

COMMUNITY NEWSLETTER

Hinckley National Rail Freight Interchange (HNRFI) is a proposed multi-purpose freight interchange and distribution centre located on land to the south of Elmesthorpe, between the Leicester to Hinckley railway to the north-west and the M69 motorway to the south-east.

Strategic Rail Freight Interchanges (SRFIs) are distribution centres which are connected to both the rail and strategic road network, optimising the use of rail in freight journeys. The Government supports the creation of a series of SRFIs across the UK, to reduce lorry movements from the roads and transfer them onto the rail network, reducing both road traffic congestion and carbon emissions.

Before construction can begin we need to apply for and obtain various permissions, including a Development Consent Order (DCO) from the Secretary of State (SoS) for Transport under the Planning Act 2008.

Consultation is a key part of the DCO process, which involves people living within the vicinity of a project to account for their views in preparing the application to be submitted to the SoS.

Our stage one consultations in 2018 introduced HNRFI to the local community, this was followed by a focused highways consultation in 2019. As part of these consultations, more than 75,000 notification letters were sent to residents and businesses in the local area. These consultations allowed us to present the findings of our early technical and environmental work to the local community.

Since 2019 we have undertaken significant further technical and environmental work on HNRFI. This consultation will therefore provide information on our more developed proposals, including infrastructure and mitigation requirements.

The scheme is being brought forward by Tritax Symmetry (Hinckley) Ltd (TSL) and we invite you to share your views on our proposed project in the upcoming stage of statutory consultation.

The statutory consultation process runs from Wednesday 12th January until Wednesday 9th March 2022, which will be centred around nine public consultation exhibitions, two webinars and our online consultation, found at: www.hinckleynrfi.co.uk

PUBLIC EXHIBITIONS:

Elmesthorpe Village Hall:	Wed 19th Jan, 2pm-8pm
Stoney Stanton Village Hall:	Fri 21st Jan, 12.30pm-6.30pm
Elmesthorpe Village Hall:	Sat 22nd Jan, 10am-1pm
Burbage Millennium Hall:	Mon 24th Jan, 3pm-8pm
Sapcote Methodist Church:	Wed 26th Jan, 2pm-8pm
The George Ward Centre:	Fri 28th Jan, 2pm-8pm
St Francis Community Centre:	Sat 29th Jan, 10am-1pm
Ashby Road Sports Club:	Mon 31st Jan, 2pm-8pm
Narborough Parish Centre:	Tue 1st Feb, 1pm-9pm

WEBINARS:

Tuesday 25th Jan, 2pm-4pm | Wednesday 2nd Feb, 6pm-8pm



THE BENEFITS



All units will be built to net zero carbon in construction



Creating 8,400 jobs – plus even more in the supply chain



Will create training and apprenticeship opportunities



HNRFI will generate Business Rates of £24.65 million annually



£316 million Gross Value Added annually



Committed to delivery of Biodiversity Net Gain



£0.55 billion in private investment



Freight rail produces 76% less CO₂ emissions than HGV



Strong rail connectivity to Freeports and major deep sea ports (Felixstowe, London Gateway, and Liverpool)



Key supply chain location to the Midlands automotive industry



Each freight train can remove up to 76 HGVs from our roads, removing 1.6 billion HGV kilometres annually



'Golden Triangle' location – where 80% of freight rail passes through

HNRFI WILL INCLUDE...

- An intermodal rail freight terminal on the Felixstowe to Nuneaton railway line with a daily capacity to accommodate 16 trains up to 775m in length
- A container storage yard with administrative and welfare facilities
- 850,000 sq m of warehouse floorspace (650,000 sq m ground floor and a further 200,000 sq m of mezzanine floorspace)
- A dedicated site access directly from Junction 2 of the M69 motorway. As a part of the proposals, a northbound off-slip and a southbound on-slip

would be added to this junction, which only currently caters for motorway traffic heading to and from the north

- A new highway link from Junction 2, which would run north-westwards across the southern end of the HNRFI and over the railway, connecting to the B4668 Leicester Road and referred to as the 'A47 Link Road'
- Demolition of existing structures and earthworks to create development plots and landscape zones
- Strategic landscaping and open space, including alterations to public rights of way and the creation of new ecological enhancement areas and publicly accessible open areas, notably in the form of extensions to Burbage Common



The National importance of Strategic Rail Freight Interchanges (SRFIs)

In 2014 the Government issued the National Policy Statement for National Networks (NPSNN) which is the primary Policy provision for SRFIs like HNFRI. The policy confirms SRFIs to be Nationally Significant Infrastructure Projects (NSIPs).

