

Report to Inform the Statement of Community Consultation (SoCC)

Updated version for statutory consultation



Introduction

This document is the Report to Inform the Statement of Community Consultation (SoCC) for the Rail Central proposals. It should be read in conjunction with the main SoCC document within which the principal consultation activities and approach is set out.

The purpose of this Report to Inform the SoCC is to provide additional information, background and context. Please note that an earlier Report to Inform the SoCC was produced and published for Phase One Consultation and this document is therefore an updated version of this, taking account of local feedback received and the fact that a second phase of consultation (Phase Two Consultation) is now planned. This is a version that was further updated to reflect the subsequent change to the programme and consultation dates and was shared with local authorities in early 2018.

Rail Central: the project

Rail Central is a proposed new SRFI that would be developed where the West Coast Mainline meets the Northampton Loop Line. This is a key transport junction in the middle of the UK.

Rail Central would connect into the West Coast Mainline and the Northampton Loop Line, as well as into the A43 trunk road within approximately 2 miles of the M1 motorway. It would also bring associated improvements to Junction 15A of the M1, as well as other highway improvements in the surrounding area. It will see the creation of a UK leading logistics and distribution capability on a site between Milton Malsor and Blisworth in South Northamptonshire. As such, where this SoCC refers to "Rail Central", the "site" or "application site", this includes both the main SRFI site and the accompanying highway improvements".

Rail Central will provide up to 702,097 sq m (Gross External Area) of rail connected and rail served warehousing with associated rail infrastructure (to include new sidings and freight handling facilities), and ancillary service buildings

including a service depot, lorry park, terminal control building and bus terminal, together with a new highway access, ground works, landscaping and other accompanying infrastructure works.

Rail Central will support the Government's agenda for moving more freight on rail and support the strength and competitiveness of UK business and the UK economy.

The Government's policy on SRFIs is set out in the National Policy Statement for National Networks (NPS NN 2014). This is a key policy document that establishes there is a national need for projects such as Rail Central. It states that there is a compelling need for new rail and road infrastructure in the UK. Rail Central responds to this need and would also deliver a number of significant benefits to the local, regional and national economy.

THE GOVERNMENT PROVIDES THIS DEFINITION OF A SRFI:

"A Strategic Rail Freight Interchange (SRFI) is a large multi-purpose rail freight interchange and distribution centre linked into both the rail and trunk road system. It has rail-connected warehousing and container handling facilities and may also include manufacturing and processing activities."

National Planning Statement for National Networks (NPS NN), 2014

Why this location?

The NPS NN sets out the Government's policy support for new strategic rail freight infrastructure, capability and capacity.

Location is critical to the potential operating capability of any new SRFI – the ability to act as a multi-modal terminal shifting goods from road to rail underpins the operating case for SRFIs.

The proposed location for Rail Central combines three of the most important factors for SRFI operations:

1. Direct connections to the national rail network – with Rail Central offering connections to both the West Coast Mainline and the Northampton Loop Line.

- 2. Direct connection to the strategic road network – with Rail Central offering direct access to the A43 dual carriageway within just two miles of the M1.**
- 3. Centrality within the UK – the site is in the UK heartland for distribution/logistics with Northampton's centrality within the UK, giving it advantages in terms of travel time/miles to connect to end user markets.**

In addition to the key transport infrastructure and site location which makes this site suitable for SRFI use, the site also benefits from a number of other attributes including its topography; it is generally flat and provides a suitable footprint for the uses and form of development proposed.

The Applicant

Ashfield Land Management Ltd ("Ashfield Land") has partnered with Gazeley GLP Northampton s.a.r.l. ("Gazeley GLP") to deliver Rail Central. Together they are the Applicant taking forward the Project as part of the consenting process.

Ashfield Land is a UK commercial property company with more than 25 years' experience in bringing forward successful investment, development and regeneration projects. Gazeley, wholly owned by GLP, is a specialist developer, investor, owner and operator of logistics and distribution real estate and, with a 30 year track record, is the most experienced company of its type in the world.

Ashfield Land and Gazeley GLP are the joint promoter for Rail Central and will submit the Development Consent Order (DCO) application following a preapplication consultation process and preparation of the DCO application documents.

The legislative framework

Rail Central will comprise a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 ("the Act").

This is because, in accordance with paragraph 4.89 of the NPS NN 2014, the Rail Central project (the Proposed Development):

- is located within England;
- is in excess of 60 hectares in area;
- will be capable of handling consignments of goods from more than one consignor and to more than one consignee;
- will be capable of handling at least four trains per day and will be capable of increasing the number of trains handled;
- will be capable of handling 775 metre trains with appropriately configured on-site infrastructure and layout;
- will be part of the railway network within England;
- will include warehouses to which goods can be delivered from the railway network in England either directly or by means of another form of transport; and will not be part of a military establishment.

