



Ministry of Housing,
Communities &
Local Government

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By email only
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Please ask for: Declan Lau
Tel: 0303 4448050
Email: [REDACTED]@communities.gov.uk
Your ref:
Our ref: PCU/NSIP/W2845/3376247

Date: 17 December 2025

Dear [REDACTED],

DIRECTION BY THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT UNDER SECTION 35(1) OF THE PLANNING ACT 2008 RELATING TO THE DAVENTRY INTERNATIONAL RAIL FREIGHT TERMINAL IV, ON LAND TO THE EAST OF M1 JUNCTION 18, WEST NORTHAMPTONSHIRE

I refer to your email and attachments of 19 November 2025 relating to the above legislative provisions and requesting that the Secretary of State give a Direction under section 35 of the Planning Act 2008 to the effect that the project is to be treated as development for which a Development Consent Order is required.

The Secretary of State has considered this request and accordingly directs that the project can be treated as development requiring a Development Consent Order under the Planning Act 2008. The Direction itself is separately enclosed.

I am sending a copy of this letter and the Direction to the Planning Inspectorate.

Yours sincerely

Declan Lau

Declan Lau
Senior Casework Manager
Planning Casework Unit