The Government believes it is important to facilitate the development of the intermodal rail freight industry because the transfer of freight from road to rail has an important part to play in the low carbon economy and in helping to address climate change

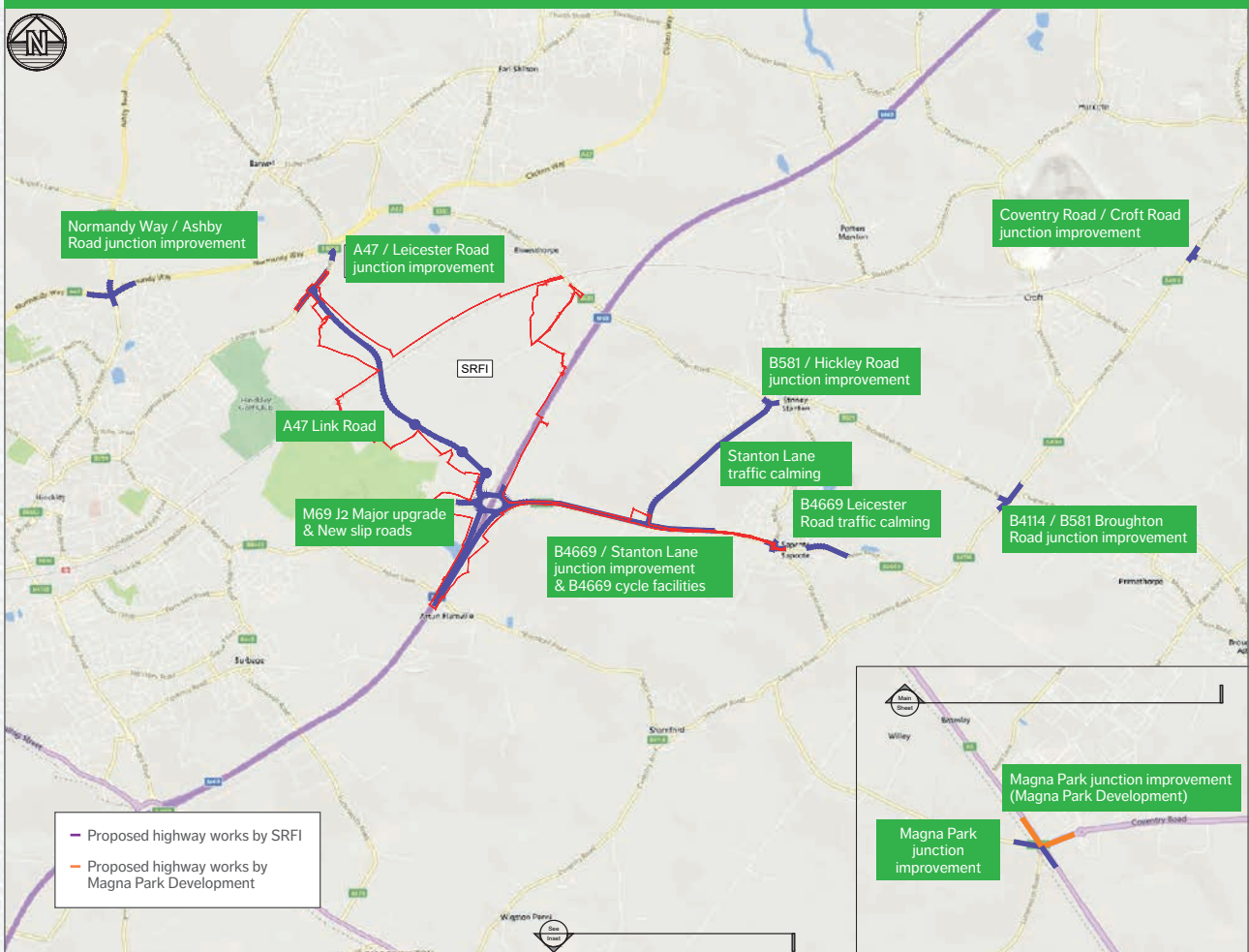
and improve the efficiency of the supply chain. For these reasons, a network of SRFIs is needed across the regions.

Co-location of SRFIs with warehousing can support a reduction in HGV movements. The users and buyers of warehousing and distribution services are increasingly looking to integrate rail freight into their transport operations to reduce costs of moving freight and to meet their commitments to net zero in freight transfer.

Government policy acknowledges that in all cases it is essential that developments such as HNFRI have good connectivity with the road and rail networks, in particular the strategic rail freight network to support the reduction in trip mileage of freight movements.

HIGHWAYS IMPROVEMENTS

- A northbound off slip and a southbound on slip would be added to Junction 2 of the M69
- A dedicated site access from Junction 2 of the M69
- 'A47 Link Road' between Junction 2 M69 and the B4668 Leicester Road
- Traffic modelling identifies necessary modifications to several junctions on the local road network, in response to the different traffic flow pattern resulting partly from the proposed HNFRI development and principally from the M69 Junction 2 upgrades as shown on the highways improvement plans:



