

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Environmental Statement Volume 1: Main Statement

Chapter 21: Conclusion

Document reference: 6.1.21A

Revision: 04

14 November 2023

Planning Act 2008

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

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
Regulation 14

This document forms a part of the Environmental Statement for the Hinckley National Rail Freight Interchange project.

Tritax Symmetry (Hinckley) Limited (TSH) has applied to the Secretary of State for Transport for a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange (HNRFI).

To help inform the determination of the DCO application, TSH has undertaken an environmental impact assessment (EIA) of its proposals. EIA is a process that aims to improve the environmental design of a development proposal, and to provide the decision maker with sufficient information about the environmental effects of the project to make a decision.

The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to ameliorate any adverse effects.

Further details about the proposed Hinckley National Rail Freight Interchange are available on the project website:

<http://www.hinckleynrfi.co.uk/>

The DCO application and documents relating to the examination of the proposed development can be viewed on the Planning Inspectorate's National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/>

Chapter 21 ◆ Conclusion and mitigation commitments

CONCLUSION

- 21.1 With the benefit of the Secretary of State’s EIA scoping opinion and the feedback from the consultation undertaken in relation to the Proposed Development, the Applicant has refined its proposals through consideration of environmental issues and prepared an application for a DCO. Detailed technical studies have informed the design and assessment process, assisting the Applicant in its pursuit of a refined development proposal.
- 21.2 This ES has identified the likely significant effects, both beneficial and adverse, of the Proposed Development, the mitigation measures proposed to reduce the likely significant adverse effects and any anticipated residual significant effects once the mitigation measures have been taken into account. The Proposed Development incorporates elements of ‘inherent mitigation’ that are built into the Proposed Development by virtue of factors including design and location.
- 21.3 Additional mitigation comprises measures that do not form part of the Proposed Development itself and tend not to be shown in the DCO application drawings, but would be provided by means of implementation and operational safeguards and commitments enforceable through the DCO, including DCO Requirements in the DCO (document reference 3.1).

MITIGATION COMMITMENTS

- 21.4 A summary of the mitigation measures identified through the ES, is provided in the Register of Environmental Actions and Commitments (REAC), table 21.1. This details the measures proposed and the specific securing mechanism that would be enforced through the DCO.
- 21.5 The REAC does not define general legislative requirements of relevance to the Proposed Development as it is assumed that these will be complied with alongside the measures set out in table 21.1.
- 21.6 The mechanisms with which mitigation measures will be secured are listed below:
- Public Rights of Way Appraisal and Strategy (document reference 6.2.11.2)
 - Framework Site Wide Travel Plan (document reference 6.2.8.2A)
 - Sustainable Transport Strategy (STS, TA Part 15, document reference 6.2.8.1A)
 - Lighting Strategy (document reference 6.2.3.2)

- Access Management Plan (AMP, document reference 6.2.12.4)
- Archaeological Mitigation Strategy (AMS, document reference 6.2.13.7)
- Flood Risk Assessment (FRA, document reference 6.2.14.1).
- Preliminary Water Framework Directive Assessment (document reference 12.1)
- Sustainable Drainage Statement (SDS, document reference 6.2.14.2A)
- Main HNRFI Site Concept Surface Water Drainage Strategy (document reference 6.3.14.4)
- Main HNRFI Site Concept Foul Water Drainage Strategy (document reference 6.3.14.5)
- A47 Link Road Concept Drainage Strategy (document reference 6.3.14.6)
- M69 Junction 2 Concept Drainage Strategy (document reference 6.3.14.7)
- Energy Strategy (document reference 6.2.18.1A)
- Construction Environmental Management Plan (CEMP, document reference 17.1)
- Landscape Ecological Management Plan (LEMP, document reference 17.2)
- Woodland Management Plan (WMP, document reference 6.2.12.4)
- Site Waste and Materials Management Plan (SWMMP, document reference 17.3)
- HGV Route Management Plan and Strategy (document reference 17.4A)
- Ecological Mitigation and Management Plan (EMMP, document reference 17.5)
- Construction Traffic Management Plan (CTMP, document reference 17.6A)
- Other Consents and Licences Report (document reference 5.2)
- Illustrative Landscape Strategy (document reference 6.3.11.20)
- Hinckley NRFI Lorry Park Management Plan (document reference 17.7)
- Hinckley NRFI M69 Closure Emergency Plan (document reference 17.8)

