

8 March 2024



Ms Sarah Norris
Case Manager
Major Applications and Plans
The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Erin Banks



Wessex House
Wimborne BH21 1PB
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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 8 of the examination.

In addition to the requests from the ExA, the Applicant has provided a number of further documents, we set out below these documents and provide an explanation to the ExA the reasons behind their submission.

The Applicant also wishes to update the ExA on a number of matters related to the application, and again these are set out in the sections below.

Response to the ExAs Rule 17 letter dated 04.03.2024

Further to the publication of the Rule 17 letter dated 03.04.2024, the Applicant, as requested, the Applicant has responded to the points raised through the submissions made at deadline 8. The table below sets out the Applicant’s response to the specific points and where appropriate signposts to where these points have been addressed in the submission.

Matter	Where this has been addressed in the Applicant’s deadline 8 submissions
<p>At Deadline (D) 7 the Applicant submitted the latest version of its Compulsory Acquisition Schedule.</p> <p>This indicated that a number of those with land interests, Affected Persons, no longer had objection to their land interests being affected by the Proposed Development. In some of the rows in the Schedule it was indicated that the objection had been “withdrawn”. While the ExA has received correspondence from some Affected Persons indicating this to be the case, for others it has not received such communication.</p> <p>The Examining Authority requests that the following Affected Persons confirm whether they no longer</p>	<p>As indicated in the Applicant’s Deadline 7 submission letter, the Applicant has submitted a further version of the Compulsory Acquisition Schedule (CAS) at Deadline 8 which reflects the additions to the Book of Reference submitted at Deadline 8 (explained below).</p> <p>The Applicant had marked in the CAS that objections had been withdrawn, where the Applicant has agreed and inserted to the dDCO at Deadline 7 versions of the protective provisions with National Grid Electricity Distribution (East Midlands) plc (NGED) and Cadent Gas Limited. The Applicant had understood that those parties would be withdrawing their objections at Deadline 7 but was subsequently made aware that wasn’t the case. However, the Applicant understands</p>



Matter	Where this has been addressed in the Applicant's deadline 8 submissions
<p>have an objection to the Proposed Development, and if not to confirm their position.</p> <ul style="list-style-type: none"> · National Grid Electricity Distribution (East Midlands) plc · Severn Trent Water Limited · Cadent Gas Limited · David Arnold Woodward · Jane Elizabeth Woodward · Jane Lang Woodward · Jonathan Charles Woodward · Linda Margaret Bailey · Philip Ian William Bailey <p>If the Affected Person is able to confirm that it no longer has an objection to the Proposed development the Examining Authority also requests confirmation as to whether their representations should be considered to be withdrawn, or whether the representations absent land rights matters made should still be considered to be extant</p>	<p>that Cadent Gas Limited has withdrawn its objection at Deadline 8.</p> <p>With regard to National Grid Electricity Distribution (East Midlands) plc, as explained in the Applicant's Final Summations and Signposting document (document reference 23.1), NGED confirmed in its relevant representation that it required suitable protective provisions and an asset protection agreement before it would be able to withdraw its objection. The agreed protective provisions are included in the Applicant's final dDCO submitted at Deadline 7 and the asset protection agreement had been agreed and signed by the Applicant at Deadline 7. However, due to NGED's internal signature arrangements, it has not yet been possible to complete the Agreement and the Applicant understands that NGED will be confirming this position to the ExA at Deadline 8. As far as the Applicant is concerned, this is simply a logistical matter and NGED can be treated as no longer having an objection, but the Applicant appreciates this is yet to be formally communicated to the ExA. In respect specifically of compulsory acquisition, the ExA will note that the agreed protective provisions deal with NGED's protection and therefore the Applicant believes the CAS is correct.</p> <p>Severn Trent Water Limited (STW) has never submitted an objection to the Application, as is reflected in the CAS. As the Applicant has reported from the outset, the protective provisions in the dDCO are STW's standard provisions and are the same as those which were included for statutory consultation and (other than a footnote update) these have not changed since then. The Applicant has attached to this letter copy correspondence between the parties which confirms they are content.</p> <p>The Applicant is aware that Shoosmiths on behalf of the Woodwards, Baileys and Parker Strategic Land, have withdrawn their objection in relation to plot 101 and a copy of this is attached to this letter for ease of reference. This is also reflected in the CAS and the Applicant's Final Summations and Signposting document (document reference 23.1).</p>
<p>At D7, the Applicant submitted a revised Funding Statement, which has shown that the costs of the</p>	<p>During the process of conducting viability analysis and cost planning, a Monte Carlo analysis is</p>

Matter	Where this has been addressed in the Applicant's deadline 8 submissions
<p>development have increased by £54 million since the original Funding Statement was drafted. Can the Applicant confirm what level of contingency and/ or Optimism Bias has been factored into the calculations.</p>	<p>undertaken to ascertain the potential outcomes of uncertain events. This analysis is used to inform the level of contingency integrated into the cost plan estimate amounting to £809 million. Within this estimate, a 9% contingency, equivalent to £72.81 million, is identified.</p> <p>It is anticipated that as the development lifecycle progresses and more detailed design information becomes available, this contingency figure will undergo adjustments based on known inputs, ensuring the accuracy and adaptability of the cost planning process.</p>

Book of Reference

As indicated in the Applicant's Deadline 7 submission letter, the Applicant has submitted a further version of the Book of Reference and for clarity a revised Schedule of Changes to the Book of Reference. This update was to enable a thorough review of the title information following the ExA's commentary that Parker Strategic Land were not included. The Applicant would like to explain that the reason this entity was not included is because the Applicant understands the nature of their interest is a Promotion Agreement. These agreements are not "protected" or noted on title information in the same way an option agreement or conditional contract is. That is to say the nature of the interest is not explained and therefore typical land referencing does not reveal how the interest should be captured and which "category" of interest it should be noted in. However, the Applicant does accept that it is aware of this particular Promotion Agreement and it has therefore been recorded as a category 2 interest on the relevant plots. The Applicant has also noted Barwood Development Securities in the same way. These interests are noted on plots 101, 101a, 102, 103 and 122.

