



**Local Liaison Group (LLG)
Workshop**

Wednesday 16 March
2016





Welcome & Introduction

Ben Copithorne



Focus for the workshop

- Bring the LLG together for the first time
- Expand the informal pre-application consultation
- Share current design work and the design approach
- Discuss and invite feedback
- Learn more about your priorities
- Understand areas for potential community benefit
- Ensure opportunities to shape the design approach are being taken



An overview

Andrew Fisher



J15A

M1

A43

West Coast Main Line
(via Northampton)

West Coast Main Line
(via Blisworth)





Approach to design

Ben Copithorne

&

Ashley Chambers



How the NSIP process works – six steps

The Inspectorate, on behalf of the Secretary of State, has **28 days** to decide whether the application meets the required standards to proceed to examination including whether the developer's consultation has been adequate.

You can send in your comments in writing. You can request to speak at a public hearing. The Inspectorate has **6 months** to carry out the examination.

There is the opportunity for legal challenge.

Pre-application

Acceptance

Pre-examination

Examination

Decision

Post-decision

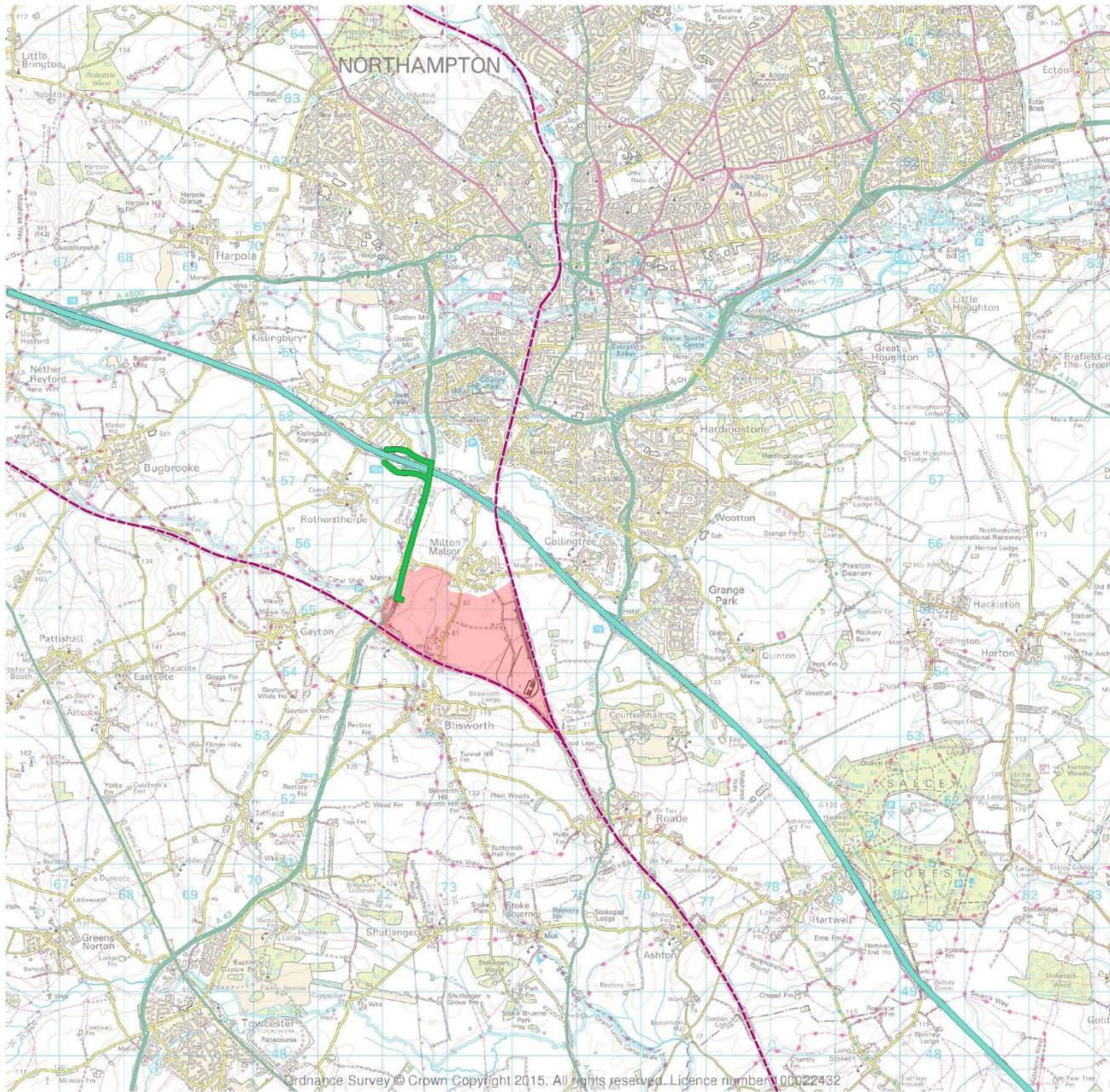
Look out for information in local media and in public places near the location of the proposed project, such as your library. The developer will be developing their proposals and will consult widely.

You can now register as an interested party; you will be kept informed of progress and opportunities to put your case. Inspectors will hold a Preliminary Meeting and set the timetable for examination.

A recommendation to the relevant Secretary of State will be issued by the Inspectorate within **3 months**. The Secretary of State then has a further **3 months** to issue a decision on the proposal

Investigating three key design areas

- We'd like to show you our thinking and introduce our approach
- Our technical experts will explain what we're doing and why
- We can get into questions
- We'd then like to learn more about your views and suggestions
- We can review feedback
- We can take feedback forward into the design process



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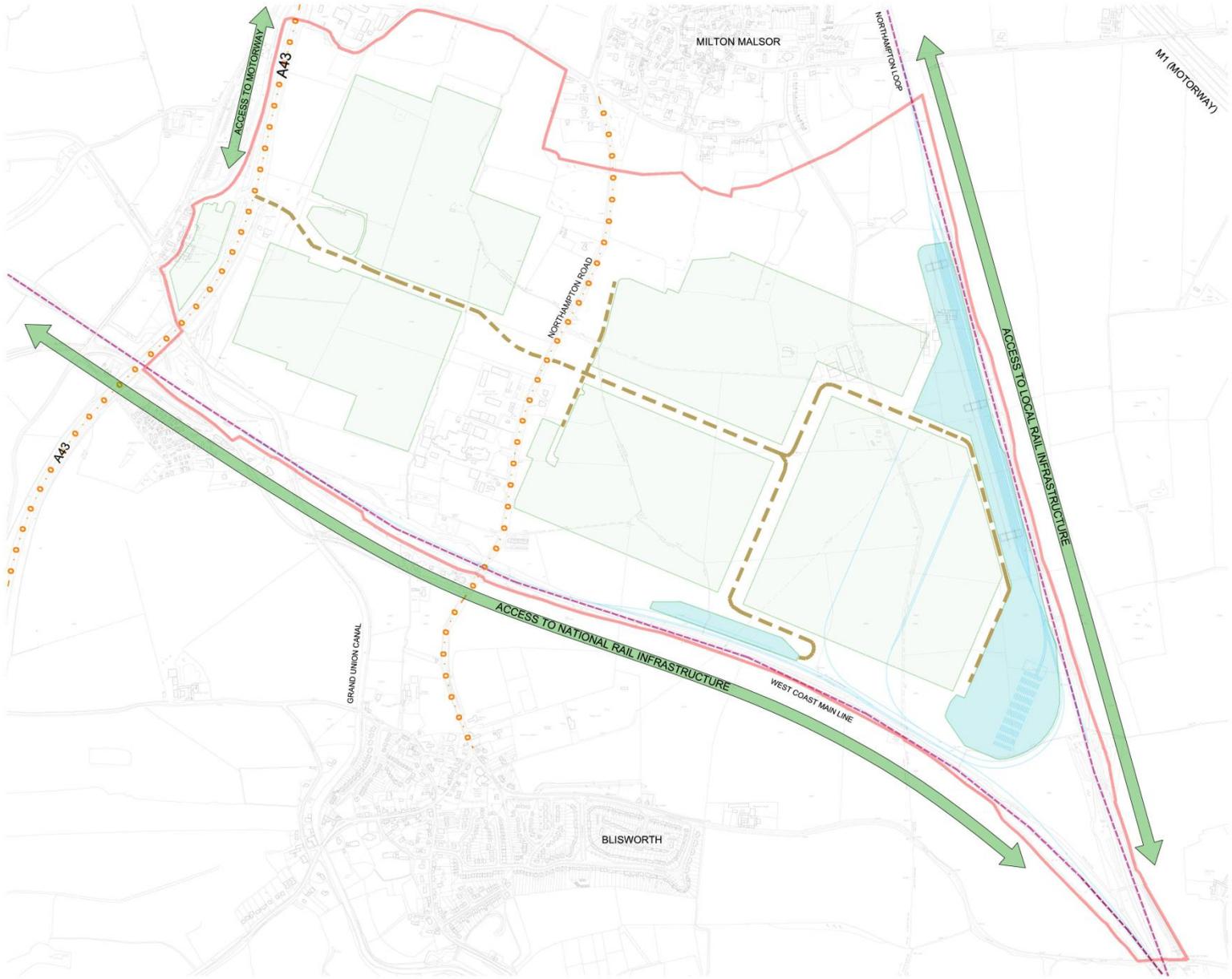


TITLE
RAIL CENTRAL
 DRAWING
SITE CONTEXT

CLIENT
ASHFIELD LAND

DATE	SCALE	DRAWN
MARCH 2016	NTS	PF
	STATUS	CHECKED
	FEASIBILITY	MS

DRAWING NUMBER
30708-FE-48



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- LEGEND**
-  LIMIT OF APPLICATION
 -  EXISTING RAIL INFRASTRUCTURE
 -  PROPOSED INTERMODAL TERMINAL
 -  LOCAL ROAD INFRASTRUCTURE
 -  PROPOSED DEVELOPMENT INFRASTRUCTURE

