

Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Applicant's response to ExA Written Questions [Appendix A - Plot 40 correspondence]

Document reference: 20.1.1

Revision: 01

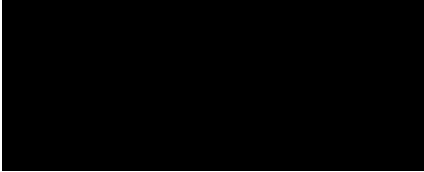
9 January 2024

Planning Act 2008

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

Letter 1 – Jan 2022

Mr Samuel Salvatore Zumbe



Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

7 January 2022

Dear Sir/Madam,

Proposals for a strategic rail freight interchange - including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

Notice pursuant to Section 42 of the Planning Act 2008 and Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

The purpose of this letter is to consult you on the proposals for a strategic rail freight interchange (SRFI), including warehousing, on the land to the north-west of Junction 2 of the M69 motorway and associated highway works.

The proposals have previously been through two stages of non-statutory consultation in 2018 and 2019, and we are now inviting you to take part in the current stage of statutory consultation. The current statutory consultation is being undertaken pursuant to Section 42 of the Planning Act 2008 (the Act). Notification of the proposed application has been publicised under the requirements of Section 48 of the Act.

This letter is being sent to all parties required to be consulted under Section 42 of the Act. Accordingly, you are being consulted on the proposals because;

1. You are a statutory consultee, being a prescribed body set out in the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 or a local authority under section 43 of the Act;
2. You have an interest in land that is the subject of the current proposals; or
3. You are another person or body to whom we think this proposal might be of interest.

Item 2 above refers to *an interest in land* - interests in land include the following:

- You are an owner, lessee, tenant or occupier of land which is in our proposed application boundary;
- You have an interest in the land or have the power to sell or convey some of the land which is in our proposed application boundary; or
- Your property or land may, in due course, be affected by the carrying out of or the use of the development which may entitle you to bring a claim for compensation in the future.

In order to deliver on the proposals, Tritax Symmetry (Hinckley) Ltd will apply for a Development Consent Order (DCO) to the Secretary of State. If accepted, the application will be examined by the

Planning Inspectorate and a recommendation will be made to the Secretary of State for Transport who then decides whether to approve the DCO.

The Proposals

The main features of the proposal are:

- New rail infrastructure providing access to the series of parallel sidings
- Intermodal freight terminal ('railport') capable of accommodating up to 16 trains per day of up to 775m in length
- Hard surface areas for container storage
- Up to 850,000m² GIA of warehousing and ancillary buildings with a total footprint of 650,000m² and up to 200,000m² of mezzanine floorspace
- Lorry park with HGV fuel filling station
- Energy services area incorporating an electricity sub-station connected to the local distribution network and a gas-fired heat and power plant (10MW generation capacity fed from solar PV including standby capacity (20MW) and battery (20MW)
- Terrain remodelling, hard and soft landscape works, amenity water features and planting
- Noise attenuation measures – acoustic barriers up to 6m in height
- Pedestrian, equestrian and cycle access routes and infrastructure
- A new link road from M69 junction 2 to the B4668 / A47 Leicester Road including:
 - New access road connecting to an internal road network serving the SRFI
 - New rail bridge within the SRFI site
 - New junction at B4668 / A74 Leicester Road
- Works to the M69 motorway at Junction 2 comprising:
 - Reconfiguration of existing roundabout and approach lanes
 - Additional southern slip roads

Consultation

The purpose of the current stage of statutory consultation is to receive feedback on the proposals from the relevant people. Responses will be considered in the formation of the final proposals and the impact of consultation on the final proposal will be detailed in a Consultation Report which will be submitted as part of the DCO application.

The project website (www.hinckleynrfi.co.uk) contains the following documentation for viewing and download and upon which we are seeking your views as part of the consultation:

- Preliminary Environmental Information Report (PEIR)
- Draft Development Consent Order;
- DCO Explanation Document;
- Location Plan;
- Draft Works Plans;
- Draft Parameters Plan;
- Draft Illustrative Masterplan;
- Community Explanation Document
- Draft Highway Plans;
- Draft Rail Plans;
- Draft Rail Report
- Draft Planning Statement
- Draft Design and Access Statement.

