

From: [REDACTED]
To: [Hinckley SRFI](#)
Subject: Comments on Tritax response to Secretary of State questions. Barbara Lees interested party number 20039334
Date: 06 February 2025 17:04:05

Dear Madam or Sir,

Having closely followed the proposal and made previous submissions I will address the specific issues raised by the Examiner in making the Decision to refuse this application, the response of your predecessor who was also minded to refuse the application and the response of Tritax to their points.

1. Traffic through Sapcote - Widening the pavement and moving the bus stop will not address the fact that the road is very narrow, there are several tight bends with junctions on them, it is difficult to pass other vehicles and many older houses along the road have no off street parking compounding the problem. It will be very dangerous for pedestrians walking through the main centre of the village to access shops, the school and the school buses.
2. M69/M1, M69/M6 junctions - the model used by Tritax to assess the impact of the development at the M1/M69 junction does not appear to be the one they were advised to use so I would question the volume of HGV's they suggest will use it. There is no direct southbound access to the M1 or indeed the M6 at either end of the M69 - more HGV's using the M69 will impact on the long queues often seen at the roundabouts on these junctions in order to travel southbound.
3. The impact of 24 hour noise on the traveller site and its mitigation with an intrusive acoustic barrier is not a humane solution. In addition to this there is no noise abatement solution for the town of Earl Shilton, the villages of Elmesthorpe, Barwell, Burbage, Stoney Stanton, Hinckley and Sapcote. The first three mentioned and the protected SSSI and leisure areas of Burbage Wood and Aston Firs will experience continuous noise from the gantry loading and unloading, container stacking, HGV movements, trains marshalled by hooter and trains slowing to enter and exit the site which will additionally be amplified by reflection from the warehouses.
4. Highways in the area - the A5 already experiences heavy HGV traffic from the recent expansion of warehousing along that road from Hinckley to Lutterworth with more proposed at Padge Hall Farm. There are several dangerous junctions which experience accidents regularly, the railway bridge on the A5 has been struck by HGV's twice in the last month, the route is not all dual carriageway and there is a dangerous bend at Wibtoft. Magna Park is already served by DIRFT and the new Northampton SRFI is under 30 miles via the M1 from Magna Park. Introducing another 8000+ HGV journeys a day to this already congested network of roads does not make any sense given that Tritax cite Magna Park as one of the potential users. Loss of footpaths and bridleways and replacement by routes through an industrial site will result in more traffic on the highways - those of us who use them to walk, ride and access Burbage Common will seek alternative more distant places to walk - I don't think this has been taken into consideration. The link road starts on the Leicester Road immediately next to the rugby, cricket, tennis, squash and football clubs plus 2 gyms and other associated businesses - accessing these will become dangerous for pedestrians and cyclists meaning more traffic on the road.
5. The train line is a cross country line with no passing places so any breakdowns will have huge implications for commuters and school children as has been seen in the recent past when children missed their exams due to a freight breakdown. It will also impact the development of further passenger routes proposed to Coventry and Nottingham.
6. It should be pointed out that the unemployment rate in Blaby is 3% below the national average so people will be travelling some distance to work.
7. Development in this area has reached saturation point with nearly 1000 acres of farmland already lost to warehousing, Adding this development to the only area of open countryside left accessible from Hinckley and the surrounding villages and town would be detrimental to many groups of people.

Yours Sincerely

Barbara Lees (interested party number 20039334)