

Northampton Gateway RFI: Comments on the draft Land Plans, Works Plans and the Rail Phasing Plan

These queries relate solely to matters raised by the drafting of the Plans and not the merits of the proposal. They are limited by the time available for consideration, and raised without prejudice to the acceptance or otherwise of the eventual application. They are provided to assist the preparation of the next iteration.

Land Plans

| Q No. | location | Description of issue | Question/Comment |
|--------------|--|-----------------------------|--|
| 1. | General | Document numbering | Please ensure all plans and all references to plans, are consistent throughout the suite of application documents upon submission of the Application. |
| 2. | Document 2.1 B (Sheet 2 of [6]) | Drawing Title | The plans submitted under Regulation 5(2)(i) include: <ul style="list-style-type: none"> • “Works Plans (Sheet 2 of [6])” • “Works Plans (Sheet 6 of [6])” The title for these plans should be changed to Land Plans. |
| 3. | General Document 2.1C (Sheet 3 of [6]) | Change of land ownership | There appear to have been a number of changes in land ownership, Compulsory Acquisition powers sought, the size of plots to be acquired and a reduction in the redline boundary. Four examples follow: <ul style="list-style-type: none"> • Plot 3/3 was identified in previous revisions as land under control of the Undertaker. The latest version (16 March 2018) identifies this plot as land to be temporarily acquired. • Plot 3/9 has decreased in size, this change has not been updated in the latest revision of the Book of Reference • 3/10 was identified in previous revisions as land under control of the Undertaker. The latest version (16 March 2018) identifies this plot as land to be temporarily acquired. • On the original set of draft documents revision 02, (27 October 2017), plot 910 and 855 were required for temporary possession. These plots have now been removed from the latest revision (16 March 2018). Please ensure all changes to the Land Plans are reflected in the Book of Reference, draft DCO and Statement of Reasons. It is noted the Book of Reference submitted as part of the draft document suite is for an earlier revision of the land plans. |

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| 4. | General | Insets | Currently no insets are provided in the Key Plan. Please ensure the Key Plan has sheet references included, as on the earlier revision of the Key Plan. |
| 5. | General | Land marks and road names missing from plans | Cross-referencing land parcels with the description in the Book of Reference is not possible. |
| 6. | Document 2.1 D | Land to be acquired | We note the intention for land to be acquired for the Roade bypass. Is all the land required permanently as indicated on the plan? |

Works Plans

| Q No. | location | Description of issue | Question/Comment |
|--------------|-----------------|---|---|
| 1. | General | Limits of Deviation | <p>We note the Legend in relation to Limits of Deviation (LoD) including note 3 which states:</p> <p>“Any boundary between the areas of two Works numbers may deviate laterally by 20 metres either side of the boundary within the order limits”.</p> <p>If 20 metres is included in the LoD on the plan, is that 20 metres in total or 20m either side (40m). Are the LoD included in the works as drawn on the plan? If not, consider the interrelationships between the works. What is the effect of several works moving within these LoD?</p> |
| 2. | General | Lack of detail and size of proposed Works | <p>The detail of the proposed layout is not provided as a separate layer on the works plans. It would be helpful if the proposed layout was visible.</p> <p>Each separate work number could helpfully be broken down to give the reader a clearer understanding of the Works proposed especially in regards to phasing and understanding the individual aspects of each work.</p> |
| 3. | General | Unable to check Works against draft DCO | <p>It has not been possible to check the Woks Plans against the draft DCO as a revised draft has not been submitted. It is noted that several of the Works have changed.</p> <p>Please ensure all changes to the Works Plans have been reflected in the draft DCO and other relevant Application documentation.</p> |

Rail Phasing Plan

| Q No. | location | Description of issue | Question/Comment |
|--------------|-----------------|-----------------------------|---|
| 1. | General | Rail phasing | We note the Gantry crane is not operational until expansion 2 phase. How will loading/ unloading take place? |
| 2. | General | Road Access | We note the Legend in relation to the Illustrative Rail Terminal Plan, which states: "Road access to rail freight terminal from A509" The dotted orange line in the legend is not on the plan itself. Is the A509 a typo? |