



## Meeting note

<b>File reference</b>	Hinckley Strategic Rail Freight Interchange
<b>Status</b>	<b>Final</b>
<b>Author</b>	Louise Evans
<b>Date</b>	26 June 2017
<b>Meeting with</b>	Framptons and db symmetry
<b>Venue</b>	Temple Quay House
<b>Attendees</b>	Planning Inspectorate  Gareth Leigh – Infrastructure Planning Lead Helen Lancaster – Senior EIA and Land Rights Advisor Louise Evans – Case Officer  Developer  Peter Frampton – Framptons Henry Chapman – db symmetry Jonathan Dawes – db symmetry
<b>Meeting objectives</b>	Inception Meeting
<b>Circulation</b>	All

### Summary of key points discussed and advice given:

The Planning Inspectorate (PINS) advised on its openness policy, explaining that any advice given would be recorded and placed on the Inspectorate's website under section 51 of the Planning Act 2008 (as amended) (the PA2008).

The developer, db symmetry, is a logistics specialist. The Hinckley Strategic Rail Freight Interchange is their first rail freight interchange project and their first nationally significant infrastructure project (NSIP). The developer commissioned consultants to find a suitable site in response to the Leicester and Leicestershire strategic distribution study.

The site for the proposed development is wholly within the region of Blaby District Council and is also adjacent to the boundary of Hinckley and Bosworth Borough Council. The site lies to the north west of junction 2 of the M69, and the railway runs along the north-west boundary of the site. The site is within approximately four hours drive time of 80% of the UK population.

Improvements to junction 2, which would consist of the construction of two new slip roads, would be made as part of the project and would form part of the NSIP application.

Db symmetry owns 80% of the land required for the proposed development, with the remaining 20% of the land under multiple ownership. The developer stated that there have been some discussions with landowners, and a decision would be made on how to proceed with the land ownership when the proposals have been developed further. The developer intends to stop up an existing pedestrian right of way and bridle path within the proposed site boundary and provide new pedestrian/equestrian access.

The developer stated that it intends to make its application based on the parameters of the proposed development. PINS advised the developer of the need to assess worst case scenarios, as part of its use of the Rochdale Envelope approach, and that the parameters must be fully consistent within both the Development Consent Order and Environmental Statement.

The developer stated that initial investigations had not revealed any listed buildings, heritage assets, Crown land, any notable ecological interests or potential flood risks within the site of the Proposed Development. It has had initial meetings with Blaby District Council, Hinckley and Bosworth Borough Council, as well as Highways England and Network Rail. No major issues in the context of heritage policy and biodiversity have been drawn from desk-based analysis.

The developer confirmed that there were some areas to the proposed development's site to which they did not have access. PINS advised that if a request for access to land was to be made under s53 of the PA2008, it would have to be clear that the project was of 'real substance' to meet the tests in the Act; previous projects which have requested these powers have already had a Scoping Opinion issued by the time any requests were made under s53 of the PA2008.

There has been no engagement with the public so far. PINS advised that it was the decision of the developer as to whether their plans for the proposed development had progressed sufficiently in order to begin non-statutory consultation with the public.

PINS advised that prior to submission they would provide comments on draft versions of application documents, including the Statement of Community Consultation, and that comments are usually issued four to six weeks after submission of the draft documents. PINS also advised that the deadline for issue of the Scoping Opinion by them is 42 days from the receipt of the Scoping Request (post meeting note – this is actually from the receipt of the hard copy of the Scoping Request).

### **Specific decisions / follow up required?**

The developer confirmed that their estimated application submission date was February 2019, with consultation with statutory bodies commencing September 2017 and non-statutory consultation with the public beginning from December 2017.

The developer will submit their Contact Plan to PINS in September 2017, and will contact PINS if there are any updates or for any advice.

