

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

August 2026

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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 (SI: 2020 No. 511) (as amended by: The West Midlands Rail Freight Interchange Order Correction 2020 (SI: 2020 No. 1163); The West Midlands Rail Freight Interchange Amendment Order 2020 (SI: 2023 No. 1132); and The West Midlands Rail Freight Interchange Amendment No. 2 Order 2020 (SI: 2025 No. 481)) ("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) Amend Article 44 of the Order to clarify the interaction between planning permissions granted by the Local Planning Authority ("LPA") pursuant to an application made under the Town and Country Planning Act and approvals made pursuant to the Order to ensure that neither consent could prevent the lawful implementation of consented development on land at the West Midlands Rail Freight Interchange. This change is made to ensure certainty in light of the Supreme Court's judgement on Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30 ("Hillside");
 - ii) Changes to the warehousing floorspace occupation and timing trigger set out in Requirement 35 (b) and related notification requirements in Requirement 34 of the Order relating to when the rail terminal works are required to be completed. For the avoidance of doubt, no change is proposed to

Requirement 35 (a) which requires the rail terminal works to be completed prior to occupation of more than 186,000 sqm of warehousing floorspace; and

- iii) Provide an update to the Table included with Requirement 25 as set out in the draft Amendment Order to reflect previously agreed changes and additional further changes being proposed in discussion with the relevant highway's authorities.
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 for two consecutive weeks on 22nd and 29th August 2026), with this publication 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 wording of 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 31st July 2026, confirming that it agrees with the Applicant's proposed consultation lists, subject to the addition of the Environment Agency being added as a party to be directly consulted on the proposed application given their possible interest in the proposed amendments to the 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 / will (continue to) engage 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);
- National Highways (highways authority for the strategic road network);
- Network Rail; and
- Parish Councils and other local community interests.

12. Further detail on the engagement undertaken with the these interested parties is set out at Section 4 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 (SI:2020/1163), The West Midlands Rail Freight Interchange (Amendment) Order 2023 (SI:2023/1132) and The West Midlands Rail Freight Interchange (Amendment No. 2) Order 2025 (SI:2025/481)

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, 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 that are not material.

The proposed changes seek to include updated wording in the DCO concerning planning applications submitted under the Town and Country Planning Act at the site and vary the triggers in DCO Requirements relating for when the rail terminal works and certain highways works need to be completed.

The application documents, including any plans and maps showing the nature and location of the land, are available for inspection free of charge on the Planning Inspectorates website at: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR050005>.

A paper copy is available for inspection free of charge at South Staffordshire Council Offices, Wolverhampton Road, Codsall, WV8 1PX.

The application documents 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 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 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 25 September 2026.

Representations will be made public by being published on the Planning Inspectorates 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 25 September 2026.

Appendix B: List of Parties Consulted Directly

- Penkridge Parish Council
- Brewood and Coven Parish Council
- Hatherton Parish Council
- Saredon Parish Council
- Coven Parish Council
- The Secretary of State for Transport
- South Staffordshire District Council
- Staffordshire County Council
- National Highways Limited
- The Secretary, Canal & River Trust
- The Secretary, Inland Waterways Association (Lichfield Branch)
- Lichfield and Hatherton Canals Restoration Trust
- The Secretary, Cadent Gas Limited
- The Secretary, National Gas Transmission plc
- National Grid Electricity Distribution plc (formerly Western Power Distribution Limited)
- The Secretary, Severn Trent Water
- The Secretary, South Staffordshire Water plc
- The Secretary, British Telecommunications plc
- The Secretary, Sky UK Limited
- The Secretary, Vodafone Limited
- The Secretary, Openreach Limited
- The Secretary, EE Limited