The Applicant would highlight that this means Schedule 15 of the dDCO will need to be updated to reflect this version and the Applicant has explained this in the DCO section of its Final Summations and Signposting document (document reference 23.1).

In terms of the new interests revealed by the latest data refresh, the Applicant confirms that it has already been liaising with those parties whose interests are subject to full compulsory acquisition (the sports clubs - plots 5 and 9 and one of the slip roads – plot 104) and in fact the change in title simply reflects those parties rather than trustees/personal representations or companies. For those new interests in the temporary possession plots, the Applicant will continue its ongoing liaison with affected parties with interests in these plots.

Compulsory Acquisition Schedule (document reference 4.4D)

As indicated in the Applicant's Deadline 7 submission letter, the Applicant has submitted a further version of this to reflect the updated Book of Reference and the Applicant's latest position on the protective provisions with National Highways as explained this in the DCO and Compulsory Acquisition sections of its Final Summations and Signposting document (document reference 23.1).

This CAS also reflects that agreement has been reached with the freeholder of plot 15.

Stage 1 Road Safety Audits and Response Report (Local Road Network) (document reference 21.1.1)

The Applicant is submitting formalised Stage 1 Road Safety Audit reports and associated Response Report further to Leicestershire County Council agreeing and signing off the audit brief for the proposed highway

works in their area. These new reports should be read in conjunction with the Interim Stage 1 Road Safety Audit reports submitted at Deadline 4 [REP4-151] and are submitted to demonstrate further that road safety issues have been considered in the design of the works and that the highway works proposed are safe and deliverable.

Gibbett Hill Cost Plan (document reference 22.4)

The Applicant is submitting a cost plan relating to a mitigation scheme at Gibbet Hill roundabout. The designed scheme is based on flow data which has now been agreed with National Highways. The designed scheme, in the Applicant's view, provides appropriate, reasonable and proportional mitigation for HNRFI's impact on the roundabout. The cost plan produced was provided to National Highways on 19th February 2024, and includes a detailed breakdown of how the cost has been derived. Two figures are displayed in the cost plan, the first being the cost of the works required to mitigate HNRFI's impact, and the second, higher figure including additional works to resurface carriageways and repair broken kerbs in the affected areas. It is this second, higher, figure that has been included in the Unilateral Undertaking with Leicestershire County Council.

Approach taken in response to deadline 7 submissions from interested parties

The Applicant wishes to once again highlight the approach that has been taken in responding to deadline 7 submissions from other interested parties. In order to ensure that the response documents are not unnecessarily lengthy, the Applicant has only responded to those comments, where it feels that a full response is required. Therefore where the Applicant has not directly responded to a comment, it can be taken that the Applicant notes the comment and has nothing further to address in the comment.

In addition, where exchanges have been made on certain matters across a number of deadlines yet a difference in position remains, the Applicant has not sought to make the same representations again.

Submission of information for deadline 8 of the HNRFI examination

The deadline 8 submission on behalf of the Applicant consists of the following documents (with document references provided where relevant):

1. Application information

1.4 Hinckley NRFI Document Index [Deadline 8 Update]

2. Other documents

4.3E Hinckley NRFI Book of Reference
4.3.1A Hinckley NRFI Schedule of Changes to Book of Reference
4.4D Hinckley NRFI Compulsory Acquisition Schedule
9.1D Hinckley NRFI DCO Obligation S106 Agreement
9.2B Hinckley NRFI Unilateral Undertaking
21.1.1 Stage 1 Road Safety Audits and Response Report (Local Road Network)
22.4 Hinckley NRFI Gibbett Hill Cost Plan
23.1 Hinckley NRFI Final Summations and Signposting
23.2.1 Hinckley NRFI Final Summations and Signposting [Appendix A Potential amendments to Protective Provisions (Parts 1 and 3 of Schedule 13)]

3. Response to Deadline 6 information

- 18.21 Applicant's response to Deadline 7 Submissions [part 1 - BDC] (including Appendix A: Tritax-Maritime Letter)
- 18.21 Applicant's response to Deadline 7 Submissions [part 2 - HBBC]
- 18.21 Applicant's response to Deadline 7 Submissions [part 3 - LCC]
- 18.21 Applicant's response to Deadline 7 Submissions [part 4 - WCC]
- 18.21 Applicant's response to Deadline 7 Submissions [part 5 - Statutory Bodies]
- 18.21 Applicant's response to Deadline 7 Submissions [part 6 - Non-Statutory Bodies]
- 18.21 Applicant's response to Deadline 7 Submissions [part 7 - Parish Councils]
- 18.21 Applicant's response to Deadline 7 Submissions [part 8 - Residents Businesses]

4. Statements of Common Ground

- 19.1D SoCG between the Applicant and Blaby District Council (including appendices) [signed]
- 19.2D SoCG between the Applicant and Hinckley and Bosworth Borough Council (including appendices) [signed]
- 19.3D SoCG between the Applicant and Leicestershire County Council (including appendices) [signed]
- 19.7B SoCG between the Applicant and National Highways [signed]
- 19.8.1 Addendum to the SoCG between the Applicant and Network Rail

We trust that this addresses the Applicant's responsibilities for deadline 8, 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

Attachments: Correspondence with STW
Shoosmiths Letter of Objection Withdrawal

WONDERFUL ON TAP



BWB Consulting Ltd.
5th Floor, Waterfront House
Station Street,
Nottingham
NG2 3DQ

FAO: Chris Dodd

29th November 2023

Dear Chris,

Re: Hinckley National RFI Leicester – STW Consultation

Apologies that it has taken a little longer to respond to your last email.

I can agree an initial discharge rate in principle being at 12 l/sec. to MH 0601. I understand at this stage there is likely to be no trade effluent to discharge from the proposed development, as the units are all to be storage / distribution units with associated offices and will generally be discharging domestic sewage flows. Severn Trent has an obligation to prove sufficient public sewer capacity upgrades to allow for development within a reasonable timescale. Presently any scheme would be within the next AMP 8 period (2025 – 2030) but could extend into AMP 9 (2030 – 2035) which would appear to fit around the proposed development timeline. However, any changes to development proposals in terms of phasing of the development and capacity requirements must be submitted to Severn Trent as early as possible, at least 12 months.

