



EASE OF REFERENCE A3 PLAN BUNDLE

DOCUMENT 2.14

The Northampton Gateway Rail Freight Interchange Order 201X

Regulation No: 5 (2) (o)

EASE OF REFERENCE A3 PLAN BUNDLE | MAY 2018

VARIOUS AUTHORS

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The Northampton Gateway Rail Freight Interchange

Ease of Reference A3 Plan Bundle

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DAVENTRY DISTRICT

This map displays the Northampton area, highlighting the M1 motorway and its junctions. The M1 runs diagonally from the top left to the bottom right. Key junctions shown include J16, J15A, and J15. The map also shows the boundaries of the Borough of Northampton, South Northamptonshire District, and Northamptonshire County. Various local roads are labeled, including A45, A4500, A4508, A4509, A4512, A4513, A4515, A4516, A4517, A4518, A4519, A4520, A4521, A4522, A4523, A4524, A4525, A4526, A4527, A4528, A4529, A4530, A4531, A4532, A4533, A4534, A4535, A4536, A4537, A4538, A4539, A4540, A4541, A4542, A4543, A4544, A4545, A4546, A4547, A4548, A4549, A4550, A4551, A4552, A4553, A4554, A4555, A4556, A4557, A4558, A4559, A4560, A4561, A4562, A4563, A4564, A4565, A4566, A4567, A4568, A4569, A4570, A4571, A4572, A4573, A4574, A4575, A4576, A4577, A4578, A4579, A4580, A4581, A4582, A4583, A4584, A4585, A4586, A4587, A4588, A4589, A4590, A4591, A4592, A4593, A4594, A4595, A4596, A4597, A4598, A4599, A4600, A4601, A4602, A4603, A4604, A4605, A4606, A4607, A4608, A4609, A4610, A4611, A4612, A4613, A4614, A4615, A4616, A4617, A4618, A4619, A4620, A4621, A4622, A4623, A4624, A4625, A4626, A4627, A4628, A4629, A4630, A4631, A4632, A4633, A4634, A4635, A4636, A4637, A4638, A4639, A4640, A4641, A4642, A4643, A4644, A4645, A4646, A4647, A4648, A4649, A4650, A4651, A4652, A4653, A4654, A4655, A4656, A4657, A4658, A4659, A4660, A4661, A4662, A4663, A4664, A4665, A4666, A4667, A4668, A4669, A4670, A4671, A4672, A4673, A4674, A4675, A4676, A4677, A4678, A4679, A4680, A4681, A4682, A4683, A4684, A4685, A4686, A4687, A4688, A4689, A4690, A4691, A4692, A4693, A4694, A4695, A4696, A4697, A4698, A4699, A4700, A4701, A4702, A4703, A4704, A4705, A4706, A4707, A4708, A4709, A4710, A4711, A4712, A4713, A4714, A4715, A4716, A4717, A4718, A4719, A4720, A4721, A4722, A4723, A4724, A4725, A4726, A4727, A4728, A4729, A4730, A4731, A4732, A4733, A4734, A4735, A4736, A4737, A4738, A4739, A4740, A4741, A4742, A4743, A4744, A4745, A4746, A4747, A4748, A4749, A4750, A4751, A4752, A4753, A4754, A4755, A4756, A4757, A4758, A4759, A4760, A4761, A4762, A4763, A4764, A4765, A4766, A4767, A4768, A4769, A4770, A4771, A4772, A4773, A4774, A4775, A4776, A4777, A4778, A4779, A4780, A4781, A4782, A4783, A4784, A4785, A4786, A4787, A4788, A4789, A4790, A4791, A4792, A4793, A4794, A4795, A4796, A4797, A4798, A4799, A4800, A4801, A4802, A4803, A4804, A4805, A4806, A4807, A4808, A4809, A4810, A4811, A4812, A4813, A4814, A4815, A4816, A4817, A4818, A4819, A4820, A4821, A4822, A4823, A4824, A4825, A4826, A4827, A4828, A4829, A4830, A4831, A4832, A4833, A4834, A4835, A4836, A4837, A4838, A4839, A4840, A4841, A4842, A4843, A4844, A4845, A4846, A4847, A4848, A4849, A4850, A4851, A4852, A4853, A4854, A4855, A4856, A4857, A4858, A4859, A4860, A4861, A4862, A4863, A4864, A4865, A4866, A4867, A4868, A4869, A4870, A4871, A4872, A4873, A4874, A4875, A4876, A4877, A4878, A4879, A4880, A4881, A4882, A4883, A4884, A4885, A4886, A4887, A4888, A4889, A4890, A4891, A4892, A4893, A4894, A4895, A4896, A4897, A4898, A4899, A4900, A4901, A4902, A4903, A4904, A4905, A4906, A4907, A4908, A4909, A4910, A4911, A4912, A4913, A4914, A4915, A4916, A4917, A4918, A4919, A4920, A4921, A4922, A4923, A4924, A4925, A4926, A4927, A4928, A4929, A4930, A4931, A4932, A4933, A4934, A4935, A4936, A4937, A4938, A4939, A4940, A4941, A4942, A4943, A4944, A4945, A4946, A4947, A4948, A4949, A4950, A4951, A4952, A4953, A4954, A4955, A4956, A4957, A4958, A4959, A4960, A4961, A4962, A4963, A4964, A4965, A4966, A4967, A4968, A4969, A4970, A4971, A4972, A4973, A4974, A4975, A4976, A4977, A4978, A4979, A4980, A4981, A4982, A4983, A4984, A4985, A4986, A4987, A4988, A4989, A4990, A4991, A4992, A4993, A4994, A4995, A4996, A4997, A4998, A4999, A5000, A5001, A5002, A5003, A5004, A5005, A5006, A5007, A5008, A5009, A5010, A5011, A5012, A5013, A5014, A5015, A5016, A5017, A5018, A5019, A5020, A5021, A5022, A5023, A5024, A5025, A5026, A5027, A5028, A5029, A5030, A5031, A5032, A5033, A5034, A5035, A5036, A5037, A5038, A5039, A5040, A5041, A5042, A5043, A5044, A5045, A5046, A5047, A5048, A5049, A5050, A5051, A5052, A5053, A5054, A5055, A5056, A5057, A5058, A5059, A5060, A5061, A5062, A5063, A5064, A5065, A5066, A5067, A5068, A5069, A5070, A5071, A5072, A5073, A5074, A5075, A5076, A5077, A5078, A5079, A5080, A5081, A5082, A5083, A5084, A5085, A5086, A5087, A5088, A5089, A5090, A5091, A5092, A5093, A5094, A5095, A5096, A5097, A5098, A5099, A5100, A5101, A5102, A5103, A5104, A5105, A5106, A5107, A5108, A5109, A5110, A5111, A5112, A5113, A5114, A5115, A5116, A5117, A5118, A5119, A5120, A5121, A5122, A5123, A5124, A5125, A5126, A5127, A5128, A5129, A5130, A5131, A5132, A5133, A5134, A5135, A5136, A5137, A5138, A5139, A5140, A5141, A5142, A5143, A5144, A5145, A5146, A5147, A5148, A5149, A5150, A5151, A5152, A5153, A5154, A5155, A5156, A5157, A5158, A5159, A5160, A5161, A5162, A5163, A5164, A5165, A5166, A5167, A5168, A5169, A5170, A5171, A5172, A5

