

**From:** [Terry Armstrong](#)  
**To:** [Northampton Gateway](#)  
**Cc:** [REDACTED]  
**Subject:** RESPONSE to SEGRO NORTHAMPTON GATEWAY APPLICATION for AMENDMENT to DCO 2019 No 1358  
**Date:** 26 September 2022 20:57:38

---

Dear Sir/Madam.

I would like to object to the application detailed above for the following reasons;

The developers were clearly aware that they did not have a confirmed date for the rail connection from Network Rail months ahead of them commencing the development. It was either then patently their own greed, or their own incompetence, that had led to them seeking the variation of the DCO, neither of these factors are a matters which the Planning Inspectorate should consider as warranted justification for the current application.

The Condition attached to the DCO restricted them to having the rail connection in place ahead of any occupation of the site, and being professional developers they would have been fully aware of the Condition. Yet, instead of seeking to vary the Condition ahead of any development, of their own volition, and their own risk, were clearly willing to commence the development of the site. The application that they have made should therefore be wholly considered with consideration for the reasons for the imposition of the original Condition, particularly given that there are no other material factors involved with the mitigation of the adverse impacts of the development that the variation would or could provide, contained within the application documents that they have submitted.

The case they seek to make for the adverse effect on businesses wishing to avail themselves of the warehousing they are seeking to develop does not hold any water. My recent internet search for currently available commercial warehousing in Northamptonshire has revealed sites within the County, with a total immediately available floor space to rent in excess of over 10,000,000 square feet.

The SEGRO Application Statement accompanying the application is somewhat muddled in its logic in Section 2.17, by the assertion that they have potential customers' wishing to progress their re-siting to the development because of the rail connection, yet they are seeking to progress the occupation of the development without the rail connection being in place. You may draw your own conclusions as to the mendacity this of this claim.

Yours faithfully

Terry Armstrong  
[REDACTED]  
[REDACTED]  
[REDACTED]