Table 21.1: Register of Environmental Actions and Commitments (REAC) for the HNRFI

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
Land use and socio-economics				
SE1 Chapter 7, Table 7.26	Payment of landowners for sale of land following loss of farming operation and agricultural businesses within the Main HNRFI Site.	Following exercise of compulsory purchase powers.	Acquisition and, where required, compulsory acquisition of agricultural land holdings for construction and operation.	Part 5 of the DCO (Articles 25-41)
Transport and traffic				
TR1 Chapter 8, Table 8.32	Construction Traffic Management Plan (CTMP)	Prior to the commencement of construction works on any phase, a detailed CTMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To address adverse effects of construction on the local highway network.	Proposed CTMP (document reference 17.6A). Requirement 23 of Part 1 of Schedule 2 to the DCO
TR2 Chapter 8, Table 8.32	Framework Site Wide Travel Plan (FSWTP) to be implemented in accordance with the approval by the relevant planning authority.	The provisions of the FSWTP must be complied with at all times following the commencement of the development. Occupier-specific travel plans must be submitted and approved by the relevant planning authority prior to the occupation of any individual warehouse and must be complied with within three months of the date on which the	To encourage walking, cycling, bus use and car sharing.	Framework Site Wide Travel Plan (Appendix 8.2, document reference 6.2.8.2A). Requirement 8 of Part 1 of Schedule 2 to the DCO

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
		warehouse is first occupied. .		
TR3 Chapter 8, Table 8.32	Sustainable Transport Strategy (STS)	The STS must be complied with following the first occupation of any warehouse floorspace. .	To provide improvements to the overall provision of public transport to serve the Proposed Development.	Sustainable Transport Strategy (Appendix 8.1, document reference 6.2.8.1A). Requirement 9 of Part 1 of Schedule 2 to the DCO.
TR4 Chapter 8, Table 8.32	HGV Route Management Plan and Strategy g	The HGV Route Management Plan and Strategy must be complied with at all times following the first occupation of any warehouse floorspace.	To identify preferred HGV routes which avoid sensitive locations and follow appropriate routes to the Strategic Road Network.	HGV Route Management Plan and Strategy (document reference 17.4A). Requirement 18 of Part 1 of Schedule 2 to the DCO.
TR5 Chapter 8, Table 8.32	Public Rights of Way Appraisal and Strategy	Prior to the commencement of construction works on any phase, a detailed Public Rights of Way Strategy must be submitted to and approved by the relevant planning authority and shall be implemented	To address operational effects on local walking and cycling routes.	Public Rights of Way Appraisal and Strategy (Appendix 11.2, document reference 6.2.11.2). Requirement 25 of

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
		in accordance with the approved plan for that phase.		Part 1 of Schedule 2 to the DCO
TR6 Chapter 8, Table 8.32	Highway improvements, including M69 J2, distributor road, junction capacity improvements and traffic management measures offsite in accordance with phasing.	Construction stage, prior to first beneficial occupation and in accordance with phasing requirement.	To mitigate traffic impact of the Proposed Development.	Schedule 1 (Authorised Development) of the DCO, with detail of delivery through protective provisions in Schedule 14.
Air quality				
AQ1 Chapter 9, Table 9.42	Construction Environment Management Plan (CEMP)	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To mitigate construction effects on air quality.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
AQ2 Chapter 9, Table 9.42	CTMP	Prior to the commencement of construction works on any phase, a detailed CTMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To address adverse effects of construction on the local highway network.	CTMP (document reference 17.6A). Requirement 23 of Part 1 of Schedule 2 to the DCO.
AQ3 Chapter 9, Table 9.42	Framework Site Wide Travel Plan and Sustainable Transport Strategy (STS) .	The TSWTP and STS must be complied with following the first occupation of any warehouse floorspace.	To reduce transport emissions of the Proposed Development during the operational	Sustainable Transport Strategy (TA Part 15, document reference 6.2.8.1A)

