

From: [REDACTED]
To: [West Midlands Interchange](#)
Subject: Objection to non-material changes to original planning application
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Attachments: [image.png](#)

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Brewood and Coven Parish Council Consultation Response to Proposed Amendments to the West Midlands Interchange Development Consent Order

Brewood and Coven Parish Council objects to the proposed amendments relating to the delivery triggers for the rail freight interchange and associated infrastructure at the West Midlands Interchange (WMI).

The Parish Council's principal concern is that the proposed amendments are not non-material but fundamentally alter the basis upon which the original application was examined and approved. The development was promoted, assessed and ultimately consented as a Strategic Rail Freight Interchange, with the rail terminal forming an integral and essential component of the scheme. The current proposal seeks to allow substantially greater levels of warehousing development to proceed before delivery of the rail infrastructure, thereby changing the balance of the development from a rail-served facility to what would, in practice, operate initially as a large road-served warehousing complex.

The Parish Council considers this to be a significant departure from the original consent and a clear attempt to change commitments that were central to securing approval for the scheme. Residents and stakeholders were repeatedly assured throughout the examination process that the rail interchange would be delivered in accordance with the approved phasing, ensuring that the transport benefits of rail freight would accompany the development of the logistics facilities.

Allowing additional warehousing to be occupied without the operational rail terminal in place would result in increased reliance on road transport and could significantly increase HGV movements on the local highway network. This has the potential to place further pressure on the A5, A449 and surrounding local roads serving Four Ashes, Brewood, Coven and neighbouring communities. The Council is particularly concerned that local communities would experience the impacts of the warehousing development without receiving the rail freight benefits that were used to justify the scheme.

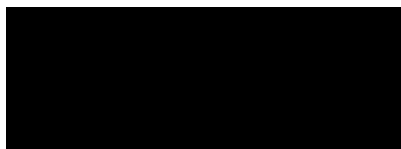
The Parish Council notes that the reasoning advanced for the amendment appears to relate primarily to commercial and financial considerations. Whilst the Council recognises the challenges

associated with delivering major infrastructure projects, changes in market conditions or development costs should not be used to undermine commitments that formed a fundamental part of the original planning case. If the assumptions underpinning the approved phasing are no longer achievable, this does not in itself justify removing or weakening the safeguards that were imposed through the Development Consent Order.

Accordingly, Brewood and Coven Parish Council requests that the Planning Inspectorate rejects the proposed amendments and requires the developer to adhere to the original approved phasing arrangements. The rail freight interchange should be delivered in accordance with the original planning consent and should not be delayed to facilitate additional warehouse development. Any departure from this principle would represent a material change to the nature of the approved scheme and would undermine the basis on which the development received consent.

For these reasons, Brewood and Coven Parish Council formally objects to the proposed amendments and supports retention of the existing requirements and triggers contained within the approved Development Consent Order.

Kind regards,



Clerk to Brewood and Coven Parish Council



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