



Meeting note

File reference

Status	Final
Author	Callan Burchell
Date	10 June 2016
Meeting with	Roxhill representatives
Venue	Temple Quay House, Bristol
Attendees	Morag Thomson - Evershed Ben Holmes - Oxalis Susannah Guest – The Planning Inspectorate David Price – The Planning Inspectorate Callan Burchell – The Planning Inspectorate
Meeting objectives	Project introduction – Northampton Gateway Strategic Rail Fright Interchange
Circulation	All attendees

Summary of key points discussed and advice given:

The developer was reminded of the Planning Inspectorate's openness policy that any advice given will be recorded and published on the National Infrastructure website under s51 of the Planning Act 2008 (as amended by the Localism Act 2011) (PA 2008) and that any advice given does not constitute legal advice upon which developers (or others) can rely.

Introductions were made by everyone present, and individual roles were explained.

Project Introduction

The developer provided an introduction to the proposals for a new Strategic Rail Freight Interchange (SRFI) in the Northampton area. In summary, the developer noted the potential location for the scheme and its proximity to the M1, West Coast Mainline and the Northampton Loop Line. The developer proceeded to outline the history and context of the proposed site.

The developer explained that this location had recently been subject to a Town and Country Planning Act application for a large scale development associated with Howdens; the application has been withdrawn. The developer also noted current Nationally Significant Infrastructure Project (NSIP) proposals in the vicinity – both projects consented and at a Pre-Application stage. There was a discussion about how

the cumulative impact of proposals in the vicinity of the site might be considered as part of any Environmental Impact Assessment.

The developer informed the Inspectorate that they are proposing to construct a new SRFI, investigating the need for highway improvements works to M1 Junction 15 and are proposing a by-pass for Roade. The developer informed the Inspectorate that the SRFI proposals are ready to be progressed and that the road improvement proposals are at an early stage of evolution. The Inspectorate queried whether any highways improvement works might be NSIPs in their own right. The developer responded that it would become clearer following more detailed traffic assessment.

It was noted that Oxalis had co-ordinated the environmental information to accompany the planning application for the Howdens site. The developer noted some of the potential considerations associated with landscape / visual impacts and air quality.

The developer provided an overview of the current timetable, noting the availability and applicability of existing environmental survey work and previous environmental assessment information. The developer explained that there was less information currently available to inform the assessment for the road improvement works and that further assessment work is required. The Inspectorate reminded the developer of the importance of early engagement with key statutory consultees such as Natural England regarding ecological survey work. The developer confirmed an intention to submit a scoping request in July/August 2016, the Inspectorate reminded the developer that scoping included consultation and that the school summer holidays were best avoided if possible. The developer anticipated conducting statutory consultation following the scoping request in autumn 2016 with a likely submission date of mid-2017.

The developer noted that since the previous Howdens application, there has been ongoing consultation with the relevant Local Authorities, Parish Councils, Highways England and also consultation with Network Rail. The developer noted that they are currently developing their draft Statement of Community Consultation.