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
			phase.	Framework Site Wide Travel Plan (Appendix 8.2, document reference 6.2.8.2A). Requirements 8 and 9 of Part 1 of Schedule 2 to the DCO.
Noise and vibration				
NV1 Chapter 10, Table 10.66	CEMP, including method statements (construction management, traffic management, site management) and acoustic barriers	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce noise and vibration effects during construction.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
NV2 Chapter 10, Table 10.66	Provision of permanent acoustic barriers at noise sensitive locations as identified on the Parameter Plan and use of rubber tyred gantry cranes.	Acoustic barriers to be provided as part of any phase must be provided prior to first occupation of that phase and be maintained through the lifetime of the development. The gantry cranes must be installed and operated in accordance with details submitted to and approved by the relevant planning authority.	Reduce noise and vibration effects during operation.	Requirements 4, 26 and 27 of Part 1 of Schedule 2 to the DCO.
NV3 Chapter 10,	Noise level limits set at the Noise Sensitive Receptors (NSRs)	Noise limits must be complied with in accordance with details submitted to and approved by the	Reduce noise from fixed plant, equipment and break-out noise.	Requirement 26 of Part 1 of Schedule 2 to the DCO

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
Table 10.66		relevant planning authority		
Landscape and visual				
LV1 Chapter 11, Paragraph 11.141	CEMP, which shall include visual screening, such as hoardings and construction light mitigation including directional fittings and also a requirement for an Arboricultural Method Statement)	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on landscape features and to ensure trees and other vegetation are not adversely affected.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
LV2 Chapter 11, Paragraph 11.141	Site Waste and Materials Management Plan (SWMMP)	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on landscape features including protecting and enhancing soil and establishment of landscaping.	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.
LV3 Chapter 11, Paragraph 11.137	Lighting Strategy including measures for construction lighting and the use of directional lighting for work outside daylight hours.	Prior to the commencement of development on any phase a lighting strategy for that phase must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on retained watercourses, woodlands, mature trees and hedgerows	Lighting Strategy (document reference 6.2.3.2). Requirement 30 of Part 1 of Schedule 2 to the DCO

