

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Applicant's written statement of oral case at ISH4

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1. INTRODUCTION

- 1.1. This document presents the written summary of the Applicant's oral submissions for the following hearings that took place as part of the examination on HNRFI.
 - **Issue Specific Hearing 4 (ISH4)** – Need and Socio-economic Matters 1 November 2023
- 1.2. The hearing took place at the Leonardo Hotel Hinckley Island, Watling Street, Burbage, Hinckley and was a blended event with attendees on MSTeams.

2. SUBMISSIONS IN RESPONSE TO MATTERS RAISED AT ISH4

Agenda item	Matter	Applicant's submission
1	<p>Welcome and introductions</p> <p>The ExA opened the hearing, introduced themselves and invited those parties present to introduce themselves.</p>	<p>On behalf of the Applicant, Tritax Symmetry Ltd</p> <ul style="list-style-type: none"> • Mr Paul Maile, Eversheds Sutherland LLP • Mrs Laura-Beth Hutton, Eversheds Sutherland LLP • Mr Peter Frampton, Frampton Town Planning • Mr David Baker, Baker Rose Consulting LLP • Mr Mark Powney, Savills • Mr Stefanos Zymis, Savills • Mr Jonathan Wallis, Tritax Symmetry
2	<p>Purpose of the Issue Specific Hearing</p> <p>The ExA explained the purpose of the ISH, to include discussion on the nature and scope of the application and the draft development consent order.</p>	N/A
3	<p>Conformity with National, Regional and Local policy</p> <p>3a NPSNN and draft 3b NPPF 3c Strategic Economic Plans and LEP areas 3d Development Plans</p> <p>The following key points were raised:</p> <ul style="list-style-type: none"> • The impacts regarding cancellation 	<p>The Applicant has provided Appendix A: Note regarding impacts of HS2 decision for HNRFI (document reference 18.8.1) for Deadline 3.</p> <p>The Applicant has provided Appendix B: National Policy Options Assessment Note (document reference 18.8.2) for Deadline 3. This note also considers Regional policy.</p> <p>LLEP Economic Growth Strategy 2021 – 2030 sets out ambitions, objectives and priorities over the next 10 years. It highlights a vision for sustainable economic growth and notes the following:</p> <ul style="list-style-type: none"> • Leicester and Leicestershire in the UK's central logistics hub.

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	<p>of HS2 in terms of market needs, requires a short explanatory note (<1500 words).</p> <ul style="list-style-type: none"> • Alternatives assessment needs to be clear on viable modal alternatives with reference to paragraphs 3.23 to 3.27 of the NPS. • LLEP Economic Growth Strategy 2021 – 2030 • It was noted that the Planning Statement is to be updated to take account of Local Impact Reports and regional policy. • Validity of the IcenI study - Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change • Flow of goods in and out of the site. • Need case is based on facilitating transfer of freight from road to rail and deliverability is questioned. 	<ul style="list-style-type: none"> • Leicestershire provides some of the best sites in the UK for logistics businesses in the most central accessible locations in the UK. <p>The Applicant has provided an updated Planning Statement Rev 04 (document reference: 7.1, APP-347) for Deadline 3.</p> <p>With regards to the IcenI study (Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change), the Applicant has well advanced SoCGs with HBBC, BDC and LCC and it is a matter of agreement that this study will form part of the evidence base for the development plan reviews.</p> <p>Regarding the flow of goods, it is noted that the scheme has significant rail connections to deep sea and short seaports and the region has the second largest economy and is the second largest manufacturing region in the country. Moving parts and completed products for manufacturing in-and out of the country is a critical economic activity. This area has a very large export market.</p> <p>Reference is made to Paragraph 4.89 of NPS for the use of rail freight, effectively replicated in requirement 10 of the DCO. The scheme is designed for rail freight and is deliverable.</p>
4	<p>Assessment / Catchment areas</p> <p>4a Property Market Area</p>	<p>The Applicant has provided Appendix C: Geographies of Market Areas Plan (document reference 18.8.3) for Deadline 3 which will signpost the location of site search.</p>

