

The Rail Central Rail Freight Interchange and Highway Order 201[x]

Preliminary Environmental Information Report

Ashfield Land Management Limited and
Gazeley GLP Northampton s.à.r.l.

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Glossary of Terms

| A | |
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| Air Quality Management Areas | An area formally designated by the local authority in which levels of air pollution are above specified levels known as “air quality objectives”. |
| Applicant | The applicant comprises a joint venture partnership between Ashfield Land Management Limited and Gazeley GLP Northampton s.à.r.l. |
| Ashfield Land | Ashfield Land Management Limited the joint Applicant in a joint venture partnership arrangement with Gazeley GLP Northampton s.à.r.l. |
| Assessment | An umbrella term used to encompass all the different ways of looking at, describing, analysing and evaluating landscape. |
| Attenuation pond/facility | Structure used to temporarily impound water. |
| B | |
| Baseline | Information which represents the environmental conditions immediately prior to the implementation of any scheme. Environmental impacts or benefits are assessed by measuring how much the baseline conditions would change. |
| Biodiversity | Biodiversity is a term to describe the variety of life on Earth. It refers to the wide variety of ecosystems and living organisms: animals, plants, their habitats and their genes. |
| Brownfield | Land previously used for industrial and commercial facilities available for reuse. |
| Bunds | Man-made mound, usually intended to provide a visual screen, often in conjunction with planting. |
| C | |
| Contaminated land | Land that is in such a condition that either significant harm is being caused or there is a significant possibility of such harm being caused, or pollution of controlled waters is being or is likely to be caused. |
| Construction Effects | Effects that occur during the construction phase. These can be temporary or permanent. |
| Container | Standard and common form of shipping goods within the UK and internationally. Containers can be moved easily and efficiently from road and /or |

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| | rail to ship, and vice versa as part of international Distribution networks and market supply chains |
| Controlled Waters | Any coastal waters, inland fresh waters, ground waters or relevant territorial waters (up to three miles seawards). |
| CRN | Calculation of Railway Noise (1995). Published by DfT. ISBN: 0 11 551754 5 |
| Cumulative Effects | Effects which arise from a combination or interaction of effects at a specific location. |
| D | |
| dB (A) | Sound levels measured in decibels, calculated by a method ("A-weighted") that takes particular account of the frequencies most significant in traffic-generated noise. |
| Deciduous (trees) | Shed leaves annually. |
| Designated heritage asset | World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. |
| Development Consent Order (DCO) | The means of obtaining permission for developments categorised as Nationally Significant Infrastructure Projects (NSIP). This includes energy, transport, water and waste projects. |
| Development Plan | A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. |
| Direct Effect | An effect that is directly attributable to the Proposed Development. |
| Discharge | Release of water into surface waters, groundwater, or drainage/sewer systems. |
| Distribution/ Distribution Sector | The management of the flow of resources (such as components, products, or raw materials) between the point of origin and the point of consumption, both within the UK and internationally. This includes the movement of goods as part of a supply chain, which includes relationships and movements involving retailers and end-consumers, including the public, as well as often complex networks between manufacturers and |

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| | often multiple suppliers. |
| DMRB | The Department of Transport's Design Manual of Roads and Bridges, a multi-volume work that gives guidance on all matters relating to highway construction. Volume 11 related to Environmental Impact Assessment and provides methodologies for assessment that can be used for many different types of development. |
| E | |
| Earthworks | In construction, this means any operations involved in moving, loosening, depositing, shaping, compacting and stabilising soil and rock. In archaeology, it means any archaeological features that are visible as slopes, mounds, banks or depressions in the ground surface. |
| Effects | Change experienced by a receptor. |
| Elements | Individual parts which make up the landscape, such as, for example trees and buildings. |
| Environmental Impact Assessment | A formal process which assesses the potential environmental effects of a project. |
| Environmental Statement | Document in which the results of an EIA are presented to decision-makers and the public. |
| Embankment | An elongated mound of material deliberately placed to form a raised area, sometimes built to elevate a railway above the surrounding ground. |
| F | |
| Feature | Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal. |
| Floodplain | Flat or nearly flat land adjacent a stream or river that stretches from the banks of its channel to the base of the enclosing valley walls and experiences flooding during periods of high discharge. |
| Fluvial | The processes associated with rivers and streams and the deposits and landforms created by them. |
| Foul sewers | Sewers that collect foul water (sewage and trade effluent) and conveys the flow to a treatment facility. |
| G | |
| Gantry | Overhead frame from which various structures can |

