

Appendix 12.1


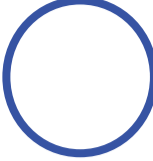


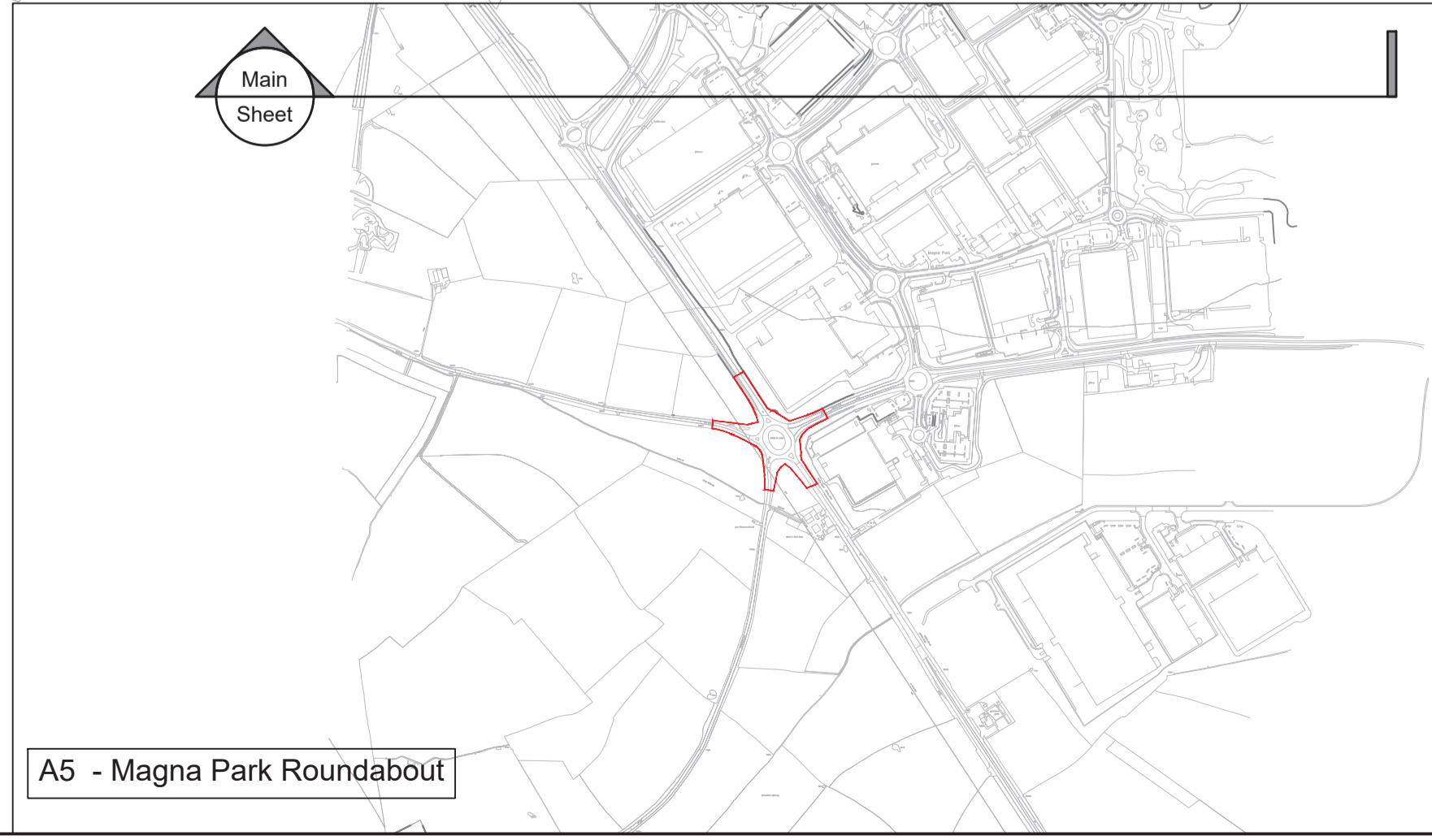
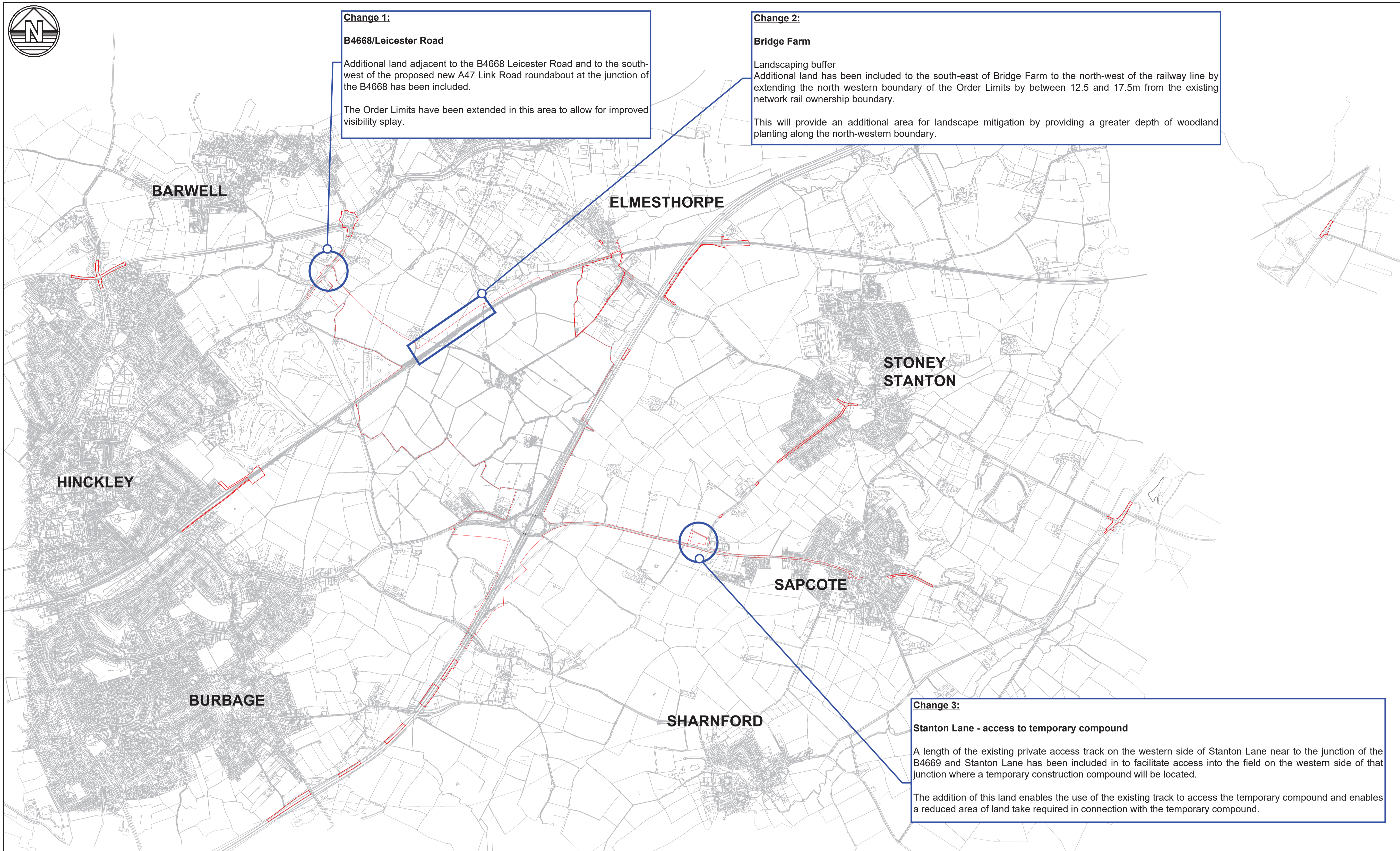
Change 1:
B4668/Leicester Road
 Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included.
 The Order Limits have been extended in this area to allow for improved visibility splay.

