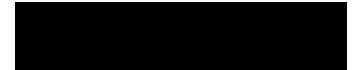


10 October 2023



Ms Emily Davies
Case Manager
Major Applications and Plans
The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Erin Banks



Wessex House
Wimborne BH21 1PB



By Electronic Submission only

Dear Ms Davies

**Planning Act 2008
Tritax Symmetry (Hinckley) Limited**

Submission of information for deadline 1 of the HNRFI examination

This letter accompanies a suite of documents submitted on behalf of Tritax Symmetry (Hinckley) Limited pursuant to the information requested by the ExA for submission at deadline 1 of the examination, as requested at the first round of hearings and as set out in the Rule 8 letter dated 22 September 2023.

The deadline 1 submission on behalf of the Applicant consists of the following documents (with document references where relevant):

1. Post Hearing Submission ISH1 and CAH1

- 18.1 Post hearing submission ISH1 and CAH1
- 18.1.1 Post hearing submission ISH1 and CAH1 [Appendix A Employee numbers and trip generation note]
- 18.1.2 Post hearing submission ISH1 and CAH1 [Appendix B Energy Note]
- 18.1.3 Post hearing submission ISH1 and CAH1 [Appendix C Applicant's Updated Responses to ExA Initial Observations on drafting of dDCO]
- 18.1.4 Post hearing submission ISH1 and CAH1 [Appendix D Applicant's comments on applicability of draft Levelling Up and Regeneration Bill provisions]
- 18.1.5 Post hearing submission ISH1 and CAH1 [Appendix E Note confirming the number of dwellings and caravans on site]
- 18.1.6 Post hearing submission ISH1 and CAH1 [Appendix F Extent of Works within Common Land Plan]
- 18.1.7 Post hearing submission ISH1 and CAH1 [Appendix G Relationship between Common Land, Country Park and SSSI designations]
- 18.1.8 Post hearing submission ISH1 and CAH1 [Appendix H Applicant's Update on Crown Land]

2. Applicant's Comment on Relevant Representations

- 18.2 Applicant's comments on Relevant Representations
- 18.2.1 Applicant's comments on Relevant Representations [Appendix A Highways Position Statement]

3. Suggestions of locations for ASI

n/a Accompanied Site Inspection – suggested site visit locations (Appended to this letter)

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



4. Updated Funding Statement

4.2A Updated Funding Statement (tracked and clean versions)

5. Equalities Impact Assessment

6.2.7.2A Equalities Impact Assessment (tracked and clean versions)

6. Transport Assessment

6.2.8.1A Transport Assessment [part 1 of 20] (tracked and clean versions)

6.2.8.1A Transport Assessment [part 14 of 20]

7. Statement of Reasons

4.1A Statement of Reasons (clean and tracked)

8. Woodland Management Plan

6.2.12.4A Woodland Management Plan [updated Woodland Access Management Plan] (tracked and clean versions)

9. Document index

1.4A Document index [deadline 1 update]

Other Matters

The Applicant would also like to confirm the position with regard to the ExA's commentary in the Rule 17 Letter issued on 22 September in respect of the Applicant's Change Request relating specifically to the changes to the land boundaries made at the request of Network Rail.

Plot 17a

The ExA is correct that the plot has increased in size but the area in the Book of Reference was not updated to reflect this – the Applicant will make this change and submit an updated Book of Reference at Deadline 2.

Plot 22a

This new plot was created as a result of making the changes requested by Network Rail to reflect Network Rail's ownership pursuant to their records. However, the plot is also still within the legally registered title of the owner of plot 22 and therefore the Applicant considers that the correct legal position is to list both Network Rail and the registered proprietor as "reputed owners" until the ownership can be clarified at HM Land Registry. This approach is commonplace in Books of Reference where the land referencing exercise and due diligence reveals such duplicate ownership.

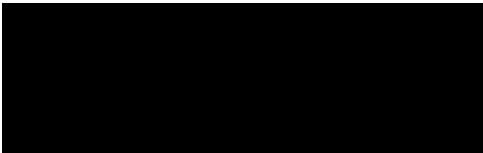
The Applicant considers however that the plot should be subject to full acquisition and should therefore be identified pink on the Land Plans, in line with the remainder of the Network Rail plots. The explanation in the Book of Reference is therefore correct although it does need to exclude the currently registered owner of plot 22 from the powers, since the Applicant's voluntary land agreement will secure the interest in the event that

the ultimate title position reflect that the ownership was as the Applicant originally considered. The Land Plan (Sheet 1 Rev v13 Document 2.20A) will also need to be amended to reflect this. The Applicant will make these changes at Deadline 2.