An application for a Development Consent Order (DCO) will be submitted to the Planning Inspectorate (PINs). The main site will form one NSIP. Due to its scale, the highway works proposed at Junction 15A of the M1 constitute a separate NSIP in its own right. Both NSIPs will be submitted under a single Development Consent Order (DCO).

The Planning Inspectorate (PINs) will examine the application and will make a recommendation to the Secretary of State for Transport, who will then make the final decision on whether consent for Rail Central and the associated highway works should be granted.

The Applicant anticipates submitting the DCO application to PINs in mid-2018. Provided the DCO is accepted for examination, the application will then be subject to public examination during a period lasting 6 months.

In determining the application, the Secretary of State will have regard to, and decide the application in accordance with, the NPS NN, which explains the Government's national policy towards SRFIs and improvements to the Strategic Road Network.

Where a NPS has effect in relation to development of the description to which the DCO application relates, the Secretary of State must have regard to that NPS in determining the application. In the case of Rail Central, this relevant NPS is the National Policy Statement for National Networks (NPS NN).

The NPS can be found at: <https://www.gov.uk/government/collections/national-networks-national-policy-statement>

Pre-application consultation – Non-statutory and statutory consultation

In line with the requirements of the Planning Act 2008 and the requirement for pre-application consultation, the Applicant has been undertaking a structured and comprehensive programme of pre-application consultation with the local community and stakeholders.

The purpose of this pre-application consultation has been to raise awareness of the proposals for Rail Central, provide information on the project and the planning process, and gather feedback that can help to inform the development of the plans.

The Applicant has therefore carried out a series of activities to meet this objective and to ensure that people with a potential interest in the project are aware and informed. This included an informal pre-application consultation process that made people aware of how and when they can get involved in the statutory consultation process. With project awareness widely established and dialogues in place between the project team and a full range of stakeholders (community/public and technical/statutory), the foundation for an effective and meaningful statutory consultation was set. Initially, non-statutory consultation took place around the concept and overall approach. The Applicant then published a SoCC in April 2016, setting out how it proposed to carry out statutory consultation on the project with the local community.

This was promptly followed by the first phase of statutory Section 47 Consultation (**Phase One**) where draft plans were presented, along with initial environmental information and details of our approach to matters such as highways, transportation and rail connectivity. As part of Phase One Consultation, in response to public feedback, The Applicant prepared and published a suite of illustrative visualisations and updated plans to ensure local communities were updated on the development of the draft plans and able to provide further feedback.

Following Phase One Consultation, the Rail Central team continued its local engagement by issuing community newsletters, liaising with landowners and others with an interest in the land, providing ad hoc briefings to parish councils (particularly around highway progress) and other local stakeholders, as well as maintaining dialogue with the Local Liaison Group ("LLG"), updating the website as appropriate and responding to ad hoc enquiries from local residents.

This second stage of statutory consultation (**Phase Two**) can now be carried out in accordance with the methodology set out in the republished SoCC and in this Report to Inform the SoCC. Unlike Phase One Consultation, which was Section 47 (community consultation) only, Phase Two Consultation will relate to Section 42 (including Section 43 and Section 44), Section 47 and Section 48 of the Planning Act 2008.

Summary of pre-application consultation

The Applicant has been in dialogue with a number of stakeholders over several years as it has investigated the potential for Rail Central.

These discussions have taken place in order to establish basic scheme feasibility and so that The Applicant could bring forward an application for a DCO in line with the requirements of the NSIP process and the Planning Act 2008.

These discussions included engagement with Network Rail to assess feasibility, capacity and viability matters (the opportunity to connect into the existing rail network being a core aspect for the scheme).

The Applicant also entered into discussions with South Northamptonshire Council and Northampton Borough Council at that time so that the opportunity and potential for the scheme could be recognised. Similarly, The Applicant commenced discussions with Northamptonshire County Council and Highways England with regard to highway matters.

The benefit and outcome of these early engagement meetings was to establish awareness of the scheme and start a dialogue which could then continue into the formal, statutory consultation stage.

Following those early meetings and engagement activities, The Applicant commenced (from November 2015) meetings and briefings with relevant stakeholders as part of an increasing programme of consultation. Initially this was non-statutory consultation and subsequently the first round of statutory consultation was held. This is explained in further detail below:

1. Local stakeholder briefings (2015 – early 2016)

The Applicant provided informal, introductory briefings to key stakeholders from 2015, which provided an opportunity to inform stakeholders about the proposals and explain the overall approach to Phase One consultation planned for spring 2016.

