



WHAT IS PROPOSED?

Roxhill is proposing a new Strategic Rail Freight Interchange (SRFI) known as 'Northampton Gateway' adjacent to Junction 15 of the M1 (see site location plan above). The proposed SRFI is to the south-west of the motorway, contained to the west by the Northampton Loop railway, and to the east by the A508 road, and is located to the south of Northampton.

The proposals are for new warehousing and a rail freight terminal accessed via the Northampton Loop railway line. The proposals include:

- Rail freight terminal with capability to provide a 'rapid rail freight' facility;
- Warehouse buildings with a footprint area of 468,000sq.m, with up to 155,000sq.m floorspace in the form of mezzanines;
- Significant improvements to Junction 15 of the M1 to increase capacity and reliability;
- A site access via the A508 which would be dualled between the site and the M1 junction roundabout;
- A new bypass to the village of Roade to remove through traffic from the village centre;
- Significant new earthworks, landscaping and tree planting to substantially screen the site from outside view.

ONGOING APPLICATION PREPARATION

The proposals meet the Government's definition of a Nationally Strategic Infrastructure Project (NSIP) and as such Roxhill is preparing an application for a development consent order. This is expected to be ready for submission during the second half of 2017.

The proposals will be examined by the Planning Inspectorate before being determined by the Secretary of State for Transport. The local authorities of South Northamptonshire and Northampton Borough will be important local consultees, along with many other consultees including the County Council, Environment Agency, Highways England, and Natural England.

EARLY PUBLIC CONSULTATION EXHIBITIONS

Roxhill is holding three public consultation exhibitions to share early information about the proposals and to update people about the ongoing work to prepare an application for development consent.

The initial consultation events are being held as follows at the Hilton Hotel, Collingtree:

- Monday December 12th, 1.30pm - 7.30pm
- Tuesday December 13th, 1.30pm - 7.30pm
- Wednesday December 14th, 1.30pm - 7.30pm

Public consultation events will be held again when we have progressed further and have a fuller understanding of the likely detailed effects of the proposals with a final version of the Environmental Impact Assessment available.

Any comments on the initial project information are required by **16th January 2017**.

CONTEXT FOR THE PROPOSALS

The proposals respond directly to Government policy in the 'National Policy Statement for National Networks' which seeks to encourage a 'network' of new SRFIs across the UK to help meet forecasts of freight traffic growth, and to support an increasing shift from road to rail.

The site is in a strategically significant location for distribution activity. Located in the 'golden triangle' for logistics there is considerable market demand and interest in national distribution activity in this area. With excellent access to the M1 motorway and a direct rail network connection, the site is well placed to accommodate an SRFI.

The site is well contained by existing features, and the topography and relationship with surrounding settlements provides opportunities to substantially screen the proposed buildings and rail terminal from outside view. The landscape and earthworks strategies are being designed to minimise and eliminate where possible the landscape and visual effects on communities nearby.



EARLY WORK TO BE SHARED AT THE CONSULTATIONS EXHIBITIONS

The application will include an Environmental Impact Assessment (EIA), and early work is now underway to assess any likely significant environmental effects from the proposals. The EIA will also inform what design and other measures are introduced to mitigate or prevent those impacts. The EIA will include assessments of a range of environmental topics, including:

- Air Quality
- Noise & Vibration
- Landscape and Visual effects
- Ecology and Nature Conservation
- Drainage and Flood Risk
- Lighting
- Transport

The EIA is ongoing, and work will continue into 2017. Early work around the existing site conditions, as well as identifying key issues arising from an initial assessment of the proposals, has been undertaken. We do not yet have completed detailed assessments of the likely effects of the proposals – those will be available during 2017 – but preliminary information is available on a number of important topics. Illustrative masterplans and other plans have been prepared in draft to show the proposed approach to landscaping and earthworks.

To ensure local people are aware of the proposals, and to provide an opportunity for them to see and comment on the work undertaken to date, Roxhill is holding three initial consultation exhibitions at the Hilton Hotel in Collingtree on the 12th, 13th and 14th December from 1-30 until 7.30pm each day. Members of the consultant team, and Roxhill will be present to discuss the proposals and to take comments and questions including with regard to the options for the alignment of the proposed Road Bypass.

These initial exhibitions are important opportunities for local people to provide early input as we continue with our EIA, and as we continue to refine and amend the design of the proposals.

INFORMATION AND COMMENTS

Further information is available via the project website:

www.northampton-gateway.co.uk

In addition to the exhibitions, comments and questions can be provided by email: contact-us@northampton-gateway.co.uk

Or in writing to:

Northampton Gateway Strategic Rail Freight Interchange
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Please provide any comments by **16th January 2017**.