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| | be mounted. |
| Gazeley GLP | Gazeley GLP Northampton s.à.r.l. the joint Applicant in a joint venture partnership arrangement with Ashfield Land Management Limited. |
| Green Belt | Areas of Green Belt are regions of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of these built-up areas and to safeguard the surrounding countryside against further encroachment. |
| Green Infrastructure | A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. This can include landscaping areas containing planting, open spaces, walkways and green links (including those intended to support habitat creation or retention to support biodiversity). |
| Groundwater | Water below the surface of the ground in the saturation zone, below the water table. |
| H | |
| Heritage asset | Building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. |
| HGV | Heavy Goods Vehicle, vehicle over 7.5 tonnes Gross Vehicle Weight |
| Historic environment | All those material remains that our ancestors have created in the landscapes of town and countryside. It covers the whole spectrum of human activity from the largest – towns, cathedrals or motorways, to the very smallest – signposts, standing stones or flint tools. |
| Historic Environment Record | A series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment. |
| Hydrology | The study of surface water. |
| Hydrogeology | The study of groundwater. |
| I | |
| Impact | An action which causes an effect to be |

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| | experienced by a receptor. |
| Indirect Effects | Effects that result indirectly from the Proposed Development as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects. |
| Inter-project | Occurring between the Scheme and other projects. |
| Intra-project | Occurring within the Scheme. |
| Landscape Value | The relative value or importance attached to a landscape, (often as a basis for designation or recognition) which expresses national or local consensus, because of its quality, special qualities, including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues. |
| K | |
| Key Characteristics | Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place. |
| L | |
| L_{Aeq} | Equivalent Continuous Sound Level. The $L_{Aeq, T}$ is the notional steady sound which, at a given position and over a defined period of time, T, has the same A-weighted acoustic energy as the actual fluctuating sound. |
| L_{Amax} | The A-weighted maximum noise level for a single event. |
| Landscape | Human perception of the land conditioned by knowledge and identity with a place. |
| Landscape Character Assessment | The process of systematic description, classification and analysis of landscape, in order to identify, describe and understand its character. The scale and detail of the assessment will depend upon the purpose for which it is being undertaken. |
| Landscape Character | The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place |

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| | of different areas of landscape. |
| Landscape Character Area | Single unique areas that are the discrete geographical areas of a particular landscape type. Each has its own individual character and identity, even though it may share the same generic characteristics with other areas of the same landscape character type. |
| Landscape Character Sensitivity | The sensitivity of each landscape type or area to a particular type of change, which will reflect the sensitivity of individual aspects of landscape character including landform, land cover, enclosure form and pattern, tree cover, settlement form and pattern, and other characteristic elements, and the aesthetic aspects of landscape character, including for example, its scale, complexity and diversity |
| Landscape Character Type | The distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern. |
| Land Cover | The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use. |
| Landscape Element | A component part of the landscape (e.g. roads, hedges, woods). |
| Landscape Quality | Landscape quality: the intactness of the landscape and the condition of features and elements. |
| Landscape and Visual Impact Assessment (LVIA) | A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity. |
| Landscape Effects | Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative. |
| Landscape Feature | A prominent eye-catching element, for example, wooded hilltop or church spire. |
| Landscape Sensitivity | Relates to the ability of a landscape to accept change within alteration of the defining |