Any sewer scheme would be designed by Severn Trent to the most appropriate strategy and design that will suit Severn Trent and to keep overall costs down. The type of improvements will be deemed the most appropriate and efficient use of resources and timings. This may vary from upgrading the local foul drainage system to pumping off site to the nearest suitable treatment works or into another drainage catchment area. The connection point from the

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

Tel: 024 777 16843

www.stwater.co.uk
net.dev.east@severntrent.co.uk

Contact: Asset Protection
(waste water)

Your Ref:
Our Ref: 8458909 / AP / KB

WONDERFUL ON TAP

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development may also change subject to the requirements and strategy of the proposed scheme.

We would of course expect that the development will provide maximum storage requirements at each pumping station within the development site prior to the final discharge point.

Where required on site discharges to be subject to maximum on site storage being utilised (including for any trade effluent discharges if required) and to limit final discharges, if required, until the increased network capacity has been provided.

I can also accept the Protective Provisions outlined in your earlier correspondence and in line with our standard asset protection requirements.

Meanwhile I will be raising another sewer modelling request based on a total output of 12 l/sec, to better understand the local foul sewer network, because the previous mode was carried out some time ago and the models are likely to have been upgraded since then, plus there are various scenarios that I would want to model for, i.e. a slightly higher discharge rate – to allow for some trade effluent, but at a lower rate than the 14 l/sec initially given. This will help to assess the most appropriate areas to concentrate on for capacity improvements within the network.

I trust the above is sufficient for your to progress the DCO process at this stage.

Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the Asset.Protection@severntrent.co.uk email inbox address, a response will be made within 15 days.

Yours sincerely,



Keith Baker
Senior Evaluation Technician
Asset Protection (wastewater)
Asset Strategy and Planning
Chief Engineer
Severn Trent Water

From: [REDACTED]
To: [REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909
Attachments: [REDACTED]

Hi Keith

Please would you respond to us with an update – we are imminently to commence Examination and STW will no doubt be called upon, and so it is in both our interests to have an understanding on the technical solution by way of a Statement of Common Ground and agreement to the Protective Provisions in the draft DCO (attached again and see my email below of 17th May).

Specifically in relation to the Protective Provisions I've copied in Laura-Beth Hutton from Eversheds who would be pleased to speak directly with your legal team.

Note I am on leave from 11th August for 2 weeks so grateful if you'd keep those copied into this email in the loop.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: Chris Dodd
Sent: Monday, July 3, 2023 2:12 PM

To: [REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

Hi Keith

I appreciate you are no doubt waiting for others to provide information but I'm conscious that the time available to discuss and agree an in principle solution before September, given holiday season is approaching, is becoming quite tight.

Can you update on progress please – other than your messages, we've had no correspondence.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: [REDACTED] <[\[REDACTED\]@severntrent.co.uk](mailto:[REDACTED]@severntrent.co.uk)>
Sent: Thursday, June 8, 2023 11:52 AM
To: [REDACTED] <[\[REDACTED\]@bwbconsulting.com](mailto:[REDACTED]@bwbconsulting.com)>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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Hi Chris

Thank you for that information, and yes, I agree with a lot that you say. I will pass this onto our TAP team, and we can look at getting some high-level agreement for this development.

I will get back to you as soon as I can and I believe a meeting would be useful, so I will look to see who in TAP can attend a meeting along with the Network Solutions and Developer Services teams at this point.

Kind regards,

Keith Baker
Asset Protection
Severn Trent Water

From: [REDACTED] <[\[REDACTED\]@bwbconsulting.com](mailto:[REDACTED]@bwbconsulting.com)>
Sent: 08 June 2023 11:33
To: [REDACTED] <[\[REDACTED\]@severntrent.co.uk](mailto:[REDACTED]@severntrent.co.uk)>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

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Hi Keith

The application is due to start examination in September, and that is why there is a need to agree statements of common ground asap – however these only need to include agreement on high level issues/principles so the deliverability of the scheme can be demonstrated.

From your perspective completion of the first unit is Q4 2028, the construction programme envisages the final unit operational in Q2 2035 although of course this is subject to market demands. Invariably flows will be pumped so no doubt there is a need to provide capacity earlier but we can agree such parameters in due course if needs be.

As an aside, my experience on other similar schemes is that the prospective flows generated by such a site are substantially higher than those realistically likely (because of 6dwf and the need to allow for trade effluent for example) hence I think it would be useful to agree such points prior to any capacity or modelling assessments.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: [REDACTED] <[\[REDACTED\]@severntrent.co.uk](mailto:[REDACTED]@severntrent.co.uk)>
Sent: Thursday, June 8, 2023 10:16 AM
To: [REDACTED] <[\[REDACTED\]@bwbconsulting.com](mailto:[REDACTED]@bwbconsulting.com)>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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Hi Chris,

What are the timescales for the development? This would be very useful information for our Tactical Asset Promotions (TAP) team. This would be crucial for getting a scheme promoted. Once I get that back to them, then we can look at scheme promotion and delivery times etc. So, I think we need that information to ensure any meeting is fruitful.

Kind regards,

Keith Baker
Asset Protection
Severn Trent Water

From: [REDACTED] <[REDACTED]@bwbconsulting.com>
Sent: 06 June 2023 10:09
To: [REDACTED]
[REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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Hi Keith

Further to my email below I've been on leave and am not aware of any further correspondence from STW – please could you advise? If you have a few minutes to call to briefly discuss matters that would be much appreciated – my number is below.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: Chris Dodd
Sent: Wednesday, May 17, 2023 3:33 PM
To: [REDACTED]
[REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

Hi Keith

Thanks for your email and I note your comments on dates – hopefully we can move things forward quickly. I too am on leave w/c 22nd and 29th May so have looped in some key contacts from BWB and our client and I'd be grateful if any correspondence could be copied to them in the interim.