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Key

- ORDER LIMITS
 COUNTY BOUNDARY
 DISTRICT BOUNDARY
 COUNTY-DISTRICT BOUNDARY
 PARISH BOUNDARY

P5	23.04.18	UPDATED ORDER LIMITS	CN	SH
P4	22.03.18	UPDATED BOUNDARIES	CN	SH
P3	12.02.18	UPDATED ORDER LIMITS	JD	SH
P2	21.09.17	UPDATED LABELS	JD	SH
P1	18.09.17	PRELIMINARY ISSUE	JD	SH
Rev	Date	Details of issues/ revision	Drw	Rev

Issues & Revisions



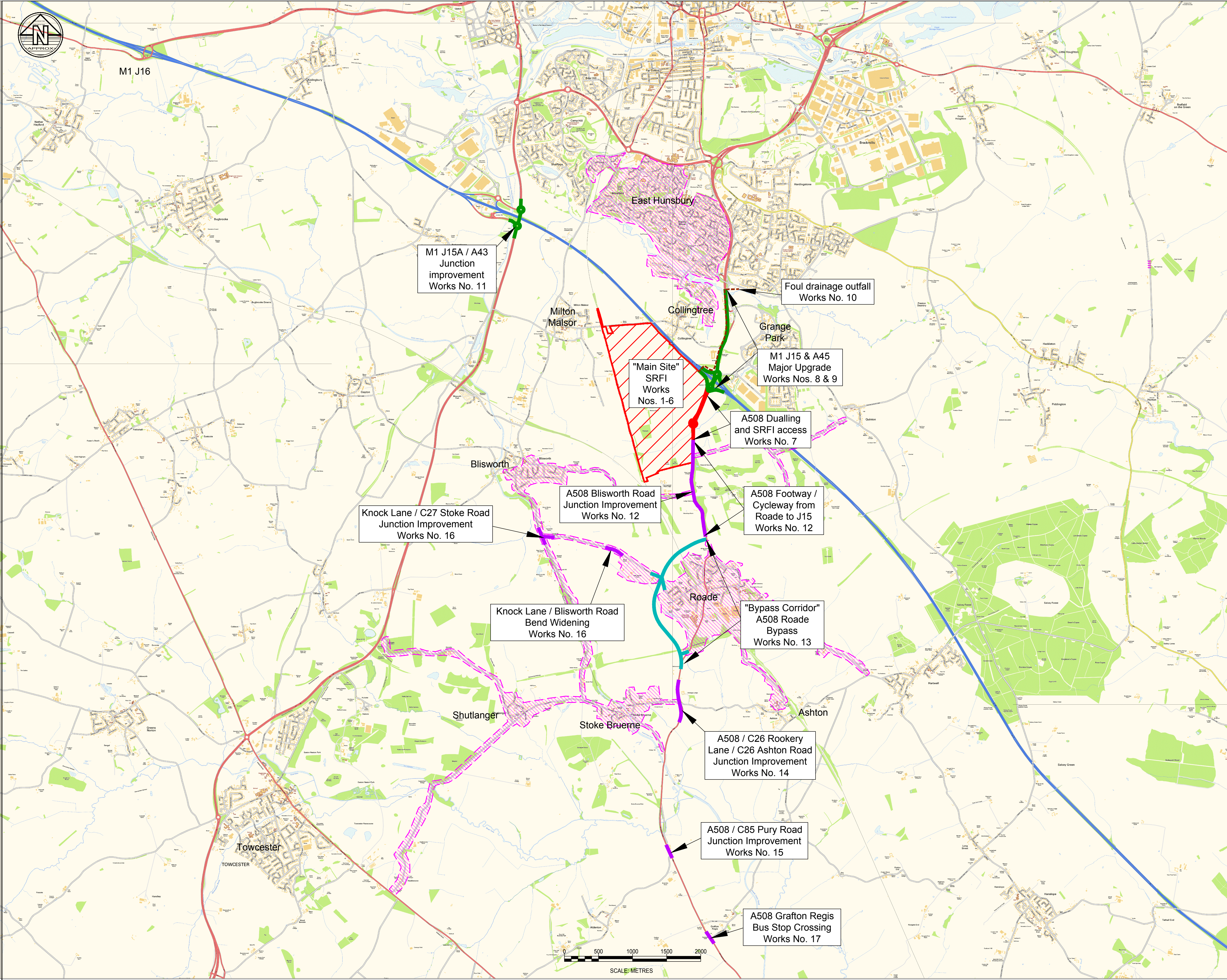
THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 201X

