



**West  
Northamptonshire  
Council**

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Date : 15 February 2023

By email to [NorthamptonGateway@planninginspectorate.gov.uk](mailto:NorthamptonGateway@planninginspectorate.gov.uk)

Dear Sir / Madam

**Variation to Development Consent Order ref. TR050006.**

**Proposed non-material change to The Northampton Gateway Rail Freight Interchange Order 2019 (S.I. 2019 No.1358) .**

**Application made by Segro (Junction 15) Limited**

**Consultation on Response to Representations submitted by the applicant**

1. I refer to the notification dated 27/1/2023 inviting comments on the Response to Representations submitted by the Applicant with respect to the proposed non-material variation to The Northampton Gateway Rail Freight Interchange Order 2019.
2. The Council has reviewed the Applicants Response published on the Planning Inspectorate website and would make the following comments with respect to the concerns raised in its original representation; these are summarised below.

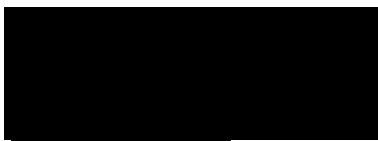
WNC raised issues with respect to the following matters :

- A. uncertainty over when the rail freight interchange will be operational;
- B. ambiguity over the warehouse floorspace specified.
- C. the 'tail piece' to the text of the variation as proposed; this seeks to place the responsibility for the determination of a further variation with the local planning authority rather than with the Secretary of State.

### Comments on the Applicants Response to Representations

3. The Council has reviewed the Applicant's Response and considers the proposed amendments set out therein will satisfactorily resolve the concerns raised as Point B and Point C (above) in the Council's initial representation.
4. With respect to Point B, the ambiguity over the warehouse floorspace specified in the proposed variation and the floorspace authorised in the planning permission granted by the Local Planning Authority for the warehouse building on Pot 7 within Zone A4 of the SRFI, the proposed inclusion of the additional text *"including any warehouse erected pursuant to planning permission reference WNS/2021/1860/MAF, as amended"* will remove the ambiguity.
5. With respect to Point C, the concern over the legal position with respect to the 'tail piece' text *"unless otherwise agreed in writing by the Local Planning Authority"*, the proposed removal of this text will resolve this concern.
6. With regard to Point A in the Council representation i.e. the uncertainty over when the rail freight interchange will become operational, the Council notes the response provided by the Applicant; this however does not resolve the uncertainty.
7. The Council believes that a variation to the Order should be clear as to when the rail terminal will become operational. Network Rail should be urged to prioritise the installation of the rail connections to ensure the rail freight terminal can become operational within the timescale envisaged when the DCO was granted. This will provide confidence that the intermodal rail freight interchange will be brought into use in a timely manner.

Yours faithfully,



Stuart Timmiss  
Executive Director Place, Economy & Environment