Briefings were held with:

- **South Northamptonshire Council, Northampton Borough Council and Northamptonshire County Council** – following a sequence of meetings and other contact with officers, emails were sent to relevant councillors in November 2015 to introduce them to the proposals
- **Chris Heaton-Harris MP (Conservative, Daventry)** – a briefing meeting was held on 24 November 2015

Summary of pre-application consultation (Cont'd)

- **Milton Malsor Parish Council** – a briefing meeting was held with parish councillors on 8 December 2015 (this was open to the public)
- **Northamptonshire Enterprise Partnership** – a briefing meeting was held on 17 December 2015
- **Andrea Leadsom MP (Conservative, South Northamptonshire)** – a meeting was held on 17 December 2015 (with assistant only) and 29 March 2016
- **Blisworth Parish Council** – a briefing meeting was held with parish councillors on 4 January 2016 (this was open to the public)
- **South East Midlands Local Enterprise Partnership** – a briefing meeting was held on 28 January 2016

In addition, in January 2016, **summary telephone briefings** were provided to a representative of each of the parish councils near the site including: Tiffield Parish Council; Shutlanger Parish Council; Stoke Bruerne Parish Council; Collingtree Parish Council; West Hunsbury Parish Council; Hunsbury Meadows Parish Council; Rothersthorpe Parish Council; Grange Park Parish Council; Courteenhall Parish Council and Wootton & East Hunsbury Parish Council, as well as Easton Neston Parish Meeting.

Local awareness of the project was raised through **media briefings and updates** which have helped to ensure local communities are aware of the project and the planned consultation, and the contact details and website address for further information.

The project team has provided and continues to provide information and comments to support local press reporting on the proposals (print, broadcast and online media). An initial briefing was also provided to the *Northampton Chronicle & Echo* on 9 February 2016 (with reporter Nick Spoor).

Engagement with local media is continuing throughout the process with an expectation that media reporting and coverage will assist in making people aware of the proposals for Rail Central and how they can participate in the planning process should they wish to.

2. Introductory project leaflet (January 2016)

A summary introductory leaflet ("An introduction to Rail Central") was produced and sent to more than 2,500 local addresses near the site in January 2016. Recipients included Royal Mail registered postal addresses in Milton Malsor, Blisworth and Roade. The leaflet was also available via email on request and published on the project website, www.railcentral.com.

The leaflet provided introductory information to local residents and businesses about the project and the national need for SRFIs, as well as identifying the site being brought forward. It also explained the approach to consultation and promoted the planned consultation in the spring. The contact details for the project team were provided in order to answer any questions.

3. Initial landowner and occupier briefings (January – February 2016)

The Applicant identified all landowners and occupiers with an interest in the land to which the application site relates. As members of the local community, these individuals and organisations will be able to participate in the Section 47 consultation and will, under the Phase Two consultation, be separately consulted as part of the Section 42 consultation, which will be carried out in Phase Two Consultation.

The Applicant has already hosted a briefing for landowners and occupiers, which was held on 3 February 2016. Since then, liaison with landowners and occupiers has continued.

4. Local Liaison Group (from February 2016)

A LLG was established in February 2016. It is envisaged that the LLG will remain in place throughout the pre-application, submission and examination period.

The following stakeholders were invited to become members of the Local Liaison Group: a representative from at least 15 local parish councils immediately surrounding the site including Milton Malsor Parish Council, Blisworth Parish Council and Roade Parish Council; the four South Northamptonshire Council representatives for the two site wards; the Northamptonshire County Council electoral division representative of the site; the seven Northampton Borough Council representatives for the four local site wards adjacent to the M1; and representatives from the community group Stop Rail Central.

At the initial stage, the LLG has two primary responsibilities that serve as the core areas of focus, though flexibility has been built in to allow other appropriate matters to be discussed. Its current purpose is to:

1. Provide a forum for discussing detailed issues relating to the proposals, enabling questions and matters to be raised with The Applicant so that answers can be provided and solutions achieved
2. Provide an appropriate and effective structure through which information about the emerging proposals can be shared and coordinated

An initial **LLG discussion workshop** was held on 16 March 2016. This was the first meeting of the LLG. The purpose of the workshop was to establish the LLG and how it will operate as well as to discuss and seek views from LLG representatives on aspects of the potential scheme design where there is scope to adjust the design in line with feedback.

Since then, regular updates have been provided to the LLG through either a meeting or an email update. In summer 2017, the LLG membership was reviewed to take account of the extent of highway works.

Summary of pre-application consultation (Cont'd)

5. Section 47 Consultation: Phase One (April – October 2016)

On 28 April 2016 The Applicant began the first phase of consultation with the local community on the draft plans.

The process of consultation was explained in the SoCC and its supporting document, the Report to the Inform the SoCC, both of which were agreed in advance with South Northamptonshire Council, Northamptonshire County

Council and Northampton Borough Council and published in April 2016.