LOCATION PLAN

Scale@A1:	1:25000	Drawn:	C NIAS
Size:	A1	Reviewed:	S HILDITCH
Regulation 5(2) (o)	Document 2.12		

SUBMISSION

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
NGW-BWB-LSI-XX-DR-C-001	S3	P5



Legend

The Proposed Development is comprised of components (1), (2), (3) and (4)

(1) "Main site"

The SRFI including the railway connection (Works Nos. 1 - 6)

A508 SRFI access roundabout and dualling (Works No. 7)

(2) "Bypass site" or "Bypass corridor"

A508 Road Bypass (Works No. 13)

(3) "Highway mitigation works" or "Highways mitigation measures"

A508 corridor (Works Nos. 12 & 14 - 17)

M1 Junction 15 & A45; M1 Junction 15A (Works Nos. 8, 9 & 11)

Areas to be provided with a 7.5T environmental weight restriction (access permitted for loading within the restricted area)

(4) "Foul drainage outfall for Main Site"

Foul drainage outfall (Works No. 10)

P6	30.04.18	Issued for Submission	SRH	SRH
P5	30.04.18	Updated for final review	SRH	SRH
P4	25.04.18	Works Nos. added	SRH	SRH
P3	27.03.18	Drawing title amended	SRH	SRH
P2	23.03.18	Presentational Updates / Drawing renumbered	SRH	SRH
P1	19.03.18	Preliminary Issue	SRH	SRH
Rev	Date	Details of issue / revision	SRH	Rev

ISSUES & REVISIONS

ROXHILL

NORTHAMPTON
GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON
GATEWAY RAIL
FREIGHT INTERCHANGE
ORDER 201X

Drawing Title

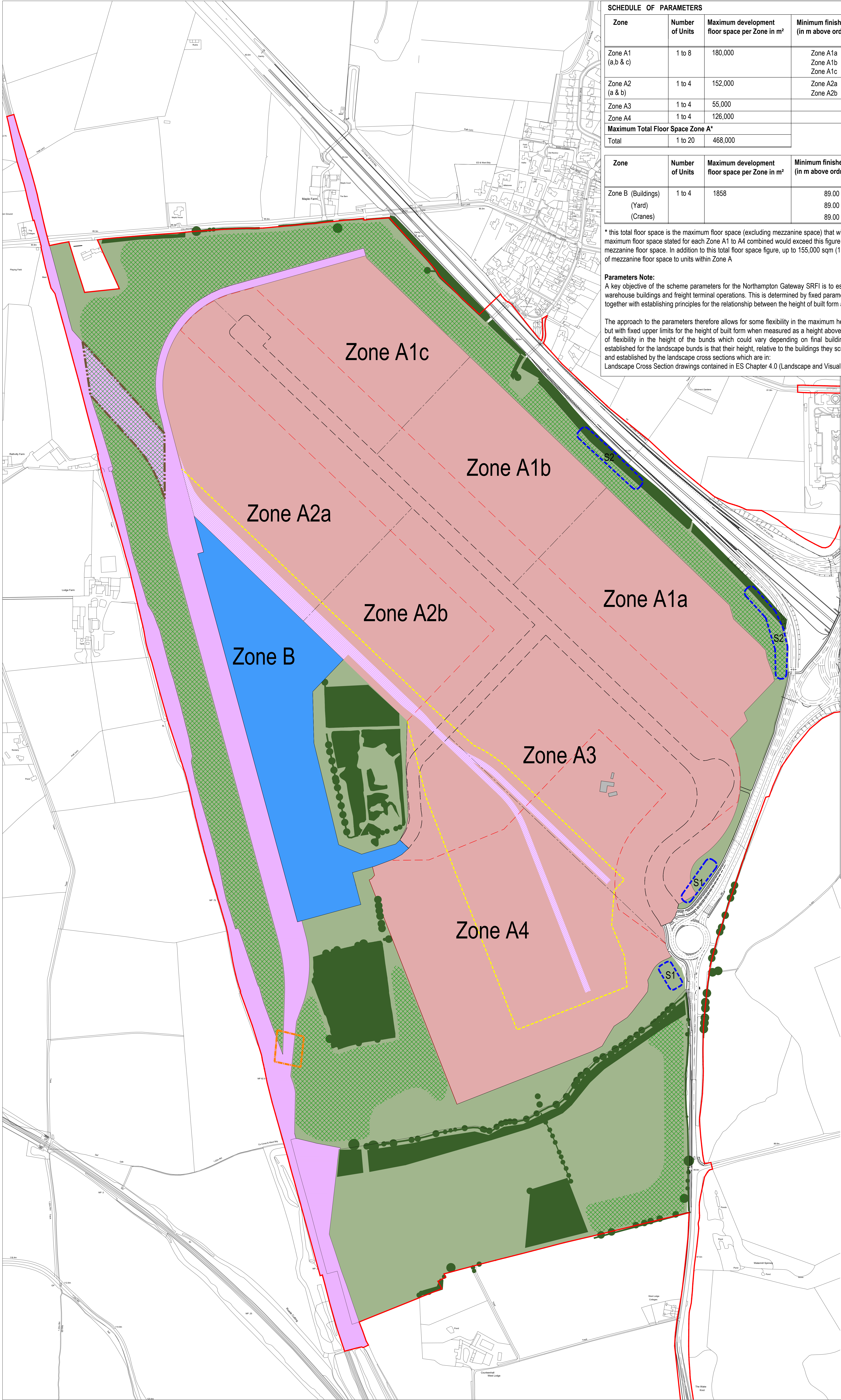
COMPONENTS OF THE
PROPOSED DEVELOPMENT

Scale	1:25,000	Drawn	S. Hilditch
Size	A1	Reviewed	S. Hilditch
Regulation	5(2) (o)	Document	2.13