Change 2:
Bridge Farm
 Landscaping buffer
 Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary.
 This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

Change 3:
Stanton Lane - access to temporary compound
 A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.
 The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.

Legend

-  Proposed Order Limits
-  Location of Changes to Order Limits



Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions

-  **BWB**
A CAF GROUP COMPANY
- Birmingham | 0121 233 3322
- Leeds | 0113 233 8000
- London | 020 7407 3879
- Manchester | 0161 233 4260
- Nottingham | 0115 924 1100
- www.bwbconsulting.com

Client



TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

Project Title
**HINCKLEY NATIONAL RAIL
 FREIGHT INTERCHANGE**

Drawing Title
**ORDER LIMITS
 THE CHANGES**

Drawn:	Reviewed:
BWB Ref: NTT2814	Date: Sept '22
Scale@A1: 1:15000	Drawing Status

Status	Rev

- Legend:
- Order Limits
 - Location of Changes to Order Limits

- Notes:
1. The Legend is identical on all sheets of the Land Plans and therefore not all items detailed in the Legend are represented on each sheet.
 2. These Land Plans should be read in conjunction with the Book of Reference (Document X.X)

Created by:
 TerraQuest Solutions Limited
 Quayside Tower
 252-260 Broad Street
 Birmingham
 B1 2HF
 w: www.terraquest.co.uk
 e: info@terraquest.co.uk



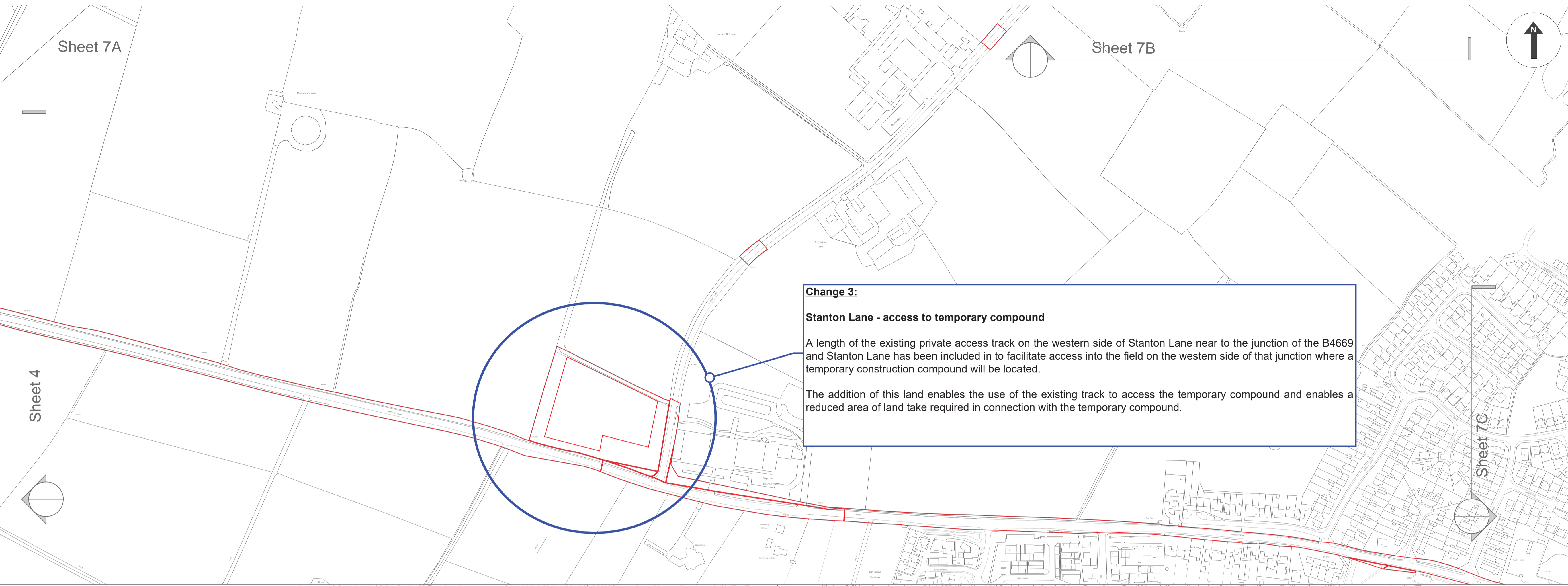
Created for:
 Tritax Symmetry Management Limited
 Grange Park Court
 Roman Way
 Northampton
 NN4 5EA

