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**Date:** 13 August 2018  
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**Sent by Post and E-mail: NorthamptonGateway@pins.gsi.gov.uk**

Dear Ms Mignano

**Planning Act 2008 (as amended)**

**Application by Roxhill (Junction 15) Limited for an Order Granting Development Consent for the Northampton Gateway Rail Freight Interchange**

**Response to Advice Given Under Section 51**

I refer to your letter of 15 June 2018 containing advice pursuant to section 51 of the Planning Act 2008 following the acceptance of the above application for a Development Consent Order. I respond to each item listed in your letter in turn.

**Minor Errors and Omissions**

You directed us to the acceptance checklist which contains, at box 30, a number of minor errors and omissions in some of the application documentation. Much of this is then dealt with in the remaining items below, but for completeness, I enclose a note specifically responding to each of the items raised and referring to any consequentially revised documentation being submitted with this letter.

**Signposting of Documents**

We understand that you would wish the Guide to Application (Document 1.3) to include a full list of the Environmental Statement appendices. Accordingly with this letter we enclose a revised Guide to Application (Document 1.3A) which contains a revised document list which includes all of the ES appendices. For ease of reference the document list is now contained in Appendix 2 to the document. Please note that the document list remains the same as the one submitted with the Application and therefore does not include any documentation submitted with this letter, which has not yet been accepted by the Examining Authority. A freestanding updated Document List (Document 1.4A) is submitted alongside this letter which does reflect the up to date position.

**Consultees identified on a precautionary basis**

It is noted that box 6 of the s.55 Acceptance Checklist provided with the letter notifying the decision to accept the application refers to two bodies in in Appendix 6C of the Consultation Report (Document 6.1) who were consulted at the Stage 2 Consultation but not Stage 3 (Danske Commodities A/S and Esso Petroleum Company Limited). The Applicant liaised with

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these parties following their responses to the Stage 2 Consultation and each party confirmed they do not have an interest in or near the Order limits or in the development generally. They were therefore removed from the consultation lists and were not included in the lists for notification of acceptance, for the same reason.

#### **Section 44 consultees**

The Applicant confirms that the list of section 44 consultees is consistent with the Book of Reference and that those parties have been notified of acceptance of the application.

#### **Location Plan**

It is noted that the red line of the Order limits was not clearly and completely shown on this plan. An updated plan is enclosed with this letter (Document 2.12).

#### **Land Plans**

You referred to various parcels on the land plans being unclear. Accordingly, updated land plans (specifically sheets 2 and 6 (Documents 2.1B and 2.1F)) are enclosed to clarify the extent of parcels 2/29, 6/8, 6/12, 6/15 and 6/16 and also the point at which parcels 6/5, 6/6, 6/8 and 6/9 meet. Also enclosed is an updated Key Plan which reflects the additional insets that have been added to accommodate these clarifications.

Sheet 4 (Document 2.1D) has also been updated to correct the labelling of parcels 4/13 and 4/13a as highlighted in the query on the Book of Reference in Box 30 of the s.55 checklist (as explained in the table of responses enclosed herewith).

#### **Plans identifying the features of the historic environment**

You advised that the Applicant submits an updated Figure 10.1 to list all receptors referred to in Table 10.4 of Chapter 10 of the Environmental Statement (Document 5.2). The updated Figure is enclosed with this letter.

#### **Environmental Statement**

You kindly drew attention to the timeframe for submission of "relevant representations" under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant confirms that period in which relevant representations could be made was over the minimum period required by the 2017 EIA Regulations. The period began on 28 June 2018 and the deadline given was 5 August 2018.

It is noted that the figures used for 2.1, 2.2 and 2.3 of the Environmental Statement were not clearly labelled with those figure numbers. The Applicant encloses with this submission updated Figures 2.1, 2.2 and 2.3 which are now clearly labelled as such.

#### **Habitats Regulations Assessment**

I enclose a revised Report on European Sites (Document 6.3A) as advised. This includes screening matrices at Appendix C. The report also contains a letter from Natural England (Appendix B) which confirms (towards the end of page 2) that Natural England supports the reasoning behind the conclusion that there are no likely significant effects.

#### **Statements of Common Ground**

Since the application was submitted, the Applicant has agreed two further Statements of Common Ground; one with Anglian Water in respect of the supply and disposal of water (enclosed as a new Document 7.4) and one with Northamptonshire County Council in respect of highways and wider issues (enclosed as new Document 7.5).

**Document List**

Also enclosed is an updated Document List (Document 1.4A) which lists, with tracked changes, the new documentation submitted in response to some of these queries (save the updated figures of the ES which are not listed separately). It also shows as deleted items the documents/plans which have been superseded.

I trust the above and enclosed deals satisfactorily with the various points raised and will be of assistance to the Examining Authority. However, please do not hesitate to contact myself or Laura-Beth Hutton if you require any further information.

Yours sincerely



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Encs.