

Rail Central:

Updated plans
and visualisations for
community consultation



August 2016

Introduction

Rail Central is currently consulting on emerging proposals for a new Strategic Rail Freight Interchange (SRFI) where the West Coast Main Line meets the Northampton Loop Line to the south west of Northampton

Phase One of formal consultation started in April 2016 and a series of public exhibitions were held during April and May at which draft plans and material based on Preliminary Environmental Information were made available for consultation.

The consultation currently taking place is S47 (community) consultation. Details for how Rail Central would undertake consultation were set out in a Statement of Community Consultation (SoCC) which was formally approved with the local authorities in line with the process for Nationally Significant Infrastructure Projects (NSIPs) and published in April.

Since April, technical and design work has progressed. This means that we are now in a position to provide further information and detail on aspects of the scheme masterplan as well as on how the scheme could look. This is part of an ongoing process and reflects our commitment to share information as it becomes available.

We are publishing this pack of updated plans and visualisations in order to assist the community (S47) and other stakeholders in understanding the emerging proposals and to enable feedback to be provided.

The deadline for feedback for Phase One consultation is **30 September 2016**.

We would welcome all feedback so that we can have regard to the information provided in response to the scheme consultation and draw on feedback to assist with the overall scheme design process or in mitigating and managing scheme impacts.

All feedback in Phase One will be used to inform the development of more detailed designs and the preparation of an Environmental Statement (ES). It is anticipated that Phase Two consultation – which will include further community consultation and local public exhibitions – will take place in Q1 of 2017.

Following Phase Two consultation, Ashfield Land anticipates preparing and submitting a Development Consent Order (DCO) application to the Planning Inspectorate.

What's contained in this pack of Updated Plans & Visualisations?

This pack contains a series of illustrative plans, visualisations and elevations of the emerging proposals for Rail Central. These are based on the current version of the masterplan and do not represent the final scheme.

We are bringing forward additional information and visualisations **in line with our programme**. This sees us carrying out additional surveys and technical work and, as this work is progressed and combined with feedback, we are introducing these more detailed plans and visualisations into the consultation.

This pack therefore contains:

- **Updated Masterplan** – an updated composite masterplan showing the proposed designs and land use for the site based on more advanced technical information. An updated parameters plan has also been prepared. This sets the maximum amounts and scale of development by area of the site.
- **Visualisations of the proposed development** – showing a possible approach to the elevations of the proposed buildings, as well as sections through the development. These illustrate how the buildings would appear in section and the relationship between the proposed buildings and landscaping and nearby houses, and footpaths.
- **Scheme in its landscape setting** – showing selected views of the development from representative viewpoints. These are fully calibrated to represent what would actually be seen and have been prepared in line with industry best practice for the production of photomontages.

It is important to note that technical and design work remains ongoing and the results of further surveys and investigations will feed into these designs. These plans and visualisations are **indicative** – the layouts shown here are not therefore fixed nor should they be taken as complete.

The purpose of introducing these additional plans and visualisations into the consultation is to invite feedback at a point where there is flexibility across aspects of the scheme to respond to feedback – we can then evolve the designs further and take feedback into account as we do so.

How the design process works – an application based on parameters

SRFIs offer the opportunity to improve supply chains making them more efficient, secure and sustainable. This is recognised in the National Planning Policy Statement for National Networks (NPS NN) and one of the reasons why there is growing market demand from occupiers and businesses for these types of facility.

The NSIP planning processes also recognises the need for modern logistics buildings to be built to the specific requirements of individual occupiers (ie bespoke and 'build to suit' buildings).

In viewing these updated plans & visualisations, it is important to recognise the fact that the final form of the DCO application will be for a parameters application.

The illustrative material shown here is therefore not to be read as 'final' – the flexibility inherent in applying for parameters means that there could be differences between these illustrative visuals and the potential final form of any building (subject to consent being granted).

Providing feedback

As explained above, we would welcome feedback on these updated plans & visualisations.

If you would like to provide comments and feedback, you can use any of the established ways for doing this (all feedback must be provided in writing), namely:

Email: railcentral@camargue.uk

Website: visit www.railcentral.com where you can see and complete an on-line feedback form (see the box at the bottom of the Home page, 'Consultation is now open – click here to give us your feedback')

Write: and post your letter to **Freeport Rail Central** (no stamp is required)



Updated Masterplan

This updated masterplan shows further detail to the draft illustrative masterplan as presented in April. It includes the outputs from additional technical work across a range of design disciplines. It also shows how the scheme is evolving in line with feedback

The main changes and revisions since the April illustrative masterplan include:

- A** No proposed development on land to the west of the A43
- B** Staff / visitors and HGVs will not be able to access the site from Northampton Road and will all use the proposed new junction on the A43. There will be pedestrian / cycle access and when required emergency (controlled via gates) access from Northampton Road
- C** Better defined public rights of way (PROW) and footpaths through, around and alongside the site, including new routes to ensure that circular routes are maintained, especially along the eastern side of the Northampton Loop to link the existing footpath route back into Milton Malsor
- D** More detailed landscaping features and designs to provide screening as well as meet environmental principles. This includes more detail on the extent of mounding for screening purposes, particularly to the north of the site, between the development and Milton Malsor
- E** Proposed field edge hedgerow and re-routed PROW to the east of the Northampton Loop Line will encourage views out to adjacent open countryside
- A total of 99 Hectares of defined landscaping within the proposed development area












