



Meeting note

Project name	Daventry International Rail Freight Interchange Material Change
File reference	TR050001
Status	Draft
Author	The Planning Inspectorate
Date	21 July 2022
Meeting with	Prologis, Lichfields
Venue	Microsoft Teams
Meeting objectives	Inception Meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Current DCO Implementation

The Applicant provided an outline of the implementation of the existing Development Consent Order (DCO) to date. Since the DCO was granted, around 2.58m sq. ft has been developed of the 7.8 million sq. ft consented and 0.95m sq. ft is currently under construction. The scheme will also provide a new rail freight terminal, lorry park, a training hub (The Hub at DIRFT), and extensive landscape areas (Lilbourne Meadows).

The Applicant explained that the Hub at DIRFT is home to the Prologis Warehouse and Logistics Training Programme which is funded by Prologis, and provides training for those looking to start a career in the logistics industry, including the young, unemployed and disadvantaged. Lilbourne Meadows is a new nature reserve currently under development that habituates rare breeds of sheep and other species, and will provide access for informal recreation for residents of the local area. The Applicant stated that the site has delivered a new rail freight terminal; its infrastructure construction completed recently, and that the Applicant has recently constructed a roundabout on the A5, which will provide the northern access to the site.

Current Proposal

The Applicant explained its proposals in the context of the new local authority area, with Daventry District Council merging with Northampton and South Northamptonshire Council's to create a unitary authority (West Northamptonshire Council). An expansion of Daventry

International Rail Freight Terminal (DIRFT) on land to the east of the M1 is identified as a potential Spatial Option (3a) within the emerging West Northamptonshire Strategic Plan.

The Applicant considers their proposal to be a Nationally Significant Infrastructure Project (NSIP) as it satisfies the criteria set out in section 26 of the PA2008. The proposed extension to DIRFT would comprise warehousing, a new hub and amenities building, open spaces providing landscape buffers and could create an extension to Lilbourne Meadows nature reserve. A separate rail connection into the extension site is not proposed. The expansion of DIRFT will be achieved through the provision of a bridge access which will deliver an extension to the private road network within the existing estate west of the M1.

The Applicant stated that it submitted representations to the West Northamptonshire Strategic Plan Spatial Options Consultation in December 2021 and consultation responses are currently being considered by the planning authority. The Applicant mentioned local engagement with the council and local parish councils and local councillors, to understand local concerns in relation to the proposal and to incorporate responses to local feedback in the emerging site master plan. The Applicant submitted a vision document with the spatial options consultation.

The Inspectorate asked if the extension area to the east of M1 motorway would lead to changes to the consented area to the west of the M1. The Applicant stated that the proposal will incorporate alterations in the consented area, to allow access over the M1 to the proposed scheme extension. The Inspectorate asked if the extension could impact on motorway junction capacity. The Applicant said that it was not aware of any current capacity issues but would consider this as part of any transport assessment.

Nationally Significant Infrastructure Project (NSIP) Understanding

The Applicant clarified that there would be no highway NSIP included within the application.

DCO Submission

The Inspectorate asked about anticipated submission of the DCO application. The Applicant explained that it intends to align the DCO application with the Local Plan process.

Existing Land Use

The Inspectorate asked about land use to the east side of the motorway regarding the existing wind turbines located in the area. The Applicant stated that it has planned to align the land use to the existing infrastructure's lease length where possible, and it is open to the opportunity of repositioning wind turbines onto areas edging the scheme. It is proposed that a photovoltaic solar cell and battery system would fully serve the energy needs of the development. The Applicant mentioned more than half of the site would be surrounded by landscaping.

AOB

The Applicant stated that it will submit in writing thoughts regarding s26.

The Applicant and the Inspectorate planned to schedule another meeting by Q3 or Q4 2022.

Specific decisions/ follow-up required?

The following actions were agreed:

- The Inspectorate and the Applicant to schedule a meeting by Christmas/New Year 2022/early 2023
- The Applicant to send an email containing the project information, as requested.
- The Applicant to send S26 considerations to the Inspectorate.