

## **LATE SCOPING CONSULTATION RESPONSES**

Consultation bodies have 28 days to respond with any comments, stating either the information that they consider should be included in the ES or that they do not have any comments.

Any responses received after the deadline will not be considered within the scoping opinion but are forwarded to the applicant for consideration in accordance with the policy set out in Advice Note 7: Environmental Impact Assessment, Screening and Scoping.

The following EIA scoping consultation responses were received after the consultation deadline specified under legislation and therefore did not form part of the Secretary of State's scoping opinion.

**From:** [Joanna Ellershaw](#)  
**To:** [Hinckley SRFI](#)  
**Subject:** FW: Hinckley SRFI Order for Development Consent: Scoping Consultation  
**Date:** 23 April 2018 11:36:08

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**From:** Joanna Ellershaw  
**Sent:** 23 April 2018 10:12  
**To:** 'HinckleySRFI@pins.gsi.gov.uk'  
**Cc:** Tess Nelson  
**Subject:** Hinckley SRFI Order for Development Consent: Scoping Consultation

**FAO: Helen Lancaster**

Dear Ms Lancaster,

Thank you for your notification letter dated 15 March 2018, advising us of the proposed Hinckley SRFI development and requesting a consultation response regarding the Environmental Statement Scoping Report. We acknowledge that we are a consultation body and have registered via your website to ensure that we directly receive future information about this application.

As requested we have reviewed the Scoping Report (Ref: TR050007-000010) and are broadly in agreement with the range of topics and information proposed to be provided in the Environmental Statement. However, we wish to make a number of observations, principally about the geographical scope of assessment in respect of particular topics and to make available information on 'Other existing or approved developments' which we consider relevant to the preparation of the ES, as follows;

**Geographical Scope of ES**

*Alternatives*

- the outline provided in Chapter 3 (particularly para 3.16) is limited and, in the context of EIA Regulations, does not appear to fully describe the reasonable alternative locations / sites considered or provide a comparison of their environmental effects and the main reasons for selecting the chosen option, the site for the HSRFI.
- the inclusion and discussion of alternative development options and different layouts for assessment (including the location and configuration of; the rail port / sidings, container storage areas, the location /size and scale of buildings, access / road configuration, landscaping / parking & yard areas, and the proportion of rail accessible units) and the provision of a comparison of their environmental impacts is supported.

*Consultation*

- Harborough District Council (Strategic Planning Team) wishes to remain a consultee (under EIA Reg 11) or be added to PINS list of consultees for the duration of the application process.

*Socio-economic Impact*

- the methodology for determining the study area for this topic should be fully described and have regard to the Leicester & Leicestershire Functional Economic Market Area / Housing Market Area (ref. HEDNA, 2017) and Census based commuting data. Drawing on case

- examples (e.g. DIRFT, Magna Park) could supplement the use of transport and census data.
- contextual comparison to the Midlands (encompassing East & West Midlands) and National, is supported given the scale of the proposed project.
- Any assessment of the effects associated with new business locating to the site should be discounted (at both the local and regional scale) for; leakage, deadweight, displacement, and substitution.
- proposed development has the potential to house a mix of RDC / NDC functions. The calculation of employment impacts (and related trip generation) should reflect the range of job densities for these functions (i.e. 77-95sq.m per worker).
- an assessment of the degree to which proposed growth is accounted for in the HEDNA and its assumptions about spatial distribution, is considered essential. In combination with existing or other approved developments for warehousing within the FEMA forecast growth to 2031 may exceed HEDNA assumptions.

#### *Transport & traffic*

- the geographical extent of the study area for this topic is likely extend beyond LLITM coverage. Potential impacts on the wider transport network should also be considered particularly given the location of the proposed site on the boundary of 2 Highway Authority areas and 2 regions.
- additional assessment scenarios' to reflect the delivery of rail infrastructure and proposed scheme phasing potentially useful.
- the consideration of 'Development traffic' and 'Committed development' in any assessment is supported. See below for details of relevant schemes in Harborough district.
- the scope doesn't appear to suggest that options for more extensive rail accessibility of buildings within the site will be provided, with a comparison of environmental effects, and reasons for selecting the chosen option. Given that the development is proposed as a SFRI this would be beneficial.

#### *Cumulative & Transboundary*

- suggest Zone of Influence (ZOI) for socio-economic effects should to extend into the adjoining W. Midlands region (e.g. Warwickshire, Coventry, Bucks etc.) and potentially beyond
- the consideration of other existing / or approved development in the assessment is supported, see below for details of relevant schemes in Harborough district.

#### **Other Existing or approved developments (within Harborough district)**

- Consented;*
  - 15/00919/FUL, IDI Gazeley [52.7ha / 100,844sq.m. warehousing]
- Under formal consideration in the planning system;*
  - 15/00865/OUT DB Symmetry [88.67ha / 278,709sq.m warehousing] (Approved subject to completion of S106 and confirmation from the National Planning casework Unit that the Secretary of State will not be calling in the application)
  - 15/01531/OUT IDI Gazeley [318,956sq.m additional warehousing] (Refused, subject of appeal. Further application expected)
  - Proposed allocation L1 East of Lutterworth Strategic Development Area (Harborough Submission Local Plan, 16/3/18) – 2750dw / 23ha business & employment uses

Further information pertaining to these applications and proposed allocations is available to view on the Council's website or can be provided on request.

I appreciate that the statutory deadline for comments has passed (12 April) and therefore that our response cannot be included in the Scoping Opinion. However, as advised, we would be grateful if our response could be forwarded to the applicant for information.

Kind regards,

**Joanna Ellershaw MIED**  
Planning Officer - Strategic Planning

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[www.harborough.gov.uk](http://www.harborough.gov.uk)

**[Strategic Planning Consultation Portal can be found here](#)**

**Please note:** My working hours are all day Monday & Tuesday and morning only on Wednesdays.