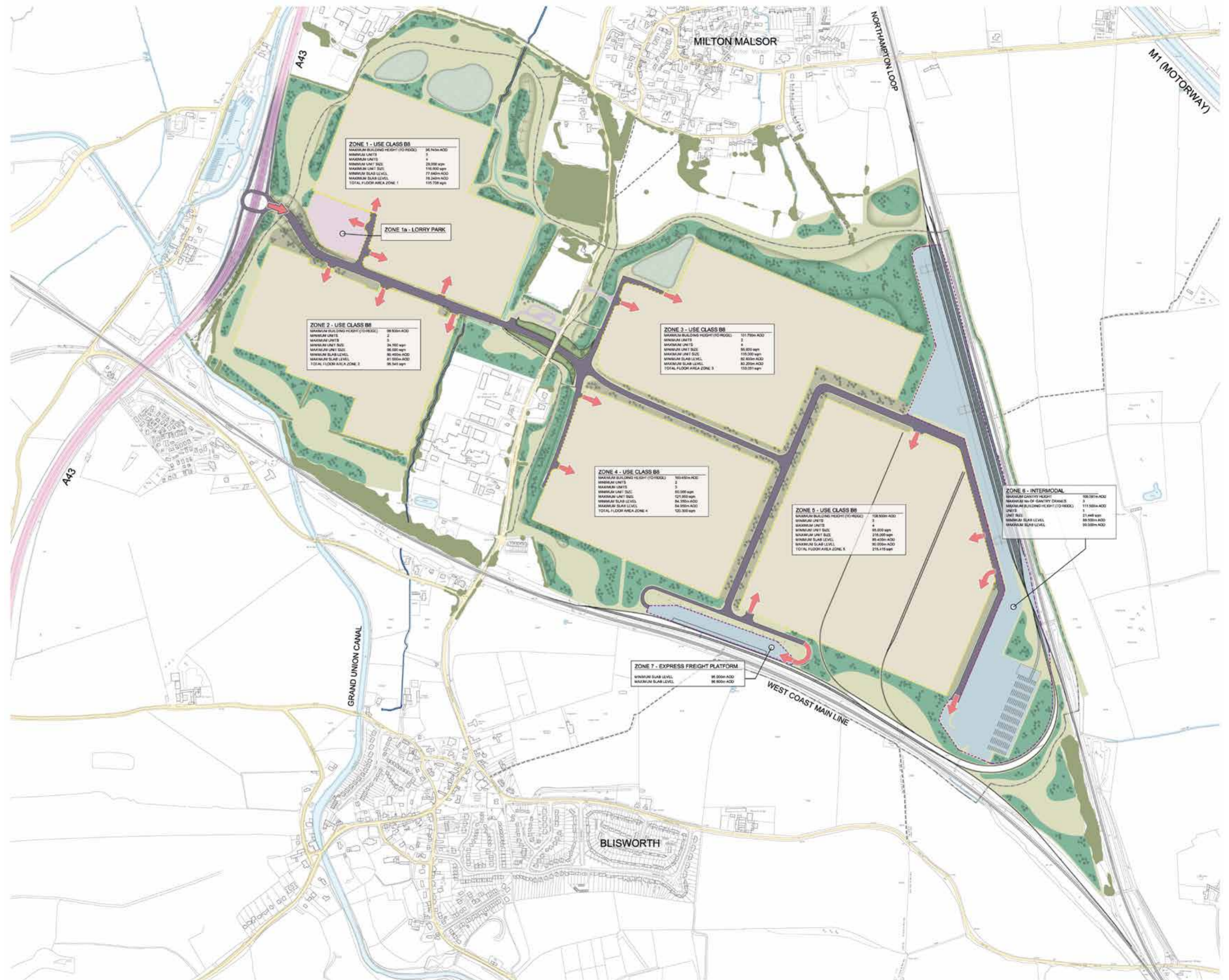
Updated Parameters Plan

This updated parameters plan shows the proposed land use emphasising the relationship between infrastructure and connectivity, landscaping and screening, and the actual parcels proposed for new logistics/distribution buildings

As with the updated masterplan, this new parameters plan includes the outputs from additional technical work across a range of design disciplines. It also shows how the scheme is evolving in line with feedback

LEGEND

-  INFRASTRUCTURE LANDSCAPING
-  SOFT LANDSCAPING
-  FLOOD ATTENUATION
-  DEVELOPMENT PLATEAU
-  INTERMODAL AREA
-  POTENTIAL VEHICULAR ACCESS
-  MILTON MALSOR BROOK
-  MILTON MALSOR BROOK DIVERTED
-  NEW ROAD INFRASTRUCTURE



Illustrative Landscape Masterplan

This illustrative landscape parameters plan shows the design approach to combining the operational components of Rail Central within a well-designed and well-integrated landscape plan

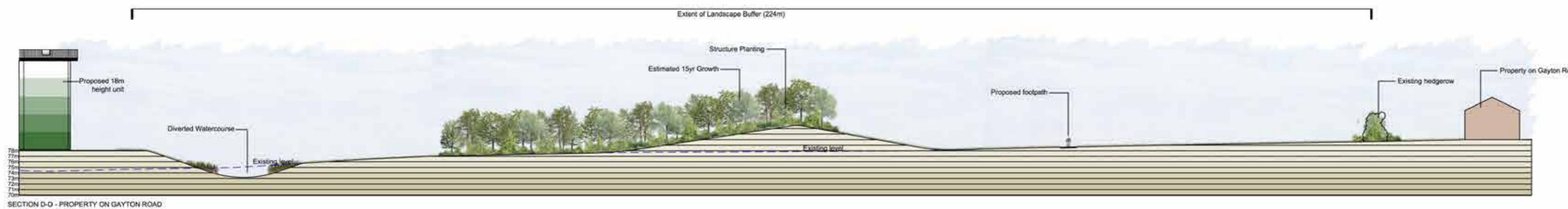
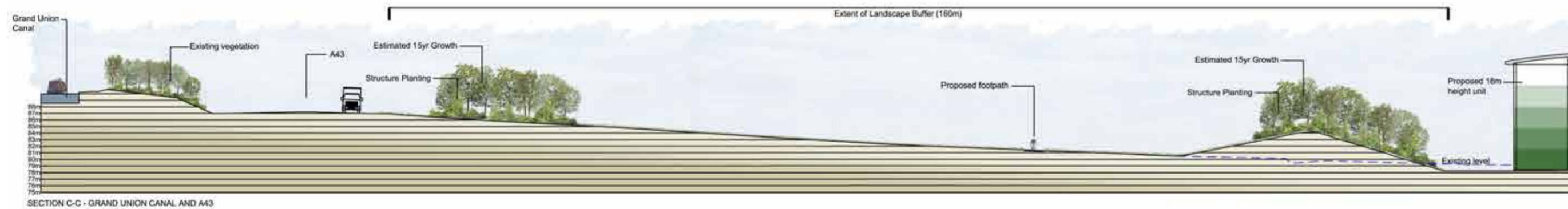
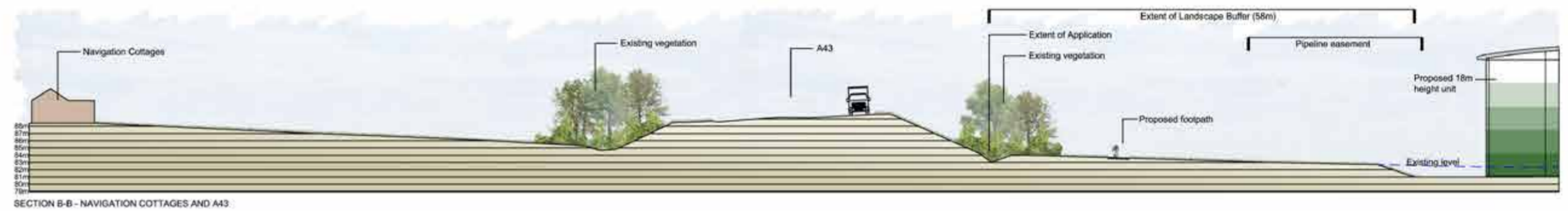
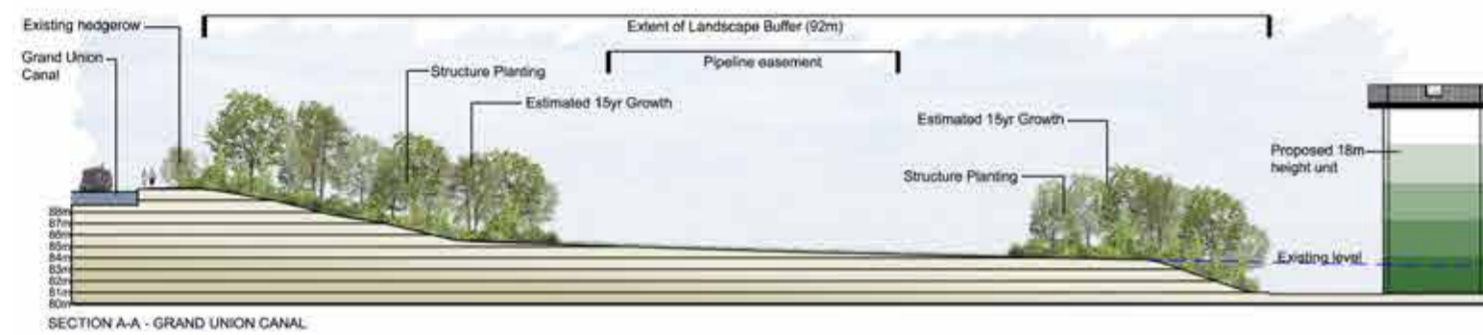
The landscape parameters plan shows defined areas for planting, routing of Public Rights of Way (PROW) and the features that make up the overall approach to landscape design