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| | characteristics of that landscape. |
| Land Use | What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry. |
| Landscape Value | The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, potentially attributable to its special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues. |
| Local Planning Authority (LPA) | The local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom |
| Logistics | The management of the flow of resources (such as components, products, or raw materials) between the point of origin and the point of consumption, both within the UK and internationally. |
| M | |
| Magnitude | A combination of the scale, extent and duration of an effect. |
| Main SRFI Site | The area within the order limits where the majority of the proposed development will be located, i.e. to the north of the WCML, west of the NLL, South of Milton Malsor and east of the A43. |
| Masterplan | Indicative plan for entire development area marking out core infrastructure and areas for infrastructure and buildings, to be delivered over a period of time. |
| Methodology | The specific approach and techniques used for a given study. |
| Mitigation | Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse effects of a development project. |
| N | |
| National Networks National Policy Statement (NPS) | A document that sets out the need for, and Government's policies to deliver, development of nationally significant infrastructure projects (NSIPs) on the national road and rail networks in England. |
| National Planning Policy | National government planning policy. A material |

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| Framework (NPPF) | consideration in the determination of Development Consent Order applications |
| National Planning Policy Guidance (NPPG) | Detailed guidance for the implementation of policies set out in the NPPF. |
| Nationally Significant Infrastructure Project (NSIP) | A project of a type and scale defined under the Planning Act 2008 and by order of the Secretary of State relating to energy, transport, water, waste water and waste generally. These projects require a single development consent. |
| No Significant Effects | An effect below the threshold of significance, usually taken to be less than an effect of medium significance. |
| O | |
| Operational Effects | Effects that occur during the operational phase. These can be temporary or permanent. |
| Order Limits | The boundary within which the proposed DCO works will be located. |
| P | |
| Pathway | A route or means by which a receptor could be, or is exposed to, or affected by a contaminant. |
| The Planning Inspectorate (PINS) | An executive agency of the Department for Housing, Communities and Local Government which deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales. |
| Pollution | A change in the physical, chemical, radiological or biological quality of a resource (air, water or land) caused by people or their activities that is injurious to existing, intended or potential uses of the resource. |
| Profile (traffic) | The proportion of traffic at each time period throughout the day. |
| Proposed Development | The land within the proposed order limits comprising the main SRFI site, the Junction 15a works and the minor highways works. |
| Proposed Development Area (PDA) | The land within the proposed order limits where development will be located, including the main SRFI site, the Junction 15a works and the minor highways works. |
| Public Right of Way | A path that members of the public have a protected legal right to walk along. Depending on |

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| | the type of public right of way, it may also be available for cycling, horse riding, horse drawn carriages and motor vehicles. |
| Q | |
| Qualitative | Qualities or characteristics that cannot be measured numerically. |
| Quantitative | Measurement based on data. |
| R | |
| Receptor | In general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body. |
| Residual Effect | An environmental effect that remains, or is predicted to remain, even after mitigation measures have been applied. |
| Residual noise | The measured ambient noise level excluding all train passbys. |
| Ridge and furrow | An archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. |
| S | |
| The Scheme | The proposed DCO works within the boundary of the order limits, the 'Rail Central Project'. |
| Scoping Opinion | A formal written opinion on the information to be included in the Environmental Statement received from the Secretary of State |
| Scoping Report | The written request for a Scoping Opinion provided by the Applicant to the Secretary of State |
| Sensitivity | The degree of response of a receiver or instrument to a signal or a change. |
| Significance | The extent to which something matters. Significance of effects is defined as substantial, moderate, minor or negligible. |
| Source | A substance that is in, on or under the land that has the potential to cause harm or to cause pollution of controlled waters. |
| Source Protection Zone | A defined zone surrounding a groundwater abstraction point (e.g. a well or a spring), within which certain activities are restricted to prevent contamination of the groundwater. |