As well as the technical elements that we'd like to agree in a Statement of Common Ground, the Draft Development Consent Order (DCO) contains Protective Provisions in respect of STW assets (see page 109 onwards of the attached pdf). We would also seek agreement on these and I'd suggest you may wish to pass them to your legal team for comment.

If you are able to propose dates for a meeting in early June so we can co-ordinate diaries that would be much appreciated.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: [REDACTED] <[REDACTED]@severntrent.co.uk>
Sent: Wednesday, May 17, 2023 1:31 PM
To: [REDACTED] <[REDACTED]@bwbconsulting.com>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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ST Classification: OFFICIAL PERSONAL

ST Classification: OFFICIAL PERSONAL

Dear Chris,

Thank you for your email regarding the above proposed development scheme. I am at little at a loss to understand why there has been no correspondence with you since the last email (I assume) that you received below from Mick Taylor back in 21st October 2022. Mick was part of the Asset Protection team at that time until he moved into another team at the end of December last year. He states below that he passed on various requests for information from our growth team regarding the raising of a scheme and what sort of scheme is needed etc.

For my part this latest email from you has come into AP and it was logged onto our work system and assigned to me on 3rd May, unfortunately I was on annual leave at that time only returning to the office last Tues. The completion date for the task is tomorrow. I have today passed on your query chase to our Growth team (TAP) requesting an update as to where they are with any assessment/scoping of the needs required to accommodate this large scale development. I believe at some point there may be a need for a meeting with yourselves and the TAP team and Asset Protection to discuss what sort of capacity improvements are required and their timescales to provide sufficient capacity improvements for this development. Once I hear back from the TAP team I can then I can let you know the current situation.

Please note, I am on annual leave from tomorrow until Tues May 30th however in my memo to the TAP team I include the other Senior Technicians within Asset Protection so that they are also aware, and that TAP should feed back to all Techs, so that you can be informed by someone in Asset Protection in my absence. I hope that this will be sorted within the next day or two. If you have not heard back from anyone by Monday 22nd May, please do contact Asset Protection at Asset.Protection@severntrent.co.uk and request that a Senior Technician contact you to discuss further. In the meantime I will look to see why this correspondence trail seems to have stop since before Christmas.

I apologise again for any delay.

Kind regards,

Keith Baker
Senior Evaluation Technician
Asset Protection
Asset Strategy and Planning
Severn Trent Water

Please note: As of March 2023, I am now working only 3 days per week, from Tues – Thurs, leading up to my full retirement. Please allow a few days for me to respond to any emails sent to me on Fridays and Mondays.

From: [REDACTED] <[REDACTED]@bwbconsulting.com>
Sent: 03 May 2023 09:28
To: Asset.Protection <Asset.Protection@severntrent.co.uk>; [REDACTED] <[REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

Hello
This is a follow up to the email chain below from which I believe there was no further response. This application has now been accepted for examination as a Nationally Significant Infrastructure Project and there is an urgent need for discussion and agreement on matters concerning STW assets.
Our client has also tried to make contact numerous times but to my knowledge no further correspondence has been received. I would be grateful for a time where we can brief you on the project to expedite the matter as the scheme is now on a fixed timetable for public examination.

Regards,
Chris
Chris Dodd
Director | BWB Consulting Limited
5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
M [REDACTED]

From: Asset.Protection <Asset.Protection@severntrent.co.uk>
Sent: Friday, October 21, 2022 11:33 AM
To: [REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909
This email originated from outside of our organisation. Please exercise caution with content, links and attachments.

ST Classification: OFFICIAL PERSONAL
Good Morning

I am part of the Asset Protection team under Bill Walton.
I have been asked if I can assist in any way with this project, just so you are aware the previous modelling undertaken from the original Development Enquiry, returned a very high risk, around Flooding, Pollution etc.
The local networks are all small diameter pipes, so not really designed to receive the anticipated flows from the proposed development. We have forwarded the site details to our growth teams, so they can look at the best options for a growth scheme, to enable the flows to be received into our networks with no adverse effect.
As you can appreciate this will more likely need to be a major project, rather than a smaller local scheme, due largely to the anticipated flows and the downstream local network. Once the growth team have acknowledged the emails I have sent on and have had chance to look at the overall project, they will then look at various options to try and establish the best and most cost effective solution available.

We will be back in touch with yourselves, once the growth team have had chance to study the proposed plans etc, and we will of course include yourselves in future correspondence regards our ideas etc, in the future.

Kind Regards
Michael Taylor
Asset Protection
Asset Strategy & Planning
E-mail - asset.protection@severntrent.co.uk

From: [REDACTED] <[REDACTED]@bwbconsulting.com>
Sent: 20 October 2022 10:20
To: [REDACTED] <[REDACTED]@bwbconsulting.com>; Asset.Protection <Asset.Protection@severntrent.co.uk>; [REDACTED] <[REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI - STW Consultation

Hi Bill
Thank you for taking my call earlier today. Just to confirm our brief chat:
I understand that it would not be yourself dealing with the enquiry, and the person who would be on annual leave this week.
I asked if it could be confirmed that the enquiry has been received and is being actioned, and you offered to try and bring the enquiry to the top of the queue.
Kind regards

Robin Green
Associate Director | Flood Risk & Water Environment | BWB Consulting Limited
Livery Place, 35 Livery Street, Birmingham B3 2PB

From: Chris Dodd <[REDACTED]@bwbconsulting.com>
Sent: 14 October 2022 13:19
To: asset.protection@severntrent.co.uk

Cc: [REDACTED]
Subject: Hinckley National RFI - STW Consultation

Dear Sirs
This email is sent at the request of Bill Walton in relation to the Hinckley Strategic Rail Freight Interchange. We have been trying to engage both informally and formally for some time, including via a S42 process earlier this year. The consultation materials are available at the following link: <https://www.hinckleynrfi.co.uk/formal-consultation/>. This includes links to Chapter 14 of the Environmental Statement, with Appendix 14.1 including the foul drainage strategy.
Attached is a draft of the Development Consent Order which includes Protective Provisions for STWL (refer to Schedule 14, Part 5).
Previous correspondence with STW in respect of foul water discharge is attached for reference.
Prior to an application our client would like to enter into a Statement of Common Ground in order to set out to the Planning Inspectorate points of mutual agreement including water supply, foul water disposal, protective provisions and other related points. As such we would be grateful for a response in relation as soon as possible and can be available for meetings to discuss (please copy in the attached).

