

From: [REDACTED]
To: [Northampton Gateway](#)
Subject: Northampton Gateway Rail Freight Interchange Project-Non-Material Change TR050006
Date: 13 September 2022 18:27:05

Dear Inspector.

As the former portfolio holder for planning with [REDACTED], I was heavily involved with the Northampton Gateway procedure. Quite clearly it stated that both the 'rail terminal' and the 'Roade by-pass' were to be completed before any occupation of the warehousing. Already this procedure has been compromised with the additional height being granted, therefore additional storage and with that additional vehicle movements, much against the 'model' laid before the planners!

The contract stipulated that both the rail terminal and the by-pass were to be completed before any occupation thus enabling the Local Authority to maintain an influence on the site. Should this restriction be removed there will be no incentive for the developer to complete either the rail terminal or the by-pass.

The Local Authority of course will endorse your consideration because they will attract Business Rates earlier than anticipated, which will help to shore up their overspent budget. If you allow the developer to have early occupation you will be creating a precedent that will be used elsewhere and there will be total abuse of contracts.

You are responsible for the development of this site in the first place, and therefore are accountable for the issues that go wrong, please bare that in mind.

I totally oppose this consideration.

Regards

Roger Clarke

[REDACTED]