

From: [REDACTED]
To: [West Midlands Interchange](#)
Subject: West Midlands Interchange Planning Amendment
Date: 09 September 2026 10:45:42

[You don't often get email from [REDACTED]

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Good morning,

I am writing to share my concerns with the recent request to build additional sheds before the rail freight hub is constructed.

I work in the [REDACTED] and fully understand that there is a shortage of large sheds with sufficient height in the UK. Especially for automated warehouses and Rack Clad buildings. Overall, I do believe that the warehousing is needed at the WMI as we move to an increasingly digital world with extra demands on next day delivery services.

However, I am deeply concerned by the fact that further sheds are to be constructed before the rail hub. This is going to mean additional lorries and HGVs on the road networks which are already not fit for purpose. For example, the roundabout at Gailey for the junction between the A449 and A5 is already far too small for the volume of traffic. This is only going to be made worse by the additional lorries brought on by the warehousing. I commute through the area regularly as someone who lives in Penkridge and commutes to Telford 3 times a week. I have seen the size of the first shed that has been constructed and the number of loading decks is massive. This clearly means that the warehouse is expecting several trailers to be loaded in quick succession and sent out. The road network simply can not cope. This only further highlighted by the huge impact the roadworks in the area had as the lay-bys were built. It was taking me on average 30-40 minutes to travel 3.8 miles. I am increasingly concerned that this will be the new normal if the amount of trucks are allowed to travel.

I would also love to hear from the developers what impact they expect the additional greenhouse gases from these additional HGVs will have on the local area. Can I also ask the number of HGVs you expect to be travelling on the road network due to these additional sheds?

In conclusion I am deeply disappointed that this plan has even been set in motion, especially given the number of sheds in phase 1 which are still to let. Whilst I appreciate the need for these buildings, it is more than clear that the impact on local infrastructure has not been considered.

I look forward to your response.

Kind regards,
Olivia Pace