REV	DATE	NOTE	DRAWN	CHECK

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ASHFIELD LAND

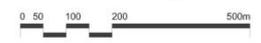
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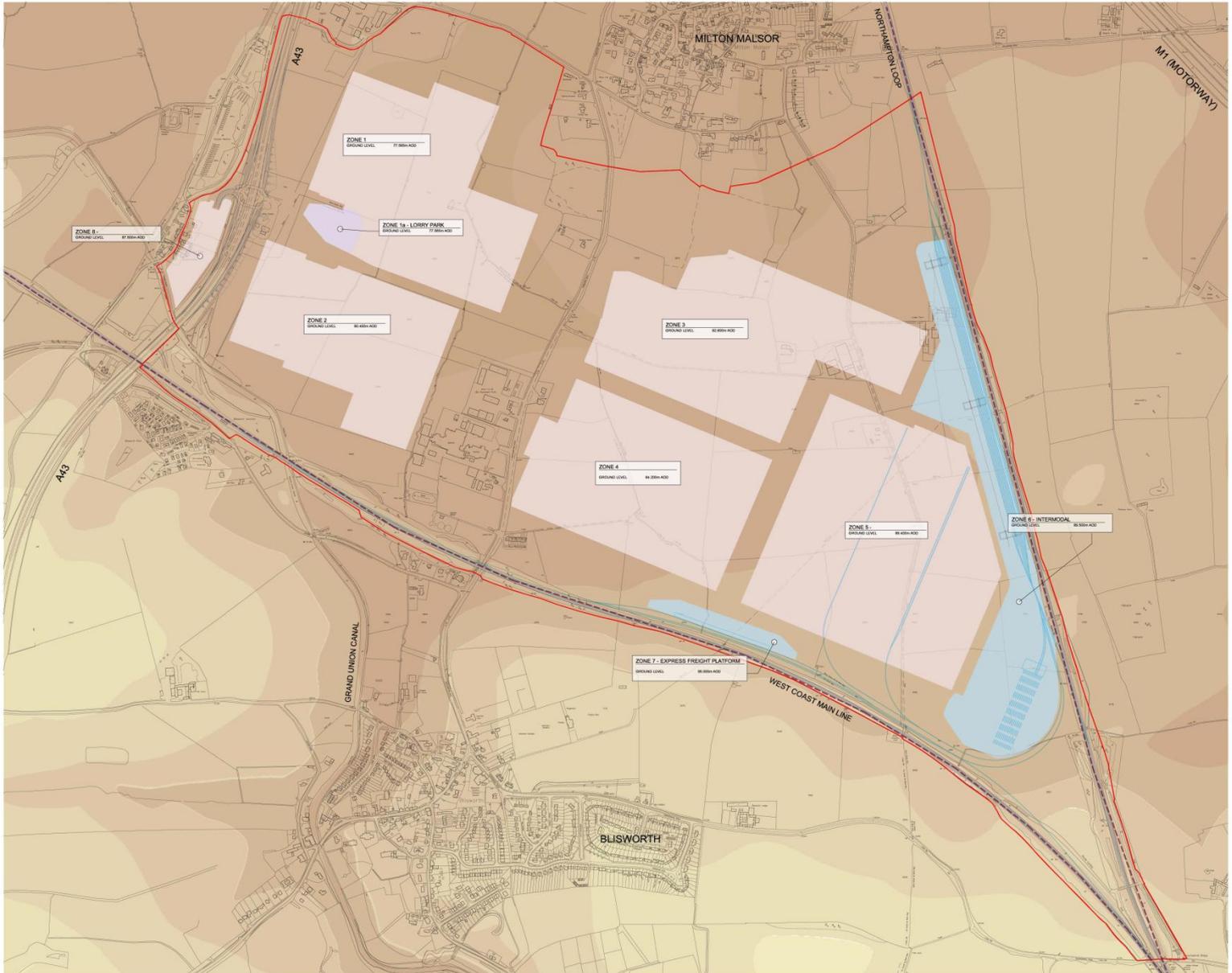
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ACCESS PLAN

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ASHFIELD LAND

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LEGEND

-  LIMIT OF APPLICATION
 -  DEVELOPMENT PLATEAU
 -  INTERMODAL AREA
-  140m
130m
120m
110m
100m
90m
80m
70m
60m

REV	DATE	NOTE	DRAW	CHECK



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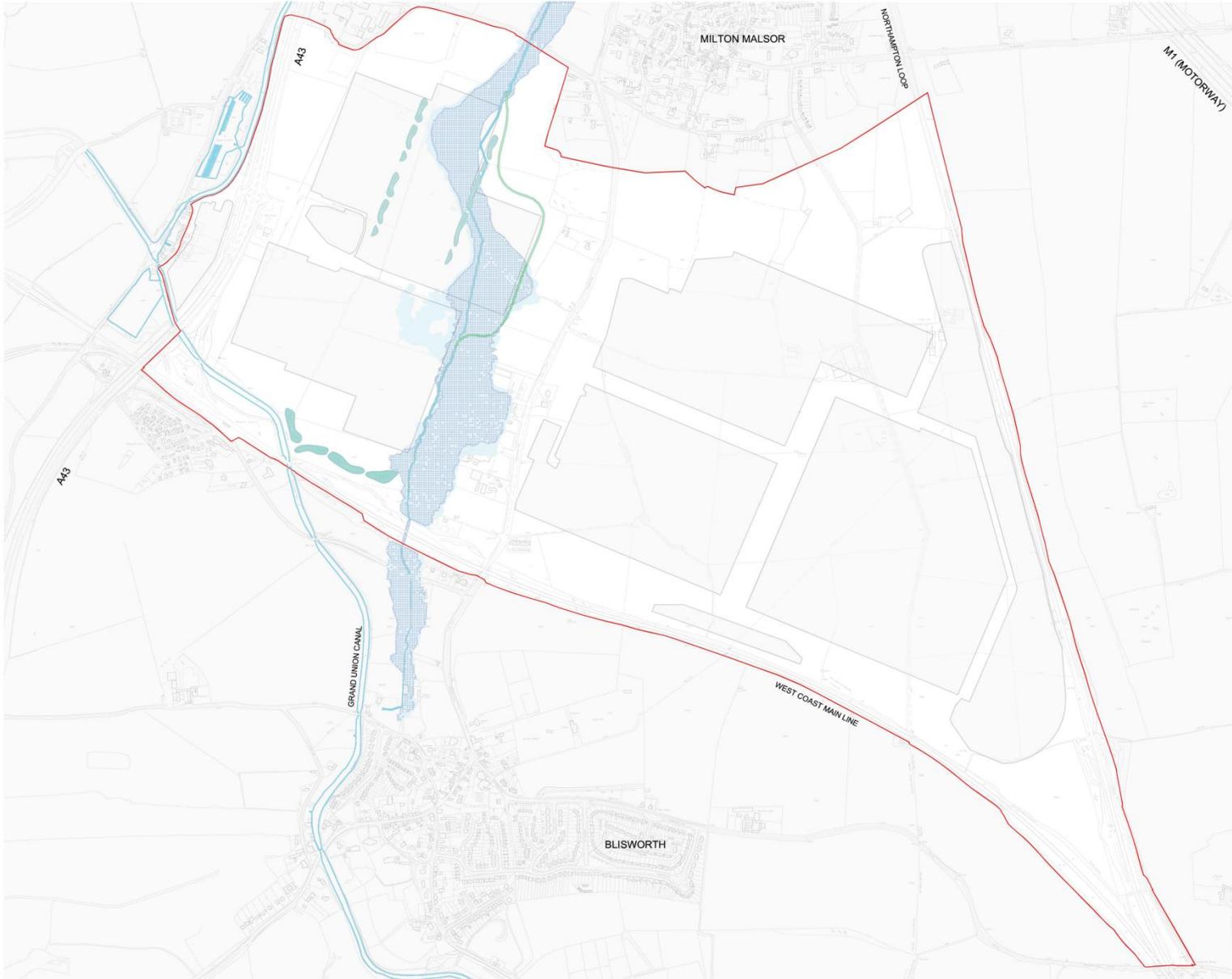


ASHFIELD LAND

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GROUND LEVELS PLAN		
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ASHFIELD LAND		
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	FEASIBILITY	MS
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01 GROUND LEVELS
 50 1:5,000





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LEGEND

-  LIMIT OF APPLICATION
-  EXISTING WATERCOURSES
-  FLOOD ZONE 1
-  FLOOD ZONE 2
-  PROPOSED DIVERTED WATERCOURSE
-  PROPOSED FLOOD ATTENUATION

REV	DATE	NOTE	DRAWN	CHECK



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TITLE
RAIL CENTRAL
 DRAWING
HYDROLOGY CONSTRAINTS PLAN

CLIENT
ASHFIELD LAND

DATE MARCH 2016	SCALE 1:5000@A1	DRAWN PF
STATUS FEASIBILITY	CHECKED MS	

DRAWING NUMBER
30708-FE-53





01 05 SOLAR SHADING



02 05 BRISE SOLEIL



03 05 ENTRANCE GLAZING



04 05 PROFILED CLADDING



05 05 GLAZING/BRISE SOLEIL



06 05 WAREHOUSE CLADDING



07 05 LOADING DOORS



08 05 BARRELL VAULT ROOF



09 05 TIMBER CLADDING



10 05 OFFICE ENTRANCE



11 05 OFFICE ENTRANCE



12 05 LOADING AREA

 	
<p>MICHAEL SPARKS ASSOCIATES <small>SHARED PROJECTS</small> 11 FLOYS PLACE ST DENIS ROAD LONDON SW8 4TU TELEPHONE: 020 7726 4162 FAX: 020 7726 3888 WWW: WWW.MSA-UK.CO.UK</p>	
<p>TITLE RAIL CENTRAL DRAWING BUILDING DESIGN</p>	
<p>CLIENT ASHFIELD LAND</p>	
DATE MARCH 2016	SCALE PF
STATUS FEASIBILITY	CHECKED MS
<p>DRAWING NUMBER 30708-FE-55</p>	



01 36 SHADING LOUVRES



02 36 MAIN ENTRANCE



03 36 MAIN ENTRANCE



04 36 PERFORATED CANOPY



05 36 TIMBER LOUVRES



06 36 EXTERNAL STAIRS



07 36 LOADING DOORS



08 36 WAREHOUSE CLADDING



09 36 LOADING DOORS



10 36 BUNDED LANDSCAPE



11 36 BARRELL VAULT ROOF

			
<small>CHESHAM ARCHITECTS 111 FORD ROAD LONDON SE16 4JZ TELEPHONE 020 7756 6192 FAX 020 7756 3888 www.mspac.co.uk</small>			
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STATUS		CHECKED	
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DRAWING NUMBER 30708-FE-56			



Transport, highways and connections

Ben Copithorne
&
Craig Rawlinson



- Craig Rawlinson
 - Eur.Ing, B.Eng(Hons), C.Eng, MCIHT, CMILT, MIoD
 - Director at TPA

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Stakeholder Work

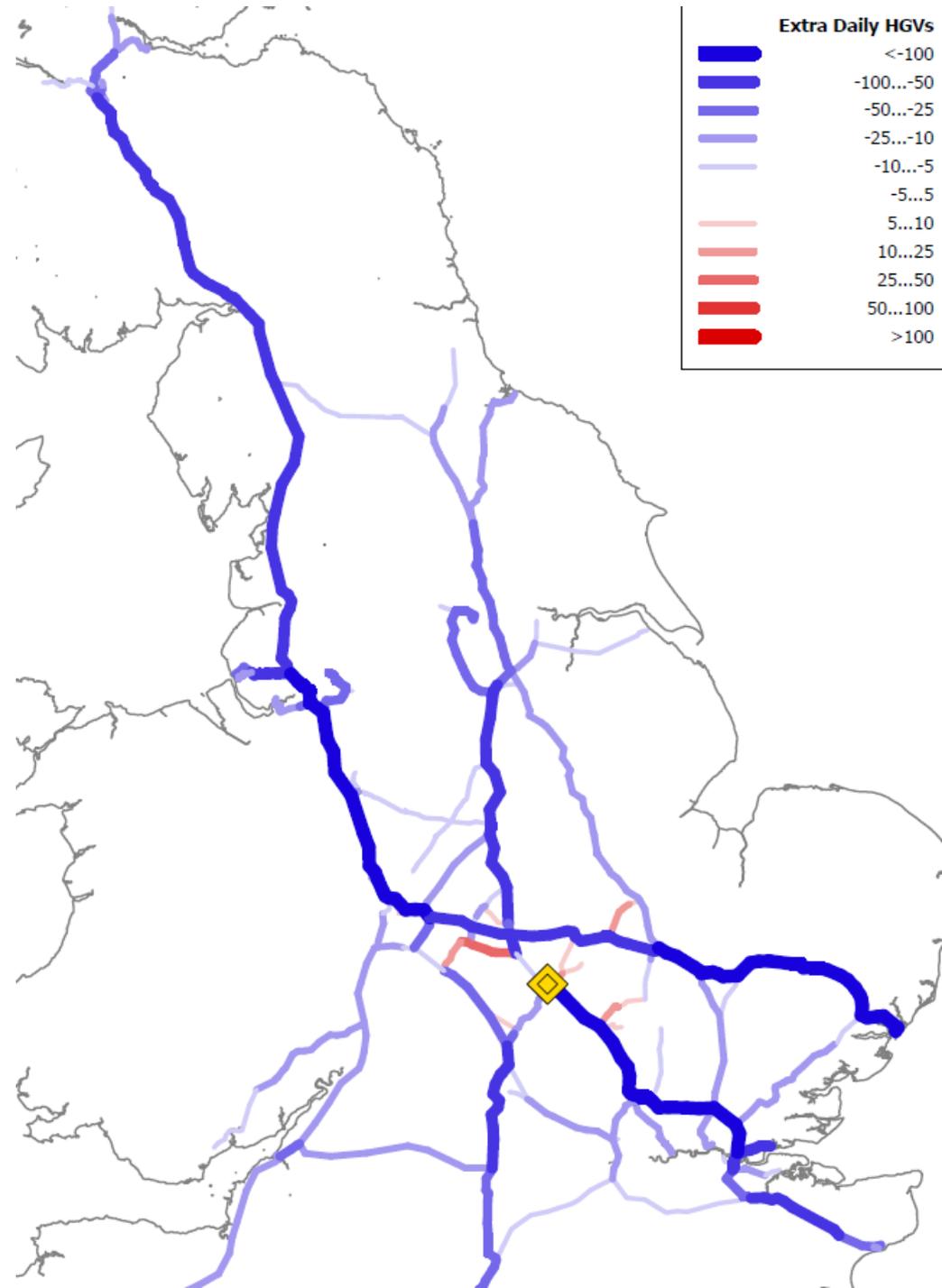
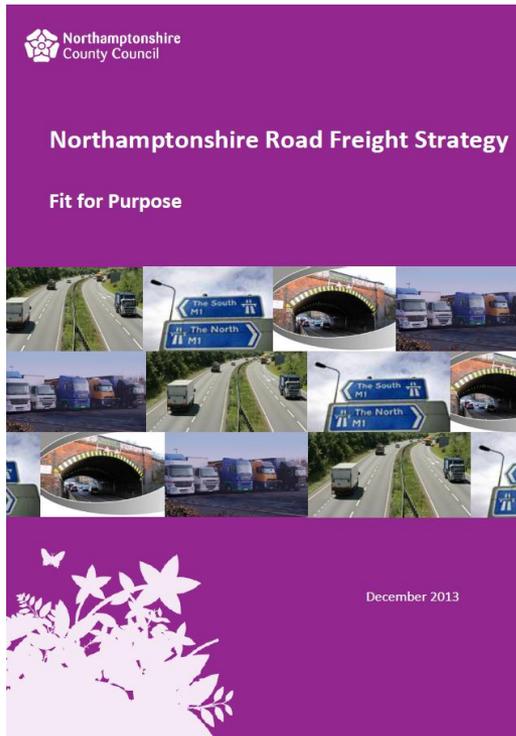
Stakeholder Work