A link to the Hinckley National Rail Freight Interchange website will also be available on our social media platforms:

- Facebook - 'Hinckley National Rail Freight Interchange – HNRFI';
- Twitter @HinckleyRail; and
- Instagram - 'hinckleynationalrailfreight'

If you are unable to view or download any of the above documentation, please get in touch using one of the methods listed below and we will be happy to provide copies of the documents you would like to see either on a USB stick. If you would like a hard copy of the documents the following small charges will apply:

- PEIR: £35.00 plus VAT
- SoCC: £20.00 plus VAT
- Community Explanation Document: £5.00 plus VAT
- Full set of all consultation materials comprising all documents being made available for public consultation including appendices and plan: £125.00 plus VAT

Subject to government guidelines regarding public gatherings in relation to the ongoing Covid-19 pandemic, and to any restrictions which may be in place at the particular venue, we are planning to hold public exhibitions at several locations as follows:

- Elmesthorpe Village Hall: Wed 19th Jan, 2pm-8pm
- Stoney Stanton Village Hall: Fri 21st Jan, 12.30pm-6.30pm
- Elmesthorpe Village Hall: Sat 22nd Jan, 10am-1pm
- Burbage Millennium Hall: Mon 24th Jan, 3pm-8pm
- Sapcote Methodist Church: Wed 26th Jan, 2pm-8pm
- The George Ward Centre: Fri 28th Jan, 2pm-8pm
- St Francis Community Centre: Sat 29th Jan, 10am-1pm
- Ashby Road Sports Club: Mon 31st Jan. 2pm-8pm
- Narborough Parish Council Hall: Tues 1st Feb, 1pm-9pm

We are also hosting two webinars, which require booking via the website [REDACTED] or by calling the Community Information Line (0844 556 3002). The two webinars will be held at the following times:

- Tuesday 25th Jan, 2pm-4pm
- Wednesday 2nd Feb, 6pm-8pm

We are aware of the potential for changes in guidance relating to public spaces due to the Covid-19 pandemic and we take public health and safety arrangements very seriously. At the time of writing this letter, those potential changes cannot be known. We are therefore currently planning to proceed with the events as outlined above. We will, however, keep this under review and in the event that any changes are needed in relation to those arrangements, such as restrictions on numbers, booking slots to attend the events or possibly even the need to hold more virtual events in place of those face-to-face exhibitions, we will publicise updates to explain any necessary changes, through our project website, the social media platforms listed above and through local press where possible.

Consultation responses

We invite you to comment on the proposals during the consultation period, which officially runs from 12th January until 9th March 2022. The Act requires a 28-day period for this consultation however

we have opted to allow more than the statutory minimum 28-day period. The deadline for receipt of responses is 9th March 2021.

Please respond using one of the following methods:

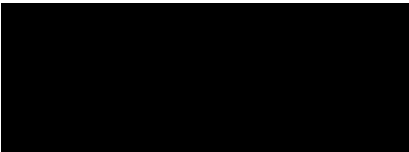
- The comments section on [REDACTED]
- [REDACTED]@lexcomm.co.uk
- Call the Community Information Line: 0844 556 3002 (Mon-Fri, 9am-5.30pm)
- Write to: C/O Lexington Communications, 3rd Floor, Queens House, Queen Street, Manchester, M2 5HT
- Complete a feedback form online on the project website or post a feedback form to C/O Lexington Communications, 3rd Floor, Queens House, Queen Street, Manchester, M2 5HT

Further Information

Enclosed with this letter is a copy of the Section 48 press notification which was published in the Leicester Mercury and Hinckley Times on 15th and 22nd December 2021 and in the London Gazette and the Daily Telegraph on 15th December 2021.

We thank you in advance for your valuable feedback and we look forward to hearing your thoughts.

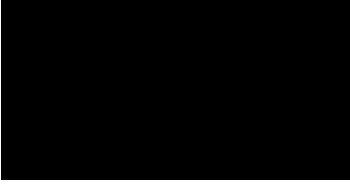
Yours faithfully,



Sinead Turnbull
Planning Director

Letter 2 – Feb 2022

Mr Samuel Salvatore Zumbe



Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

4 February 2022

Dear Sir/Madam,

Proposals for a strategic rail freight interchange - including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

As a party identified under Section 42 of the Planning Act 2008 (the Act), we wrote to you earlier in January 2022 to invite you to take part in this current stage of the statutory consultation relating to our proposed HNRFI development.

Tritax Symmetry has been informed that some parties did not receive a consultation letter and some letters were inadvertently omitted from the original notification list due to administrative errors.

