

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

SoCG between the Applicant and Natural England

Document reference: 19.10

Revision: 01

24 October 2023

Planning Act 2008

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

October 2023

Planning Act 2008

TRITAX SYMMETRY (HINCKLEY) LIMITED

**PROPOSED HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE
OFF M69 JUNCTION 2, LEICESTERSHIRE**

**Statement of Common Ground between
Tritax Symmetry (Hinckley) Limited and Natural England**

Version 05

Version	Date	Issued by
01	18.05.2023	TSH
02	09.06.2023	Natural England
03	26.06.2023	TSH
04	04.07.2023	Natural England
05 (revised)	14.09.2023	TSH

DOC REF 19.10

**PROPOSED HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE
OFF M69 JUNCTION 2, LEICESTERSHIRE**

**Statement of Common Ground between
Tritax Symmetry (Hinckley) Limited and Natural England**

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1. MATTERS OF AGREEMENT AND DISAGREEMENT

Designated Sites

Ref.	Matter agreed	Record of agreement
1.	<p>Air modelling and assessment has been undertaken using the appropriate guidance and methodology (Chapter 9: Air Quality (document reference 6.1.9). No impacts on nationally or internationally designated sites anticipated as a result of changes to air quality from the development (Chapter 9: Air Quality – table 9.22) as confirmed within ES Chapter 12: Ecology and Biodiversity (Document reference: 6.1.12) Paragraphs 12.91, 12.185, 12.187 and 12.193).</p>	S42 Response dated 5th April 2022
2.	<p>Potential adverse impacts on Burbage Wood and Aston Firs SSSI from dust during construction is considered unlikely subject to appropriate measures as outline within the CEMP.</p> <p>Potential impacts from dust pollution have been fully assessed within ES Chapter 12: Ecology and Biodiversity (document reference: 6.1.12). Further details are included within the Construction Environment Management Plan (CEMP), (document reference: 17.1), which includes specific mitigation measures to ensure that noise, light and dust deposition during the construction phase will not adversely affect off-site habitats of value, including woodland.</p>	S42 Response dated 5th April 2022
3.	<p>Light spill during construction is unlikely to cause any direct adverse impacts on interest features of Burbage Wood and Aston Firs SSSI.</p> <p>Potential impacts from light pollution have been fully assessed within Appendix 3.2: Lighting Strategy (Document reference: 6.2.3.2) and ES Chapter 12: Ecology and Biodiversity (document reference: 6.1.12). Further details are included within the Construction Environment Management Plan (CEMP), (document reference: 17.1), which includes specific mitigation measures to ensure that noise, light and dust deposition during the construction phase will not adversely affect off-site habitats of value, including woodland.</p>	S42 Response dated 5th April 2022

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<p>4.</p>	<p>No adverse noise or vibration impacts to any designated sites anticipated.</p> <p>Potential impacts from noise pollution have been fully assessed within ES Chapter 10: Noise and Vibration (document reference: 6.1.10) and ES Chapter 12: Ecology and Biodiversity (document reference: 6.1.12). Further details are included within the Construction Environment Management Plan (CEMP), (document reference: 17.1), which includes specific mitigation measures to ensure that noise, light and dust deposition during the construction phase will not adversely affect off-site habitats of value, including woodland.</p>	<p>S42 Response dated 5th April 2022</p>
<p>5.</p>	<p>The wildlife area and tree planting between Burbage Wood and Aston Firs SSSI and the development in the SW corner of the site will add appropriate noise buffering, along with its other obvious functions.</p> <p>Potential impacts from noise pollution have been fully assessed within ES Chapter 10: Noise and Vibration (document reference: 6.1.10) and ES Chapter 12: Ecology and Biodiversity (document reference: 6.1.12). Further details are included within the Construction Environment Management Plan (CEMP), (document reference: 17.1), which includes specific mitigation measures to ensure that noise, light and dust deposition during the construction phase will not adversely affect off-site habitats of value, including woodland.</p>	<p>S42 Response dated 5th April 2022</p>
<p>6.</p>	<p>No impacts considered likely through surface water pollution events - including potential impacts on Narborough Bog SSSI - subject to standard mitigation practices as outlined within the CEMP.</p> <p>Measures for the aquatic features (the stream corridor, pond and ditch network) include implementation of best practice to ensure that any discharge of surface water into the natural</p>	<p>Agreed through this SoCG</p>

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	<p>environment is of acceptable levels and quality, as further assessed within ES Chapter 14: Surface Water and Flood Risk (document reference 6.1.14), and the risk of likely pollution events including spills, leaks and other incidents during the construction phase will be minimised through adherence to best practice such as the 'former' Environment Agency's Pollution Prevention Guidance Notes (PPGs), which are still considered current best practice.</p> <p>The CEMP (document reference: 17.1) sets out more general environmental control measures (e.g. pollution control). A detailed CEMP will be secured by way of a suitably worded DCO requirement</p>	
7.	<p>There will be no significant recreational Impacts on off-site woodland / SSSI - The Woodland Access Management Plan (WAMP) (document reference 6.2.12.4) sets out outline measures for the long-term management and maintenance of retained woodland and associated new planting to ensure that such features are protected and enhanced over the long-term, and in so doing continue to deliver benefits to biodiversity, recreation and visual amenity.</p> <p>A detailed WAMP will be produced at the detailed design stage and will be further informed by on site meetings undertaken between EDP (on behalf of Tritax), Hinckley and Bosworth Borough Council and Natural England,</p>	Agreed through this SoCG
8.	<p>The Proposals include appropriate buffers from designated woodland sites. The proposed development is buffered at a minimum of 25m, with a buffer of at least 50m provided for most of the areas of ancient woodland and woodland within the SSSI (as shown on the parameter plans at Figure 3.2). These buffers will be maintained during both the construction and operational periods to ensure no adverse impacts to the SSSI.</p>	Agreed through this SoCG
9.	<p>Tables 9.35 and 9.36 within the Air Quality Chapter (chapter 9) (document reference 6.1.9)</p>	Agreed through this SoCG