Drawing Status

SUBMISSION

Drawing No.	Revision
NGW-BWB-LSI-XX-DR-C-002	P6



SCHEDULE OF PARAMETERS				
Zone	Number of Units	Maximum development floor space per Zone in m ²	Minimum finished floor level (in m above ordnance datum)	Maximum building height measured to roof ridge / highest point (in metres above ordnance datum)
Zone A1 (a,b & c)	1 to 8	180,000	Zone A1a 81.50 Zone A1b 83.50 Zone A1c 84.00	104.00 104.00 104.00
Zone A2 (a & b)	1 to 4	152,000	Zone A2a 90.00 Zone A2b 89.50	109.50 109.50
Zone A3	1 to 4	55,000	89.00	109.50
Zone A4	1 to 4	126,000	88.50	109.00
Maximum Total Floor Space Zone A*				
Total	1 to 20	468,000		

Zone	Number of Units	Maximum development floor space per Zone in m ²	Minimum finished ground level (in m above ordnance datum)	Maximum height measured to roof ridge / highest point (in metres above ordnance datum)
Zone B (Buildings)	1 to 4	1858	89.00	Buildings 103.00
(Yard)			89.00	Yard 105.00
(Cranes)			89.00	Gantry Cranes 110.50

* this total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Zone A notwithstanding that the maximum floor space stated for each Zone A1 to A4 combined would exceed this figure i.e. it is the overall floor space cap for Zone A excluding mezzanine floor space. In addition to this total floor space figure, up to 155,000 sqm (1,688,420 sqft of floor space can be provided in the form of mezzanine floor space to units within Zone A

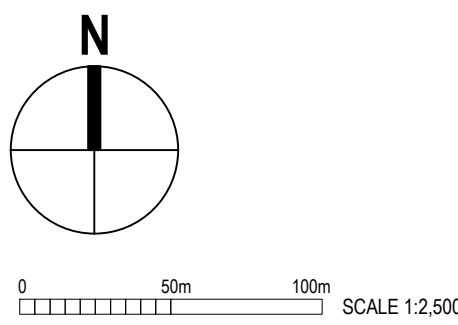
Parameters Note:
A key objective of the scheme parameters for the Northampton Gateway SRFI is to establish principles which control the visual effects of the warehouse buildings and freight terminal operations. This is determined by fixed parameters for finished floor levels and the height of built form together with establishing principles for the relationship between the height of built form and the height of landscape screen bunds.

The approach to the parameters therefore allows for some flexibility in the maximum height of buildings depending on the finished floor levels, but with fixed upper limits for the height of built form when measured as a height above ordnance datum (AOD Level). In turn there is a degree of flexibility in the height of the bunds which could vary depending on final building heights measured at AOD levels. The parameters established for the landscape bunds is that their height, relative to the buildings they screen, will be in accordance with the principles shown on and established by the landscape cross sections which are in:
Landscape Cross Section drawings contained in ES Chapter 4.0 (Landscape and Visual)

- LEGEND
- Open Land / Landscaping including landscape screen bunding, attenuation ponds & retained agricultural land
- Existing woodland to be retained
- Estate roads
- Limits of deviation to Estate roads
- Rail corridor including new rail line and landscaping
- Rail corridor within development zones
- Limits of deviation to rail corridor within development zones
- Zone A development area
- Zone boundaries within development area
- Zone B rail freight interchange
- Order Limits
- S1

Area for development signage
S1 = Sign Board max size (including supporting frame) 7.5m High x 18.3m Wide x 1.3m Deep
- S2

S2 = Totem Sign max size (including supporting frame) 15.5m High x 4.0m Wide x 4.0m Deep
- Farm buildings to be demolished
- Areas within which strategic screen bunding is to be provided
- Corridor for rail tunnel through strategic screen bunding
- Corridor for pedestrian footbridge over new rail line