The earlier letter invited parties to comment on the proposals during the period between 12th January and 9th March 2022. Given that some parties have not received, or had this letter posted, we have decided to **extend the consultation until 8th April 2022 for all parties.**

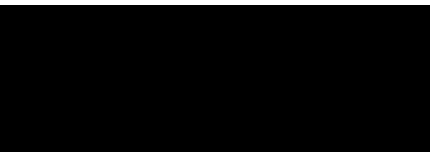
The Act requires a 28-day period for this consultation, however we opted to allow more than the statutory minimum 28-day period and we would like to ensure this new extended period is available to all parties. Therefore the new deadline for receipt of all responses is **8th April 2022.**

Furthermore, we'd like to inform you that the Twitter handle for the project was incorrectly published in the earlier letter. The correct handle is @HinckleyNRFI.

If you have any questions in respect of the consultation process please feel free to contact the consultation team on [REDACTED] or the Community Information Line: 0844 556 3002 (Mon-Fri, 9am-5.30pm).

Thank you if you have already provided your feedback to the consultation and if not, we thank you in advance for your valuable feedback and we look forward to hearing your thoughts.

Yours faithfully,



Sinead Turnbull
Planning Director

Notice 1 – Sept 2022

NOTICE TO THE OWNERS AND OCCUPIERS OF THE LAND SHOWN EDGED RED ON THE PLAN

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

Proposals for a strategic rail freight interchange – including warehousing - on the land south of Elmesthorpe, between the Leicester to Hinckley railway and the M69 motorway (known as Hinckley National Rail Freight Interchange, (HNRFI)) and associated highway works.

This notice relates to interests in land the beneficiaries of which are unknown. Notices were previously erected in January and February 2022 under Section 42 of the Planning Act 2008 the Act, as part of the statutory consultation for the HNRFI proposals known as our “Formal Stage 2 Consultation”.

Tritax Symmetry (Hinckley) Ltd will apply for a Development Consent Order (DCO) to the Secretary of State. If accepted, the application will be examined by the Planning Inspectorate and a recommendation will be made to the Secretary of State for Transport who then decides whether to approve the DCO.

Since our Formal Stage 2 Consultation ended we have been reviewing and considering the responses we received, some of which have resulted in changes to our proposals. Our final application will explain all of those changes in detail.

We are erecting this notice to draw your attention to some specific changes to the proposals which affect the parcel of land identified on the plan which accompanies this notice.

In summary, the specific changes proposed to which this letter relates are additions to the land within our ‘red line’, often referred to as “Order Limits”, each of which are shown highlighted on the attached plan:

1. B4668/Leicester Road

Additional land adjacent to the B4668 Leicester Road and to the south-west of the proposed new A47 Link Road roundabout at the junction of the B4668 has been included.

The Order Limits have been extended in this area to allow for improved visibility splay.

2. Bridge Farm - Landscaping buffer

Additional land has been included to the south-east of Bridge Farm to the north-west of the railway line by extending the north-western boundary of the Order Limits by between 12.5 and 17.5m from the existing network rail ownership boundary.

This will provide an additional area for landscape mitigation by providing a greater depth of woodland planting along the north-western boundary.

3. Stanton Lane - access to temporary compound

A length of the existing private access track on the western side of Stanton Lane near to the junction of the B4669 and Stanton Lane has been included in to facilitate access into the field on the western side of that junction where a temporary construction compound will be located.

The addition of this land enables the use of the existing track to access the temporary compound and enables a reduced area of land take required in connection with the temporary compound.

If you believe you own or occupy the land shown edged red on the plan please contact TerraQuest on 0121 234 1300 or at [REDACTED] and we invite you to comment on the proposals.

The Proposals

The main features of the proposal are:

- New rail infrastructure providing access to the series of parallel sidings
- Intermodal freight terminal ('railport') capable of accommodating up to 16 trains per day of up to 775m in length
- Hard surface areas for container storage
- Up to 850,000m² GIA of warehousing and ancillary buildings with a total footprint of 650,000m² and up to 200,000m² of mezzanine floorspace
- Lorry park with HGV fuel filling station
- Energy services area incorporating an electricity sub-station connected to the local distribution network
- Terrain remodeling, hard and soft landscape works, amenity water features and planting
- Noise attenuation measures – acoustic barriers up to 6m in height
- Pedestrian, equestrian and cycle access routes and infrastructure
- A new link road from M69 junction 2 to the B4668 / A47 Leicester Road including:
 - New access road connecting to an internal road network serving the Strategic Rail Freight Interchange (SRFI)
 - New rail bridge within the SRFI site
 - New junction at B4668 / A74 Leicester Road
- Works to the M69 motorway at Junction 2 comprising:
 - Reconfiguration of existing roundabout and approach lanes
 - Additional southern slip roads