The Phase One consultation programme was specifically designed to ensure that people who wanted to get involved could easily do so by using a mix of different approaches. This included:

- **Public Exhibitions:** The Applicant held a series of public exhibitions at local venues close to the site as detailed below:

VENUE	ADDRESS	DATE	TIME
Walnut Tree Inn	21 Station Road, Blisworth NN7 3DS	Thursday 28 April 2016	12pm-8pm
Walnut Tree Inn	21 Station Road, Blisworth NN7 3DS	Friday 6 May 2016	12pm-8pm
Blisworth Village Hall	19 Stoke Road, Blisworth NN7 3DB	Saturday 7 May 2016	11am-4pm
Roade Village Hall	Bailey Brooks Lane, Roade NN7 2LT	Friday 13 May 2016	11am-5pm
Collingtree Village Hall	The High Street, Collingtree NN4 0NQ	Saturday 14 May 2016	11am-4pm
Towcester Town Hall	The Town Hall, 86 Watling Street, Towcester, NN12 6BS	Wednesday 18 May 2016	12pm-8pm
Milton Malsor Village Hall	High Street, Milton Malsor, NN7 3AS	Friday 20 May 2016	12pm-8pm
Blisworth Village Hall	19 Stoke Road, Blisworth NN7 3DB	Saturday 21 May 2016	11am-4pm

At each exhibition, project information was presented through a variety of means, including display panels with relevant information and visuals, table-top maps and the preliminary environmental information (PEI) report, as well as copies of maps and a non-technical summary that visitors were able to take home. Technical experts including our architect, highway engineers, landscaping consultant and others were at the public exhibitions to help answer questions.

- **Project website:** The Applicant established a project website (www.railcentral.com) that hosted all consultation materials, along with general background details and an online feedback form.

- **Direct information letter and invitation to the public exhibitions:** The Applicant wrote directly to households and businesses within the defined consultation area around the site, providing details for the consultation and public exhibitions (and other ways to get involved). This consultation area includes approximately 2,500 properties.

- **Attending local meetings:** during this phase of consultation, briefings were provided to a range of local stakeholders and organisations, building on those carried out in advance of the consultation opening. Briefings and presentations were offered to Youth Councils and local schools.

- **Advertising:** the consultation and the public exhibitions were advertised locally. Local press advertisements were placed in the *Northampton Chronicle & Echo* and the *Northampton Herald & Post*, while posters and leaflets were provided to Parish Councils for use with local notice boards.

Summary of pre-application consultation (Cont'd)

- **Documents available to view at local venues:** all consultation documents were made available at these local deposit locations:

VENUE	ADDRESS	ADVERTISED OPENING TIMES
Northamptonshire County Council	County Hall, Northampton NN1 1ED	Monday – Friday: 8am – 5.30pm
Northampton Borough Council Offices	The One Stop Shop, The Guildhall, St Giles Square, Northampton NN1 1DE	Monday – Friday: 10am – 4pm
Northamptonshire Central Library	Northamptonshire Central Library, Abington Street, Northampton NN1 2BA	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 11am – 4pm
Roade Library	Roade Library, High Street, Roade NN7 2NW	Wednesday – Friday: 2pm – 6pm; Saturday: 10am – 2pm; Sunday: 1pm – 4pm
Towcester Library	Towcester Library, The Forum, Moat Lane, Towcester NN12 6AD	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 1pm – 4pm

Consultation was originally scheduled to close on 30 September 2016. However, following local requests to extend this period, the Applicant kept the consultation open until 21 October 2016, helping to ensure that anyone who might wish to comment had sufficient time to do so.

6. Third community newsletter (July 2016)

In July 2016, the Applicant published its summer community newsletter. This was sent to all addresses within the Consultation Zone (approximately 2,500) and published on the website. It was also emailed to members of the LLG so that it could be distributed widely.

7. Supplementary consultation materials (August 2016)

We also published updated illustrative plans and new visual material as part of the Phase One community consultation. This first phase of consultation ended on 21 October 2016. We have and will continue to engage with local communities and their representatives throughout the consultation period and beyond.

8. Fourth community newsletter (December 2016)

Following the close of the consultation, a community newsletter was prepared, summarising the headline outcomes of the Phase One consultation and reporting on the next steps. This was sent to all addresses within the Consultation Zone (approximately 2,500) and published on the website. It was also emailed to LLG members so it could be distributed widely.

9. Fifth community newsletter (April 2017)

The fifth newsletter provided an update on the consultation timescales, explaining to readers that Phase Two Consultation was now scheduled to take place in September. The newsletter provided a summary of what information would be presented for consultation and provided an update on progress with the technical assessments. As with other newsletters, this Spring 2017



newsletter was published on the project website and issued to all properties within the consultation zone.