Title:
**Hinckley National Rail Freight Interchange
 Change 3 - Order Limits**

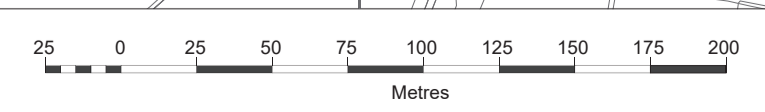
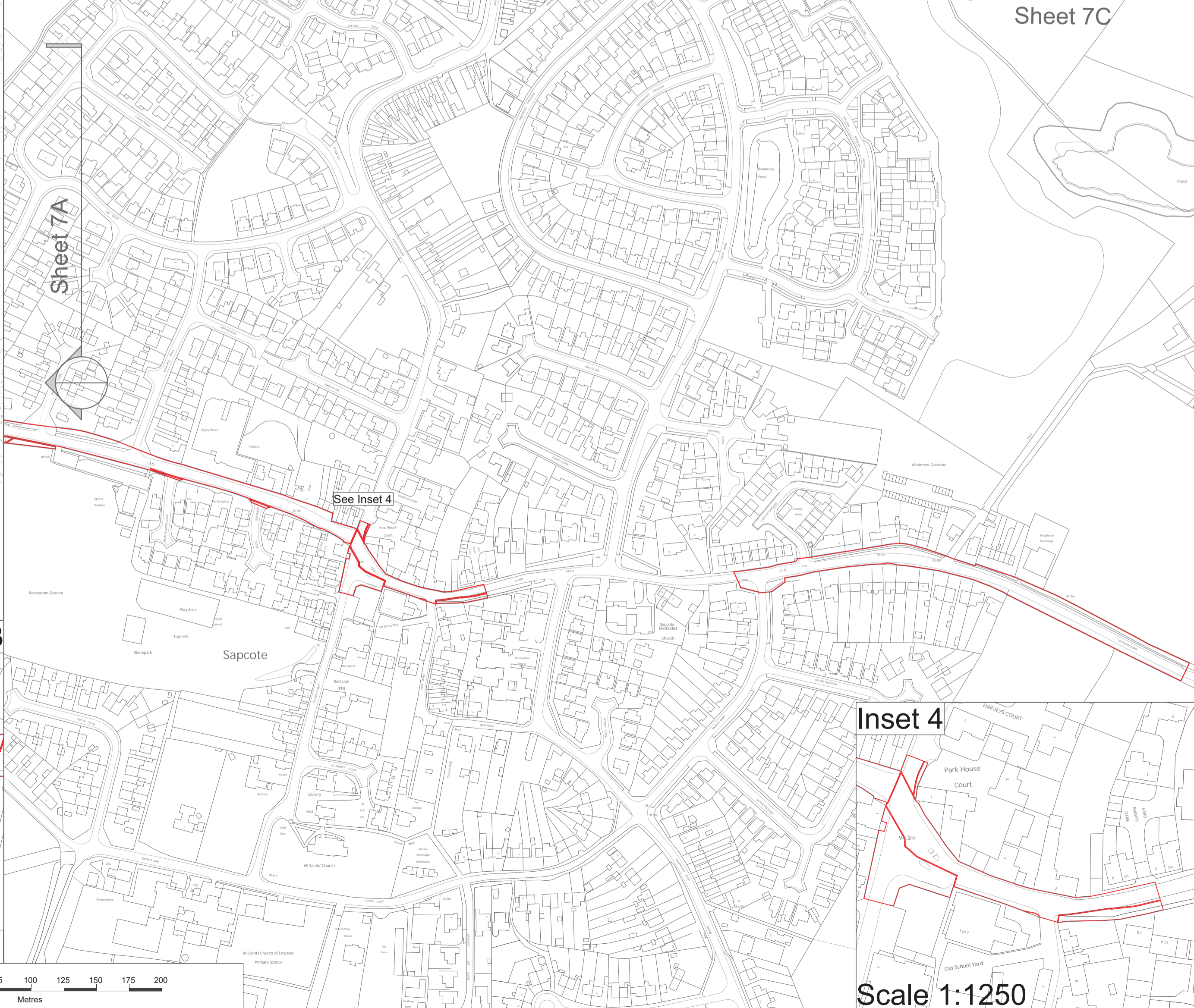
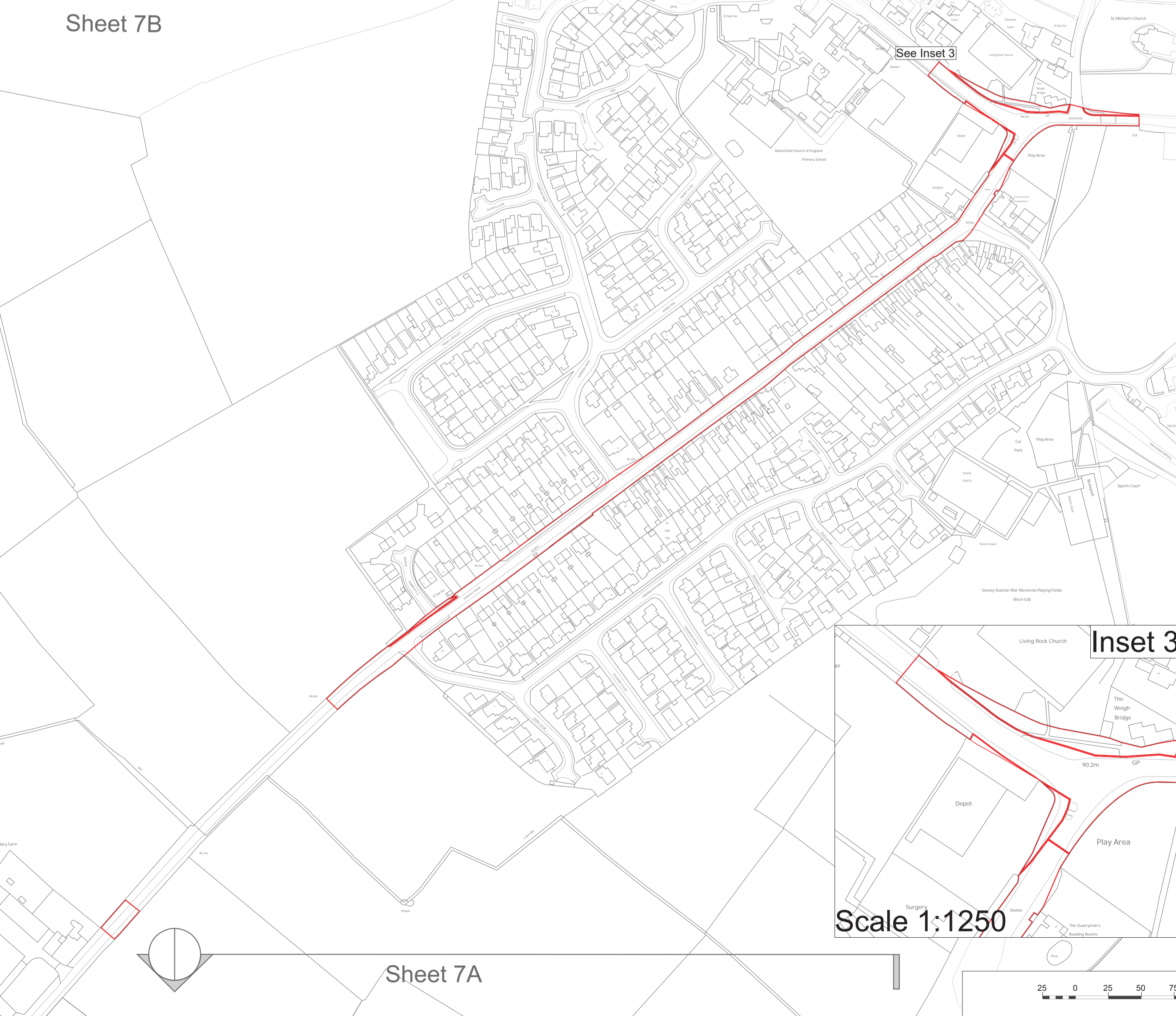
Scale: 1:2,500@A1 Date: 20/09/2022

Drawing No: Revision:

Approved By: SAN Checked By: MKE Drawn By: RCA



Change 3:
Stanton Lane - access to temporary compound
 A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.
 The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.





- Legend:
- Order Limits
 - Location on Changes to Order Limits

Change 1:
B4668/Leicester Road
 Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included.
 The Order Limits have been extended in this area to allow for improved visibility splay.

Change 2:
Bridge Farm
 Landscaping buffer
 Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary.
 This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

- Notes:
1. The Legend is identical on all sheets of the Land Plans and therefore not all items detailed in the Legend are represented on each sheet.
 2. These Land Plans should be read in conjunction with the Book of Reference (Document X.X)

Created by:
 TerraQuest Solutions Limited
 Quayside Tower
 252-260 Broad Street
 Birmingham
 B1 2HF
 w: www.terraquest.co.uk
 e: info@terraquest.co.uk



Created for:
 Tritax Symmetry Management Limited
 Grange Park Court
 Roman Way
 Northampton
 NN4 5EA

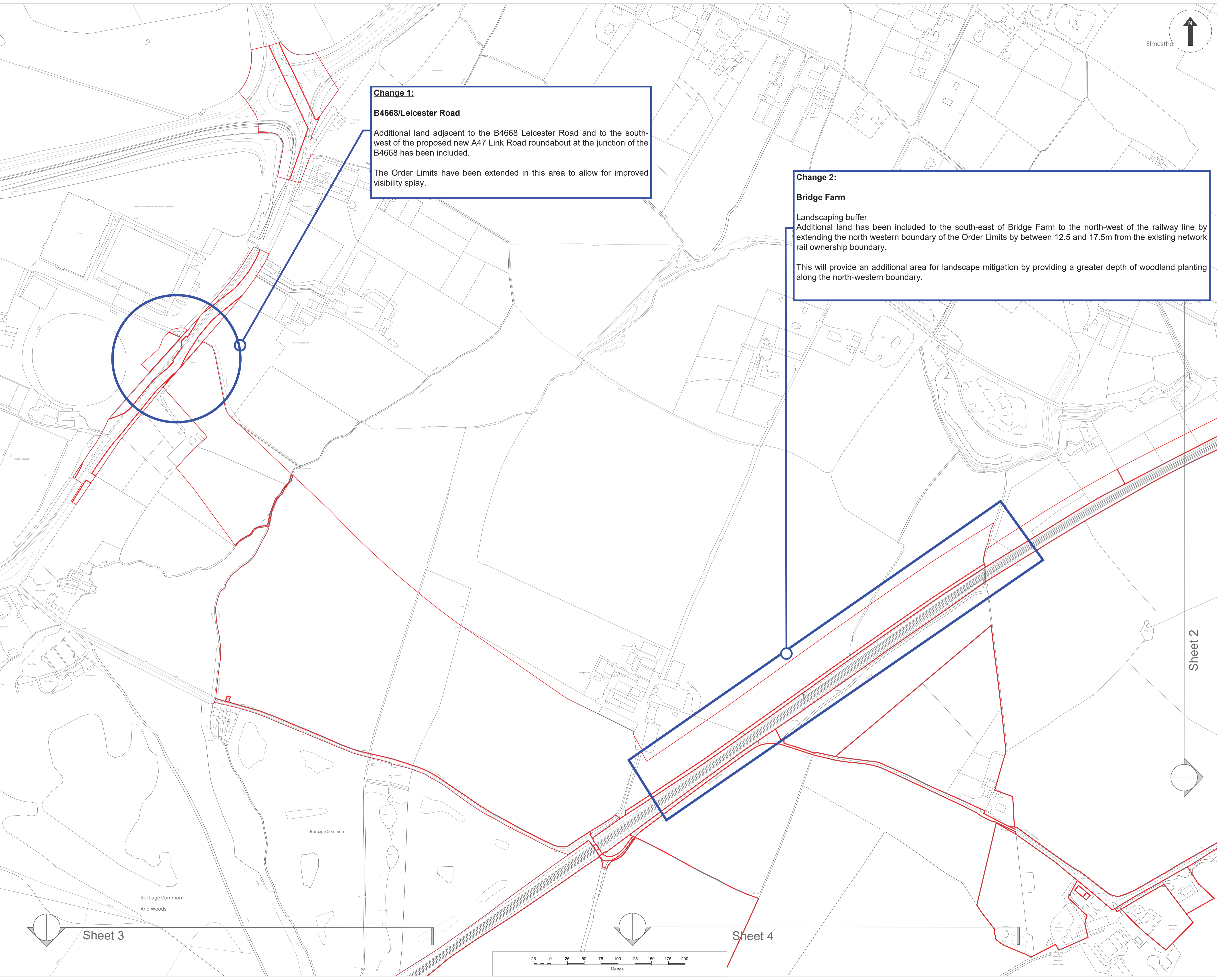
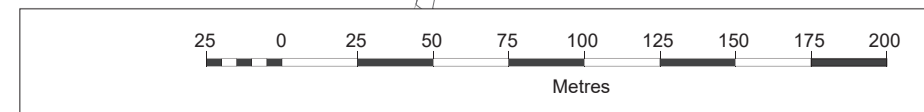
Title:
**Hinckley National Rail Freight Interchange
 Changes 1 & 2 - Order Limits**