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| Stakeholder | Individuals, groups or organisations with an interest in the evaluated intervention or in the evaluation itself, particularly: authorities who decided on and financed the intervention, managers, operators, and spokespersons of the publics concerned. These immediate or key stakeholders have interests which should be taken into account in an evaluation. They may also have purely private or special interests which are not legitimately part of the evaluation. The notion of stakeholders can include the funding authorities/managers, the new hoteliers (direct beneficiaries), other professionals in tourism, former hoteliers facing competition from the assisted hotels, tourists, nature conservation associations and building contractors. |
| Strategic Rail Freight Interchange (SRFI) | A large multi-purpose rail freight interchange and distribution centre linked into both the rail and trunk road system. It includes rail-connected warehousing and container handling facilities and may also include manufacturing and processing activities. |
| Surface water runoff | Precipitation which travels to watercourses over the surface of the land. |
| Sustainability | Meeting or exceeding the needs of the present without compromising the ability of future generations to meet or exceed their own needs. |
| Swale | Low strip of land often moist and/or marshy. |
| T | |
| Topographic survey | A method of determining accurate positions of objects for topographic maps of large areas. |
| Topography | Description of the shape and physical features of the earth's surface. |
| Traffic generation | The amount of traffic that is created by a new activity. |
| Traffic Management Plan | An agreed plan to manage traffic during construction. |
| Train | One or more rail vehicles which are coupled together to form a single operating unit. |
| Transport Assessment | A formal assessment of the transport implications of a development which is published as a report. For more information see the Department for Transport's Guidance on transport assessment |

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| | (2007). |
| Trunk Road | The national strategic road network, operated and maintained by Highways England, consisting principally of the motorways and major A roads. |
| V | |
| Visual Amenity | The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area. |
| Visual Effect | Change in the appearance of the landscape as a result of development. This can be positive or negative. |
| W | |
| Wagon | Heavy Vehicle. |
| Water Framework Directive | A European Law which aims to improve water environments such as lakes and rivers. |
| Watercourse | A channel in which water flows. |
| WebTAG | <p>The DfT's website for guidance on the conduct of transport studies. The guidance includes or provides links to advice on how to:</p> <ul style="list-style-type: none"> • Set objectives and identify problems; • Develop potential solutions; • Create a transport model for the appraisal of the alternative solutions; and • How to conduct an appraisal which meets the Department's requirements. |
| Z | |
| Zone of Visual Influence | Area within which a proposed development may have an influence or effect on visual amenity. |

Abbreviations

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| 3PLs | Third-party logistics providers |
| A | |
| AADT | Annual Average Daily Traffic |
| ADMS | Atmospheric Dispersion Modelling System |
| ALARP | As Low As Reasonably Practicable |
| ALC | Agricultural Land Classification |
| ALGAE | Association of Local Government Ecologists |
| ALPE | Aluminium Lined Polyethylene Pipe |
| ANPR | Automatic Number Plate Recognition |
| AOD | Above Ordnance Datum |
| AONB | Area of Outstanding Natural Beauty |
| AP | Available Profile Water |
| APS | Annual Population Survey |
| AQMA | Air Quality Management Area |
| AQS | Air Quality Strategy |
| ASNW | Ancient Semi-Natural Woodland |
| ATC | Automatic Traffic Count |
| ATI | Ancient Tree Inventory |
| AURN | Automatic Urban and Rural Network |
| B | |
| BAP | Biodiversity Action Plan |
| bgl | Below Ground Level |
| BCAs | Biodiversity Conservation Areas |
| BEAs | Biodiversity Enhancement Areas |
| BEIA | Business Energy and Industrial Strategy |
| BGS | British Geological Society |
| BOCC | Birds of Conservation Concern |
| bp | Breeding Pairs |
| BPA | British Pipeline Agency |
| BRE | Building Research Establishment |
| BRES | Business Register and Employment Survey |

