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Date: 18 May 2018
Your ref: TR 050006
Our ref: THOMSOMO\319486-000001
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By Courier

Dear Madam

**Planning Act 2008
Roxhill (Junction 15) Limited**

Application pursuant to section 37 for a Development Consent Order in respect of the construction of a rail freight interchange and associated development (Northampton Gateway)

This letter accompanies an application submitted pursuant to Section 37 of the Planning Act 2008 ("the Act") seeking authorisation for a Rail Freight Interchange and associated development, being a Nationally Significant Infrastructure Project complying with the criteria set out in Section 26 of the Act.

In summary, the application seeks consent for the following works:-

- An intermodal freight terminal including container storage and HGV parking, rail sidings to serve individual warehouses, and the provision of an aggregates facility as part of the intermodal freight terminal, with the capability to also provide a "rapid rail freight" facility;
- 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;
- A secure, dedicated, HGV parking area of approximately 120 spaces including driver welfare facilities to meet the needs of HGV's visiting the site or intermodal terminal;
- 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 and related traffic management measures;
- Strategic landscaping and tree planting, including diverted public rights of way; and
- Earthworks and demolition of existing structures on the main site.

The proposed development is more fully described in Schedule 1 of the draft Development Consent Order (Document 3.1). The entirety of the proposed development can be seen on the Components of Proposed Development Plan (Document 2.13). An overview of the application and documentation is contained in the Guide to Application (Document 1.3).

A Document List is submitted as part of the application which sets out all the documentation submitted with the application (Document 1.4). It is intended the list will be updated during the course of the Examination and PINS references added.

Travelling with this letter are:-

- (a) two complete sets of the application document in hard copy (with the exception of the confidential badger report);
- (b) a free standing copy of the confidential badger report;
- (c) five USB sticks containing electronic copies of the whole application documentation excluding the confidential badger report;
- (d) one USB stick containing electronic copies of the whole application documentation including a confidential badger report.
- (e) Electronic index
- (f) A completed Section 55 checklist.

The USB sticks are all password protected – the password is the same for each one, which is: Eversheds2018.

A fee of £6,939.00 has already been submitted to the Planning Inspectorate utilising BACS and a Shapefile has already been provided for your purposes.

We believe the completed Section 55 checklist demonstrates that the documentation supplied complies with the Planning Act 2008, the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 and related guidance.

Proposals for the development of Northampton Gateway have been the subject of consultation for a number of years. More recently formal, statutory, consultation on the proposals pursuant to the 2008 Act has been undertaken. The application is accompanied by a Consultation Report as required by Section 37(3)(c) (Document 6.1). The extensive non-statutory and statutory consultation is set out in that report. The Report also explains the evolution of the scheme in response to the consultation responses.

We look forward to hearing from you in relation to formal acceptance of the application and if any further assistance is required in that regard, please do not hesitate to contact Morag Thomson at this office on moragthomson@eversheds-sutherland.com or 07770 586 447 or Laura-Beth Hutton on laura-bethhutton@eversheds-sutherland.com or 07788 427 909.

We confirm that we do not wish the application documentation to be available on the Planning Inspectorate's website until a decision on acceptance has been taken.

Yours faithfully

Morag Thomson
Partner
Planning and Infrastructure Consenting
Eversheds Sutherland (International) LLP
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