

East Midlands Intermodal Park

Consultation Plan for the Proposed Strategic Rail Freight Interchange near Derby

Draft - April 2014



EAST MIDLANDS INTERMODAL PARK

EMIPARK.CO.UK



Shepherd Group



1. Introduction

Background

This document outlines Goodman Shepherd's plans for undertaking stakeholder and community consultation on its plans for a Strategic Rail Freight Interchange (SRFI) near Derby – known as East Midlands Intermodal Park (EMIP).

EMIP meets the criteria (set out in Section 14 of the Planning Act 2008) for a Nationally Significant Infrastructure Project (NSIP). Goodman and Shepherd will therefore need to make an application for a Development Consent Order (DCO) to the Planning Inspectorate (PINS) for EMIP, with a final decision on the plans being made by the Secretary of State for Transport.

The Planning Act 2008 requires promoters of NSIPs to undertake statutory stakeholder and community consultation before submitting an application for a DCO. Guidance on the pre-application process for NSIPs has been provided by the Department of Communities and Local Government which makes it clear that "...the amount of consultation undertaken, and who is consulted, should be in proportion to the size and scale of the project and where its impacts will be felt"¹.

This document covers both the proposed non-statutory consultation and the proposed statutory consultation that the promoters intend to undertake before submission of the DCO. A draft Statement of Community Consultation (SoCC), required as part of the statutory consultation process, is attached as Appendix 1 of the document.

The draft Consultation Plan is designed to be an initial discussion paper to enable Goodman and Shepherd to agree its consultation approach for EMIP with South Derbyshire District Council, Derbyshire County Council and the Planning Inspectorate. Goodman Shepherd has also instigated the establishment of a local Consultation Steering Group comprising local Parish Councils, District and County councillors who will be invited to discuss and comment on the plan before it is implemented.

Project Description & Site

The project proposes the development of a Strategic Rail Freight Interchange; a logistics facility which will allow goods to be moved between the rail and road networks to support business in the region and across the UK. The development would comprise railway sidings, a rail head-shunt, a connection to the existing railway line and an 'intermodal' terminal to move goods between rail and road, which would include the necessary container handling equipment and storage facilities. There would be a range of rail linked Class B8 distribution units with associated landscaping, access, parking and service areas.

The project would be connected to the existing road and rail network via a proposed new railway line into the development, and a proposed new road connecting to the A50/A38 Burnaston Interchange. New roads would also need to be laid within the development. The site would be accessible using new public footways and cycleways.

The site Goodman Shepherd proposes to develop extends to approximately 255 hectares and is located south west of Derby within the administrative areas of South Derbyshire District Council and Derbyshire County Council. It is bordered by the Burnaston Interchange at its northern point, by

¹ See 'Planning Act 2008: Guidance on the pre-application process' published by the Department for Communities and Local Government, January 2013, paragraph 15

Carriers Road (A5132) along the southern border, and is flanked by the A38 and Egginton Road/Etwall Road. The land is controlled by Goodman Shepherd under a development agreement with the owners, Etwall Land Ltd, to promote the site for a SRFI.

There is currently a waste water treatment facility on site, a composting facility, an existing flood attenuation pond, three residences and overhead electricity lines supported by steel lattice pylons across the north of the land. Part of the site has been subject to previous gravel extraction which has been filled in through licensed waste tipping. As a result of this, the land is unsuitable for growing crops for human consumption and has therefore been used to grow crops for use as a biofuel.

The site is near the Toyota European Production Centre, Derby Airfield, Willington Quarry, Burnaston Interchange Services and some residential properties. The nearest local villages are Etwall, Hilton, Egginton, Repton, Burnaston and Willington.

Potential Effects

The development of the site supports the Government's policy of promoting rail freight services and infrastructure². It would generate up to approximately 7,000 jobs locally and boost the region's infrastructure capacity for rail and road freight. This, in turn, is expected to boost business in the area, particularly manufacturing and exporting. It is expected that South Derbyshire and the surrounding regions would experience socio-economic benefits from the increased activity around the site.

Development would, however, also have some potential effects on the land and surrounding areas that would require mitigation. These effects could include: changes to ecology; a change to the flood risk; visual impact; and environmental changes, such as increased noise and light and effects on local air quality.

Goodman Shepherd acknowledges that these changes would also potentially affect nearby residential properties and the surrounding villages particularly Etwall, Hilton, Egginton, Repton, Burnaston and Willington. There is also the potential for traffic effects to arise as a result of the development.

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/4377/strategic-rail-freight-interchange.pdf

2. Consultation Strategy and Timeline

Consultation Requirements

In order to comply with the pre-application consultation requirements of the Planning Act 2008, Goodman Shepherd will be required to consult with:

- Local authorities, statutory consultees, landowners and others with an interest in the land under Section 42 of the Act
- The local community under Section 47 of the Act
- The general public through the publicity requirements of Section 48 of the Act.

Section 47 also requires the promoter to prepare a Statement of Community Consultation (SoCC) detailing how it proposes to consult the local community and to consult with the local authorities within whose boundaries development is proposed about the SoCC before it is published.

In designing its proposed consultation programme, Goodman Shepherd has had regard to the advice published to support the consultation requirements of the Planning Act 2008 and to the advice that both South Derbyshire District and Derbyshire County Council have published about how developers should undertake community consultation on major development proposals. The most relevant documents are:

- 'Planning Act 2008: Guidance on the pre-application process', published by the Department for Communities and Local Government, January 2013
- 'The developer's pre-application duties', Advice Note 16 published by The Planning Inspectorate (PINS), April 2012
- 'Statement of Community Involvement', South Derbyshire District Council, adopted March 2006
- 'Statement of Community Involvement', Derbyshire County Council, adopted December 2006.

