

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**CABINET – 24 JUNE 2014**

Title of Report	<b>STRATEGIC RAIL FREIGHT INTERCHANGE (SRFI) UPDATE</b>
Key Decision	a) Financial No b) Community Yes
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Purpose of report	To update Cabinet on the application for the East Midlands Gateway development proposal north of East Midlands Airport
Reason for Decision	For update and information no decision required.
Council Priorities	Business and Jobs
Implications:	This report informs Cabinet of the applicants progress in consulting on the East Midlands Gateway – a Strategic Rail Freight Interchange proposal within the district
Financial/Staff	The Council will be consulted on an application and there will be a cost in preparing the Council's response
Link to relevant CAT	Business CAT
Risk Management	Risk assessments will be completed as appropriate
Equalities Impact Assessment	None discernible
Human Rights	None discernible
Transformational Government	None
Comments of Head of Paid Service	The report is satisfactory

Comments of Section 151 Officer	The report is satisfactory
Comments of Deputy Monitoring Officer	The report is satisfactory
Consultees	Any response to the eventual application will be prepared in partnership with Leicestershire County Council who will also be a consultee
Background papers	None.
Recommendations	<p><b>CABINET NOTES:</b></p> <ol style="list-style-type: none"> <li><b>1. THE COMMENCEMENT OF THE CONSULTATION BY ROXHILL ON THE EAST MIDLANDS GATEWAY STRATEGIC RAIL FREIGHT INTERCHANGE PROPOSAL.</b></li> <li><b>2. THE ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT THAT THE COUNCIL NEEDS TO ASSESS IN MAKING REPRESENTATIONS TO THE PLANNING INSPECTORATE</b></li> <li><b>3. THE PROPOSED PROGRAMME FOR THE DETERMINATION OF THE PROPOSAL BY THE PLANNING INSPECTORATE</b></li> </ol>

## **1.0 BACKGROUND TO EAST MIDLANDS GATEWAY PROPOSAL**

- 1.1 The East Midlands Gateway (Roxhill) project is classified as a Nationally Significant Infrastructure Project under the Planning Act 2008, and therefore is required to be the subject of an application for development consent to be submitted to the Planning Inspectorate. The Planning Act 2008 establishes the legal framework for the preparation , and determination of nationally significant proposals and applications. A final decision whether to grant development consent will be made by the Secretary of State for Transport.
- 1.2 In December 2013 the Cabinet agreed to support in principle, subject to detailed appraisal, the Roxhill proposal for the development of a Strategic Rail Freight Interchange within the district on land to the North of East Midlands Airport now referred to as the East Midland Gateway. Clearly Cabinet has reserved its formal position on the Roxhill proposals until all of the details of the scheme are known. However, given the substantial potential for job creation and the likely local, regional and national benefit of such a proposal, Cabinet agreed that 'in principle' support for the Roxhill scheme was offered and encouraged the applicants to submit their application to the Planning Inspectorate at the earliest opportunity to allow the detailed examination of the scheme to take place.
- 1.3 In December 2013 it was envisaged that the Roxhill proposal would be subject to public consultation in January 2014 with a likely submission to the Planning Inspectorate in March/April 2014. This consultation programme has been extended with the exercise now

completing on the 27 June 2014. This report updates Cabinet of the process and revised programme.

## **2.0 THE PROPOSAL AND POTENTIAL IMPACTS ON THE DISTRICT**

2.1 The site consists of land to the north of East Midlands Airport, east of Castle Donington. It is located south of the villages of Lockington and Hemington, and immediately west of the M1 junction 24. The proposals comprise:

- An inter modal freight terminal accommodating up to 16 trains per day and trains up to 775m long and including container storage and HGV parking;
- up to 557,414 sq m of rail served warehousing and ancillary buildings;
- a new rail line connecting the terminal to the Castle Donington branch freight only line;
- new road infrastructure and works to the existing road infrastructure, including a Kegworth bypass and substantial improvements to Junction 24 of the M1;
- strategic landscaping and open space, including public rights of way and new publicly accessible open areas; and
- a bus interchange.

