

9 January 2024



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By Electronic Submission only

Dear Ms Norris

**Planning Act 2008
Tritax Symmetry (Hinckley) Limited**

This letter accompanies a suite of documents submitted on behalf of Tritax Symmetry (Hinckley) Limited pursuant to the information requested by the ExA for submission at deadline 4 of the examination, the letter also addresses matters raised through the first written questions published by the ExA on 28 November 2023.

In addition to the requests from the ExA, the Applicant has updated a number of further documents, we set out below the documents that have been updated and provide an explanation to the ExA the reasons behind these updates.

ES Chapter 18

In the latest Revision 4 of Chapter 18 : Energy and Climate Change (6.1.18A, APP-127) the estimated saving in GHG emissions associated with the movement of freight road to rail, has been corrected in para 18.228 and table 18.19 to correspond with the latest estimate provided in the technical note issued in Deadline 3 (doc ref 18.6.7, REP3-052). This latest estimate is considered more robust and conservative. This change does not affect the findings of the assessment, which took a precautionary approach and disregarded the carbon benefit associated with the modal shift from road to rail in the overall GHG calculations in the chapter and the associated assessment of significance. This is submitted at deadline 4 (document reference 6.1.18B).

Updates to plans

The highway plans have had general updates to account for the recommendations of the Interim Stage 1 Road Safety Audits (submitted at deadline 4, document reference 21.1), as well as updates to reflect recently completed topographic survey in a number of locations. In addition, through several workshops and meetings with the Local Highway Authority the Applicant has discussed and made changes based on their feedback and incorporated these into the highway plans.

Other DCO plans have been updated to incorporate the relocation of the transport interchange on the A47 link road which has resulted in an updated illustrative masterplan. Those updated are:

- Access and rights of way plans sheet 4 of 4 (document reference 2.3D)
- Highway classification plans sheet 2 of 3 (document reference 2.5B)
- Traffic regulation plans sheet 2 of 4 (document reference 2.6B)
- Speed limit plans sheet 2 of 3 (document reference 2.7B)

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In addition, for the reason above, the foul and surface water drainage strategy plans (document reference 6.3.14.4A and 6.3.14.5A) have also been updated.

Landscape documents

A number of small amendments have been made to the Landscape and Visual Impact Assessment since the September re-submission to address matters raised by LUC on behalf of HBBC and BDC and reach agreement in Statements of Common Ground.

It was agreed that the application of the night-time assessment methodology should be adjusted again and thus, there are some changes to the assessment of night-time effects as a result. The changes are that PVP9, PVP24 and PVP25 now have significant night-time effects at Year 15 as set out in Table 11.26 of ES Chapter 11 (document reference 6.1.11B). This differs from the original submission which identified significant night-time effects at PVPs 22, 24, 25 and 36. (document reference 6.1.11) and the September resubmission (document reference 6.1.11A) where no significant night-time effects were identified at Year 15.

Submission of information for deadline 4 of the HNRFI examination

The deadline 4 submission on behalf of the Applicant consists of the following documents (with document references provided where relevant):

1. Application information

1.3D Document index (deadline 4 update)

2. Plans / drawings / sections

2.2D Hinckley NRFI Works Plans Sheet [sheet 4 of 8]
 2.3A Hinckley NRFI Access and Rights of Way [sheet 1 of 4]
 2.3D Hinckley NRFI Access and Rights of Way [sheet 4 of 4]
 2.4A Hinckley NRFI Highway Plans [sheet 1 of 8]
 2.4B Hinckley NRFI Highway Plans [sheet 2 of 8]
 2.4D Hinckley NRFI Highway Plans [sheet 4 of 8]
 2.4G Hinckley NRFI Highway Plans [sheet 7 of 8]
 2.4H Hinckley NRFI Highway Plans [sheet 8 of 8]
 2.5B Hinckley NRFI Highway Classification Plans [sheet 2 of 3]
 2.6B Hinckley NRFI Traffic Regulations [sheet 2 of 4]
 2.7B Hinckley NRFI Speed Limit Plans [sheet 2 of 3]
 2.16 Hinckley NRFI Illustrative Site Sections [sheet 1 of 2]
 2.17 Hinckley NRFI Illustrative Site Sections [sheet 2 of 2]
 2.18.1 Hinckley NRFI Illustrative Phasing and Works Plan 1
 2.18.2 Hinckley NRFI Illustrative Phasing and Works Plan 2
 2.18.3 Hinckley NRFI Illustrative Phasing and Works Plan 3
 2.18.4 Hinckley NRFI Illustrative Phasing and Works Plan 4
 2.18.5 Hinckley NRFI Illustrative Phasing and Works Plan 5
 2.18.6 Hinckley NRFI Illustrative Phasing and Works Plan 6
 2.29A Hinckley NRFI Geometric Design Strategy Record
 2.30 Hinckley NRFI Acoustic Barrier Sections

