

Northampton Gateway RFI: Comments on draft documents, January 2018

These queries relate solely to matters raised by the draft documents, and not the merits of the proposal. They are limited by the time available for consideration, and raised without prejudice to the acceptance or otherwise of the eventual application. They are provided to assist the preparation of the next iteration.

Consultation Report

Q No.	Paragraph	Extract from Consultation Report	Question/Comment
1.	1.1.1	'Roxhill (Junction 15) Limited (the 'Applicant')'	NI Webpage states: <i>Roxhill Developments Limited</i>
2.	1.1.4	The proposals	NI webpage description of the proposal varies significantly from the proposals as set out in the Consultation Report (CR) including: <ul style="list-style-type: none"> Size of internal storage area - reduced from 557,418 square metres on the NI webpage to 468,000 square metres in the CR. Improvements to junction 15A of the M1 and A45 as described in the CR are not included on the NI webpage
3.	General	'and later sections of this report'	Where possible, provide precise references to sections / paragraphs of the CR / other application documents.
4.	General		The Applicant may wish to consider providing a Statement of Community Consultation compliance table.
5.	General		The Applicant should provide more information with regard to how the Consultation complies with the relevant DCLG guidance and Planning Inspectorate Advice Notes.
6.	General		The information provided within the CR should demonstrate how the Applicant has complied with the duty under s49 of the PA2008.
7.	General		Where the proposal has been revised following the consultation, the CR must identify the changes and explain why they have been implemented and if any further consultation has taken place. Where further consultation has not been undertaken, justification should be provided within the CR. Thorough justification for the approach to the targeted consultation is also required.

8.	1.2.4	'in <i>Part 2</i> of this report'	There are references to <i>sections</i> of the CR, rather than 'parts'. This should be consistent.
9.	1.3.1	'application to the Planning Inspectorate'	Suggestion to add the following words: 'acting on behalf of the Secretary of State'.
10.	2.1.2	The proposals	<p>As above in Q 2.</p> <p>The CR refers to:</p> <ul style="list-style-type: none"> • Up to 468,000 sq m (approximately 5 million sq ft) (gross internal area) of warehousing and ancillary buildings • the provision of a new access and associated works to the A508, a new bypass to the village of Roade, improvements to Junction 15 and to J15A of the M1 motorway, the A45, other highway improvements, <p>which is more detailed than the information on the NI webpage.</p>
11.	3.1.7	'...letters to local Parish Councils, and MPs. These are attached at Appendix [2]'	Appendix 2 as listed in the contents section of the CR refers to the Statement of Community Consultation (SoCC), August 2017.
12.	3.2	Creation of the Transport Working Group	The Applicant might wish to provide some evidence, for example minutes of a meeting or initial invitation to the relevant bodies to set up the Group.
13.	3.4.6	'A copy of the leaflet is included at Appendix [5?]'	Appendix 5 as listed in the contents section of the CR refers to 'Leaflet distribution area'.
14.	4.1.5	'Copies of the responses received are attached at Appendix XX'	There seems to be no Appendix listed in the contents, containing copies of the responses provided by the local authorities in relation to the Applicant's SoCC. We would assume that the final version will contain copies thereof?
15.	4.1.6	'Copy of the notice is at Appendix 4'	Appendix 3 as listed in the contents section of the CR contains a copy of s47 Notice.
16.	4.1.8	'area for the leaflet distribution at Appendix 6'	Appendix 6 of the CR is titled: 'Examples of information/correspondence sent...' As the text is highlighted in yellow, it implies work in progress. The Applicant must ensure that the cross-referencing is accurate.
17.	4.1.14	'see Appendix XX for a map of the area'	Appendix 5 of the CR refers to 'Leaflet distribution area'. See above.
18.	4.3	Further Public Consultation	As this version of the CR is still in a draft form, the Applicant must ensure the section

		(December 2017)	providing further information is robust.
19.	4.4.3 and 4.4.4	Referring to Appendix 10	Appendix 10 in the CR contains letters to Parish Council Clerks and local Ward Councillors. Appendix 9 is titled: 'Section 47 local consultation schedule'. Appendix 13 provides s42 Consultation responses schedule.
20.	5.2.26	As above – Q19	As above
21.	6.1.1	Referring to Appendix 15 (details of consultees) and Appendix 19 (example of the s42 letter).	In the CR, Appendix 15 provides a copy of s48 Notice.
22.	6.1.3	S46 letter in Appendix 17	Section 46 letter to the Planning Inspectorate is provided in Appendix 14. It might be helpful to add consultation period and deadline in this section.
23.	6.1.5	Section 42 Consultees	Ensure that the correct Appendix 12 is referred to.
24.	6.2.1	'The letters sent to Section 42 Consultees (Appendix 19)'	There is no Appendix 19 listed. Appendix 16 refers to that letter.
25.	6.3.2	Section 48 Notices	Ensure that copies of the Notices published in the newspapers are provided. Delete one 'were'.
26.	6.4.1	As above - Q19 and Q20	The CR refers to 'Section 42 Consultation <i>Summary</i> Schedule (Appendix XX)'; however, Appendix 13 provides s42 Consultation <i>responses</i> schedule. Ensure the name and number of the Appendix is consistent.
27.	6.5.32	'a further consultation process was undertaken in December 2017'.	This section is still incomplete, and the Applicant is advised to provide detailed information on the approach taken to consult relevant landowners, and explain how the targeted consultation has been conducted, for example stating why certain people were/were not included in the consultation and a thorough justification must be provided for this approach.
28.	7.1.5	's48 Notice is at Appendix 18'	Currently there is no Appendix 18 listed. Instead, Appendix 15 provides s48 Notice.
29.	Contents (page 2)	Stage 3 – focused (statutory) consultation	The Contents page refers to additional focused consultation and in the main body of CR this section is currently missing. As the document is in a draft form, the Applicant is advised to ensure that cross-referencing of sections and relevant Appendices is correct, and also, that the Contents page is updated to reflect any further changes.