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	<p>4b Functional Economic Market Area 4c Leicestershire Growth Area</p> <p>The following key points were raised:</p> <ul style="list-style-type: none"> • Assessment catchment area and growth areas. • Other existing sites in the locality with the need and capacity of the development being questioned. • All reports to be issued using metric terminology and not imperial. • Search area seems Leicestershire centric. • Request for an example of smaller terminals and ports and whether they led to additional traffic. 	<p>The Applicant has provided Appendix D: Market Update Note (document reference 18.8.4) which provides a consolidated note on market need and capacity.</p> <p>The Applicant agree to update unit measurements to metric.</p> <p>The Applicant noted that the rail networks between the existing sites and the proposed site are distinctly different.</p> <p>The Applicant noted that genesis of the site search was the Leicester and Leicestershire Distribution Sector Study (November 2014) as updated by the Wider Market Developments: Implications for Leicester and Leicestershire (Jan 2017), which is why the search area was considered. The search did look wider than Leicestershire, however, moving further west, the site would have to use the much more congested Nuneaton Line.</p> <p>The Applicant has provided the Conclusions to the market assessment report “Intermodal rail freight interchanges: levelling up and regional provision” [May 2022] issued by Great British Railways Transition Team Ltd. In Appendix G for Deadline 3.</p>
5	<p>Evidence Base and Employment Trends</p> <p>5a LEP studies 5b Development Plan evidence base of Local Authorities 5c Employment trends and need</p> <p>The following key points were raised:</p>	<p>The Applicant has agreed to provide a consolidated note on methodologies used in the assessment of demand and supply and to evidence how double counting of e-commerce hasn't occurred.</p> <p>The Applicant provided a response referring to ES Chapter 7 (document reference 6.1.7, APP-116) which provides details on the unemployment levels in the study area.</p>

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	<ul style="list-style-type: none"> • Overall evidence base and assessment of demand and supply was questioned. • Low employment need. • Market competition. • Blaby District Council skills and training strategy is now going to be subject to a Section 106 agreement. 	<p>Market competition is reflected in the assessment as displacement. Referring to the socio-economic assessment in ES Chapter 7 (document reference: 6.1.7, APP-116).</p> <p>The Applicant awaits information on Blaby District Council's skills and training strategy.</p>
6	<p>Market Interest</p> <p>A number of points were raised with regards to the need for the SRFI in this area linking to the market dynamics.</p>	<p>The Applicant has provided Appendix E: Update on Market Testing (document reference 18.8.5) for Deadline 3.</p>
7	<p>Potential Housing Growth and Local Impacts</p> <p>7a Effect on local housing need and 5-year housing land supply</p> <p>7b Effect on infrastructure</p> <p>7c Effect on local services</p> <p>The following key points were raised:</p> <ul style="list-style-type: none"> • Effects of proposal on housing 	<p>The applicant have committed to updating relevant SoCS when considering the matters of agreement for housing market.</p> <p>The Applicant has provided Appendix D Market Update Note (document reference 18.8.4) in relation to the alignment of the Housing Market Area definition and the operational employment study area for Deadline 3.</p> <p>The Applicant has provided Appendix F - Gypsy and Traveller Update Note (document reference 18.8.6) which outlines the impact on Gypsy and Travellers for Deadline 3.</p>

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	<p>need questioned.</p> <ul style="list-style-type: none"> • Misalignment of HMA definition and operational market area. • Accordance with Council policy on Gypsy and Travellers site has been questioned. • Loss of greenspace, in particular loss of Burbage Common. 	<p>The Applicant has provided Appendix H - Landscape Note on Greenspace Strategy and Mitigation for Deadline 3.</p>
8	<p>Public Rights of Way</p> <p>The ExA addressed this agenda item in ISH2 and therefore this item on the agenda was not required.</p>	N/A
9	Next Steps and Action List	N/A
10	Closing	N/A