- Existing Retained Vegetation
- Proposed Blocks of Native Tree and Shrub Planting
- Proposed Grass and Wildflower Areas
- TPO Trees
- Conservation Area
- Potential Wildlife Site
- Existing Footpath
- Existing Footpath (Removed)
- Proposed Footpath
- Proposed Screening Mound
- Proposed Water Body
- Existing Retained Water Body
- Line of Underground Oil Pipeline

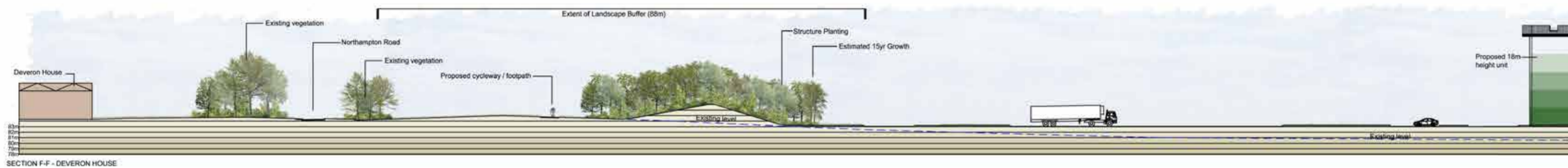
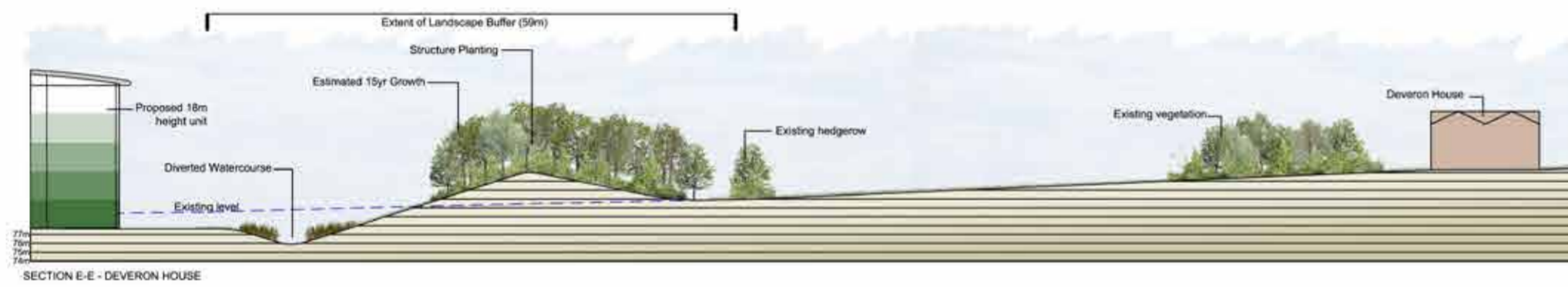


Illustrative Landscape Sections 1

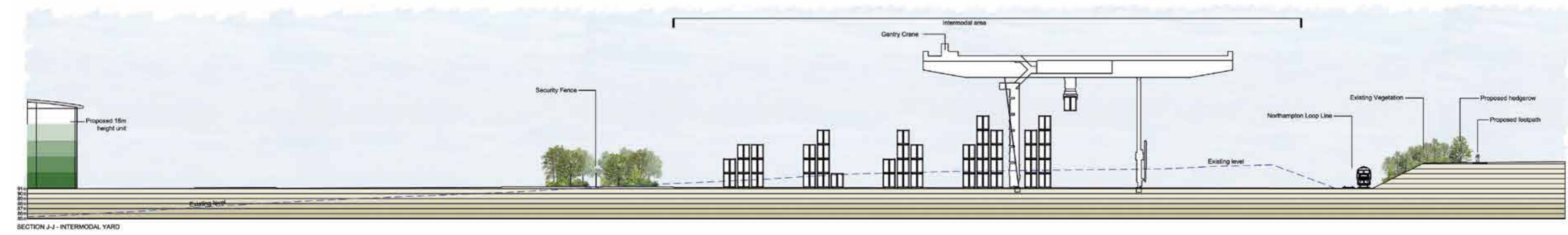
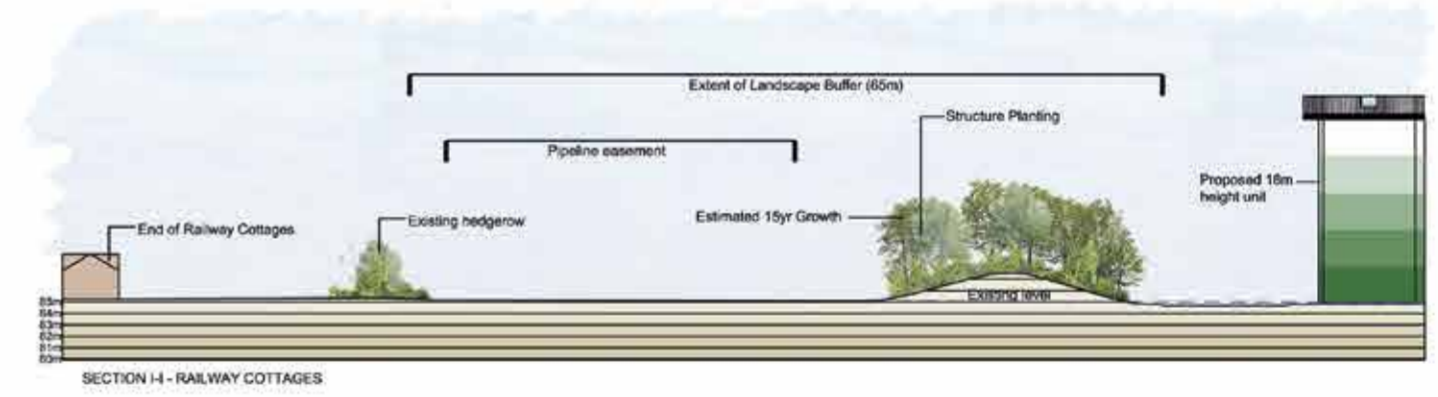
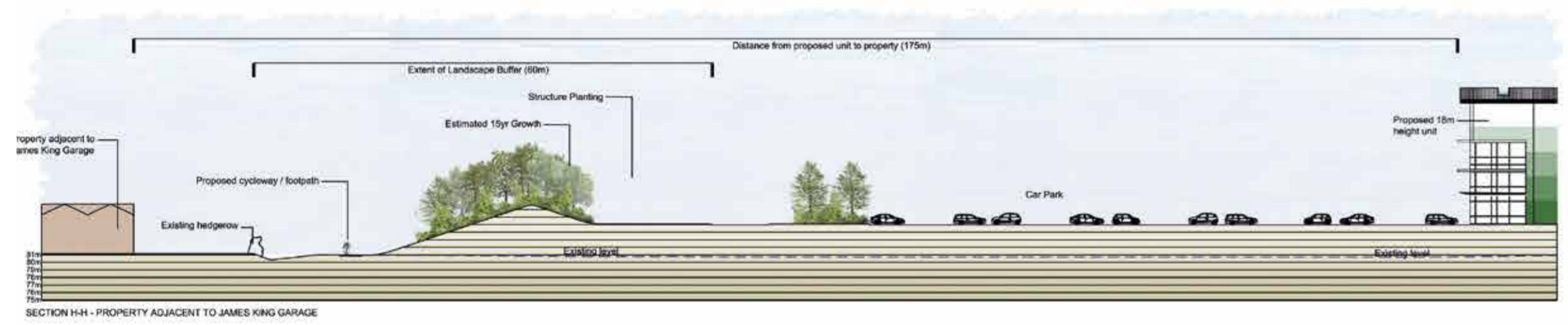
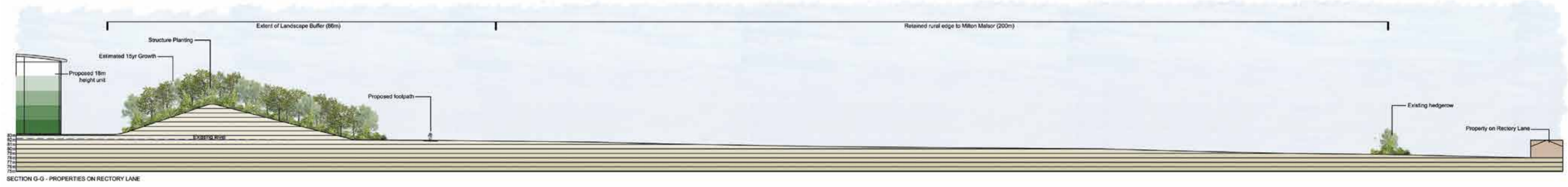
The following pages show a series of sections (to scale) to help illustrate the landscape design approach and to show the relationship between the proposed development and existing local features. They are intended to help provide a perspective that shows the site levels and how these relate to landscaping