- Transport Working Group
 - Transport Planning Associates(TPA)
 - Highways England (HE)
 - Northamptonshire County Council (NCC)
 - Seek to agree matters as far as practicable prior to submission of DCO
 - Guidance is shaping assessment work



Areas of Interest

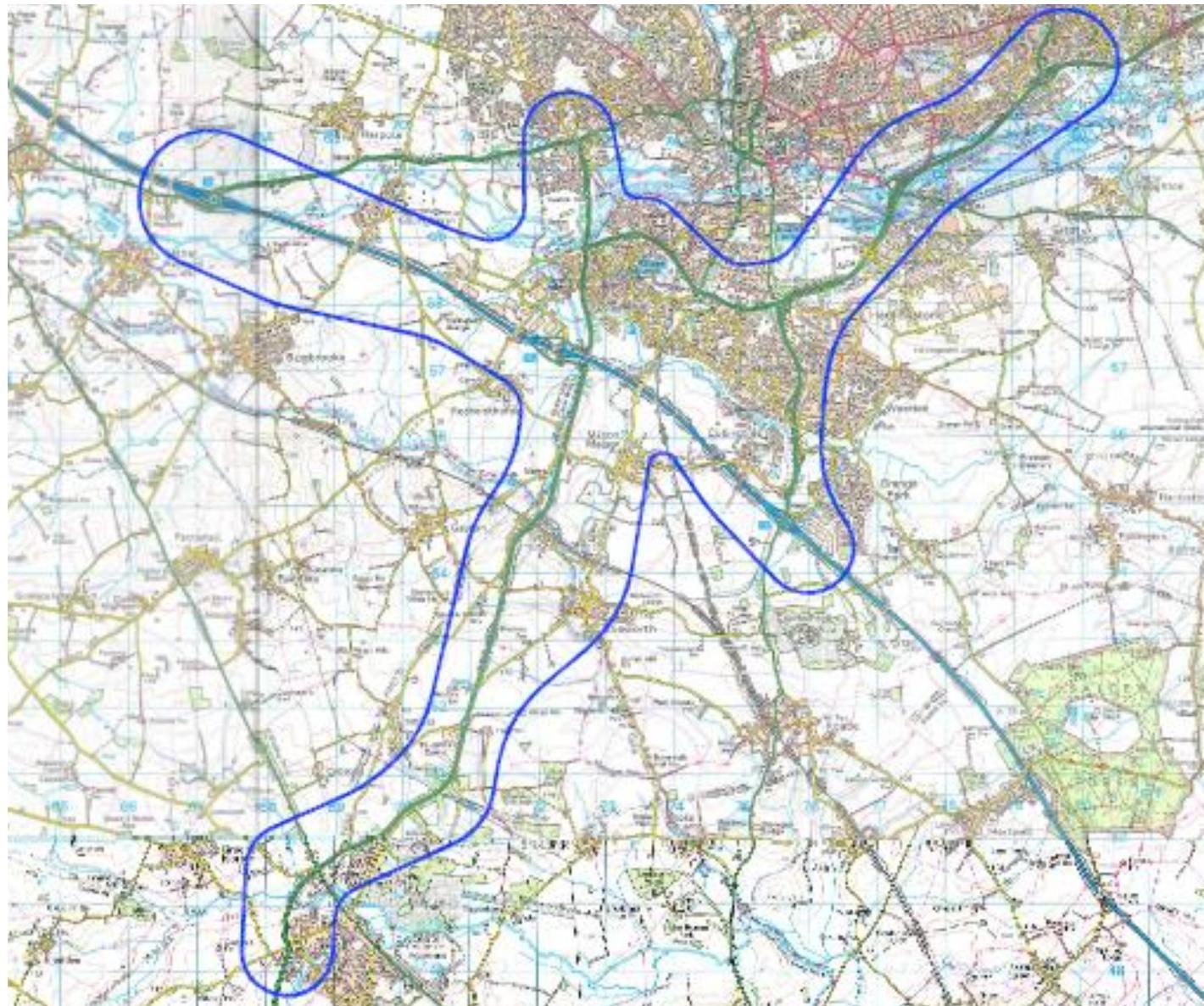
- National Effect
- Local Effect



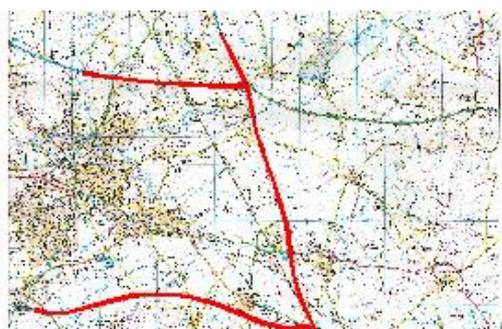
Areas of Interest

- Northamptonshire Road Freight Strategy (December 2013)
 - *“Northamptonshire is well located, at the crossroads of the national road and rail network and with strong international links”* (page 11)
 - *“To encourage the sustainable distribution of goods through minimising road based travel and the associated environmental impacts of road haulage, whilst maintaining economic efficiency and helping to improve the quality of life for the residents of Northamptonshire.”* (page 12)
 - *“We will seek funding from new and innovative sources and opportunities that complement our budget provision and help us deliver our priorities to develop a fit for purpose freight network that allows Northamptonshire to grow and prosper with due regard for a sense of well-being overall.”* (Policy 10, page 45)
 - *“We will aim to increase the options available to freight companies when moving goods and encourage a shift to rail and water.”* (page 10)