Regards,
Chris
Chris Dodd
Associate Director | BWB Consulting Limited
5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

Registered in England and Wales

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From: [REDACTED]
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909
Date: 29 November 2023 13:59:30
Attachments: jmaoe001.doc
Letterhead - Hinckley National RFI Leicester - STW Consultation.docx

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Hi Chris,

Please find attached as promised last week, a letter as requested to confirm a general statement of agreement for the proposed development. This of course is subject to final design submissions for the phase 1 and beyond submissions, and subject to the foul sewer network and treatment works improvements required to accommodate the whole development. This is also based upon an initial discharge rate of 12 l/sec, with no or minimal trade flows being required. Where required on site discharges to be subject to maximum on site storage being utilised (including for any trade effluent discharges are required) and to limit final discharges if required until the increased network capacity has been provided.

I trust the above and the attached are satisfactory at this stage.

Kind regards,

Keith Baker
Asset Protection
Severn Trent Water

From: [REDACTED]@bwbconsulting.com>
Sent: 20 November 2023 10:36
To: [REDACTED]@bwbconsulting.com>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

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Hi Keith

We have been discussing how to close this out internally and as the Examining Authority (i.e the planning inspectors) have not explicitly asked for a Statement of Common Ground then we have suggested a simpler method would be to append a response to our drainage strategy report. For simplicity please would you be able to provide a response (essentially your email of 8th Nov) in a clean format (a letter would be ideal). It would be useful to include a comment on the Protective Provisions if available - we have a deadline to respond to the ExA by 15th December.

One point of note - I think it's reasonable to assume that there will be no trade effluent based on other schemes but for completeness can we work on the basis that if there is, we would reduce our foul flows by the same amount (until such time further capacity was available). We can provide two outlets from the final pumping station if the flows needed metering for example.

Finally, on a separate note, BWB have been appointed to investigate the diversion of a rising main within the site. My colleague Dan Bailey is leading this element and he will be in touch separately.

Thanks for your assistance to date.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
[REDACTED] [REDACTED] [REDACTED]

From: [REDACTED]@severntrent.co.uk>
Sent: Thursday, November 9, 2023 8:03 AM
To: [REDACTED]@bwbconsulting.com>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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Hi Chris,

I have requested an update from the Legal team on this matter. Will get back to you as soon as. I am on annual leave next week and as I do not now work Fridays or Mondays, I won't be back into the office until Tues 21st Nov. I have asked Legal to contact you direct or Laura-Beth at Eversheds, and also my manager Bill Walton.

Kind regards,

Keith Baker
Asset Protection
Chief Engineer
Severn Trent Water

Please Note: From March 2023 I will be working only 3 days a week, Tues to Thurs. This is until I fully retire in March 2024. Please allow a few days for my response to any emails sent on Fridays and Mondays.

From: [REDACTED]@bwbconsulting.com>
Sent: 08 November 2023 16:12
To: [REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

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Hi Keith

Thanks for your response, and I note your salient points in respect of capacity/AMP periods which I'll refer to our clients.

Could you advise if your legal team have any comment on the protective provisions previously shared?

We would like to agree a statement of common ground to formalise these points for both parties benefit and I'll share a draft of that soon in order to close out the immediate issues.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

M

From: [REDACTED] <[REDACTED]@severntrent.co.uk>

Sent: Wednesday, November 8, 2023 8:10 AM

To: [REDACTED] <[REDACTED]@bwbconsulting.com>

Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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ST Classification: OFFICIAL PERSONAL

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Hi Chris,

Apologies, for the delay, this is in part due to current workloads and me only working a three-day week now, however, there has been some extensive discussions between myself and colleagues in the Tactical Asst Planning (TAP) team regarding the proposed development and the requirements for network upgrades.

I can agree an initial discharge rate in principle being at 12 l/sec. to MH 0601. I understand at this stage there is likely to be no trade effluent to discharge from the proposed development, as the units are all to be storage / distribution units with associated offices and will generally be discharging domestic sewage flows. Severn Trent has an obligation to prove sufficient public sewer capacity upgrades to allow for development within a reasonable timescale. Presently any scheme would be within the next AMP 8 period (2025 – 2030) but could extend into AMP 9 (2030 – 2035) which would appear to fit around the proposed development timeline. However, any changes to development proposals in terms of phasing of the development and capacity requirements must be submitted to Severn Trent as early as possible, at least 12 months.

Any sewer scheme would be designed by Severn Trent to the most appropriate strategy and design that will suit Severn Trent and to keep overall costs down. The type of improvements will be deemed the most appropriate and efficient use of resources and timings. This may vary from upgrading the local foul drainage system to pumping off site to the nearest suitable treatment works or into another drainage catchment area. The connection point from the development may also change subject to the requirements and strategy of the proposed scheme.

We would of course expect that the development will provide maximum storage requirements at each pumping station within the development site prior to the final discharge point.

Meanwhile I will be raising another sewer modelling request based on a total output of 12 l/sec, to better understand the local foul sewer network, because the previous model was carried out some time ago and the models are likely to have been upgraded since then, plus there are various scenarios that I would want to model for i.e. a slightly higher discharge rate – to allow for some trade effluent, but at a lower rate than the 14 l/sec initially given. This will help to assess the most appropriate areas to concentrate on for capacity improvements within the network.

I trust the above information is sufficient for you to progress the DCO process at this stage.

