



Meeting note

File reference	East Midlands Intermodal Park
Status	Final
Author	Hannah Barry
Date	20 May 2014
Meeting with	Goodman Shepherd (UK) Limited
Venue	Temple Quay House, Bristol
Attendees:	Andy Luke (Infrastructure Planning Lead), David Price (EIA Manager), Hannah Barry (Case officer)
PINs	
Attendees:	
Developer	Ian Pritchard (Goodman Shepherd (UK) Limited), Andrew Thomas (Wragge Lawrence Graham & Co), Simon Flisher (Barton Willmore)
Meeting objectives	Introductory meeting for developer to announce details of new intermodal park in South Derbyshire
Circulation	All attendees

Summary of key points discussed and advice given:

Introductions

The Planning Inspectorate advised on its openness policy, making clear that any advice given would be recorded and published to the National Infrastructure pages of the Planning Portal website under section 51 of the Planning Act 2008 (as amended) (the PA2008). Any such advice given under s51 of the PA2008 does not constitute legal advice upon which the developer (or others) can rely.

Goodman Shepherd (UK) Limited provided an introduction to the company.

Project Description

The developer provided an overview of the proposal for a new nationally significant infrastructure project (NSIP): an intermodal park to be referred to as the East Midlands Intermodal Park.

The site is located on the south western side of the City of Derby, within South Derbyshire District Council. The boundaries of the site are defined by existing roads, comprising the A50 to the north of the site, the A38 Burton Road to the east of the site, the A5132 Carriers Road to the south of the site, and Egginton Road/Etwall Road to the west of the site.



The Planning Inspectorate

The majority of the land on which the proposal would be located is owned by Etwall Land Ltd, with whom the developer has a development agreement in place.

There are three residential properties within the site, of which two are in private ownership. There is a waste water treatment facility managed by Severn Trent Water located within the site as well as a number of pylons carrying electricity lines. There is a reservoir under the management of the District Council located on the Eastern side of the site. Part of the site was previously used for mineral extraction. Much of the land is currently in agricultural use for the production of biofuels.

The developer provided an overview of the proposals, indicating that they have developed three outline masterplan options all comprising of: an intermodal terminal to move goods between rail and road; railway sidings and a rail-head shunt with a connection to the existing railway line; Up to 6 million sqft of units for the distribution industry; a new road access to the site off the A30/A50 intersection to serve the new development; internal roads within the development site; access for the public via new public footpaths and cycleways; and a mix of green spaces and landscaping. The three options are distinguished by the different rail access arrangements and building layouts.

The developer provided an overview of the need and policy context for the proposed NSIP. It was stated that the site was identified in the Strategic Distribution Site Assessment Study for the Three Cities Sub-Area of the East Midlands.

The Inspectorate asked questions about the relationship between the scheme and other similar proposals in the area such as the East Midlands Gateway Rail Freight Interchange (which is also in the Pre-Application stage). The developer stated that both sites are identified in the Strategic Distribution Site Assessment Study. Elements of market demand for the East Midlands Intermodal Park include the potential for rail servicing of large manufactures in the Derby area and their supply chains (for example Nestle, JCB and Toyota Motoring Manufacturing UK); National and Regional Distribution Centres; and domestic intermodal traffic. Reference was made to the draft National Policy Statement for National Networks which refers to the compelling need for a network of Strategic Rail Freight Interchanges.

Pre-application programme and consultation

The developer stated that the three masterplan options being considered were informed by comments received through early consultation with relevant consultees including Natural England, the Environment Agency, Network Rail, the Highways Authority and Local Planning Authorities. These options will form the basis of non-statutory consultation scheduled for May to July 2014.



The Planning Inspectorate

The developer has prepared a consultation strategy to address both statutory and non-statutory consultation, to which the draft Statement Of Community Consultation (SOCC) is appended. The current timetable is for the developer to formally consult on the Draft SOCC with the Local Planning Authority in July 2014.

The preferred masterplan option will form the basis for the statutory consultation under s42 and s47 of the Planning Act 2008, currently scheduled to start in September to October 2014.

The intention is to finalise the design following the statutory consultation in autumn 2014. The developer will be seeking some flexibility through the application of a Rochdale Envelope approach. The inspectorate advised that if flexibility is required on design aspects in the DCO the developer would need to ensure that the 'worst case' scenario has been assessed in the ES, and directed the developer to Inspectorate Advice Note 9 on the planning portal website

(<http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>).

The developer intends to submit the planning application to the Planning Inspectorate in Quarter 1 or 2 2015.

The developer confirmed that a number of baseline studies had been undertaken and that the preparation of a scoping report is at an advanced stage. The intention is to submit a request for a scoping opinion in June 2014. The Inspectorate advised that the developer should provide a GIS Shapefile identifying the DCO boundary at least two weeks in advance of any request for a scoping opinion. Details are set out in the Planning Inspectorate's Advice note 7 - Environmental Impact Assessment: Screening, Scoping and Preliminary Environmental Information, which can be viewed on the planning portal website

(<http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>).

The Inspectorate emphasised that where the intention is to scope an issue out of the EIA, that reasoned justification and evidence should be provided in support, in order that the Inspectorate can take an informed view on whether to agree to scope certain matters out. The inspectorate advised that a site visit is usually carried out before scoping.

Overview of the Planning Act 2008 process

The Inspectorate provided an overview of the Planning Act 2008 process. The importance of front loading the process and where possible resolving issues with parties during the pre-application stage was emphasised. The Inspectorate went on to explain the statutory timescales, involvement from the inspectorate during the pre-application stage, the role of the Consents Services Unit (CSU), pre-application consultation, and highlighted the relevant guidance and advice notes.



The Planning Inspectorate

The Inspectorate discussed the requirement for non-planning consents and the progress made by the developer to date. The developer indicated that some progress had been made on this but further consultation and discussion with stakeholders would be necessary. In relation to this the Inspectorate reminded the developer of the information contained in Advice Note 11 Working with public bodies in the infrastructure planning process, which can be viewed on the planning portal website (<http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>).

The inspectorate informed the developer of a pre-application prospectus being launched on the Planning Inspectorate's website that provides details of the level of engagement that can be provided by the Inspectorate.

The developer suggested that an outreach event with the Local Authorities could be of benefit.

Specific decisions / follow up required?

- The Planning Inspectorate to send the developer details of the GIS Shapefile requirements
- The Planning Inspectorate to arrange a site visit before, or in the early stages of scoping
- The Planning Inspectorate to keep under review the potential need for an outreach event following discussions with the Local Authority
- The Planning Inspectorate to provide a contact for CSU
- Developer to advise on the timing for the launch of the project page on the planning portal. Note: this will need to occur in advance of submission of a scoping request.