Scale: 1:2,500@A1	Date: 23/09/2022	
Drawing No:	Revision:	
Approved By: SAN	Checked By: MKE	Drawn By: RCA

Sheet 2

Sheet 4

Sheet 3



Dear Sir/Madam,

Proposals for a strategic rail freight interchange - including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

We wrote to you in January and February 2022 to consult you on our proposals for HNRFI because we identified you as an interested party under Section 42 of the Planning Act 2008 the Act. This was our "Formal Stage 2 Consultation".

Since our Formal Stage 2 Consultation ended we have been reviewing and considering the responses we received, some of which have resulted in changes to our proposals. Our final application will explain all of those changes in detail.

We are writing to you again now to draw to your attention to some specific changes to the proposals which affect your land interests by way of changes to the redline boundary.

However, for your information, we understand that your interest is confined to ownership of land, or interests in land, beneath the public highway, known as a sub soil interest. Please see enclosure to this letter which explains sub-soil interests.

In summary, the specific changes proposed to which this letter relates are additions to the land within our 'red line', often referred to as "Order Limits", each of which are shown highlighted on the enclosed plan:

1. **B4668/Leicester Road**

Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included. The Order Limits have been extended in this area to allow for improved visibility splay.

2. **Bridge Farm - Landscaping buffer**

Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north-western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary. This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

3. **Stanton Lane - access to temporary compound**

A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.

The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.

We welcome any comments you have on the proposed changes no later than 31 October 2022.

Please respond using one of the following methods:

- In writing to FAO Sinead Turnbull 2 Roman Way, Northampton NN4 5EA.
- E-mail: [REDACTED]

Alternatively if you have any questions, please do not hesitate to get in touch via one of the methods above or by telephone: [REDACTED]

We thank you in advance for your valuable feedback and we look forward to hearing your thoughts.

Yours faithfully,

A large black rectangular redaction box covering the signature of Sinead Turnbull.

Sinead Turnbull
Planning Director

Dear Sir/Madam,

Proposals for a strategic rail freight interchange - including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

We wrote to you in January and February 2022 to consult you on our proposals for HNRFI because we identified you as an interested party under Section 42 of the Planning Act 2008 the Act. This was our "Formal Stage 2 Consultation".

Since our Formal Stage 2 Consultation ended we have been reviewing and considering the responses we received, some of which have resulted in changes to our proposals. Our final application will explain all of those changes in detail.

We are writing to you again now to draw to your attention to some specific changes to the proposals which affect your land interests by way of changes to the redline boundary.

In summary, the specific changes proposed to which this letter relates are additions to the land within our 'red line', often referred to as "Order Limits", each of which are shown highlighted on the enclosed plan:

1. B4668/Leicester Road

Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included.

The Order Limits have been extended in this area to allow for improved visibility splay.

2. Bridge Farm - Landscaping buffer

Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north-western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary.

This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

3. Stanton Lane - access to temporary compound

A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.

The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.

We welcome any comments you have on the proposed changes no later than 31 October 2022.

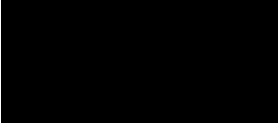
Please respond using one of the following methods:

- In writing to FAO Sinead Turnbull 2 Roman Way, Northampton NN4 5EA.
- E-mail: [REDACTED]

Alternatively if you have any questions, please do not hesitate to get in touch via one of the methods above or by telephone: [REDACTED]

We thank you in advance for your valuable feedback and we look forward to hearing your thoughts.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Sinead Turnbull
Planning Director

Subsoil Interests

A subsoil interest is a legal presumption that the ground beneath the surface of unregistered public highways is owned by the adjacent freeholders. It could be that your property does not include the land in the highway, but there is often no way of proving this so we conservatively have to include every freeholder directly adjacent to unregistered public highways in the land referencing exercise.

Land referencing allows us to fulfil our legal duty to identify those persons who may have an interest in the land potentially affected by HNRFI so as to allow those persons to be consulted directly regarding the proposed development and their comments taken into account and addressed as necessary prior to the submission of the application.

We would like to emphasise that receipt of a letter regarding a sub soil interest does not mean that your property or land is directly affected by the scheme.

Appendix 12.2

NOTICE TO THE OWNERS AND OCCUPIERS OF THE LAND SHOWN EDGED RED ON THE PLAN

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

Proposals for a strategic rail freight interchange – including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

This notice relates to interests in land the beneficiaries of which are unknown. Notices were previously erected in January and February 2022 under Section 42 of the Planning Act 2008 the Act, as part of the statutory consultation for the HNRFI proposals known as our “Formal Stage 2 Consultation”.

Tritax Symmetry (Hinckley) Ltd will apply for a Development Consent Order (DCO) to the Secretary of State. If accepted, the application will be examined by the Planning Inspectorate and a recommendation will be made to the Secretary of State for Transport who then decides whether to approve the DCO.

Since our Formal Stage 2 Consultation ended we have been reviewing and considering the responses we received, some of which have resulted in changes to our proposals. Our final application will explain all of those changes in detail.

We are erecting this notice to draw your attention to some specific changes to the proposals which affect the parcel of land identified on the plan which accompanies this notice.

In summary, the specific changes proposed to which this letter relates are additions to the land within our ‘red line’, often referred to as “Order Limits”, each of which are shown highlighted on the attached plan:

1. B4668/Leicester Road

Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included.

The Order Limits have been extended in this area to allow for improved visibility splay.

2. Bridge Farm - Landscaping buffer

Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north-western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary.

This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

3. Stanton Lane - access to temporary compound

A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.

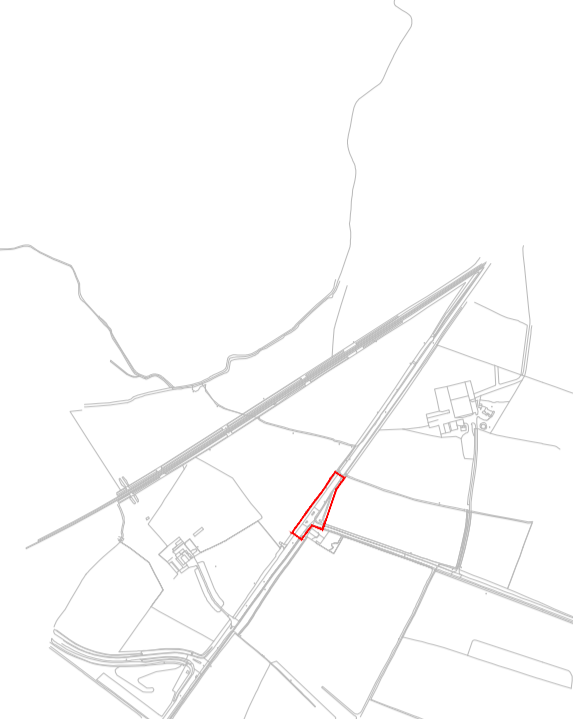
The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.

