



Meeting note

File reference	TR050003
Status	Final
Author	Callan Burchell
Date	25.05.2016
Meeting with	Goodman
Venue	Temple Quay House, Bristol
Attendees	Ian Pritchard – Goodman Simon Flisher – Barton Willmore Lucy Wood – Barton Willmore Andrew Thomas – Gowling WLG Toni Weston – Gowling WLG Susannah Guest – The Planning Inspectorate Richard Kent – The Planning Inspectorate Callan Burchell – The Planning Inspectorate
Meeting objectives	East Midlands Intermodal Park project update meeting
Circulation	All attendees

Summary of key points discussed and advice given:

The developer was reminded of the Planning Inspectorate's openness policy that any advice given will be recorded and published on the infrastructure planning website under s51 of the Planning Act 2008 (as amended by the Localism Act 2011) (PA2008) and that any advice given does not constitute legal advice upon which developers (or others) can rely.

Introductions were made by everyone present, and individual roles were explained.

Project Update

The developer provided a general update on progress and activities since the previous meeting with the Planning Inspectorate. The developer confirmed that the applicant would now be Goodman Real Estate (UK) Limited. The developer noted that, during this period of internal change, non-statutory consultation had continued with statutory bodies alongside a review of the Inspectorate's Scoping Opinion.

The developer explained the project programme and noted a revised anticipated submission date of Q4 2016. The developer informed the Inspectorate of their intention to conduct statutory consultation in autumn 2016 and to consult with the

relevant authorities imminently on a draft Statement of Community Consultation. The developer highlighted that the statutory consultation documents would seek to provide technical information in respect of, for example, transport and landscape impacts, as this had been requested during earlier non-statutory consultation.

The developer informed the Inspectorate that consultation with key stakeholders was progressing and highlighted that the non-statutory consultation held in 2015 had a positive influence on the scheme. The developer explained that there had been ongoing discussion with future users regarding any future relationship with the Intermodal Park.

There was a discussion about the potential benefits of the Inspectorate providing an outreach event for Local Authority elected members; the Inspectorate would contact the Local Authority on this matter.

The developer explained how they were intending to respond to the Scoping Opinion provided by the Inspectorate and outlined their current approach to several topics, for example, decommissioning, consideration of climate change and inclusion of public health. The Inspectorate considered the approaches outlined to be reasonable and stressed the importance of including adequate justification and explanation in the submitted documents.

The Inspectorate requested an update on the progress of GRIP 1 and GRIP 2. The developer informed the Inspectorate that they expect GRIP 1 and GRIP 2 to be confirmed imminently. The developer additionally noted that they are seeking to negotiate a Statement of Common Ground with Network Rail.

The developer referred to Network Rail's proposals to increase capacity on the existing line as part of their Control Period 6 spending (the Stoke-Derby Up-grade). The Inspectorate enquired about committed schemes/permissions/consents in the area and how they would be considered as part of a cumulative impact assessment. The developer indicated that they would be discussing with the local authority any updates required to the list of committed schemes to be considered through the EIA process.

The developer provided an up-date on signalling works proposed to Burnaston Interchange. The Inspectorate queried the nature of the highways works proposed as part of this project and there was discussion about the classification of any newly created highway.

The developer provided an update regarding land ownership. The developer informed the Inspectorate that no existing Crown Land, Common Land or public rights of way had to date been identified. The Inspectorate queried the existence of any rights/easements associated with South Derbyshire's reservoir on the site.

Specific decisions

- The Inspectorate to contact South Derbyshire District Council about a potential outreach event
- The developer to suggest a future schedule of engagement with the Inspectorate
- The Inspectorate to consider any advice in respect of a parameters plan approach