ABOUT US

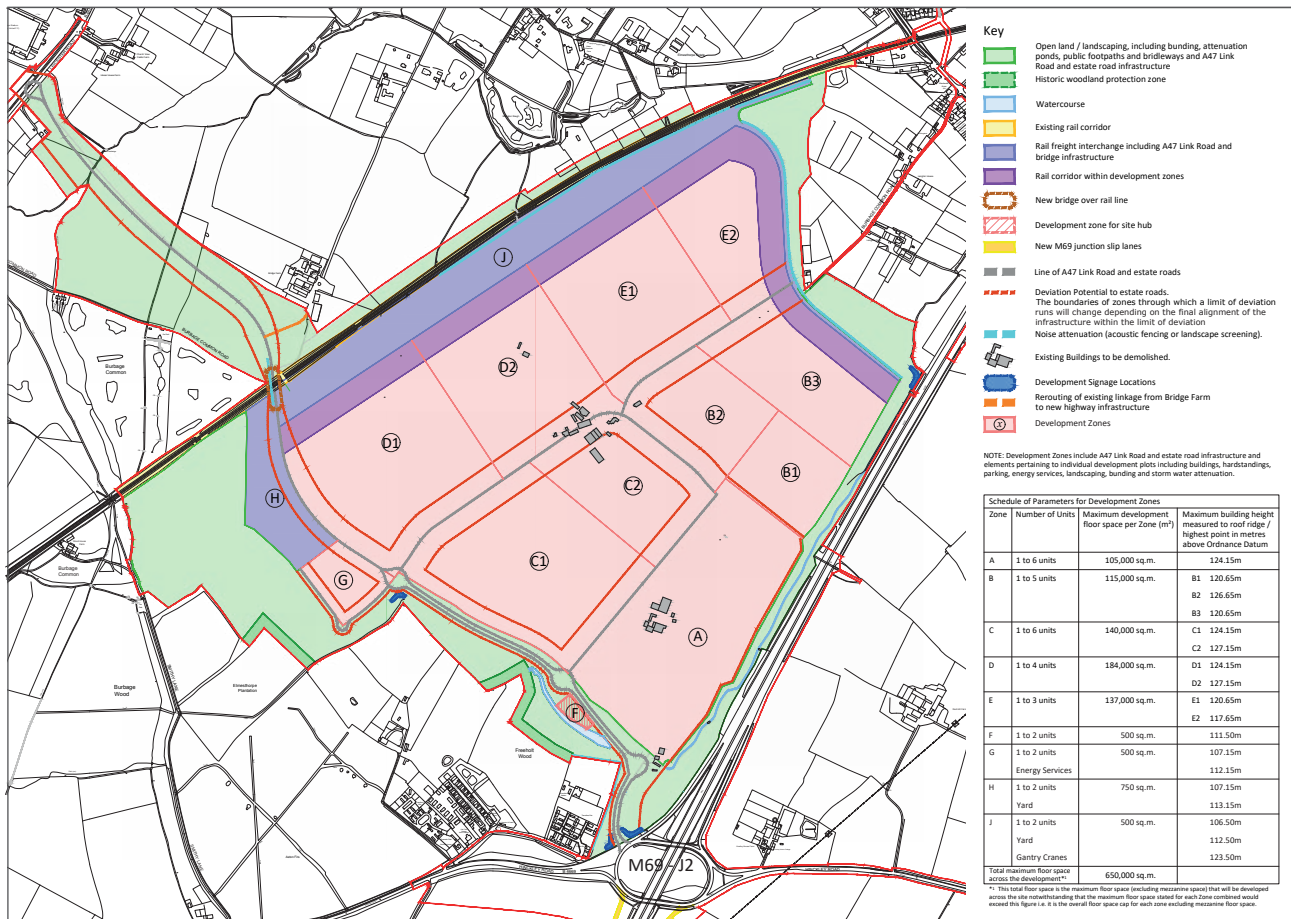
Tritax Symmetry Ltd is a specialist logistics development company which was formed following the acquisition of db symmetry by Tritax Big Box REIT plc – a FTSE 250 company – in February 2019.

We are committed to delivering a rail served development which will bring significant social, environmental and economic benefits to Leicestershire and the wider region.

PARAMETERS PLAN

The parameters plan defines the maximum floorspace and building heights of HNRFI. It also outlines other aspects such as the size of landscaped areas and where the rail elements and the scheme would likely be located.

The nature of SRFI developments is such that some degree of flexibility is needed when schemes are being developed to allow the development to respond to market requirements as they arise.



NEXT STAGES

We will consider the comments received during consultation and document how we have taken account of people's views within the Consultation Report that will form part of our Development Consent Order (DCO) application. The Consultation Report (and other application documents) will be made available on the project website once the application has been submitted. We are planning to submit our application in Quarter 3 2022.

HOW YOU CAN GET IN TOUCH

- The comments section on www.hinckleynrfi.co.uk
- Email: hinckleynrfi@lexcomm.co.uk
- Call the Community Information Line: **0844 556 3002 (Mon-Fri, 9am-5.30pm)**
- Write to: C/O Lexington Communications, 3rd Floor, Queens House, Queen Street, Manchester, M2 5HT
- Complete a feedback form online on the project website or post a feedback form to C/O Lexington Communications, **3rd Floor, Queens House, Queen Street, Manchester, M2 5HT**

HOW YOU CAN FIND OUT MORE

We will be providing further information on the scheme via the following platforms:

- Public consultation exhibitions (detailed on the first page)
- A dedicated project website: www.hinckleynrfi.co.uk
- Social media adverts
- Press notifications