The adopted SCIs of the two local authorities within whose boundaries the EMIP project is located do not refer specifically to NSIPs. However, they do provide some advice about the pre-application consultation the local authorities expect developers of major applications to undertake.

South Derbyshire District Council's (SDDC) adopted SCI actively encourages developers of larger schemes to inform and involve the community in shaping their proposals. The Council's expectation is that:

"The developer will be encouraged to meet with Council officers to discuss potential issues relating to the development and their proposed approach to consultation...a supporting statement will be requested to accompany the application....[and] we will actively encourage the developer to make the statement available to those who have been actively involved."³

Derbyshire County Council's (DCC) adopted SCI makes it clear that pre-application consultation between the developer and the public provides the opportunity for the community to be involved in the formulation of proposals from an early stage. It states that:

"...The County Council encourages developers to undertake early consultation with local residents, neighbours and parish councils, particularly in respect of major or controversial proposals and to demonstrate that these views have been taken into account in the

³South Derbyshire District Council Statement of Community Involvement (Adopted March 2006), Appendix 2, p.25

formulation of the submitted proposals. Public meetings, workshops and exhibitions are useful methods in this respect.”⁴

Goodman Shepherd’s pre-application consultation programme and SoCC has regard to the above advice.

Consultation Scope

The principle of whether there should be a SRFI on this site will be determined by the Secretary of State for Transport following a public examination and a recommendation from PINS.

Goodman Shepherd will note all comments received about the principle of development of this site for a SRFI and address the principle of development in the submitted DCO. However, the scope of the pre-application consultation will focus on the overall design of EMIP and its effects, both positive and negative, on key stakeholders and the nearby local communities.

Specifically, the scope of the consultation will include, but not be limited to, the following:

- The design and layout of the infrastructure and buildings on the site
- Proposals for road and rail access to the site
- Effects on surrounding local communities and potential mitigation measures in relation to:
 - Noise
 - Lighting
 - Air quality
 - Visual impact
 - Flood risk and drainage
 - Ecology
 - Archaeology and heritage
- Maximising socio-economic benefits for the wider area including:
 - Support for manufacturing and export businesses
 - Job creation
 - Skills and training
- Section 106 planning legal agreement.

Consultation Timeline

Goodman Shepherd believe that a mixture of statutory and non-statutory consultation should be undertaken to assist in developing the masterplan for the site and preparing the detailed proposals to be submitted in the DCO to PINS.

Stage 1 non-statutory consultation will be based around masterplan options for the development and will focus on section 42 and section 47 consultees.

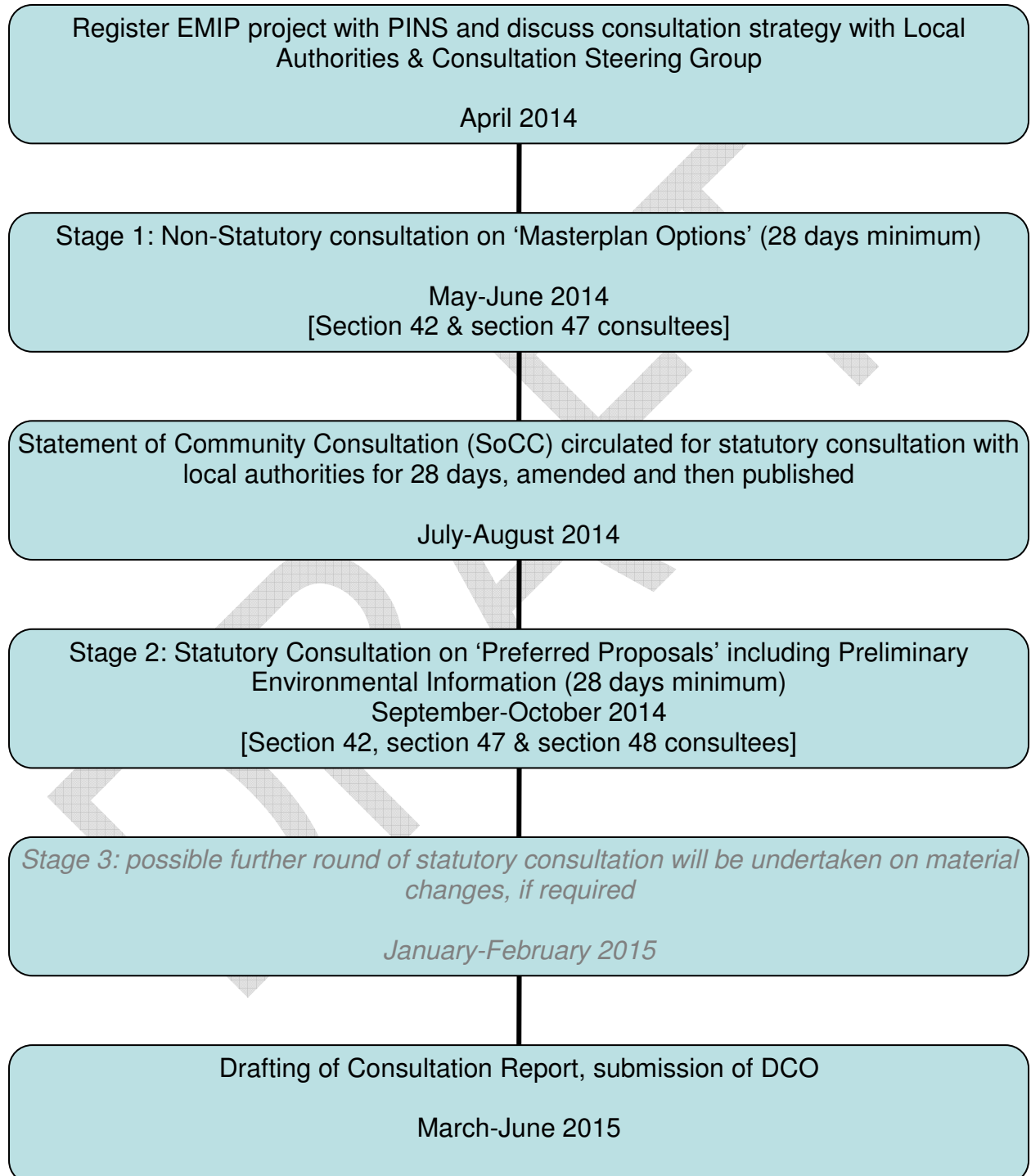
This will inform the development of a preferred scheme which will then be subject to a Stage 2 statutory consultation for section 42, section 47 and section 48 consultees concurrently, with Preliminary Environmental Information (PEI) provided.