Letter 3 – Feb 2023

Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Samuel Salvatore Zumbe

Subject to Contract

2nd February 2023

Dear Mr Zumbe

Land to the south east of Elmesthorpe Estate (0.20 acres)

Tritax Symmetry are prepared to enter into an option agreement to purchase a small parcel of land to the south east of Elmesthorpe Estate. This land purchase is required for the construction of new tracks, embankments, earthworks, drainage, alterations to existing infrastructure, installation of points, signals, signage, warning lights, new arrival and departure tracks, and adjustments to accommodate a revised public right of way from Burbage Common Road beneath the rail corridor.

Landowner:

Mr Samuel Salvatore Zumbe
The Bungalow Farm
Burbage Common Road
Elmesthorpe, Leicester
LE9 7SE

Developer:

Tritax Symmetry (Hinckley) Limited
Grange Park Court
Roman Way
Northampton
NN4 5EA

FAO: Tobias Needs

Email: [REDACTED]@tritaxsymmetry.com

Tel: 01604 330675

Landowner Solicitor:

TBC

Developer's Solicitor:

Spratt Endicott
52-54 The Green
Banbury
OX16 9AB

FAO: Andrew Woods

Email: [REDACTED]@se-law.co.uk

Tel: 01295 204110

The Property:

All the land edged red on the attach plan totalling 0.20 acres

Tenure:

Freehold

Option Term:

10 years, exercisable on 3 months' notice

Purchase Price:

Equivalent to a premium price of £24,000 per gross acre equalling a rounded up value of £4,800 for the total area. Site drawdown area to be determined and agreed following DCO consent.

Purchase Notice Mechanism:

The developer can purchase the land (and no more) within the red line of the development consent order (DCO) within 2 years of grant of the DCO. In the event the developer does not exercise the option within this time frame, the landowner can terminate the option on one month's written notice.

The area of land required will be split between permanent acquisition and temporary contractor working area, if required. The purchase price will be determined by the area required for permanent acquisition pro-rata to the price per acre.

To exercise the option the developer submits an option notice confirming their intention to purchase the Property.

Landowner's Obligations:

The landowner and/or their agent cannot object to the developer's application.

The landowner must allow the developer and their agents and surveyors at all reasonable times to enter the land for purposes for investigation and inspection including trial trenching if required as part of the application. The developer has to reinstate any damage or pay for losses incurred as a result.

The landowner will use reasonable commercial endeavours to support, assist and co-operate in obtaining a satisfactory planning permission.

The landowner will not enter into any planning agreement in respect of the property without the developer's prior consent.

The landowner cannot enter into any agreements which the ability to sell the property with vacant possession should the developer exercise their option.

Fees:

The developer will pay the landowner's reasonable legal fees subject to cap of £5,000 plus VAT.

Pre-emption:

During the term of the agreement if the landowners agree to sell the whole, or part of the property, they must offer it to the developer at the same price and the developer has 28 days to respond as to whether they wish to purchase the property on those terms. Inter family transfers and transfers for tax planning do not trigger the pre-emption.

Confidentiality:

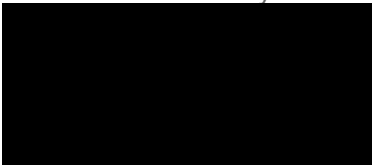
The terms of this agreement are to remain confidential, but the option is to be registered on the title and the developer can confirm during the planning process that it has an option over the land.

Purchaser:

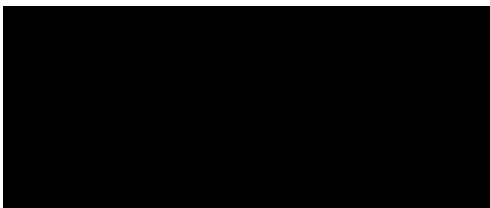
The developer can purchase the site in the name of a joint venture partner to be nominated at the time.

