

MEETING OF THE LOCAL PLAN COMMITTEE

WEDNESDAY, 19 NOVEMBER 2025

ADDITIONAL PAPERS

CONTENTS

Item		Pages
3	PUBLIC QUESTION AND ANSWER SESSION	
	Question from Mr T Legrys	5 - 26
	Question from Mr M Elton	
	Question from Ms G Baker	
	Question from Ms M Baxter	
	Question from Mr C Taylor	
	Question from Mr A Priestley	
	Question from Mr R Brackenbury	
	Question from Miss S Rojewska	
	Question from Mr R Pritchard	
	Question from Mr A Palmer	
	Question from Ms B Whelton	
6	NEW LOCAL PLAN - STRATEGIC WAREHOUSING	
	Update	27 - 32
	East Midlands Airport Map	
7	LOCAL PLAN - HOUSING ALLOCATIONS: OUTSTANDING MATTERS	
	Update	33 - 34
10	LONG WHATTON AND DISEWORTH NEIGHBOURHOOD PLAN SUBMISSION VERSION - RESPONSE TO CONSULTATION	
	Letter from Long Whatton and Diseworth Parish Council re Neighbourhood Plan and Area of Separation	35 - 38
	Update	
11	LOCAL PLAN - POTENTIAL AREA OF SEPARATION DISEWORTH	
	Letter from Protect Diseworth	39 - 42
	Update	

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR T LEGRYS

The hedgehog is listed as a Species of Principal Importance under the Natural Environment and Rural Communities Act 2006. It is also now classified as Vulnerable to Extinction. This Council has a duty to conserve and enhance biodiversity and is required to ensure new developments do not fragment wildlife habitats. Will the Local Plan Committee commit to developing a Supplementary Planning Document (SPD), in line with the successful East Cambridgeshire Hedgehog Recovery Design Guidance SPD, to make the inclusion of 13cm x 13cm Hedgehog Highways a mandatory planning condition for all new residential developments in North West Leicestershire?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The preparation of a Supplementary Planning Document would require time and resources which are already stretched in order to meet the challenging deadline for getting plan submitted for Examination.

Draft policy En1 (Nature Conservation/Biodiversity net gain) of the emerging Local Plan addresses the need to ensure that new development secures a net gain in biodiversity, with the priority being for on-site provision. This provides a suitable policy hook for considering future developments.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR M ELTON

At the last meeting in September, I asked if you were aware that a potential GIN mine has been identified, by a specialist, on C77. I was mistaken and this is actually situated within C47. As you are no doubt aware, GIN mines were created in the 17th century where shallow coal seams are common. This area has very deep compressions with water constantly seeping through which suggests this could have Subsidence issues. A similar Heritage site exists and is open to the public at Hough Windmill in Swannington.

Given the area's historical association with mining activity, there is credible concern that the site may lie above or adjacent to a former gin mine. These vertical shafts, often poorly documented and inadequately capped, pose significant risks to ground stability, public safety, and long-term structural integrity.

In order to develop that site:

- A Coal Mining Risk Assessment (CMRA) would need to be conducted for site C47, which includes specific investigation into the presence of gin mines or shallow workings:
- Contingency measures would need to be put in place should evidence of a gin mine be discovered during pre-development surveys:
- The Council would also need to consider how the potential presence of a gin mine aligns with its duty to ensure safe, sustainable development under national planning policy frameworks.

If it is established that a GIN mine exists on C47, would the Council decide to preserve this rare heritage and make it accessible to the public or decide to build over it anyway?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

There is no evidence at the present time which suggest that site C47 is not developable. In response to previous questions regarding potential GIN mines, the site promoter has provided a heritage note which has been shared with Mr Elton. This notes that there are no features which match the description of a GIN mine in the Historic Environments Records and that “even if the remains of a horse gin are present, they would not affect the deliverability of the site for the quantum of development proposed”.

