

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Environmental Statement Volume 2: Appendices

Appendix 8.1: Transport Assessment [part 2 of 20] Illustrative Masterplan

Document reference: 6.2.8.1

Revision: 05

November 2022

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
Regulation 14

This document forms a part of the Environmental Statement for the Hinckley National Rail Freight Interchange project.

Tritax Symmetry (Hinckley) Limited (TSH) has applied to the Secretary of State for Transport for a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange (HNRFI).

To help inform the determination of the DCO application, TSH has undertaken an environmental impact assessment (EIA) of its proposals. EIA is a process that aims to improve the environmental design of a development proposal, and to provide the decision maker with sufficient information about the environmental effects of the project to make a decision.

The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to ameliorate any adverse effects.

Further details about the proposed Hinckley National Rail Freight Interchange are available on the project website:



The DCO application and documents relating to the examination of the proposed development can be viewed on the Planning Inspectorate's National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/>



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- ### Key
- New M69 Slip Lanes
 - A47 Link Road
 - A47 Link Bridge Crossing
 - Estate Roads
 - Railport - Sidings
 - Railport - Container Storage
 - Lorry Park, Energy Services & Drivers Welfare
 - Site Hub
 - Building Footprints
 - External Yards
 - Parking Areas
 - Water Features and Ponds
 - New Bridleway within main HNRFI site
 - New landscaping within main HNRFI site
 - Well Being Zone
 - Existing surrounding landscaping and farmland
 - Existing woodland
 - Existing alignment of public footpaths and bridleways (orange)
 - Proposed alignment of public footpaths and bridleways (blue)
 - Proposed alignment of pedestrian footpath / cycleway link (purple)

no. date revision by

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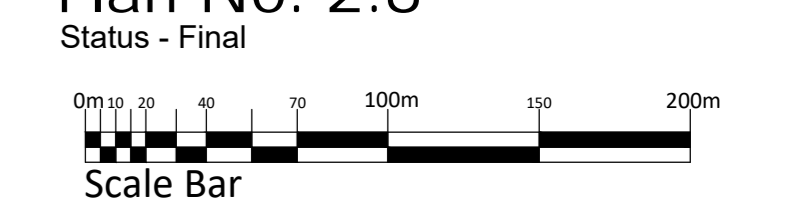
TRITAX SYMMETRY
 A TRITAX BIG BOX COMPANY

project
HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

drawing
Illustrative Masterplan

scale 1:2500 @ A0 drawn mjl
 checked mjl date November 2022

Regulation no.5(2)(o)
 Plan No: 2.8
 Status - Final



| Schedule of Accommodation | | | | | | |
|------------------------------|---------------|-------------|---------------|------------------|----------------|-----------|
| All areas are gross internal | | | | | | |
| Unit | Distribution | Offices | Total | Car Parking | Lorry Parking | Height |
| 01 | 61,435 sq.m. | 2,787 sq.m. | 64,222 sq.m. | 534 no. spaces | 114 no. spaces | Up to 22m |
| 02 | 25,315 sq.m. | 1,208 sq.m. | 26,524 sq.m. | 221 no. spaces | 45 no. spaces | Up to 22m |
| 03 | 25,548 sq.m. | 1,115 sq.m. | 26,663 sq.m. | 222 no. spaces | 53 no. spaces | Up to 22m |
| 04 | 44,825 sq.m. | 2,090 sq.m. | 46,915 sq.m. | 391 no. spaces | 63 no. spaces | Up to 22m |
| 05 | 32,702 sq.m. | 1,672 sq.m. | 34,374 sq.m. | 286 no. spaces | 51 no. spaces | Up to 28m |
| 06 | 130,992 sq.m. | 4,645 sq.m. | 135,637 sq.m. | 1130 no. spaces | 191 no. spaces | Up to 25m |
| 07 | 95,225 sq.m. | 2,369 sq.m. | 97,594 sq.m. | 813 no. spaces | 76 no. spaces | Up to 22m |
| 08 | 76,551 sq.m. | 2,369 sq.m. | 78,920 sq.m. | 658 no. spaces | 63 no. spaces | Up to 28m |
| 09 | 128,948 sq.m. | 3,252 sq.m. | 132,200 sq.m. | 1102 no. spaces | 180 no. spaces | Up to 25m |
| Total | | | 643,049 sq.m. | 5,357 no. spaces | 836 no. spaces | |
| Railport | | | 465 sq.m. | 99 no. spaces | | |
| Lorry Park & Drivers Welfare | | | 465 sq.m. | 11 no. spaces | 104 no. spaces | |
| Amenity & security Offices | | | 465 sq.m. | 18 no. spaces | | |
| Total Development | | | 644,444 sq.m. | 5,485 no. spaces | 940 no. spaces | |

*1 The height noted, is based upon the maximum level of any building or structure Above Ordnance Datum (A.O.D.) as defined on the Parameters Plan, Plan 2.12, for part of the overall plot, with the balance being restricted to the lower A.O.D. also defined on the Parameters Plan.

M69 - J2