3. DCO

3.1C Hinckley NRFI Draft Development Consent Order
 3.1C Hinckley NRFI Draft Development Consent Order (word version)
 3.2B Hinckley NRFI DCO Explanatory Memorandum
 3.4B Hinckley NRFI Schedule of Changes made to the draft Development Consent Order

4. Other documents

2.8A	Hinckley NRFI Illustrative Masterplan
2.9A	Hinckley NRFI Illustrative Context Masterplan
2.12A	Hinckley NRFI Parameters Plan
4.1D	Hinckley NRFI Statement of Reasons
4.4B	Hinckley NRFI Compulsory Acquisition Schedule
6.1.5A	Hinckley NRFI ES Chapter 5 Relevant Legislation and Policy
6.1.10A	Hinckley NRFI ES Chapter 10 Noise and Vibration
6.1.11B	Hinckley NRFI ES Chapter 11 Landscape and visual effects
6.1.12A	Hinckley NRFI ES Chapter 12 Ecology and biodiversity
6.1.18A	Hinckley NRFI ES Chapter 18 Energy and Climate Change
6.1.21B	Hinckley NRFI ES Chapter 21 Conclusion
6.2.3.1A	Hinckley NRFI Rail Operations Report
6.2.7.1C	Hinckley NRFI Health and Equality Briefing Note
6.2.8.1B	Hinckley NRFI ES Appendix 8.1 Transport Assessment [part 15 of 20] sustainable transport strategy and plan
6.2.8.2B	Hinckley NRFI ES Appendix 8.2 Framework Site Wide Travel Plan [part 1 of 4]
6.2.11.1B	Hinckley NRFI ES Appendix 11.1 Landscape and Visual Baseline Assessment
6.2.11.2B	Hinckley NRFI ES Appendix 11.2 Public Rights of Way Appraisal and Strategy
6.2.11.5B	Hinckley NRFI ES Appendix 11.5 Schedule of Landscape and Visual Construction Effects
6.2.11.6B	Hinckley NRFI ES Appendix 11.6 Schedule of Landscape and Visual Operational Effects
6.2.12.1A	Hinckley NRFI ES Appendix 12.1 Ecology Baseline
6.2.12.2A	Hinckley NRFI ES Appendix 12.2 Biodiversity Impact Assessment Calculations
6.2.13.1A	Hinckley NRFI ES Appendix 13.1 Archaeological Assessment
6.2.14.2B	Hinckley NRFI ES Appendix 14.2 Sustainable Drainage Statement
6.2.21.1	Hinckley NRFI ES Appendix 21.1 Register of Environmental Actions and Commitments
6.3.3.1A	Hinckley NRFI ES Figure 3.1 Illustrative Masterplan
6.3.11.12A	Hinckley NRFI ES Figure 11.12 Night time views and photomontages
6.3.11.14A	Hinckley NRFI ES Figure 11.14 Public Rights of Way and Informal Open Space Strategy
6.3.11.17A	Hinckley NRFI ES Figure 11.17 Illustrative Landscape Sections AA to HH
6.3.11.18A	Hinckley NRFI ES Figure 11.18 Illustrative Landscape Sections II and JJ
6.3.11.20A	Hinckley NRFI ES Figure 11.20 Illustrative Landscape Strategy
6.3.13.4A	Hinckley NRFI ES Figure 13.4 Known Heritage Assets
6.3.14.4A	Hinckley NRFI ES Figure 14.4 Main HNRFI Site Concept Surface Water Drainage Strategy
6.3.14.5A	Hinckley NRFI ES Figure 14.5 Main HNRFI Site Foul Water Drainage Strategy
6.3.16.1A	Hinckley NRFI ES Figure 16.1 Proposed Plateau Levels Isopachytes
7.1B	Hinckley NRFI Planning Statement
8.1B	Hinckley NRFI Design and Access Statement
9.1A	Hinckley NRFI DCO Obligation
10.1A	Hinckley NRFI S.106 Planning Obligation Heads of Terms
13.1B	Hinckley NRFI Design Code
16.1A	Hinckley NRFI Market Needs Assessment
16.1.1	Hinckley NRFI Market Needs Assessment Source Document – GBRTT Rail Freight Growth target call for evidence (July 2022)
16.1.2	Hinckley NRFI Market Needs Assessment Source Document – IBIS World Freight Road Transport UK (August 2022)
16.1.3	Hinckley NRFI Market Needs Assessment Source Document – IBIS World Freight Rail Transport in the UK (June 2022)
16.1.4	Hinckley NRFI Market Needs Assessment Source Document – West Midlands Rail Investment Strategy 2022-2050 West Midlands Rail Executive – draft for consultation (22 October 2022)
16.1.5	Hinckley NRFI Market Needs Assessment Source Document – Midlands Connect – Our Freight Routemap for the Midlands (August 2022)