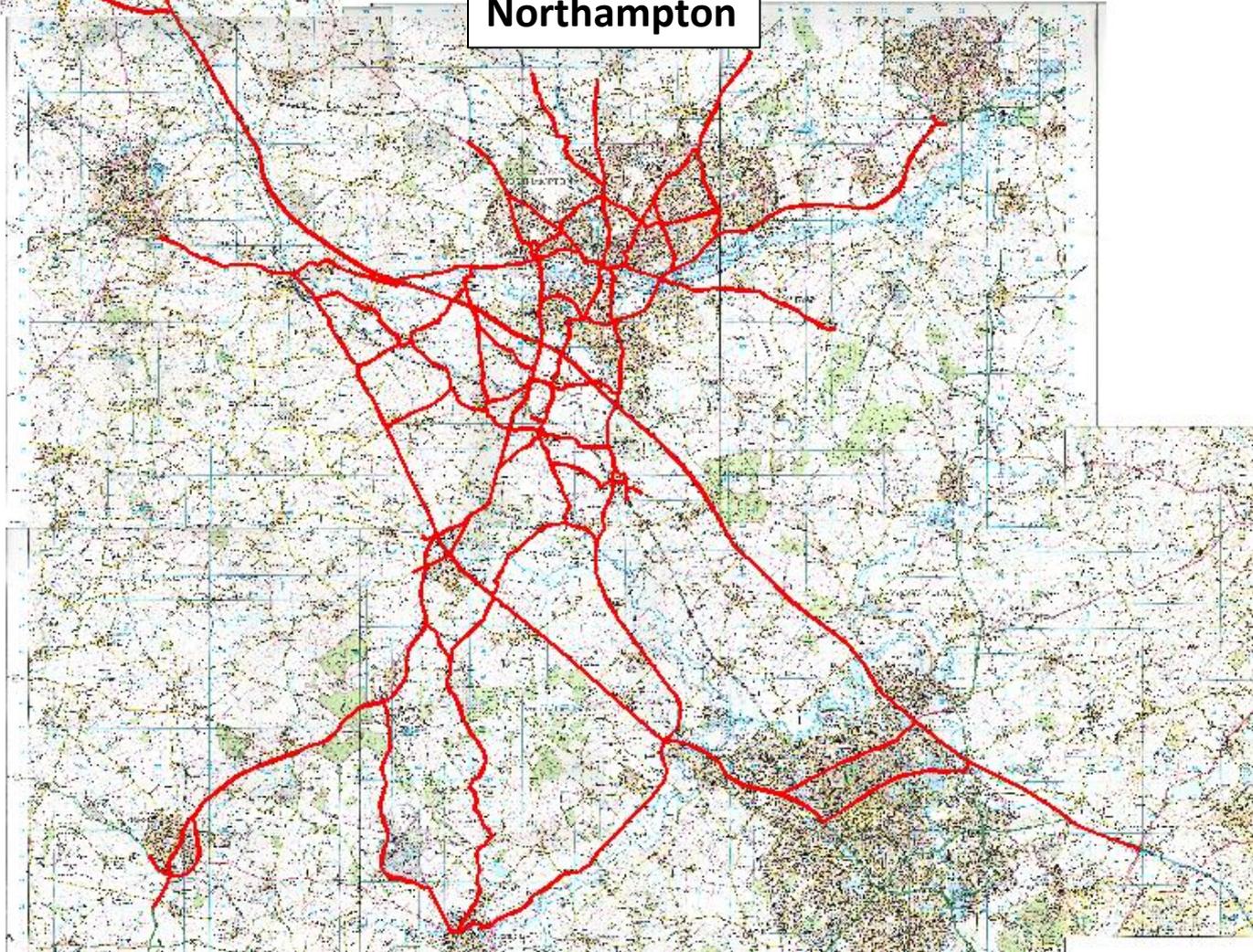
Initial Area of Interest



Evolving Area of Interest



Northampton

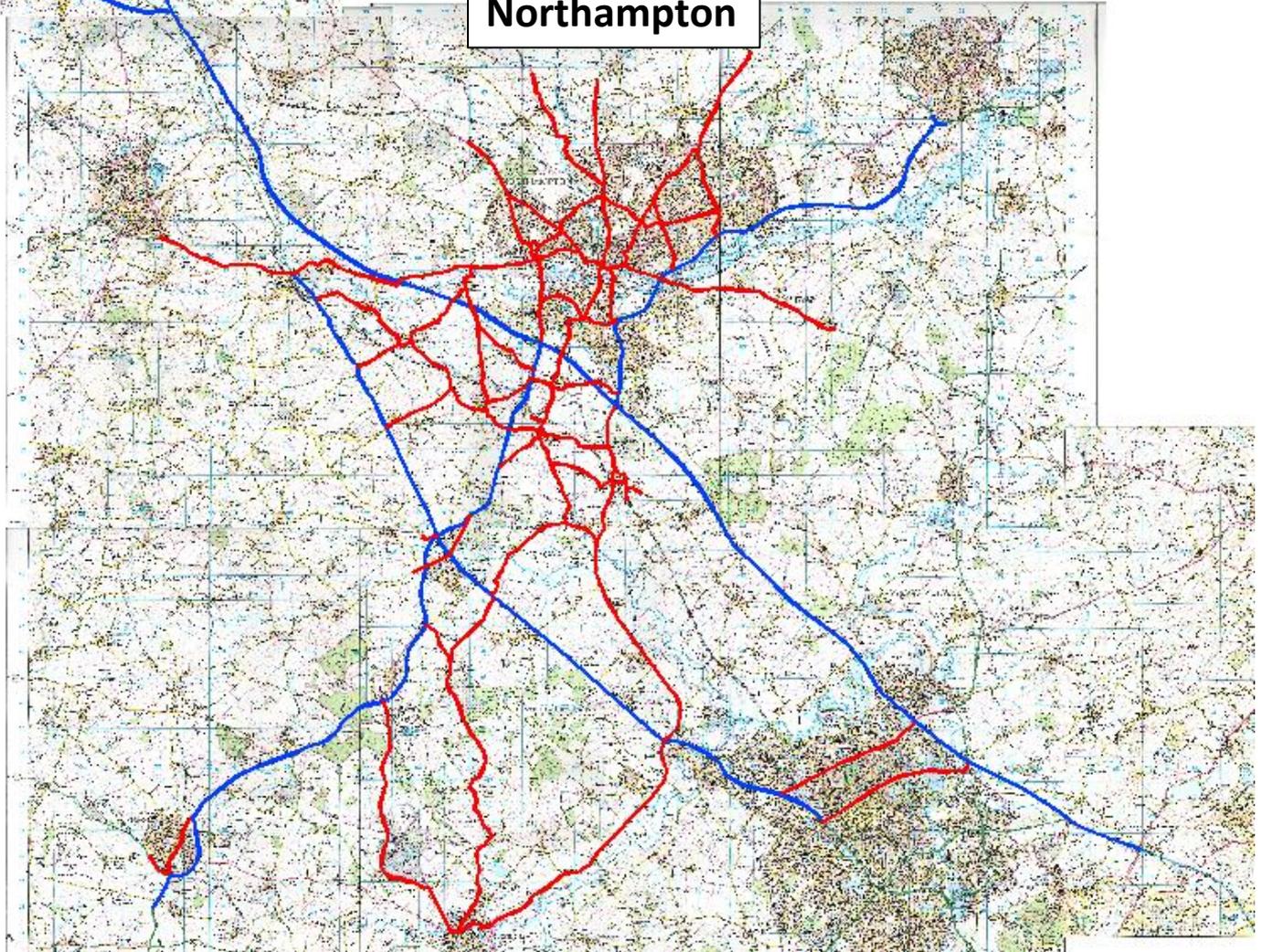


Overall Area of Interest

Evolving Area of Interest



Northampton



Overall Area of Interest

Strategic Road Network

Evolving Area of Interest

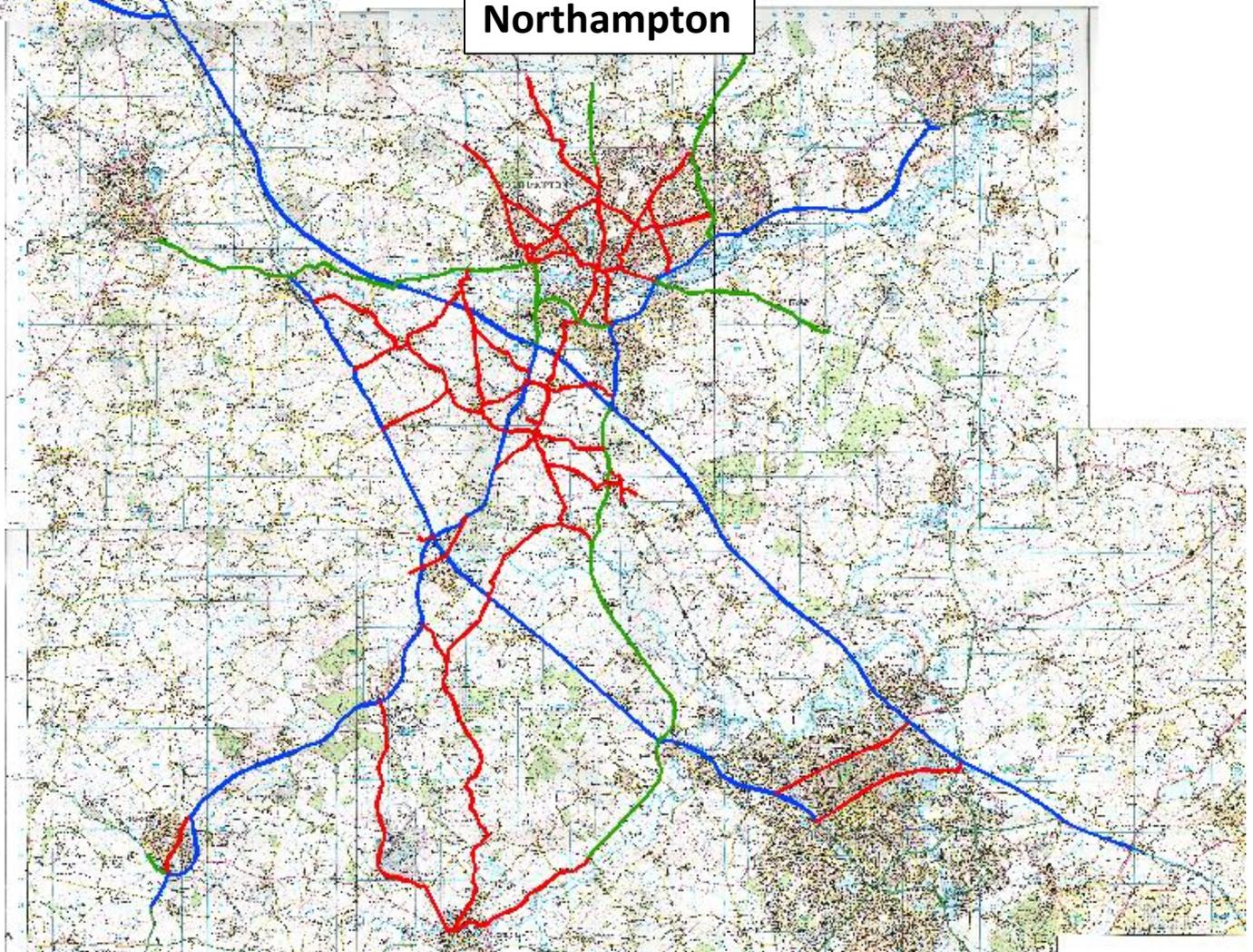


Northampton

Overall Area of Interest

Strategic Road Network

NCC Strategic HGV Routes





Traffic Management Strategy

Traffic Management Strategy

- Signage
 - NRFS Freight Policy 1:
 - *“Where the majority of vehicle movements are local to the area, consideration to be given to advisory signing to take vehicles away from inappropriate roads together with liaison with companies involved.”*
 - NRFS Freight Policy 2:
 - *“An HGV positive signing scheme should be implemented across the county to direct lorries along suitable routes to their destinations. The information should be included within existing signs to clarify the routing as well as keeping sign numbers to a minimum.”*
 - Variable Message Signs (VMS)
 - Potential option, to be placed in key locations on the SRN to advise drivers of any incidents on the Network and alternative routes to use

Traffic Management Strategy

- Enforcement
 - NRFS Freight Policy 5:
 - *“Identify hotspots where enforcement is needed and use the information to influence the industry and the Police on education and enforcing restrictions”*
 - Access for HGVs restricted to A43 only
 - Booking system for deliveries, with allocated time slots
 - Deliveries arranged in advance so that HGV arrivals and departures can be staggered across the day.

Traffic Management Strategy

- Vehicle Routing
 - Freight Policy 6:
 - *“The County Council will encourage freight operators to use specialised Satellite Navigation systems that produce specialist information for HGV drivers, both UK and foreign, indicating low bridges, structural and amenity weight restrictions, and suitable routes for lorries to use and make the information freely available to them. Also make literature available to drivers visiting the county to make them aware of the location of lorry routes to industrial areas and the location of safe lorry parks.”*
 - Smart GPS tracking systems
 - Will advise HGV drivers of any delays and reroute or change delivery slot as necessary
 - Can also advise of accidents / blockages on A43 which may prevent access to the site and advise drivers to park in an appropriate rest area
 - Integrated Fleets
 - Route optimisation to minimise empty running of HGVs

Traffic Management Strategy

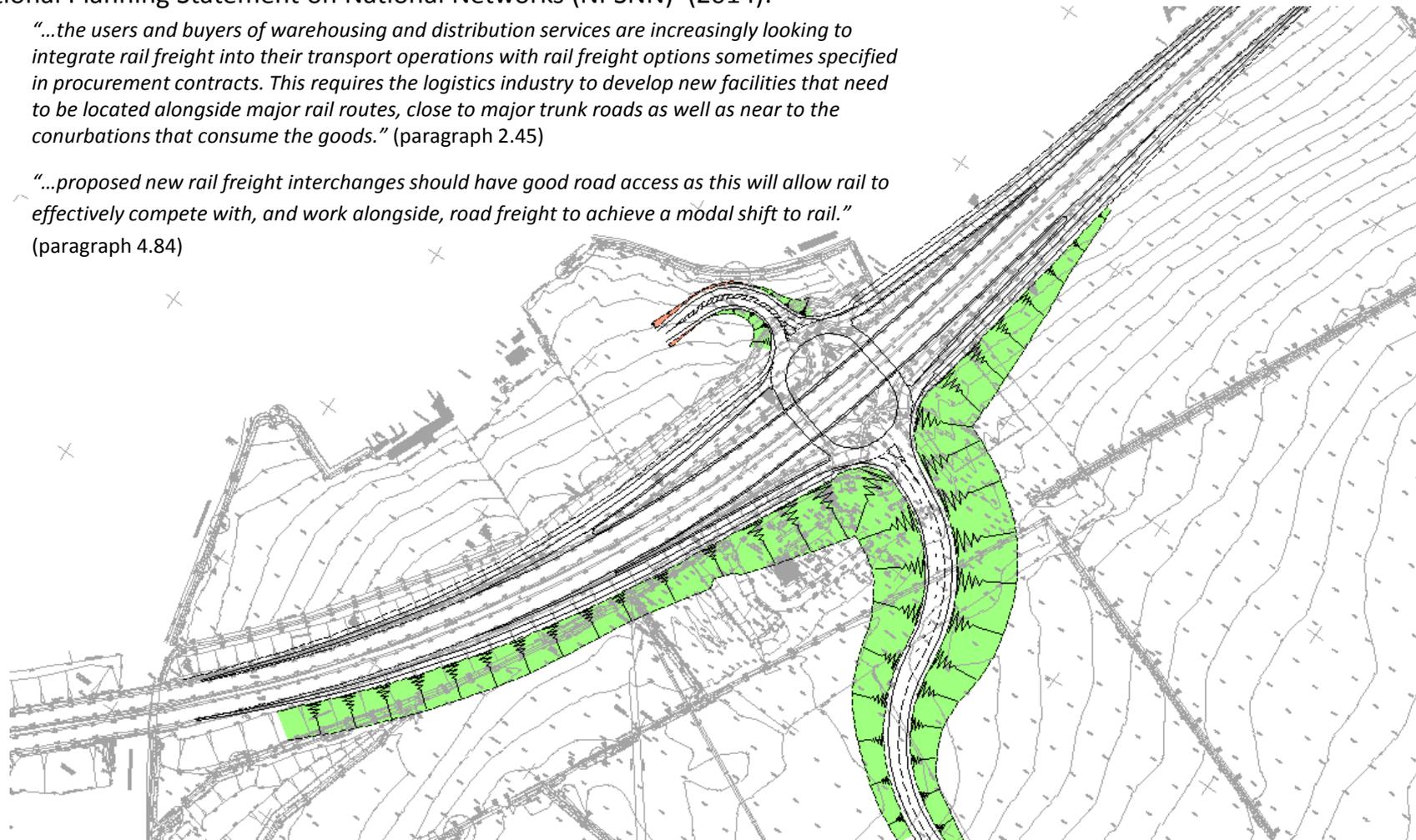
- Lorry Parks
 - Freight Policy 7:
 - *“Northamptonshire County Council will support borough and district councils in securing lorry parking facilities countywide and in encouraging developers to provide safe, secure lorry parks at strategic points across the county, especially along the strategic routes and in towns with a high generation of HGV traffic.”*
 - On-site lorry park and truck stop with ancillary facilities available