There has not been any evidence presented to date that demonstrates that land stability is likely to be an issue of this site. In any event, the National Planning Policy Framework states that “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”. Therefore, it will be the responsibility of the developer/promoter to satisfy themselves that there is not likely to be a land stability issue.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MS G BAKER

100 Treasures of Charnwood Forest

Charnwood Forest Geopark produces the official 100 Treasures of Charnwood Forest. 14 of those treasures are historical sites. The probable Iron Age/Roman monument situated within C47 is listed as one of those treasured sites. It is located close to a current footpath at the top of a hill, commanding stunning views of the local countryside. It is also within easy walking distance of Swannington Incline, the Ivanhoe Way and Meadow Barn café. It has a huge potential as a future tourist attraction and as an asset for the area.

There are numerous planning and legal concerns attached to developing sites of historical significance, which include: Paragraph 194 -208 of the National Planning Policy framework (NPPF), The Ancient monuments and Archaeological Areas Act 1979 and the Historic Environment Records (HER).

Proceeding with development on the site of probable national importance may expose the Council, reputational damage and potential judicial review.

Practical and development challenges will include design constraints, substantial delays, uncertainty and additional costs. Promoters and Developers are likely to say that these heritage concerns can easily be accommodated, when the reality is that their priority is to maximize profits.

I accept that many of these concerns would normally be addressed at the planning stage. However, when numerous planning issues emerge at this stage of the process, inclusion within your strategy plan must become untenable. I would therefore ask again why this site remain within the plan, when others with far fewer planning issues have been removed or not included in the plan?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The Charnwood Forest Geopark identifies a D-Shaped enclosure near Whitwick as one of 100 Treasures of the Charnwood Forest Geopark. No further details are provided. The County Council's Heritage Team Manager has previously advised that he considered that an appraisal undertaken on behalf of the site promoter was satisfactory and that the need for mitigation could be secured by condition on a planning application, consistent with the National Planning Policy Framework.

In respect of sites where it has previously been decided to not include them in the plan, the reasons are set out in various reports to, and decisions of, this Committee.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MS M BAXTER

I would like to put forward a question regarding proposed building off Torrington Avenue/Hall lane will the proposed houses be separate to current housing regarding sewage? We have problems now with smell/ blockages from the drains?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The exact details of how any development will be served in respect of drainage of sewage will be addressed at the planning application stage.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR C TAYLOR

At a previous meeting of this Committee in on 16 December 2024, you were asked why C76 Meadow Lane, C 82 Greenhill Farm and C57 Loughborough Road were not included within the plan. Having studied your latest Strategic Housing Availability Document recently, those 3 sites have still have far fewer potential planning issues than West Whitwick. Your response to the question, at the time, was that:

- 1 It was the decision of the Local Plan Committee that C76, Meadow Lane should be removed from the plan. In other words a political decision taken against the advice of your Officer:
- 2 You stated that C57 was situated some distance from the centre of Whitwick at the top of a hill, not accessible for older people. A successful planning application has subsequently been submitted for land opposite the site, which is slightly further from the centre of Whitwick. A bus service now passes close to C57 and I fail to see the difference to the 2 sites:
- 3 You were unable to recall why site C82 had not been included in the plan at the time.

The minutes of that meeting did not reflect all of the above, but the transcript of the live stream does. The committee voted against amending those minutes to reflect the answers above at the subsequent meeting on 29 January 2025.

Are you able to explain to me now why C57 and C82 have not been included within the plan?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Whilst it is recognised that a new bus service now serves part of Loughborough Road there are also ecological and landscape issues associated with site C57, which was partly why it was previously dismissed at appeal. The landscape appraisal prepared to support the Local Plan identifies that this site lies within a parcel that is of high landscape sensitivity and medium-high visual sensitivity. The permission on the opposite side of Loughborough Road was for a small number of dwellings (5) and was to help meet the needs for self and custom build dwellings.

