



## Meeting note

<b>Project name</b>	Hinckley National Rail Freight Interchange
<b>File reference</b>	TR050007
<b>Status</b>	<b>Final</b>
<b>Author</b>	The Planning Inspectorate
<b>Date</b>	6 January 2022
<b>Meeting with</b>	Tritax Symmetry (Hinckley) Limited (the Applicant)
<b>Venue</b>	Telecon
<b>Meeting objectives</b>	Project update
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

### *Project update*

The Applicant gave an overview of how the project had evolved since the last meeting with the Inspectorate. This included:

- Monthly meetings with local authorities;
- updated traffic modelling;
- most of the site being under option;
- a commitment to biodiversity net gain;
- consultation starting on the 12 January 2022; and
- submission of the application is anticipated to be Q3 2022.

The Inspectorate asked whether the off-site highway works could constitute another Nationally Significant Infrastructure Project (NSIP), whether there would be anything novel in the draft Development Consent Order (dDCO), and whether there were any designated sites in the vicinity.

The Applicant explained the off-site highway works either took place off the strategic road network or fell under the threshold for NSIPs. And, that there was nothing particularly novel in the dDCO at present. In terms of designated sites, the Applicant said there was a Site of Special Scientific Interest (SSSI) abutting the site and this had been taken into account in assessments but that the site itself had neither a heritage designation nor was a protected landscape. There are no European sites in the locality.

The Applicant talked through the current master plan, showing a version of this document, and explaining the location of entrances, warehouses and rail connections on the site. It also used this master plan to explain the common land at Burbage Common next to the site and rights of way and footpath connections to this.

As mentioned above, the traffic model had been updated, the Applicant highlighted that this had resulted in the removal of the eastern village bypass from the Proposed Development. The Inspectorate advised that any changes to the project since scoping should be explained in the ES and the options refinement process should be set out in the assessment of alternatives chapter of the Environmental Statement.

### ***Consultation***

The Applicant explained that consultation would start on the 12 January 2022 and would run until 9 March 2022. This would be consultation under sections 42, 47 and 48 of the PA2008 and the Applicant said it had prepared draft versions of a number of documents including the dDCO. The Inspectorate advised the Applicant to ensure it was clear these documents were in draft and might be revised prior to submission.

The Applicant raised the possibility that it would not be able to hold in-person events due to public health restrictions. The Inspectorate advised the Applicant that the restrictions and its response to these should be set out in the Consultation Report.

The Inspectorate asked how the Applicant was ensuring Gypsy and Traveller groups nearby were being consulted. The Applicant explained it had a liaison officer contact in the council who had been advising the Applicant on how to best consult this group, and as a result the Applicant had provided a usb to each site and would be visiting each to explain the proposals.

### ***Local authority liaison***

The Applicant said it had been holding meetings with the local authorities in addition to a traffic and transport group and would be holding briefings prior to the start of consultation. However, the Applicant noted that there had been disagreement with the local authorities over the scope of the consultation. The Inspectorate advised the Applicant to describe in the Consultation Report how it believed its approach to consultation had been proportionate. At acceptance, the Inspectorate, on behalf of the Secretary of State for Levelling Up, Housing and Communities, would make a judgement on the adequacy of the consultation taking into account the local authorities Adequacy of Consultation Responses.

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

The following actions were agreed:

- The Inspectorate to update submission date on the website
- A meeting to be organised at the end of April