10. Sixth community newsletter (September 2017)

The sixth newsletter provided an update on the detailed surveys and technical work and explained the progress made with highway modelling. The newsletter stated that because of this work, the programme had re-adjusted and thus Phase Two Consultation was expected to take place in early 2018. This was so that consultation could happen when there was comprehensive detail across all key areas on which to consult. This Autumn 2017 newsletter was issued to all properties within the consultation zone and published on the project website.

Interim informal consultation (October 2016 – Early 2018)

Since the close of the Phase One Consultation in October 2016, the Rail Central team has continued to engage with local residents and stakeholders. This has included providing feedback on the Phase One Consultation, providing updates on the development of the plans and answering enquiries. Engagement has included:

- **Local stakeholder meetings and update briefings** with South Northamptonshire District Council, Rt Hon Andrea Leadsom MP, Towcester Primary School, Milton Malsor Parish Council, Roade Parish Council, SEMLEP and Gayton Parish Council;
- **Community newsletters** published and issued to local addresses in December 2016 (which included a summary of feedback and themes from the Phase One

Consultation) and in April 2017 (which provided an update on the highway works and the consultation schedule);

- **Landowner and occupier discussions** continued throughout the period;
- **LLG engagement** continued with regularly newsletters or meetings. With respect to meetings, a detailed highway briefing took place in May 2017 and a detailed rail briefing took place in July 2017;
- **Website updates** were provided as appropriate during this period to ensure the website provided accurate and up to date information.

Context of the consultation – Phase Two Consultation

Consultation is taking place in a clear and sequential way. The purpose of consultation is to ensure that the Applicant has an appropriate knowledge and understanding of specific issues and concerns as held by stakeholders and the community.

Through understanding any issues and concerns via the consultation, the Applicant can have regard to comments made and, where appropriate, amend, adjust or improve the draft scheme design prior to submission of the application.

Phase Two Consultation builds on the considerable informal and formal consultation carried out since 2015. During this time, the plans have been developed and refined, informed by public feedback and outcomes from technical assessments.

On Thursday 15 March 2018, the Applicant will launch consultation under Section 42 and Section 47 of the Act ('Phase Two') with:

- Consultees identified under Schedule 1 of the Infrastructure Planning (Application: Prescribed Forms and Procedures) Regulations 2009 (as amended)
- All relevant local authorities, as defined under Section 43 of the Act
- All Consultees who are within one or more of the categories set out in Section 44 of the Act
- The local community (defined as people living in the vicinity of the land to which the proposed application relates) in accordance with Section 47 of the Act.

In addition, under Section 48 of the Act, a notice will be publicised in a local and other specified newspapers, inviting members of the public to respond with their comments on the project. This will also form part of the Phase Two consultation.

The Statement of Community Consultation explains how the Applicant proposes to conduct the consultation under Section 47. The purpose of consultation is to ensure that the Applicant has an appropriate knowledge and understanding of specific issues and concerns as held by stakeholders and the community. Through understanding any issues and concerns raised during consultation, the Applicant can have regard to comments made and, where appropriate, amend, adjust or improve the draft scheme design prior to submission of the application.



Context of the consultation – Phase Two Consultation (Cont'd)

An updated **indicative project timeline** is provided below:

TIMESCALE	ACTIVITIES
Spring & Summer 2016	Phase One: Statutory Consultation with the local community (Section 47 Consultation) – now completed
Thursday 15 March 2018 to Monday 23 April 2018	Phase Two: Statutory Consultation with: <ul style="list-style-type: none"> • The local community (Section 47); • Prescribed consultees (Section 42); and, • Press notices (Section 48 Consultation)
Mid 2018	Application to be submitted
Late 2018 to Early 2019	Examination and determination of application
2019	Earliest start of construction

Fig 1: Project timeline (indicative)

As with Phase One, the Applicant has identified a “**Consultation Zone**” around the site, which includes all household and business addresses in the local area. This zone has been extended from the zone for Phase One Consultation to take account of where potentially significant highway works will be carried out that may affect local residents, businesses and others in the immediate vicinity.

The Consultation Zone for the Phase Two Consultation includes more than 7,700 addresses and covers an area including Blisworth, Milton Malsor and Roade, as well as a separate area covering Towcester. Please see Appendix 1 for the consultation zone map.

Addresses within the Consultation Zone will be contacted by letter with a project summary and details of the planned public exhibitions.

This Consultation Zone includes those areas where it is considered highway improvements could have a significant impact on the local community and which may require third party land. Those highway areas considered are M1 J15, M1 J15A, A43 Tove and A43 Abthorpe.

In addition to those four junctions, there are 11 additional junctions identified for highway improvements. A plan of the junctions will be included in the consultation materials, as made available on 15 March 2018. These highway works involve less potentially material impact than those included for the Consultation Zone.

