

Tritax Symmetry (Hinckley) Limited

## **HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

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### **The Hinckley National Rail Freight Interchange Development Consent Order**

Project reference TR050007

### **Applicant's response to ExA Written Questions [Appendix B - Wortley Cottages correspondence]**

Document reference: 20.1.2

Revision: 01

**9 January 2024**

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Planning Act 2008

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

Mr Andrew Collins



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 850,000m<sup>2</sup> GIA of warehousing and ancillary buildings with a total footprint of 650,000m<sup>2</sup> and up to 200,000m<sup>2</sup> 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](http://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 19<sup>th</sup> Jan, 2pm-8pm
- Stoney Stanton Village Hall: Fri 21<sup>st</sup> Jan, 12.30pm-6.30pm
- Elmesthorpe Village Hall: Sat 22<sup>nd</sup> Jan, 10am-1pm
- Burbage Millennium Hall: Mon 24<sup>th</sup> Jan, 3pm-8pm
- Sapcote Methodist Church: Wed 26<sup>th</sup> Jan, 2pm-8pm
- The George Ward Centre: Fri 28<sup>th</sup> Jan, 2pm-8pm
- St Francis Community Centre: Sat 29<sup>th</sup> Jan, 10am-1pm
- Ashby Road Sports Club: Mon 31<sup>st</sup> Jan. 2pm-8pm
- Narborough Parish Council Hall: Tues 1<sup>st</sup> 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 25<sup>th</sup> Jan, 2pm-4pm
- Wednesday 2<sup>nd</sup> 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 12<sup>th</sup> January until 9<sup>th</sup> 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 9<sup>th</sup> March 2021.

Please respond using one of the following methods:

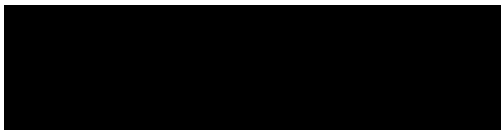
- The comments section on [REDACTED]
- Email: [REDACTED]@lexcomm.co.uk
- Call the Community Information Line: 0844 556 3002 (Mon-Fri, 9am-5.30pm)
- Write to: C/O Lexington Communications, 3<sup>rd</sup> Floor, Queens House, Queen Street, Manchester, M2 5HT
- Complete a feedback form online on the project website or post a feedback form to C/O Lexington Communications, 3<sup>rd</sup> 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 15<sup>th</sup> and 22<sup>nd</sup> December 2021 and in the London Gazette and the Daily Telegraph on 15<sup>th</sup> 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

Mr Andrew Collins



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 12<sup>th</sup> January and 9<sup>th</sup> 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.**

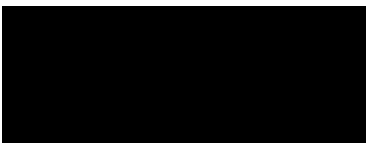
The Act requires a 28-day period for this consultation, however we opted to allow more than the statutory minimum 28-day period and we would like to ensure this new extended period is available to all parties. Therefore the new deadline for receipt of all responses is **8th April 2022.**

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.

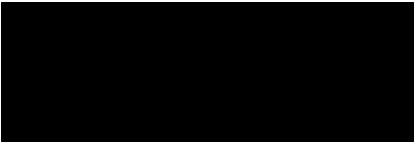
Yours faithfully,



Sinead Turnbull  
Planning Director

Grange Park Court  
Roman Way  
Northampton  
NN4 5EA  
  
+44 (1604) 330 630  
tritaxsymmetry.com

Andrew Collins



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:

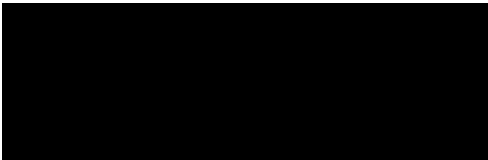
The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol BS1 6PN. The Planning Inspectorate reference number for the Application (TR050007) should be quoted in any correspondence.

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,



Sinead Turnbull  
Planning Director  
For and on behalf of Tritax Symmetry

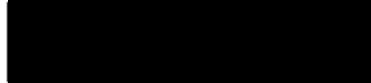


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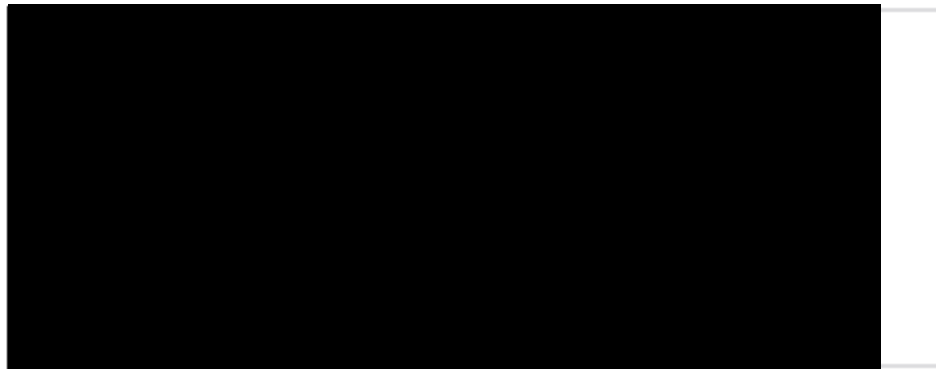


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