In the event that material changes are required to the final scheme following the close of this consultation, a further round of Stage 3 statutory consultation would be undertaken, which would be limited in scope solely to the material changes proposed.

⁴ Statement of Community Involvement’, Derbyshire County Council, adopted December 2006, paragraph 5.12.6, page 32.

Goodman Shepherd will throughout the consultation process continue to review the scope and extent of the consultation proposed in this plan to ensure that it achieves its purpose. As such, this timeline remains flexible and subject to change depending on the outcome of the various stages of the consultation.

The proposed timeline is outlined below:



3. Who will be consulted

Goodman Shepherd will consult with communities, groups and individuals that live, work or use the area or may potentially be affected by the proposed development as well as statutory consultees.

This includes:

- Identified statutory consultees (see list in Appendix 2) – List to follow
- Community stakeholders (see Appendix 3) – List to follow
- Local residents living in proximity to the proposed development
- Local businesses situated in proximity to the proposed development
- Local communities along the major road and rail transport corridors leading to the site
- Nearby major centres of population with significant economic interests
- The general public and anyone with an interest in the proposals.

In discussion with SDCC and DCC, Goodman Shepherd will also seek to identify any ‘hard to reach’ groups in the area that need to be consulted about EMIP and agree appropriate techniques for engaging with them. To avoid consultation fatigue, engagement with identified ‘hard to reach’ groups will be undertaken during the Stage 2 statutory consultation on the preferred proposals.

In terms of engaging with communities, Goodman Shepherd proposes to use three separate consultation zones as follows:

Zone	Parameters of Zone	Approach to engagement	Key Consultation Tools
Inner Consultation Zone Those communities and businesses most directly affected by the proposals	All communities situated within approximately 5km radius of the site including the villages of: Etwall; Egginton; Hilton; Repton; Burnaston and Willington.	The core of the consultation programme will be focused within this zone, with all local residents and businesses directly receiving information and having access to consultation events. Public exhibitions will be held in Etwall; Egginton; Hilton; Repton; Burnaston and Willington. Businesses within the inner consultation zone will be invited to a business briefing.	-Direct mail newsletter to all households & businesses - Letters to stakeholders/elected representatives -Public exhibitions -Stakeholder workshop -Parish Council meetings -Business briefing meetings -Consultation Steering Group -Advertising -Media coverage -Posters -Website and email -Social media -Freephone/freepost facility
Outer Consultation Zone Nearby centres of population and major economic centres outside the Inner	This will include the towns and cities, including suburbs and surrounds of: Derby; Burton-on-Trent; and Swadlincote	Engagement with these communities will be primarily channelled through elected representatives at Parish, local authority	-Targeted mailing of newsletter - Letters to stakeholders/elected representatives - Public exhibitions -Business briefing

<p>Consultation Zone that have the potential to be indirectly affected by the development, particularly in socio-economic terms</p>	<p>It will also include: parishes and electoral wards along a linear route leading from the site:</p> <ul style="list-style-type: none"> -North on the A38 to Derby -South on the A38 to Burton -West on the A50 towards Uttoxeter -East on the A50 towards Weston on Trent -West on the rail line towards Uttoxeter -East on the rail line towards Weston-on-Trent -North on the rail line to Derby -South on the rail line to Burton-on-Trent 	<p>and Parliamentary levels who would be directly notified and invited to engage on behalf of the communities they represent.</p> <p>Public exhibitions will be held in Burton, Derby and Swadlincote which will be advertised through targeted mailing of the newsletter, through advertising, proactive media relations, the project website and, potentially, via their elected representatives.</p> <p>Businesses within the outer consultation zone will be invited to a business briefing.</p>	<p>meetings</p> <ul style="list-style-type: none"> -Advertising -Media coverage -Posters -Website and email -Social media -Freephone/freepost facility
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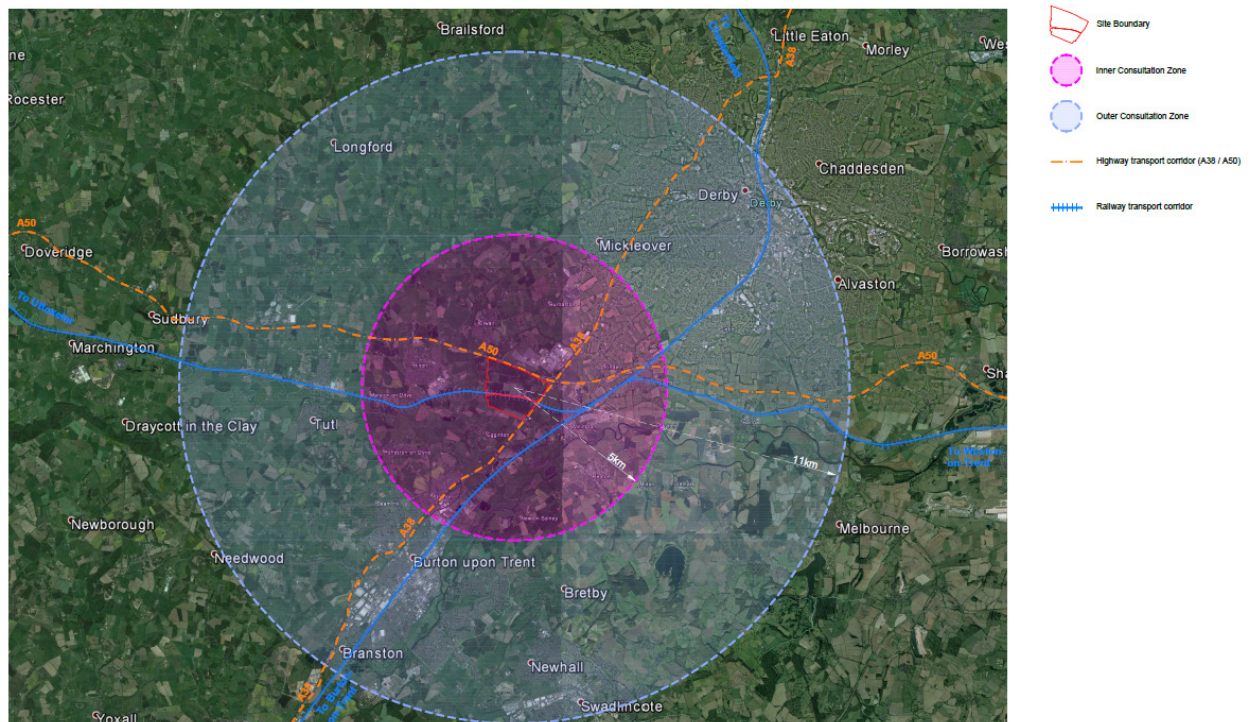