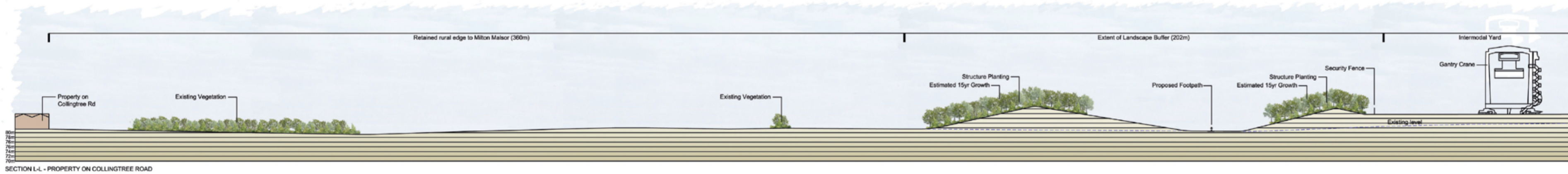
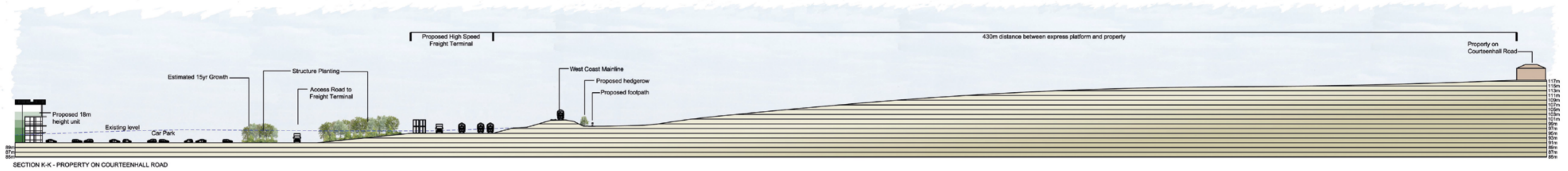
Illustrative Landscape Sections 2



Illustrative Landscape Sections 3



Illustrative Landscape Sections 4



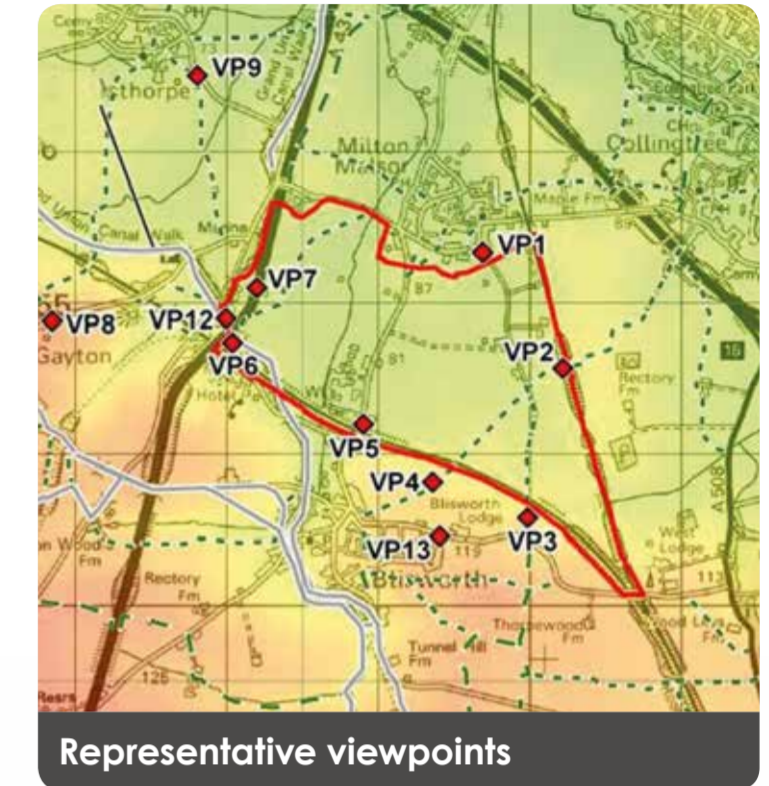
Scheme in its landscape setting

Viewpoint 1: from Barn Lane, Milton Malsor

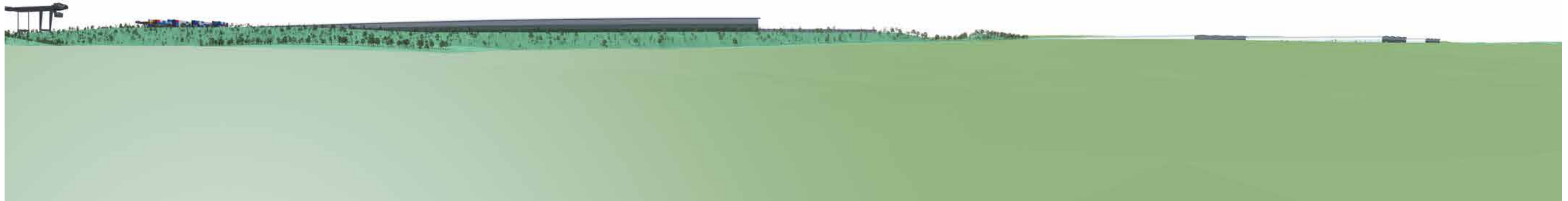
This is representative of the views available to users of a public right of way and from properties in the south-eastern extent of Milton Malsor. From this location the proposed finished ground levels and extent of screen

mounding has been designed to ensure that the buildings are well screened. The building materials shown and the suggested potential use of colour bands to help the buildings blend into the skyline are illustrative only at this stage.

When the proposed planting matures, this will, in combination with the existing vegetation, ensure only limited amounts of the top of the building will remain visible.