Highway Access Strategy

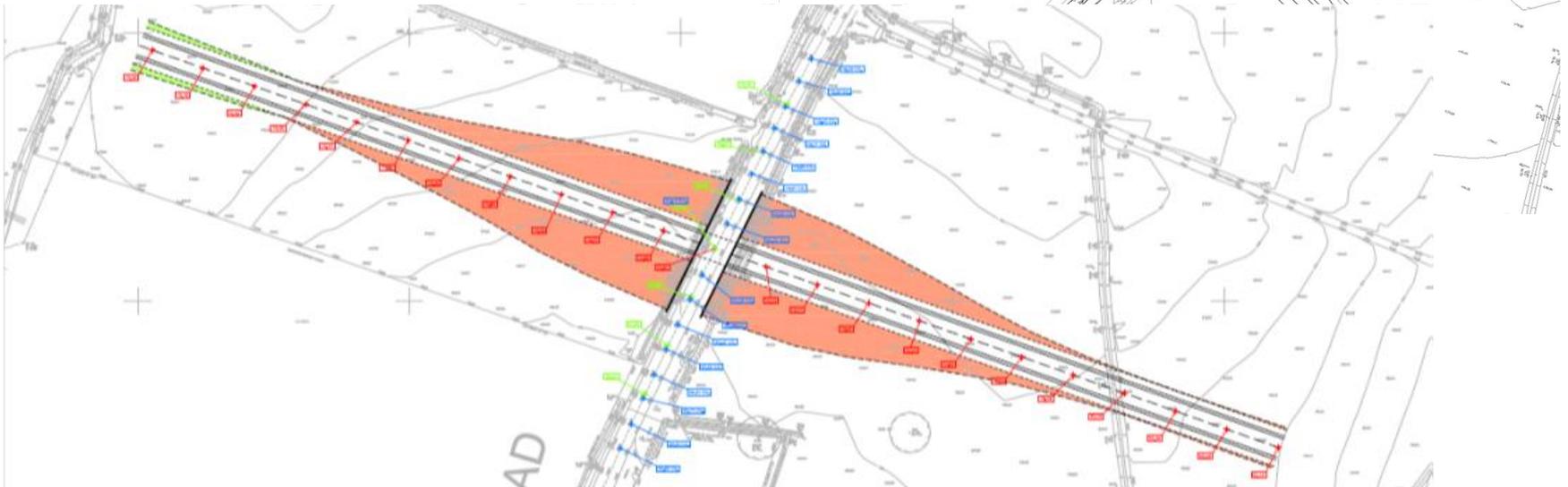
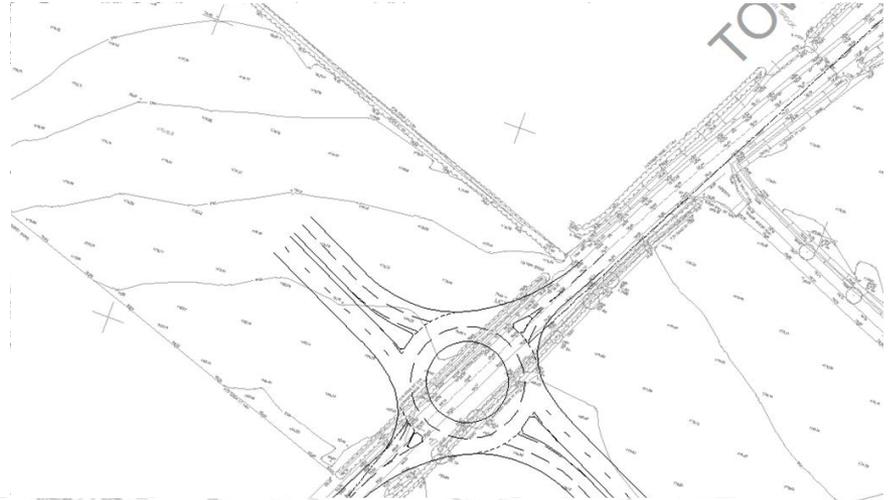
Highway Access Strategy

- A43 Grade Separated Junction
- National Planning Statement on National Networks (NPSNN) (2014):
 - *“...the users and buyers of warehousing and distribution services are increasingly looking to integrate rail freight into their transport operations with rail freight options sometimes specified in procurement contracts. This requires the logistics industry to develop new facilities that need to be located alongside major rail routes, close to major trunk roads as well as near to the conurbations that consume the goods.”* (paragraph 2.45)
 - *“...proposed new rail freight interchanges should have good road access as this will allow rail to effectively compete with, and work alongside, road freight to achieve a modal shift to rail.”* (paragraph 4.84)



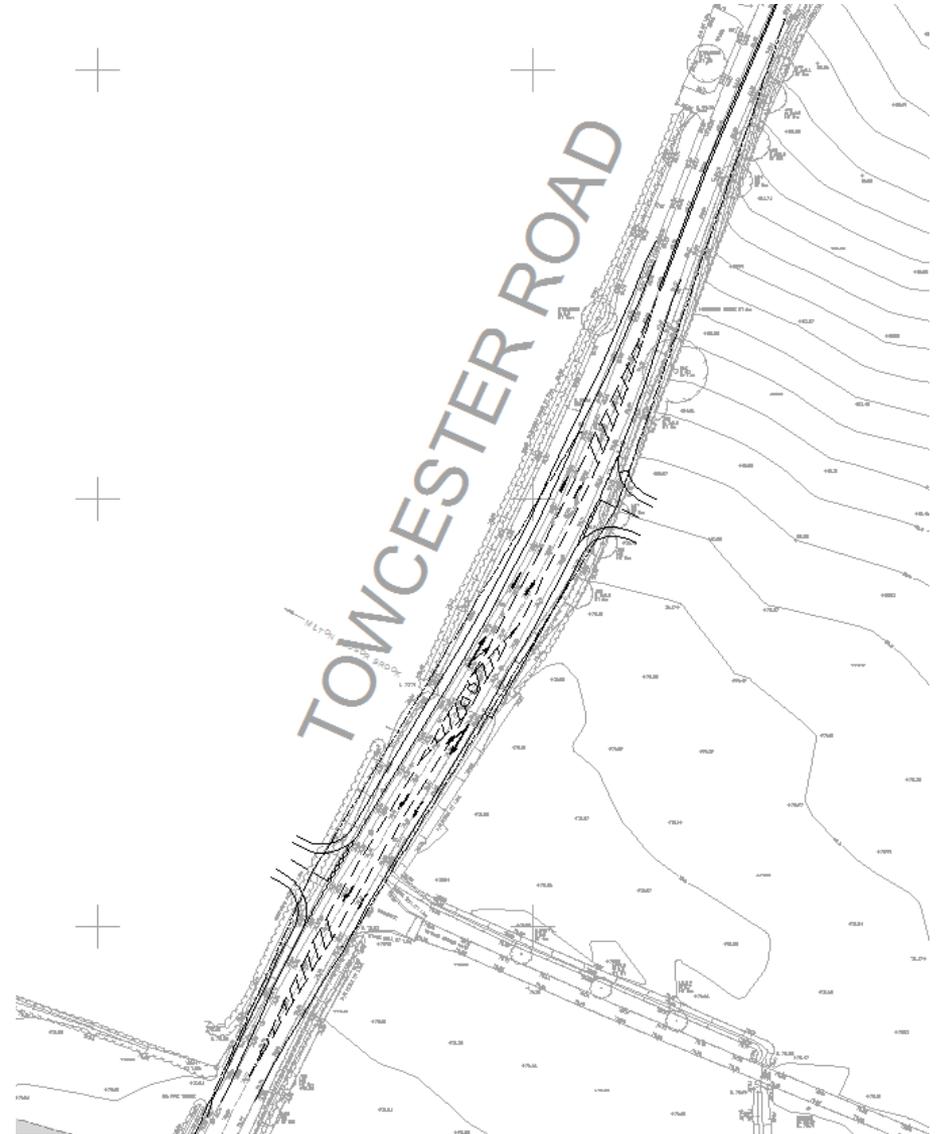
Highway Access Strategy

- Link across Northampton Road
 - Controlled Access Roundabout?
 - Underpass?



Highway Access Strategy

- Potential Secondary Access onto Northampton Road?