Fig 1: Consultation zones map

4. Programme for Non-Statutory Consultation

Preliminary Engagement

It is important to note that preliminary engagement has already taken place with key stakeholders and local community representatives. This has included meetings with some parish councils surrounding the site and other elected representatives during the period from June 2013 to January 2014.

The preliminary engagement with local stakeholders has been helpful to Goodman Shepherd in terms of identifying likely issues of concern for affected local communities, while early technical meetings with the relevant local authorities and other statutory consultees have helped in the development of masterplan options for the EMIP project.

Consultation Steering Group

Goodman Shepherd has instigated the establishment of a Consultation Steering Group comprising local parish councils, district and county councillors. The purpose of the Steering Group is to provide feedback on the way in which Goodman Shepherd will consult and engage with the local community.

It is proposed to hold a meeting of this Consultation Steering Group in April 2014, prior to the launch of Stage 1 Non-Statutory consultation, to consider and feedback on the process outlined in this Consultation Plan.

Stage 1: Non-Statutory Consultation on 'Masterplan Options'

Non-statutory consultation ('Stage 1') is planned to take place during May and June 2014. Section 42 statutory consultees will be engaged and section 47 consultees in the inner, outer and linear transport consultation zones. This stage of non-statutory consultation will focus on a number of masterplan options for the development of EMIP.

Notification of the non-statutory consultation would be provided to consultees during May with consultation events taking place in the second half of May and throughout June. Stage 1 consultation will close by the end of June.

An outline draft programme for the Stage 1 non statutory consultation is set out in the table below:

Stage 1: Non-Statutory Consultation on 'Masterplan Options'		
Timing	Activity/Event	Comment
W/b 12 May	Project website and email goes live	All information about the consultation and the EMIP project will be provided on a dedicated project website available throughout the planning process. A dedicated email address and 'ask a question' function on the website will also be provided
W/b 12 May	Social media platforms launched	EMIP to create a Twitter account to provide information and drive traffic to the website

		during the consultation process
W/b 12 May	Media announcement	Local media announcement of the EMIP project and the consultation process.
W/b 12 May	Publication of Consultation Plan	Consultation Plan published on project website and available to download
W/b 12 May	Introductory Letters	Introductory letters sent to all identified section 42 and section 47 consultees explaining the project, detailing the Stage 1 non-statutory consultation and offering to meet on request.
W/b 12 May	Parish Council meetings	Letter sent to Parish Councils in the inner consultation zone to offer a meeting/presentation on EMIP
W/b 19 May	Monday 19 May – Stage 1 consultation begins	Official start of Stage 1 non-statutory consultation
W/b 19 May	Project newsletter issued	<p>Newsletter introducing the project, detailing the Stage 1 non-statutory consultation, advertising consultation events and explaining how to get in touch to be distributed via direct mail to:</p> <ul style="list-style-type: none"> • Households within the inner consultation zone • Parish, District, County, Parliamentary representatives within the inner, outer and linear transport consultation zones • Other identified section 47 community stakeholders within the inner, outer and linear transport consultation zones • All relevant section 42 consultees
W/b 19 May	Freephone and freepost facility publicised & operational	Newsletter to include details of freephone and freepost to allow people to contact the EMIP project team and feedback their views
W/b 19 May	Press release	Press release giving details of public exhibition venues & timings
W/b 19 May + 26 May	Parish Council and stakeholder meetings	Meetings/presentations to Parish Councils and other stakeholders
W/b 9 June	Press advertising and posters	Press advertising of public exhibitions. Posters advertising exhibitions to be distributed to local information points for display
W/b 16 + 23	Public exhibitions within the inner	Exhibitions to be held at appropriate venues in:

June	consultation zone	<ul style="list-style-type: none"> • Burnaston • Egginton • Etwall • Hilton • Repton • Willington
W/b 16 + 23 June	Public exhibitions within the outer consultation zone	Exhibitions to be held at appropriate venues in: <ul style="list-style-type: none"> • Burton • Derby • Swadlincote
W/b 30 June	Stakeholder workshop for Section 47 & Section 42 consultees	Key section 47 community consultees and relevant section 42 statutory consultees will be invited to participate in a half day workshop to consider the masterplan options in the light of feedback from the public exhibitions
W/b 7 July	Monday 7 July – close of Stage 1 non statutory consultation	Deadline for receipt of feedback on Stage 1 consultation

Documenting Responses

All meetings held during the non-statutory consultation, with both section 42 and section 47 consultees, will be minuted and, where possible, the minutes agreed with the participants so there is clarity about the issues raised. This also applies to the stakeholder workshop.

