



<b>PLANNING COMMITTEE:</b>	<b>8<sup>th</sup> May 2018</b>
<b>DIRECTORATE:</b>	<b>Regeneration, Enterprise and Planning</b>
<b>HEAD OF PLANNING:</b>	<b>Peter Baguley</b>
<b>DESCRIPTION:</b>	<b>Proposals for a rail freight interchange (including warehousing) and associated highway works Land to the west of Junction 15 of M1 Motorway, Northamptonshire</b>
<b>WARD:</b>	<b>N/A</b>
<b>APPLICANT:</b>	<b>Roxhill (Junction 15) Ltd</b>
<b>REFERRED BY:</b>	<b>Head of Planning</b>
<b>REASON:</b>	<b>Major Fringe Application</b>
<b>DEPARTURE:</b>	<b>Yes</b>

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## **1. RECOMMENDATION**

- 1.1 For Committee to note that delegated authority will be given to the Head of Planning to agree a Statement of Common Ground with the Applicant and to produce a Local Impact Report for submission to the Planning Inspectorate, by the Borough Secretary in consultation with the Cabinet Member for Planning, in accordance with Part 8, Part B, Paragraph 2.1.4 of the Council's Constitution.

## **2. BACKGROUND AND PROPOSAL**

- 2.1 The purpose of this report is to seek delegated powers, as detailed above, in relation to a proposed application for a Development Consent Order by Roxhill (Junction 15) Ltd for a rail freight interchange and associated highway works. This request for delegation is the same as that recently approved by Committee in April 2018 for a similar proposal known as Rail Central. This report is therefore not intended as an opportunity to re-consider the development proposals or provide a further consultation response.
- 2.2 A report was considered by Planning Committee on 21<sup>st</sup> November 2017 in relation to a Stage 2 Consultation pursuant to Section 42 of the Planning Act 2008 and Regulation 11 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, in regard to a proposal for the Northampton Gateway Strategic Rail Freight Interchange (SFRI), a Nationally Significant Infrastructure Project to be located to the south-west of the M1 and east of Milton Malsor. The site falls principally within South Northamptonshire District's

administrative boundary with some of the highway works relating to Junction 15 of the M1 and the A45 situated with Northampton Borough.

2.3 The development proposals comprise:

- An intermodal freight terminal including container storage and HGV parking, rail sidings to serve individual warehouses, and with the capability to also provide a 'rapid rail freight' facility as part of the intermodal freight terminal;
- Up to 468,000 sq. m. GIA of warehousing and ancillary buildings, with additional floor space provided in the form of mezzanines;
- New road infrastructure and works to existing road network, including the provision of a new access and associated works to the A508, a new bypass to the village of Roade, improvements to Junction 15 and to Junction 15A of the M1 motorway, the A45, and other improvements at junctions on the local highway network;
- Earthworks and demolition of existing structures on the SRFI site.

2.4 A copy of the previous report to Committee is attached as Appendix 1 for information and outlines the Nationally Significant Infrastructure Project (NSIP) process, the Council's involvement in that process, details of the scheme and, in paragraphs 10.1 to 10.9 the Council's response to the consultation, with an additional comment added to the formal consultation response that 'the site is not allocated for development in the West Northamptonshire Joint Core Strategy as approved by Committee.

2.5 As detailed in the attached report, as part of the NSIP process the Local Planning Authority are required to prepare with the applicant a Statement of Common Ground which sets out any areas of agreement or disagreement between the Local Planning Authority and the applicant in relation to the development proposals, taking into account both national and local policy considerations and the potential impacts of the development. The Statement of Common Ground forms part of the pre-submission process and forms one of several documents submitted to the Planning Inspectorate as part of the Development Consent Order application. In addition, at pre-examination stage, the Local Authority are encouraged to submit a relevant representation including a summary of what they agree and/or disagree with in the application.

2.6 External consultees, such as the Highway Authority and the Environment Agency, have been consulted directly by Roxhill and will be invited to submit a Statement of Common Ground with regard to their respective areas of expertise.

