

From: 
To: [West Midlands Interchange](#)
Subject: URGENT: TR050005 West Midlands Interchange Amendment NO.3--Late Representation from Lakeview House
Date: 30 September 2026 19:18:45

Dear Sir/Madam,

We are the residents of **Lakeview House, Watling Street, Gailey**, ST19 5PR (since November 2018) next to Pool House, close to the A5/Vicarage Road junction and the Vicarage Road access route to the West Midlands Interchange.

We are writing to express our **very serious concern** regarding the by Four Ashes Limited for Amendment No.3 to the West Midlands Rail Freight Interchange Development Consent Order, which is being pursued as a Non-Material Change.

We only became aware of this application **today, 30 September 2026**, when it was brought to our attention by our neighbouring resident. We had no knowledge that such a significant alteration to the arrangements for routing WMI traffic via Vicarage Road was being proposed and consequently had no opportunity to make representations before the consultation period closed.

We have now also been informed that residents at **Pool House, The Old Vicarage and White Farm**, all of whom are directly affected by traffic using the A5/Vicarage Road route, were similarly unaware of the proposed change during the consultation period.

We find this extremely concerning.

We appreciate that statutory notices may have been published and that consultation has therefore taken place in a formal sense. However, it is difficult to understand how a change with potentially substantial consequences for the small number of residential properties immediately affected by this route could progress without those residents being directly made aware of what was proposed.

Our concern is increased considerably by the scale of the traffic changes identified in the applicant's **own transport assessment**.

We understand that the original arrangements envisaged approximately **47,000 square metres of development being served through the Vicarage Road access** before the relevant highway infrastructure was required, whereas the proposed arrangements could allow approximately **186,000 square metres to be served through Vicarage Road before the A5-A449 Link Road is required**.

We further understand that WSP's 2036 sensitivity assessment predicts that, under the revised scenario:

HGV traffic on Vicarage Road between the WMI access and the A5 could increase from 423 to 2,020 HGV movements per day – approximately 378% – compared with its modelled Do-Minimum baseline;

and

HGV traffic on the A5 between Vicarage Road and M6 Junction 12 could increase from 2,881 to 4,324 HGV movements per day – approximately 50%.

We appreciate that these percentages are comparisons with WSP's modelled 2036 Do-Minimum scenario rather than measured increases over present-day traffic. Nevertheless, they demonstrate the **scale of the additional HGV traffic which WMI's own consultants consider could arise on these particular roads under the revised arrangements.**

We therefore find it very difficult to understand how a proposal capable of producing changes of this magnitude on the roads immediately adjoining our homes can simply be regarded as a **"non-material" change**, particularly when the residents most directly affected appear not to have been aware of the proposal while the consultation was taking place.

This is not a minor administrative alteration from our perspective. It potentially changes substantially the amount of WMI development that can be served through Vicarage Road before the Link Road is available, with consequential implications for **HGV movements, traffic noise, braking and acceleration at the A5/Vicarage Road junction, disturbance and residential amenity.**

We are particularly concerned that the decision-maker should not determine whether this change is genuinely non-material without fully considering its consequences for the residential properties immediately affected by the revised traffic routing.

We therefore respectfully request an urgent review of the position before any decision is made on Amendment No.3.

In particular, we ask that:

1. **this email is accepted as a late representation and placed before the Secretary of State/decision-maker before the application is determined;**
2. consideration is given to the fact that we, and the residents of Pool House, The Old Vicarage and White Farm with whom we understand the matter has now been discussed, were unaware of the proposed change during the consultation period;
3. the Planning Inspectorate considers whether the scale and redistribution of HGV traffic identified by the applicant's own transport consultant is consistent with treating this proposal as a Non-Material Change; and
4. no decision is taken until the implications for residents immediately adjoining the Vicarage Road/A5 route have been properly considered.

Had we been made aware of the proposal during the consultation period, **we would certainly have wished to make representations about it.** We are therefore extremely concerned that we have only discovered the application after the formal deadline has expired.

As we are leaving for a pre-arranged holiday tomorrow, we would be grateful if you would treat this email as urgent and confirm by email that it has been received, whether the Amendment No.3 application remains undetermined, and whether our representation will be placed before the decision-maker.

Yours faithfully,

Ramji Sinha
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Lakeview House

Watling Street, Gailey

ST19 5PR South Staffordshire

Mobile [REDACTED]

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