The community and the general public will be able to feedback their views in the following ways:

- Using the freephone and freepost facility at any point during the consultation process (all telephone calls will be logged)
- Filling out feedback forms online via the project website
- Emailing the project team either directly or via the project website
- Filling out printed feedback forms and returning them at the public exhibitions, or posting them back subsequently using the freepost facility.

At the close of the Stage 1 non-statutory consultation an interim report will be prepared documenting the comments received. This interim report will be published on the project website prior to the start of the Stage 2 statutory consultation process.

5. Programme for Statutory Consultation

Consultation on the SoCC

Following the close of the Stage 1, non-statutory consultation, in July 2014, a draft Statement of Community Consultation (SoCC) will be sent to SDCC and DCC. A minimum of 28 days will be allowed for the local authorities to respond to statutory consultation on the SoCC.

At the close of consultation on the SoCC, Goodman Shepherd will review any comments received, amend the SoCC as appropriate and then publish it as required by the Planning Act 2008. Publication of the SoCC will mark the start of Stage 2 statutory consultation on the 'Preferred Proposals' for EMIP.

Publication of the SoCC and where it can be inspected or obtained will be advertised in a locally circulating newspaper, in this case the Derby Telegraph and Burton Mail.

Copies of the published SoCC will be made available on the project website and at key community venues. Key community stakeholders will also be notified.

Stage 2: Consultation Programme on 'Preferred Proposals'

Statutory consultation on Goodman Shepherd's 'Preferred Proposals' for EMIP will take place during September and October with section 42 statutory consultees and, as set out in the published SoCC, with section 47 consultees. Section 48 publicity will also take place during this period. The period of statutory consultation will exceed the 28 day minimum required by the Planning Act 2008.

Preliminary Environmental Information (PEI) will be published at this stage to inform and support the consultation process. The SoCC must state how Goodman Shepherd intends to publicise and consult on the PEI.

Details of the programme of statutory consultation with section 47 and section 48 consultees are shown in the draft SoCC in Appendix 1.

Following the close of statutory consultation, Goodman Shepherd will review all the comments received and decide whether further material changes are required to the EMIP project. If not, the promoters will prepare their Consultation Report and other documentation to support the DCO.

Additional Consultation on Material Changes

If the response to the statutory consultation process means that Goodman Shepherd believe that material changes are required to the 'Preferred Proposals', a further period of statutory consultation will be undertaken with section 42, section 47 and section 48 consultees. The scope of this consultation will be restricted to the material changes proposed to the final scheme rather than the project as a whole.

If required, statutory consultation on 'Material Changes to the Preferred Proposals' will be for a minimum of 28 days and will be based largely on written representations. Depending upon the nature of the material changes to the final scheme, Goodman Shepherd will consider holding further public exhibitions in those areas most affected by these material changes.

Appendix 1: Statement of Community Consultation (SOCC)

East Midlands Intermodal Park Proposed new strategic rail freight interchange

Statement of Community Consultation Published under Section 47 of the Planning Act 2008

Introduction

Goodman Shepherd (a partnership between Goodman and The Shepherd Group) is proposing to develop a strategic rail freight interchange (SFRI) known as East Midlands Intermodal Park (EMIP) on a 255 hectare site adjacent to the A38/A50 Burnaston interchange and the Stoke-on-Trent to Derby main railway line in South Derbyshire District. The proposal constitutes a Nationally Significant Infrastructure Project (NSIP) under the terms of the Planning Act 2008.

Section 47 the Act requires Goodman Shepherd to prepare a statement on how it plans to consult with people who live, work in and use the local area. It has to make the information conveniently accessible and publish details of the proposal in a locally circulating newspaper detailing when and where this Statement of Community Consultation (SoCC) can be viewed.

This SoCC will be available to view during normal opening hours at:

- Etwall Library Egginton Road, Etwall, Derbyshire DE65 6NB;
- South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH;
- Derbyshire County Council offices, County Hall, Matlock, DE4 3AG.

A copy will also be available to download from the project website at [www.xxxxxxxxxx].

About Goodman Shepherd

Construction group Shepherd and property developer Goodman have set up a partnership to develop land owned by Etwall Land Ltd, close to the village of Etwall in South Derbyshire.

Goodman Group is an international logistics and property company which is one of the biggest companies listed on the Australian Securities Exchange. Shepherd Group is one of the UK's largest family owned businesses with experience in successfully constructing large scale infrastructure projects.

The Site and Proposed Development

The site Goodman Shepherd proposes to develop is located south west of Derby within the administrative areas of South Derbyshire District Council and Derbyshire County Council.

The site is approximately 255 acres and is bordered by the Burnaston Interchange at its northern point, by Carriers Road (A5132) along the southern border, and is flanked by the A38 and Egginton Road/Etwall Road. The land is owned by Etwall Land Ltd with whom Goodman Shepherd has a development agreement to plan and build the EMIP.

SITE LOCATION IMAGE TO BE ADDED

There is currently a waste water treatment facility on site, a composting facility, an existing flood attenuation pond, three residences and overhead electricity lines supported by steel lattice pylons across the north of the land. Part of the site has been subject to previous gravel extraction which has been filled in through licensed waste tipping. As a result of this, the land is unsuitable for growing crops for human consumption and has therefore been used to grow crops for use as a biofuel.

The site is located near the Toyota European Production Centre, Derby Airfield, Willington Quarry, Burnaston Interchange Services and some residential properties. The nearest local villages are Etwall, Hilton, Egginton, Repton, Burnaston and Willington.