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
<p>LV4</p> <p>Chapter 11, Paragraph 11.141</p>	<p>Retention and protection of Public Right of Way (PRoW) network using Heras fencing, hoardings or similar methods whenever practicable through construction.</p>	<p>Prior to the commencement of construction works on any phase details for the protection of the safety and amenity of public rights of way of development on that phase must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase. .</p>	<p>To retain access to the PRoW network to the public</p>	<p>CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.</p>
<p>LV5</p> <p>Chapter 11, Paragraph 11.148</p>	<p>Landscape Strategy.</p>	<p>Prior to the commencement of development on any phase a Landscape scheme must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved scheme for that phase.</p>	<p>Reduce effects of operation on landscape features and visual receptors.</p>	<p>Illustrative Landscape Strategy (document reference 6.3.11.20). Requirement 21 of Part 1 of Schedule 2 to the DCO.</p>
<p>LV6</p> <p>Chapter 11, Paragraph 11.148</p>	<p>Public Rights of Way Appraisal and Strategy (PROWAS)</p>	<p>Prior to the commencement of construction works on any phase a detailed PROWAS for that phase must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved PROWAS for that phase.</p>	<p>Reduce effect of Proposed Development on the use and enjoyment of PROW.</p>	<p>Public Rights of Way Appraisal Strategy (document reference 6.2.11.2). Requirement 25 of Part 1 of Schedule 2 to the DCO.</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
<p>LV7</p> <p>Chapter 11, Paragraphs 11.148</p>	<p>Sustainable Drainage Statement to include measures such as the creation of surface water attenuation and detention features incorporated within areas of open space.</p>	<p>Prior to the commencement of any phase a sustainable drainage statement for that phase and shall be implemented in accordance with the approved statement for that phase.</p>	<p>Reduce the effect of the Proposed Development on landscape features and visual receptors.</p>	<p>Sustainable Drainage Statement (document reference 6.2.14.2A). Requirement 13 of Part 1 of Schedule 2 to the DCO.</p>
Ecology and biodiversity				
<p>EB1</p> <p>Chapter 12, Table 12.9</p>	<p>CEMP and Ecological Mitigation and Management Plan (EMMP)</p>	<p>Prior to the commencement of construction works on any phase a detailed CEMP and EMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.</p>	<p>Measures for ongoing management, maintenance and monitoring of ecological receptors and new habitats.</p>	<p>CEMP (document reference 17.1) EMMP (document reference 17.5). Requirements 7 and 20 of Part 1 of Schedule 2 to the DCO.</p>
<p>EB2</p> <p>Chapter 12, Table 12.9</p>	<p>Landscape and Ecological Management Plan (LEMP)</p>	<p>Prior to commencement of the authorised development shall be submitted to and approved by the relevant planning authority, to be in place for the lifetime of the development, and to be reviewed on 5th anniversary of the commencement of authorised development and five yearly thereafter.</p>	<p>To enhance retained habitats and to manage the creation of new habitats.</p>	<p>LEMP (document reference 17.2). Requirement 19 of Part 1 of Schedule 2 to the DCO.</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
<p>EB3</p> <p>Chapter 12, Table 12.9</p>	<p>Woodland Management Plan .which will detail access points and permitted routes, as well as a monitoring programme to ensure measures are fit for purpose</p>	<p>Prior to the commencement of construction works on any phase a detailed WMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase. The detailed WMP must be reviewed annually during the establishment period and at five yearly intervals thereafter for the lifetime of the development.</p>	<p>To facilitate access including identifying access points and permitted routes, as well as a monitoring programme to ensure measures are fit for purpose.</p>	<p>Woodland Management Plan (document reference 6.2.12.4). Requirement 31 of Part 1 of Schedule 2 to the DCO.</p>
Cultural heritage				
<p>CH1</p> <p>Chapter 13, Table 13.9</p>	<p>Archaeological Mitigation Strategy (AMS) to be implemented, which will include a programme of archaeological works to be undertaken in accordance with an agreed Written Scheme of Investigation (WSI)</p>	<p>Prior to the commencement of any phase a WSI shall be submitted to and approved by the relevant planning authority and the WSI must be carried out in accordance with the approved details for that phase.</p> <p>Any archaeological remains not previously identified and revealed in carrying out the authorised development must be retained and reported to the relevant planning authority as soon as practicable..</p>	<p>To mitigate construction effects on buried archaeological remains.</p>	<p>Archaeological Mitigation Strategy (document reference 6.2.13.7). Requirement 12 of Part 1 of Schedule 2 to the DCO.</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
<p>CH2</p> <p>Chapter 13, Table 13.9</p>	<p>Completion of building recording mitigation, as set out within the AMS, which is to be implemented in accordance with the approval from the relevant planning authority.</p>	<p>No part of the authorised development of the main site is to commence until a level 3 record of the building of historic interest in the AMS has been undertaken in accordance with a specification agreed by the relevant planning authority in consultation with Leicestershire County Council. Copies of works undertaken as part of the WSI must be deposited with the Historic Environment of the relevant planning authority within one year of completion of the authorised development or such other period as agreed with the relevant planning authority or specified in the WSI.</p>	<p>Reduce effect of construction on non-designated buildings within the DCO Site.</p>	<p>Archaeological Mitigation Strategy (document reference 6.2.13.7). Requirement 12 of Part 1 of Schedule 2 to the DCO</p>
<p>CH3</p> <p>Chapter 13, Table 13.9</p>	<p>Landscape Strategy .</p>	<p>Prior to the commencement of development on any phase a Landscape scheme for that phase must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved scheme for that phase.</p>	<p>Reduce effects of operation on setting of heritage assets.</p>	<p>Illustrative Landscape Strategy (document reference 6.3.11.20). Requirement 21 of Part 1 of Schedule 2 to the DCO</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
Surface water and flood risk				
SW1 Chapter 14, Table 14.9	CEMP in order to address temporary increase in flood risk to workers and the site as a result of the construction works.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on surface water.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
SW2 Chapter 14, Table 14.9	Sustainable drainage statement, which includes strategy for sewer network upgrades to be provided by SWT.	Prior to the commencement of any phase a sustainable drainage statement for that phase and shall be implemented in accordance with the approved statement for that phase.	Reduce effects of construction on local foul sewer network	Sustainable Drainage Statement (SDS) (document reference 6.2.14.2A). Requirement 13 of Part 1 of Schedule 2 to the DCO
SW3 Chapter 14, Table 14.9	Sustainable Drainage Strategy to be to address surface water runoff and flood risk as a result of the Proposed Development.	Prior to the commencement of any phase a sustainable drainage statement for that phase shall be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved statement for that phase.	Reduce effects of Proposed Development in relation to runoff and flooding due to increase in impermeable area	Sustainable Drainage Statement (SDS) (document reference 6.2.14.2A) Main HNRFI Site Concept Surface Water Drainage Strategy (document reference 6.3.14.4) Main HNRFI Site