Year 1:



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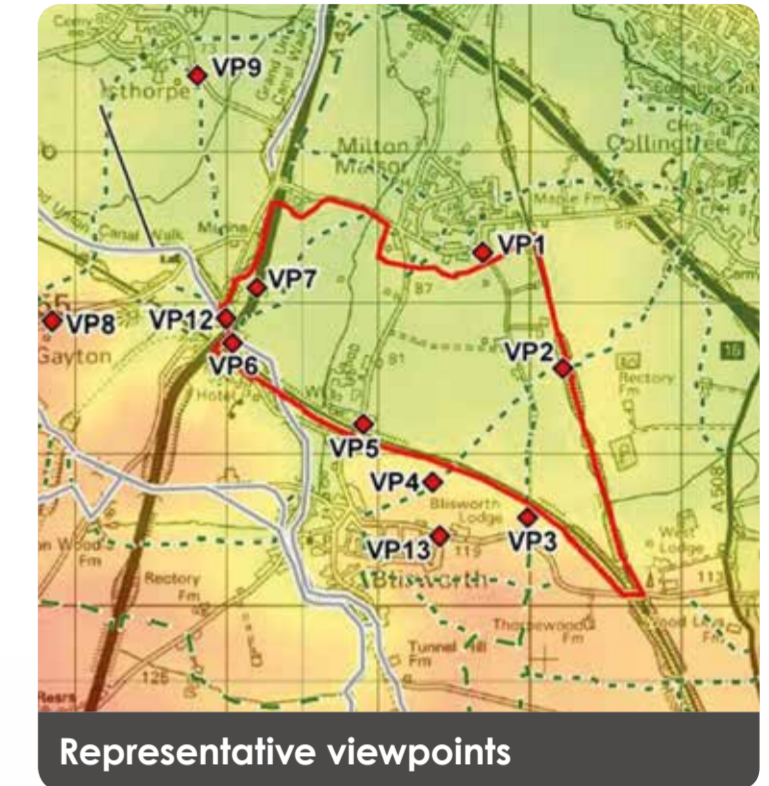
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Year 15:



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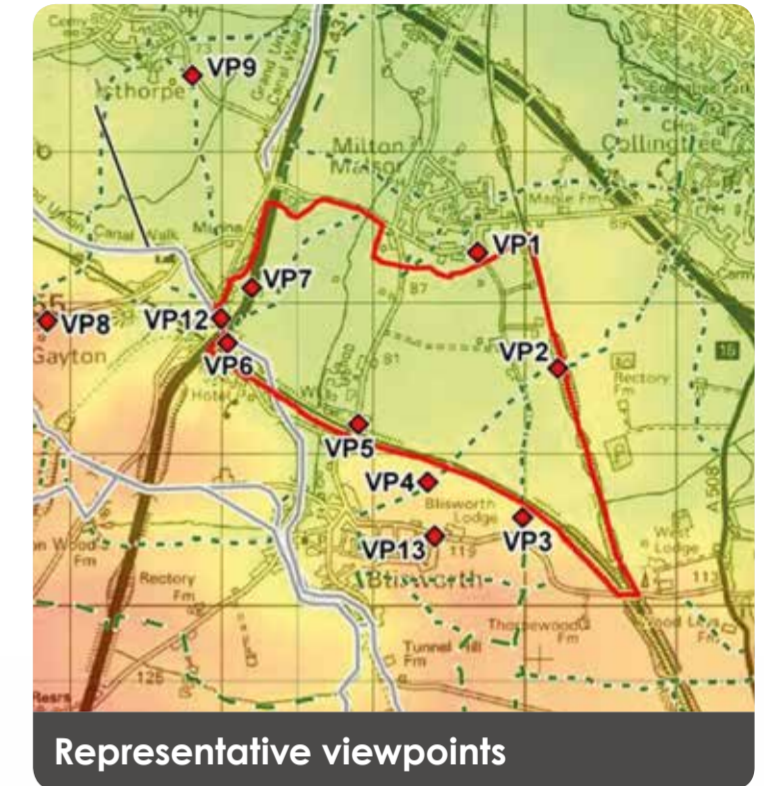
Viewpoint 4: from the Public Right of Way - footpath RD1, located in the fields to the south of the site

This is representative of the views available to users of a footpath that leads north-east out of Blisworth. From this elevated position the development is visible, however, it sits low in the

landscape and below the skyline. The proposed mounding and planting is less effective at screening views of the development from this location, and therefore the building materials

and colour finishes are more important to reduce the visual effects. We would welcome your comments on building materials and colour palettes as part of the feedback process.

Year 1:



Year 1:



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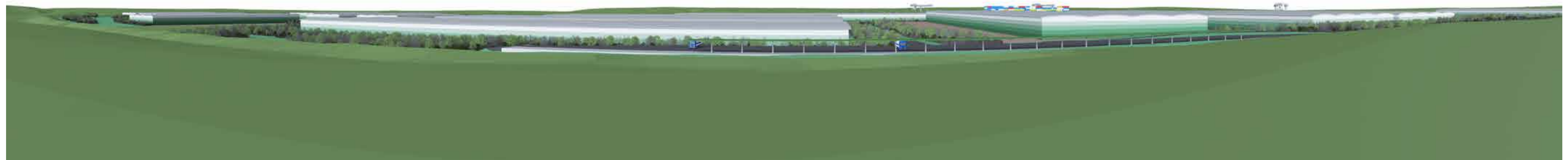
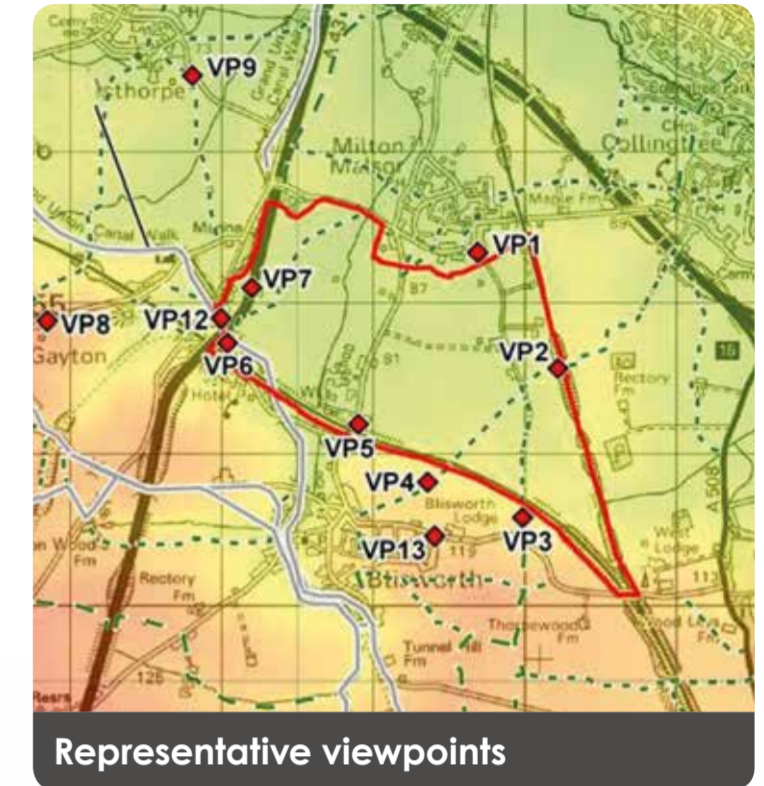
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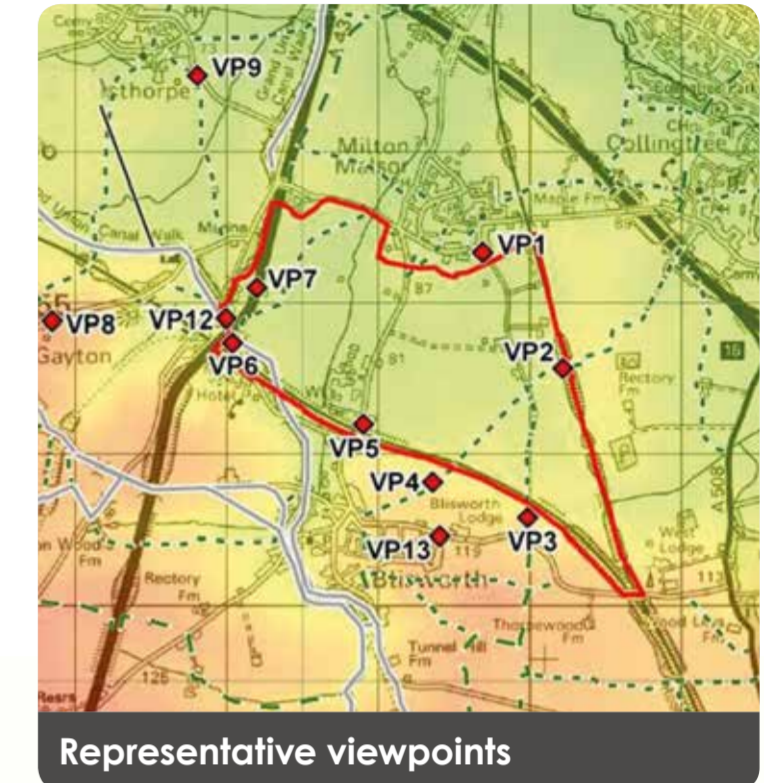


