

From: [REDACTED]
To: [Northampton Gateway](#)
Cc: [REDACTED]
Subject: FW: Northampton Gateway RFI Project - Non-Material Change TR050006
Date: 14 September 2022 11:25:45

I would like to express my strong opposition to SEGRO's proposed amendment to the original DCO granted in October 2019. It is impossible to square this 'non-material' change proposal to the October 2019 DCO condition that four intermodal trains must be in operation at the terminal before the occupation of the warehousing and before 'commercial activity' begins. If it is permissible to engage in up to 80% potential operations prior to rail operation, I have no idea of the meaning of 'materiality' in this context. Clearly it is a nonsense to contend that there would be no additional, material local impact from road traffic, noise and pollution in local villages which have already seen fundamental and negative changes to their environment.

This proposal by SEGRO clearly breaches the 2019 DCO, and is obviously designed to bring forward revenues from commercial activity to increase their return on the Northampton Gateway project. It is a speculative proposal entirely associated with this objective, which should not be allowed to impinge further on the local communities. If the proposed amendment is approved, the 2019 DCO will be effectively meaningless and encourage the developer to infringe other aspects of the Order for their financial advantage. SEGRO were aware of the constraints to build, but have been marketing the units this year in the expectation that they will somehow overcome the legal constraints. No doubt if this constraint is found to be 'flexible' they will find other planning and government policy similarly negotiable. This must not be allowed to happen or the countryside will be at the mercy of anyone with speculative and harmful development plans. The issue here is not a 'NIMBY' (not-in-my-backyard) reaction, it is a principle that local planning and government policy is non-negotiable, essential guidance which has to be followed for the protection of rural communities.

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