- The Secretary, Cornerstone Telecommunications Infrastructure Limited
- The Secretary, Last Mile Electricity Limited
- The Secretary, Network Rail Infrastructure Limited
- The Secretary, West Midlands Trains
- The Secretary, Avanti West Coast
- The Secretary, Cross Country
- The Secretary, London Northwestern Railway
- The Secretary, Transport for West Midlands
- The Secretary, Natural England
- The Secretary, The Environment Agency
- Owner / Occupier Stretton Hall, Stretton, Stafford, ST19 9LQ
- Owner / Occupier Inglewood, Stafford Road, Wolverhampton, WV10 7BN
- Owner / Occupier Inglewood, Stafford Road, Wolverhampton, WV10 7BN
- The Secretary, S I Group-UK, Limited, Four Ashes, Wolverhampton, WV10 7BT
- Owner / Occupier Horsebrook Hall, Horsebrook Hall Lane, Brewood, Stafford, ST19 9LP
- Owner / Occupier Burnt Hill House, Yattendon, Thatcham, RG18 0XF
- Owner / Occupier 2 Roundabout Cottages, Watling Street, Gailey, Stafford, ST19 5PR;
- Owner / Occupier Denson House, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Denson House, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Selwyn Green, Croft Lane, Gailey, Stafford, ST19 5PY
- The Secretary, Nationwide Building Society, nationwide House, Pipers Way, Swindon, SN38 1NW
- The Secretary, Gravelly Way Management Limited, Seascope, 43 Beer Road, Seaton, EX12 2PH
- Owner / Occupier Wharf Cottage, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier 172 Cannock Road, Wolverhampton, WV10 0AL

- Owner / Occupier Straight Mile Farm, Straight Mile, Four Ashes, Wolverhampton, WV10 7DL
- The Secretary, Newriver Trustee 7 Limited, IFC 5, St. Helier, Jersey, JE1 1ST
- Owner / Occupier 179 Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier 98 Longwood Road, Walsall, WS9 0TD
- Owner / Occupier Somerford Home Farm, Stretton Hall, Stretton, Stafford, ST19 9LQ
- Owner / Occupier Homestead, Wolverhampton Road, Gailey, Stafford, ST19 5PL
- Owner / Occupier Evergreen Farm, Wolverhampton Road, Gailey, Stafford, ST19 5PL
- The Secretary, Marston's Pubs Limited, St Johns House, St Johns Square, Wolverhampton, WV2 4BH
- Owner / Occupier The Mill House, Teddesley Road, Penkridge, Stafford, ST19 5BA
- Owner / Occupier Scholars Gate, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Flat 37, Grosvenor Court, Hallett Drive, Wolverhampton, WV3 0NU
- The Secretary, C. Piper and Sons, The Nurseries, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Roma, Watling Street, Gailey, Stafford, ST19 5PR
- The Secretary, Julian Hodge Bank Limited, Central Square, One Central Square, Cardiff, CF10 1FS
- The Secretary, Lupo Limited, 10 Bricket Road, St Albans, AL1 3JX
- Owner / Occupier 42 Filance Lane, Penkridge, Stafford, ST19 5JT
- Owner / Occupier Eastfield, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Stable Farm, Straight Mile, Calf Heath, Wolverhampton, WV10 7DW
- Owner / Occupier Woodside, Straight Mile, Calf Heath, Wolverhampton, WV10 7DW
- Owner / Occupier Sylvestris, Straight Mile, Calf Heath, Wolverhampton, WV10 7DW
- The Secretary, Hoppe (UK) Limited, Gravelly Way, Standeford, Wolverhampton, WV10 7GW
- Owner / Occupier Hammerton House, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier St. Clare, Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier St. Clare, Station Drive, Four Ashes, Wolverhampton, WV10 7BU