2.2 The key benefits that the project that is likely to provide are:

- Approximately 6 million sq.ft. of rail connected warehousing floorspace;
- Around 7,000 jobs involving a wide range of technical, managerial, administrative and operational posts with a commitment by the developer to work with the Council and the Leicestershire and Leicester Enterprise Partnership;
- Up to 900 construction jobs;
- A new dedicated rail access, from the Nottingham – Birmingham freight only line;
- A full inter modal freight facility;
- Improved strategic highway arrangements, with a newly configured Junction 24 of the M1, and additional capacity at Junction 24a;
- New local access arrangements to Lockington and Hemington, including the closure of the junction of Church Street with the A50 (delivering local road safety benefits);
- Provision of public transport connectivity to the East Midlands Gateway site, including enabling the extension or enhancement of existing bus services to link communities such as Coalville;
- Significant landscaping and earthworks which would result in the buildings being substantially screened from the west (Castle Donington), and north (Lockington-Hemington); and
- The provision of a new by-pass to the south of Kegworth

2.3 Once the planning application is submitted, the Council, will be invited to prepare a Local Impact Assessment of the proposals and to submit that assessment to the Planning Inspectorate for their consideration. This impact assessment will essentially form the Council's detailed and formal view on the application. This Local Impact Assessment will be prepared by Officers and reported to Cabinet for consideration before it is submitted to the Planning Inspectorate for scrutiny. The Local Impact Assessment will focus upon the following areas;

- Landscape
- Wildlife
- Archaeology

- Noise
- Traffic
- Access and Rights of Way
- Economy
- Developer Contributions (as a means of mitigation)

It is anticipated that any background evidence required to inform the Local Impact Assessment will be undertaken jointly with Leicestershire County Council who will also need, in due course, to inform the Planning Inspectorate of their formal view of the application.

### 3.0 PROGRAMME FOR THE DETERMINATION OF THE APPLICATION

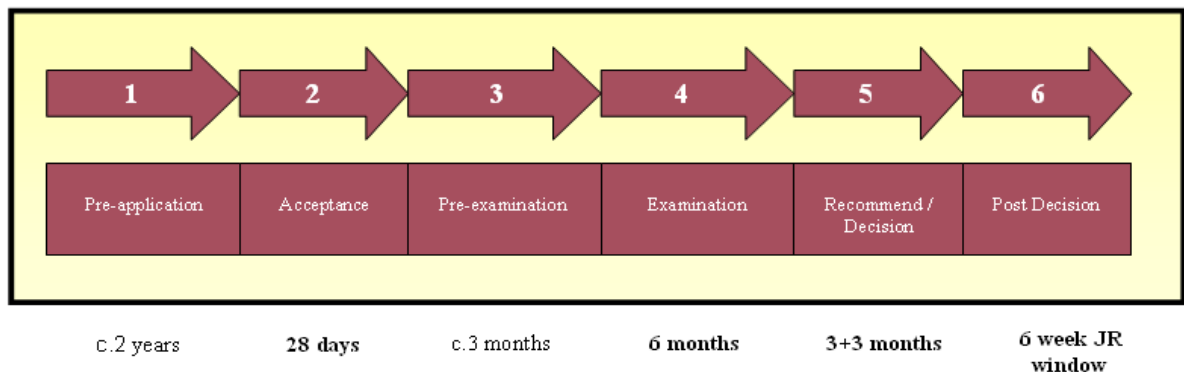
3.1 The Applicant has undertaken a consultation process to understand the issues and concerns of all the interested parties. The applicant commenced the formal exercise on the 23 May 2014. The consultation is being carried out pursuant to Section 42 of the Act and notice of the proposed application is to be publicised under the requirements of Section 48 of the Act.

3.2 The proposal has been advertised in the local press and consultation materials are available both on-line and in community locations. The Act allows a period of 28 days for this consultation which closes on the 27 June 2014. Responses and representations will be made public by Roxhill and will be reported to a future Cabinet meeting.

3.3 Now Roxhill has completed the consultation exercise they can proceed to submit the application to the Planning Inspectorate for Acceptance (stage 2 below). When the application has been accepted by the Planning Inspectorate there will be a three month pre-examination period (Stage 3 below) during which time the Council will prepare a Local Impact Assessment and agree areas of common ground to submit to the Planning Inspectorate. The Assessment will be reported to a future Cabinet meeting for approval prior to submission to the Planning Inspectorate. The examination will take up to six months and during the examination the Councils Local Impact Assessment will be taken into account. The current programme for the statutory stages is set out below and anticipates an examination between November 2014 and April 2015 with a decision being published sometime after July 2015. This programme however is dependent upon how long it will take to complete stages 1-3.

3.4

Application



Times in **bold** are statutory

Current Programme    July 14    Aug –Oct 14    Nov 14-Apr 15    July 15 onwards