

The Secretary of State for Transport
c/o [REDACTED]
Head of Transport Infrastructure Planning Unit
Department for Transport
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Great Minister House
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Date: 11 July 2025
Your ref: S.I. 2019 No. 1358
Our ref: 319486.000010
Direct: [REDACTED]
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By email only: transportinfrastructure@dft.gov.uk

Dear Madam

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

On behalf of SEGRO (Junction 15) Limited (previously Roxhill (Junction 15) Limited) (the “Applicant”) please find enclosed an amendment to the application submitted on 6 May 2025 for a non-material change to The Northampton Gateway Rail Freight Interchange Order 2019 (S.I. 2019 No. 1358) (as amended by the Northampton Gateway Rail Freight Interchange (Correction) Order 2020 and the Northampton Gateway Rail Freight Interchange (Amendment) Order 2023).

The Applicant has continued to consult and engage with West Northamptonshire Council following the submission of the Non-Material Change Application on 6 May 2025 and undertaken further work to respond to the Council’s questions. Specifically, the Applicant undertook a comparison of the traffic flow data included as part of the original DCO application (which was used to inform the Non-Material Change Application) with the traffic flow data from the latest Northamptonshire Strategic Transport Model (NSTM) which was provided to the Applicant by the Council on 4 June.

The version of the NSTM provided on 4 June revealed substantial forecasted reductions in the future year background traffic flows (2031) near to the Northampton Gateway site on the A508 and at Junction 15 of the M1 motorway. The substantial highway improvements at the A508 and the motorway junction carried out by the Applicant following the grant of the original DCO accommodate much greater traffic flows than are now forecast in the latest NSTM and will therefore provide significantly more headroom on the highway network to accommodate additional traffic than was assessed in the Transport Assessment Addendum submitted with the Non-Material Change Application. The Applicant’s revised assessment demonstrates that there is no requirement for the minor highway improvement works that were proposed with the Non-Material Change Application since, noting the materially lower forecasted traffic flows, the existing site access is able to sufficiently accommodate the additional traffic associated with the proposed increase in mezzanine floorspace.

The Applicant has provided a detailed response to West Northamptonshire Council’s consultation responses, including a revised impact assessment and these are included with this submission.

The Applicant has consulted National Highways to seek its position on the reduced traffic flow forecasts provided from the latest version of the NSTM. In response, National Highways has confirmed that it has accepted revised NSTM modelling for two nearby development schemes: Project Winehouse, a proposed employment scheme located on land east of the A508 directly

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opposite the Northampton Gateway site access and adjacent to M1 Junction 15; and the Northampton South Western Expansion (NSWE) site, which is located to the west of Collingtree, just to the northwest of the Northampton Gateway site.

West Northamptonshire Council has confirmed that the traffic flows provided to the Applicant on 4 June are derived from the version of the NSTM that includes all updates made as part of the local model validation for those two development schemes noted above. However, as a matter of process, National Highways has requested that the Applicant submit local model validation specific to the Northampton Gateway site. National Highways has confirmed that once that has been submitted and approved, it would approve the use of the latest NSTM for assessment of the Non-Material Change Application. Liaison with West Northamptonshire Council and National Highways to complete the site-specific local model validation process is ongoing. Therefore, whilst that process is yet to conclude, the Applicant considers the approval by National Highways of this latest version of the NSTM for assessment of the Non-Material Change Application is simply a matter of process given its approval for above schemes.

The Applicant would therefore like to formally amend the Non-Material Change Application to remove the minor highway improvement proposals and withdraws the following documents:

- a) The new Works Plan sheet 8 (Document 2.2H) and updated Key Plan (Document 2.2).
- b) The new Highway General Arrangement Plan sheet 7 (Document 2.4V) and updated Key Plan (Document 2.4).

This means that the only change that is required to the DCO is the amended Parameters Plan. We therefore enclose:

1. A revised draft amendment order; and
2. A tracked changed version of the DCO showing the revised amendments sought. This tracked version is against the original made 2019 Order and includes the 2023 amendments.

We confirm that the Applicant considers its response to West Northamptonshire Council's consultation response sufficiently addresses all other consultation responses and the Applicant does not intend to respond to any other consultation responses save to reassert its position that the increase in mezzanine floorspace is not considered a material change.

We look forward to receiving confirmation of your receipt of this revision to the application. If there is anything further you require please do not hesitate to contact [REDACTED] by email at [REDACTED]@eversheds-sutherland.com or on [REDACTED]

Yours faithfully

Eversheds Sutherland International LLP

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