

**From:** [Alan North](#)  
**To:** [Northampton Gateway](#)  
**Cc:** [REDACTED]  
**Subject:** OBJECTION TO NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE PROJECT  
**Date:** 26 September 2022 19:23:15  
**Attachments:** [Planning Inspectorate letter re SEGRO Alan.docx](#)

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Please find attached a letter in which I strongly object to the “Non material change” application to the above project currently being considered. My three main grounds for objection are:

1. It is in fact a very material change to the project
2. I believe the Company is seeking to subvert the planning system
3. The very last thing that Northamptonshire needs is more warehouses

The local population is already suffering a great deal of inconvenience and disruption due to the ‘deliberate disruption’ (known as Road Works but the vast majority of the time no work is taking place). This is before the inevitable increase in HGV traffic. When there is disruption on the M1 Motorway (once or twice a week) chaos ensues.

A. North

Mr Alan Michael North

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



25th September 2022

Dear Sirs

**Reference NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE PROJECT  
"NON-MATERIAL CHANGE APPLICATION TR050006"**

I wish to protest in the strongest possible terms about the proposed amendment requested by SEGRO to the original Development Consent Order granted in October 2019 for the Northampton Gateway.

At the very first public meeting about the "Rail Freight Interchange" the Company representative was asked what the forecast availability on the railway line was. The answer was truly nebulous such that I was immediately convinced that the "true" answer was "We don't know and we don't care. We are just building warehouses and are using the railway connection only to circumvent the planning system, which we are sure is so inefficient and ineffective that it will let us get away with it." I am further convinced that the change is extremely material in that warehouses alone would almost certainly have been rejected during the 'proper' planning process.

So my main objection is that I perceive a lack of honesty on behalf of the developers, together with contempt for the planning system and doing the best for the community and the country.

My second objection is that the result of a successful amendment request will be yet more warehouses. The M1 in this area is almost completely lined with warehouses, from Luton to Leicester, millions and millions of square metres of the cheap, nasty eyesores. There is no possible reason to build yet more, Northamptonshire just does not need them. Warehouses are:

- 1) Consumers of the most land area for the least benefit for the community/country
- 2) Offer the least gainful and worthwhile employment – for example motor racing design engineer verses fork lift driver
- 3) Least revenue production per metre – a little income tax paid to a few low paid workers plus the lowest possible business rate, verses all benefit and profits accruing to a few major international companies notorious for tax avoidance
- 4) Hugely damaging to the environment produced by the vast increase in HGV traffic and the infrastructure (roads etc) needed to support them

To summarise, I strongly believe that approving the proposed amendment gives huge benefits to major international companies and would be a major disservice to Northamptonshire and the United Kingdom as a whole.

Yours faithfully  
*Alan North*

Alan North