EMIP would be developed as a SRFI - a logistics facility which will allow goods to be moved between the rail and road networks to support business in the region and across the UK.

The development would comprise:

- An 'intermodal' terminal to move goods between rail and road, which would include container handling equipment and storage facilities
- Railway sidings and a rail-head shunt with a connection to the existing railway line
- Up to 557,400sqm of warehouse units (distribution centres) for storage and distribution businesses
- A new road access to the site off the A38/A50 intersection to serve the new development
- Internal roads within the development site and parking and servicing areas
- Access for the public via new public footways and cycleways
- A mix of new green spaces and landscaping.

Planning Process

As the proposed development covers an area of around 255 hectares, an intermodal terminal and associated rail infrastructure, and warehouses to which goods can be delivered from the rail network, the project is classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008.

This requires an application for a Development Consent Order (DCO) to be submitted to the Planning Inspectorate, which processes and examines the application before making a recommendation to the Secretary of State for Transport who will make the final decision on the application.

Any decision will be made in accordance with the relevant National Policy Statement (NPS). The National Road and Rail Networks NPS has been published in draft for consultation which closed on 26 February 2014. The Department for Transport published the Strategic Rail Freight Policy Guidance on 29 November 2011 which sets out the Government policy for strategic rail freight interchange infrastructure. This guidance was produced in the interim pending the publication of the National Road and Rail Networks NPS. The guidance will be cancelled once the final NPS has been designated.

When considering whether to accept an application for examination, the Planning Inspectorate must be satisfied that the applicant has undertaken effective pre-application consultation.

Pre-application consultation is essential in allowing Goodman Shepherd to understand and take account of the effects of the proposed development and to allow a thorough examination by the Planning Inspectorate. Goodman Shepherd will be required to submit a Consultation Report with its application for a DCO. This report will include details of the local community feedback received, during non-statutory and statutory stages of consultation, and explain how Goodman Shepherd has

had regard to the feedback received and complied with the consultation requirements of the Planning Act 2008.

Further information on the planning process for NSIPs can be found at <http://infrastructure.planningportal.gov.uk>.

The community consultation described in this SoCC will be carried out under Section 47 of the Act. This is in addition to consultation with relevant local authorities, statutory consultees and those with relevant interests in the land (Section 42) and wider publication of the proposals (Section 48), which Goodman Shepherd plans to run concurrently with the Section 47 consultation.

As required by the Planning Act 2008, Goodman Shepherd has consulted South Derbyshire District Council and Derbyshire County Council on a draft of this SOCC and has had regard to their responses. Goodman Shepherd has also established a Consultation Steering Group comprising local parish councils, district and county councillors who were also informally consulted on the draft SoCC.

Environmental Information

The project falls within the scope of the Environmental Impact Assessment (EIA) Directive and will require an EIA to be carried out and an Environmental Statement to be prepared and submitted as part of the DCO application.

Goodman Shepherd has consulted with various statutory bodies on the scope of the EIA. A request for a Scoping Opinion was submitted to the Planning Inspectorate in XXX 2014, accompanied by a Scoping Report. The Planning Inspectorate issued its formal Scoping Opinion on XXX 2014. All documents are available to view at <http://infrastructure.planningportal.gov.uk> and the project website XXX.

As part of the statutory pre-application consultation, Goodman Shepherd will publish a Preliminary Environmental Information Report (PEIR) and a non-technical summary document. The PEIR provides the results of Goodman Shepherd's preliminary assessments as to the potential environmental effects, both positive and negative, of the construction, operation and maintenance of the proposed development and any measures envisaged to prevent, reduce and, where possible, offset any significant effects on the environment, such as landscaping.

It does not set out the final findings, which will be included in the Environmental Statement that will accompany the DCO application.

In addition to providing copies of the PEIR direct to Section 42 consultees, Goodman Shepherd will provide copies of the PEIR and the non-technical summary to South Derbyshire District Council and Derbyshire County Council. Both documents will also be made publicly available with the other consultation material (see below).

Benefits and Potential Effects

The development of the site supports the Government's policy of promoting rail freight services and infrastructure. It would generate up to approximately 7,000 jobs locally and boost the region's infrastructure capacity for rail and road freight. This, in turn, is expected to boost business in the area, particularly manufacturing and exporting. It is expected that South Derbyshire and the surrounding regions would experience socio-economic benefits from the increased activity around the site.

Development would, however, also have some potential effects on the land and surrounding areas that would require mitigation. These effects could include: changes to ecology; a change to the flood risk; visual impact; and environmental changes, such as increased noise and light and effects on local air quality.

Goodman Shepherd acknowledges that these changes would also have an effect on nearby residential properties and the surrounding villages particularly: Burnaston; Etwell; Egginton; Hilton; Repton; and Willington. There is also the potential for traffic effects to arise as a result of the development.

Consultation Scope

Pre-application consultation is important, as it gives promoters of projects the opportunity to have regard to feedback and, where possible, address any issues of concern before the application is submitted to the Planning Inspectorate for examination.

Goodman Shepherd undertook non-statutory consultation during May and June 2014 on masterplan options for the EMIP which included a number of public exhibitions and a stakeholder workshop. Both the local community (section 47 consultees) and statutory consultees (section 42) were consulted.

The feedback received from this early non-statutory consultation has helped Goodman Shepherd to develop its 'Preferred Proposals' for EMIP which will be the subject of the statutory consultation outlined in this SoCC.

The principle of whether there should be a SRFI on this site will be determined by the Secretary of State for Transport following a public examination and a recommendation from PINS.

Goodman Shepherd will note all comments received about the principle of development of this site for a SRFI and address the principle of development in the submitted DCO. However, the scope of the pre-application consultation will focus on the overall design of EMIP and its effects, both positive and negative, on key stakeholders and the nearby local communities.