- Owner / Occupier 4 Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier Edelweiss, Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier Hollybyre, Wolverhampton Road, Gailey, Stafford, ST19 5PL
- Owner / Occupier The Cottage, Watling Street, Gailey, Stafford, ST19 5PR
- The Secretary, Mining Remediation Authority, 200 Lichfield Lane, Mansfield, NG18 4RG
- Owner / Occupier Red Cottage, The Avenue, Gailey, Stafford, ST19 5PX
- Owner / Occupier White Cottage, The Avenue, Gailey, Stafford, ST19 5PX
- The Secretary, Mancott Limited, HSBC House, Esplanade, St. Helier, Jersey, JE1 1GT
- The Secretary, Carver (Wolverhampton) Limited, Littles Lane, Wolverhampton, WV1 1JY
- Owner / Occupier Blue Cottage, The Avenue, Gailey, Stafford, ST19 5PX
- The Secretary, Tritax Acquisition 28 Limited, 26 New Street, St. Helier, Jersey, JE2 3RA
- Owner / Occupier Stretton Hall, Stretton, Stafford, ST19 9LQ
- Owner / Occupier Croft House, Croft Lane, Gailey, Stafford, ST19 5PY
- Owner / Occupier The Woodlands, Stafford Road, Standeford, Wolverhampton, WV10 7BN
- Owner / Occupier 3 Roundabout Cottages, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Straight Mile Farm, Straight Mile, Four Ashes, Wolverhampton, WV10 7DL
- Owner / Occupier The Poplars, Watling Street, Stafford, ST19 5PR
- Owner / Occupier Leacroft, Station Drive, Wolverhampton, WV10 7BU
- The Secretary, Gestamp Tallent Limited, 1 Skerne Road, Aycliffe Business Park, Newton Aycliffe, DL5 6EP
- Owner / Occupier 10 sand Road, Kewstoke, Weston-Super-Mare, BS22 9UH
- Owner / Occupier 2 Kings Road, Calf Heath, Wolverhampton, WV10 7DU
- Owner / Occupier 4 Kings Road, Calf Heath, Wolverhampton, WV10 7DU
- Owner / Occupier Croft House, Croft Lane, Gailey, Stafford, ST19 5PY
- The Secretary, Tritax Big Box REIT plc, 72 Broadwick Street, London, W1F 9QZ

- The Secretary, Panattoni UK Developments Ltd, 19 – 21 Old Bond Street, London, W1S 4PU
- The Secretary, LU UK II S.A.R.L., 22 Rue Des Bruyeres, Howald, Luxemburg, 1274
- The Secretary, Maulotte UK Limited, Gateway 37, Gravelly Way, Penkridge, Wolverhampton, WV10 7GW
- Owner / Occupier Dunrobin, Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier The Old School House, Grub Street, Stafford, ST20 0NE
- Owner / Occupier Chase View House, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier The Elms, Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier Chase View Bungalow, Watling Street, Gailey, Stafford, ST19 5PR
- Owner / Occupier Fifth Ash, 181 Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- The Secretary, CEVA Logistics Limited, Excelsior Road, Ashby De a Zouch, LE65 9BA
- The Secretary, Bericote Group Holdings Limited, Yotta House, 8 Hamilton Terrace, Leamington Spa, CV32 4LY
- The Secretary, Four Ashes Parak Management Company Limited, Yotta House, 8 Hamilton Terrace, Leamington Spa, CV32 4LY
- Owner / Occupier 11 Kings Road, Calf Heath, Wolverhampton, WV10 7DU
- Owner / Occupier Anderlea, Station Drive, Four Ashes, Wolverhampton, WV10 7BU
- Owner / Occupier The Smallholding, Wolverhampton Road, Gailey, Stafford, ST19 5PL
- Owner / Occupier Park Lodge, Park Road, Twickenham, TW1 2PT
- Owner / Occupier Chetwynd Hall, Chetwynd Park, Chetwynd, Newport, TF10 8AE
- Earl of Shrewsbury and Talbot DL, Throstles Nest, Birdgrove Lane, Ashbourne, DE6 2BP
- The Secretary, Lumen Technologies UK Limited, 260-266 Goswell Road, London, EC1V 7EB
- Owner / Occupier The Tudors, 1 Kings Road, Calf Heath, Wolverhampton, WV10 7DU
- Ashcroft House, Ervington Court, Meridian Business Park, Leicester, LE19 1WL

Thank you

For more information, please contact

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