



A Quod project sheet

# West Midlands Interchange (WMI)

## West Midlands

### Role

Quod acted on behalf of Four Ashes Limited (FAL), providing strategic planning advice in relation to the West Midlands Interchange (WMI) Strategic Rail Freight Interchange (SRFI) project in the West Midlands. The Site is located around 10 km north of Wolverhampton, lying immediately west of Junction 12 of the M6, and is bisected by the West Coast Main Line (WCML). The principal policy constraint on the site was its location in the green belt.

Quod led the planning strategy for the WMI project, and co-ordinated the full consultant team, providing advice as to how best to approach the DCO submission. Throughout the pre-application process, Quod produced and updated the project programme based upon key milestones and drove the project team to deliver against those milestones in order to minimise delays to the target submission date.

Quod's principal deliverables included an Alternative Sites Assessment, the Planning Statement, a Statement of Economic Benefits, a Guide to the Application and a Mitigation Route Map.

Quod's relationship with the two host authorities (South Staffordshire District Council and Staffordshire County Council), surrounding authorities (such as the Black Country Development Corporation) and other important stakeholders was vital throughout the process. Maintaining a professional dialogue with these parties during the pre-application period and during the examination was invaluable when it came to working with them to ensure that local communities were fully informed and able to engage with the process. This constructive relationship also aided the drafting of important Statements of Common Ground requested by the Examining Authority.

At Examination, Quod led the Very Special Circumstances case, providing key submission documents and acting as expert witness at several Issue Specific Hearings held on the matter.

### Description

Strategic Rail Freight Interchange (SRFI)

### Client

Four Ashes Limited (Grosvenor, Kilbride Rail and a local landowner)

### Planning Authority

Secretary of State

### Expertise

Planning	✓
CIL	✓
Environmental Planning	
Development Economics	
Socio-economic	✓
Infrastructure	✓
Strategic Land Promotion	✓
Regeneration	
CPO	✓

### Project Type

Infrastructure	✓
Major Mixed Use	
Residential	
Retail & Commercial	
Industrial, Logistics and Warehousing	✓



Quod also provided important compulsory acquisition and socio-economic advice throughout the project, including acting as expert witness on compulsory purchase matters during Examination.

The Development Consent Order (DCO) application was granted consent by the Secretary of State (SoS) and will deliver an intermodal freight terminal with direct connections to the WCML. The terminal will be supported by up to 8 million sq ft (c. 750,000 sq m) of associated rail-served warehousing (including warehouses with the potential to link directly into the WCML).

The WMI project will maximise the benefits of the unique, strategic location to provide a state-of-the-art rail freight interchange of national importance and significance, fulfilling the long-outstanding need for a strategic rail-served logistics site in this area.