Highway Access Strategy

- Walking and Cycling
 - Review local footways
 - Review need for cycle routes
 - Review Public Rights of Way (PROWs)



Public Transport Strategy

Public Transport Strategy

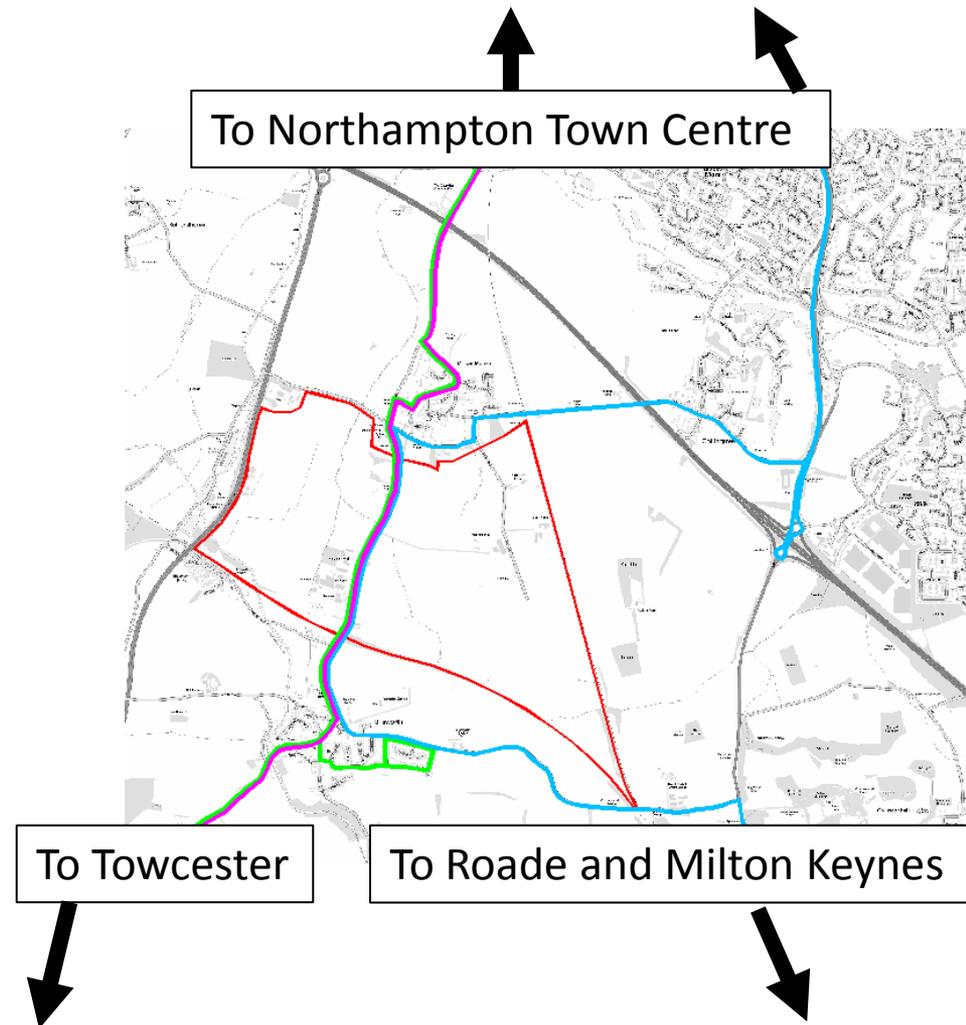
- Existing Bus Services along Northampton Road

- Stagecoach

- 8 - Hourly (due to cease in April and be replaced by service 88)
 - Earls Barton – Northampton – Milton Malsor – Blisworth – Towcester – Brackley – Bicester
- 89 / X89 – Hourly
 - Northampton – Milton Malsor – Blisworth – Towcester – Milton Keynes

- Uno Buses

- 86 – Five services daily
 - Northampton – Milton Malsor – Blisworth – Roade – Towcester – Stony Stratford



Public Transport Strategy

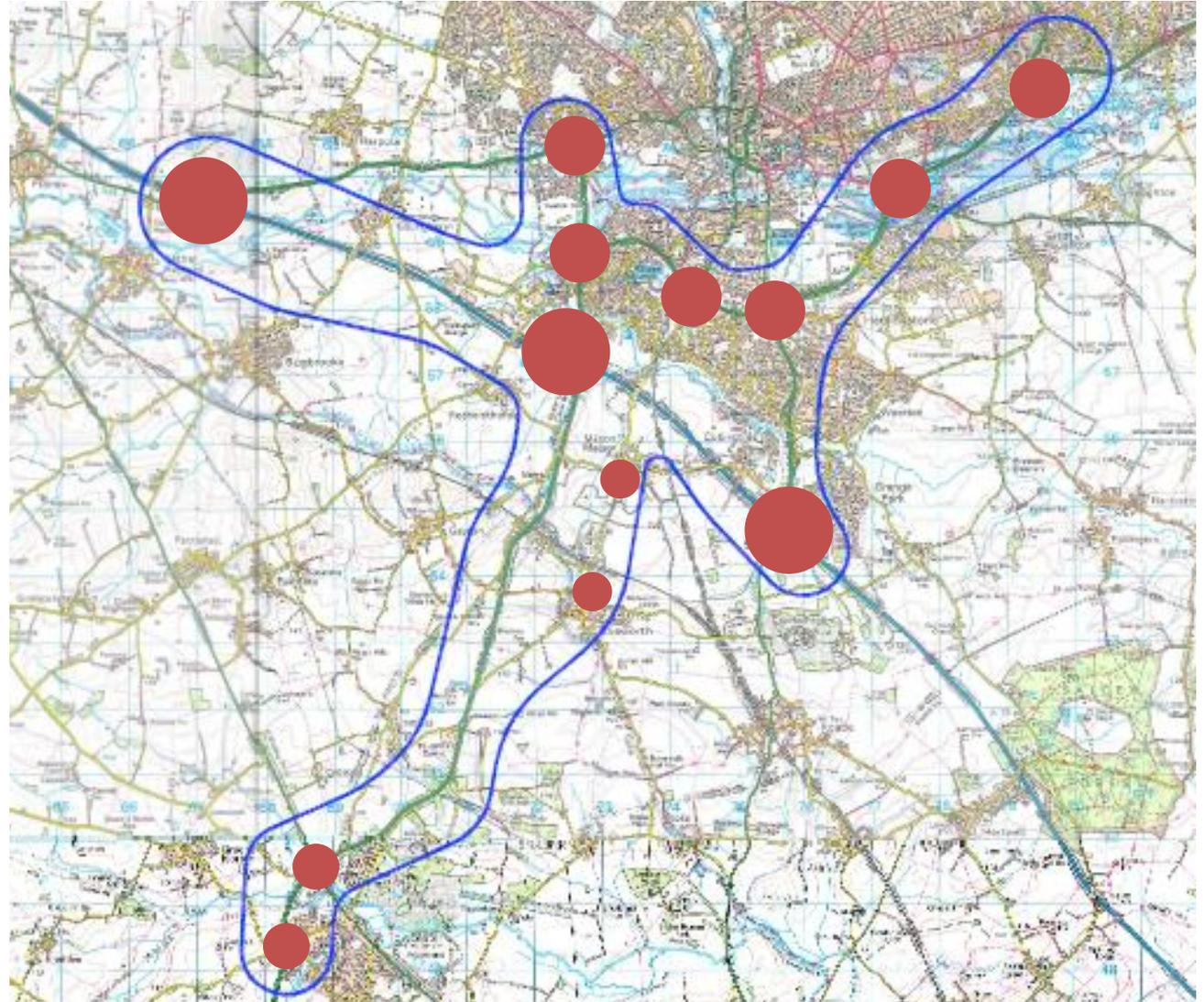
- Improvements to existing bus services and potential new services
 - Increased frequency
 - Running times to fit with staff shift patterns
 - Potential internal connections using private shuttle buses



Physical Mitigation Strategy

Physical Mitigation Strategy

- Key Nodes for Assessment



Physical Mitigation Strategy

- Local Measures?





Travel Plan Strategy and Parking

Travel Plan Strategy and Parking

- Traffic Management Organisation (TMO) and Corporate Structure
- Travel Plan Steering Group (could include local residents)
- Linked with Public Transport strategy
- Bus tickets
- Parking passes for employees based on where they live, shift patterns (possibly just day staff) and car sharing
- Time restriction on car park usage
- Car share parking spaces
- Cycle parking





Construction

- Use of rail for construction deliveries
- Construction Traffic Management Plan (CTMP)
 - Designated vehicle delivery routes
 - Delivery time restrictions
- Potential construction traffic routes
- Phasing
- Potential Interim Mitigation Measures



Way Forward

- Future engagement and Consultation
 - Local Liaison Group, as per SoCC
 - Specific transport focussed meetings and workshops, to be agreed, on site or with Groups
 - Educational Sessions (if considered beneficial with Parish Councils, local groups and at schools)



Landscaping and boundary treatment

Ben Copithorne,
John Meehan and
Barry Chinn





Wednesday 16 March

2016

Landscape and Visual

John Meehan CMLI
RSK Environment Ltd.



Overview

- Overall aims and approach
- Review of work already undertaken
- Continuing work / Work to be carried out

Overall aims and approach

- Ultimately to produce a comprehensive picture of the landscape and visual aspects of the site and proposed development and input to its design
 - Understand the baseline situation
 - Carry out an assessment of landscape and visual effects
 - Industry guidance: GLVIA3; photomontage accuracy
 - Experience of large-scale infrastructure projects
 - Maximum parameters for the assessment
 - Work with BCA on the landscape masterplan – mitigation inputs
 - Take into account consultation data – public, South Northamptonshire Council, Natural England, etc
 - The consultation process will refine the LVIA approach including:
 - Methodology and terminology
 - Viewpoint locations
 - Photomontage locations
 - Mitigation approach

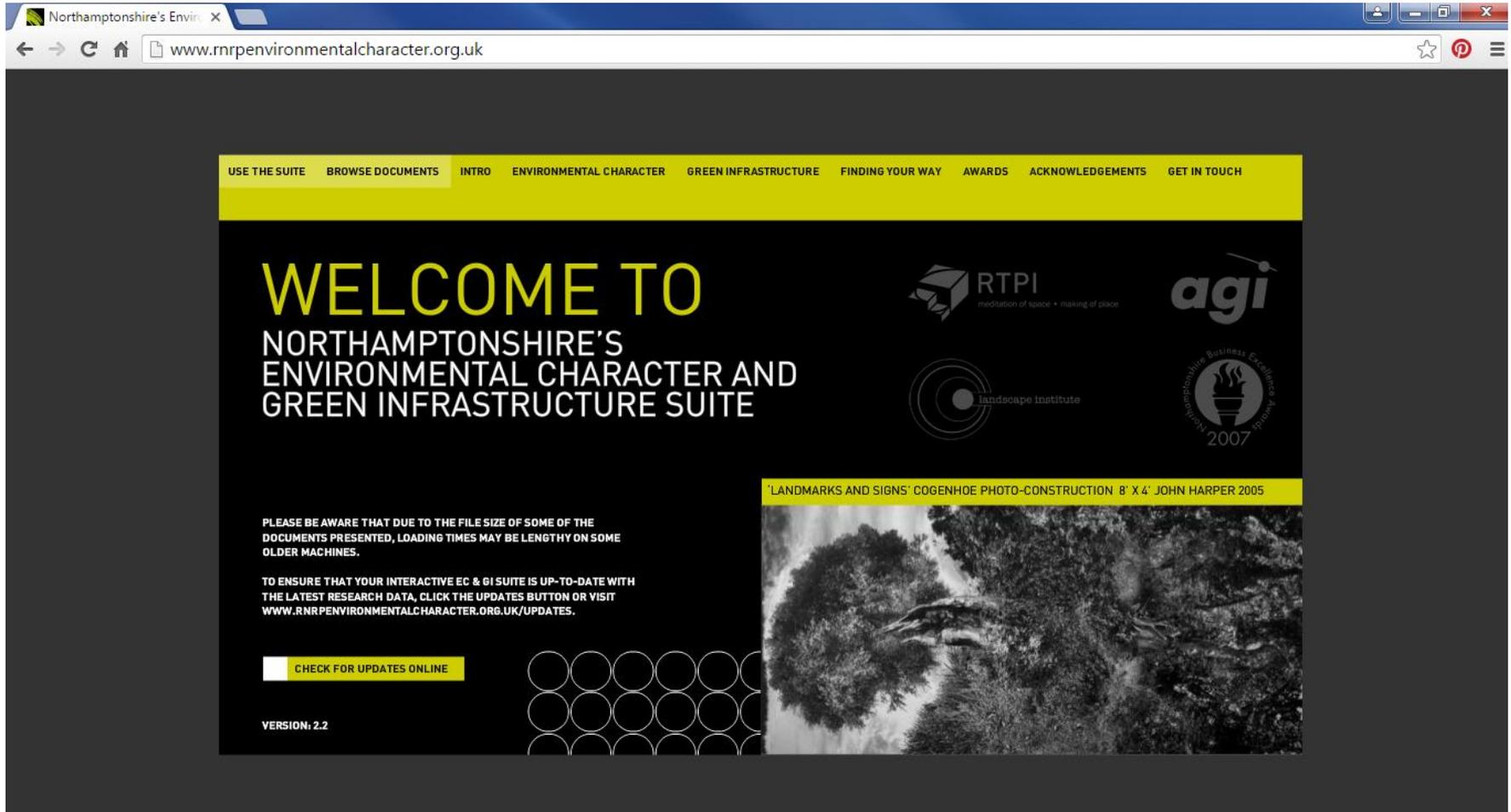


Work already undertaken

- Desktop and site based baseline surveys

Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character



Northamptonshire's Environ x

www.rnrpenvironmentalcharacter.org.uk

USE THE SUITE BROWSE DOCUMENTS INTRO ENVIRONMENTAL CHARACTER GREEN INFRASTRUCTURE FINDING YOUR WAY AWARDS ACKNOWLEDGEMENTS GET IN TOUCH

WELCOME TO NORTHAMPTONSHIRE'S ENVIRONMENTAL CHARACTER AND GREEN INFRASTRUCTURE SUITE

RTPI
mediation of space • making of place

agi

landscape institute

2007

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TO ENSURE THAT YOUR INTERACTIVE EC & GI SUITE IS UP-TO-DATE WITH THE LATEST RESEARCH DATA, CLICK THE UPDATES BUTTON OR VISIT WWW.RNRPENvironmentalCharacter.org.uk/updates.

