

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 Environment Agency

Document reference: 19.9

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**

DOC REF: 19.9

**Statement of Common Ground between
Tritax Symmetry (Hinckley) Limited
and the Environment Agency**

Matters Agreed

Matters Not Agreed

Ecology Version Control

Version	Date	Issued by
01	18.05.2023	TSL
02	05.06.2023	Environment Agency
03	15.06.2023	TSL

Geology, Soils and Groundwater Version Control

01	14.05.2023	TSL
02	25.05.2023	Environment Agency
03	19.06.2023	TSL
04	29/06/2023	Environment Agency

Flood Risk Version Control

01	16/05/2023	BWB Consulting
02	22/06/2023	Environment Agency
03	28/06/2023	BWB Consulting
04	26/09/2023	Environment Agency

Collated SoCG Version Control

01	26/09/2023	TSL
02	16/10/2023	EA
03	19/10/2023	TSL

STATEMENT OF COMMON GROUND HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

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STATEMENT OF COMMON GROUND HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

1. MATTERS OF AGREEMENT AND DISAGREEMENT

Flood Risk Matters agreed

Ref.	Matter agreed	Record of agreement
1.	The Flood Risk Assessment and ES Chapter 14 have been prepared in accordance with the National Policy Statement for National Networks (NPSNN).	Agreed through this SoCG
2.	The submitted surface water and flood risk ES Chapter 14 includes an agreed methodology and approach to assessment of flood risk including the effects of climate change.	Agreed through this SoCG
3.	The proposed scheme is at an acceptable level of flood risk and, subject to the implementation of the flood risk management principles outlined in the Flood Risk Assessment, and the surface water drainage principles agreed with the Lead Local Flood Authority, the proposed scheme will seek to appropriately mitigate flood risk in line with best practice guidance	Agreed through this SoCG
4.	Matters contained in the CEMP (document reference 17.1) in relation to water resources and flood risk (paragraphs 1.94 - 1.109) are considered appropriate to address the construction phase of the Proposed Development.	Agreed through this SoCG
5.	In accordance with requirement 7 of the draft DCO, phase specific CEMPs to be prepared prior to the construction of each development phase. This will include details of any necessary temporary (or otherwise) flood risk and surface water quantity and quality management measures. The performance of implemented measures should be monitored and changes made where appropriate in order to maintain	Agreed through this SoCG

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	water quality and adequately mitigate flood risk during the construction period.	
6.	The Environment Agency are comfortable with the content of the draft DCO relating to flood risk and water environment.	Agreed through this SoCG

Matters not agreed.

Ref.	Matter not agreed
1.	None

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Ecology Matters agreed

Ref.	Matter Agreed	Record of Agreement
1.	<p>A Preliminary WFD Assessment (Document reference: 12.1) has been undertaken and was provided to the Environment Agency. The Environment Agency confirmed on 24 May 2022 that on review of the submitted report, there were <i>"no adverse comments to make"</i>. No further assessment is therefore required.</p>	<p>Correspondence 24/05/22 and agreed through this SoCG</p>
2.	<p>A comprehensive Biodiversity Net Gain assessment has been undertaken (see Appendix 12.2 'Biodiversity Impact Assessment Calculations', document reference 6.2.12.2), which details where gains have been achieved. This includes an assessment of hedgerow, stream and wet ditch habitat (i.e. linear habitat). The onsite habitats have been designed to maximise benefits where possible. Off-site compensation land has been provided in the closest area possible to the site in order to provide the gains required in the locality.</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. Off-site solutions are also being explored.</p>	<p>Agreed through this SoCG</p>
3.	<p>The CEMP (Appendix 17.1, document reference: 17.1) has been produced taking into consideration the feedback received from the Environment Agency including pollution prevention. Pollution prevention around surface water and hydrogeology are covered specifically in the CEMP under the surface water and hydrogeology section.</p>	<p>Agreed through this SoCG</p>

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Matters not agreed.

Ref.	Matter not agreed
1.	None

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Geology, Soils and Groundwater Matters agreed

Ref.	Matter agreed	Record of agreement
1.	ES Chapters 15 and 16 have been prepared in accordance with the National Policy Statement for National Networks (NPSNN).	Agreed through this SoCG
2.	<p>The contaminated land requirement's are agreed.</p> <p>Requirement will be added to Requirement 15 of the Draft DCO, it reads:</p> <p><i>"Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall, after consultation with the Environment Agency, be submitted to and approved by the relevant planning authority.</i></p> <p><i>The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met."</i></p>	Agreed through this SoCG
3.	Paragraphs 1.110 - 1.115 under the section Ground Conditions, Contamination and Hazardous Material of the CEMP is agreed.	Agreed through this SoCG
4.	<p>The assessment methodology has been accepted comprising a</p> <ul style="list-style-type: none"> • Preliminary risk assessment • Preliminary ground investigation • Detailed ground investigation and risk assessment to be completed after Examination and publication of DCO • Remediation Strategy 	Agreed through this SoCG

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	<ul style="list-style-type: none"> • Verification Plan • Verification Report 	
5.	Agreed that the preliminary ground investigation is adequate to characterise the site for the purposes of the application.	Agreed through this SoCG
6.	Remediation Strategy to be prepared and submitted to the EA and HBC and HBBC EHO for approval as part of detailed design. To be completed after detailed investigation. Some areas may be inaccessible until the demolition of existing buildings.	Agreed through this SoCG
7.	The development will include good practice measures to prevent pollution from any stored chemicals or contaminated run off entering controlled waters. The measures will include, but not be limited to, the incorporation of interceptors and sealed drainage systems in operational areas, yards and bunding of all chemical storage areas. The measures shall be regularly monitored during the lifetime of the development to ensure that the measures can prevent any pollution entering the underlying groundwater or surface waters for the lifetime of the development.	Agreed through this SoCG
8.	There would be a watching brief during removal of any existing tanks during decommissioning and demolition.	Meeting with HBBC, BDC and LCCC EHO 23 November 2022. Confirmed within the Construction Environmental Management Plan (document reference: 17.1). Requirements 7 and 15 of the Draft DCO (document reference 3.1).

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		Agreed through this SoCG.
9.	The scope of detailed investigation will be within Requirement 15 of the draft DCO Requirement for site wide and phase specific investigations.	Requirement 15 as listed within the Draft DCO (document reference: 3.1)

Matters not agreed.

Ref.	Matter not agreed
1.	None

STATEMENT OF COMMON GROUND ♦ HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

2. AGREEMENT ON THIS SOCG

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

Name:

Signature:

Position:

Sinead Turnbull

Planning Director

On behalf of:

Tritax Symmetry (Hinckley) Limited

Date:

24 October 2023

Name:

Nick Wakefield

Signature:

Position:

Planning Specialist

On behalf of:

The Environment Agency

Date:

24 October 2023.