

THE RT. HON. ANDREA LEADSOM MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Mr Graham Pardoe
Managing Director
Roxhill Developments Ltd
Lumonics House
Valley Drive
Swift Valley
Rugby
CV21 1TQ

13th November 2017

Ref: AL/TG/1711

Dear Mr Pardoe,

I understand that the contracts for the capacity study on the Northampton Loop Line, jointly funded by yourselves and Ashfield Land, were signed on the 11th August 2017 and the report has been issued to both developers for use as part of your submission to the Planning Inspectorate. This report does not take into consideration the remaining sections of the West Coast Main Line, which has been made clear to you, by Network Rail and others, is nearing capacity.

At our meeting on the 27th September, I was left with the impression that the contracts had not yet been signed. Could you clarify on this point?

I also understand that Roxhill are using an external agent for its feasibility study of the Northampton Gateway proposal, and an Asset Protection agreement with Network Rail will have to be signed. If Network Rail haven't yet been consulted on / seen the outcomes of Roxhill's GRIP feasibility study (Stage 2 of the Governance for Railway Investment Projects process, identifying if the proposal can be delivered economically and in line with current Network Rail proposals/strategy), then is it not premature to be at statutory consultation if the project viability is still in question?

Finally, my understanding is that any considerations of feasibility and capacity have to be within the parameters of current performance levels and freight path availability only. Neither Northampton Gateway nor Rail Central can rely upon future capacity theoretically made available once HS2 Phase 1 is operational, and it is also my understanding that PINS would not make a recommendation of a Development Consent Order on the basis of speculative futurity.

With best wishes,

A handwritten signature in blue ink that reads "Andrea Leadsom".

The Rt Hon. Andrea Leadsom MP
Member of Parliament for South Northamptonshire

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