These junctions include:

1. **M1 J16**
2. **A4500 / Upton Way Tollgate Way**
3. **A5123 / A5076 Danes Camp Way**
4. **A5076 Danes Camp Way / Hunsbury Hill Avenue**
5. **A5076 Danes Camp Way / Towcester Road / Tesco**
6. **A45 Brackmills Roundabout**
7. **A45 Barnes Meadow Interchange**
8. **A45 / A43 Lumbertubs Way**
9. **A5076 Upton Way / Telford Way**
10. **A5076 Upton Way / High Street**
11. **A508 Harborough Road / Welford Road (11)**

Focused consultation will take place around those 11 junctions. It is not considered proportionate or appropriate to introduce arbitrary S47 Consultation Zones for each of these more minor highway improvement locations.

Specific residents will be identified through discussions and analysis with the wider environmental consultant team and then those properties will be directly contacted with letter correspondence, in order to alert them to the formal consultation process for the project, which will take place between Thursday 15 March 2018 and will close at 23.59pm on Monday 23 April 2018. This approach will be reported on fully within the consultation report.

Context of the consultation – Phase Two Consultation (Cont'd)

An advertisement will be placed in one local newspaper across two weeks and further local and other publicity avenues (including parish councils) will be used to promote the consultation along with the Section 48 notifications.

The project website will also be used to disseminate information.

Phase Two of consultation is scheduled to commence on Thursday 15 March 2018 and close on Monday 23 April 2018.

All feedback should be received by 23.59pm on Monday 23 April 2018. Please note comments may be made public and the personal details of respondents may be made available to the Planning Inspectorate and other third parties.

Approach to preliminary environmental information

The Applicant is consulting on PEI during two periods:

- i. As part of the Phase One of Section 47 Consultation, the Applicant consulted on 'baseline' environmental information. The preliminary environmental impact report (PEIR) and a non-technical summary document (NTS PEIR) were made available to view at the consultation events, on the project website and at identified public viewing locations throughout the consultation period;
- ii. As part of the forthcoming Section 42, Section 47 and Section 48 Consultation (Phase Two), the Applicant will be consulting on further details which are expected to include the preliminary conclusions of the environmental impact assessment, including any likely significant effects of the project on the environment and any mitigation which is proposed. A non-technical summary will also be produced at this stage, which will be available to the public.

Section 47: What we will consult on

The purpose of the Phase Two consultation is to provide the local community and other interested parties with an opportunity to understand and influence the proposals.

During the consultation, the Applicant will make available technical information, as well as non-technical PEI relating to the proposals. This will include environmental information (please see above for further details of the approach to this).

The consultation materials will include information about the NPS NN which explains the Government's policies towards SRFIs and improvements to the Strategic Road Network. The Applicant will be inviting feedback on the proposals.

The Phase Two consultation will specifically focus and invite feedback on landscaping and public access, highways and access, improvements to local highway (including J15A of the M1) and environmental issues, as well as any other matters consultees wish to provide comments on.

Section 42: Who we will consult with

Under Section 42 of the Act (including Sections 43 and 44), the Applicant will consult with identified consultees including:

1. All **county, district and unitary local authorities**, as defined by the Act. This includes South Northamptonshire Council, Northampton Borough Council, Daventry District Council, Northamptonshire County Council and others;
2. All statutory **consultees ("prescribed persons")**, as defined by Section 42 of the Act and listed in Schedule 1 to the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009;
3. **Landowners lessees, tenants and those with an interest in the land**, as defined in Section 44 of the Act;

4. Whilst not a statutory requirement, the Applicant will also consult with **Parish Councils** representing parishes within the Consultation Zone and adjacent to these parishes. This includes Milton Malsor Parish Council, Blisworth Parish Council, Roade Parish Council, Gayton Parish Council, Courteenhall Parish Council, Rothersthorpe Parish Council, Collingtree Parish Council, East Hunsbury Parish Council, West Hunsbury Parish Council, Hunsbury Meadows Parish Council and others.

As part of the project, **improvements to Junction 15A of the M1** are planned. The consultation zone has been extended to ensure that notifications will also be sent to local stakeholders for areas where significant highway improvements are planned.

Section 47: Who we will consult with

Under Section 47 of the Act, the Applicant will consult with affected local communities and other interested parties. Identified consultees include (but not limited to):

1. All postal addresses within the **Consultation Zone**. As explained above, the consultation zone captures more than 7,700 addresses in the local area.
2. **Members of Parliament and Members of the European Parliament** representing constituencies within or bordering the Consultation Zone. This includes Daventry, Northampton South and North Northamptonshire parliamentary constituencies and East Midlands European constituency.
3. **Other** identified local, regional and national stakeholders, and relevant interest groups.

