



25 September 2022

Planning Inspectorate  
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Dear Sirs

**Northampton Gateway Rail Freight Interchange Project – Non-Material Change TR050006**

I am writing to express my strong opposition to the proposed amendment by SEGRO to the original DCO granted in October 2019 for Northampton Gateway.

Firstly, I object to the proposed amendment being submitted as a ‘non-material’ change. The change proposed is clearly a material change of use from the planning permission previously granted, which was for a SRFI.

When the Northampton Gateway application was granted, it was on the basis that a rail terminal must be constructed and available for use before the occupation of any warehousing. It also prohibited any commercial activity until the rail connection was operational. SEGRO would have been aware of this when they took on the development of the site and yet they now seek to make the site operational before the rail terminal is connected, which is clearly in breach of the granted DCO.

If this amendment is allowed to go ahead, it would allow the site to become fully operational as yet another road serviced logistics park in Northampton, with nothing to prevent it continuing to operate in this way, rather than the SRFI it was intended to be.

This will significantly increase the amount of traffic and environmental pollution in the local area. Local communities, including Blisworth, already suffer with high levels of HGV traffic, on roads which are simply not suitable for this type or volume of traffic, particularly when the road network is congested and traffic diverted from the M1 through the villages. Any DCO amendment request must therefore require updated traffic surveys and noise/emissions pollution data to be provided to take account of the significant change of use as well as any additional warehouse construction in the area since the original data was compiled.

Furthermore, if SEGRO is allowed this material change, it would make a complete mockery of the planning process and allow other developers to also bypass local planning, ignore original commitments and flagrantly breach national government policy for their own financial benefit, with no consideration for the devastation of the local community environment.

Therefore, based on the points above, I believe the original DCO should be complied with in full by SEGRO and this material change of use should not be granted.

Yours sincerely

Linda Rogers