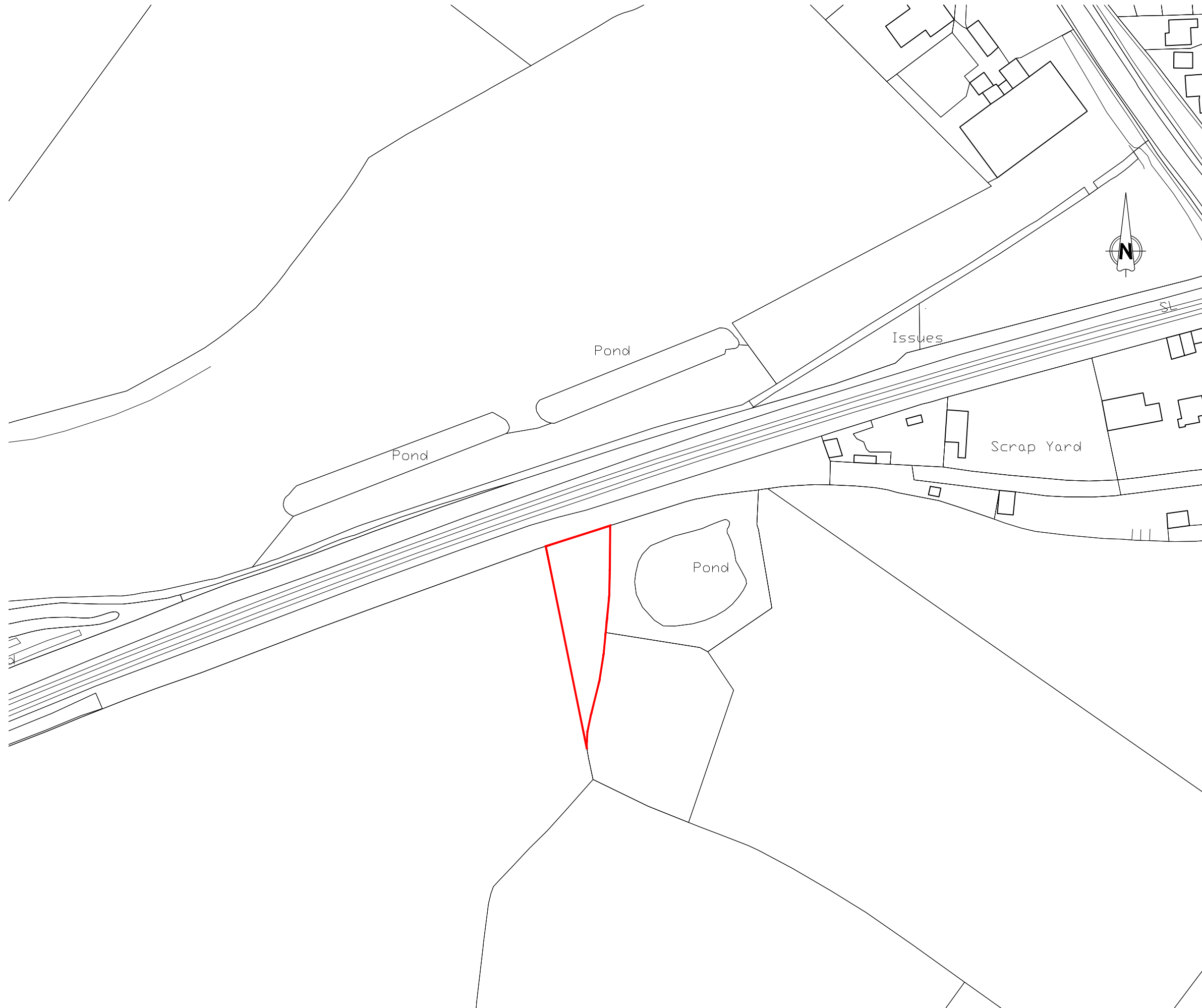
Should this offer be acceptable then I would be grateful if you could confirm details of your solicitors and I will ask ours to make contact.

Yours sincerely



Tobias Needs
Land Director
for and on behalf of Tritax Symmetry





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no.	date	revision	by
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project

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

drawing

Plot 40
 Footpath Corridor

scale 1:1250 @ a3 drawn mjl

checked mjl date 02/02/2023

no
 5905 - 349



Letter 4 – May 2023

Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Samuel Salvatore Zumbe

Date: 04/05/2023
Ref: Hinck_s56_3507

Dear Sir

Hinckley National Rail Freight Interchange Order 202X

NOTICE OF ACCEPTANCE OF AN APPLICATION FOR A DEVELOPMENT CONSENT ORDER

Notice pursuant to:

Section 56 Planning Act 2008 'Notifying persons of accepted application'

Regulation 8 The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 'Notice of accepted application'

Regulation 16 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 'Accepted application – publicity and consultation for EIA development'

Notice is hereby given that the above referenced application (the 'Application') for a Development Consent Order (a 'DCO') submitted to the Planning Inspectorate on behalf of the Secretary of State for Transport under Section 37 of the Planning Act 2008 (the "Application"), by Tritax Symmetry (Hinckley) Limited, Unit B, Grange Park Court, Roman Way, Northampton, England, NN4 5EA has been accepted for examination by the Planning Inspectorate on behalf of the Secretary of State. The reference number applied to the Application is TR050007.

