

# TIFFIELD PARISH COUNCIL

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The Right Honourable Anne-Marie Trevelyan MP  
Secretary of State for transport  
Department of Transport  
Great Minster House  
33 Horseferry Road  
London  
SW1P 4DR

Dear Mrs Trevelyan,

## **The Northampton Gateway Rail Freight Order 2019 (S.I. 2019 No.1358)**

### **Proposed Non-Material Change to the Order**

**Consultation under Regulation 7(1) of the infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 (as amended).**

### **Summary of objection**

Tiffield Parish Council wishes to formally register its objection to the above referenced application made by SEGRO (Junction 15) Ltd to the Secretary of State for Transport to make a 'non-material' amendment to the application. There are three key reasons for the objection:

- 1) **The application is falsely described as 'non-material'.**  
The Segro document is not a 'non material amendment' as defined by The Planning Act 2008: Guidance on Changes to Development Consent Orders, dated December 2015 for two reasons – firstly, the changes proposed are very likely to significantly impact the Environmental Statement, and secondly, the changes are very likely to have significant impact on local residents.
- 2) **The fundamental delay by Network Rail to complete the Railhead Terminal was likely at the time of the original application but was not taken into account.**  
Nothing material has changed in the intervening years since the original approval. We can see no good justification for the amendment to the DCO planning application to be approved.
- 3) **If this change is approved it will send a clear message to the developer, and developers of SRFI's more generally, that the quality and content of the original DCO is irrelevant and can be changed at will without objection when foreseeable issues arise.** It will further ensure that companies will be empowered to mislead Secretary of States in any department and be

rewarded for it. This is a very bad message for democracy and transparency in the United Kingdom and for the rule of law.

### **Background**

The original SRFI was approved by the Secretary of State for Transport on 9<sup>th</sup> October 2019. Amongst the clauses was a requirement that the Railhead Terminal was operational before any warehouses were occupied and operated. This was required to make the application suitable and appropriate as a Strategic Rail Freight Interchange. It allowed the decision on the planning application to be made by Central Government and not local government despite the objections of local communities. Segro have recently obtained permission from West Northamptonshire Council to amend the dimensions of the first warehouse, despite local objections, and this request for further changes highlights the poor state of the original application.

### **Impact of the Change**

As a result of this change, the initial warehouses will need to be supplied by the road network instead of rail transport. This was not included in the original plans and the road and transport network around the site is unable to accommodate these additional movements which, on the original plan, would have occurred on the rail network.

Additionally, this will cause significant noise, light and fuel pollution in the local area which was not included in the original DCO application.

These issues are not addressed adequately in the amendment to the DCO and as such make the classification as 'non-material' incorrect.

### **Actions we request**

- 1) Reject the amendment and return it to SEGRO for resubmission as a material amendment
- 2) Safeguard the local road network from the devastating additional traffic that the non-inclusion or delay of the Railhead terminal is likely to cause
- 3) Restrict any development on the Northampton Gateway to developments that are less likely to generate intense traffic flows, specifically by restricting B8 classified warehouses from being started before the Railhead Terminal is operational.

### **Conclusions**

Tiffield Parish Council would ask that in your capacity as Secretary of State for Transport you support the voice of the people who live in this part of Northamptonshire in their heartfelt desire to preserve the quality of life that we once took for granted. We feel that the poor standards of presentation and analysis by the developers is going unchallenged with the result that poor investments are being approved to the detriment of our local economy.

Yours Sincerely

Tiffield Parish Council

Circulation:

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