As part of the project, **improvements to Junction 15A of the M1 are planned**. The consultation zone has been extended to ensure that notifications will also be sent to local stakeholders that include this area and other areas

where significant highway improvements are taking place that could impact adversely on the local community.

To widen engagement further, the Applicant will again write to **local schools** (including Elizabeth Woodville School in Roade (Secondary) and local primary schools within or immediately adjacent to the consultation zone) as well as schools in Towcester. They will be invited to attend the public exhibition and also offered briefings/presentations in schools.

All those who provided feedback and appropriate contact information during Phase One of Section 47 Consultation will also be notified of Phase Two of Section 47 Consultation, as well as others we have identified as being interested through the website.

The Applicant will also offer a briefing (and engagement) with the **Youth Council** at South Northamptonshire District Council and Northampton Borough Council.

Section 47: Notifications and publicity

In advance of the Section 47 Consultation, the Applicant will use a variety of methods to advertise the consultation to help ensure wide awareness amongst those potentially with an interest in the proposals. Publicity will include:

1. Production of an **information letter** that will provide a brief overview of the project and details of the consultation. This will be distributed to all addresses within the consultation zone and made available on the project website. A version will be distributed to other individuals and organisations with an interest in the project, including landowners and occupiers of the application site known at this stage, and local authorities, all of whom will be consulted formally under Section 42 at the same time.
2. **Newspaper advertisements** will be placed in the Northampton Chronicle & Echo (advertising the SoCC and providing details of the public exhibition dates and venues).
3. **Local notices** will be sent to all relevant parish councils for placing in local venues in parishes and Towcester Town Council.
4. The **project website** will include information about the consultation and planned exhibitions.
5. In addition to paid for advertising, the **local media** will be notified, and press releases will be issued at key junctures to promote the consultation and the planned exhibitions (aiming to secure editorial coverage which will inform the local community about the project and the opportunity to engage in the consultation).

Section 47: how the Applicant will consult

Local residents, stakeholders and other interested parties will be able to take part in the consultation in several different ways.

As part of Phase Two consultation under Section 47, the Applicant is proposing to hold public exhibitions at appropriate venues in the vicinity of the main SRFI site. A public exhibition at Towcester was added as per South Northamptonshire Council's request.

Events are planned in the specified locations for the following times and dates:

VENUE	ADDRESS	DATE	TIME
Walnut Tree Inn	21 Station Road, Blisworth NN7 3DS	Thursday 15 March 2018	2pm-8pm
Milton Malsor Village Hall	High Street, Milton Malsor, NN7 3AS	Saturday 17 March 2018	12.30pm-5.30pm
Roade Village Hall	Bailey Brooks Lane, Roade NN7 2LT	Wednesday 21 March	1pm-7pm
South Northamptonshire Council Chamber	The Forum, Moat Lane, Towcester, NN12 6AD	Thursday 22 March	1pm-7pm
Milton Malsor Village Hall	High Street, Milton Malsor, NN7 3AS	Friday 23 March 2018	2pm-8pm
Blisworth Village Hall	19 Stoke Road, Blisworth NN7 3DB	Saturday 24 March 2018	10am-4pm

Fig 2: Planned consultation events

At each exhibition, project information will be presented through a variety of means, including:

- Display panels with relevant information and visuals where appropriate
- Maps
- Non-technical summary, summarising the proposals
- PEI on the proposed approach to land restoration and landscaping, habitats, mitigation and other relevant issues

The **project website** (www.railcentral.com) will host all relevant consultation documents and project information, as well as an online feedback form.

This will allow local residents and other interested parties to view the consultation materials and provide their comments via an online feedback mechanism. Respondents should be aware that comments may be made public and their personal details may be made available to third parties, including the Planning Inspectorate.

Project information, including PEI and copies of consultation documents will be made available to view in a digital format without charge at the following **local deposit locations** during the opening hours indicated. Please note these opening hours were provided by the venue and are subject to change at the discretion of the venue. Visitors are advised to confirm opening times directly with the venue when planning to visit.

LOCATION	ADDRESS	ADVERTISED OPENING TIMES
Northamptonshire County Council	County Hall, Northampton NN1 1ED	Monday – Friday: 8.30am – 5pm
Northampton Borough Council Offices	The One Stop Shop, The Guildhall, St Giles Square, Northampton NN1 1DE	Monday – Friday: 9am – 5pm
Northamptonshire Central Library	Northamptonshire Central Library, Abington Street, Northampton NN1 2BA	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 11am – 2pm
Roade Library	Roade Library, High Street, Roade NN7 2NW	Wednesday: 10am – 2pm; Thursday – Friday: 2pm – 6pm; Sunday: 11am – 2pm
Towcester Library	Towcester Library, The Forum, Moat Lane, Towcester NN12 6AD	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 11am – 2pm
Hunsbury Library	Hunsbury Library, Overslade Close, Northampton NN4 0RZ	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 11am – 2pm

Fig 3: Local deposit locations

Section 47: how the Applicant will consult (Cont'd)

To complement the network of deposit locations, some consultation materials will also be made available at a network of local information locations where local residents will be able to find out more about the project and understand how they can take part in the consultation process.

