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Dear Sir/Madam,

Proposals for a rail freight interchange (including warehousing) on land to the west of Junction 15 of the M1 motorway (known as Northampton Gateway SRFI) and associated highway works.

Notice pursuant to Section 42 of the Planning Act 2008 and Regulation 11 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009.

The purpose of this letter is to consult you on proposals for a strategic rail freight interchange (SRFI) including warehousing on land in the vicinity of Junction 15 of the M1 motorway and associated highway works. The proposals have previously been the subject of a non-statutory consultation carried out during December 2016 and January 2017 (which we called the Stage 1 Consultation). The current consultation is a statutory consultation carried pursuant to section 42 of the Planning Act 2008 (the Act) (the Stage 2 Consultation). Notice of the proposed application is also being publicised under the requirements of Section 48 of the Act.

You are being consulted on the proposals because we are obliged to consult any party who has, or may have, an interest in land which is the subject of the current proposals. However, for your information, we understand that your interest is confined to ownership of land, or interests in land, beneath the public highway in the vicinity of Junction 15 and the M1 motorway.

The Act introduced new procedures for applications for categories of development that are identified as 'Nationally Significant Infrastructure Projects' (NSIPs). The categories of development are set out within the Act and these proposals fall within the categories described in Sections 26 as 'Rail Freight Interchanges'. Roxhill (Junction 15) Limited (the Applicant) will be submitting to the Planning Inspectorate (PINS) an application for a Development Consent Order (DCO) for the construction, operation and maintenance of a rail freight interchange and warehousing and associated highway works. That application, if accepted, will be Examined by the Planning Inspectorate and a recommendation will be made to the Secretary of State for Transport who will then decide whether or not to approve the DCO.

Consultation

This Stage 2 Consultation is being undertaken to receive feedback on the scheme as it has developed since the Stage 1 Consultation. Responses to the consultation will be considered and how the consultation has influenced the final proposal will be explained in the Consultation Report to be submitted with the application.

The Land Affected

The Application relates to land to the west of Junction 15 of the M1 motorway upon which the rail freight interchange and warehousing is proposed to be erected. In addition there are proposals to improve Junction 15 and Junction 15A of the M1 and provide a bypass around the village of Roade and also to carry out other highway improvements in the local highway network.

The Proposals

The proposals comprise:

- An intermodal freight terminal including container storage and HGV parking, rail sidings to serve individual warehouses, and with the capability to also provide a 'rapid rail freight' facility as part of the intermodal freight terminal;
- Up to 468,000 sq m (approximately 5 million sq ft) (gross internal area) of warehousing and ancillary buildings, with additional floorspace provided in the form of mezzanines;
- New road infrastructure and works to the existing road network, including 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 Junction 15A of the M1 motorway, the A45, and other highway improvements at junctions on the local highway network;
- Strategic landscaping and tree planting, including diverted public rights of way; and
- Earthworks and demolition of existing structures on the SRFI site.

Further information

Enclosed with this letter is a copy of the Section 48 press notification that will be published in the Northampton Chronicle and Echo, the Guardian and the London Gazette on 5 October 2017. The notice will be published for a second time in the Northampton Chronicle on 12 October 2017.

There is a large amount of information available to be viewed or downloaded from the project website, www.northampton-gateway.co.uk. This includes drafts of the following:

- Environmental Statement;
- Development Consent Order;
- Explanatory Memorandum
- Location Plan;
- Works Plans;
- Land Plans;
- Book of Reference;
- Statement of Reasons;
- Parameters Plan;
- Illustrative Masterplan;
- Short explanatory document;
- Highway plans;
- Rail Plans; and
- Design and Access Statement.

Copies of this information have been made available at the following locations;

1. **South Northamptonshire District Council** (in the Library on the ground floor), Towcester, The Forum, Moat Lane, Towcester, NN12 6AD (Opening Times: 09:00 – 18:00 Monday to Friday, 09:00 – 17:00 Saturdays and 11:00 – 14:00 Sundays);
2. **Northamptonshire County Council**, One Angel Square, Angel Street, Northampton, NN1 1ED (Opening Times: 09:00 – 17:00 Monday to Friday);
3. **Northampton Borough Council**, St Giles' Square, Northampton, NN1 1DE (Opening Times 09:00 – 17:00 Monday to Friday);
4. **Roade Library**, High Street, Roade, NN7 2NW (Opening Times: 10:00 – 14:00 Wednesdays and Saturdays, 14:00 – 18:00 Thursdays and Fridays, 11:00 – 14:00 Sundays);
5. **Hunsbury Library**, Overslade Close, Northampton, NN4 0RZ (Opening Times: 09:00 – 18:00 Monday to Friday, 09:00 – 17:00 Saturdays and 11:00 – 14:00 Sundays);
6. **Wootton Library**, Wootton Community Centre, Curtle Hill, Northampton, NN4 6ED (Opening Times: 14:00 – 17:00 Tuesdays, Thursdays and Fridays, 10:00 – 13:00 Wednesdays, 10:00 – 14:00 Saturdays and 11:00 – 14:00 Sundays);
7. **Milton Malsor Parish Council**, The Paddocks, Baker Street, Gayton, Northampton, NN7 3EZ by arrangement with the Clerk;
8. **Roade Parish Council**, Parish Office, Roade Village Hall, Bailey Brooks Lane, Roade, (Opening Times:

10.00 – 14.00 Tuesdays, Wednesdays and Thursdays);

9. **Courteenhall Parish Meeting**, The Estate Office, Courteenhall, Northampton, NN7 2QD (Opening Times: Opening Times 09:00 – 17:00 Monday to Friday);
10. **Collingtree Parish Council**, 33 Friars Avenue, Delapre, Northampton, NN4 8PY by arrangement with the Clerk; and
11. **Blisworth Parish Council**, Beech House, 17 Dean's Row, Gayton, Northamptonshire, NN7 3HAb by arrangement with the Clerk.

In addition, public exhibitions are being held at various locations, the details of which are set out below:

- Hilton Hotel, Collingtree** – Monday 9th October, 1.30pm – 7.30pm
- Hilton Hotel, Collingtree** – Monday 9th October, 1.30pm – 7.30pm
- The Royal Oak pub, Blisworth** - Wednesday 11th October, 1.30pm – 7.30pm
- Milton Malsor Village Hall** - Friday 13th October, 2pm – 7-30pm
- Road Primary School** – Saturday 14th October, 12 noon – 5pm
- The Forum, Moat Lane, Towcester (SNDC Council Chamber)** – Friday 20th October, 2pm – 7pm

Consultation responses

Comments are invited on the proposals. The Act allows a period of 28 days for this consultation from the day after receipt of this letter and enclosures. We anticipate, from the posting date, that you will receive this letter on 6 October 2017 which would give a deadline for responses of 4 November. The consultation officially commences on 9 October 2017 and we have decided to provide for more than the statutory minimum and accordingly please note the deadline for receipt of responses is **24 November 2017**.

Please could you respond using one of the following methods:

By Post:

Northampton Gateway SRFI, PO Box 10570, Nottingham, NG2 9RG

By e-mail:

contact-us@northampton-gateway.co.uk

Online via the comments form on the project website:

www.northampton-gateway.co.uk

By telephone:

01788 538 440

Yours faithfully

Roxhill (Junction 15) Limited

Enc. Copy of S.48 Press Notice