Kind regards,

Keith Baker
Senior Evaluation Technician
Asset Protection
Asset Strategy and Planning
Chief Engineer
Severn Trent Water

From: [REDACTED] <[REDACTED]@bwbconsulting.com>

Sent: 07 November 2023 13:43

To: [REDACTED] <[REDACTED]@severntrent.co.uk>

Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

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Hi Keith

Could you provide an update please? The scheme has now been through a week of various hearings and is progressing on the examination timetable set out.

Thanks,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

M

From: Chris Dodd

Sent: Wednesday, September 27, 2023 4:20 PM

To: [REDACTED] <[REDACTED]@severntrent.co.uk>

Subject: FW: Hinckley National RFI Leicester- STW Consultation-8458909

Hi Keith

I've answered your queries below but it becomes lengthy to explain via email, if you have a few minutes to call I can add more context.

1. Is there still trade flows needed to be included in the modelling? If so, are these still based upon 14.3 l/sec, and what are these values based upon? Strictly speaking we don't know the final end use hence a trade effluent allowance has been indicated. Practically its unlikely to be required and on other schemes we've laid two rising mains with one blanked off to account for theoretical trade effluent.
2. What are the current timescales for the development are they still the same. Can you remind me when the first phase (unit 1) is to be started and completed. Completion of the first unit is estimated in Q4 2028, the construction programme envisages the final unit operational in Q2 2035 although of course this is subject to market demands.
3. What is the current planning status. The Planning Inspectorate has recently commenced the examination process which will last for 6 months. Note it is not a planning application, it's a DCO.

On connection points and flow rates. I understand your logic and I'm sure there is a solution in that regard, however we are constrained by making a connection within the Order Limits (i.e the application boundary) and this is not feasible to amend given the DCO process. Unfortunately MH 0801 is just outside the limits (see attached). So whilst I think in practice (and technically) a connection here is possible, in order to move forward I'd appreciate if we can agree a flow rate to MH 0601, but acknowledging the perhaps preferred alternatives. On that note I think we'd be happy to agree to any reasonably (low) flow rate to enable an in principle agreement and we can work on other solutions in the background. The size and layout of the site necessitates multiple pumping stations and there is plenty of room to accommodate storage etc.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

M

From: [REDACTED] <[REDACTED]@severntrent.co.uk>
Sent: Wednesday, September 20, 2023 11:44 AM
To: [REDACTED] <[REDACTED]@bwbconsulting.com>
Subject: FW: Hinckley National RFI Leicester- STW Consultation-8458909

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ST Classification: OFFICIAL PERSONAL

Hi Chris,

I have got a meeting in about 15 mins and a training session after that until finish. I am off on annual leave now until next Tues.

The update from TAP and situation at present. The sewer modelling that was originally carried out for this development, on the back of the initial developer enquiry was back in August 2018, in which the pump rate of 42.65 l/sec (incl 14.3 l/sec trade flows) resulted in HIGH risk for sewer flooding, pollution (CSO increased spills) and operational impact due to the SPS not having sufficient capacity or storage requirements. We noted that some of the information regarding the pumping station d/s of the site was based on some assumptions. Since that time, the model is currently undergoing some updates.

Our TAP team have highlighted a possible need to remodel but do not want to do that until the WINEP survey and investigations works have been completed and the model updated from that. This work is due to be completed between Dec this year and early next year. In the meantime, we need to understand if the proposed pump rate of 42.65 l/sec is still required, it would seem a bit high for foul flows from a rail freight development. Also, the following questions have been raised:

1. Is there still trade flows needed to be included in the modelling? If so, are these still based upon 14.3 l/sec, and what are these values based upon?
2. What are the current timescales for the development are they still the same. Can you remind me when the first phase (unit 1) is to be started and completed.
3. What is the current planning status.

I also would need the development connection to be into the 225mm dia foul sewer at MH 0801, instead of the proposed connection at MH 0601, which is only a 150mm dia FWS which goes through many gardens. This would mean that we would not have to upgrade those sewers with the extra costs and disruption that would incur. Any improvement works would be based upon the SPS/CSO at Bostock Close being upgraded and there may need to be upgrade works carried out on the network in Stony Stanton where Bostock Close SPS pumps to. I have also asked our sewage treatment team to look at the current treatment / storage capacity at the Stony Stanton sewage treatment works (STW) and whether there is sufficient capacity at the works for any increased flows from Bostock Close SPS. Please see attached plan.

I have looked at other alternative connection points to the south and to the west, both of which are into combined sewer systems with varying issues (CSOs and SPSs) that would also need upgrades. I have been told by the TAP team that a connection closer to the Bostock Close SPS is programmed for improvements under the WINEP.

If you can answer the above questions and submit any more of your own, I can pick this up next Tuesday when I am back in the office.

I trust the above is helpful at this stage.

Kind regards,

Keith Baker
Asset Protection
Severn Trent Water

From: Baker, Keith
Sent: 07 September 2023 12:11
To: [REDACTED] <[REDACTED]@bwbconsulting.com>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

Hi Chris,

Apologies for the delay I was on annual leave last week and came back to office on Tuesday, and a mountain of email correspondence etc.

I have been looking at the proposed connection point, and any other nearby alternatives, but I need to speak to our TAP team and clarify the likelihood of the scheme scoping as to which is the most appropriate, because all possible connection points would send flows to sewage pumping stations (SPS) all with CSO/SOs. Also, we need to take into account where these SPSs pump to as to which would be the easiest improvement scheme to implement and be cost effective to general development in the area.

The sewer connection point to the north in Station Rd goes to Bostock Close SPS, Elmsthorpe via a 225mm dia FWS. This route includes a CSO – and Elmsthorpe pumps to Stony Stanton sewage treatment works (STW), via the gravity foul network in . This works I believe is already under a scheme for improvements.

300mm dia combined sewer (CWS) to the west on Leics Road, Barwell goes to The Commons SPS which pumps into Earl Shilton combined sewer network and onto Earl Shilton STW.

