

Naheida Janjua

From: Liz Banks
Sent: 30 November 2016 16:36
To: 'admin@oxalisplanning.co.uk'
Cc: Steve Harley
Subject: NORTHAMPTON GATEWAY - J15 SRFI
Attachments: Letter to Members re Junction 15 SRFI Consultation Nov 2016.pdf;
Northampton Gateway SRFI J15 Consultation Leaflet.pdf

Dear Councillor

Please find attached letter and consultation leaflet regarding the proposed Strategic Rail Freight Interchange known as 'Northampton Gateway'.

I trust this information is of interest and we would welcome your input to the consultation process.

Kind regards

sent on behalf of
Roxhill (Junction 15) Ltd.



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30th November 2016

SENT BY EMAIL

Dear Councillor,

Public Consultation regarding a proposed Nationally Significant Infrastructure Project (Strategic Rail Freight Interchange) west of M1 Junction 15

On behalf of Roxhill I am writing to make you aware of a series of public consultation exhibitions to present information about proposals for a Strategic Rail Freight Interchange (SRFI) on land to the west of the A508, and east of the Northampton Loop railway line.

The proposed development is a Nationally Significant Infrastructure Project (NSIP), and while the Council will be notified formally about the start of consultation Roxhill was also keen to make direct contact with individual Members.

In brief, the development proposals include:

- An intermodal freight terminal including container storage and HGV parking, with rail sidings to serve individual buildings, and provision for a 'rapid rail freight' facility;
- Up to 468,000 sq.m of warehousing and ancillary buildings, with up to 155,000 sq.m. of additional mezzanine floorspace;
- A new access and associated works to the A508 south of the M1 junction, substantial improvements to Junction 15, and a new bypass to the village of Roade;
- Strategic landscaping and tree planting, including diverted rights of way;
- Earthworks to create development plateau and to create landscaped bunding around the site to substantially screen it from outside view.

As part of the NSIP process Roxhill is strongly encouraged to engage from an early stage with the local community and a wide range of other stakeholders and consultees. As part of this early engagement a series of initial, non-statutory consultation events is being held on 12th, 13th and 14th December at the Hilton Hotel, Collingtree from 1.30pm until 7.30pm.

I have enclosed a PDF version of the leaflet which will be distributed by post to every property in a wide surrounding area later this week and over the weekend.

We are writing to local ward Councillors across South Northamptonshire and Northampton Borough, and key Members at the County Council, and I have also contracted the surrounding Parish Councils.

These initial consultation events provide an early opportunity for local people to understand more about the proposals and the policy context, and to understand the ongoing work to prepare an Environmental Impact Assessment which will form an important part of the application for Development Consent. Much of this remains work in progress and as explained on the leaflet the exhibition will provide a wide range of information but will not contain finished or complete details about all aspects of the proposals or their likely impacts at this early stage in the process. Members of the technical consultant team will be present, and able to discuss the work undertaken to date and the planned or ongoing work, as well as to hear comments and questions.

There will also be further, statutory consultation exhibitions during 2017 at which time we will have further progressed the Environmental Impact Assessment. Finalisation and submission of the application is expected in late summer 2017.

The project website is now live and will be updated in advance of the 12th December to include a copy of the information which will be displayed at the exhibition. The website address is: <http://www.northampton-gateway.co.uk>

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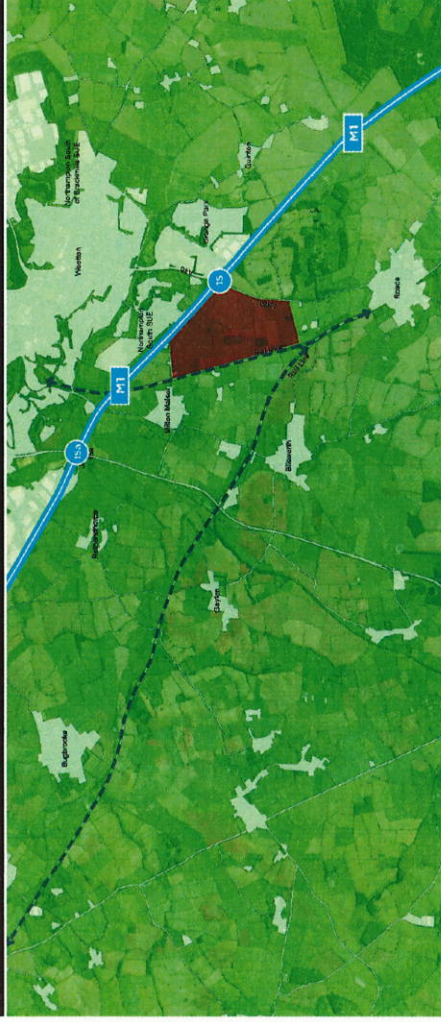
People are able to comment on the emerging proposals via the website, and will also be able to provide written comments in person at the exhibition. Comments are requested by 16th January.

