

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

October 2024

Contents

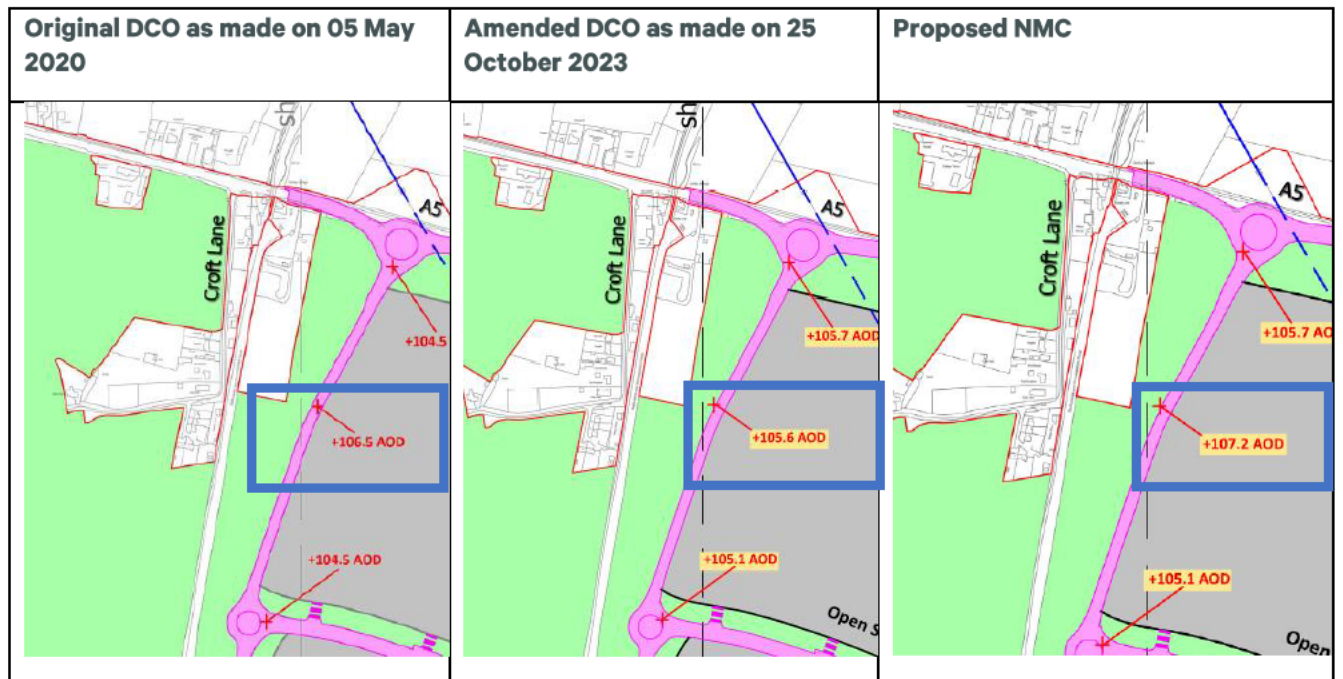
- Statement of Consultation and Publicity 2
 - Background2
 - Publicising the Application (Regulation 6)3
 - Duty to Consult (Regulation 7).....3
- Appendix A: Regulation 6 Notice Wording for Express & Star on 23 and 30 October 2024..... 5
- Appendix B: List of Parties Consulted Directly 6

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) and The West Midlands Rail Freight Interchange (Amendment) Order 2023) ("the Order").
2. FAL is the Applicant in relation to this application for a Non-Material Change. FAL's registered office address is 8 Sackville Street, London, W1S 3DG. The Applicant is the person who applied for the Order to which the application relates and is a person with an interest in the land to which the Order relates.
3. CBRE Limited ('CBRE') has prepared this Statement on behalf of the Applicant as its planning agent. CBRE's registered office address is Henrietta House, Henrietta Place, London, England, W1G 0NB.
4. This Consultation Statement has been prepared to detail the steps the Applicant has taken to comply with Regulations 6 and 7 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations (as amended), as required by Regulation 7A.
5. The Order 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 granted 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.
6. This Application Statement ("the Statement") has been prepared to accompany an application for a non-material change to the Order, seeking consent for the following amendment:
 - Increase in target AOD finished road level in the area of proposed A5/A449 Link Road identified in blue in **Figure 1** from +105.6m AOD to +107.2m AOD.

