

30 April 2019  
**Delivered by e-mail**

Kathryn Dunne  
Infrastructure Planning Lead  
Planning Inspectorate  
Temple Quay  
2 The Square  
Bristol  
BS1 6PN

Dear Kathryn

### **Planning Act 2008**

#### **Application by Ashfield Land Management Limited and Gazeley GLP Northampton s.a.r.l (“the Applicant”) for an Order Granting Development Consent for the Rail Central Strategic Rail Freight Interchange (“Rail Central”)**

We write further to your letter of 24 April, where PINS’ confirmed that there should be a delay to the setting of a date for the Preliminary Meeting. The Applicant welcomes this decision and acknowledges the proposed amended programme enclosed at Annex A to the letter, which includes a number of milestones at which the Applicant must provide evidence of progress in relation to the work required for the proposed material change application.

Milestone A falls on 30 April and encompasses the following three workflows and requests an updated position from the Applicant:

1. **Strategic Review (Stage 2)** - Agreement of strategic highway modelling outputs (flows) with Highways England and Northamptonshire County Council.
2. **Strategic Review (Stage 3)** - Scheme formulation (including on-going cumulative assessment) and confirmation of revised highway mitigation package revised highway package to PINS.
3. **Design Review** - An assessment is required as to whether any proposed highway changes warrant further environmental mitigation (bunds, landscaping, ecological provision, etc.)

We deal with each of the items in turn below.

#### **Strategic Review (Stage 2)**

The requested traffic flow information was issued to Highways England (HE) and Northamptonshire County Council (NCC) on 16 April. The flow data encompassed all of the junctions identified within the study area set out at Figure 17.2 of the Environmental Statement (Doc Ref: 6.1.17.2), irrespective of whether they form part of the current mitigation package presented within the submitted DCO application. A meeting has been arranged with HE and NCC for 9 May, where the flow information and the refined scope of assessment will be considered further.

#### **Strategic Review (Stage 3)**

The review, assessment and revision of the highway mitigation package has been ongoing for a number of months and continues to be worked through. A number of revised schemes have been identified at locations currently forming part of the DCO highway mitigation package. Work continues on a number

of other locations within the current DCO package and, as previously set out, any requirement for additional assessment work will be discussed at the meeting with HE and NCC on 9 May.

Turning to the cumulative assessment, this is being progressed alongside the ongoing work relating to the highways mitigation package. A meeting with WSP (who are tasked with coordinating the strategic model on behalf of the relevant authorities) is due to take place on 15 May where matters relating to the cumulative assessment will be discussed further.

### **Design Review**

Clearly the Design Review is reliant on all stages of the Strategic Review being complete, to enable the Applicant to determine whether any proposed changes to the highways mitigation requires further environmental mitigation. In light of the realignment of the proposed programming set out above, the Applicant has been unable to proceed with the Design Review at this time. The Applicant will, however, be in a position to provide PINS with a further update and comment on the proposed amended programme following the respective meetings with HE/NCC and WSP.

Yours faithfully

A solid black rectangular box redacting the signature of Alex Verbeek.

**Alex Verbeek**  
Managing Director – UK  
Gazeley

A solid black rectangular box redacting the signature of Andrew Fisher.

**Andrew Fisher**  
Managing Director  
Ashfield Land