If you believe you own or occupy the land shown edged red on the plan please contact TerraQuest on 0121 234 1300 or at [REDACTED] and we invite you to comment on the proposals.

The Proposals

The main features of the proposal are:

- New rail infrastructure providing access to the series of parallel sidings
- Intermodal freight terminal ('railport') capable of accommodating up to 16 trains per day of up to 775m in length
- Hard surface areas for container storage
- Up to 850,000m² GIA of warehousing and ancillary buildings with a total footprint of 650,000m² and up to 200,000m² of mezzanine floorspace
- Lorry park with HGV fuel filling station
- Energy services area incorporating an electricity sub-station connected to the local distribution network
- Terrain remodeling, hard and soft landscape works, amenity water features and planting
- Noise attenuation measures – acoustic barriers up to 6m in height
- Pedestrian, equestrian and cycle access routes and infrastructure
- A new link road from M69 junction 2 to the B4668 / A47 Leicester Road including:
 - New access road connecting to an internal road network serving the Strategic Rail Freight Interchange (SRFI)
 - New rail bridge within the SRFI site
 - New junction at B4668 / A74 Leicester Road
- Works to the M69 motorway at Junction 2 comprising:
 - Reconfiguration of existing roundabout and approach lanes
 - Additional southern slip roads



Legend

		Proposed Order Limits
--	--	-----------------------

P12	25.07.22	Order limits amended	DF	SC
P11	03.12.21	Order limits amended at Elmhurst crossing	DF	SC
P10	02.12.21	Elmhurst level crossing added	DF	SC
P09	25.11.21	Issue for comment	DF	SC
P08	11.11.21	Order Limits amended to suit TerraQuest line	DF	SC
P07	02.11.21	Order Limits amended	DF	SC
P06	27.10.21	Order Limits amended following TerraQuest review	DF	SC
P05	21.10.21	Order Limits amended at Common	DF	SC
P04	15.10.21	Additional area added on M69	DF	SC
P03	14.10.21	Order limits amended	DF	SC
P02	01.10.21	Order limits amended	DF	SC
P01	16.08.21	Preliminary Issue	DF	SC
Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions

BWB
A CAF GROUP COMPANY

- Birmingham | 0121 233 3322
- Leeds | 0113 233 8000
- London | 020 7407 3879
- Manchester | 0161 233 4260
- Nottingham | 0115 924 1100

www.bwbconsulting.com

Client

TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

Project Title

**HINCKLEY NATIONAL RAIL
FREIGHT INTERCHANGE**

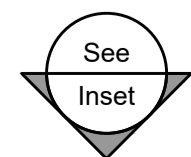
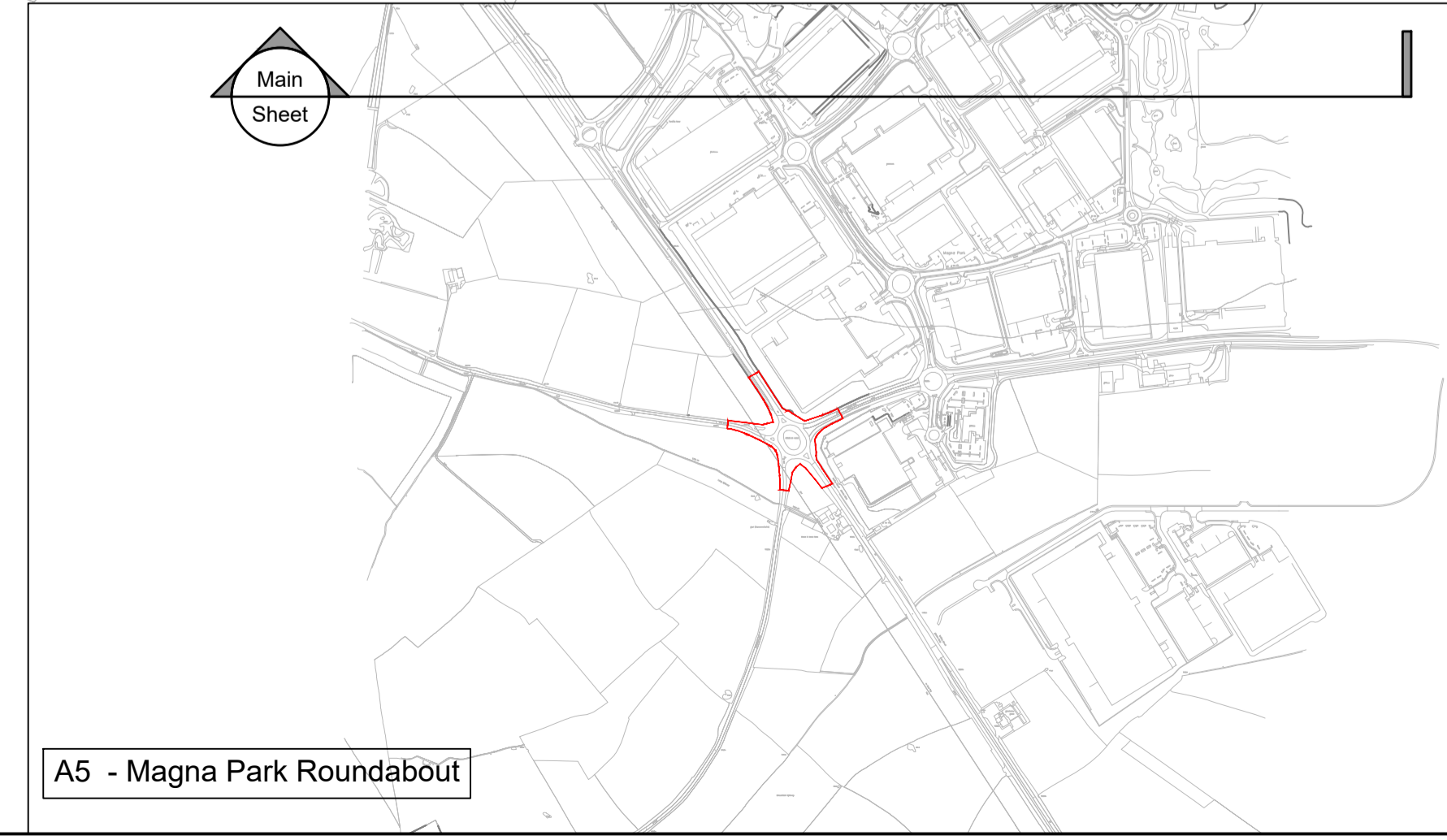
Drawing Title

ORDER LIMITS

Drawn:	D.Fraser	Reviewed:	S.Carter
BWB Ref:	NTT2814	Date:	16.08.21
Scale@A1:	1:15000		

Drawing Status

FOR COMMENT	Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
HRF-BWB-GEN-XX-SK-CH-SK052		S3	P12



Section 48 Planning Act 2008

Regulation 4 Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

Hinckley National Rail Freight Interchange Order 202X

NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER ('DCO')

Tritax Symmetry (Hinckley) Limited (TSH) of Grange Park Court, Roman Way, Northampton NN4 5EA ("the Applicant") is proposing to apply to the Secretary of State (through the Planning Inspectorate) for a development consent order to authorise the construction, operation, use and maintenance of a rail freight interchange, alterations to Junction 2 of the M69 Motorway to provide south-facing slip roads and a new highway linking Junction 2 of the M69 Motorway with the B4468 Leicester Road ('the Application').

