



Meeting note

File reference	East Midlands Intermodal Park
Status	Final
Author	Wendy Maden
Date	17 March 2015
Meeting with	Goodman Shepherd (UK) Ltd
Venue	Goodman Logistics, Solihull
Attendees	For the developer Ian Pritchard – Goodman Steve Lee - Goodman Greg Titley – Shepherd Simon Fisher – Barton Wilmore Toni Weston – Wragge Lawrence For the Planning Inspectorate Susannah Guest, Gail Boyle, Richard Price, Wendy Maden and Jo Dowling
Meeting objectives	To discuss progress and forward programme for the East Midlands Intermodal Park
Circulation	All attendees

Summary of key points discussed and advice given:

The Planning Inspectorate (the Inspectorate) advised on its openness policy, that any advice given will be recorded and placed on their website under section 51 of the Planning Act 2008 (as amended) (the PA2008) and also to note that any advice given under section 51 does not constitute legal advice upon which applicants (or others) can rely.

The developer agreed to take a note of the meeting and circulate to all attendees. No note has been forthcoming.

Project Up-date Meeting

The developer explained the current proposals and noted some of the planning history of the site and surrounding area, in particular making reference to certain planning

applications, appeals and a current PA2008 case (East Midlands Gateway Rail Freight Interchange).

The developer noted that the description of development was still very much in evolution and the intention was to wait until the proposals were more fully defined before undertaking statutory consultation. The Inspectorate strongly encouraged the developer to seek clarity in the description of development as soon as was practicable. In so doing it would ensure consistency in how the project and works were described in any subsequent Development Consent Order (DCO), red line boundary, Environmental Statement and consultation material.

The potential relationship with the nearby Toyota site was discussed as was the relevance of the local development plan process.

It was noted the National Networks National Policy Statement (NNNPS) had now been designated and the Inspectorate asked how the developer would be seeking to define 'significant' in respect of a significant element of buildings on the site being rail connected from the outset (NNNPS, paragraph 4.88).

The Inspectorate outlined the EIA scoping process and made reference to their Advice Notes available on the website.

The developer explained that they were engaged in on-going discussions with several parties including the Environment Agency, Natural England as well as the relevant local authorities. The existence and membership of the Transport Working Group was noted. Discussions around possible s106 agreements were also summarised. The Inspectorate noted the relationship between s106 and requirements in a DCO, highlighting that matters should not be delegated to a s106 where they should appropriately be included in the DCO.

The developer outlined on-going discussions with Network Rail and confirmed that they were due to meet to sign off the GRIP 1 and 2 stages. It was confirmed that Network Rail's improvement programme would provide a benefit to this proposal but that this proposal was not dependent on those improvements being made.

The developer stated that the project timetable was still evolving but that at this time they anticipated formal consultation possibly in Q3/Q4 2015, with submission potentially early in 2016. It was understood that following comments by South Derbyshire District Council, a Statement of Community Consultation was currently in draft form.

Site visit

A site visit was undertaken and Tony Burdett from South Derbyshire District Council was also present.

Actions

- The Planning Inspectorate agreed to take forward discussions with South Derbyshire District Council about possible outreach events. It was noted that the timing of such events would need to be carefully planned so as to fit appropriately with the developer's planned consultation and submission timetable. No further information from the developer on these matters has been forthcoming.

- The developer to confirm as soon as practicable a revised likely submission date for the project webpage on the National Infrastructure Portal.