150mm dia CWS Sewer to the south in Smithy Lane goes to Aston Firs SPS in Sapcote (with CSO), which pumps to Aston Flamville SPS (with CSO) to Burbage network then on to Hinckley STW which is the biggest treatment works in that area. This direction does include several SPSs piggy backing, so potentially a lot more improvement works would be needed, so I would rule this possible option out anyway.

Once I get a bit more information from the TAP team on scheme scopes and likely option I will give you a ring and confirm the best connection point in principal.

Kind regards,

Keith Baker
Asset Protection

From: [REDACTED] <[REDACTED]@bwbconsulting.com>
Sent: 29 August 2023 16:59
To: [REDACTED] <[REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

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Hi Keith

Thanks for your email – I have just returned from leave. If you have a few mins to call me (I don't have your number) that would be much appreciated.

I understand your points below in respect of the impact of high flow rates which obviously isn't surprising and the prospect of upgrade works being within AMP 8 isn't unreasonable given the project delivery timescales etc. What we'd be keen to agree is the principle of a connection to the nearest point, based on a mutually acceptable flow rate. You'll note the attached Developer Enquiry response (informed by others) used a flow rate of 14.8l/s, but given the size of the scheme and ability to store on site (through a variety of methods) then a lower rate would be achievable and undoubtedly more practical.

For the purpose of moving things forward could you advise what would be an acceptable flow rate that we can include within a Statement of Common Ground, the intent being to demonstrate a feasible solution for the shortly commencing Enquiry rather than committing to the actual solution which will come out in the wash. Sorry to push but the Enquiry is due to

commence the week after next.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

From: [REDACTED] <[REDACTED]@severntrent.co.uk>

Sent: Thursday, August 17, 2023 1:06 PM

To: [REDACTED] <[REDACTED]@bwbconsulting.com>

Subject: FW: Hinckley National RFI Leicester- STW Consultation-8458909

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Dear Chris,

Apologies for the delay in getting back but I was on annual leave a week ago only coming back last week and to a pile of work/emails etc.

Having spoken to the TAP team I can confirm that the proposed development has been modelled based on a pump rate of 42.63 l/sec. This has returned a HIGH impact risk, as the local public sewer network is small size sewers of mainly 150mm dia up to a max of 225mm dia. There is the downstream sewage pumping station (SPS) capacity limitations that have also triggered part of that HIGH risk score. This station is being looked at as part of the WINEP works that are currently looking to start in the next AMP 8 period (2025 – 2030). So to accommodate the whole development we will need to have completed the upsizing of local sewers along with the d/s SPS and (if necessary due to any increased pump rates from the station) the sewer network d/s of the SPS. The only place for an alternative connection point that may be feasible (purely based on current pump rates) is Barwell – Stapleton Lane SPS which runs behind the site through the boundary. This is also on the WINEP list so will be reviewed and a scheme possible in the next AMP8. This would require further modelling to determine if the d/s sewer system from Barwell – Stapleton Lane SPS can take the increased flows or that they too will need upgrading along with the SPS.

50% of the development was not modelled as it was felt any increase in flows into that small sized sewer network would report a high risk anyway. So the development can go ahead, once the capacity in the network has been supplied. In the meantime, I will raise this with the TAP team to carry out further modelling of the Barwell connection option to gauge impact. I do feel that a pump rate of 42.63 l/sec is a significantly high pump rate, and wondered if this could be reduced for the whole site.

As soon as we get the information from the modelling team on the Barwell connection option, I will let you know. I have passed on the above NRFI Draft Development Consent Order to our Legal Team to comment on, I am awaiting further response on that.

Kind regards,

Keith Baker
Asset Protection
Severn Trent Water

From: [REDACTED] <[REDACTED]@bwbconsulting.com>

Sent: 17 May 2023 15:33

To: [REDACTED] <[REDACTED]@severntrent.co.uk>

Cc: [REDACTED]

Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

ST Classification: OFFICIAL PERSONAL

Hi Keith

Thanks for your email and I note your comments on dates – hopefully we can move things forward quickly. I too am on leave w/c 22nd and 29th May so have looped in some key contacts from BWB and our client and I'd be grateful if any correspondence could be copied to them in the interim.

As well as the technical elements that we'd like to agree in a Statement of Common Ground, the Draft Development Consent Order (DCO) contains Protective Provisions in respect of STW assets (see page 109 onwards of the attached pdf). We would also seek agreement on these and I'd suggest you may wish to pass them to your legal team for comment.

If you are able to propose dates for a meeting in early June so we can co-ordinate diaries that would be much appreciated.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited

5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ

M [REDACTED]

From: [REDACTED] <[REDACTED]@severntrent.co.uk>

Sent: Wednesday, May 17, 2023 1:31 PM

To: [REDACTED] <[REDACTED]@bwbconsulting.com>

Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

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Dear Chris,

Thank you for your email regarding the above proposed development scheme. I am at little at a loss to understand why there has been no correspondence with you since the last email (I assume) that you received below from Mick Taylor back in 21st October 2022. Mick was part of the Asset Protection team at that time until he moved into another team at the end of December last year. He states below that he passed on various requests for information from our growth team regarding the raising of a scheme and what sort of scheme is needed etc.

For my part this latest email from you has come into AP and it was logged onto our work system and assigned to me on 3rd May, unfortunately I was on annual leave at that time only returning to the office last Tues. The completion date for the task is tomorrow. I have today passed on your query chase to our Growth team (TAP) requesting an update as to where they are with any assessment/scoping of the needs required to accommodate this large scale development. I believe at some point there may be a need for a meeting with yourselves and the TAP team and Asset Protection to discuss what sort of capacity improvements are required and their timescales to provide sufficient capacity improvements for this development. Once I hear back from the TAP team I can then let you know the current situation.

Please note, I am on annual leave from tomorrow until Tues May 30th however in my memo to the TAP team I include the other Senior Technicians within Asset Protection so that they are also aware, and that TAP should feed back to all Techs, so that you can be informed by someone in Asset Protection in my absence. I hope that this will be sorted within the next day or two. If you have not heard back from anyone by Monday 22nd May, please do contact Asset Protection at Asset.Protection@severntrent.co.uk and request that a Senior Technician contact you to discuss further. In the meantime I will look to see why this correspondence trail seems to have stop since before Christmas.

