

Intermodal Logistics Park North Ltd

INTERMODAL LOGISTICS PARK NORTH (ILPN)

Intermodal Logistics Park North (ILPN) Strategic Rail Freight Interchange (SRFI)

Project reference TR510001

Preliminary Environmental Information Report (PEIR)

Chapter 21: Conclusion

October 2025

Planning Act 2008

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This document forms a part of a Preliminary Environmental Information Report (PEIR) for the Intermodal Logistics Park North (ILPN) project.

A PEIR presents environmental information to assist consultees to form an informed view of the likely significant environmental effects of a proposed development and provide feedback.

This PEIR has been prepared by the project promoter, Intermodal Logistics Park North Ltd. The Proposed Development is described in Chapter 3 of the PEIR and is the subject of a public consultation.

Details of how to respond to the public consultation are provided at the end of Chapter 1 of the PEIR and on the project website:

<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>

This feedback will be taken into account by Intermodal Logistics Park North Ltd in the preparation of its application for a Development Consent Order for the project.

Chapter 21 ◆ Conclusion

SUMMARY OF WORK TO DATE

- 21.1 The Proposed Development has been informed by the Secretary of State’s EIA Scoping Opinion and the feedback from both the informal consultation and the current public consultation, the Applicant will refine its proposals and prepare an application for a DCO. Detailed technical studies will continue to feed into the design and assessment process.
- 21.2 The ES submitted as part of the DCO application will identify the likely significant environmental effects (both beneficial and adverse) of the Proposed Development and the mitigation measures proposed to reduce the likely significant adverse effects. It will then report on any anticipated residual significant adverse effects once the mitigation measures have been taken into account.
- 21.3 The draft DCO will include the proposed means of enforcement and monitoring of the proposed mitigation measures as set out in the Commitments Register. Based upon work undertaken to date, an emerging Commitments Register is provided in Appendix 21.1. As the work undertaken to support the application for the DCO progresses, this will be updated to reflect the outcomes of the assessment. An updated Commitments Register will then be presented as an appendix to the ES that accompanies the DCO application.

THE CURRENT CONSULTATION

- 21.4 The Applicant welcomes comment on the potential significant environmental effects of the ILPN SRFI project and the EIA methods described. Comment is also invited on any other matters that should be addressed during the EIA and any sources of environmental information that would assist the EIA process. Details of how to submit comments are provided at the end of chapter one of this PEIR.
- 21.5 Upon completion of the consultation, a summary of responses received will form part of a Consultation Report that will be submitted with the DCO application for the Proposed Development.

ENVIRONMENTAL STATEMENT STRUCTURE AND CONTENTS

- 21.6 The ILPN RFI ES will incorporate all of the information required by Regulation 14 and Schedule 4 of the EIA Regulations 2017. It is proposed that the ES will comprise four volumes as follows:
- **Volume 1:** The main text of the ES with tables

- **Volume 2:** Figures referred to in ES Volume 1
- **Volume 3:** Technical appendices containing supporting and background information on individual EIA topics
- **Volume 4:** The Non-Technical Summary (NTS), providing a summary of the ES and its findings

21.7 Table 21.1 sets out the proposed structure of the ILPN SRFI Environmental Statement Volume 1 (main text).

Table 21.1 The proposed structure of the ILPN SRFI ES Volume 1 (main text)

Section	Description
Introduction	Providing: <ul style="list-style-type: none"> • a brief introduction to the Applicant; • an overview of the ILPN RFI project; • a description of the consenting regime; and • a description of the purpose and structure of the ES.
Site description	Description of the Site and its surroundings.
Project description	Detailed description of the Proposed Development and how the different aspects relate to each other. The chapter will also provide an outline of the proposed construction methods, an indicative programme and a description of the ILPN RFI in operation.
Site selection, alternatives and scheme evolution	A description of the site selection process and the alternative master plan and design options considered by the Applicant.
EIA scope and general methodology	Detailing the process undertaken to define the scope of the EIA and the assessment methodology that the EIA has followed.
Topic-based chapters	These chapters will report the findings of the EIA under the following topic headings: <ul style="list-style-type: none"> • Land use and socio-economic effects • Transport and traffic

Section	Description
	<ul style="list-style-type: none"> • Air quality • Noise and vibration • Landscape and visual effects • Ecology and biodiversity • Cultural heritage • Archaeology • Surface Water and Flood Risk • Geology, soils and contaminated land • Materials and waste • Energy and climate change • Population and human health • Major accidents and disasters <p>The ES chapters will follow a standard format under the following main headings and will identify the significant environmental effects arising from the Proposed Development.</p> <ul style="list-style-type: none"> • Introduction • Relevant, law policy and guidance • Consultation to date • Methodology and data sources • Baseline conditions • Embedded mitigation measures • Potential effects prior to additional mitigation • Proposed additional mitigation measures • Residual environmental effects • Cumulative and in-combination effects • Implications of climate change • Summary and conclusions
<p>Cumulative, in-combination and transboundary effects</p>	<p>Providing:</p> <ul style="list-style-type: none"> • a summary of the methodology undertaken to identify the long list and short list of developments to be considered in the cumulative

Section	Description
	assessment; <ul style="list-style-type: none"> • assessment of the significant cumulative effects; and • presentation of findings from in-combination and transboundary assessments.
Conclusion	Detailing a summary of the main findings of the ES including residual significant environmental effects. The chapter will also include the Commitments Register as an appendix which will include the proposed mitigation measures and means of enforcement and monitoring.