

# Rail Central: Community update

Spring 2018



## Phase Two statutory consultation to begin on 15 March

This community update focuses on the upcoming Phase Two consultation which is scheduled to run from **15 March to 23 April 2018**.

In this newsletter, you can find out more about the consultation as well as how to take part and provide feedback.

We also cover more details on the development of our proposals and how, subject to planning, Rail Central could be delivered.



## Project overview – what is Rail Central?

**Rail Central is a proposed Nationally Significant Infrastructure Project (NSIP) that responds to market demand and Government policy for the creation of a strategic network of new rail freight interchanges (which is set out in the National Policy Statement for National Networks, NPSNN).**

Rail Central would be a major new logistics and distribution hub with direct rail connections to the West Coast Main Line and Northampton Loop Line alongside road access to the A43 and M1, with approximately 7.4m sq ft of rail-connected and rail-served commercial space. Considered as an NSIP under the Planning Act 2008, it will be submitted to

and examined by the Planning Inspectorate (PINs) and ultimately determined by the Government.

The plans also include highway improvements, with a major upgrade to J15A. There are significant improvements proposed for J15A and as such it will be considered as an NSIP separate to the main site.

## Where we are now and consultation to date

**We have been promoting the opportunity for Rail Central since late 2015 and published our first leaflet introducing Rail Central in January 2016.**

From April to September 2016, we held our Phase One statutory consultation. This included presenting details of our emerging proposals and various technical and environmental information – and we asked for feedback from the local community and other consultees.

We held eight public exhibitions in locations near the site including Milton Malsor, Blisworth, Roade, Collingtree and Towcester. Following this period of consultation, we assessed all of the feedback, developed more detail on technical assessments and surveys, and continued to refine our proposals.

Feeding into the overall design and development process, we have continued talking to stakeholders on an informal basis, held meetings to progress our technical work, and kept people informed via our website, updates with the Local Liaison Group (LLG) and direct correspondence.

We are now getting ready for our Phase Two consultation.

We have undertaken extensive technical work to ensure that we have a detailed and robust set of information on which to consult at Phase Two. This includes ground surveys, environmental and ecological assessments, rail engineering, highways surveys, archaeology and more.

We have invested considerable time to complete these surveys to ensure we have comprehensive information for the Preliminary Environmental Information (PEI), which explains our approach to assessing the environmental effects of the project and will form a major part of our application.

We have joined with a delivery partner, Gazeley, to ensure that we realise the full potential and benefits of Rail Central. Further details on this can be found overleaf.

## Introducing our delivery partner – Gazeley

Rail Central is intended to be the best Strategic Rail Freight Interchange (SRFI) of its type, making use of its strategic location and connectivity, and contributing to business and policy goals.

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 are now partnering to bring Rail Central forward.

Gazeley has successfully developed a number of high-performing and well-regarded locations in the UK. Perhaps best-known in the East Midlands area are its Magna Park developments at Lutterworth and Milton Keynes.



Gazeley's G Park Stoke

## Phase Two consultation

**Our approach to consultation is shaped by the planning process for Nationally Significant Infrastructure Projects (NSIPs).**

In preparing for our Phase Two consultation, we have re-consulted with South Northamptonshire Council, Northampton Borough Council and Northamptonshire County Council on our Statement of Community Consultation (SoCC) – this sets out our methodology for consulting and what will be involved.

We are now starting our Phase Two consultation – and this includes additional consultation with the community (called Section 47 consultation) together with other defined stakeholders under the NSIP process.

We will be holding a number of public exhibitions at local venues (more details opposite).

We will also be publishing more detailed information so that anyone wanting to find out more and respond to the consultation has the opportunity to do so.

The information displayed at the public exhibitions will also be available on our website and at some local venues throughout the duration of the consultation.

During the consultation, we will be inviting feedback on landscaping and public access, improvements and access to local highways (including J15A of the M1), environmental issues (including our Preliminary Environmental Information report), as well as any other matters consultees may wish to provide comments on.

Consultation and feedback are central to the planning process for NSIPs. All comments, views and feedback from the local community, as well as a wide range of other stakeholders, will be considered as we develop the proposals. All feedback will be recorded and reported in the Consultation Report.



Phase One consultation – public exhibition in Milton Malsor in April 2016

## Where will the public exhibitions be held?

From Thursday 15 March 2018, we plan to hold six public exhibitions as listed below.

Members of the Rail Central project team will be available to discuss and explain the proposals as well as help with any questions.

The dates for the exhibitions are:

Venue	Address	Date	Time
Walnut Tree Inn	21 Station Rd, Blisworth NN7 3DS	Thursday 15 March	2pm – 8pm
Milton Malsor Village Hall	High Street, Milton Malsor NN7 3AS	Saturday 17 March	12.30pm – 5.30pm
Roade Village Hall	Bailey Brooks Lane, Roade NN7 2LS	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	2pm – 8pm
Blisworth Village Hall	19 Stoke Road, Blisworth NN7 3DB	Saturday 24 March	10am – 4pm

## Deposit locations

All relevant documents, plans and maps for consultation will be available to view and download from the project website ([www.railcentral.com](http://www.railcentral.com)) from 15 March until the end of the consultation on 23 April 2018.