In respect of site C82 this also lies within the Charnwood Forest and is poorly related to services and facilities. It is also necessary to demonstrate likely deliverability of any site. It is some time since this site was promoted and there has not been any representations from the landowner to any recent consultations and nor has the Council been made aware that there is any developer interest in the site.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR A PRIESTLEY

As Chairman of Kegworth Parish council I find it wholly inappropriate and unacceptable that at this very late stage that 40ha of additional employment land (EMP97) can be allocated in our Parish with zero advanced information and zero opportunity for the Parish council to formally apply any consideration or scrutiny. It would seem the lions share of strategic employment land for the entire County in being allocated within or adjacent to the boundaries of our small Ancient village which is rapid becoming encircled by large concentrations of B8 sheds.

Does this Committee believe this employment land allocations without prior consultation is a fair and reasonable process that is not vulnerable to judicial review?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The issue of possible consultation in respect of additional sites for strategic distribution is addressed at paragraphs 7.3 and 7.4 of item 6 of the Committee Report. As set out in the report there would ideally be some further consultation under Regulation 18. However, the Council is required to submit the Local Plan for Examination by December 2026 and therefore a further additional consultation is not considered to be feasible having regard to resources, if this deadline is to be met.

This is a matter for members of the Committee to debate when they consider Item 6 on the agenda.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR R BRACKENBURY

What evidence demonstrates that the relying solely on the existing “countryside policy” will be sufficient to prevent coalescence between Diseworth and the proposed Isley Woodhouse settlement and Freeport-based industrial shed development?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The Council has previously resisted development elsewhere in similar situations where it has relied upon the existing countryside policy(S3) which is continued into new policy (S4). For example, a proposed development between Castle Donington and Lockington was successfully defended at appeal with refence to existing policy S3 (17/01136/OUTM).

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MISS S ROJEWSKA

In relation to site C19a and further developments on Stephenson Way and Broom Leys Road, there are barn owls nesting in holly hayes wood and swifts/swallows in the meadows. There are also badgers in the location and bats. The proposed site is within a kilometre of this area and would therefore impact on these protected species, What mitigation and protection will be provided as part of the development?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Draft policy En1(Nature conservation/biodiversity net gain) addresses the need to ensure that new development does not adversely affect known sites of significance for nature conservation value. This will be addressed as part of any future planning applications.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR R PRITCHARD

In the light of the proposed designation of sites EMP 73(part) and EMP97 North of Kegworth as strategic warehousing so long after the Regulation 18 consultation on the Draft Local Plan, could the Council tell me what due diligence has been followed in relation to the Kegworth Limits of Development on the North side and specifically the impact of the proposed sites, together, potentially, with the as-yet-undetermined planning application for a strategic warehouse at the former RBS site, on impending M1 Junction 24 development and the viability of housing site K11 which has planning permission for 250 homes and would be encircled by B2/B8 warehouses as a result?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Throughout the period that the Local Plan is being prepared it is necessary to have regard to evidence and information that emerges. A failure to do so risks the plan not being found to be sound at Examination. The evidence in respect of the need for large scale warehousing has been in preparation for some time. The planning application south of the A6 on the former RBS site will be judged on its own merits in due course.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR A PALMER

Either end of hall lane is terrible at busy times as it is. More cars will only add to this. Cars from hall lane to city of dan can be queueing up to Varus shop. The opposite end also gets busy. This sends traffic down George Street, which is extremely narrow with poor access onto Hermitage Road. What plans are being developed for managing the extra traffic, such as traffic surveys?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Transport modelling is currently being undertaken through work with the County Highway Authority to assess the impact of development and to identify any mitigation measures. The proposed policy considered elsewhere on tonight's agenda (item 7) requires the provision of a road linking Hall Lane to Stephenson Way to minimise the impact upon the existing road network.

This page is intentionally left blank

Local Plan Committee – Wednesday, 19 November 2025

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MS B WHELTON

Assuming the council have exhausted all of the brown field sites in North West Leicestershire for housing before building on green spaces would the Council consider the land behind Stephenson College as an area for homes given it has access to the A511?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

It is not clear as to which exact area is being referred to. However, if it is referring to land to the west of Stephenson College this particular area has not been promoted to the Council as a potential site for development.