2.7 In addition to the Statement of Common Ground, once an application is submitted to the Planning Inspectorate, the Local Planning Authority are invited to submit a Local Impact Report, as part of the examination process, within a deadline specified by the Planning Inspectorate. The Local Impact Report is a written report which provides an opportunity for the Local Authority to use their existing body of knowledge and evidence on local issues to giving details of the likely impact of the proposed development on the Authority's area.

2.8 As the examination process and timetables for submission of the above documents are unlikely to be structured around the committee cycles of the Local

Authorities affected by the development proposals, the process is unlikely to allow sufficient time for further consultation on the Statement of Common Ground and the Local Impact Report and, therefore, it is considered necessary to seek delegated powers.

- 2.9 It should be noted that as part of the NSIP process, interested parties, including those other than the Council, will have the opportunity submit a written representation during the examination stage and attend the examination.

### **3. CONCLUSION**

- 3.1 To ensure that required deadlines throughout the NSIP process are adhered to, it is therefore considered appropriate and necessary to seek delegated authority to the Head of Planning as detailed in paragraph 1.1 above.

### **4. BACKGROUND PAPERS**

- 4.1 N/2017/1312

### **5. LEGAL IMPLICATIONS**

- 5.1 None.

### **6. SUMMARY AND LINKS TO CORPORATE PLAN**

- 6.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



GROSS INTERNAL AREAS		
	Square ft	(Square m)
<b>UNIT 1</b>		
Warehouse	500,000 ft <sup>2</sup>	
Office	30,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>530,000 ft<sup>2</sup></b>	<b>(49,238 sqm)</b>
<b>UNIT 2</b>		
Warehouse	515,000 ft <sup>2</sup>	
Office	30,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>545,000 ft<sup>2</sup></b>	<b>(50,632 sqm)</b>
<b>UNIT 3</b>		
Warehouse	653,000 ft <sup>2</sup>	
Office	30,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>683,000 ft<sup>2</sup></b>	<b>(63,452 sqm)</b>
<b>UNIT 4</b>		
Warehouse	790,000 ft <sup>2</sup>	
Office	40,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>830,000 ft<sup>2</sup></b>	<b>(77,109 sqm)</b>
<b>UNIT 5</b>		
Warehouse	657,000 ft <sup>2</sup>	
Office	37,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>694,000 ft<sup>2</sup></b>	<b>(64,474 sqm)</b>
<b>UNIT 6</b>		
Warehouse	513,000 ft <sup>2</sup>	
Office	35,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>548,000 ft<sup>2</sup></b>	<b>(50,910 sqm)</b>
<b>UNIT 7</b>		
Warehouse	1,150,000 ft <sup>2</sup>	
Office	41,000 ft <sup>2</sup>	
<b>TOTAL</b>	<b>1,191,000 ft<sup>2</sup></b>	<b>(110,648 sqm)</b>
<b>FREIGHT TERMINAL</b>		
Offices	20,000 ft <sup>2</sup>	(1858 sqm)
<b>GRAND TOTAL</b>	<b>5,041,000 ft<sup>2</sup></b>	<b>(468,324 sqm)</b>

**FOOTPATH KEY**

- Footpath existing (dashed orange line)
- Footpath existing (dashed blue line)
- Footpath Proposed (solid blue line)
- Footpath & Cycleway Proposed (solid blue line with double dashes)

**LANDSCAPING KEY**

- Existing Landscaping (light green fill)
- Proposed New Landscaping (dark green fill)

Rev. Date: Details of Revision  
 (ISSUES & REVISIONS)

**ROXHILL**

**NORTHAMPTON GATEWAY**  
 STRATEGIC RAIL FREIGHT INTERCHANGE

**THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 201X**

Drawing Title  
**ILLUSTRATIVE MASTERPLAN**

Scale	1:2500	Drawn	RM
Site	AD	Reviewed	SH
Region	<b>Reg 5(2)(c)</b>	Drawn	
	<b>2.11</b>		

Drawing Status  
**PRELIMINARY**

Drawing No.  
 4054 - R001

Revision  
**P46**