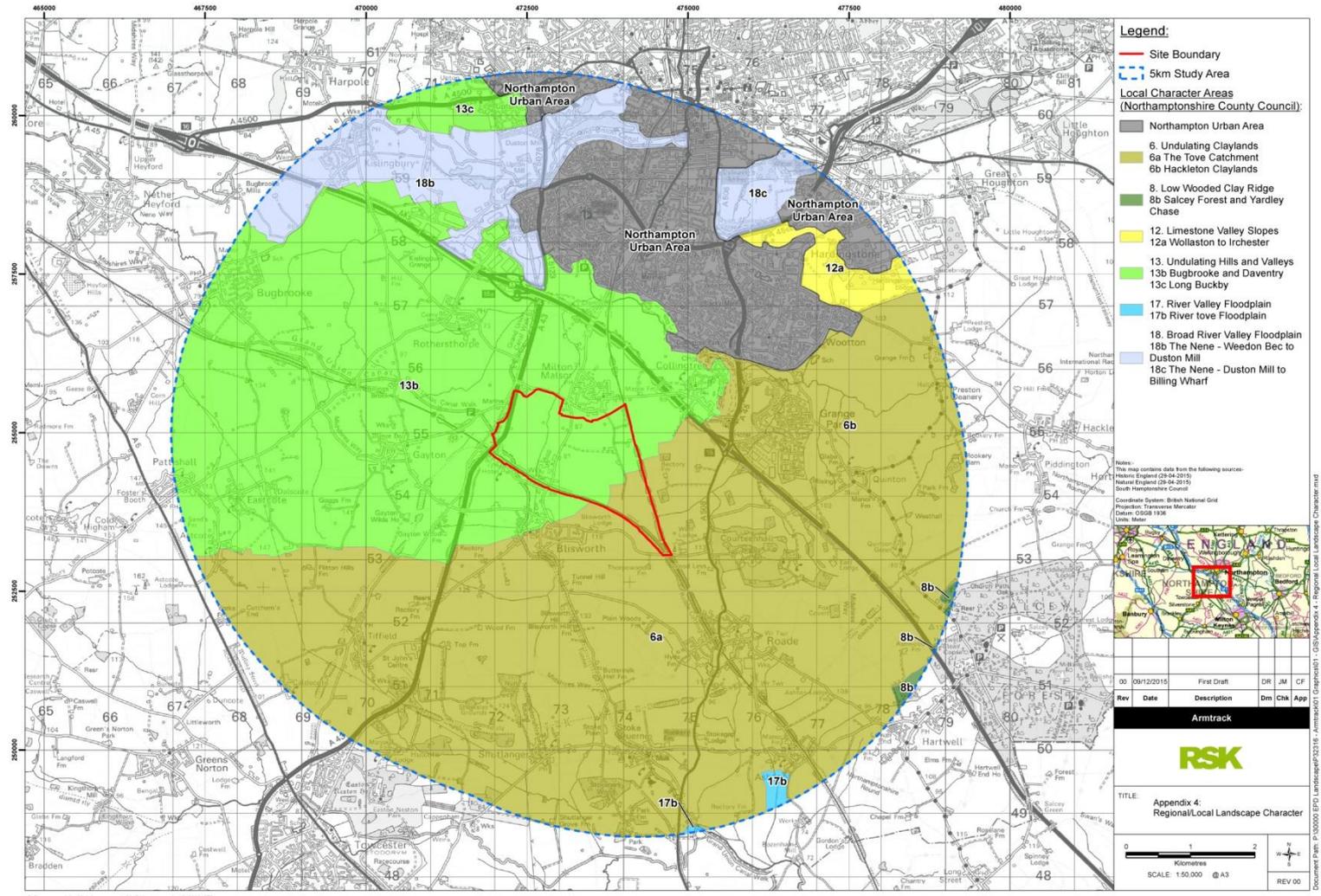
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VERSION: 2.2

'LANDMARKS AND SIGNS' COGENHOE PHOTO-CONSTRUCTION 8' X 4' JOHN HARPER 2005



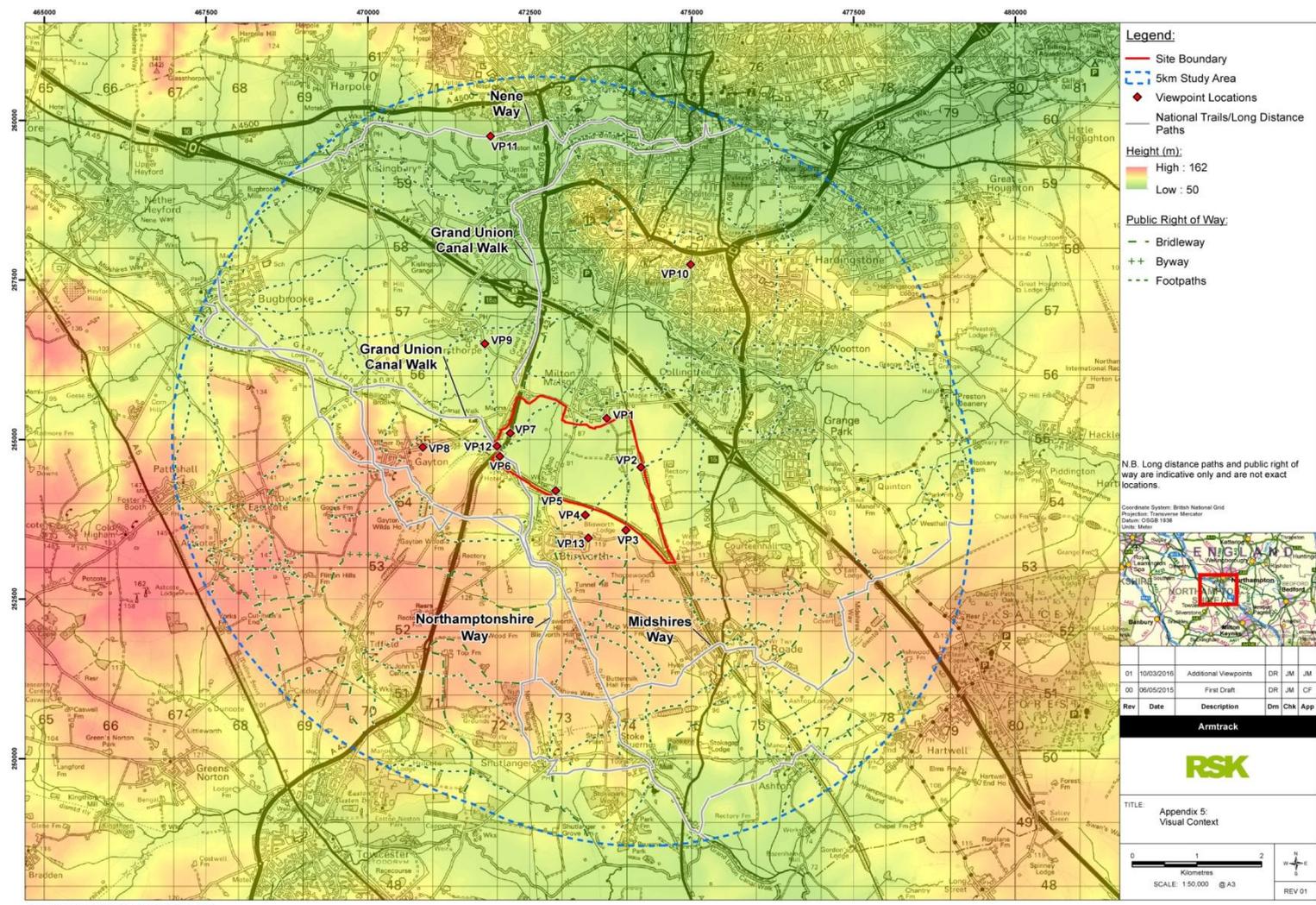
Landscape character



Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character
 - Landform

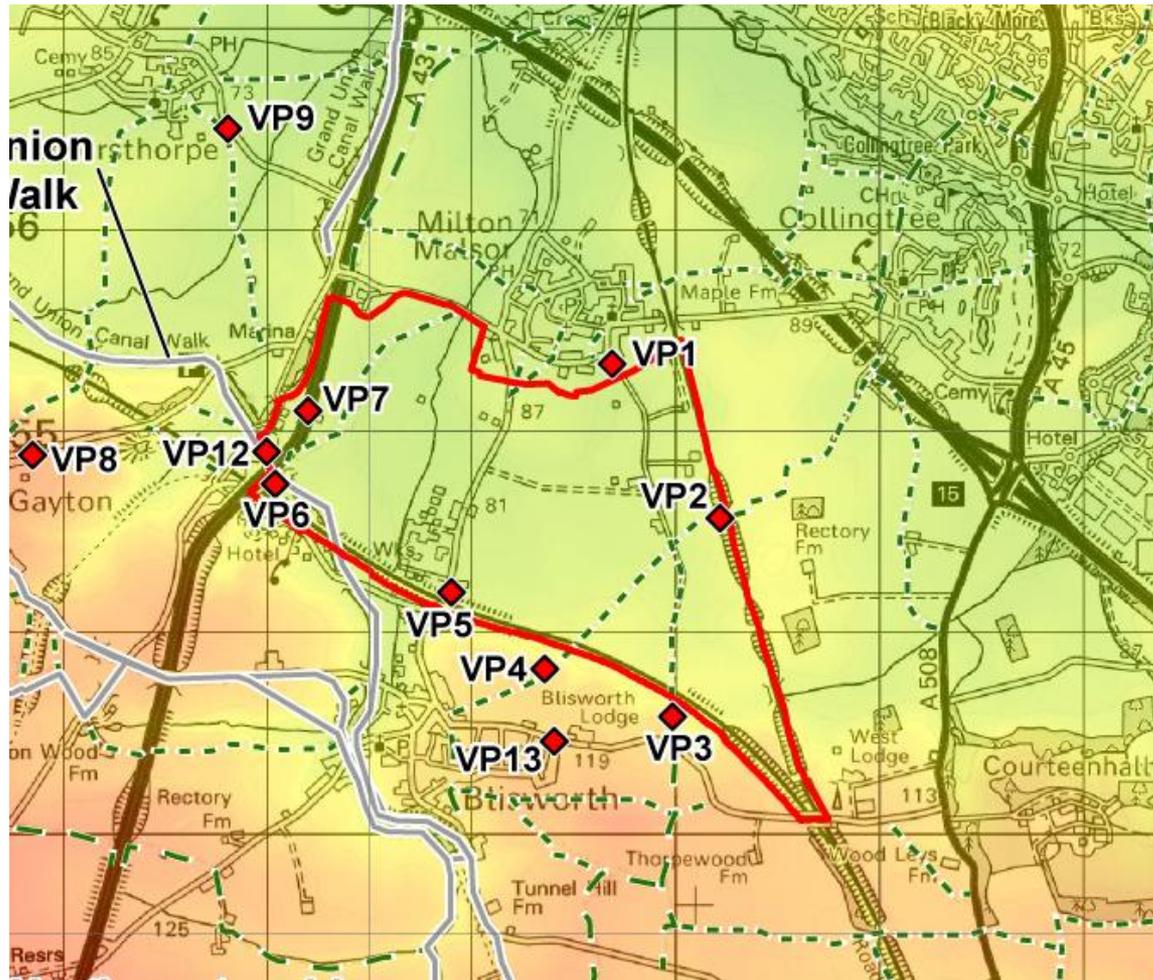
Landscape character



Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character
 - Landform
 - Visual analysis and fully verified photography