I apologise again for any delay.

Kind regards,

Keith Baker
Senior Evaluation Technician
Asset Protection
Asset Strategy and Planning
Severn Trent Water

Please note: As of March 2023, I am now working only 3 days per week, from Tues – Thurs, leading up to my full retirement. Please allow a few days for me to respond to any emails sent to me on Fridays and Mondays.

From: [REDACTED] <[REDACTED]@bwbconsulting.com>
Sent: 03 May 2023 09:28
To: Asset.Protection <Asset.Protection@severntrent.co.uk>; [REDACTED] <[REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

Hello
This is a follow up to the email chain below from which I believe there was no further response. This application has now been accepted for examination as a Nationally Significant Infrastructure Project and there is an urgent need for discussion and agreement on matters concerning STW assets.
Our client has also tried to make contact numerous times but to my knowledge no further correspondence has been received. I would be grateful for a time where we can brief you on the project to expedite the matter as the scheme is now on a fixed timetable for public examination.

Regards,
Chris

Chris Dodd
Director | BWB Consulting Limited
5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
M [REDACTED]

From: Asset.Protection <Asset.Protection@severntrent.co.uk>
Sent: Friday, October 21, 2022 11:33 AM
To: [REDACTED] <[REDACTED]@bwbconsulting.com>
Subject: RE: Hinckley National RFI Leicester- STW Consultation-8458909

This email originated from outside of our organisation. Please exercise caution with content, links and attachments.

ST Classification: OFFICIAL PERSONAL

Good Morning

I am part of the Asset Protection team under Bill Walton.

I have been asked if I can assist in any way with this project, Just so you are aware the previous modelling undertaken from the original Development Enquiry, returned a very high risk, around Flooding, Pollution etc.

The local networks are all small diameter pipes, so not really designed to receive the anticipated flows from the proposed development. We have forwarded the site details to our growth teams , so they can look at the best options for a growth scheme, to enable the flows to be received into our networks with no adverse effect.

As you can appreciate this will more likely need to be a major project, rather that a smaller local scheme, due largely to the anticipated flows and the downstream local network. Once the growth team have acknowledged the emails I have sent on and have had chance to look at the overall project, They will then look at various options to try and establish the best and most cost effective solution available.

We will be back in touch with yourselves, once the growth team have had chance to study the proposed plans etc, and we will of course include yourselves in future correspondence regards our idea's etc, in the future.

Kind Regards

Michael Taylor
Asset Protection
Asset Strategy & Planning
E-mail : asset.protection@severntrent.co.uk

[Back to home](#)

From: Robin Green <[REDACTED]@bwbconsulting.com>
Sent: 20 October 2022 10:20
To: Chris Dodd <[REDACTED]@bwbconsulting.com>; Asset.Protection <Asset.Protection@severntrent.co.uk>; [REDACTED] <[REDACTED]@severntrent.co.uk>
Subject: RE: Hinckley National RFI - STW Consultation

Hi Bill

Thank you for taking my call earlier today. Just to confirm our brief chat:

I understand that it would not be yourself dealing with the enquiry, and the person who would be on annual leave this week.

I asked if it could be confirmed that the enquiry has been received and is being actioned, and you offered to try and bring the enquiry to the top of the queue.

Kind regards

Robin Green
Associate Director | Flood Risk & Water Environment | BWB Consulting Limited
Livery Place, 35 Livery Street, Birmingham B3 2PB
M [REDACTED]

From: Chris Dodd <[REDACTED]@bwbconsulting.com>
Sent: 14 October 2022 13:19
To: asset.protection@severntrent.co.uk

Cc: [REDACTED]

Subject: Hinckley National RFI - STW Consultation

Dear Sirs

This email is sent at the request of Bill Walton in relation to the Hinckley Strategic Rail Freight Interchange. We have been trying to engage both informally and formally for some time, including via a S42 process earlier this year. The consultation materials are available at the following link: <https://www.hinckleynrfi.co.uk/formal-consultation/>. This includes links to Chapter 14 of the Environmental Statement, with Appendix 14.1 including the foul drainage strategy.

Attached is a draft of the Development Consent Order which includes Protective Provisions for STWL (refer to Schedule 14, Part 5).

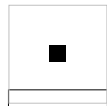
Previous correspondence with STW in respect of foul water discharge is attached for reference.

Prior to an application our client would like to enter into a Statement of Common Ground in order to set out to the Planning Inspectorate points of mutual agreement including water supply, foul water disposal, protective provisions and other related points. As such we would be grateful for a response in relation as soon as possible and can be available for meetings to discuss (please copy in the attached).

Regards,

Chris

Chris Dodd
Associate Director | BWB Consulting Limited
5th Floor, Waterfront House, Station Street, Nottingham, NG2 3DQ
M [REDACTED]



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T 03700 865000
F 03700 865001

T [REDACTED]@shoosmiths.com

Our Ref WXT/M-00989293
Date 7 March 2024

Dear Sirs

Application by Tritax Symmetry (Hinckley) Limited for an Order Granting Development Consent for the Hinckley National Rail Freight Interchange

Registration identification number: 20040651

We act for Parker Strategic Land Limited (“Parker”) and the following landowners in this matter:

- Philip Ian William Bailey
- Linda Margaret Bailey
- David Arnold Woodward
- Jane Elizabeth Woodward
- Jane Lang Woodward
- Jonathan Charles Woodward
- Leonard Cooper Bailey
- Keith William Bailey
- David John Bailey
(the “Landowners”)

We refer to our previous representations and your letter dated 4 March 2024 pursuant to Rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010 (as amended).

Pursuant to your letter, we can confirm that Parker (insofar as its interest in Plot 101 is concerned), and the Landowners, no longer object to the proposed development and are content for the record to be updated to reflect this.

Yours faithfully

[REDACTED]

Will Thomas
Principal Associate
Shoosmiths LLP