

Tritax Symmetry (Hinckley) Limited

## **HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

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### **The Hinckley National Rail Freight Interchange Development Consent Order**

Project reference TR050007

## **Statement Of Common Ground Intent Schedule**

Document reference: 15.1

Revision: 02

**December 2022**

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Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations  
2009 Regulation 5(2)(q)

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## 1. INTRODUCTION

- 1.1 This document is submitted as part of an application made by *Tritax Symmetry (Hinckley) Limited* (“the Applicant”) to the Planning Inspectorate under Section 37 of the Planning Act 2008 (as amended) for a Development Consent Order (“DCO”) to authorise the construction, operation and maintenance of a rail freight interchange including railway sidings and freight transfer area alongside the two-track railway between Hinckley and Leicester (“the Application”).
- 1.2 In March 2015 the Department for Communities and Local Government (now the Ministry of Housing, Communities and Local Government) published Planning Act 2008: Guidance on the pre-application process. The guidance offers the following advice on Statements of Common Ground:
- *“47. A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. A statement of common ground is useful to ensure that the evidence at the examination focuses on the material differences between the main parties.*
  - *48. Local authorities are encouraged to discuss and work through issues raised by the proposed development with applicants well before an application is submitted. Agreements reached between an applicant and relevant local authorities can be documented in a statement of common ground. This will contain agreed factual information about the application and can accompany the application. The statement of common ground can also set out matters where agreement has not been reached. This can then be looked at during examination.*
  - *49. Applicants will also need to identify and consult people who own, occupy or have another interest in the land in question, or who could be affected by a project in such a way that they may be able to make a claim for compensation. This will give such parties early notice of projects, and an opportunity to express their views regarding them.”*
- 1.3 This purpose of this document is to give a preliminary view of the parties with whom the applicant expects to draft a Statement of Common Ground (SoCG), outlined in Section 2. Further, in Section 3, this document seeks to give a preliminary outline of the anticipated topic commonalities between SoCGs, i.e. matters that are common to more than one SoCG.
- 1.4 This document should be read alongside the other Application documents, in particular the Environmental Statement (ES) (Document reference 6.1-6.3) and the draft protective provisions contained in the draft Development Consent Order (Document reference 2.1).

## 2. INTENDED STATEMENT OF COMMON GROUND CONSULTEES

Table 1. Table of Intended Parties

CATEGORY	INTENDED PARTIES
<b>Councils</b>	Leicestershire County Council
	Hinckley & Bosworth Borough Council
	Blaby District Council
<b>Non-departmental public bodies/ government owned companies</b>	Natural England
	Environment Agency
	Historic England
	National Highways
	Network Rail
<b>Environmental Health Officers</b>	Blaby District Council Environmental Health
	Hinckley & Bosworth Borough Council Environmental Health
<b>Lead Local Flood Authorities (LLFA)</b>	Leicestershire County Council Lead Local Flood Authority
	Warwickshire County Council Lead Local Flood Authority
<b>Local Highways Authorities</b>	Leicestershire County Council
	Warwickshire County Council
<b>Utility Companies</b>	Severn Trent Water Limited
	National Grid Electricity Distribution
	National Grid Electricity Transmission
	Cadent Gas

### 3. ANTICIPATED TOPIC COMMONALITIES BETWEEN STATEMENTS OF COMMON GROUND

Table 2. Table of Anticipated Commonality

INTERESTED PARTY	TOPICS																	
	DRAFT DCO	PROTECTIVE PROVISIONS	CEMP AND OTHER ENVIRONMENTAL MANAGEMENT PLANS	COMMON LAND AND PROVS	PLANNING POLICY	LAND USE, SOCIOECONOMICS, POPULATION AND HEALTH	TRANSPORT AND TRAFFIC	AIR QUALITY	ACOUSTICS	LANDSCAPE AND VISUAL	ECOLOGY	CULTURAL HERITAGE	SURFACE WATER AND FLOOD RISK	GEOLOGY, SOILS, CONTAMINATED LAND AND GROUNDWATER	MATERIALS, UTILITIES AND WASTE	ENERGY AND CLIMATE	ACCIDENTS AND DISASTERS	HABITATS REGULATIONS Assessment
Leicestershire County Council	X	X	X	X	X	X	X			X	X	X	X		X	X	X	
Warwickshire County Council	X	X	X		X	X	X											
Hinckley & Bosworth Borough Council	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Coventry City Council			X		X	X	X											
Blaby District Council	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Natural England	X							X			X					X		X
Environment Agency	X										X		X	X	X	X		X
Historic England	X											X						
National Highways	X	X					X											
Network Rail	X	X		X			X											
Leicestershire County Council LLFA	X												X				X	
Warwickshire County Council LLFA	X												X				X	
Severn Trent Water Limited	X	X													X			
National Grid Electricity Distribution	X	X													X			
National Grid Electricity Transmission	X	X													X			

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE ◆ STATEMENT OF COMMON GROUND INTENT SCHEDULE

Cadent Gas	X	X													X			
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