



# The Planning Inspectorate

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To all interested parties

Your Ref:

Our Ref: TR050004

Date: 18 March 2019

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Dear Sirs

**Application by Gazeley GLP Northampton s.a.r.l. and Ashfield Land Management Ltd for an Order Granting Development Consent for the Rail Central Strategic Rail Freight Interchange**

**Procedural decision made by the examining authority under Section 89(3) planning act 2008 (as amended) in connection with a request that the Preliminary Meeting should be deferred**

We have received a request from the Applicant, Gazeley GLP Northampton s.a.r.l. and Ashfield Land Management Ltd, that the Preliminary Meeting (PM) should be deferred.

The full details of and reasons for this request are set out in the Applicant's letter dated 11 March 2019 which is now available on the Rail Central project page on the Planning Inspectorate website at:

<https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/rail-central-strategic-rail-freight-interchange/>

The letter sets out two alternative programmes for proposals to undertake further highways modelling and assess the need for changes to the proposed highways mitigation. The scale and the nature of the changes are currently unknown but would be informed by the Applicants' further work. However, both programmes envisage the need for additional land.

The Applicant envisages that Programme A would be followed where there would not be a need for any further environmental information and could result in a potential PM in mid-September 2019. Programme B would be followed where the changes resulted in the need for further environmental information and consultation on it, which could result in a potential PM in mid/end of November 2019.

The DCLG Guidance Note (Planning Act 2008: Guidance for the examination of applications for development consent, DCLG, March 2015) states that such delays to the start of examinations may be appropriate but should be kept to a minimum and

should not normally be for longer than three months. Programmes A and B would both exceed this period.

If the Examining Authority (ExA) were to agree a delay to the start of the examination, its view is that regardless of whether Programme A or Programme B is followed, this should relate to having a PM in November 2019. This is to ensure that:

- a) All of the necessary work can be completed, without the need for requests for any subsequent deferments;
- b) The full implications of any proposed changes to the application can be taken into account, particularly in terms of environmental assessment and the need for any additional land; and,
- c) There would be time for consultation on the proposed changes, any environmental information and any proposals for the further acquisition of land.

The purpose of the PM is, of course, to assist the ExA in determining how the application should be examined. It marks the start of the Examination which must thereafter run to a strict statutory timetable.

Before the ExA decides whether to accede to or reject the Applicant's request, the views of all those persons who would be entitled to be invited to the PM and the views of any other person that the ExA intends to invite to that meeting are sought. This process will enable anyone who might potentially be affected by the Applicant's request a fair opportunity to make their views known and have them properly taken into account.

The ExA has made a procedural decision to the effect that such views should be sought in this way under section 89(3) of the Planning Act 2008 (as amended). **You are therefore invited to submit comments upon the Applicant's proposed Programmes A and B as outlined above by e-mail ([railcentral@planninginspectorate.gov.uk](mailto:railcentral@planninginspectorate.gov.uk)) or by letter (address below) by 1 April 2019.**

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Please note that your response must solely be in response to the Applicant's request; we are not seeking further representations on the merits of the proposed development at this stage.

Yours faithfully

*E A Hill*

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