The proposed development would be located on land to the north-east of Hinckley, south of Elmesthorpe, east of the Leicester to Hinckley railway and west of the M69 Motorway. The main features of the proposed Hinckley National Rail Freight Interchange (HNRFI) are:

- a) New rail infrastructure off the Leicester to Hinckley railway;
- b) An intermodal freight terminal aka railport, capable of accommodating up to 16 trains per day;
- c) Up to 850,000 m² of buildings for logistics use (comprising 650,000 square metres at ground floor level and a further 200,000 square metres of mezzanine floorspace) – a use within Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended (warehouse and storage);
- d) Lorry Park with welfare facilities and HGV fuelling facilities;
- e) Highway works including:
 - i. Provision of south facing slips onto Junction 2 of the M69;
 - ii. A new highway link between Junction 2 and B4668/A47 Leicester Road;
 - iii. Improvements to existing highway junctions in the vicinity of the site

The project is Environmental Impact Assessment (EIA) development meaning the Applicant will submit an Environmental Statement with the Application.

A copy of details of the proposals, plans, maps, and other draft documents showing the nature and location of the proposed development may be inspected free of charge on the Hinckley National Rail Freight Interchange Website [\[REDACTED\]](#) under 'Consultation Materials' tab on a page called 'Formal Consultation' from 12th January 2022 until 9th March 2022.

In the event of queries in respect of the project documents on the website the following telephone number can be used:

Community Information Line: 0844 556 3002

To request hardcopies of the following documents please contact TSH either through any of the 'Contact Us' details referenced on the Hinckley National Rail Freight Interchange Website, or by telephoning the Community Information Line number above. Please note hardcopies are subject to the following reasonable printing and postal costs:

- Statement of Community Consultation £20.00 + VAT
- Preliminary Environmental Information Report £35.00 +VAT

- Community Explanation Document £5.00 + VAT
- Full set of all consultation material comprising all documents being made available for public consultation including appendices and plans £125.00 + VAT

The statutory consultation stage on Hinckley National Rail Freight Interchange will run from 12th January 2022 to 9th March 2022. The deadline for responses to the consultation is the 9th March 2022.

During this period responses to the consultation may be made using any of the following methods:

- Online at the project website by completing a questionnaire (A hard copy of the questionnaire may be requested free of charge via the Community Information Line).
- Through attendance at public exhibitions and virtual events.
- Via written response to C/O Lexington Communications, 3rd Floor, Queens House, Queen Street, Manchester, M2 5HT, or via email hinckleynrfi@lexcomm.co.uk
- Through the Community Information Line 0844 556 3002 (Mon-Fri, 9am-5.30pm)

The details of the public exhibitions and virtual events are to be published on the project website; public notices in the press; social media; displayed on Site Notices in the vicinity of the proposed development, and provided to Blaby District Council; Hinckley and Bosworth Borough Council; Leicestershire County Council; Harborough District Council; Rugby Borough Council and all Parish Councils within 10km of Hinckley National Rail Freight Interchange.

A link to the Hinckley National Rail Freight Interchange website will also be available on the project's social media platforms:

- Facebook - 'Hinckley National Rail Freight Interchange – HNRFI';
- Twitter @HinckleyRail; and
- Instagram - 'hinckleynationalrailfreight'

and details of the public exhibitions and virtual events will also be published on these platforms.

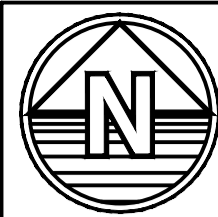
Issued by: Tritax Symmetry (Hinckley) Limited (The Applicant), Grange Park Court, Roman Way, Northampton, NN4 5EA

15th December 2021

Hinckley National Rail Freight Interchange Website 

Community Information Line 0844 556 3002

Appendix 12.3



Legend

		Proposed Order Limits
--	--	-----------------------

P12	25.07.22	Order limits amended	DF	SC
P11	03.12.21	Order limits amended at Elmhurst crossing	DF	SC
P10	02.12.21	Elmhurst level crossing added	DF	SC
P09	25.11.21	Issue for comment	DF	SC
P08	11.11.21	Order Limits amended to suit TerraQuest line	DF	SC
P07	02.11.21	Order Limits amended	DF	SC
P06	27.10.21	Order Limits amended following TerraQuest review	DF	SC
P05	21.10.21	Order Limits amended at Common	DF	SC
P04	15.10.21	Additional area added on M69	DF	SC
P03	14.10.21	Order limits amended	DF	SC
P02	01.10.21	Order limits amended	DF	SC
P01	16.08.21	Preliminary Issue	DF	SC
Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions

BWB
A CAF GROUP COMPANY

- Birmingham | 0121 233 3322
- Leeds | 0113 233 8000
- London | 020 7407 3879
- Manchester | 0161 233 4260
- Nottingham | 0115 924 1100

www.bwbconsulting.com

Client

TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

Project Title

**HINKLEY NATIONAL RAIL
FREIGHT INTERCHANGE**

Drawing Title

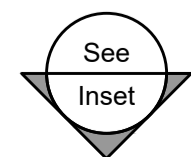
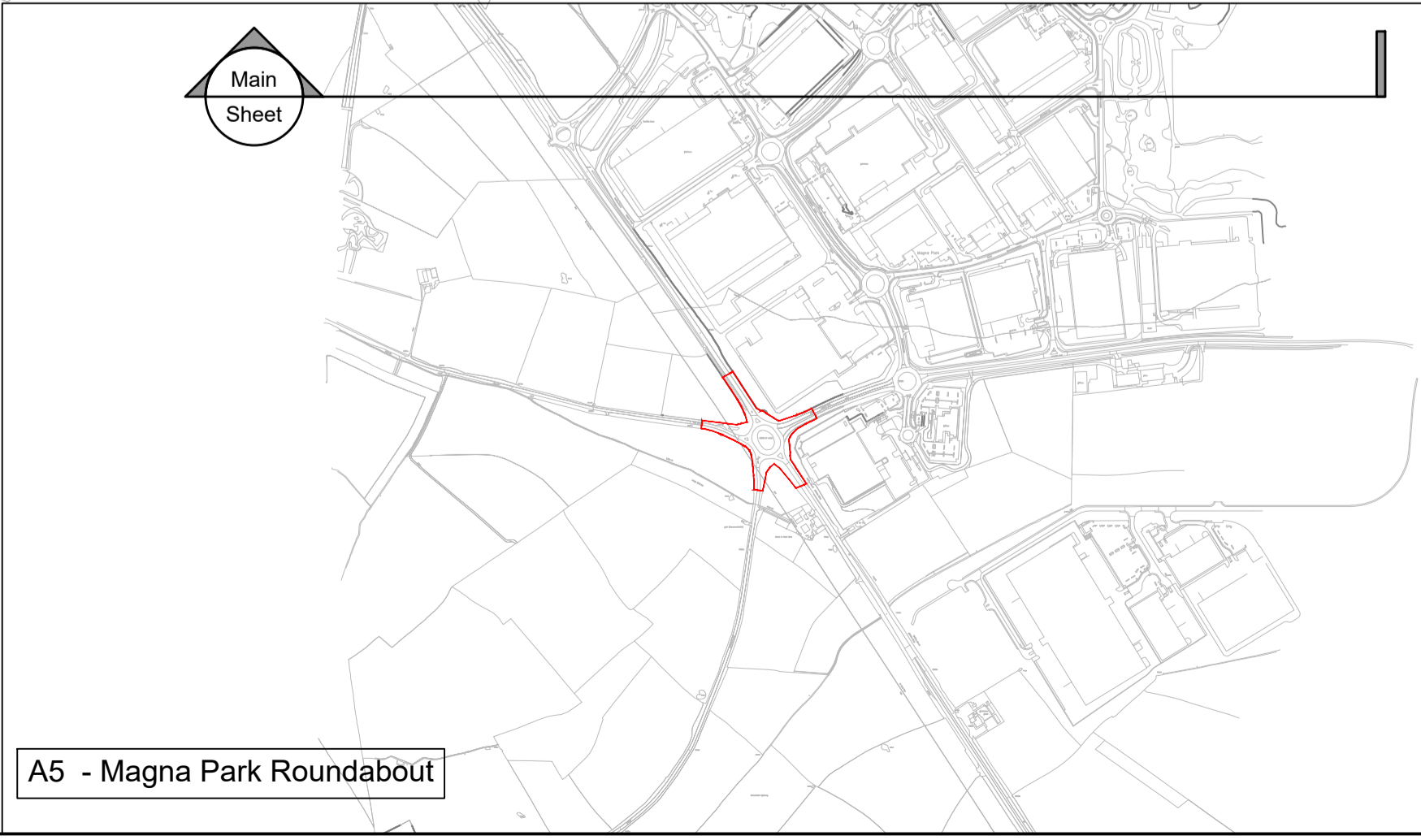
ORDER LIMITS

