

Reference number: AM/03/23/CONS

Date: 21st March 2023

Sent by email only to:

hinckleysrfi@planninginspectorate.gov.uk

Mr Bart Bartkowiak
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr Bartkowiak,

**PLANNING ACT 2008 (PA2008) (AS AMENDED) SECTION 55 (ACCEPTANCE STAGE)
APPLICATION BY TRITAX SYMMETRY (HINCKLEY) LIMITED FOR AN ORDER GRANTING
DEVELOPMENT CONSENT FOR THE HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

ADEQUACY OF CONSULTATION REQUEST

I thank you for your letter of the 21st March 2023 (ref: TR050007) inviting North West Leicestershire District Council's views on whether it considers that the applicant has complied with their duties to consult and publicise the application in accordance with Sections 42 (duty to consult), 47 (duty to consult the local community) and 48 (duty to publicise) of the Planning Act 2008 (PA2008) (as amended).

I can confirm that the District Council position in relation to the adequacy of the consultation remains the same as outlined in our correspondence of the 16th February 2023 (ref: AM/02/23/CONS).

I trust that this information will be of assistance to you.

Yours sincerely

██████████
Adam Mellor
Principal Planning Officer (Major Projects) Planning and Development

AM2027

Reference number: AM/02/23/CONS

Date: 16th February 2023

Sent by email only to:

hinckleysrfi@planninginspectorate.gov.uk

Mr Bart Bartkowiak
National Infrastructure Planning
Temple Quay House
2 The Square
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BS1 6PN

Dear Mr Bartkowiak,

**PLANNING ACT 2008 (PA2008) (AS AMENDED) SECTION 55 (ACCEPTANCE STAGE)
APPLICATION BY TRITAX SYMMETRY (HINCKLEY) LIMITED FOR AN ORDER GRANTING
DEVELOPMENT CONSENT FOR THE HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

ADEQUACY OF CONSULTATION REQUEST

I thank you for your letter of the 7th February 2023 (ref: TR050007) inviting North West Leicestershire District Council's views on whether it considers that the applicant has complied with their duties to consult and publicise the application in accordance with Sections 42 (duty to consult), 47 (duty to consult the local community) and 48 (duty to publicise) of the Planning Act 2008 (PA2008) (as amended).

I can confirm that the District Council considers that the application has been published and consulted on in accordance with the duties set out in the PA2008 (as amended). The Consultation Report by Tritax Symmetry (Hinckley) Limited (of January 2023) outlines that the District Council was consulted under Section 43 of the PA2008 (as amended) given that it shares a boundary with Hinckley and Bosworth Borough Council and a response to this consultation was provided by the District Council on the 8th April 2022. This response is as referred to in Appendix 9.8 of the Consultation Report by Tritax Symmetry (Hinckley) Limited (Part 13 of 17), albeit in this appendix the District Council is incorrectly referred to as North West Leicestershire Borough Council.

The only matter I would wish to identify from the applicant's response to the District Council within Appendix 9.8 of the Consultation Report by Tritax Symmetry (Hinckley) Limited is that it states that "*Further photomontage viewpoints have been agreed with the relevant local authority officers, and following Statutory Consultation revised lower building heights have been proposed for the DCO submission.*" It is unclear which 'local authority officers' have been contacted to discuss the further photomontage viewpoints but as the lead case officer at the District Council for this proposal I would outline that I have not been contacted to discuss any further photomontage viewpoints.

That being said it is acknowledged in the District Council's consultation response that the proposed development is around 7.85 miles from the District boundary and consequently the only real impact which would likely arise to the District would be the potential for distance glimpsed views from those settlements in the southern part of the District. Therefore our advice was primarily that the landscape and visual impact (LVIA) assessment should be expanded so as to give an indication on the level of

visibility within the District and this would appear to be something which has been picked up in the applicant's Development Consent Order (DCO) submission, based on their response in Appendix 9.8 of the Consultation Report by Tritax Symmetry (Hinckley) Limited. It is also acknowledged that the proposed overall heights of the units have been reduced from those proposed at the time the consultation was undertaken which will thereby likely reduce the level of visibility of the development when viewed from within the District.

Although further discussion on the viewpoints with the applicant would have been appreciated, it is acknowledged that the visual impacts to the District are unlikely to be profound and can be appropriately reviewed and commented on as part of the consideration of the DCO. On this basis the District Council concludes that, in overall terms, the statutory requirements have been met.

I trust that this information will be of assistance to you.

Yours sincerely

A black rectangular redaction box covering the signature of Adam Mellor.

Adam Mellor
Principal Planning Officer (Major Projects) Planning and Development

AM2026