This page is intentionally left blank

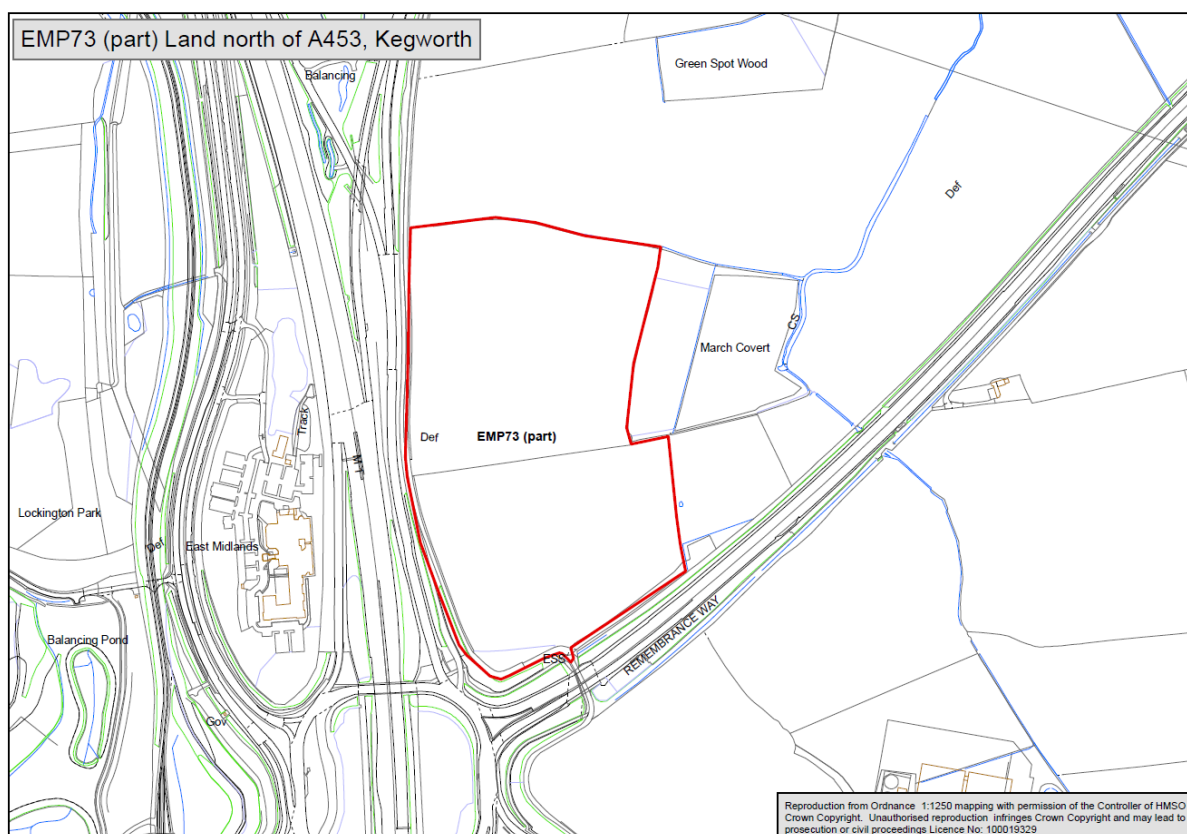
Local Plan Committee 19 November 2025

Update

Item 6: New Local Plan – Strategic Warehousing

1. CORRECTION (previously circulated)

An incorrect map has been included in the papers for this item in error. Please substitute the correct map below for the map in Appendix B, paragraph 10.



The area of the correct site is some 14.8ha, not 8.6ha as stated in the covering report. The site capacity of 33,540sqm quoted in the report **is the correct figure**. The correct site was included in the Regulation 18 Proposed Site Allocations Consultation (2024).

