

15 September 2022

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Via Email & Post

Dear Angela

The Northampton Gateway Rail Freight Interchange Order 2019 ('the DCO')

As you are aware SEGRO has submitted an application to amend the Northampton Gateway DCO to allow for some warehousing to be occupied in advance of Network Rail completing the rail connections to the mainline. The detail of the application is included in the Application Statement, a copy of which is attached.

The amendment is seeking the ability to occupy 232,260 sq m (2.5m sq ft) of warehousing in advance of the mainline connections. This amounts to 37% of the total floorspace (see paragraph 3.5 of Application Statement).

It has become apparent that there may be a misunderstanding as to the effect of the amendment being sought. Some parties mistakenly believe that the application, if successful, would allow for up to 80% of the floorspace to be occupied in advance of the mainline connections. That is not the case – as can be seen from the attached Application Statement which sets out, in section 4, the specific amendment to the DCO which has been applied for.

In a letter to Parish Councils earlier this year, during pre-application consultation, dated 22 April 2022, we included an Explanatory Note setting out the amendment we intended to apply for at that time and upon which we were consulting. In that Explanatory Note there was reference to a higher floorspace figure as an alternative. In the event, and noting consultees responses, the decision was made to apply only for the figure which equates to 37% of the floorspace.

We apologise if our earlier Explanatory Note during pre-application consultation has caused any confusion, however, the attached Application Statement is clear as to the amendment sought.

Yours sincerely



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Enc: DCO Amendment Explanation Document