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Sent: 06 May 2025 15:11
To: [REDACTED] - REPG
Subject: Internet - VALIDATION SUCCESS: SI Validation for
SIDraftNorthamptonGatewayRailFreightInterchangeAmendmentOrder202XORIGI
NAL2394713485.doc (5 Warnings)

Dear Colleague,

Thank you for submitting your document
'SIDraftNorthamptonGatewayRailFreightInterchangeAmendmentOrder202XORIGINAL2394713485.doc' for
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Statutory Instrument

The Northampton Gateway Rail Freight Interchange (Amendment No.2) Order 2025



Submitter: [REDACTED]@eversheds-sutherland.com

Filename: SIDraftNorthamptonGatewayRailFreightInterchangeAmendmentOrder202XORIGINAL2394713485.doc

Submission date: 6th May 2025 15:08

Status: Valid

Warnings: 5

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2025 No. 000

INFRASTRUCTURE PLANNING

The Northampton Gateway Rail Freight Interchange (Amendment No.2) Order 2025

<i>Made</i>	-	-	-	-	***
<i>Coming into force</i>	-	-			

Comment [ERR1]:
The offending text for the following warning is: "****"
Warning only High impact [e00096]
Please ensure the asterisks are replaced by text / dates
Warning only High impact [e00023]
The format of the Made date paragraph is incorrect

Comment [ERR2]:
The offending text for the following warning is: "****"
Warning only High impact [e00096]
Please ensure the asterisks are replaced by text / dates
Warning only High impact [e00026]
The format of the Coming into Force date is incorrect

An application has been submitted under paragraph 2 of Schedule 6 to the Planning Act 2008(a) to the Secretary of State in accordance with the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011(b) for a non-material change to the Northampton Gateway Rail Freight Interchange Order 2019(c).

The Secretary of State, having considered the responses to the publicity and consultation carried out in accordance with regulations 6 and 7 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011, has decided to make this Order amending the Northampton Gateway Rail Freight Interchange Order 2019 (as amended by the Northampton Gateway Rail Freight Interchange (Correction) Order 2020 and the Northampton Gateway Rail Freight Interchange (Amendment) Order 2023).

The Secretary of State, in exercise of the powers conferred by paragraph 2 of Schedule 6 to the Planning Act 2008, makes the following Order—

Citation and commencement

1. This Order may be cited as the Northampton Gateway Rail Freight Interchange (Amendment No.2) Order 2025 and shall come into force on [DATE] 2025.

Amendment of The Northampton Gateway Rail Freight Interchange Order 2019

2. The Northampton Gateway Rail Freight Interchange Order 2019 (as amended by the Northampton Gateway Rail Freight Interchange (Correction) Order 2020 and the Northampton Gateway Rail Freight Interchange (Amendment) Order 2023) is amended by this Order as follows—

(1) in article 2(1), for the definition of “highway works” substitute—

““highway works” means the works comprised in Work Nos. 7, 7A, 8, 9, 11, 12, 13, 14, 15, 16 and 17;”

(2) In Schedule 1 (Authorised Development) Part 1 (NSIP: The construction of a Rail Freight Interchange), in the appropriate numerical place, insert—

(a) 2008 c. 29.
(b) S.I. 2011/2055.
(c) S.I. 2019/1358 as corrected by S.I. 2020/1670 and as amended by S.I. 2023/418.

“Works No. 7A

Within the area of land described on the works plans as Works No. 2A—

(1) Works to the A508 roundabout that forms the access to the main site (constructed as Works No. 7) the general arrangement of which is shown on the highway plans (Document 2.4V) including—

- (a) works to signalise the A508 southbound entry-arm to the roundabout;
- (b) relocation of controlled pedestrian crossing; and
- (c) relocation of the maintenance hardstanding within the central island of the roundabout.”

(3) In Schedule 2 (requirements) Part 1 (requirements)—

- (a) in the table referred to in requirement 6, in the appropriate numerical place, insert—

<i>(1) Works as described in Schedule 1</i>	<i>(2) Description</i>	<i>(3) Stage of Development</i>	<i>(4) Relevant Body</i>
Works No. 7A(1)	Signalising of A508 southbound approach	To be completed prior to the first occupation of more than 623,000 square metres of warehousing floorspace (including 155,000 square metres of mezzanine floorspace) to be occupied.	Local highway authority

- (b) in requirement 25(1) add “save for Works No. 7A” after “None of the authorised development”;

- (c) in requirement 26(1) add “save for Works No. 7A” after “Prior to the use of any part of the completed authorised development”; and

- (d) in requirement 28(1) add “save for Works No. 7A” after “Prior to the commencement of the construction of any part of the authorised development”.

(4) In Schedule 13 (Protective Provisions) Part 3 (For the protection of the Local Highway Authority), paragraph 2(2), for the definition of “county highway works”, substitute—

““county highway works” means those parts of the authorised development to be carried out in the areas identified as Works Nos. 7, 7A, 9, 12, 13, 14, 15, 16 and 17 on the works plans, the general arrangement of which is shown on the highway plans, and any ancillary works;”

(5) In Schedule 16 (certification of plans and documents), in relation to the entry in the table for “the highway plans”—

- (a) for the Key Plan (Document number 2.4), replace the plan number in column 3 with NGW-BWB-HGN-XX-DR-C-100-P7; and

- (b) in the appropriate numerical place, insert General Arrangement Sheet 7; Document number 2.4V; plan number NGW-BWB-HGN-07-DR-C-147-P2.

(6) In Schedule 16 (certification of plans and documents), in relation to the entry in the table for “the parameters plan” (Document number 2.10), replace the plan number in column 3 with 4054-R007-S4.

(7) In Schedule 16 (certification of plans and documents), in relation to the entry in the table for “the works plans”—

- (a) for the Key Plan (Document 2.2), replace the plan number in column 3 with NGW-BWB-LSI-XX-DR-C-00160-P16; and

- (b) in the appropriate numerical place, insert Sheet 8; Document 2.2H; plan number NGW-BWB-LSI-07-DR-C-00168-P4.

Signed by the authority of the Secretary of State for Transport

Address	Head of the Transport and Works Act Order Unit	<i>Name</i>
Date	Department for Transport	

Comment [ERR3]:
Warning only Low impact [e00120]
GLOBAL The signature date has not
yet been completed

EXPLANATORY NOTE

(This note is not part of the Order)

This Order amends The Northampton Gateway Rail Freight Interchange Order 2019 (as amended by the Northampton Gateway Rail Freight Interchange (Correction) Order 2020 and the Northampton Gateway Rail Freight Interchange (Amendment) Order 2023), a development consent order under the Planning Act 2008.

This Order follows an application under paragraph 2 of Schedule 6 to the Planning Act 2008 for a non-material change to allow for an increase in the amount of mezzanine floor space to be provided as part of the authorised development (with the increase being 1.2 million sqft (111,480 sqm)) and the carrying out of certain highway improvement works in respect of the southbound approach to the site access roundabout on the A508.