The Planning Inspectorate

Application by Roxhill (Junction 15) Limited for an Order Granting Development Consent for the Northampton Gateway Rail Freight Interchange

Examining Authority's Record of Unaccompanied Inspection of Sites to which the Application Relates

Examining Inspectors Philip Asquith and David Brock (appointed as the Examining Authority (ExA) for the application) undertook a first Unaccompanied Site Inspection (US1) on Wednesday 10 October 2018. The purpose of the inspections was for the ExA to become familiar with the sites of the application and their surrounds (the application comprising a main site for the proposed development and land associated to provide a new road bypass and other highway alterations). Planning Inspectorate staff also in attendance were Kate Mignano (Case Manager), Ewa Sherman and Dean Alford (Case Officers).

The inspections were undertaken by car and on foot on public roads and footpaths, so advance permission to enter land was not required, therefore allowing these inspections to be undertaken on an unaccompanied basis. A route was planned having regard to the application material and issues raised in relevant representations.

US1 is recorded in this note, the purposes of which are:

- To inform the Applicant and Interested Parties (IPs) of actions already taken by the ExA; and
- to enable the Applicant and IPs to consider which, if any, additional sites the ExA might need to inspect.

Further site inspections may be required. The Applicant and IPs have the opportunity of nominating (by Examination Timetable Deadline 1 (6 November 2018)) suggested locations for site inspections by the ExA and attending an Accompanied Site Inspection (ASI). However, before making nominations about locations for additional site inspections and indicating a wish to attend an ASI, the Applicant and IPs are requested to review the actions recorded in this note.

Before agreeing to any additional site inspections at particular locations, the ExA will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform it about the application. It may decide not to visit nominated locations where it has already visited the location or it considers that it is not necessary to see the features to be observed there. It may decide not to hold an ASI if all relevant features can be observed and understood from locations in the public domain on an Unaccompanied Site Inspection.

If an ASI does take place this is scheduled for Tuesday 18 December 2018, as set out in the Examination Timetable.

Particulars of the Inspection

US1 took place between 9.30 and 16.00 in dry, warm and sunny conditions with good visibility.

In addition to viewing the main application site from surrounding publically-accessible viewpoints (as set out below) and the local road network, the ExA walked across it by entering from Collingtree along public footpath KX13.

Inspections took place from the following specific numbered viewpoints (VP) and photomontage (PM) locations shown on Figure 4.6 of the Applicant's Environmental Statement [Examination document APP-085]:

VP 22, south of Blackymore Park, Northampton

VP 23, Wooldale Road, Wootton

PM 24, public right of way (PRoW) to the east of Wootton

VP 18, Ash Lane Collingtree

VP 2, PRoW KX13, footbridge over the M1 motorway

VP 1, PRoW KX13

VP6, PRoW KX13, railway bridge looking east

PM 25, road to the north of Courteenhall

PM 5, A508 southof the main site

VP 32, Blisworth Road, Roade

PM 33, Blisworth Road, Roade

PM 10, Courteenhall Road to the east of Blisworth

VP 9, Blisworth Lodge, Courteenhall Road

PM 16, Milton Malsor Sports Field

VP 17, Collingtree Road adjacent to Maple House

The inspection involved driving along the local road network, with locations of proposed highway works being visited. These included the A45, Junctions 15 and 15A of the M1, the A508, including junction improvements with Blisworth Road, Rookery Lane/Ashton Road and Pury Road, alterations to the A508 at Grafton Regis, alterations to Knock Lane, and the proposed Roade bypass.