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| BMV | Best and Most Versatile |
| BNL | Basic Noise Level |
| C | |
| CA | Competent Authority |
| CAAP | Central Area Action Plan |
| C&I | Commercial and Industrial |
| CAR | Control of Asbestos Regulations |
| CB | Carbon Budget |
| CBC | Common Birds Census |
| CCC | Committee on Climate Change |
| CCGT | Combined Cycle Gas Turbines |
| CCT | Colour Correlated Temperature |
| CDM | Construction Design and Management |
| CEMP | Construction Environmental Management Plan |
| CERC | Cambridge Environmental Research Consultants |
| CH ₄ | Methane |
| CIEEM | Chartered Institute of Ecology and Environmental Management |
| CITES | Convention and Convention on International Trade in Endangered Species of Wild Fauna and Flora |
| CNEA | Clean Neighborhoods and Environment Act 2005 |
| CO | Carbon Monoxide |
| CoCP | Code of Construction Practice |
| COMAH | Control of Major Accident Hazards Regulations 2015 |
| COP | Code of Practice |
| COSHH | Control of Substances Hazardous to Health |
| CPDA | Crime Prevention Design Advisor |
| CPRE | Campaign to Protect Rural England |

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| CRTN | Calculation of Road Traffic Noise |
| CRN | Calculation of Railway Noise |
| cSAC | Candidate Special Areas of Conservation |
| CSM-RA | Common Safety Method on Risk Evaluation and Assessment |
| CSS | Countryside Stewardship Scheme |
| CTMP | Construction Traffic Management Plan |
| D | |
| DBA | Desk Based Assessment |
| DCO | Development Consent Order |
| DCGL | Department for Communities and Local Government |
| DEFRA | Department for Environment, Food and Rural Affairs |
| DETR | Department of the Environment, Transport and the Regions |
| DfT | Department for Transport |
| DMP | Dust Management Plan |
| DNO | District Network Operators |
| DoE | Department of Environment |
| DPD | Development Plan Document |
| DIRFT | Daventry International Rail Freight Terminal III |
| DMRB | Design Manual for Roads and Bridges |
| E | |
| EA | Environment Agency |
| EAL | Environmental Assessment Level |
| EEC | European Economic Area |
| EcIA | Ecological Impact Assessment |
| EGS | Economic Growth Strategy |
| EHO | Environmental Protection Officer |
| EIA | Environmental Impact Assessment |
| ELS | Entry Level Stewardship |
| EMIP | East Midland Intermodal Park |
| EMS | Environmental Management System |

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| EOAC | European Ornithology Atlas Committee |
| EPSs | European Protected Species |
| EPSL | European Protected Species Licence |
| EPUK | Environmental Protection UK |
| ERG | Environmental Research Group |
| ES | Environmental Statement |
| EWC | European Waste Catalogue |
| F | |
| FCS | Favourable Conservation Status |
| FOCs | Freight Operating Companies |
| FRA | Flood Risk Assessment |
| FTP | Framework Travel Plan |
| G | |
| GBFM | GB Freight Model |
| GEA | Gross External Area |
| GFA | Gross Floor Area |
| GHG | Greenhouse Gas |
| GI | Green Infrastructure |
| GIS | Geographic Information System |
| GLVIA3 | Guidelines for Landscape & Visual Impact Assessment, 3rd Edition |
| GPS | Global Positioning System |
| GRIP | Governance for Railway Investment Projects |
| GTA | Guidance on Transport Assessment |
| GVA | Gross Value Added |
| GWPs | Global Warming Potentials |
| H | |
| ha | Hectare |
| HAP | Habitat Action Plan |
| HAP | Health Action Plan |
| HDPE | High Density Polyethylene |
| HE | Highways England |
| HER | Historic Environment Record |

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| HGV | Heavy Goods Vehicles |
| HIA | Health Impact Assessment |
| HMP | Habitat Management Plan |
| HPT | High Performance Technology |
| HRA | Habitats Regulations Assessment |
| HSC | Hazardous Substances Consent |
| HSE | Health and Safety Executive |
| HSI | Habitat Sustainability Index |
| HSWA | Health and Safety at Work Act 1974 |
| HV | High Voltage |
| I | |
| IAQM | Institute or Air Quality Management |
| IDB | Internal Drainage Board |
| IEMA | Institute of Environment and Assessment |
| IIP | Illumination Impact Profile |
| ILP | Institute of Lighting Professionals |
| IMs | Infrastructure Managers |
| IPCC | Intergovernmental Panel Climate Change |
| IT | Interim Target |
| J | |
| JCS | Joint Core Strategy |
| J15a | Junction 15A of the M1 |
| JMWMS | Joint Municipal Waste Management Strategy |
| JNCC | Joint Nature Conservation Committee |
| JPU | Joint Planning Unit |
| JSA | Job Seekers Allowance |
| K | |
| km | Kilometre |
| L | |
| LAQM | Local Air Quality Management |
| LBAP | Local Biodiversity Action Plan |
| LCA | Landscape Character Areas |