16.1.6	Hinckley NRFI Market Needs Assessment Source Document – Midlands Engine Transport Today
16.1.7	Hinckley NRFI Market Needs Assessment Source Document – British port-hinterland container rail freight market analysis (Dr Allan Woodburn, October 2021)
16.1.8	Hinckley NRFI Market Needs Assessment Source Document Schedule
16.1.9	Hinckley NRFI Market Needs Assessment Updated Source Document – GBRTT Developing Options for a Rail Freight Growth Target to 2050
16.1.10	Hinckley NRFI Market Needs Assessment Updated Source Document – GBRTT Rail Freight Growth Target (December 2023)
16.1.11	Hinckley NRFI Market Needs Assessment Updated Source Document – IBIS World Freight Road Transport in the UK (November 2023)
16.1.12	Hinckley NRFI Market Needs Assessment Updated Source Document – IBIS World Freight Rail Transport in the UK (November 2023)
16.1.13	Hinckley NRFI Market Needs Assessment Updated Source Document – Midlands Engine State of the Region 2023
17.1A	Hinckley NRFI Construction Environmental Management Plan (CEMP)
17.2A	Hinckley NRFI Landscape Ecological Management Plan (LEMP)
17.4B	Hinckley NRFI HGV Route Management Plan and Strategy
17.6C	Hinckley NRFI Construction Traffic Management Plan
17.8.1	Hinckley NRFI Strategic Road Network Incident Plan
18.4.3A	Hinckley NRFI Technical Note Collision Data Review
18.6.8A	Narborough Level Crossing Traffic Modelling
18.8.3A	Hinckley NRFI Geographies of Market Areas Plan
21.1	Hinckley NRFI Interim Stage 1 Road Safety Audit Responses Report
21.2	Hinckley NRFI Select Link Analysis – introduction
21.2.1	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_EB_EastofStantonLane (zoomable SLA plot)
21.2.2	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_EB_WestofStantonLane (zoomable SLA plot)
21.2.3	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_WB_EastofStantonLane (zoomable SLA plot)
21.2.4	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_WB_WestofStantonLane (zoomable SLA plot)
21.2.5	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_EB_EastofStantonLane (zoomable SLA plot)
21.2.6	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_EB_WestofStantonLane (zoomable SLA plot)
21.2.7	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_WB_EastofStantonLane (zoomable SLA plot)
21.2.8	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_WB_WestofStantonLane (zoomable SLA plot)
21.2.9	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_NB (zoomable SLA plot)
21.2.10	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_AM_PCU_s_SB (zoomable SLA plot)
21.2.11	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_NB (zoomable SLA plot)
21.2.12	Hinckley NRFI Select Link Analysis - 2036_WDevWInf_PM_PCU_s_SB (zoomable SLA plot)

