

Tel: [REDACTED]

National Infrastructure Planning,
The Planning Inspectorate,
Temple Quay House,
2 The Square Temple Quay,
Bristol BS1 6PN.

24th September 2022

By email only to: Northamptongateway@planninginspectorate.gov.uk

Dear Sirs,

Northampton Gateway Rail Freight Interchange Project
Non-material change TR050006

I am writing to register my strongest opposition to the proposed amendment that SEGRO is asking for in relation to the Development Consent Order granted on October 2019 for the Northampton Gateway.

When the application was granted, it clearly stated that “a rail terminal capable of handling at least four intermodal trains per day..... must be constructed and available for use before the occupation of any warehousing” and it also specifically prohibited any commercial activity until the rail connection was operational.

The proposed amendment would mean that a substantial part of the site could be operated before any rail connection was made. It would just be another road-served warehousing development.

This proposal can in no way be regarded as ‘non-material’. It is in fact fundamental. The whole point of the development was to get traffic off the roads and transfer it to rail.

If the amendment is permitted then far from taking HGV traffic off local roads, that traffic will increase dramatically. This will involve further local environmental and noise impacts.

SEGRO has a problem. No experienced developer would have even started work on site unless and until arrangements had been made with the railway authorities for the rail connection to be delivered according to the construction programme. It is SEGRO’s problem and they are trying to foist their problem onto the local community.

The DCO planning conditions were perfectly clear. In their application, SEGRO say that they will suffer financial loss if the amendment is not granted. That’s tough luck. They should have made sure that their agreements were in place with the railway authorities, not try to slide a fundamental change through the system under the guise of a non-material amendment. Please listen to the people who live here and refuse this nonsensical so-called ‘non-material amendment’.

Yours faithfully,

[REDACTED]

David Locke B.A. F.C.A.