

The Rt Hon Lord Hendy of Richmond Hill  
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Sent via email

24th of July 2024

Dear Minister of State for Rail,

I am writing to congratulate you on your appointment as the Minister of State for Rail.

It is clear the new Government is seeking to deliver real change with your plan to kickstart economic growth.

At Tritax Symmetry, we are seeking a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange ('HNRFI'), including a rail terminal on the Felixstowe to Midlands and the North (F2MN) railway, 9 million sq ft of logistics space, along with associated infrastructure. The proposals include new southbound motorway sliproads at J2 M69, the A47 link road bypass for Hinckley, and multiple other associated highway improvements.

Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company, and we are dedicated to providing best-in-class and greener solutions for the logistics sector.

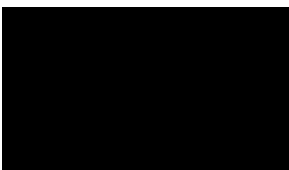
The proposed development site is situated in the heart of the Midlands where 80% of all UK freight passes through. If delivered, our project would strengthen the UK's supply chain and enable Britain to respond to the rapidly growing demand for logistics capacity and infrastructure across the nation.

Supported by circa £800 million of private investment with no requirements for state intervention, our project will create over 8,000 jobs, and sustain thousands more along the supply chain. In addition, the increased freight capacity could remove up to 76 lorries from our roads per freight train, resulting in 1.6 billion fewer kilometres travelled by HGVs a year on the road network. HGVs contribute to 16% of all CO2 emissions and this scheme would help drive modal shift, encouraging HGVs off the roads and facilitating increased volumes of rail freight.

Maritime Group, the UK's leading freight logistics provider, has already entered into an agreement with us to develop, lease and operate the rail freight terminal (the first time a Strategic Rail Freight Interchange has signed up a rail terminal operator before planning is granted). Network Rail invested heavily to upgrade the Felixstowe to Nuneaton railway line to improve freight capacity. HNRFI and Leicestershire will benefit from Network Rail's investment. After many years of consultation and development of our proposals, we stand ready to deliver. However, we must obtain a DCO before we can start to realise the benefits of this project.

We understand that the Planning Inspectorate has provided the Department for Transport with their report on the application containing their recommendation. Whilst we are keen not to disrupt the process of issuing a decision on the DCO, we would welcome the opportunity to brief you about this project in more detail and answer any questions you may have.

Yours sincerely,



**Andrew Dickman**  
Managing Director