The letter explains how you can view the Application documentation and register to take part in the Examination of the Application if you so wish.

You are being served with this notice because you are a person required to be notified under:

- Section 56 (2) of the Planning Act 2008 (this means you are a prescribed person, a relevant local authority or you have an interest in the land affected by the proposed development); or

- Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

In summary, the application seeks consent for the following works:

- (a) New rail infrastructure off the Leicester to Hinckley railway;
- (b) An intermodal freight terminal (railport) capable of accommodating up to 16 trains per day;
- (c) Up to 850,000 square metres of buildings for logistics use (comprising 650,000 square metres at ground floor level and a further 200,000 square metres of mezzanine floorspace) - a use within class B8 of the Town and Country Planning (Use Classes Order) 1987 as amended (warehouse and storage);
- (d) Lorry Park with welfare facilities and HGV fuelling facilities;
- (e) An energy centre;
- (f) Highway works including:
 - (i) Provision of south facing slips onto Junction 2 of the M69;
 - (ii) A new highway link between Junction 2 and B4668 / A47 Leicester;
 - (iii) Improvements to existing highway junctions in the vicinity of the site.

The site lies 5 km to the north-east of Hinckley town centre, north-west of the M69 junction 2 and the boundary of the proposed development is shown on the Order Limits Plan enclosed with this letter.

EIA development

Due to its nature and size, the Proposed Scheme is “EIA Development” for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the Proposed Scheme constitutes development for which an Environmental Impact Assessment (“EIA”) is required. The Application is therefore accompanied by an Environmental Statement (Document Reference 6.1)

Copies of the Application

The Application form and its accompanying documents (including the Environmental Statement), plans and maps may be inspected free of charge by downloading them from the Planning Inspectorate’s website or the Applicant’s project website.

The Application Documents can be found under the “Developer’s Application” tab on the Project Page of the Planning Inspectorate’s website at:

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

The documents will be available on the Planning Inspectorate website throughout the Examination of the Application.

The Application Documents can also be found on the Applicant's project website at:

[REDACTED]

The Application Documents will be available for inspection on the Applicant’s project website until 23 June 2023 under the Community and Consultation tab under downloads.

Copies of the Application form and the accompanying documents, plans and maps, including the Environmental Statement, may be purchased from Tritax Symmetry (Hinckley) Limited upon request by e-mail to [REDACTED]@tritaxsymmetry.com by telephone 01604 330630 or by post at Tritax Symmetry (Hinckley) Limited, Unit B, Grange Park Court, Roman Way, Northampton, England, NN4 5EA. Any enquiries in relation to the application form and its accompanying documents, plans and maps may be made using these contact details.

Copies of all the documents can be provided on a USB stick for £15. Paper copies of the full suite of Application documents can be made available but a charge will need to be made to cover printing and postage up to a maximum of £1,500. Copies of individual documents are also available on request and a charge may apply to cover printing and postage costs.

Making representations about the Proposed Scheme

Any representations (giving notice of any interest in or objection to the Application) must be made on the Planning Inspectorate’s Registration and Relevant Representation Form which can be accessed and completed online by following the instructions at the relevant link:

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

If you would like to request a paper copy of the Planning Inspectorate’s Registration and Relevant Representation form, please telephone the Planning Inspectorate on 0303 444 5000. Completed forms should then be sent to:

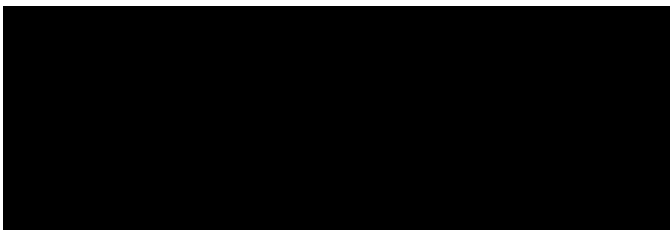
The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol BS1 6PN. The Planning Inspectorate reference number for the Application (TR050007) should be quoted in any correspondence.