ROXHILL

NORTHAMPTON
GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

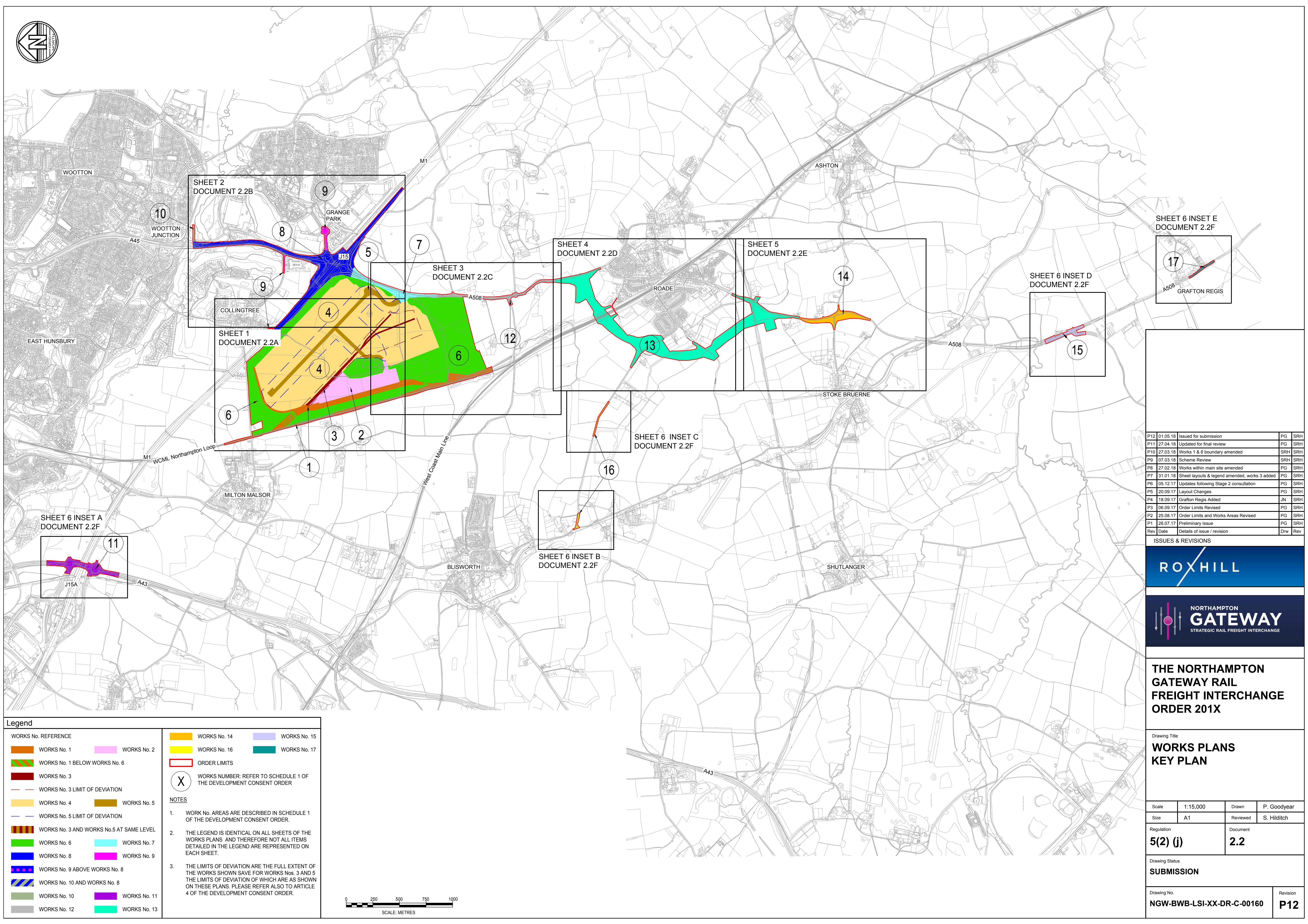
THE NORTHAMPTON
GATEWAY RAIL
FREIGHT INTERCHANGE
ORDER 201X

Drawing Title
PARAMETERS PLAN

Scale	1:2,500	Drawn	RM
Size	A0	Reviewed	SH
Regulation	Reg 5(2)(o)	Document	2.10

Drawing Status
SUBMISSION

Drawing No. 4054 - R007	Revision S1
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Legend

WORKS No. REFERENCE

WORKS No. 1

WORKS No. 2

WORKS No. 1 BELOW WORKS No. 6

WORKS No. 3

WORKS No. 3 LIMIT OF DEVIATION

WORKS No. 4

WORKS No. 5

WORKS No. 3 AND WORKS No. 5 AT SAME LEVEL

WORKS No. 6

WORKS No. 7

WORKS No. 8

WORKS No. 9

WORKS No. 9 ABOVE WORKS No. 8

WORKS No. 10 AND WORKS No. 8

WORKS No. 10

WORKS No. 11

WORKS No. 12

WORKS No. 13

WORKS No. 14

WORKS No. 16

ORDER LIMITS

WORKS NUMBER: REFER TO SCHEDULE 1 OF THE DEVELOPMENT CONSENT ORDER

NOTES

1. WORK No. AREAS ARE DESCRIBED IN SCHEDULE 1 OF THE DEVELOPMENT CONSENT ORDER.

2. THE LEGEND IS IDENTICAL ON ALL SHEETS OF THE WORKS PLANS AND THEREFORE NOT ALL ITEMS DETAILED IN THE LEGEND ARE REPRESENTED ON EACH SHEET.

3. THE LIMITS OF DEVIATION ARE THE FULL EXTENT OF THE WORKS SHOWN SAVE FOR WORKS Nos. 3 AND 5 THE LIMITS OF DEVIATION OF WHICH ARE AS SHOWN ON THESE PLANS. PLEASE REFER ALSO TO ARTICLE 4 OF THE DEVELOPMENT CONSENT ORDER.

WORKS No. 15

WORKS No. 17

ISSUES & REVISIONS		
P12	01.05.18	Issued for submission
P11	27.04.18	Updated for final review
P10	27.03.18	Works 1 & 6 boundary amended
P9	07.03.18	Scheme Review
P8	27.02.18	Works within main site amended
P7	31.01.18	Sheet layouts & legend amended, works 3 added
P6	05.12.17	Updates following Stage 2 consultation
P5	20.09.17	Layout Changes
P4	18.09.17	Grafton Regis Added
P3	06.09.17	Order Limits Revised
P2	25.08.17	Order Limits and Works Areas Revised
P1	26.07.17	Preliminary Issue
Rev	Date	Details of issue / revision
		Drw Rev

