



Planning Service Place Directorate

West Northamptonshire Council
The Forum Moat Lane Towcester NN12 6AD
Email: planning@westnorthants.gov.uk
Web: www.westnorthants.gov.uk

National Infrastructure Planning
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Your Ref:

Our Ref: 2025/1867/DCO

Contact: [REDACTED]

Telephone No: [REDACTED]

Email: [REDACTED]@westnorthants.gov.uk;
planning@westnorthants.gov.uk

NorthamptonGateway@planninginspectorate.gov.uk

Date: 6 June 2025

Dear Sir/Madam

Northampton Gateway Rail Freight Interchange

Proposal

Consultation on Notice of Application to make a Non Material Change to the Development Consent Order:

The Northampton Gateway Rail Freight Interchange Order 2019 S.I 2019 No. 1358

Proposed Amendments – increase in mezzanine floorspace and associated minor amendments to site access roundabout and DCO Requirements.

Location

Northampton Gateway Rail Freight Interchange Collingtree Road Milton Malsor

I refer to the consultation received in respect of Regulation 6 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 in respect of notice of an application made by SEGRO (Junction 15) Limited to make a non-material change to the above Development Consent Order for Northampton Gateway Rail Freight Interchange.

The Council has reviewed the proposed changes set out in the Application Statement and the application documents which comprise in summary:

1. An increase in mezzanine floorspace
(*comprising an increase from 155,000 sqm as set out in the current DCO and Parameters Plan of an additional 11,483 sqm equating to a total revised allowance of 266,483 sqm*).
2. Minor amendments to the site access roundabout on the A508 to accommodate a slight increase in traffic which may be generated by the increase in mezzanine floorspace.
3. Amendments to the DCO requirements dealing with the delivery of the site access amendment works and the relevant DCO plans including an updated parameters plan and a new works plan and highway arrangement to reflect the above changes.

The Council submit the following comments for consideration.

Highway Matters

The response from the Local Highway Authority (LHA) is set out in detail in the attached response.

In summary:

- As the Addendum Transport Assessment currently stands, the Council is not in a position to agree with its conclusions nor do we have sufficient information to determine 'if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'
- The LHA shall await a full response / revised assessment addressing the issues raised above before providing further substantive comments on this application.
- Based on the above, the Council are not able to provide a positive recommendation in relation to this application as it currently stands.

Air Quality/ Noise

The Council's Environmental Health Officers have reviewed the Noise and Air Quality assessments undertaken in view of the proposed increase in traffic to and from the site.

The conclusions of these assessments is accepted and it is considered there the proposed changes do not result in any significant adverse impacts to any receptors.

Other Matters

Other than the concerns raised in respect of highway matters, and the comments set out above and attached, the Council are in agreement that the proposed changes would not lead to any increased visual or landscape impacts and would not lead to any other new or increased environmental impacts to that considered and permitted under the original DCO.

Please note, in respect of the highway matters above, the Council respectfully reserve the right to provide further comments in respect of any potential impacts in respect of Section 106 matters and appropriate mitigation as deemed necessary.

Yours faithfully



**Major Projects Team Leader
Planning Service**