Specifically, the scope of the consultation will include, but not be limited to, the following:

- The design and layout of the infrastructure and buildings on the site
- Proposals for road and rail access to the site
- Effects on surrounding local communities and potential mitigation measures in relation to:
 - Noise
 - Lighting
 - Air quality
 - Visual impact
 - Flood risk and drainage
 - Ecology
 - Archaeology and heritage
- Maximising socio-economic benefits for the wider area including:
 - Support for manufacturing and export businesses
 - Job creation
 - Skills and training
- Section 106 planning legal agreement.

Statutory consultees (section 42) will be consulted on the 'Preferred Proposals' concurrently with section 47 consultees covered by this SoCC. Publicity requirements under section 48 of the act will also be undertaken at this time.

In the event that material changes are required to the final scheme following the close of this consultation, a further round of Stage 3 statutory consultation would be undertaken, which would be limited in scope solely to the material changes proposed.

Consultation Zones

Goodman Shepherd will consult with communities, groups and individuals that live, work or use the area or may potentially be affected by the proposed development. The section 47 consultees covered by this SoCC include:

- Local community and stakeholders groups
- Local residents living in proximity to the proposed development
- Local businesses situated in proximity to the proposed development
- Local communities along the major road and rail transport corridors leading to the site
- Nearby major centres of population with significant economic interests
- The general public and anyone with an interest in the proposals.

In discussion with South Derbyshire District Council and Derbyshire County Council, Goodman Shepherd have also identified 'hard to reach' groups in the area that need to be consulted about the EMIP and agreed appropriate techniques for engaging with them. **Further details to be added following discussions with Councils**

Three consultation zones have been determined and defined as follows:

Zone	Parameters of Zone	Approach to engagement	Key Consultation Tools
<p>Inner Consultation Zone</p> <p>Those communities and businesses most directly affected by the proposals</p>	<p>All communities situated within approximately 5km radius of the site including the villages of: Etwall; Egginton; Hilton; Repton; Burnaston and Willington.</p>	<p>The core of the consultation programme will be focused within this zone, with all local residents and businesses directly receiving information and having access to consultation events.</p> <p>Public exhibitions will be held in Etwall; Egginton; Hilton; Repton; Burnaston and Willington.</p> <p>Businesses within the inner consultation zone will be invited to a business briefing.</p>	<p>-Direct mail newsletter to all households & businesses</p> <p>- Letters to stakeholders/elected representatives</p> <p>-Public exhibitions</p> <p>-Stakeholder workshop</p> <p>-Parish Council meetings</p> <p>-Business briefing meetings</p> <p>-Consultation Steering Group</p> <p>-Advertising</p> <p>-Media coverage</p> <p>-Posters</p> <p>-Website and email</p> <p>-Social media</p> <p>-Freephone/freepost facility</p>
<p>Outer Consultation</p>	<p>This will include the</p>	<p>Engagement with</p>	<p>-Targeted mailing of</p>

<p>Zone</p> <p>Nearby centres of population and major economic centres outside the Inner Consultation Zone that have the potential to be indirectly affected by the development, particularly in socio-economic terms</p>	<p>towns and cities, including suburbs and surrounds of: Derby; Burton-on-Trent; and Swadlincote</p> <p>It will also include: parishes and electoral wards along a linear route leading from the site:</p> <ul style="list-style-type: none"> -North on the A38 to Derby -South on the A38 to Burton -West on the A50 towards Uttoxeter -East on the A50 towards Weston on Trent -West on the rail line towards Uttoxeter -East on the rail line towards Weston-on-Trent -North on the rail line to Derby -South on the rail line to Burton-on-Trent 	<p>these communities will be primarily channelled through elected representatives at Parish, local authority and Parliamentary levels who would be directly notified and invited to engage on behalf of the communities they represent.</p> <p>Public exhibitions will be held in Burton, Derby and Swadlincote which will be advertised through targeted mailing of the newsletter, through advertising, proactive media relations, the project website and, potentially, via their elected representatives.</p> <p>Businesses within the outer consultation zone will be invited to a business briefing.</p>	<p>newsletter</p> <ul style="list-style-type: none"> - Letters to stakeholders/elected representatives - Public exhibitions -Business briefing meetings -Advertising -Media coverage -Posters -Website and email -Social media -Freephone/freepost facility
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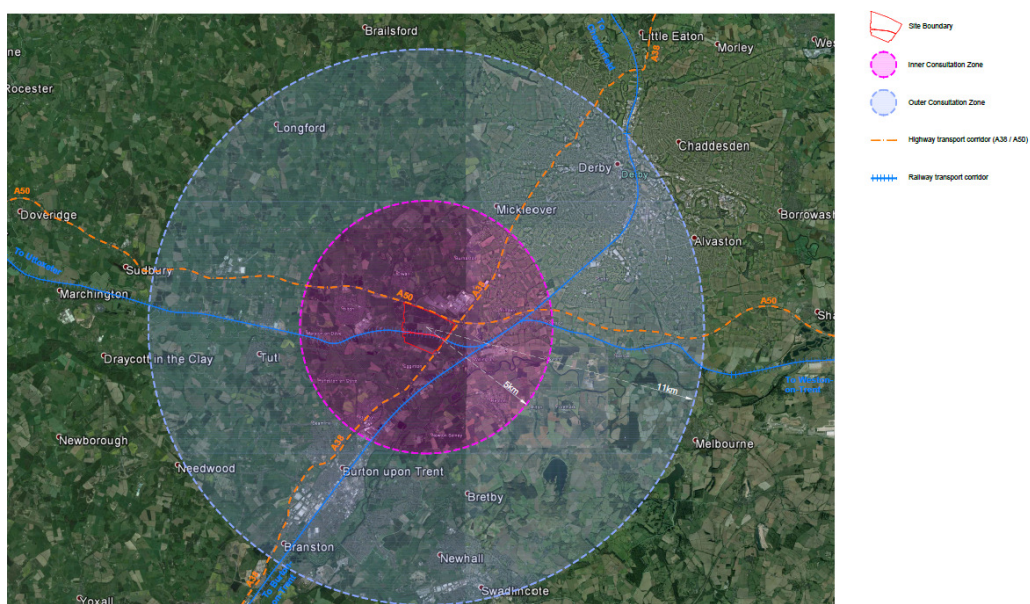


Fig 1: Consultation zones map

Consultation methods

A variety of consultation methods will be used to ensure that the local community and stakeholders have an opportunity to find out more and comment on the proposed development.