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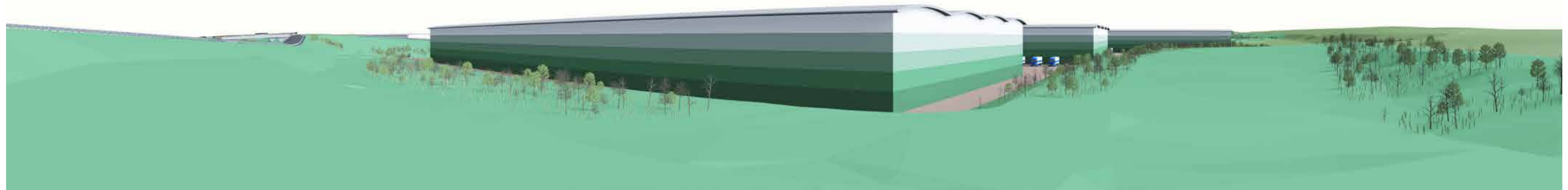
Viewpoint 6: looking north east towards Unit 13 from Public right of Way - footpath KX16

This is representative of the views available to users of the public right of way. From this location, short distance views will be available to unit 13 with units 12 & 11 beyond. The building materials shown and the suggested potential

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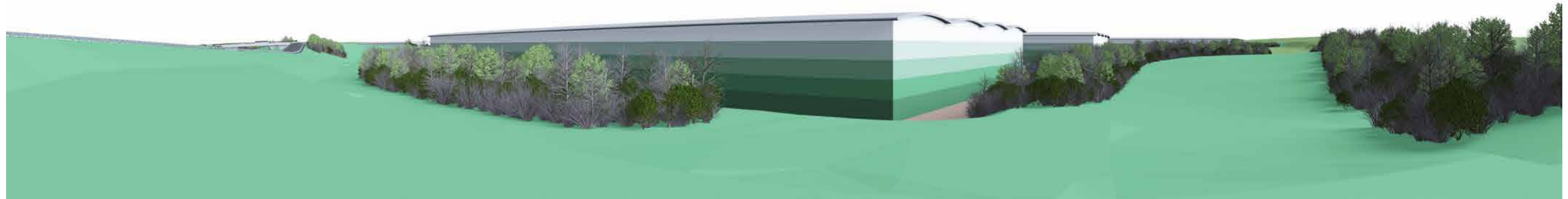
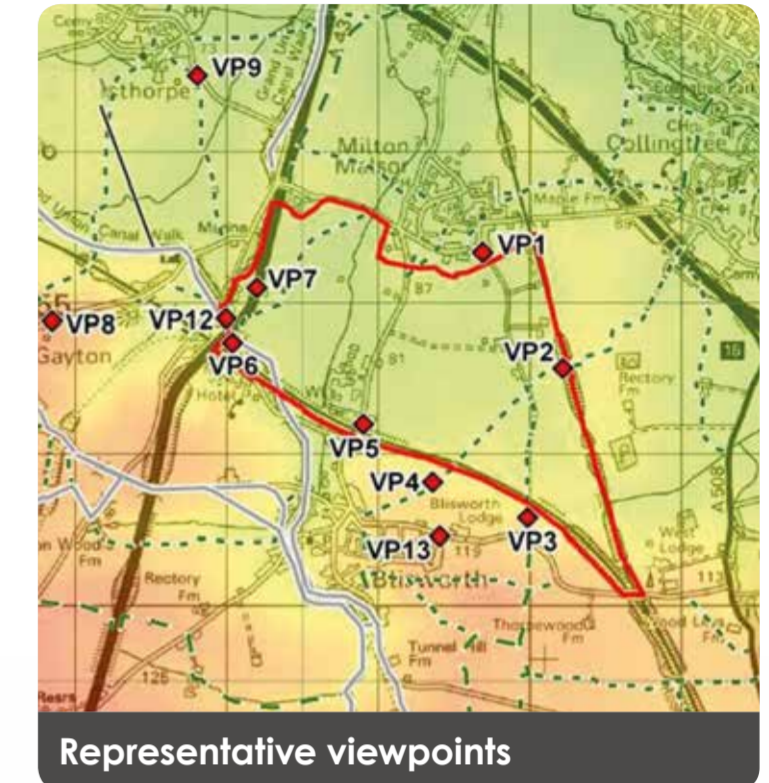
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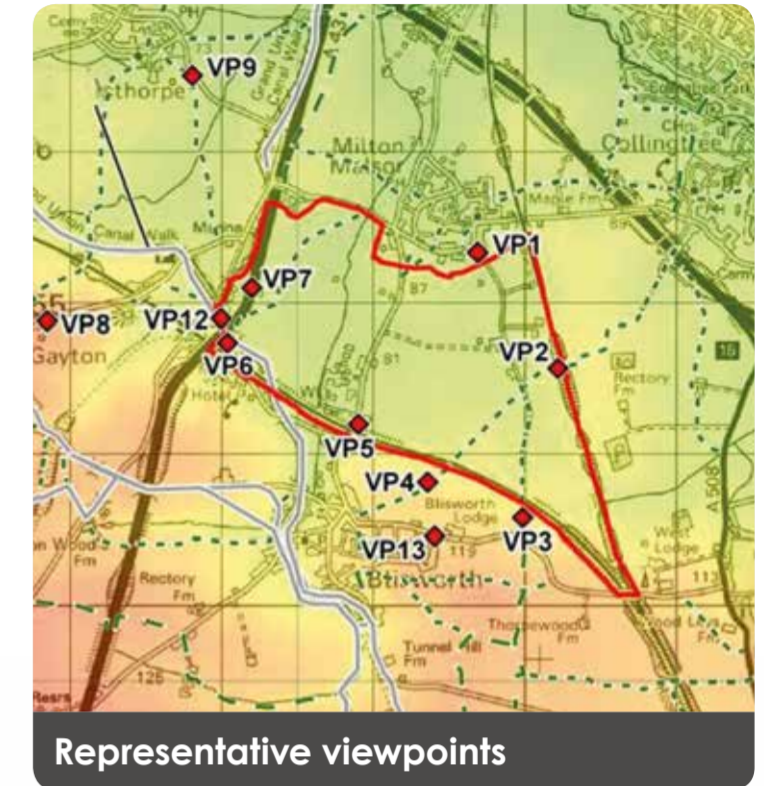
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Viewpoint 8: looking east towards the proposed site from Milton Road, Gayton

This is representative of the views available to road users travelling north eastwards from Gayton. From this elevated location the proposed development cannot be so effectively screened with mounding and planting within the site.