Visual analysis



Visual analysis

Viewpoint photography at Barn Lane, Milton Malsor



Visual analysis

Viewpoint photography from a footpath leading north-east from Blisworth



Visual analysis

Viewpoint photography from a footpath at the south-eastern extent of the site, close to the canal towpath



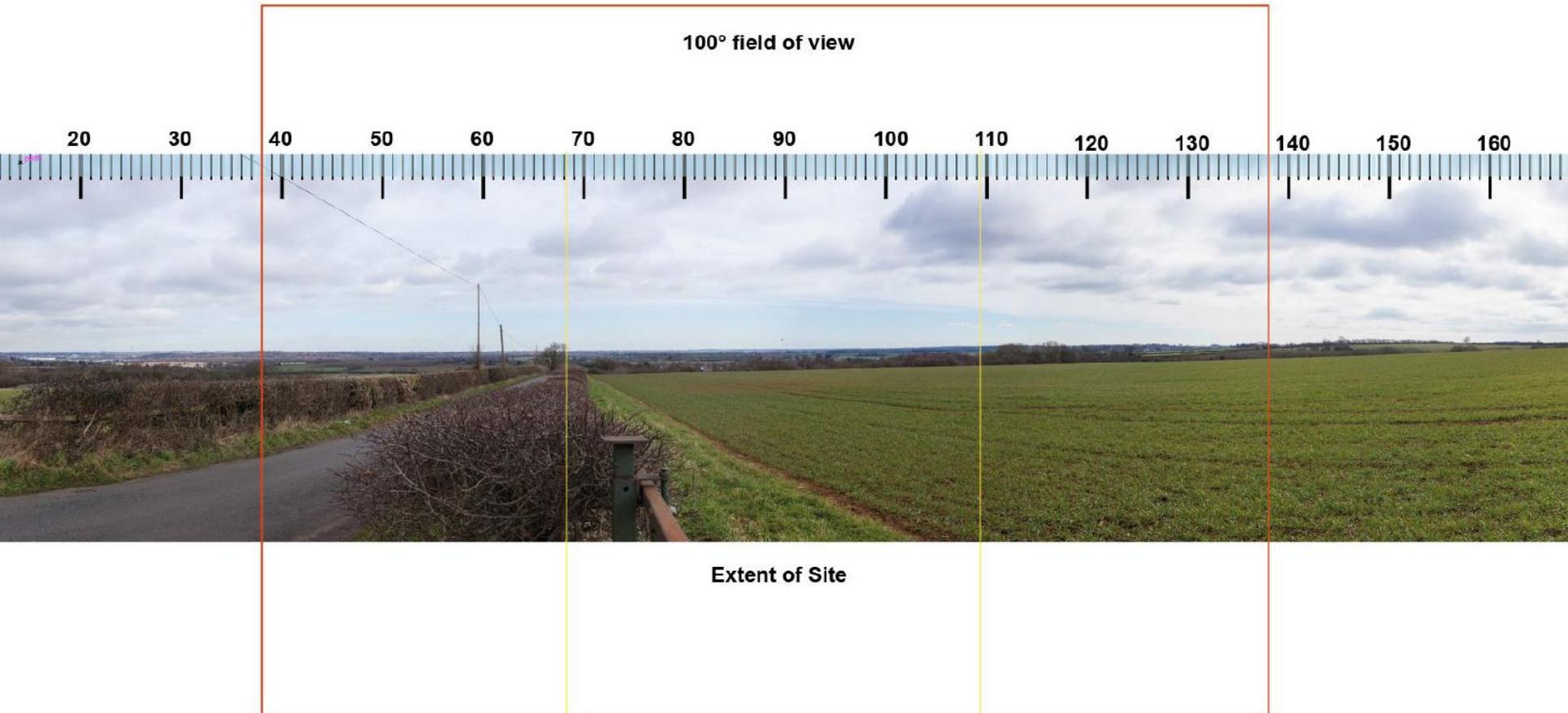
Visual analysis

Viewpoint photography from the road out of Gayton



Visual analysis

Verification of photography



Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character
 - Landform
 - Visual analysis

- Scoping report and response

Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character
 - Landform
 - Visual analysis

- Scoping report and response

- Initial consultation – SNC – viewpoints

Work already undertaken

- Desktop and site based baseline surveys
 - Landscape character
 - Landform
 - Visual analysis

- Scoping report and response

- Initial consultation – SNC – viewpoints

- Input to initial landscape masterplan work – mitigation requirements

Continuing work/Work to be undertaken

- Further input to consultation process
 - Public and statutory consultees
 - Attendance at public exhibitions
 - Review findings from consultation phases

- Development of a preliminary landscape and visual assessment

- Further input to the development of the proposals
 - Work with architect, landscape masterplanner
 - Review preliminary findings of assessment work

- Finalise approach, including methodology and viewpoints



Wednesday 16 March

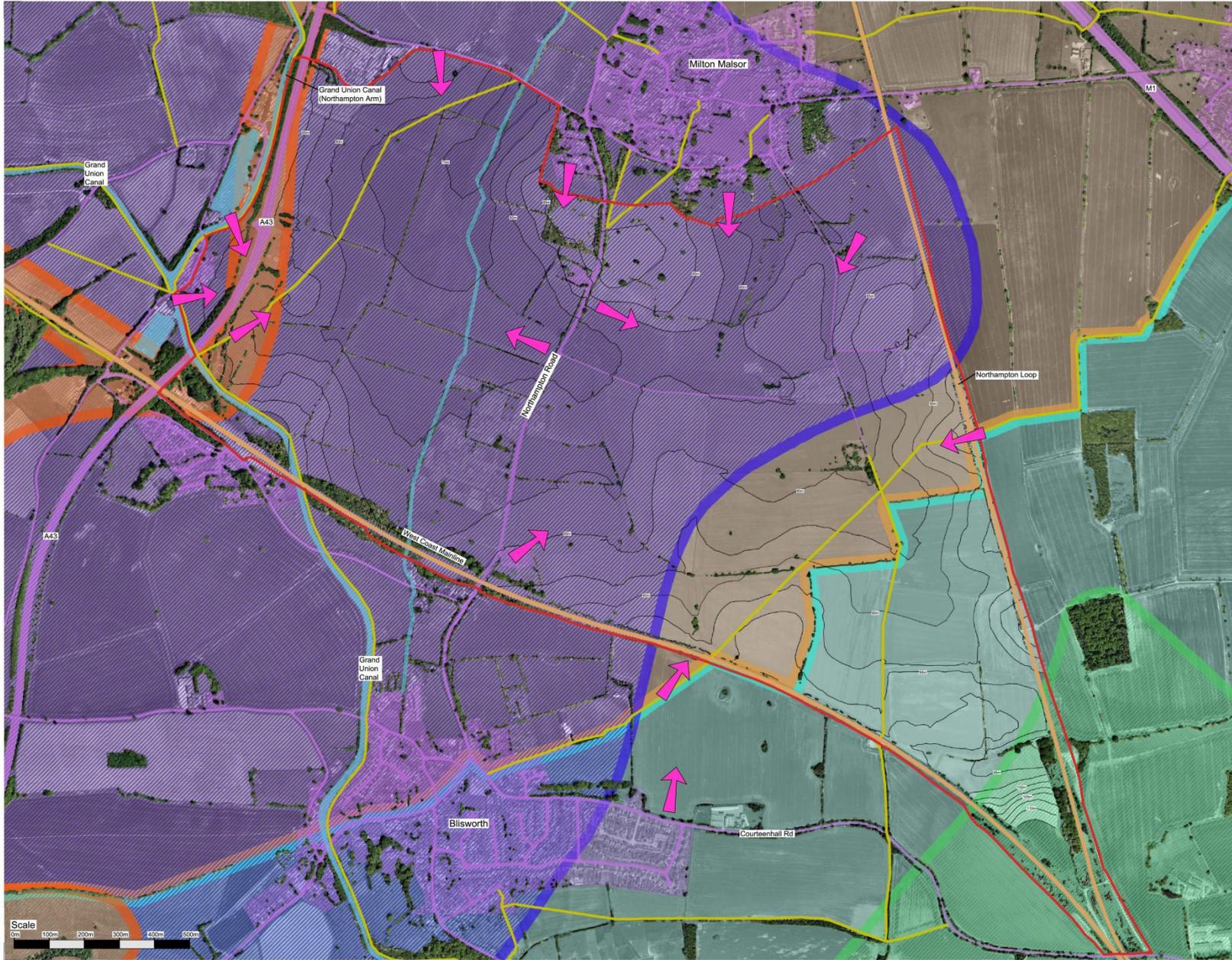
2016

Landscape and Visual

Barry Chinn

BCA





- Key**
-  Strategic Biodiversity Network Woodland Habitat Reservoir
 -  Strategic Biodiversity Network Neutral Grassland Habitat Reservoir
 -  Strategic Biodiversity Network Calcareous Grassland Habitat Reservoir
 -  Road
 -  Settlement
 -  Watercourse
 -  Public Right of Way
 -  Railway Line
 -  Application Boundary
 -  Existing Vegetation
 -  2.5m Contour Lines
 -  Local Character Area 13B Undulating Fields and Valleys Bugbrooke and Denventry
 -  Local Character Area 6A Undulating Claylands - The Tove Catchment
 -  Key View in Towards Application Site



REV NOTE



CLIENT
ASHFIELD LAND

PROJECT
RAIL CENTRAL

DRAWING
CONSTRAINTS AND OPPORTUNITIES PLAN

CONTRACT 1627-16		EPG NO.
DATE 07-05-16	DRAWN CS	01
ISSUE Comment	CHECKED BC	
SCALE 1:5000@A1	ORIG SHEET A1	REV
CAD FILE 1627-16-01.dwg		



- Key**
-  Proposed Woodland Habitat
 -  Proposed Internal Landscape Infrastructure
 -  Proposed Calcareous Grassland Habitat
 -  Proposed Neutral Grassland Habitat
 -  Existing Watercourse
 -  Indicative Balancing Pond Location
 -  Indicative Bund Locator
 -  Proposed Internal Blueway
 -  Proposed Internal Greenway
 -  Possible Diverted Footpath Route
 -  Existing Footpath
 -  Existing Vegetation
 -  Proposed Plot Parameters



NOV 2018
BCA BARRY CHINN ASSOCIATES
 Landscape Architects

CLIENT: **ASHFIELD LAND**

PROJECT: **RAIL CENTRAL**

DRAWING: **LANDSCAPE STRATEGY PLAN (FOR DISCUSSION)**

CONTRACT: 15018		DWG NO:
DATE: 07/10/18	DATE: 07/10/18	03
SCALE: 1:500	DWG SHEET: 03	REV: -
CITY PLAN: 10014/10/18		



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Summary

Ben Copithorne





Proposals for a new strategic rail freight interchange in Northamptonshire

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