

**From:** [REDACTED]  
**To:** [Hinckley SRFI](#)  
**Subject:** Response, Interested Party Reference number: 20040692  
**Date:** 03 January 2025 21:14:49

---

Dear Secretary of State,

Thankyou for the opportunity to make further comments on the proposed Hinckley National Rail Freight Interchange Project following the submission of additional documents by Tritax Symmetry.

As was the case in my previous letter, I strongly urge you to reject this application as I feel that it would have a devastating impact on traffic flows and safety in the surrounding villages (including Stoney Stanton) and the new changes proposed by the developer do nothing to mitigate these impacts. Throughout the whole planning process, the developers have been evasive and I would argue dishonest about impacts on traffic-flows through the villages, which already become unbearable whenever the M69 becomes blocked. The proposed development would encourage heavy goods vehicles to take short cuts through Stoney Stanton, Sapcote and Elmesthorpe, and the very minor tweaks proposed by Tritax (Stoney Stanton is not even mentioned) are wholly inadequate. At peak times, traffic in Stoney Stanton and Sapcote already represents a hazard to pedestrians and local inhabitants (including school children) – many more heavy goods vehicles during construction and operation would present an ever-greater threat to safety.

I am very unconvinced by the need for this project given that huge warehouse developments have already been approved or constructed at nearby Magna Park, near junction 2 of the M69 in Hinckley and most recently in Enderby (all within 10 miles of the proposed site). Furthermore, there are currently many units sitting empty at Magna Park and at Peckleton Common. The proposal is advocated as ‘nationally important infrastructure’ only on the basis of a need for rail-freight interchanges in the central corridor. However, the proposed development includes a rail link to very few of the planned warehouse units and only after several years of operation – consequently I am very sceptical that the rail-freight interchange will ever materialise and that this is in-realty a thinly veiled excuse to build yet another, sprawling warehouse development on a green-field site. Given the limited connection of units to the adjacent rail line, it is obvious that the vast majority of goods and materials will arrive at/leave the site by road, and that the developer is not being honest here.

Burbage Common and Woods is a local nature reserve and Site of Special Scientific Interest (SSSI), it lies directly adjacent to the proposed development and it would be very negatively affected by the project. This is one of the few

remaining, publicly-accessible woodland areas in south Leicestershire and is used by thousands of local residents every year. The irreversible loss of a virgin green-field site and vulnerable wildlife for this poor-quality warehouse development would be a travesty of local planning.

Yours faithfully,

Mrs Jacqueline Pinnegar (Interested Party Reference number: 20040692),