However, from this location the development sits low in the landscape and below the skyline, and the intervening woodland and hedgerow vegetation partially screens and softens the appearance of the proposed buildings.

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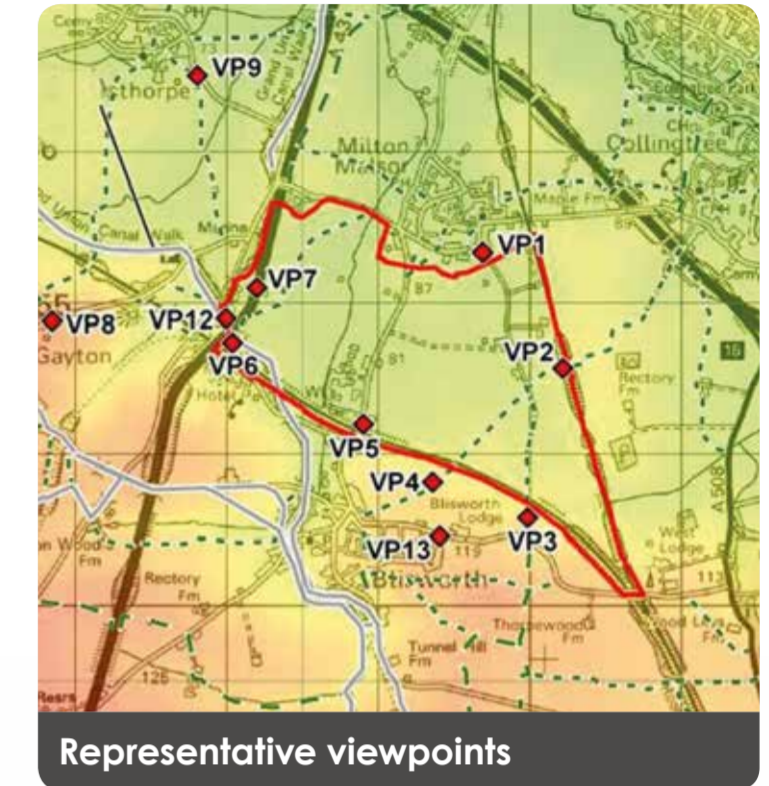
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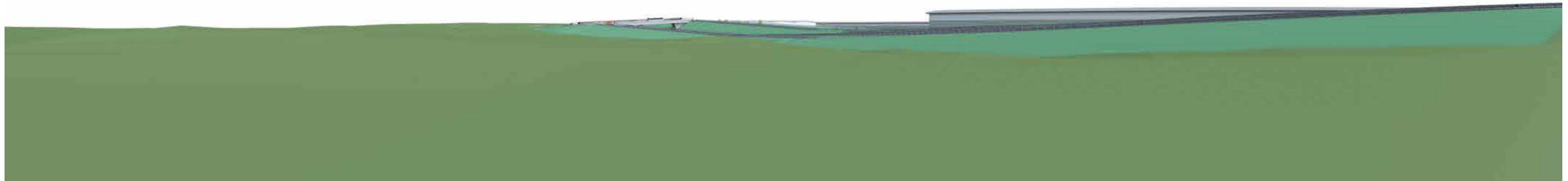
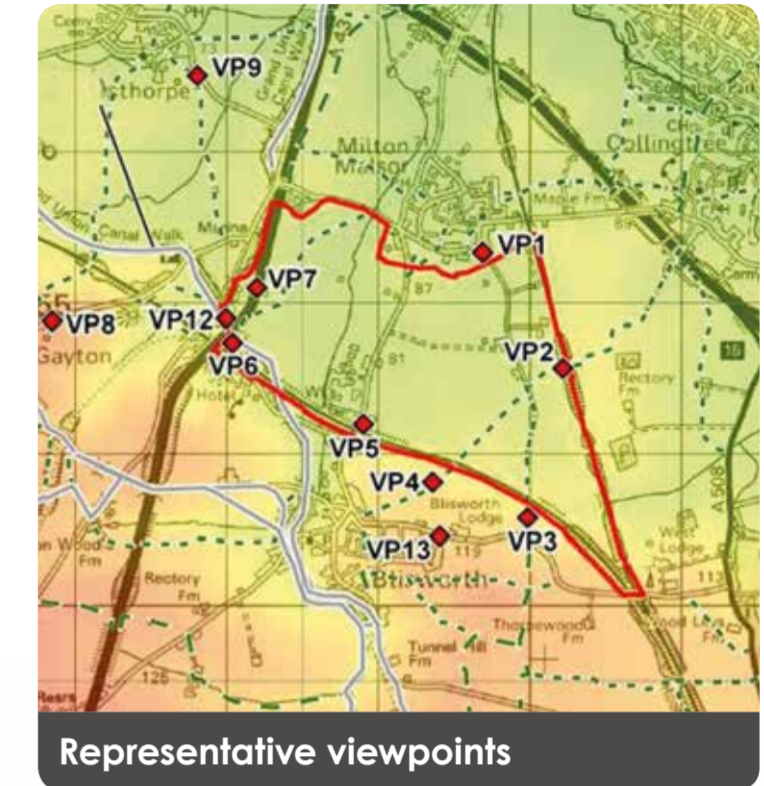
Scheme in its landscape setting

Viewpoint 12: from the Grand Union Canal towpath

This viewpoint is representative of limited glimpsed views available through gaps in the hedgerow to users of the towpath. From the towpath partial views will be limited to the

proposed grade separated junction and the upper portions of unit 13. With appropriate planting the development will be well screened from the towpath.