A revised version of Table L from the covering report is reproduced below. This a) shows the correct site area for EMP73(part); and b) amends the title of the table for accuracy.

Table L: Proposed site allocations, site with planning permission and proposed MCO site

Ref	Site	Location	Area	Floorspace
EMP90	Land south of EMA (Freeport)	J24	87 ha	240,000 sqm
n/a	Plot 16 at EMG1 (MCO)	J24	6.4 ha	26,500 sqm
EMP73 (part)	Land north A453, Kegworth	J24	14.8 ha	33,540 sqm
EMP97	Land south of Kegworth bypass	J24	39.5 ha	98,750 sqm

EMP98 (part)	Ellistown Terrace/Wood Road	Bardon	7 ha	30,000 sqm
EMP82	Land north of J11 (Mercia Park II)	A/M42	28 ha	96,625 sqm
EMP83/84/94	Land north-east of J11	A/M42	45 ha	125,000 sqm
EMP80	Land at Corkscrew Lane (J13)	A/M42	11.5 ha	46,451 sqm
Total			239.2 ha	696,866 sqm
24/01200/FUL	Land adj. to Aldi RDC, Sawley	J24	15 ha	59,910 sqm
			254.2 ha	756,776 sqm

2. OBJECTION TO PROPOSED STRATEGIC WAREHOUSING ALLOCATION AT EMP97 LAND SOUTH OF KEGWORTH BYPASS

Roy Todd, a resident of Ashby Road Kegworth, has sent an email objecting to this proposed allocation. His concerns are summarised below.

- With the proposed housing allocation at K12, EMP97 would fundamentally and permanently change the character, openness, outlook and environment of this part of Kegworth.
- Impacts on landscape character are irreversible and fail to respect settlement form and the intrinsic value of open countryside.
- The combined effect of EMP73 and K12 plus M1, East Midlands Gateway, East Midlands Airport and the Freeport would be a near elimination of the rural setting in this part of Kegworth.
- There are unresolved concerns from Leicestershire County Council Highways regarding access and potential impacts on the functioning of the bypass, and ongoing uncertainty about the capacity of the strategic road network.
- EMP97 would set a precedent for further expansion south of the A6 and would likely trigger significant re-routing through the village and additional pressure on junctions already operating near capacity.
- The proposal is contrary to the council's stated climate priorities and national policy expectations, particularly around reducing the need to travel and supporting clean growth.
- The proposal would harm the quality of life and amenity of Ashby Road and Station Road residents who would experience continuous vehicle movements, constant night lighting, industrial scale visual dominance, loss of tranquillity and erosion of rural setting.
- EMP97's proximity East Midlands Airport Public Safety Zone raises questions about additional employment development adjacent to a zone defined explicitly by risk considerations. The history of air incidents in this area reinforces the need for caution.
- Reasonable alternative should be tested namely a) further intensification or reconfiguration within EMG1; b) co-location with other Freeport related plots; c) use of brownfield or previously developed land; d) distributing employment growth across multiple sites rather than concentrating it in an elevated, visually exposed rural location.