ROXHILL

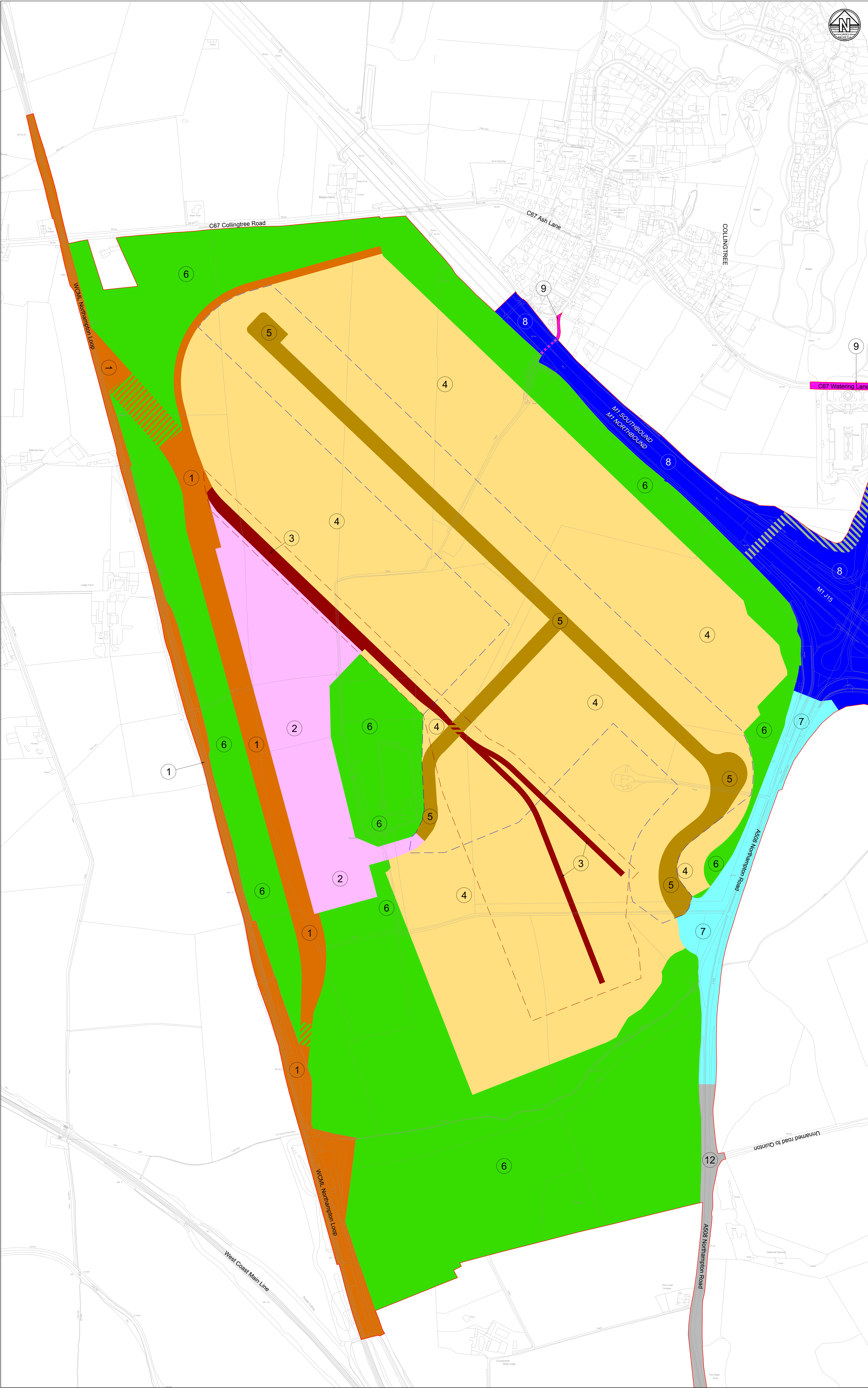
NORTHAMPTON

GATEWAY

STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON
GATEWAY RAIL
FREIGHT INTERCHANGE
ORDER 201X

Drawing Title		WORKS PLANS KEY PLAN	
Scale	1:15,000	Drawn	P. Goodyear
Size	A1	Reviewed	S. Hilditch
Regulation	5(2) (j)	Document	2.2
Drawing Status		SUBMISSION	
Drawing No.		Revision	
NGW-BWB-LSI-XX-DR-C-00160		P12	



Legend

WORKS No. REFERENCE

WORKS No. 1

WORKS No. 2

WORKS No. 3

WORKS No. 4

WORKS No. 5

WORKS No. 6

WORKS No. 7

WORKS No. 8

WORKS No. 9

WORKS No. 10

WORKS No. 11

WORKS No. 12

WORKS No. 13

WORKS No. 14

WORKS No. 15

WORKS No. 16

WORKS No. 17

ORDER LIMITS

WORKS No. 1 LIMIT OF DEVIATION

WORKS No. 2 LIMIT OF DEVIATION

WORKS No. 3 AND WORKS No. 5 AT SAME LEVEL

WORKS No. 4

WORKS No. 5

WORKS No. 6

WORKS No. 7

WORKS No. 8

WORKS No. 9 ABOVE WORKS No. 8

WORKS No. 10 AND WORKS No. 8

WORKS No. 11

WORKS No. 12

WORKS No. 13

WORKS No. 14

WORKS No. 15

WORKS No. 16

WORKS No. 17

X

WORKS NUMBER. REFER TO SCHEDULE 1 OF THE DEVELOPMENT CONSENT ORDER.

NOTES

1. WORK No. AREAS ARE DESCRIBED IN SCHEDULE 1 OF THE DEVELOPMENT CONSENT ORDER.

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0

50

100

150

200

SCALE: METRES

P4

01.05.18

Issued for submission

PG

SRH

P3

27.04.18

Updated for final review

PG

SRH

P2

27.03.18

Works 1 & 6 boundary amended

SRH

SRH

P1

07.03.18

Preliminary Issue

SRH

SRH

Rev

Date

Details of issue / revision

Drw

Rev

ISSUES & REVISIONS

ROXHILL

NORTHAMPTON

GATEWAY

STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON

GATEWAY RAIL

FREIGHT INTERCHANGE

ORDER 201X

Drawing Title

WORKS PLANS

MAIN SITE COMPOSITE

Scale

1:2,500

Drawn

S. Hilditch

Size

A0

Reviewed

S. Hilditch

Regulation

5(2) (j)

