

Blaby District Council Position Statement – July 2023

Application for Strategic Railfreight Interchange

Location: Junction 2 M69 – Elmeſthorpe

Project name: Hinckley National Rail Freight Interchange (HNRFI)

Applicant: Tritax Symmetry (Hinckley) Ltd

The scheme

A strategic rail freight interchange including development within Class B8 (Storage and Distribution), a railport and lorry park, a dedicated road access directly from J2 of the M69, a new highway link between J2 of M69 and B4668/A47 Leicester Road, highway works including the provision of south facing slips (northbound exit/southbound entry) onto the M69 at J2, landscaping and footpath and cycle links. The site is within the administrative areas of Blaby District Council (“the Council”) and Hinckley and Bosworth Borough Council.

Process and Procedure

A formal application has been made by Tritax Symmetry (Hinckley) Ltd (“the Applicant”) to the Secretary of State for a Development Consent Order through the Planning Inspectorate. This sits outside of the normal planning application process – the Secretary of State will consider and determine the application and Blaby District Council (“the Council”) will be a Statutory Consultee.

The Council has arrangements with Leicestershire County Council and Hinckley and Bosworth Borough Council for joint working and has engaged with the Applicant during the pre-application and pre-examination stages.

All the following timescales are estimates based upon the timelines of similar schemes. It is a five-stage process, starting with the acceptance phase (February – April 2023), pre-examination (April – September 2023), examination (September 2023 – March 2024), recommendation and decision (by September 2024), and post decision (2024 and beyond).

Current

The application is in the pre-examination phase. It has passed the initial checks from the Planning Inspectorate, but the examination of the scheme’s impacts has not yet begun.

The Council has submitted several formal responses so far, the most recent being a Relevant Representation which summarised the main impacts, issues and areas of disagreement. You can view all the [Council's important responses](#) on our website. There are over 1,400 other Relevant Representations from statutory consultees and members of the public, which can all be found on the [Planning Inspectorate’s website](#).

Those who have submitted a Relevant Representation will also be notified of, and invited to, the Planning Inspectorate’s hearings and written requests for further information during the examination phase.

The Council is now waiting for the Planning Inspectorate to publish its Rule 6 Letter, expected in the next few weeks. This will provide much more clarity on timescales and will include:

- Date and details of the Preliminary Meeting (when the examination phase starts)
- Initial assessment of principal issues
- Draft timetable for examination of the application

Future stages when the Council will be involved*:

- September – October 2023:
 - Local Impact Report (technical report of the likely impacts of the development).
 - Written Representations (the Council’s views on the development).
 - Statement of Common Ground (points of agreement and disagreement with the Applicant).
- September 2023 – March 2024:
 - Attend and participate at hearings and accompanied site visits.
 - Respond to written questions and requests for further information, and comment on other parties’ representations and submissions
 - Submit further revised versions of the Statement of Common Ground
 - Enter into a Section 106 agreement with the Applicant, securing mitigation measures through planning obligations.
- 2024 and beyond: if the Development Consent Order is granted, the Council will be required to discharge and monitor the formal requirements and provide an enforcement function accordingly.

*Please note that these dates are estimates only at this stage, based upon guidance and previous rail freight examination timelines. Further certainty on these dates and deadlines will come once the Rule 6 Letter is published and the Preliminary Meeting is held.

Further information

Applicant’s website

www.hinckleynrfi.co.uk/

Planning Inspectorate

infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/

You can contact the Planning Inspectorate at HinckleySRFI@planninginspectorate.gov.uk or 0303 444 5000

Blaby District Council

www.blaby.gov.uk/planning-and-building/major-developments/hinckley-rail-freight-interchange/

www.blaby.gov.uk/national-rail-freight