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| LCA | Life-cycle Assessment |
| LDF | Local Development Framework |
| LEP | Local Enterprise Partnership |
| LGS | Local Geological Site |
| LI | Landscape Institute |
| LIR | Local Impact Report |
| LLFA | Lead Local Flood Authority |
| LLG | Local Liaison Group |
| LNR | Local Nature Reserves |
| LOAEL | Lowest Observed Adverse Effect Level |
| LONI | Letter of No Impediment |
| LPA | Local Planning Authority |
| LWS | Local Wildlife Sites |
| LV | Low Voltage |
| LVIA | Landscape and Visual Impact Assessment |
| M | |
| MAGIC | Multi-Agency Geographic Information for the Countryside |
| MAFF | Ministry of Agriculture Fisheries and Food |
| M&MP | Management and Maintenance Plan |
| M-BAT | Metal Bioavailability Assessment Tool |
| MD | Moisture Deficit |
| MKC | Milton Keynes Council |
| MSA | Mineral Safeguarding Area |
| MWLP | Minerals and Waste Local Plan |
| N | |
| NBC | Northamptonshire Borough Council |
| NCA | National Landscape Character Areas |
| NCC | Northamptonshire County Council |
| NCCPHT | Northamptonshire County Council Public Health Team |
| NERC | Natural Environment and Rural Communities |
| NHLE | National Heritage List for England |

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| NLL | Northampton Loop Line |
| NN NPS | National Networks National Policy Statement |
| NO ₂ | Nitrogen Dioxide |
| NOEL | No Observed Effect Level |
| NPSN | National Policy Statement for National Networks |
| NPS | National Policy Statement |
| NPSE | Noise Policy Statement for England |
| NPPF | National Planning Policy Framework |
| NFFG | National Planning Practice Guidance |
| NRFS | Northamptonshire Road Freight Strategy |
| NRSAWA | New Roads and Street Works Act |
| NSIP | Nationally Significant Infrastructure Project |
| NSR | Noise Sensitive Receptor |
| NSTM | Northamptonshire Strategic Transport Model |
| NTS | Non-Technical Summary |
| NVC | National Vegetation Classification |
| O | |
| O ₃ | Ozone |
| ODPM | Office of the Deputy Prime Minister |
| ONS | Office for National Statistics |
| ORR | Office of Rail Regulation |
| OS | Ordnance Survey |
| OTMP | Operational Traffic Management Plan |
| P | |
| PA2008 | Planning Act 2008 |
| PAH | Polycyclic Aromatic Hydrocarbons |
| PAWS | Planted Ancient Woodland |
| Pb | Lead |
| PCUs | Passenger car units |
| PDA | Proposed Development Area |

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| PEIR | Preliminary Environmental Information Report |
| PIA | Personal Injury Accident |
| PICs | Personal Injury Collisions |
| PINS | Planning Inspectorate |
| PM ₁₀ and PM _{2.5} | Particulate Matter |
| PoC | Point of Connection |
| PP | Pocket Parks |
| PPE | Personal Protective Equipment |
| PPG | Planning Practice Guidance |
| PPMS | Pollution Prevention Method Statement |
| PPV | Peak Particle Velocity |
| PRF | Potential Roost Feature |
| PROW | Public Rights of Way |
| pSPA | proposed Special Protection Area |
| PV | Solar Photovoltaic Panels |
| pWS | Potential Wildlife Sites |
| PWV | Potential Wildlife Verges |
| R | |
| RBD | River Basin Districts |
| RBMP | River Basin Management Plan |
| RCC | Railway Control Centre |
| RIBA | Royal Institute of British Architects |
| RIR | The Railways (Interoperability) Regulations 2011 |
| RFI | Rail Freight Interchanges |
| RMG | Rail Mounted Gantry Cranes |
| RMS | Remediation Method Statement |
| ROGS | Railways and Other Guided Transport Systems (Safety) Regulations 2006 |
| RPE | Respiratory Protective Equipment |
| RSS | Regional Spatial Strategy |
| RTI | Real Time Information |
| RTM | Remedial Targets Methodology |