The Applicant acknowledges that this is an alteration to the extent of powers proposed over plot 22a from acquisition of existing rights to acquisition of all interests, however, the Applicant has made this change at the request of Network Rail Infrastructure Limited (the only new interest noted to be subject to the powers) to alter the plot alignments based on their title records and therefore the Applicant considers that no consultation is required under the CA Regulations. The Applicant is seeking Network Rail's written confirmation that it agrees with the approach given the change was made at their request.

We trust that this addresses the Applicant's responsibilities for deadline 1, if any further assistance is required please do not hesitate to contact myself using the contacts at the start of this letter.

Yours sincerely



Erin Banks
Associate Director

cc. Sinead Turnbull - Tritax Symmetry (Hinckley) Ltd.
Laura-Beth Hutton - Eversheds Sutherland

Appendix Accompanied Site Inspection – suggested site visit locations

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Accompanied Site Inspection – suggested site visit locations

Revision: 02

10 October 2023

Planning Act 2008

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009**

INTRODUCTION

- 1.1 This document is submitted as part of the Applicant's deadline 1 submissions.
- 1.2 Having reviewed the note provided on the Unaccompanied Site Inspection (USI) 1, undertaken by the ExA in August 2023, and subsequent USI2 undertaken in September 2023, the Applicant wishes to identify the following locations where it believes that a visit should be made to further understand the site and the effects of the Proposed Development. These locations, the specific views, their public accessibility and the justification for the suggestions are provided in the table overleaf.

SUGGESTED LOCATIONS FOR THE ACCOMPANIED SITE VISIT

SUGGESTED LOCATION	IS THE LOCATION PUBLICLY ACCESSIBLE?	Viewed by ExA on USI?	SPECIFIC VIEWS / POINTS OF INTEREST TO BE OBSERVED	JUSTIFICATION
The Outwoods Level Crossing	Yes	No	The current poor accessibility over the crossing	This is necessary to understand that access to the level crossing is poor and there is a local alternative
Elmesthorpe Level Crossing	Yes	No	The current poor accessibility over the crossing	This is necessary to understand that access to the level crossing is poor and there is a local alternative
Thorney Fields Farm Level Crossing	Yes	No	The presence of the existing Network Rail bridge which the PRow is being diverted to.	This is relevant to understand that there is a local alternative.
Burbage Common	Yes	Yes	From Acorns Coffee shop adjacent to E Taylor Metal Recycling & Skip Hire and local PROW	To view the contained nature of Burbage Common from one of the main entry points
M69 looking towards the rail yard	Yes		To note the intervening screening	To consider whether lighting from the rail yard is likely to have any effect on drivers along the motorway.
Burbage Common Road	Yes	Yes	To note the secluded/contained nature of the site from within	It is helpful to look out from the site as well as looking in from external viewpoints.
Photoviewpoint Locations, 2, 3, 15, 36, 42, 43 and 44 as noted on Document Reference 6.3.11.9	Yes	No	To understand the nature, use and existing visual context within Burbage Common and Woods Country Park.	To assure local residents that the representative viewpoints on PRow have been duly considered.
Photoviewpoints 11, 12, 14 and 24 as noted on Document Reference 6.3.11.9	Yes	No	To appreciate visual context from the south and south-east.	To assure local residents that the representative viewpoints on PRow have been duly considered.
Photoviewpoints 8, 9, 10, 22 and 35 as noted on Document Reference 6.3.11.9	Yes	No	To appreciate visual context from the east.	To assure local residents that the representative viewpoints on PRow and within public open space have been duly considered.

SUGGESTED LOCATION	IS THE LOCATION PUBLICLY ACCESSIBLE?	Viewed by ExA on USI?	SPECIFIC VIEWS / POINTS OF INTEREST TO BE OBSERVED	JUSTIFICATION
Photoviewpoints 7, 50, 17, 18 and 47 as noted on Document Reference 6.3.11.9	Yes	No	To appreciate visual context from the north.	To assure local residents that the representative viewpoints on PRow and routes used by horse riders have been duly considered.
Narborough Level Crossing	Yes	Yes	Looking north towards the bus stops and CoOp plus roundabout	To appreciate the constraints in the highway infrastructure adjacent to Narborough Level Crossing