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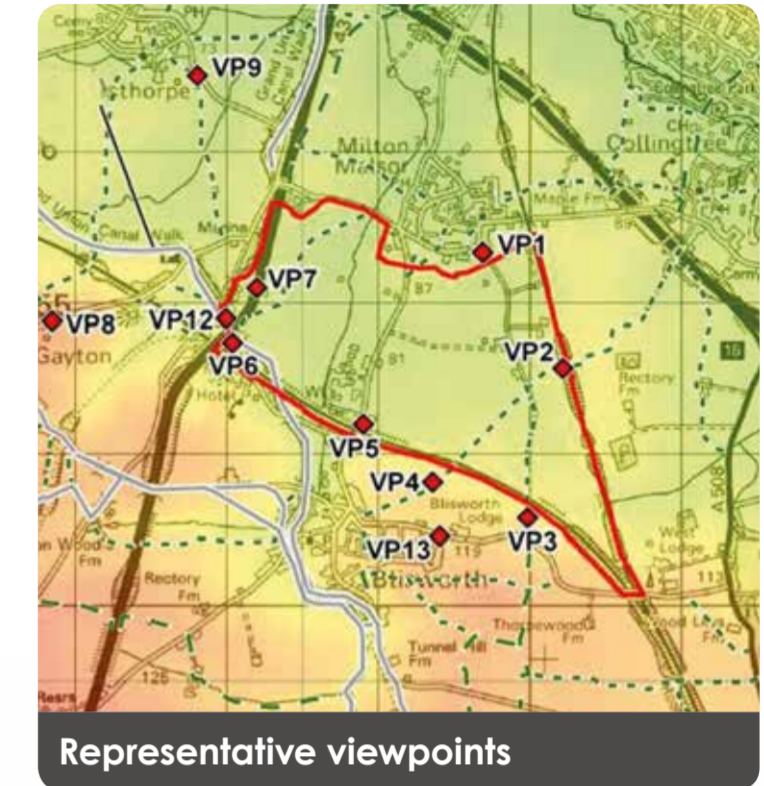
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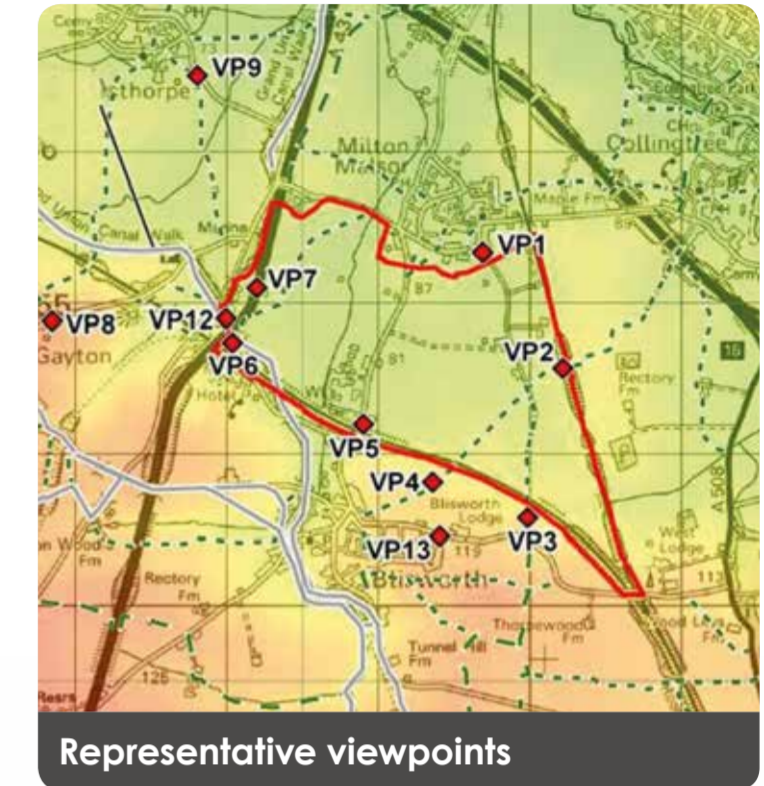
Viewpoint 13: from Courteenhall Road, Blisworth

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less effective screen of the proposed development. However, from this location there will be limited views of the buildings and lower level activities, and views are of the rooftops as

the development sits low in the landscape and below the skyline. Distant views to Northampton will remain.

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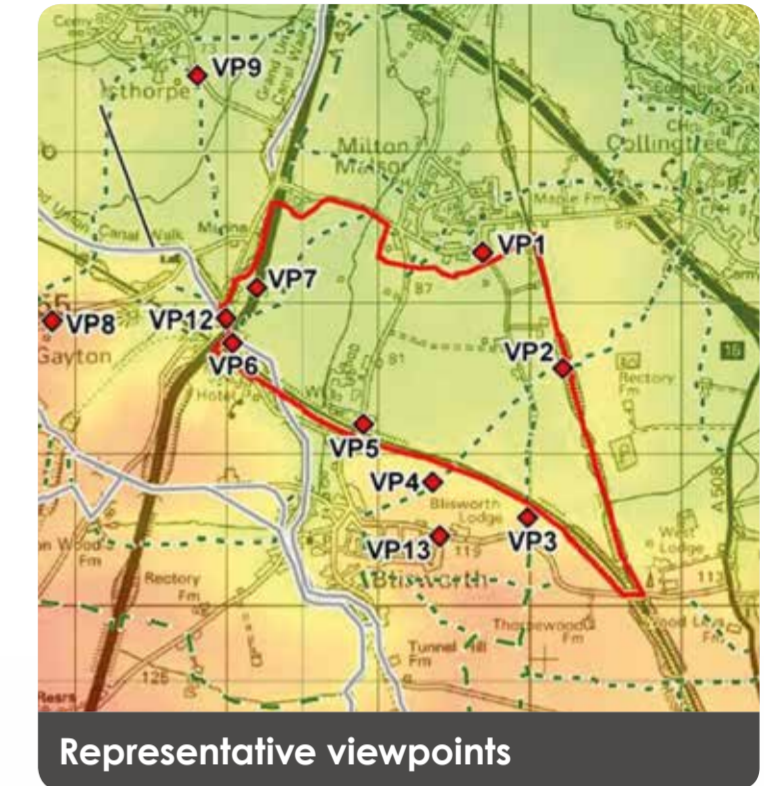
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Consultation information – where can I find out more?

Rail Central is consulting in line with an agreed Statement of Community Consultation (SoCC) and publishing information for consultation in line with the SoCC

This pack of plans and visualisations can also be viewed – together with the currently published material for Phase One consultation – at the agreed Deposit Locations.

The Deposit Locations at which copies of Phase One consultation material can be viewed on CD are as follows:

LOCATION	ADDRESS	OPENING TIMES
Northamptonshire County Council	County Hall, Northampton NN1 1ED	Monday – Friday: 8am – 5.30pm
Northampton Borough Council Offices	The One Stop Shop, The Guildhall, St Giles Square, Northampton NN1 1DE	Monday – Friday: 10am – 4pm
Northamptonshire Central Library	Northamptonshire Central Library, Abington Street, Northampton NN1 2BA	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 11am – 4pm

LOCATION	ADDRESS	OPENING TIMES
Roade Library	Roade Library, High Street, Roade NN7 2NW	Wednesday – Friday: 2pm – 6pm; Saturday: 10am – 2pm; Sunday: 1pm – 4pm
Towcester Library	Towcester Library, The Forum, Moat Lane, Towcester NN12 6AD	Monday – Friday: 9am – 6pm; Saturday: 9am – 5pm; Sunday: 1pm – 4pm

* Please note these opening hours were provided by the venue and are subject to change at the discretion of the venue. Visitors are advised to confirm opening times directly with the venue when planning to visit.

Have your say

We have set up a number of ways to help ensure local communities and other interested parties can provide feedback. This includes:

- **Project website:** the project website (www.railcentral.com) includes the latest project information, updates and core documents as detailed above. An online feedback system is available on the website.
- **Project email address:** the project email address (railcentral@camargue.uk) is monitored regularly and can be used to request further information, ask questions or submit feedback.
- **Freepost:** the dedicated project freepost address (Freepost Rail Central) can be used to request further information, ask questions or submit feedback.

- **Project telephone line:** the project telephone line (0845 543 8967) can be used for general enquiries relating to the consultation. Local residents and other interested parties can request information by telephoning the project telephone line. However, it is not possible to provide feedback through the consultation line.

The deadline for all feedback during this phase of the consultation is Friday 30 September 2016. Any feedback received after this date may not be included.

All feedback provided during the consultation will be considered. The Consultation Report will detail the **consultation** carried out, summarise the feedback received and demonstrate how Ashfield Land has had regard to feedback

Following the consultation, the plans will be finalised and an application is expected to be submitted to the Planning Inspectorate in 2017.

Contact us

- www.railcentral.com
- railcentral@camargue.uk
- 0845 543 8967** Monday to Friday, 9am to 5.30pm (please note calls are charged at local rates)
- FREEPOST Rail Central**



More information

Please note these plans are draft for consultation and indicative. They are subject to change.

For further information please visit: www.railcentral.com

You can also e-mail us via railcentral@camargue.uk or telephone our information line (Monday to Friday, 9am to 5.30pm) on 0845 543 8967 (please note calls are charged at local rates).

There is further information on the planning process on the National Infrastructure Planning website at: www.infrastructure.planninginspectorate.gov.uk

August 2016