Public Exhibitions – Goodman Shepherd will hold public exhibitions during the statutory consultation period where information about the proposals will be displayed and members of the project team will be available to answer questions.

Public exhibitions will be held at:

Venue	Date
Etwall	TBC
Egginton	
Hilton	
Repton	
Burnaston	
Willington	
Derby	
Burton-on-Trent	
Swadlincote	

Newsletter – a project newsletter will be used to explain the project and the planning process and advertise the public exhibitions. The newsletter will be sent out to all households and businesses in the Inner Consultation Zone and identified stakeholders and elected representatives in all three zones.

Media and Advertising – details of the proposed development and consultation events will be advertised through the SoCC advertisement in the Derby Evening Telegraph and Burton Mail. Press releases will be issued to the regional broadcast and print media. All press releases will be uploaded to the project website and, where appropriate, onto social media outlets. Posters advertising the consultation and public exhibitions will be placed in community venues in the three zones.

Social Media – Goodman Shepherd will use its Twitter feed (@xxx) to advertise the consultation events and direct people to the website and other feedback mechanisms.

Project Website – a dedicated website (www) has been established which provides information on the proposed development, details of the consultation events and responses to frequently asked questions. The website will continue to be updated as the project progresses. You can provide feedback or register to receive direct information on the project via the website.

Stakeholder Workshop– representatives of the local community and local stakeholders will be invited to a stakeholder workshop to discuss the preliminary environmental information as well as potential benefits and issues of the proposed development.

Stakeholder meetings – meetings with relevant stakeholders will be held where the need is identified or meetings are requested.

Consultation Material – consultation materials will be available to provide the local community with information about the proposals, what is being consulted on and how to provide feedback. Summary consultation material will include written copy (exhibition boards, newsletters, the non-

technical PEIR summary, factsheets and feedback form), maps, diagrams and video where appropriate.

Feedback Mechanisms⁵ – Goodman Shepherd will provide a range of feedback mechanisms to ensure all those interested in responding to the consultation are able to provide their views and comments.

- Feedback/comment form – to be provided in hard copy at the public exhibitions and available online at the project website.
- Freepost – write to FREEPOST [address] (no further address or stamp required).
- Freephone – call [0800] during normal office hours (Monday to Friday 9am to 5pm excluding public holidays).
- Email – email [address]
- Website – you can submit your comments through the website www.xxxxxxxxxx

Hard to Reach/Seldom Heard Groups – methods TBC following identification of groups but could include direct mail, focus groups, online consultation or stakeholder meetings.

Access to Consultation Materials

To ensure that this SoCC and the consultation materials (including the Preliminary Environmental Information Report) are available and accessible to people living and working in the local community, hard copies will be available for inspection throughout the statutory consultation period at the locations listed below:

Venue	Address	Opening hours
TBC		

Alternatively they can be downloaded from the project website: [www.xxxxxxxxxx].

Project documentation can be viewed and downloaded in electronic format from the project website www.xxx at no charge. Hard copies of any project documentation can be purchased on request at a reasonable charge.

Responding to the Consultation

In line with the Planning Act 2008 requirements, Goodman Shepherd will carry out its formal consultation period for no less than 28 days beginning on XXX 2014.

Responses should be made in writing to any of the contacts mechanisms outlined above or directly by attending an exhibition by no later than the consultation close date of XXX 2014.

⁵ These feedback mechanisms will put you in touch with PPS, who are managing the public consultation programme on behalf of Goodman Shepherd

All issues raised during the statutory consultation period will be taken into consideration in finalising the application, in line with Section 49 of the Planning Act 2008.

A summary of the feedback received and how this has helped to shape and inform the proposals will be reported to the community following the close of the consultation.

A Consultation Report will be submitted as part of the DCO application that will:

- Provide a general description of the consultation process
- Set out how Goodman Shepherd has complied with the Planning Act 2008 and its related guidance.
- Explain how it has taken into account any response to consultation with the relevant local authorities about this SoCC
- Summarise the relevant responses to the pre-application consultation that have been received during the non-statutory and statutory consultation stages
- Describe how the DCO application has been influenced by these responses and any changes we have made as a consequence
- Explain why any changes have not been made in response to significant and relevant comments.

Goodman Shepherd will ensure that the local community, key stakeholders and statutory consultees have access to the Consultation Report by placing copies in the locations identified above for displaying consultation material and on the project website. It will also be available on the Planning Inspectorate's website along with all DCO application documentation submitted by Goodman Shepherd.

Other Consultations

Goodman Shepherd will, wherever possible, try to avoid scheduling consultation activities with the same community on the same dates as other consultation events. To date no other consultation activities have been identified which would conflict with the proposed timetable.

About this Statement of Community Consultation

The consultation programme has also been designed in line with a range of guidance:

- 'Planning Act 2008: Guidance on the pre-application process', published by the Department for Communities and Local Government, January 2013
- 'The developer's pre-application duties', Advice Note 16 published by The Planning Inspectorate (PINS), April 2012
- 'Statement of Community Involvement', South Derbyshire District Council, adopted March 2006
- 'Statement of Community Involvement', Derbyshire County Council, adopted December 2006.