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
				Concept Foul Water Drainage Strategy (document reference 6.3.14.5) A47 Link Road Concept Drainage Strategy (document reference 6.3.14.6) M69 Junction 2 Concept Drainage Strategy (6.3.14.7). Requirements 13 and 14 of Part 1 of Schedule 2 to the DCO.
Hydrogeology				
HG1 Chapter 15, Table 15.10	CEMP to include provision of secondary bunding to tanks, spill kits and training of operatives.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on Hydrogeology.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
HG2 Chapter 15, Table 15.10	Groundwater contamination remediation strategy as required by the CEMP.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with	To remediate contamination of groundwater from existing uses.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
		the approved plan for that phase.		
<p>HG3</p> <p>Chapter 15, Table 15.10</p>	<p>Provision of attenuation ponds within drainage strategy. to address surface water runoff and flood risk as a result of the Proposed Development.</p>	<p>Prior to the commencement of any phase a sustainable drainage statement for that phase shall be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved statement for that phase.</p> <p>Prior to the commencement of any phase a surface water drainage scheme for that phase shall be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved scheme for that phase.</p>	<p>To maintain groundwater levels.</p>	<p>Sustainable Drainage Statement (SDS) (document reference 6.2.14.2A). Requirement 13 and 14 of Part 1 of Schedule 2 to the DCO.</p>
<p>Geology, soils and contamination</p>				
<p>GSC1</p> <p>Chapter 16, Table 16.16</p>	<p>CEMP, which provides for detailed ground investigation, production of an earthworks specification, remediation strategy and verification report.</p>	<p>Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with</p>	<p>To reduce risks to demolition and groundworkers from contamination.</p>	<p>CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
		the approved plan for that phase.		
GSC2 Chapter 16, Table 16.16	SWMMP to address remediation of identified contamination prior to earthworks and segregation of contaminated soils.	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To reduce pollution of controlled waters from mobilisation of contaminants	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.
GSC3 Chapter 16, Table 16.16	SWMMP to address, detailed ground investigation to support development of an earthworks specification and capping of completed platforms with site won topsoil until construction of each phase.	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To reduce risk from slope instability and soft ground affecting buildings.	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.
GSC4 Chapter 16, Table 16.16	CEMP to include the requirement for detailed ground investigation of areas of suspected contamination and production of a remediation strategy.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To reduce risk to human health from soil and groundwater contamination.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
GSC5 Chapter 16, Table 16.16	CEMP to include the requirement for further gas monitoring to be completed as part of detailed design. Gas protection measures for buildings to be set out in a remediation strategy if required.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To reduce migration of hazardous ground gases into buildings.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
GSC6 Chapter 16, Table 16.16	SWMMP to address, earthworks model with subsoil cut and fill balance. Provision of an earthworks specification and Material Management Plan under Definition of Waste: Code of Practice (DoWCoP). Topsoil management measures addressed.	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To enable re-use of unsuitable soils and generation of waste soils requiring disposal.	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.
Materials and waste				
MW1 Chapter 17, Table 17.21	CEMP	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of construction on waste.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
MW2 Chapter 17, Table 17.21	Site Waste and Materials Management Plan (SWMMP).	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Sets out a strategy to reduce waste through operation.	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.
Energy and climate change				
ECC1 Chapter 18	CEMP.	Prior to the commencement of construction works on any phase a detailed CEMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	Reduce effects of emissions during construction including from construction plant.	CEMP (document reference 17.1). Requirement 7 of Part 1 of Schedule 2 to the DCO.
ECC2 Chapter 18	CTMP .	Prior to the commencement of construction works on any phase, a detailed CTMP must be submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To reduce greenhouse gas emissions from transport during construction.	CTMP (document reference 17.6A). Requirement 23 of Part 1 of Schedule 2 to the DCO
ECC3 Chapter 18	SWMMP	Prior to the commencement of construction works on any phase a detailed SWMMP must be submitted to and approved by the relevant planning authority and	To promote the re-use, recycling and reduction of construction waste particularly during demolition to reduce the	SWMMP (document reference 17.3). Requirement 22 of Part 1 of Schedule 2 to the DCO.