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	show that at both the opening year and the future year 2036 at full operation the CHP will not give rise to an increase nitrogen deposition. Therefore, the CHP would not give rise to any additional deposition during the operational phase.	
10.	There is no route to likely significant effects on European level or internationally designated sites as a result of the development proposals. Potential effects have been scoped out in the Shadow Habitats Regulation Assessment (Appendix 12.3, Document reference: 6.2.12.3)	

Matters not agreed.

Ref.	Matter not agreed	Any actions arising

Soil and Agricultural Land

Matters agreed.

Ref.	Matter agreed	Record of agreement
11.	The Agricultural Land Classification (ALC) survey methodology used is appropriate.	S42 Response dated 5th April 2022.
12.	The development falls outside the scope of the Development Management Procedure Order (as amended) consultation arrangements, as the proposed development would not appear to lead to the loss of over 20 ha 'best and most versatile' (BMV) agricultural land.	S42 Response dated 5th April 2022.

Matters not agreed.

Ref.	Matter not agreed	Any actions arising

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Protected Species

Matters agreed.

Ref.	Matter agreed	Record of agreement
13.	<p>The site supports a number of protected species for which suitable avoidance and mitigation measures have been proposed.</p> <p>Where protected species licencing is required to facilitate the proposals, draft licences will be submitted to Natural England during the examination through Natural England’s Pre-Submission Screening service (PSS) with a view to obtaining a Letter of no Impediment (LoNI). This will ensure any potential issues are resolved prior to licences being granted.</p>	Through this SoCG

Matters not agreed.

Ref.	Matter not agreed	Any actions arising

Veteran Trees

Matters agreed.

Ref.	Matter agreed	Record of agreement
13.	<p>The proposals include the loss of T486, a veteran oak tree.</p> <p>To facilitate the proposals (i.e. site clearance to ensure level plateaus), the loss of T486 cannot be avoided.</p> <p>To compensate for the loss of this tree, the trunk, stem, and significant limbs should be left intact (in large sections) at the edge of the woodland. This will allow them to decay and serve as a source of deadwood habitat.</p> <p>Additionally, Circa 600 new individual trees and 20ha of woodland will be delivered as part of the proposals.</p>	

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Matters not agreed.

Ref.	Matter not agreed	Any actions arising

Biodiversity Net Gain

Matters agreed.

Ref.	Matter agreed	Record of agreement
14.	<p>The proposals have aimed to reduce biodiversity impacts through the site layout and have looked at the onsite provision to ensure that the biodiversity gains can be maximised where possible. A potential off-site compensation area has been provided in the closest area possible to the site in order to provide the gains required in the locality. Off-site solutions, particularly those within the locality of the DCO site, will continue to be explored up to and through the detailed design stage to ensure a 10% net gain is achieved in biodiversity, hedgerow and river categories.</p> <p>Appendix 12.2: Biodiversity Impact Biodiversity Impact Assessment (Document reference 6.2.12.2) sets out all the measures that have been put in place in order to ensure that the BNG requirements are met.</p> <p>River unit net gain calculations have been undertaken, the results of which are included at Appendix 12.2 (document reference 6.2.12.2).</p> <p>Current calculations show a net loss of river habitat. Further River Corridor Assessment (RCA) Works and hydrology modelling works are underway in order to maximise river unit gains / minimise unit losses on site wherever possible. As above, off-site solutions are also being explored to ensure a 10% river net gain is achieved.</p>	Through this SoCG

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Matters not agreed.

Ref.	Matter not agreed	Any actions arising

Landscape and Visual Baseline

Matters agreed.

Ref.	Matter agreed	Record of agreement
15.	Site location in NCA 94	S42 Response dated 5th April 2022.

Matters not agreed.

Ref.	Matter not agreed	Any actions arising

Landscape and Visual Effects

Matters agreed.

Ref.	Matter agreed	Record of agreement
16.	The development site lies a significant distance from any protected landscapes; thus no impacts on these are anticipated as a result of the development.	S42 Response dated 5th April 2022.

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Matters not agreed.

Ref.	Matter not agreed	Any actions arising

2. AGREEMENT ON THIS SOCG

This Statement of Common Ground has been jointly prepared and agreed by:

Name:

Signature:

Position:

On behalf of:

Tritax Symmetry (Hinckley) Limited

Date:

Name:

Signature:

Position:

On behalf of:

Natural England

Date: