

Our Ref: J15/SH/sndc88
6th December, 2016

Christopher Heaton-Harris MP
78 St George's Avenue
Northampton
NN2 6JF

Dear Mr Heaton-Harris

'NORTHAMPTON GATEWAY' STRATEGIC RAIL FREIGHT INTERCHANGE – Public Consultation

Further to our letter to you in the summer, I am writing on behalf of Roxhill Developments in connection with a proposed Strategic Rail Freight Interchange (SRFI) on land west of M1 Junction 15, Northampton. Known as 'Northampton Gateway' the proposals would deliver a new rail freight terminal, including rapid rail freight facility, with new rail connections to the Northampton Loop railway.

The proposed scheme will take road access from the A508. A new roundabout will connect by dual carriageway to J15 of the M1 which will be substantially improved as part of the scheme to increase capacity and reliability. Similarly, the Roxhill scheme includes a by-pass for Roade, further addressing local transport impacts and providing benefits to residents and road users.

As you will be aware, Government policy strongly advocates the development of SRFIs, both for economic and environmental reasons with the prospect of significant numbers of HGV trips removed from the road network, resulting in reduced congestion and pollution. The proposal would deliver in excess of 5 million sq.ft of warehousing space, and create in the region of 6000-7500 jobs.

The proposals remain at a fairly early stage, but we are now in active dialogue with the Planning Inspectorate (PINS) as well as a range of local and statutory bodies about the proposals and our ongoing technical and assessment work. An Environmental Statement is being prepared to assess the proposals, and a Scoping Opinion was provided by PINS last week. Roxhill expect to be in a position to submit an application to PINS in late summer 2017.

In addition to the ongoing technical discussions an initial stage of public consultation is now beginning. We have met recently with a number of local Parish Councils and representatives of local communities close to the site, and will continue to engage with them directly over the coming months. I enclose a copy of a leaflet which has recently been delivered to every address in an area surrounding the site to raise awareness of an initial series of public exhibitions being held next week at the Hilton Hotel in Collingtree. These exhibitions will provide an early opportunity for people to comment on the emerging proposals and to hear about both the work undertaken to date and the further work planned. A second stage of public consultation will be held in spring or early summer 2017 by which time we will have further progressed the application documents and Environmental Statement. A project website is also being used to share information about the proposals: www.northampton-gateway.co.uk

Roxhill is anxious to ensure that you and the local community are aware of these proposals, particularly given the alternative proposed SRFI ('Rail Central') on land west of the Roxhill site between Milton Malsor and Blisworth. Work is progressing and if you would find it helpful Roxhill would welcome the opportunity of meeting to discuss the scheme.

Yours sincerely

John Holmes

Enc.