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
		shall be implemented in accordance with the approved plan for that phase.	HNRFI's overall carbon footprint by reducing the need to extract raw materials.	
ECC4 Chapter 18	Energy Strategy to secure measures including a Building Energy Management System (BEMS) to control the heating, lighting, ventilation, hot water supply and renewable energy interfaces in full accordance with the Chartered Institution of Building Services Engineers (CIBSE) guidelines to control the use of and save energy.	No phase of the authorised development is to be occupied until a detailed energy strategy for that phase has been submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	To control the use of and save energy	Energy Strategy (document reference 6.2.18.1A). Requirement 17 of Part 1 of Schedule 2 to the DCO.
ECC5 Chapter 18	Framework Site Wide Travel (FSWTP) Plan	The provisions of the FSWTP must be complied with at all times following the commencement of the development. Occupier-specific travel plans must be submitted and approved by the relevant planning authority prior to the occupation of any individual warehouse and must be complied with within three months of the date on which the warehouse is first occupied.	To encourage walking, cycling, bus and car sharing to mitigate GHG emissions associated with staff vehicle movements.	Framework Site Wide Travel Plan (document reference 6.2.8.2A). Requirement 8 of Part 1 of Schedule 2 to the DCO.
ECC6	Energy Strategy to be implemented in accordance with	No phase of the authorised development is to be occupied until	To introduce measures to conserve water and	Energy Strategy (Appendix 18.1A,

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
Chapter 18	the approval from the relevant planning authority, which details the potential for renewable energy provision and active design measures to be incorporated during the operational phase.	a detailed energy strategy for that phase has been submitted to and approved by the relevant planning authority and shall be implemented in accordance with the approved plan for that phase.	energy.	document reference 6.2.18.1). Requirement 17 of Part 1 of Schedule 2 to the DCO.
Major Accidents and disasters				
MAD1	The DCO application is accompanied by a number of documents which secure the provisions, pursuant to a requirement, necessary to avoid or reduce the Proposed Development's vulnerability to accidents and disasters.	Construction (prior to commencement of construction and to be in place throughout construction period) and Operation (prior to first beneficial occupation and to be in place through the lifetime of the development).	To ensure that the risk of potential significant effects is as low as reasonably practicable (ALARP).	CEMP (document reference 17.1) Lighting Strategy (Appendix 3.3 - document reference 6.2.3.3) CTMP (document reference 17.6A) HGV Route Management Plan and Strategy (document reference 17.4A) SWMMP (document reference 17.3) Requirements 7, 18, 22, 23 and 30 of Part

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
				1 of Schedule 2 to the DCO
MAD2	<p>With regards to operational hazards, an initial Hazard Identification workshop has been completed prior to the submission of the DCO. This workshop involved the review of hazards and identified actions for the detailed design stage. A key action involves a commitment to work with operators in ensuring that the operational and maintenance procedures are in place to cover all the hazards noted. Following this workshop, a hazard record will be produced and developed through the course of the project life cycle in accordance with EN50126 to enable hazards to be designed out or mitigated where feasible. This record will cover a review of the HNRFI operational system, inclusive of the movement of</p>	<p>Prior to first beneficial occupation and for the lifetime of the development.</p>	<p>To ensure that the risk of potential significant effects is ALARP.</p>	<p>Secured outside of the DCO as part of the GRIP process with Network Rail.</p>

Ref	Measure description	Trigger and duration	Justification	Securing mechanism
	trains, movement of staff on site, electrical risks, fuelling activities and all other maintenance requirements. Any residual hazards will be transferred to the operator prior to entering service.			