5. Response to Written Questions

20,1	Applicant's Response to ExA Written Questions
20.1.1	Applicant's Response to ExA Written Questions [Appendix A – Plot 40 correspondence]
20.1.2	Applicant's Response to ExA Written Questions [Appendix B – Wortley Cottages correspondence]
20.1.3	Applicant's Response to ExA Written Questions [Appendix C – Landscape Technical Note Relating to the Application of the GLVIA to ES Chapter 11]
20.1.4	Applicant's Response to ExA Written Questions [Appendix D – Glint and Glare Assessment]

- 20.1.5 Applicant's Response to ExA Written Questions [Appendix E – Savills Big Shed Briefing]
- 20.1.6 Applicant's Response to ExA Written Questions [Appendix F – Updated graph historic jobs growth Logistics Demand and Supply Assessment page 4]
- 20.1.7 Applicant's Response to ExA Written Questions [Appendix G – Historic Employment Projections]
- 20.1.8 Applicant's Response to ExA Written Questions [Appendix H – HNRFI Suppressed Demand Methodology]
- 20.1.9 Applicant's Response to ExA Written Questions [Appendix I – Construction Traffic Derivation]

6. Response to Deadline 3 information

- 18.13 Applicant's Response to deadline 3 submissions [Part 1 – BDC]
- 18.13 Applicant's Response to deadline 3 submissions [Part 2 – HBBC]
- 18.13 Applicant's Response to deadline 3 submissions [Part 3 – LCC]
- 18.13 Applicant's Response to deadline 3 submissions [Part 4 – WCC]
- 18.13 Applicant's Response to deadline 3 submissions [Part 5 – Land Owners]
- 18.13 Applicant's Response to deadline 3 submissions [Part 6 – Action Groups]
- 18.13 Applicant's Response to deadline 3 submissions [Part 7 – Statutory Bodies]
- 18.13 Applicant's Response to deadline 3 submissions [Part 8 – Parish Councils]
- 18.13 Applicant's Response to deadline 3 submissions [Part 9 – Noise]
- 18.13 Applicant's Response to deadline 3 submissions [Part 10 – Residents Businesses]
- 18.13.1 Applicant's Response to deadline 3 submissions [Appendix A – Post Covid Update following Deadline 3 submission (18.6.1 – Transport General Update)]
- 18.13.2 Applicant's Response to deadline 3 submissions [Appendix B – Transport 2023 Update]
- 18.13.3 Applicant's Response to deadline 3 submissions [Appendix C – Update to Development Generated Road Traffic Noise Assessment]
- 18.14 Applicant's Response to HBBC and BDC deadline 3 submission on design matters

7. Statements of Common Ground

- 19.1B SoCG between the Applicant and Blaby District Council
- 19.2B SoCG between the Applicant and Hinckley & Bosworth Borough Council
- 19.3B SoCG between the Applicant and Leicestershire County Council
- 19.4A SoCG between the Applicant and Rugby Borough Council
- 19.6A SoCG between the Applicant and Warwickshire County Council
- 19.7A SoCG between the Applicant and National Highways
- 19.8 SoCG between the Applicant and Network Rail
- 19.10A SoCG between the Applicant and Natural England
- 19.12B Statement of Commonality on Statements of Common Ground

We trust that this addresses the Applicant's responsibilities for deadline 4, if any further assistance is required please do not hesitate to contact myself using the contacts at the start of this letter.

Yours sincerely



Erin Banks



Associate Director

cc. Sinead Turnbull - Tritax Symmetry (Hinckley) Ltd.
Laura-Beth Hutton - Eversheds Sutherland