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Tritax Symmetry (Hinckley) Limited
The Applicant
(By email only)

Your Ref:

Our Ref: TR050007

Date: 13 April 2023

Dear Ms Banks

Planning Act 2008 (as amended) – Section 51

Application by Tritax Symmetry (Hinckley) Limited for an Order Granting Development Consent for the Hinckley National Rail Freight Interchange

Advice following issue of decision to accept the application for examination

On 6 April 2023 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents will be published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

Consultees identified on a precautionary basis

Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the Examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

There is a single body in this category: the Cotswold (AONB) Conservation Board.

Furthermore, there are a number of bodies where predecessor bodies have been consulted in the pre-examination consultation processes, as follows:

- NHS Coventry and Warwickshire Integrated Care Board (the former NHS Warwickshire North CCG transferred to this organisation on 1 April 2021, and were consulted)
- Mua Gas Limited (formally known as Murphy Gas Networks Ltd, which were consulted)
- Mua Electricity Limited (Murphy Gas Networks Ltd were consulted)
- Indigo Power Limited (Indigo Pipelines Limited were consulted)
- Optimal Power Networks Limited (formally known as Forbury Assets Limited until 15 December 2021, which were consulted)
- Western Power Distribution (West Midlands) plc - WPD (East Midlands and WDP South West) were consulted.
- National Grid Electricity System Operator Limited (National Grid Electricity were consulted)

It is suggested to the Applicant that it ensures that these bodies are advised as to the acceptance of the Application to allow them to participate in the Examination should they wish.

Minor errors and omissions

There is a minor error and omission, as reflected in Box 30 of the acceptance checklist.

ES Appendix 7.1 Health and Equality Briefing Note (Doc 6.2.7.1)

This document only briefly considers the effects of the Proposed Development on those persons with protected characteristics as defined under the Equality Act 2010 (as amended). The Examining Authority (when appointed) and the Secretary of State will be subject to the Public Sector Equality Duty under s149 of this Act. The Applicant is asked to consider any direct or indirect effects from the Proposed Development on those with each of the relevant protected characteristics and prepare a draft Equalities Impact Assessment to allow Interested Parties to make representations should they so wish.

Please pay close attention to the advice set out in this letter and act on it accordingly. It is requested that you action these points before the commencement of the Relevant Representation period. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

You will note from Box 32 of the s55 Acceptance that two paper copies of the following documents have been requested at their original sizes:

Plan 2.8 – Illustrative Masterplan

Plan 2.9 – Illustrative Context Masterplan

Plan 2.12 – Parameters Plan

ES Figure 11.9 – Photoviewpoint locations

ES Figure 11.12 – Night-time Views and Photomontages

ES Figure 11.16 – Proposed Photomontages

Documents should be spiral bound in sets by locality with the viewpoint plans bound separately.

These should be submitted to the Planning Inspectorate at the above address within 28 days of the date of this letter.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

Bart Bartkowiak

Bart Bartkowiak
Case Manager

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