The Planning Inspectorate's Advice Note 8.2: How to register to participate in an Examination, provides further guidance on how to register as an interested party and make a relevant representation on the Proposed Scheme, and can be accessed via the following link:

<https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-8-2-how-to-register-to-participate-in-an-examination/>

Please note that representations must be received by the Planning Inspectorate by 11:59pm 23 June 2023. Please be aware that all representations will be made public.

Yours Faithfully,



Planning Director
For and on behalf of Tritax Symmetry

Letter 5 – May 2023

Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Ku Akeredolu



25th May 2023

Dear Mr Zumbe

Land to the south east of Elmesthorpe Estate (0.20 acres)

Further to my letter of 2nd February 2023 (see attached), I wanted to let you know that the Planning Inspectorate accepted our Development Consent Order application for the Hinckley National Rail Freight Interchange (HNRFI) proposals for examination 13 April 2023, this means that the pre-examination period is now underway. Ahead of the examination, which is likely to commence late summer, we would very much welcome the opportunity, to advance our discussions on the offer made for your land, to reach an agreement which compensates you at a rate which would be a premium price over market value.

The Planning Inspectorate will set the timetable going forward however it is likely to follow the timings set out below:

- Pre-examination – 3 months (April 2023 – August 2023)
- Examination – 6 months (September 2023 – March 2024)
- Inspectors' recommendation report – 3 months (March 2024 – June 2024)
- Secretary of States decision – 3 months (June 2024 – September 2024)

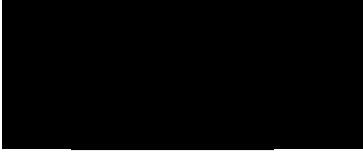
During the pre-examination period, an inspector or panel of inspectors will be appointed as the Examining Authority by the Planning Inspectorate. Within the pre-examination stage there will be an opportunity to register with the Planning Inspectorate as an Interested Party. Registered Interested parties will be invited to attend a Preliminary Meeting, run and chaired by the Examining Authority, to discuss procedural issues and the timetable for examination.

The examination stage will begin the day after the close of the Preliminary Meeting, at which point the Examining Authority will have six months to examine our application. Compulsory Acquisition Powers form part of the DCO process and these powers will be addressed as part of the examination, as required. Compensation for compulsorily acquired land within the DCO process is based on market value of land.

I would be keen to speak with you to discuss our offer and the upcoming examination and as such, I wanted to check if there are any dates in the coming weeks that may work for you.

In the meantime, I am available to answer any questions that you may have over email or phone if helpful.

Yours sincerely



Tobias Needs
Land Director
for and on behalf of Tritax Symmetry



Enc:
Letter of 2nd February 2023
Land Ownership Title LT450037

Letter 6 – Aug 2023

Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Samuel Salvatore Zumbe



16th August 2023

Dear Mr Zumbe

Land to the south east of Elmeſthorpe Estate (0.20 acres)

I am writing to you as the Planning Director overseeing the Development Consent Order (DCO) application for Hinckley National Rail Freight Interchange on behalf of Tritax Symmetry. I am reaching out to you in relation to the south east of Elmeſthorpe Estate. My colleague Tobias Needs has written to you on 02 February 2023 and 25 May 2023 seeking to make contact and reach an agreement to purchase the identified land to the south east of Elmeſthorpe Estate.

The land to the south east of Elmeſthorpe Estate has been included in the HNRFI DCO application for the construction of new tracks, embankments, earthworks, drainage, alterations to existing infrastructure, installation of points, signals, signage, warning lights, new arrival and departure tracks, and adjustments to accommodate a revised public right of way from Burbage Common Road beneath the rail corridor.

As you may be aware from the recent formal notifications we were required to send following acceptance of our DCO Application, the Examination of our proposals will be commencing soon. The Examination will include consideration of the inclusion of your land within our application boundary. Currently your land is included within our application as requiring Compulsory Acquisition, since we have not yet been able to come to make contact with you to reach a voluntary arrangement.

As previously stated, we are very keen to progress negotiations and discussions with you to agree terms to purchase your land. However, until we are able to come to an agreement, we need to keep your interests within the proposed Compulsory Acquisition boundary. As part of the Examination, we will be required to explain to the Examining Authority why we need to include your land within our scheme. In addition to this, we will need to provide evidence demonstrating the extent of our discussions with you and our attempts to come to voluntary agreement.