## Illustrative visuals and 3D model

During our Phase One consultation, many people said they would like to know more about how the scheme could look and how it might sit within the site.

In response and in line with our design development process, we have prepared an illustrative 3D model and a suite of visualisations. The model will form part of the Phase Two public exhibitions and, while illustrative, will provide an indicative view of the proposed development in its site context.

The information will also be available digitally at the following locations:

Venue	Address	Date Time
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

Please note these opening hours were provided by the venue and are subject to change at their discretion. Visitors are advised to confirm opening times directly with the venue when planning to visit.

In addition, limited consultation materials will also be made available at a number of local venues which include:

- Blisworth Post Office & Stores, Blisworth (telephone number: 01604 858205)
- The Walnut Tree Inn, Blisworth (telephone number: 01604 859551)
- Blacky More Community Centre, East Hunsbury (telephone number: 01604 708429)



## How can I provide feedback?

**Anyone wanting to take part in the Phase Two consultation should provide their feedback in writing during the consultation period, which runs from 15 March to 23 April 2018.**

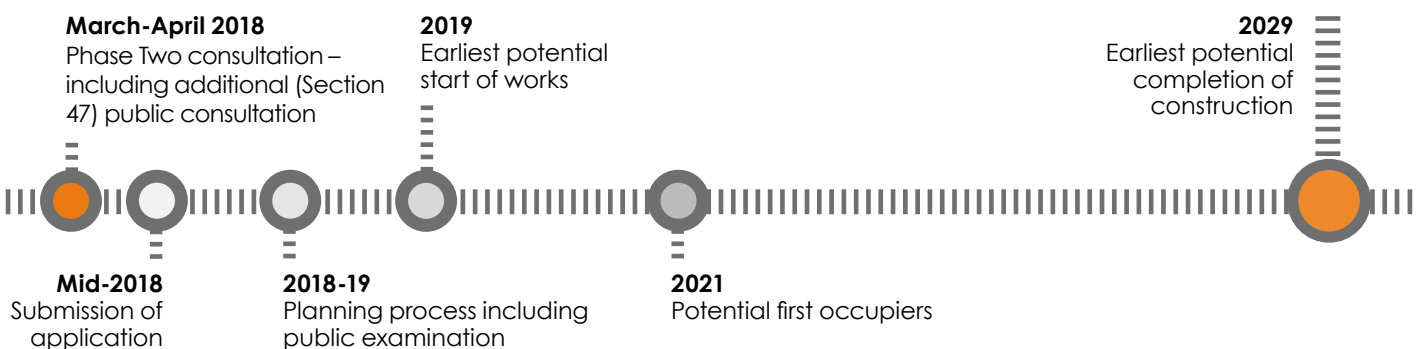
There are several ways for you to provide your feedback:

- Project website: [www.railcentral.com](http://www.railcentral.com) includes the latest project information, updates and core documents as detailed above. An online feedback form will be available on the website from 15 March to 23 April.
- Project email address: [railcentral@camargue.uk](mailto:railcentral@camargue.uk) can be used to submit feedback.
- Freepost: the dedicated project freepost address (FREEPOST Rail Central) can be used to request further information, ask questions or submit feedback.
- Project telephone line: for general enquiries relating to the consultation, call the project line on 0845 543 8967. Note that it is not possible to provide feedback through the consultation line.

If respondents are not able to provide written feedback, we are happy to discuss, on an individual basis, alternative ways for recording feedback.

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

## Timeline



**The deadline for all feedback during this phase of the consultation is Monday 23 April 2018.** Any feedback received after this date may not be included.

All feedback provided during the consultation will be considered.

The Consultation Report will detail the consultation carried out, summarise the feedback received and demonstrate how we have had regard to feedback.

## Submitting the DCO

**Once we have completed our pre-application consultation in line with the NSIP process – and developed all of the necessary technical information in conjunction with that – we intend to submit our application for a Development Consent Order (DCO). We are aiming to do this in mid-2018.**

Our DCO application will be submitted to the Planning Inspectorate (PINs). PINs will then review it and determine whether it is accepted for examination.

Acceptance of the application means that it meets the standards required to be formally accepted for examination and is not a decision on whether the DCO will be granted.

If the application is accepted, a decision on whether it is approved or refused is likely to be made in 2018–19 after a clearly defined examination process.

You can find out more at the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/>

### Contact us



[www.railcentral.com](http://www.railcentral.com)



[railcentral@camargue.uk](mailto:railcentral@camargue.uk)



**0845 543 8967** Monday to Friday, 9am to 5.30pm  
(please note calls are charged at local rates)



**FREEPOST Rail Central**

There is further information on the planning process on the National Infrastructure Planning website at: [www.infrastructure.planninginspectorate.gov.uk](http://www.infrastructure.planninginspectorate.gov.uk)