail;
 - Canal and River Trust; and,
 - Parish Council and other local community interests, including through the West Midlands Interchange Community Liaison Group and Project Liaison Group established as part of the development.
12. Further detail on the engagement undertaken with the these interested parties is set out at Section 7 of the Application Statement.

Appendix A: Notice of the Application

**SECTION 153 AND SCHEDULE 6 OF THE PLANNING ACT 2008 AND
REGULATION 6 OF THE INFRASTRUCTURE PLANNING (CHANGES
TO, AND REVOCATION OF, DEVELOPMENT CONSENT ORDERS)
REGULATIONS 2011 (AS AMENDED)**

The West Midlands Rail Freight Interchange Order 2020 (SI:2020/511)
(as amended by The West Midlands Rail Freight Interchange (Correction)
Order 2020)

An application has been made by Four Ashes Limited to the Secretary of
State for Transport to make a non-material change to the above mentioned
Development Consent Order ("DCO").

The contact details of the applicant are: Four Ashes Limited of 8
Sackville Street, London, United Kingdom, W1S 3DG. Four Ashes
Limited may also be contacted by telephone: 0800 377 7345, or email:
contactus@communityrelations.co.uk

This Application seeks to make changes to the DCO which are not material.
The proposed changes are:

*amendments to the consented bridge spans for Bridges Nos. 1-4 and the
consented bridge widths for Bridge Nos. 1, 2 and 3;

*amendments certain consented finished road levels identified on the
certified Development Zone, Floor Levels and Building Heights and Green
Infrastructure Parameters;

*the inclusion of 0.0308ha of additional land currently outside of Order
Limits and other changes within the south of Zone C to accommodate
extended cripple siding and buffer stop within the new railway area
connecting the new Rail Freight Terminal to the West Coast Main Line
Loop Railway and expansion of Zone C into currently consented Green
Infrastructure and Rail-Served Warehousing Land to facilitate rail switches
underneath the widened Bridge No.1 span width; and amendments to
the proposed locations of dropped kerb crossings and new footway on
Straight Mile / Woodlands Lane / Kings Road.

The application documents and plans showing the nature and location of the
land concerned are available for inspection free of charge on the Planning
Inspectorate website at: [https://infrastructure.planninginspectorate.gov.
uk/projects/west-midlands/west-midlands-interchange](https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange).

Requests for copies of any of the documents may be made to
contactus@communityrelations.co.uk. Electronic copies will be provided
free of charge. Alternatively, a paper copy can be obtained from the
Applicant for a small charge equivalent to the actual costs of copying.

**For more information on the proposed non-material change application
please contact contactus@communityrelations.co.uk.**

Responses concerning the proposed non-material change must be sent
to the Planning Inspectorate (on behalf of the Secretary of State) by email
to wminterchange@planninginspectorate.gov.uk or in writing to: National
Infrastructure Planning, The Planning Inspectorate, Temple Quay House, 2
The Square, Temple Quay Bristol, BS1 6PN by 14 July 2023. Please quote
"West Midlands Interchange project – Non-Material Change TR050005" on
any correspondence.

Representations will be made public by being published on the Planning
Inspectorate's website at: [https://infrastructure.planninginspectorate.gov.
uk/projects/west-midlands/west-midlands-interchange](https://infrastructure.planninginspectorate.gov.uk/projects/west-midlands/west-midlands-interchange).

**Please note that the deadline for the receipt of representations by the
Planning Inspectorate is 11.59pm on 14 July 2023.**

Appendix B: List of Parties Consulted Directly

- Penkridge Parish Council
- Brewood and Coven Parish Council
- Hatherton Parish Council
- Saredon Parish Council
- The Environment Agency
- The Historic Buildings and Monuments Commission for England
- The Secretary of State for Transport
- South Staffordshire District Council
- Staffordshire County Council
- National Highways Limited
- Staffordshire Fire and Rescue Service
- Canal & River Trust
- Inland Waterways Association (Lichfield Branch)
- Lichfield and Hatherton Canals Restoration Trust
- National Grid Electricity Distribution (West Midlands) plc
- Severn Trent Water Limited
- South Staffordshire Water plc
- British Telecommunications plc
- Sky UK Limited
- Vodafone Limited
- Openreach Limited
- Network Rail Infrastructure Limited


- West Midlands Trains Limited
- Avanti West Coast Limited
- Cross Country Limited
- S I Group-UK Limited
- Staffordshire Sand and Gravel Company Limited
- Gestamp Tallent Limited
- Lumen Technologies UK Limited
- John Anthony Lowe (as liquidator to Bericote Four Ashes Limited)
- Nathan Jones (as liquidator to Bericote Four Ashes Limited)
- Natural England
- Cannock Chase AONB Unit
- Owner / Occupier (x2), Stretton Hall, ST19 9LQ
- Owner / Occupier (x2), Gravelly Way Barn, WV10 7BW
- Owner / Occupier, Somerford Home Farm, ST19 9LQ
- Owner / Occupier, Stable Farm, WV10 7DW
- Owner / Occupier (x2), Woodside, WV10 7DW
- Owner / Occupier, Sylvestris, WV10 7DW
- Owner / Occupier (x2), 2 Kings Road, WV10 7DU
- Owner / Occupier, 4 Kings Road, WV10 7DU
- Owner / Occupier, Deepmore Mill Farm, WV10 7DL
- Owner / Occupier (x2), The Tudors, 1 Kings Road, WV10 7DU
- Owner / Occupier, Cobweb Cottage, WV10 7DN
- Owner / Occupier, The Bungalow, Woodland Farm, WV10 7DN
- Owner / Occupier, Woodland Farm, WV10 7DN

- Owner / Occupier, Highclere, WV10 7DL
- Owner / Occupier (x3), Meadow View, WV10 7DL
- Owner / Occupier (x2), Straight Mile Farm, WV10 7DL

Thank you

For more information, please contact

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Mark McFadden MRTPI
Associate Director