The Rail Central team contacted a wide range of local venues and only a small number of venues agreed to take materials. The local information locations are anticipated to include:

- **Blisworth Post Office & Stores**, Blisworth (telephone number: 01608 858205)

- **The Walnut Tree Inn, Blisworth** (telephone number: 01604 859551)
- **Blacky More Community Centre**, East Hunsbury (telephone number: 01604 708429)

Due to space constraints, the level of information provided in each venue will be determined by what they can accommodate. Details will be provided at each of the venues explaining how further information can be accessed and giving contact details for the applicant. Opening hours will also be restricted and therefore access should be checked locally by anyone wishing to use these facilities.

Project communications

The Rail Central team has a variety of well-established contact methods to help ensure local communities and other interested parties are aware of the project and consultation, and have the opportunity to find out further details and provide their feedback.

This includes:

- **PROJECT WEBSITE:** the project website (www.railcentral.com) will be updated at the start of the consultation stage with project information and core documents detailed above. An online feedback system will also be made available at this time. Project updates will be provided on the website.
- **PROJECT EMAIL ADDRESS:** the project email address (railcentral@camargue.uk) is monitored regularly and can be used to request further information, ask questions or submit feedback.
- **PROJECT TELEPHONE LINE:** for general enquiries relating to the consultation, local residents and other interested parties will be able to request information by phoning the project helpline. However, it will not be possible to provide feedback through the helpline.
- **FREEPOST:** a dedicated project freepost address (**FREEPOST Rail Central**) has also been established and can be used to request further information, ask questions or submit feedback.

Feedback

The Applicant will establish a variety of means for local residents and other interested parties to provide written feedback.

If respondents cannot provide written feedback, the Rail Central team would be happy to discuss, on an individual basis, alternative ways for recording feedback.

Please note comments may be made public and the personal details of respondents may be made available to the Planning Inspectorate and other third parties.

During Phase Two of Section 47 Consultation, feedback forms will be provided to visitors to the public exhibitions. An online feedback mechanism will be provided on the **project website**, www.railcentral.com. In addition, feedback forms will be available from the project team on request during the consultation period.

Respondents will also be able to provide their feedback in writing via emails to the project email address or post to the project postal address.

The deadline for all feedback during the Phase Two consultation will be 23.59pm on **Monday 23 April 2018**. Any feedback received after this date may not be considered.

The Applicant will consider and have regard to all relevant feedback. It will also prepare a **Consultation Report**, which will detail consultation carried out, summarise feedback and demonstrate how it has had regard to feedback. This will be submitted to PINs with the DCO application as an application document.

Other and further consultation

The Applicant may consider carrying out further consultation beyond what is detailed in this document. Such further consultation could include activities such as events, meetings and online engagement.

If any such consultation is planned, where appropriate, The Applicant will provide appropriate notifications and feedback response periods.

Other major consultations

Since formal consultation for Rail Central started in 2016, emerging proposals from Roxhill Developments have been introduced for land on a separate site to the east of the Rail Central proposed site.

The project is known as Northampton Gateway and seeks to secure consent for a SRFI of approximately 5,000,000 sq ft.

Roxhill conducted informal consultation in December 2016 and formal consultation took place in late 2017.

Roxhill is scheduled to submit a Development Consent Order application in early 2018.

The Applicant will make Roxhill aware of the planned consultation dates for Rail Central. In addition, the Rail Central team will ensure consultation materials make clear that the two projects are entirely separate and will be determined separately.

The Applicant is not aware of any other major development consultations planned for the area at this time that could affect its own consultation.

How to get in touch with us

There are several ways to contact us. Please use the approach that works best for you:

WEBSITE: visit our www.railcentral.com for full details of the project and see supporting documents

EMAIL US: railcentral@camargue.uk

TELEPHONE US: 0845 543 8967 (please note calls are charged at local rates and lines are open Mon-Fri, 9am-5.30pm)

FREEPOST: FREEPOST Rail Central

Appendix 1 – Consultation zone map including more than 7,700 registered Royal Mail addresses including Blisworth, Milton Malsor, Roade and the local area; split into two sections:

Section 1 – Main SRFI site, local villages and areas around M1 J15 and M1 J15A



Section 2 – A43 junctions at Tove and Abthorpe, including Towcester





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FREEPOST: FREEPOST Rail Central