



Application for Development Consent for Nationally Significant Infrastructure Projects under the Planning Act 2008

* required information

Application Form

Please read guidance documents relating to the submission of applications prior to completing this form including [government guidance](#) and the Planning Inspectorate's [Advice Note Six: Preparation and submission of application documents](#).

* Do you have a reference number?

Yes No

* Reference number

1. Applicant

* Organisation

Address

* Building number or name

* Street

* City or town

County or administrative area

* Postcode

* Country

* Name of contact

* Telephone number

Fax number

* Email

2. Agent

* Are you an agent acting on behalf of the Applicant?

Yes No

* Organisation



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Address

* Building number or name	<input type="text" value="Wessex House"/>
* Street	<input type="text" value="Priors Walk"/>
* City or town	<input type="text" value="Wimborne"/>
County or administrative area	<input type="text" value="Dorset"/>
* Postcode	<input type="text" value="BH21 1PB"/>
* Country	<input type="text" value="United Kingdom"/>
* Name of contact	<input type="text" value="Erin Banks"/>
* Telephone number	<input type="text" value="07970033594"/>
Fax number	<input type="text"/>
* Email	<input type="text" value="erin.banks@savills.com"/>

3. Fee

* State the arrangement for the application fee payment:

BACS CHAPS Cheque

* Please provide payment reference details

4. Confirming why the Planning Inspectorate should receive the application

* Brief statement to explain why this application is, or is to be treated as, a development for which development consent is required under the Planning Act 2008

The proposed development of the Hinckley National Rail Freight Interchange (HNRFI) proposals qualify as a Nationally Significant Infrastructure Project (NSIP) as it comprises a rail freight interchange as described in Section 26 of the Planning Act 2008. The HNRFI meets all of the relevant criteria in Section 26 to qualify as a NSIP, as detailed below.

The Main HNRFI Site lies 3 km to the north-east of Hinckley, Leicestershire and is situated upon the Leicester to Hinckley railway line. The land within the DCO covers an area of approximately 268 hectares (ha), with the Main HNRFI Site covering an area of approximately 187 ha. The HNRFI is capable of accommodating up to 16 trains up to 775m in length per day, with warehousing capacity of up to 850,000 sqm.

5. Non-technical description of the Proposed Development

* Brief non-technical description of the Proposed Development

Tritax Symmetry (Hinckley) Limited is applying for consent to develop a new strategic rail freight interchange (SRFI) on land east of Hinckley in Leicestershire. A SRFI is a multi-purpose freight interchange and distribution centre linked to both the national rail and road networks. The project is known as the Hinckley National Rail Freight Interchange (HNRFI).

The Proposed Development has the following main components:

Development on the Main HNRFI Site

a) demolition of Woodhouse Farm, Hobbs Hayes Farm, Freeholt Lodge and the existing bridge over the Leicester

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to Hinckley railway on Burbage Common Road;

b) new rail infrastructure including points off the existing Leicester to Hinckley railway providing access to a series of parallel sidings at the HNRFI, in which trains would be unloaded, marshalled and loaded;

c) an intermodal freight terminal or 'Railport' capable of accommodating up to 16 trains up to 775m in length per day, with hard-surfaced areas for container storage and HGV parking and cranes for loading and unloading shipping containers from trains and lorries;

d) up to 850,000 square metres (m²) (gross internal area or GIA) of warehousing and ancillary buildings with a total footprint of up to 650,000 m² and up to 200,000 m² of 'mezzanine' floorspace, including the potential for some buildings to be directly rail connected if required by occupiers. These buildings might incorporate ancillary data centres to support the requirements of HNRFI occupiers and operators. They will also incorporate roof-mounted photovoltaic arrays with a generation capacity of up to 42.4 megawatts (MW), providing direct electricity supply to the building or exporting power to battery storage in the energy centre;

e) an energy centre incorporating an electricity substation connected to the local electricity distribution network, battery storage (adjacent to each unit and at the energy centre) and a gas-fired combined heat and power plant (designed to be ready for 100% hydrogen in the grid gas supply) with an electrical generation capacity of up to 5 MW. Total electricity generation capacity at the Main HNRFI Site is therefore 47.4 MW;

f) a lorry park with welfare facilities for drivers and fuelling facilities;

g) a site hub building providing office, meeting space and marketing suite for use in connection with the management of the HNRFI and ancillary car parking;

h) terrain remodelling, hard and soft landscape works, watercourse diversion, amenity water features and planting;

i) noise attenuation measures, including acoustic barriers up to six metres in height;

j) habitat creation and enhancement, and the provision of publicly accessible open space at the south-western extremity of the HNRFI near Burbage Wood and to the south of the proposed A47 Link Road between the railway and the B4668/A47 Leicester Road;

k) pedestrian, equestrian and cycle access routes and infrastructure, including a new dedicated route for pedestrians, cyclists and horse riders from a point south of Elmesthorpe to Burbage Common;

l) utility compounds, plant and service infrastructure;

m) security and safety provisions inside the HNRFI including gatehouses, fencing and lighting; and

n) drainage works including surface water retention ponds, underground attenuation tanks and swales.