Drawn:	D.Fraser	Reviewed:	S.Carter
BWB Ref:	NTT2814	Date:	16.08.21
Scale@A1:	1:15000		

Drawing Status

FOR COMMENT

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
HRF-BWB-GEN-XX-SK-CH-SK052	S3	P12



Section 48 Planning Act 2008

Regulation 4 Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

Hinckley National Rail Freight Interchange Order 202X

NOTICE PUBLICISING A PROPOSED APPLICATION FOR A DEVELOPMENT CONSENT ORDER ('DCO')

Tritax Symmetry (Hinckley) Limited (TSH) of Grange Park Court, Roman Way, Northampton NN4 5EA ("the Applicant") is proposing to apply to the Secretary of State (through the Planning Inspectorate) for a development consent order to authorise the construction, operation, use and maintenance of a rail freight interchange, alterations to Junction 2 of the M69 Motorway to provide south-facing slip roads and a new highway linking Junction 2 of the M69 Motorway with the B4468 Leicester Road ('the Application').

The proposed development would be located on land to the north-east of Hinckley, south of Elmesthorpe, east of the Leicester to Hinckley railway and west of the M69 Motorway. The main features of the proposed Hinckley National Rail Freight Interchange (HNRFI) are:

- a) New rail infrastructure off the Leicester to Hinckley railway;
- b) An intermodal freight terminal aka railport, capable of accommodating up to 16 trains per day;
- c) Up to 850,000 m² of buildings for logistics use (comprising 650,000 square metres at ground floor level and a further 200,000 square metres of mezzanine floorspace) – a use within Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended (warehouse and storage);
- d) Lorry Park with welfare facilities and HGV fuelling facilities;
- e) Highway works including:
 - i. Provision of south facing slips onto Junction 2 of the M69;
 - ii. A new highway link between Junction 2 and B4668/A47 Leicester Road;
 - iii. Improvements to existing highway junctions in the vicinity of the site

The project is Environmental Impact Assessment (EIA) development meaning the Applicant will submit an Environmental Statement with the Application.

A copy of details of the proposals, plans, maps, and other draft documents showing the nature and location of the proposed development may be inspected free of charge on the Hinckley National Rail Freight Interchange Website [\[REDACTED\]](#) under 'Consultation Materials' tab on a page called 'Formal Consultation' from 12th January 2022 until 9th March 2022.

In the event of queries in respect of the project documents on the website the following telephone number can be used:

Community Information Line: 0844 556 3002

To request hardcopies of the following documents please contact TSH either through any of the 'Contact Us' details referenced on the Hinckley National Rail Freight Interchange Website, or by telephoning the Community Information Line number above. Please note hardcopies are subject to the following reasonable printing and postal costs:

- Statement of Community Consultation £20.00 + VAT
- Preliminary Environmental Information Report £35.00 +VAT

- Community Explanation Document £5.00 + VAT
- Full set of all consultation material comprising all documents being made available for public consultation including appendices and plans £125.00 + VAT

The statutory consultation stage on Hinckley National Rail Freight Interchange will run from 12th January 2022 to 9th March 2022. The deadline for responses to the consultation is the 9th March 2022.

During this period responses to the consultation may be made using any of the following methods:

- Online at the project website by completing a questionnaire (A hard copy of the questionnaire may be requested free of charge via the Community Information Line).
- Through attendance at public exhibitions and virtual events.
- Via written response to C/O Lexington Communications, 3rd Floor, Queens House, Queen Street, Manchester, M2 5HT, or via email hinckleynrfi@lexcomm.co.uk
- Through the Community Information Line 0844 556 3002 (Mon-Fri, 9am-5.30pm)

The details of the public exhibitions and virtual events are to be published on the project website; public notices in the press; social media; displayed on Site Notices in the vicinity of the proposed development, and provided to Blaby District Council; Hinckley and Bosworth Borough Council; Leicestershire County Council; Harborough District Council; Rugby Borough Council and all Parish Councils within 10km of Hinckley National Rail Freight Interchange.

A link to the Hinckley National Rail Freight Interchange website will also be available on the project's social media platforms:

- Facebook - 'Hinckley National Rail Freight Interchange – HNRFI';
- Twitter @HinckleyRail; and
- Instagram - 'hinckleynationalrailfreight'

and details of the public exhibitions and virtual events will also be published on these platforms.

Issued by: Tritax Symmetry (Hinckley) Limited (The Applicant), Grange Park Court, Roman Way, Northampton, NN4 5EA

15th December 2021

Hinckley National Rail Freight Interchange Website <https://www.hinckleynrfi.co.uk/>

Community Information Line 0844 556 3002

Subsoil Interests

A subsoil interest is a legal presumption that the ground beneath the surface of unregistered public highways is owned by the adjacent freeholders. It could be that your property does not include the land in the highway, but there is often no way of proving this so we conservatively have to include every freeholder directly adjacent to unregistered public highways in the land referencing exercise.

Land referencing allows us to fulfil our legal duty to identify those persons who may have an interest in the land potentially affected by HNRFI so as to allow those persons to be consulted directly regarding the proposed development and their comments taken into account and addressed as necessary prior to the submission of the application.

We would like to emphasise that receipt of a letter regarding a sub soil interest does not mean that your property or land is directly affected by the scheme.

Appendix 12.4

OVERVIEW

This is a Community Newsletter to update on progress of the Hinckley National Rail Freight Interchange (HNRFI) following consultation earlier this year. It provides an overview on how the scheme has changed following consideration of your comments and explains the next steps in the process. We are not seeking any further feedback at this stage, but you will be able to submit comments on the proposals following submission of the application later this year.

HNRFI is a proposed multi-purpose freight interchange and distribution centre located on land to the south of Elmesthorpe, between the Leicester to Hinckley railway to the north-west and the M69 motorway to the south-east.

Strategic Rail Freight Interchanges (SRFIs) are distribution centres which are connected to both the rail and strategic road network, optimising the use of rail in freight journeys. The Government supports the creation of a series of SRFIs across the UK, to reduce lorry movements from the roads and transfer them onto the rail network, reducing both road traffic congestion and carbon emissions.

Before construction can begin, we need to apply for and obtain various permissions, including a Development Consent Order (DCO) from the

KEY POINTS RAISED AT CONSULTATION

Some 2,695 responses were received from members of the public together with responses from Blaby District Council, Hinckley and Bosworth Borough Council, Leicestershire County Council and other statutory consultees and stakeholders. A full response on how Tritax has responded to any issues raised in the consultation will be set out in the consultation report that is submitted with the application. The main areas of concern raised by the public related to:

- Traffic impacts and generation of the development, principally through local towns and villages.
- Public transport availability for employees locally, and HGV routing to manage HGV traffic away from local towns and villages.
- The potential for additional barrier downtime at Narborough Level crossing causing congestion.
- Air quality and ensuring this has been sufficiently considered as part of the environmental impact assessment.
- Climate impact and ensuring this has been sufficiently considered as part of the environmental impact assessment.
- Suggestions of alternative locations such as Magna Park and providing a rail terminal into this existing logistics park.
- The proposal's proximity to DIRFT III, East Midlands Gateway both existing local SRFIs.
- Impact on cultural heritage of the site and surrounding landscape, such as Burbage Common, as well as local settlements.
- Impacts on ecology and wildlife, and the project's response to this.
- Flood risk impacts downstream of the site on towns/villages and farmland.
- Health impacts related to the air quality, noise and any loss of amenity.
- Landscape and visual impacts as well as scale of buildings on the local area,
- Economic impacts to ensure the local jobs, skills and training are all improved to the betterment of the region.
- The impact of in-migration of employment.
- Cycling, walking and Public Rights of Way (PRoW) impacted, ensuring the access proposals for HNRFI are sufficiently improved.