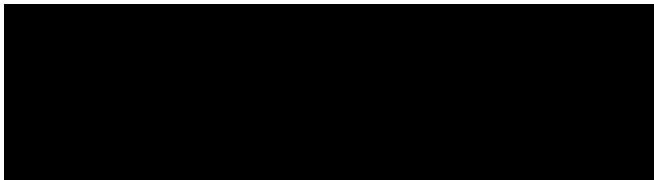
You are also welcome to take part in the Examination through attending hearings relating to the Compulsory Acquisition and/or making written submissions. We would like to continue and progress discussions with you and if we are able to agree terms and complete an agreement, we would then commit to remove your interest from the Compulsory Acquisition powers we are seeking. If we are not able to conclude an agreement with you, your land will need to remain subject to Compulsory Acquisition. If the DCO is granted, we would then seek to acquire the interest through that process.

Please do get in touch with any queries on our offer or to discuss the forthcoming examination.

Yours sincerely



Sinead Turnbull
Planning Director
for and on behalf of Tritax Symmetry



Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Samuel Salvatore Zumbe

16th August 2023

Dear Mr Zumbe

Land to the south east of Elmesthorpe Estate (0.20 acres)

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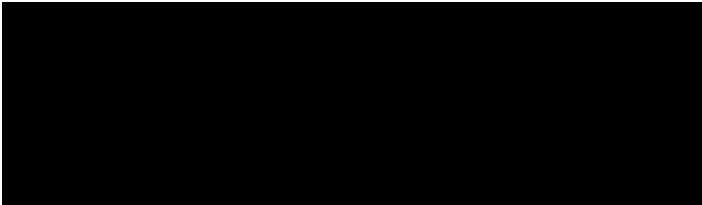
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Please do get in touch with any queries on our offer or to discuss the forthcoming examination.

Yours sincerely



Sinead Turnbull
Planning Director
for and on behalf of Tritax Symmetry





A TRITAX BIG BOX COMPANY

Letter 7 – Dec 2023

Grange Park Court
Roman Way
Northampton
NN4 5EA

+44 (1604) 330 630
tritaxsymmetry.com

Mr Samuel Salvatore Zumbe


15th December 2023

Dear Mr Zumbe

Land southeast of Elmesthorpe Estate (0.20 acres): Title No LT354275

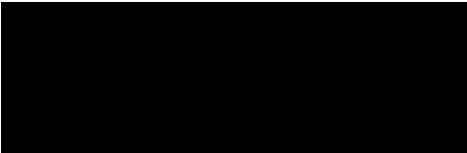
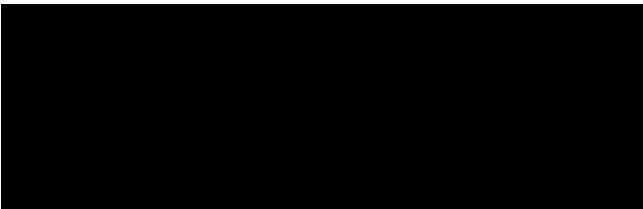
I am writing to you by way of an update on the HNRFI DCO application, as you will know land southeast of Elmesthorpe Estate has been included in the HNRFI DCO application to facilitate and provide the necessary working area for the construction of a new railway track and associated rail infrastructure.

The latest round of hearings took place 30th of October to 3rd of November with an Issue Specific Hearing focusing on Compulsory Acquisition taking place on the 2nd of November. This hearing was scheduled to provide affected parties the opportunity to speak at the examination. This was the second and final Compulsory Acquisition hearing in the examination.

As previously stated, we are very keen to progress negotiations and discussions with you to agree terms to purchase your land. However, until we are able to come to an agreement, we need to keep your interests within the proposed Compulsory Acquisition boundary. We would like to continue and progress discussions with you and if we are able to agree terms and complete an agreement, we would then commit to remove your interest from the Compulsory Acquisition powers we are seeking. If we are not able to conclude an agreement with you, your land will need to remain subject to Compulsory Acquisition. If the DCO is granted, we would then seek to acquire the interest through that process.

Please do get in touch with any queries on our offer or to discuss the ongoing examination which will complete 12 March 2024.

Yours sincerely


Sinead Turnbull
Planning Director
for and on behalf of Tritax Symmetry


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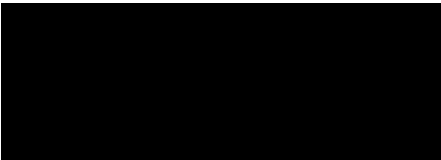
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