Document

2.2G

Drawing Status

SUBMISSION

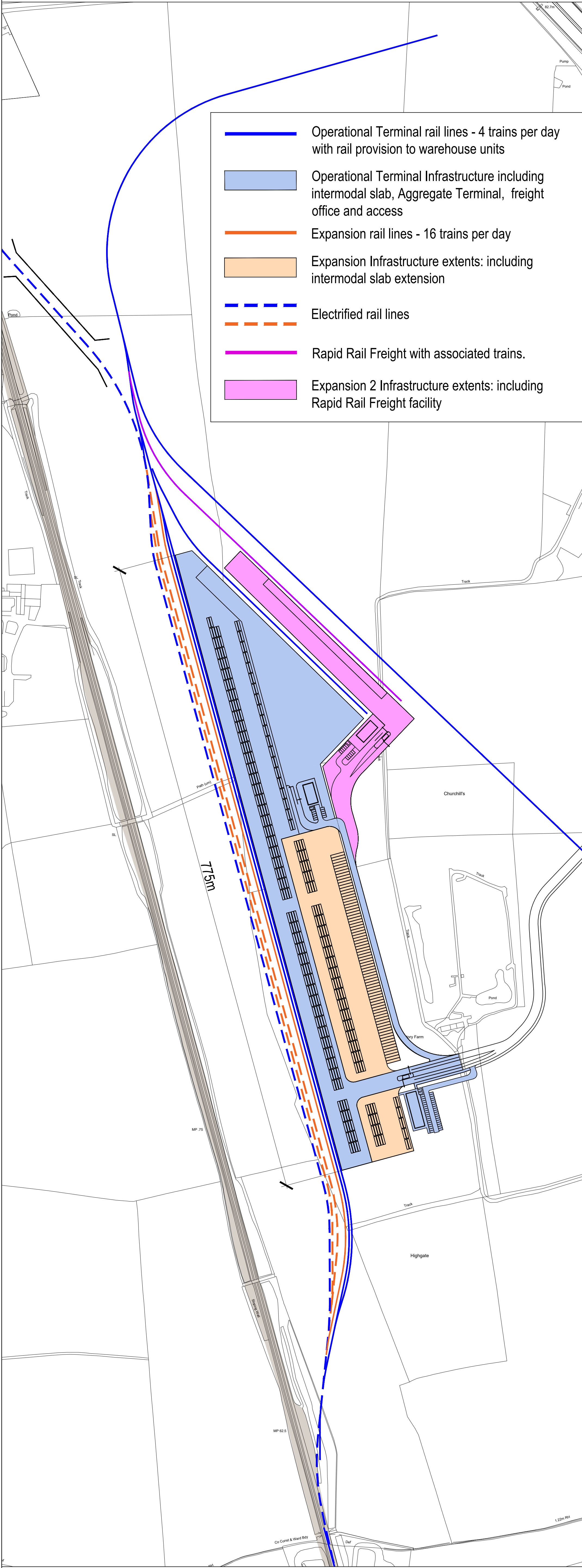
Drawing No.