| | |
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| RTV | Remedial Target Values |
| RUs | Railway Undertakings |
| rWFD | Revised Waste Framework Directive |
| S | |
| SAC | Special Areas of Conservation |
| SAP | Species Action Plan |
| SBI | Sites of Borough Importance |
| SEP | Strategic Economic Plan |
| SFN | Strategic Freight Network |
| SFRA | Strategic Floor Risk Assessment |
| SH | Significant Harm |
| SHLAA | Strategic Housing Land Availability Assessment |
| SMS | Safety Management Systems |
| SNC | South Northamptonshire Council |
| SNRHW | Stable Non-Reactive Hazardous Wastes |
| SO ₂ | Sulphur Dioxide |
| SOC | Standard Occupation Classifications |
| SoCC | Statement of Community Consultation |
| SOEL | Significant Observed Effect Level |
| SoS | Secretary of State |
| SPA | Special Protection Area |
| SPD | Supplementary Planning Documents |
| SPEC | Species of European Conservation Concern |
| SPG | Supplementary Planning Guidance |
| SPOSH | Significant Possibility of Significant Harm |
| SPZ | Source Protection Zones |
| SRFI | Strategic Rail Freight Interchange |
| SRMP | Soil Resources Management Plan |
| SSSI | Sites of Specific Scientific Interest |
| SUE | Sustainable Urban Extension |
| SuDS | Sustainable Drainage System |
| SWMP | Site Waste Management Plan |

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|----------------|---|
| T | |
| TA | Transport Assessment |
| T&D | Transport and Distribution |
| TEN-T | Trans-European Network |
| TIN | Technical Information Note |
| TMA | Traffic Management Act 2004 |
| TMP | Traffic Management Plan |
| TP | Travel Plan |
| TPO | Tree Preservation Order |
| TRO | Traffic Regulation Orders |
| TWG | Transport Working Group |
| U | |
| UK | United Kingdom |
| UK BAP | UK Biodiversity Action Plan |
| UKCP09 | UK Climate Projections 2009 |
| ULR | Upward Light Ratio |
| UV | Ultra Violet |
| V | |
| VDV | Vibration Dose Values |
| VML | Vibration Monitoring Location |
| W | |
| WCML | West Coast Main Line |
| WC | Soil Wetness Class |
| WCS | Water Cycle Study |
| WEEE Directive | Waste Electrical and Electronic Equipment Directive |
| WFD | Water Framework Directive |
| WOH | World Health Organisation |
| WMPE | Waste Management Plan for England |
| WNJCS | West Northamptonshire Joint Core Strategy |
| WPD | Western Power Distribution |
| WSI | Written Scheme of Investigation |
| WTR | Wildlife Trust Reserves |

| | |
|-----|--------------------------------|
| WTT | Well to Tank |
| Z | |
| ZOI | Zone of Influence |
| ZTV | Zone of Theoretical Visibility |

Preface

Ashfield Land Management Limited and Gazeley GLP Northampton s.à.r.l. (Ashfield Land and Gazeley GLP) intend to make an application to the Planning Inspectorate (PINS) for a Development Consent Order (DCO) under the Planning Act 2008 (PA2008) for a new Strategic Rail Freight Interchange (SRFI).

An application is required to be made to PINS because the proposal is considered to comprise a Nationally Significant Infrastructure Project (NSIP) under the terms of subsections 26(3) to (7) of the PA2008. Within this context, and having due regard to paragraph 4.89 of the National Policy Statement for National Networks (NPS NN), 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.