Secretary of State (SoS) for Transport under the Planning Act 2008.

CONSULTATION SUMMARY

An informal consultation in 2018 introduced HNRFI to the local community, this was followed by an informal consultation focused on the principle of an Eastern Villages Bypass and a link between the M69 J2 to Leicester Road (B4668), Hinckley in 2019. As part of these consultations, more than 75,000 notification letters were sent to residents and businesses in the local area. These consultations allowed us to present the findings of our early technical and environmental work to the local community and your feedback helped us to develop the scheme presented at the Statutory Consultation stage.

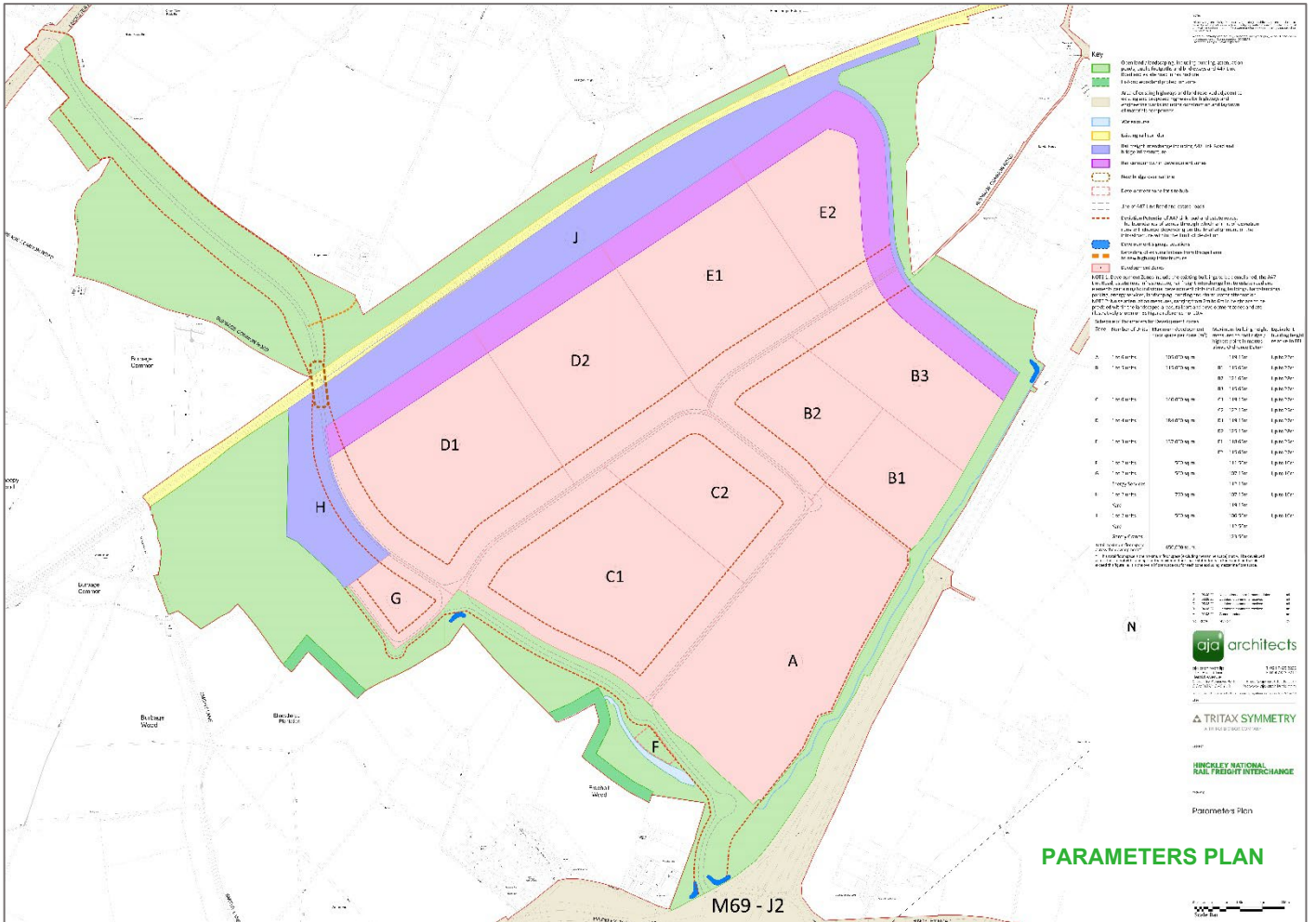
The Statutory Consultation took place between January and April this year. We consulted with prescribed consultees; relevant local authorities and non-prescribed consultees; along with the local community under Sections 42 and 47 of the Planning Act 2008. As part of the consultation, we wrote to 51,000 addresses located within the core consultation zone; undertook nine public exhibitions; presented two online webinars; placed public notices in newspapers and on site and issued press releases to online publications.

CHANGES MADE SINCE THE STATUTORY CONSULTATION

We had regard to the responses from the Statutory Consultation in finalising our scheme. In so doing the following amendments have been made to the proposal as are shown on the updated illustrative masterplan and parameters plan below:

1. Building heights have been reduced across the site originally ranging from 27m – 33m, and now ranging from 22m to 28m above ground level.
2. Additional land has been included in the redline on the north western side of the railway line to provide more strategic landscaping adjacent to the rail line to improve amenity for the relocated PRowS, and provide better screening of the development from north of the railway.
3. The redline has been increased on the B4668 to include land where vegetation management may be required for highway visibility.
4. The redline has been reduced from M69 Junction 2 along the B4669 to exclude land not required for the development.
5. Additional 15m landscaped screening buffer proposed to the west of the Container Returns area, this creates additional screening of the development from the newly created amenity land, PRowS, and Burbage Common.
6. Change in the illustrative waterbody design from one balancing pond to four for improved ecological design within the new amenity area.
7. Introduction of a connection from the railport to the main internal estate road in the illustrative masterplan to provide an alternative route for internal estate traffic using the Link Road.
8. Improved connectivity between the onsite footpath / cycleway network and the proposed public footpath / bridleway network via an additional link between units 2 and 3 as shown on the illustrative masterplan.
9. Provision of pedestrian footbridge at the Outwoods railway crossing by Hinckley Golf Club to retain public footpath connectivity and provide a safe crossing point (not shown labelled below).





ABOUT US

Tritax Symmetry is a specialist logistics development company which was formed following the acquisition of db symmetry by Tritax Big Box REIT plc – a FTSE 250 company – in February 2019.

We are committed to delivering a rail served development which will bring significant social, environmental, and economic benefits to Leicestershire and the wider region.

COMMUNITY BENEFIT FUND

As part of the Corporate Social Responsibility (CSR), Tritax Big Box REIT generally establishes a Community Benefit Fund (CBF) for strategic scale logistics projects. A CBF will be established for HNRFI which will make payments upon first occupation of the logistic buildings. By reason of the scale of HNRFI, a substantial fund will be amassed. Communities within parishes close to HNRFI will be able to make requests for funds from the CBF. The CBF will set up a governance structure for the distribution of monies to support charitable objectives.

HOW CAN I FIND OUT MORE?

This newsletter and other documents, including plans showing the changes made to the project site boundary are available to download and view via the dedicated project website – [\[Redacted\]](#)

NEXT STEPS

We are currently finalising our application documents and plan to submit our DCO Application in Q4 2022