Highway works

a) works to M69 Junction 2 comprising the reconfiguration of the existing roundabout and its approach and exit lanes, the addition of a southbound slip road for traffic joining the M69 motorway and the addition of a northbound slip road for traffic leaving the M69 motorway at Junction 2.

b) a new road ('the A47 Link Road') from the modified M69 Junction 2 to the B4668 / A47 Leicester Road with a new bridge over the railway, providing vehicular access to the proposed HNRFI from the strategic highway network. The A47 Link Road will be intended for adoption as a public highway under the Highways Act 1980.

c) modifications to several junctions and amendments to Traffic Regulation Orders on the local road network in response to the different traffic flow pattern resulting partly from the trips generated by the HNRFI development and principally from the change in movements as a result of the M69 Junction 2 upgrade.

d) works affecting existing pedestrian level crossings on the Leicester to Hinckley railway at Thorney Fields Farm north-west of Sapcote, at Elmesthorpe and at Outwoods between Burbage and Hinckley. In addition, pedestrian level crossings serving footpaths that connect Burbage Common Road to Earl Shilton and Barwell are proposed for closure with the associated footpaths being diverted.

e) off-site (outside the Order Limits) railway infrastructure including signals, signage and electricity connections.

6. Location or route of the Proposed Development



* Description of location of application site(s), or route of development (reference to appropriate plans)

The Main HNRFI Site is located approximately 10 km south-west of Leicester, in the midlands. Along the northern edge of the Site is the Leicester to Hinckley railway line, and along the southern edge is the M69 motorway.

The closest settlements to the Main HNRFI Site are the village of Elmesthorpe along the B581 Station Road to the north and a mobile home park and a separate gypsy and traveller settlement off Smithy Lane to the south-west of M69 Junction 2. In the wider area and generally at a range of 2-3km from the Main HNRFI Site are the settlements

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of Stoney Stanton and Sapcote to the east, Earl Shilton and Barwell to the north and north-west, Hinckley and Burbage to the west and south-west and the village of Aston Flamville to the south (site location plan, document reference 2.1).

The locality is generally rural in character with gently undulating farmland, crossed by small watercourses. The fields are defined by hedgerows and with deciduous trees. As well as farms, businesses in and near the Main HNRFI Site include a farm shop and livery stables.

The Burbage Wood and Aston Firs Site of Special Scientific Interest (SSSI – a nature conservation site) lies close to the south-western boundary of the Main HNRFI Site and outside the DCO Site. This SSSI is designated for its mixed ash, oak and maple woodland and adjoins the Burbage Common and Woods Local Nature Reserve (LNR).

Burbage Common and Burbage Wood to the south-west of the Main HNRFI Site are a popular recreational resource managed by Hinckley and Bosworth Borough Council, providing woodland and open meadows for informal recreation, with car parks and a visitor centre. Hinckley Golf Course lies beyond Burbage Common, on the edge of Hinckley itself.

* Is the site a single site or a linear site?

- Single site Linear site

Grid reference

* Easting

* Northing

* Document reference

7. Associated Development



* Associated Development is included within this application:

- Yes No

* Document reference

8. a) Consultation Report



* Document reference

8. b) Copies of newspaper notices



* Document reference

Continued from previous page...

* Document reference

* Document reference

* Document reference

* Document reference

9. Draft Development Consent Order



* Document reference

10. Explanatory Memorandum



* Document reference

11. Land Plan



* Document reference

12. Works Plan



* Document reference

Continued from previous page...



13. Compulsory Acquisition of land or an interest in land or right over land

* Issues are relevant for this application:

- Yes No

Statement of reasons document reference

Funding statement document reference

Book of Reference document reference

14. a) Environmental Impact Assessment (EIA)



* Environmental Statement (ES) required:

- Yes No

* ES Document Reference

* ES Document Reference

* ES Document Reference

* ES Document Reference

14. b) Screening Opinion/ Direction and Scoping Opinion/ Direction



Continued from previous page...

* Screening Opinion sought, or direction received:

Yes No

* Scoping Opinion sought:

Yes No

Document reference

Document reference

14. c) Publicity required under Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 11 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009)

In addition to publishing the notice, a copy of the notice was sent to:

* the consultation bodies

* Yes

* the persons notified to the Applicant in accordance with Regulation 11(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 9(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009):

Yes No, not applicable

15. European sites (to which Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and/ or Regulation 28 of the Conservation of Offshore Marine Habitats and Species Regulations 2017 applies) or a Ramsar site.

* Report required for this application:

Yes No

* Document reference

16. A plan, with accompanying information, identifying any statutory or non statutory sites or features of nature conservation, geological or landscape importance; habitats of protected species, important habitats or other diversity features; and water bodies in a River Basin Management Plan - together with an assessment of any effects likely to be caused by the Proposed Development.