In summary, the Proposed Development will comprise the following principal elements:

- the development and use of the site for new warehousing and related development and for all on site infrastructure, landscaping and other works;
- Rail infrastructure (including new sidings);
- HGV/LGV parking facilities;
- New road infrastructure; and

- Service depot.

The rail interchange, warehousing, access from the A43, and associated infrastructure falls within the administrative boundary of South Northamptonshire Council (SNC). Other highways works are also required, which fall within Northampton Borough Council (NBC).

The Proposed Development will be of a scale which falls within Schedule 2 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ('EIA Regulations 2017'). The EIA Regulations 2017 provide that where development of a type listed within Schedule 2 is likely to give rise to significant environmental effects, the Secretary of State for Transport must not make an order granting development consent unless the Secretary of State (SoS) has first taken the environmental information into consideration, and must state in the decision that the SoS has done so.

Environmental information comprises the information required to be provided by the applicant in the form of an Environmental Statement (ES), including any further or other information, any representations made by specified consultees and any representations made by any other person about the environmental effects of the development. Owing to the nature, size and location and the likely significant effects on the environment of the Proposed Development, Ashfield Land and Gazeley GLP intend to submit an ES with the application for the DCO.

This ES is provided in draft form as a Preliminary Environmental Information Report (PEIR) for the purposes of Section 42 consultation (Section 42 of the PA2008). For consistency in the chapters of the report this draft ES is referred to simply as 'the PEIR'.

The final ES for submission as part of the Application will comprise three volumes:

- Volume I (non-technical summary);
- Volume II (main technical studies); and
- Volume III (technical appendices and figures).

Preparation of the document has been led by Turley, on behalf of Ashfield Land and Gazeley GLP. Expert contributions have been provided by a team of consultants set out in **Chapter 1**.

Additional documentation that accompanies the Section 42 consultation is as follows:

- Draft Alternative Sites Assessment;
- Draft Planning Statement;

- Draft Market Demand Statement;
- Draft Rail Operations Report;
- Draft Design & Access Statement;
- Draft Transport Assessment;
- Draft Construction Traffic Management Plan;
- Draft Operational Traffic Management Plan;
- Draft Travel Plan;
- Draft Sustainability Appraisal;
- Draft Construction Environmental Management Plan (CEMP);
- Draft Code of Construction Practice;
- Draft Site Waste Management Plan;
- Draft Pollution Prevention Method Statement;
- Draft Materials Management Plan;
- Draft In Principal Monitoring Plan;
- Draft Healthy Workplace Features ;
- Draft 15 Year Management and Maintenance Plan;
- Draft Consents and Licences Required Under Other Legislation;
- Draft Schedule of Mitigation;
- Draft Outline Access Management Plan;
- Draft Phase Two Consultation Overview Document;
- Document List | Phase Two Consultation;
- Order Limits Plans;
- Green Infrastructure Plans;
- Parameters Plans;
- Site Context Plans;

- Illustrative Masterplans;
- Highways Works Plans;
- Speed Limit Plans;
- Highways Classification Plans;
- Rail Interchange Illustrative General Arrangement and Long Sections;
- Rail Interchange Illustrative Phase 1 Layout;
- Rail Interchange Illustrative Phase 2 Layout;
- Intermodal Terminal Layout Cross Sections;
- Railway Alignment Cross Sections;
- Ecological Mitigation Plan (Main SRFI Site);
- Historic Environment Plan;
- Hedgerows and Tree Retention and Removal Plans;
- Elevations;
- Illustrative Landscape Sections;
- Plans Showing Public Rights of Way to be Temporarily Stopped Up;
- Plans Showing Streets to be Temporarily Stopped Up;
- Public Rights of Way Plans;
- Illustrative Landscape Masterplans;
- Ecological Mitigation Plans;
- Junction 15A Ecological Mitigation Plan;
- Junction 15A Green Infrastructure Plan;
- Junction 15A Illustrative Landscape Masterplan; and
- Junction 15A Hedgerows and Tree Retention and Removal Plan.

The PEIR will be available for purchase (£10/CD copy) by contacting:

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