Figure 1: Comparison of finished road level heights in Original DCO, 2023 NMC and Proposed NMC



7. 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.
8. This document should be read alongside the Applicant’s Regulation 7(3) request made to the Secretary of State dated 10 September 2024, the Secretary of State’s written response to this request dated 18 September 2024, and the Application Statement and other plans and documents submitted as part of this non-material change application.

Publicising the Application (Regulation 6)

9. In accordance with Section 6(1) of the Regulations, a notice of the application is being published in the Express and Star Newspaper on 23rd and 30th October 2024, 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.
10. 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)

11. 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 on 10 September 2024 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.

12. The Secretary of State provided a written response to this request on 17th September 2024, confirming that it agrees with the Applicant's proposed consultation lists.
13. In accordance with the Secretary of State's response, 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.
14. 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 (local highway authority); and,
 - Canal and River Trust.
15. A paper copy of the application documents will be made available free of charge at South Staffordshire District Council Offices, Wolverhampton Road, Codsall, WV8 1PX.
16. Further detail on the engagement undertaken with these interested parties is set out at Section 5 of the Application Statement.

Appendix A: Regulation 6 Notice Wording for Express & Star on 23 and 30 October 2024

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 (SI:2020/1163) and The West Midlands Rail Freight Interchange (Amendment) Order 2023 (SI: 2023/1132)

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 change seeks to increase 1no. finished road level spot height on the proposed A5/A449 Link Road from +105.6m above ordnance datum (AOD) to +107.2m AOD.

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's website at: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050005>. A paper copy is available for inspection free of charge at South Staffordshire District Council Offices, Wolverhampton Road, Codsall, WV8 1PX.

The application documents and plans will remain available for inspection free of charge until at least the deadline for the receipt of representations by the Planning Inspectorate.

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 £10 excluding VAT.

For more information on the proposed non-material change application please contact Four Ashes Limited via the telephone number and email address set out above.

Responses concerning the proposed non-material change must be sent to the Planning Inspectorate (on behalf of the Secretaries of State) by email only to wminterchange@planninginspectorate.gov.uk by 27 November 2024.

Representations will be made public by being published on the Planning Inspectorate's website at: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050005>.

Please note that the deadline for the receipt of representations by the Planning Inspectorate is 11.59pm on 27 November 2024.

Appendix B: List of Parties Consulted Directly

- Penkridge Parish Council
- The Environment Agency
- The Historic Buildings and Monuments Commission for England ('Historic England')
- The Secretary of State for Transport
- Staffordshire County Council (the relevant highway authority)
- The Canal and River Trust
- National Grid Electricity Distribution plc (formerly Western Power Distribution Limited)
- Severn Trent Water
- South Staffordshire Water PLC
- South Staffordshire District Council (the relevant local planning authority)
- Operators of Electronic Communications Code Networks (British Telecommunications plc, Sky UK Limited, Vodafone Limited, Openreach Limited)
- Owner – Stretton Hall, Stretton, Stafford
- Owner – National Grid Electricity Distribution (West Midlands) plc, Avonbank, Feeder Road, Bristol

Thank you

For more information, please contact

Richard Brown MRTPI
Senior Director

 [@cbre.com](mailto:richard.brown@cbre.com)

Mark McFadden MRTPI
Director

 [@cbre.com](mailto:mark.mcfadden@cbre.com)