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* Issues are relevant for this application:

- Yes No

* Document reference Chapter 11 (Landscape and visual impact, document reference 6.1.11) and Chapter 12 (Ecology and biodiversity, document reference 6.1.12)

* Document reference Statutory Ecological Sites, document reference 6.3.12.1

* Document reference Non-Statutory Ecological Sites, document reference 6.3.12.2

* Document reference Landscape Designations, document reference 6.3.11.2

17. A plan, with accompanying information, identifying any statutory or non statutory sites or features of the historic environment such as scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields, together with an assessment of any effects likely to be caused by the Proposed Development



* Issues are relevant for this application:

- Yes No

* Document reference Chapter 13 (Cultural heritage, document reference 6.1.13)

* Document reference Known Heritage Assets, document reference 6.3.13.4

18. Flood Risk Assessment



* Flood Risk Assessment required:

- Yes No

Continued from previous page...

* Document reference

19. Matters set out in section 79(1) (statutory nuisances etc) of the Environmental Protection Act 1990



* Statement required for this application:

Yes No

* Document reference

20. A plan with any accompanying information identifying any Crown land



* Issues are relevant for this application:

Yes No

* Document reference

21. A plan identifying new or altered means of access, stopping up of streets or any diversions, extinguishments or creation or rights of way or public rights of navigation



* Issues are relevant for this application:

Yes No

* Document reference

22. Additional information for specific types of infrastructure



* Additional information is required to be submitted in accordance with Regulation 6 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009:

Yes No

23. Any other plans, drawings and sections necessary to describe the proposal for which development consent is sought, and any other documents, reports or information to support the application



Provide a brief description of any other plans, drawings and sections that are being submitted with this application

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Proposed Development have been assessed. The plans also provide sections through the site and the rail operations.

Document reference

Document reference

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Document reference

The Leicestershire County Council (B4668
Leicester Road, Hinckley) (Imposition of
30mph, 40mph and 50mph Speed Limits)
Order 2008, document reference 11.1

Remove this reference

Add another reference

Provide a brief description of any other documents considered necessary to support the application

Further documents that have been provided in support of the application are listed below, the associated reference also includes all appendices to the documents.

Document reference

Application Letter, document reference 1.1

Document reference

Section 55 Checklist, document reference
1.3

Remove this reference

Document reference

Guide to the application, document
reference 1.4

Remove this reference

Document reference

Planning Statement, document reference
7.1

Remove this reference

Document reference

Design and Access Statement, document
reference 8.1

Remove this reference

Document reference

DCO Obligation, document reference 9.1

Remove this reference

Document reference

S.106 Planning Obligation Heads of
Terms, document reference 10.1

Remove this reference

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Document reference

Preliminary Water Framework Directive (WFD) Assessment, document reference 12.1

Remove this reference

Document reference

Design Code, document reference 13.1

Remove this reference

Document reference

Statement of Common Ground Intent Schedule, document reference 15.1

Remove this reference

Document reference

Market Needs Assessment, document reference 16.1

Remove this reference

Document reference

HNRFI Logistics Demand and Supply Assessment, document reference 16.2

Remove this reference

Document reference

Construction Environmental Management Plan, document reference 17.1

Remove this reference

Document reference

Landscape and Ecological Management Plan, document reference 17.2

Remove this reference

Document reference

Site Waste and Materials Management Plan, document reference 17.3

Remove this reference

Document reference

HGV Route Management Plan and Strategy, document reference 17.4

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Document reference

Ecological Mitigation and Management Plan, document reference 17.5

Remove this reference

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Document reference

Construction Traffic Management Plan,
document reference 17.6

Remove this reference

Add another reference

Provide a brief description of any other information provided that is in support of the application, but which has not been explicitly required

Further to receipt of section 51 advice from the Planning Inspectorate on 8 March 2023, a Signposting Document has been prepared outlining the Applicant's response to the comments raised and signposting the changes that have been made to the application in response to the comments.

In response to the publication of the consultation draft of the update to the National Networks National Policy Statement, the Applicant has prepared a response as part of the resubmission.

Document reference

Signposting for Resubmission document
reference 1.6

Document reference

Response to Draft National Policy
Statement National Networks document
reference 7.2

Remove this reference

Add another reference

24. Other consents/ licences required under other legislation



* Other consents/ licences are required:

Yes No

* Provide a list of consents/licences

The following consents and licences are required:

Building Regulation Approval
Environmental Permits
European Protected Species Licence
Foul Water Sewer Requisition
Health and Safety Legislation
Notification of Construction Works
Petroleum Storage Licence

You must cite the document references as appropriate

* Document reference

Other Consents and Licences Report,
document reference 5.2

Add another reference

25. Declaration



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I declare to the best of my knowledge that the information given in this form and enclosed maps, plans and other documents are true.

Please note there is a requirement for one hard copy of the form to be signed. Please ensure that when you submit you include at least one signed copy. Further copies do not require the hand written signature.

Signature _____

(For and on behalf of the Applicant)

* Name

(In block letters)

* Date / /
dd mm yyyy

* Organisation

* Position within the organisation