NGW-BWB-LSI-XX-DR-C-00167

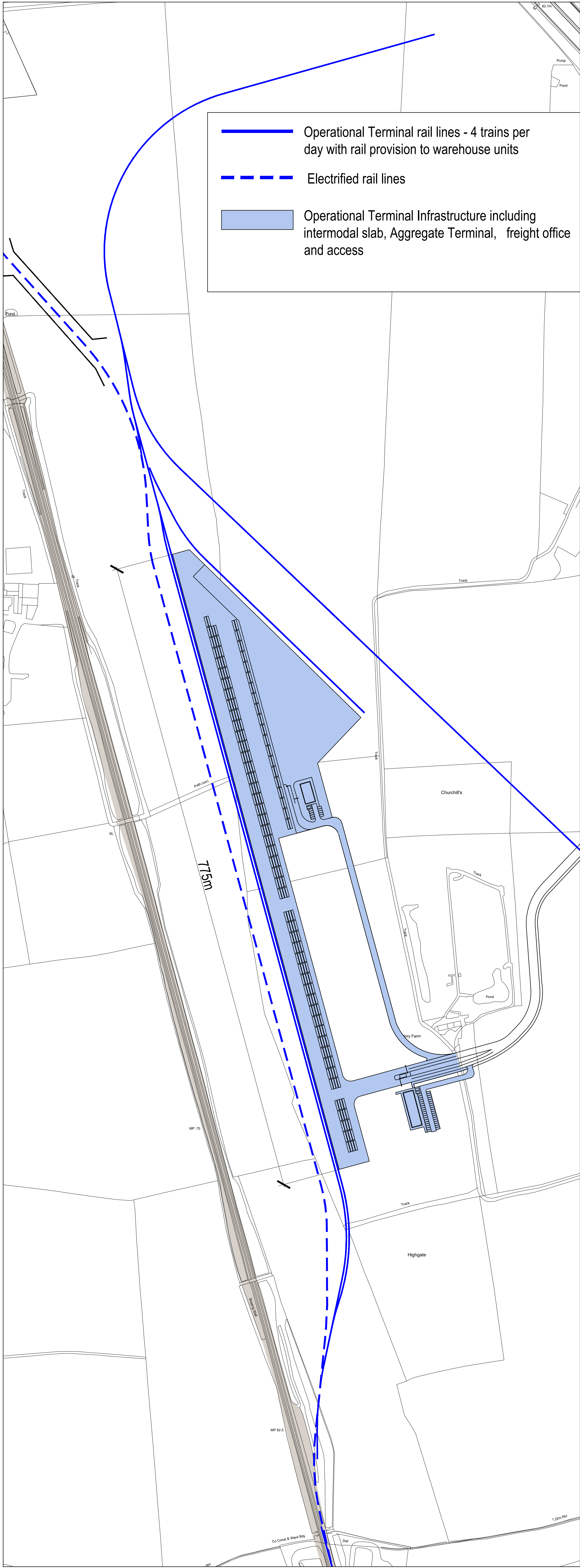
Revision

P4

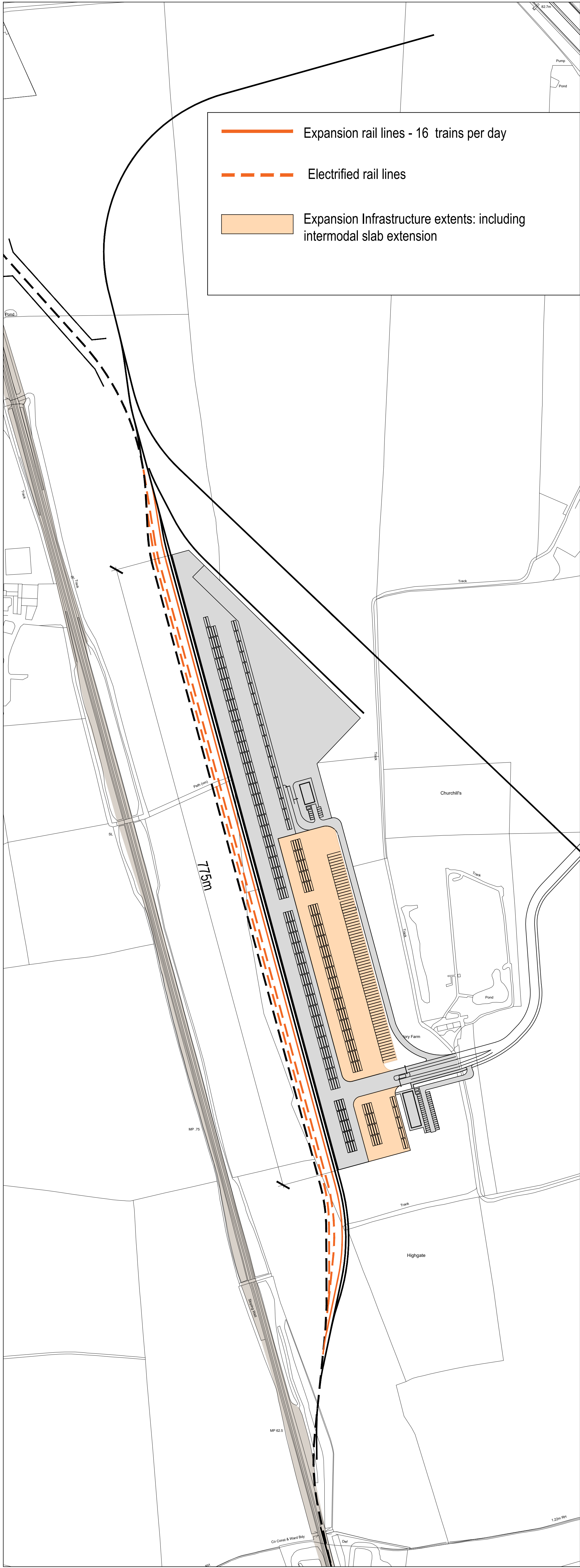
ILLUSTRATIVE RAIL TERMINAL PLAN



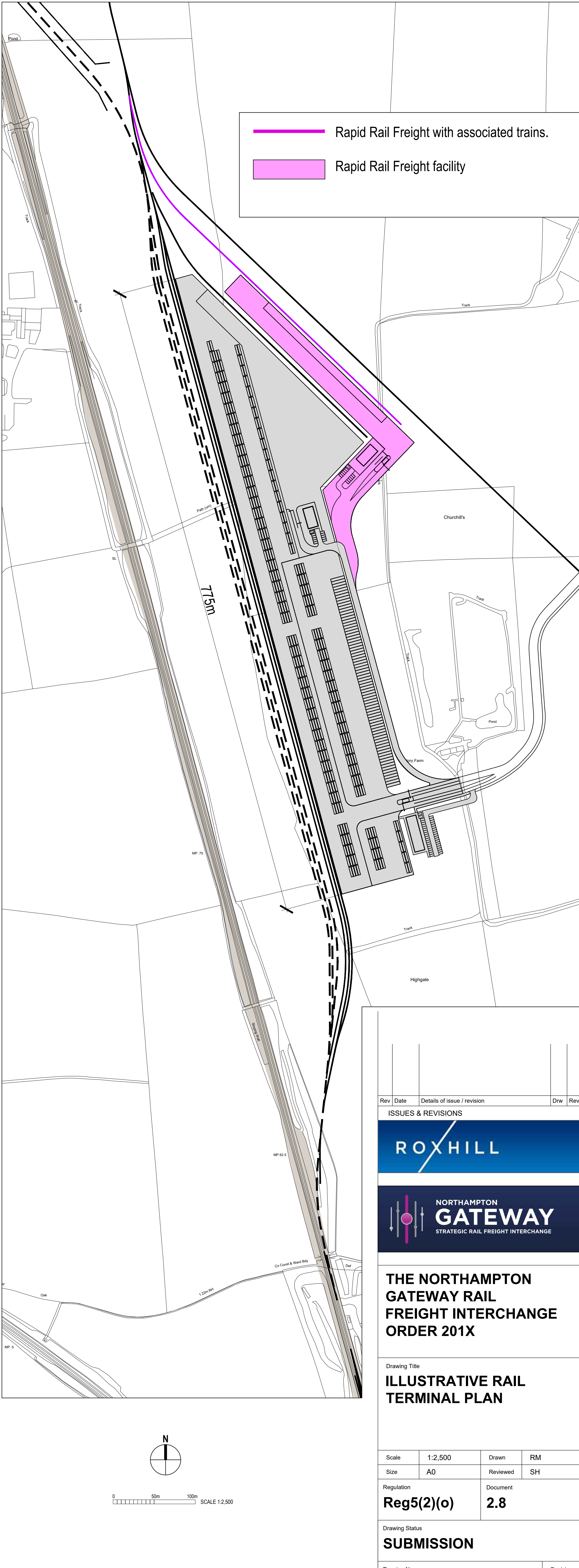
a) TERMINAL



b) EXPANSION



c) RAPID RAIL FREIGHT PROVISION



Rev	Date	Details of issue / revision	Drw	Rev
ISSUES & REVISIONS				

THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 201X

Drawing Title

ILLUSTRATIVE RAIL TERMINAL PLAN

Scale	1:2,500	Drawn	RM
Size	A0	Reviewed	SH
Regulation	Reg5(2)(o)	Document	2.8

Drawing Status

SUBMISSION

Drawing No.	Revision
4054-17	S1