



Department
for Transport

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Web: www.gov.uk/dft

To:
The Applicant

20 October 2026

Dear Sir/Madam

Planning Act 2008 and the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011

Application by Four Ashes Limited (“the Applicant”) seeking non-material changes to the West Midlands Rail Freight Interchange Order 2020 (“the Order”) as amended by the West Midlands Rail Freight Interchange (Amendment) Order 2023 and the West Midlands Rail Freight Interchange (Amendment No. 2) Order 2025 (“the Amendment Orders”).

I refer to the application made by Four Ashes Limited for changes to the West Midlands Rail Freight Interchange Development Consent Order. The deadline for representations on the non-material change proposals ended on 25 September 2026 and the responses received have now been published [here](#).

REQUEST FOR FURTHER INFORMATION FROM THE APPLICANT

1. It is noted that several representations, including those from local residents and from [South Staffordshire Council](#), raise concerns that the proposed change to allow increased warehouse occupation before delivery of the rail freight terminal, would result in the generation of additional traffic on local roads. It is further noted that several concerns are also raised regarding the potential cumulative effects of the proposed changes, when considered in addition to the changes made previously under the Amendment Orders of 2023 and 2025.

The Applicant is invited to respond to these concerns. In its response, **the Applicant** is requested to provide the information and evidence that allowed it to reach the conclusions in its Application Statement that there would be no changes or impacts to those assessed in the original Environmental Statement. **The Applicant** should direct the Secretary of State to the precise sections of the Application Statement and provide supporting documents to demonstrate that the impacts of the proposed delay to delivery of the rail freight terminal, have been thoroughly considered.

The Applicant is required to explain why it considers that its assessment conclusions are compliant with The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, in addition to that set out in the application statement, including evidence that this was prepared by a competent expert, to confirm the completeness and quality of the information.

2. It is noted that [Network Rail's response](#) of 30 September 2026, requested clarification regarding potential impacts of the changes around both Gravelly Way Bridge and Station Drive Rail Bridge. **The Applicant** is invited to engage with Network Rail to address its queries. **The Applicant is** requested to provide a response confirming whether any changes to this application are required as a result of any discussion.

3. It is noted that [South Staffordshire Council's](#) response of 25 September 2026, raises concern regarding the proposed wording of article 44(6), relating to enforcement action pursuant to a planning permission under the Town and Country Planning Act, where it is inconsistent with the Order. **The Applicant** is invited to respond to this concern and to further clarify its rationale and intended purpose for the proposed wording, in addition to that set out in the application statement. The Applicant should also confirm whether any change to the wording is proposed, following its consideration of this concern.

Deadline for Response

The deadline for response is **3 November 2026**.

Submissions sent by post may be subject to delay therefore your response on the information requested above should be submitted by email to WMInterchange@planninginspectorate.gov.uk.

If you will have difficulty in submitting a response by the deadline, or difficulty in submitting a response by email, please inform the Planning Inspectorate.

Responses will be published as soon as possible after the deadline on the project page of the National Infrastructure Planning website at: [West Midlands Interchange - Project information](#)

This letter is without prejudice to the Secretary of State's decision on the Application, and nothing in this letter is to be taken to imply what that decision might be.

Yours faithfully,

Transport Infrastructure Planning Casework Unit