I trust this information is of use to you, and we would welcome your input to the consultation process.

Yours sincerely

Steve Harley
On behalf of Roxhill (Junction 15) Ltd

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WHAT IS PROPOSED?

Roxhill is proposing a new Strategic Rail Freight Interchange (SRFI) known as 'Northampton Gateway' adjacent to Junction 15 of the M1 (see site location plan above). The proposed SRFI is to the south-west of the motorway, contained to the west by the Northampton Loop railway, and to the east by the A508 road, and is located to the south of Northampton.

The proposals are for new warehousing and a rail freight terminal accessed via the Northampton Loop railway line. The proposals include:

- Rail freight terminal with capability to provide a 'rapid rail freight' facility;
- Warehouse buildings with a footprint area of 468,000sq.m, with up to 155,000sq.m floorspace in the form of mezzanines;
- Significant improvements to Junction 15 of the M1 to increase capacity and reliability;
- A site access via the A508 which would be dualled between the site and the M1 Junction roundabout;
- A new bypass to the village of Roade to remove through traffic from the village centre;
- Significant new earthworks, landscaping and tree planting to substantially screen the site from outside view.

ONGOING APPLICATION PREPARATION

The proposals meet the Government's definition of a Nationally Strategic Infrastructure Project (NSIP) and as such Roxhill is preparing an application for a development consent order. This is expected to be ready for submission during the second half of 2017.

The proposals will be examined by the Planning Inspectorate before being determined by the Secretary of State for Transport. The local authorities of South Northamptonshire and Northampton Borough will be important local consultees, along with many other consultees including the County Council, Environment Agency, Highways England, and Natural England.

EARLY PUBLIC CONSULTATION EXHIBITIONS

Roxhill is holding three public consultation exhibitions to share early information about the proposals and to update people about the ongoing work to prepare an application for development consent.

The initial consultation events are being held as follows at the Hilton Hotel, Collingtree:

- Monday December 12th, 1.30pm - 7.30pm
- Tuesday December 13th, 1.30pm - 7.30pm
- Wednesday December 14th, 1.30pm - 7.30pm

Public consultation events will be held again when we have progressed further and have a fuller understanding of the likely detailed effects of the proposals with a final version of the Environmental Impact Assessment available.

Any comments on the initial project information are required by **16th January 2017**.

CONTEXT FOR THE PROPOSALS

The proposals respond directly to Government policy in the 'National Policy Statement for National Networks' which seeks to encourage a 'network' of new SRFIs across the UK to help meet forecasts of freight traffic growth, and to support an increasing shift from road to rail.

The site is in a strategically significant location for distribution activity. Located in the 'golden triangle' for logistics there is considerable market demand and interest in national distribution activity in this area. With excellent access to the M1 motorway and a direct rail network connection, the site is well placed to accommodate an SRFI.

The site is well contained by existing features, and the topography and relationship with surrounding settlements provides opportunities to substantially screen the proposed buildings and rail terminal from outside view. The landscape and earthworks strategies are being designed to minimise and eliminate where possible the landscape and visual effects on communities nearby.



EARLY WORK TO BE SHARED AT THE CONSULTATIONS EXHIBITIONS

The application will include an Environmental Impact Assessment (EIA), and early work is now underway to assess any likely significant environmental effects from the proposals. The EIA will also inform what design and other measures are introduced to mitigate or prevent those impacts. The EIA will include assessments of a range of environmental topics, including:

- Air Quality
- Noise & Vibration
- Landscape and Visual effects
- Ecology and Nature Conservation
- Drainage and Flood Risk
- Lighting
- Transport

The EIA is ongoing, and work will continue into 2017. Early work around the existing site conditions, as well as identifying key issues arising from an initial assessment of the proposals, has been undertaken. We do not yet have completed detailed assessments of the likely effects of the proposals - those will be available during 2017 - but preliminary information is available on a number of important topics. Illustrative masterplans and other plans have been prepared in draft to show the proposed approach to landscaping and earthworks.

To ensure local people are aware of the proposals, and to provide an opportunity for them to see and comment on the work undertaken to date, Roxhill is holding three initial consultation exhibitions at the Hilton Hotel in Collingtree on the 12th, 13th and 14th December from 1.30 until 7.30pm each day. Members of the consultant team, and Roxhill will be present to discuss the proposals and to take comments and questions including with regard to the options for the alignment of the proposed Roade Bypass.

These initial exhibitions are important opportunities for local people to provide early input as we continue with our EIA, and as we continue to refine and amend the design of the proposals.

INFORMATION AND COMMENTS

Further information is available via the project website:

www.northampton-gateway.co.uk

In addition to the exhibitions, comments and questions can be provided by email: contact-us@northampton-gateway.co.uk

Or in writing to:

Northampton Gateway Strategic Rail Freight Interchange
P O Box 10570
Nottingham
NG2 9RG

Please provide any comments by **16th January 2017**.