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Our Ref: N/2016/1174
Your Ref: **TR050006-000005**
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Date: 23rd November 2016

Dear Madam

Scoping Consultation
Application by Roxhill (Junction 15) Ltd for an Order Granting Development Consent for the Northampton Gateway Strategic Rail Freight Interchange

I refer to your letter dated 24th October 2016 regarding the above.

Please find below the Council's response.

Alternative Sites and Options

Referring to paragraph 3.1.4 of the submitted Environmental Scoping Report (ESR), it is accepted that planning policy issues will be addressed in a separate Planning Statement, which will assess the suitability of the proposals having regard to relevant policies, the conclusions of the Environmental Statement and other material considerations. However, the applicant should also be providing an assessment which demonstrates that the site meets the locational criteria, particularly when considering the facilities already in existence/ emerging in the Daventry International Rail Freight Terminal (DIRFT). These considerations should be in line with the latest guidance contained in the National Policy Statement for National Networks (December 2014).

Socio Economics

Para 3.1.6: bullet point 4 of the ESR explains how the Socio-Economic Chapter will look at the likely impacts in relation to the proposed development arising during both construction and operation, including employment impacts and economic activity. This should include an assessment of the impacts on the local supply chain.

Air Quality

An Air Quality Management Area (AQMA) is located along the M1 corridor which bounds the north eastern boundary of the proposed site. The Environmental Statement should include an assessment of potential impacts on air quality arising from both the construction and operational phases of the development and appropriate mitigation measures as necessary. The assessment should take account of the advice contained within the Northampton Air Quality and Emissions Technical Planning Guidance Draft (May 2016).

Noise and Vibration

The nearest receptor within Northampton Borough is Collingtree village located to the north of the proposed site beyond the M1. In addition to the existing village, outline consent for further residential development of up to 1,000 dwellings incorporating a mixed use local centre, primary school, open space and an extension of the existing golf course to the west of Collingtree (Northampton South SUE, allocated under Policy N5 of the West Northamptonshire Joint Core Strategy) was recently allowed following a Public Inquiry (planning application reference N/2013/1035, appeal reference APP/V2825/W/15/3028151). The Noise Monitoring Locations shown in Figure 1 on page 30 of the ESR should be amended and extended to include locations within this approved development site.

The Environmental Statement should contain an assessment of the impacts of noise arising from both the construction and operational phases, including noise arising from freight movements and traffic, and the potential impacts of deflection of noise from the M1 corridor arising from the proposed buildings and appropriate mitigation measures.

Lighting

Paragraphs 3.1.162 to 3.1.172 of the ESR outline the potential receptors, including Collingtree, and the proposed assessment methodology for assessing impacts arising from light pollution. No further comments to add at this stage.

Landscape & Visual Impact

The proposed methodology as described in the ESR is acceptable. It is requested that Northampton Borough Council is consulted on proposed viewpoints to be included within the Landscape and Visual Impact Assessment to the site from within the Borough. The ES should contain appropriate mitigation measures in relation to landscaping and the design and appearance of the proposed buildings and infrastructure.

Transport

A detailed Transport Assessment (TA) and Travel Plan should be appended to the Environmental Statement in accordance with the requirements of Northamptonshire County Council Highway Authority whom, it is understood, has been consulted directly.

Paragraph 3.1.177 of the ESR refers to the Transport Assessment and how it will examine trip generation, distribution and assignment of trips associated with the proposed development. It is essential that the TA also considers in detail the relationship between the proposed development, the allocated Sustainable Urban Extension (Northampton South SUE, JCS Policy N5) and the existing Collingtree community. In addition, more information is required on securing adequate links to the rail and road networks, and to demonstrate that the site is rail connected. The National Planning Policy Statement for National Networks (NPSNN) is clear that rail access will vary between rail lines, therefore the number of services that can be accommodated and the physical characteristics (e.g. train length/ size of intermodal units/ gauge capability) are important considerations for proposed rail freight interchanges. It is unclear at this stage whether the proposed SFRI would be capable of handling 4 trains per day as a minimum (as mentioned in the NPSNN) and if the number of trains handled can be increased.

Heritage

The reference in paragraphs 3.1.153/ 3.1.157 of the ESR to establishing the presence of statutory protected heritage sites and known non-statutory protected heritage assets, as well as the Collingtree Conservation Area and listed buildings, is welcomed. The Environmental Statement

should incorporate appropriate assessment and mitigation measures in relation to heritage assets within Northampton Borough.

In addition to the developments listed in Matrix 1 and 2 on pages 52 & 53 of the ESR, account should be taken of cumulative impacts arising from:

- Land South of Brackmills SUE (Hardingstone) – development allowed on 14 April 2016 following Public Inquiry. Site Allocated under Policy N6 of West Northamptonshire Joint Core Strategy. Planning Reference: N/2013/0338
- Daventry International Rail Freight Terminal (DIRFT)
- Proposed development at Mere Lane, Bittesby (Harborough District Council – reference 15/01531/OUT)

This letter sets out the Council's Adopted Scoping Opinion on the proposed development proposals and will be placed on the Authority's Public Register in accordance with the regulations. The Council wishes to reserve the right to request further information under Regulation 22 of the Town and Country Planning (EIA) (England) Regulations 2011, should this be necessary if further significant matters become apparent throughout the planning application process.

Yours sincerely



Nicky Toon
Development Management Team Leader