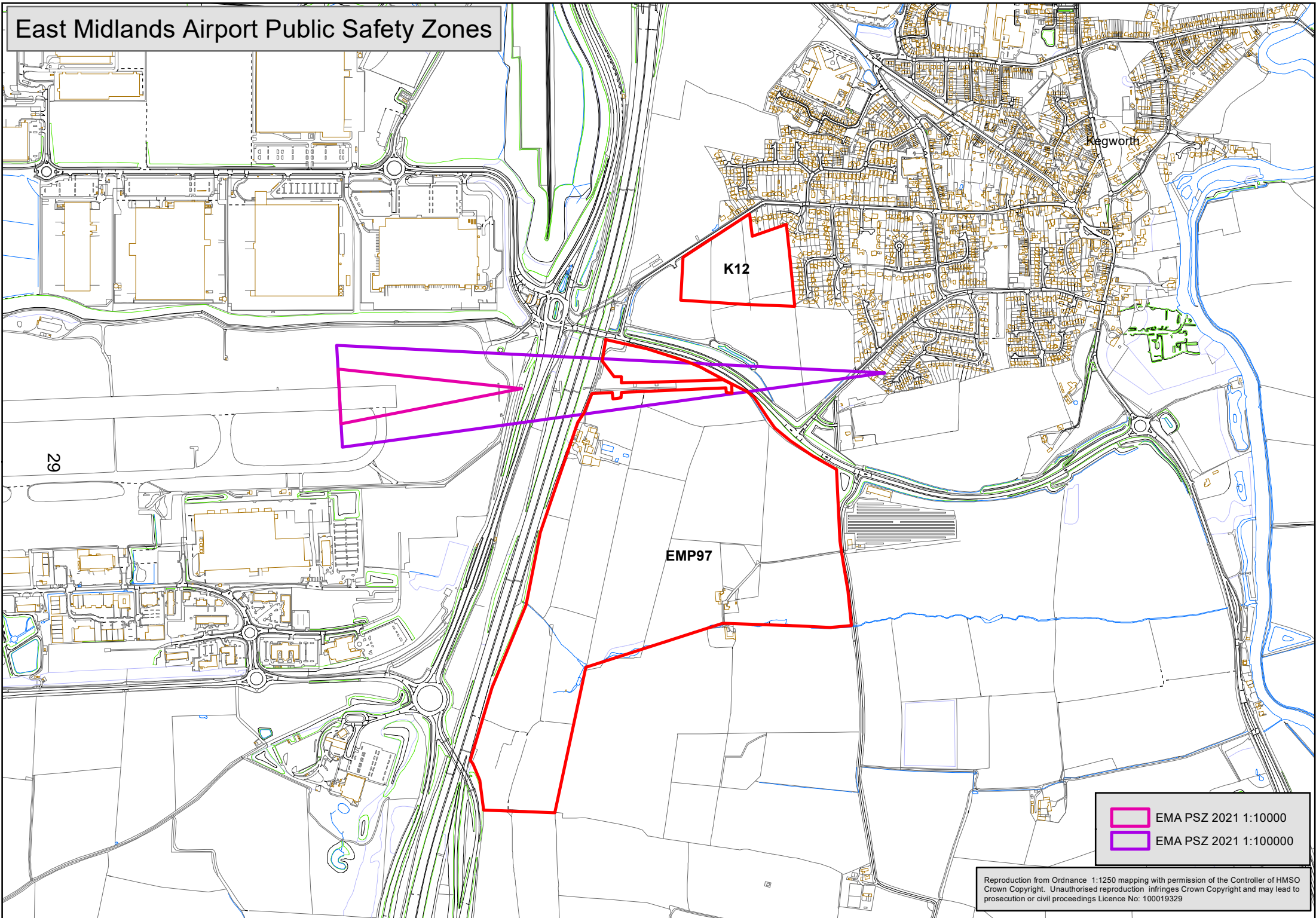
- The site did not appear in the earlier public consultations. Residents are denied the opportunity to participate meaningfully in shaping options and alternatives. This is inconsistent with the objectives of transparency, early engagement and compliance with the Statement of Community Involvement.
- There is a risk of long term damage to public trust in the planning process and to confidence in the council's stewardship of the Local Plan.
- It is requested that EMP97 Land south of the Kegworth bypass be withdrawn from the emerging Local Plan and not progressed to Regulation 19.

RECOMMENDATION

No change to the recommendation on page 14 of the report

This page is intentionally left blank

East Midlands Airport Public Safety Zones



EMA PSZ 2021 1:10000

EMA PSZ 2021 1:100000

Reproduction from Ordnance 1:1250 mapping with permission of the Controller of HMSO
Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to
prosecution or civil proceedings Licence No: 100019329

This page is intentionally left blank

Item 7: New Local Plan – Housing Allocations: Outstanding Matters

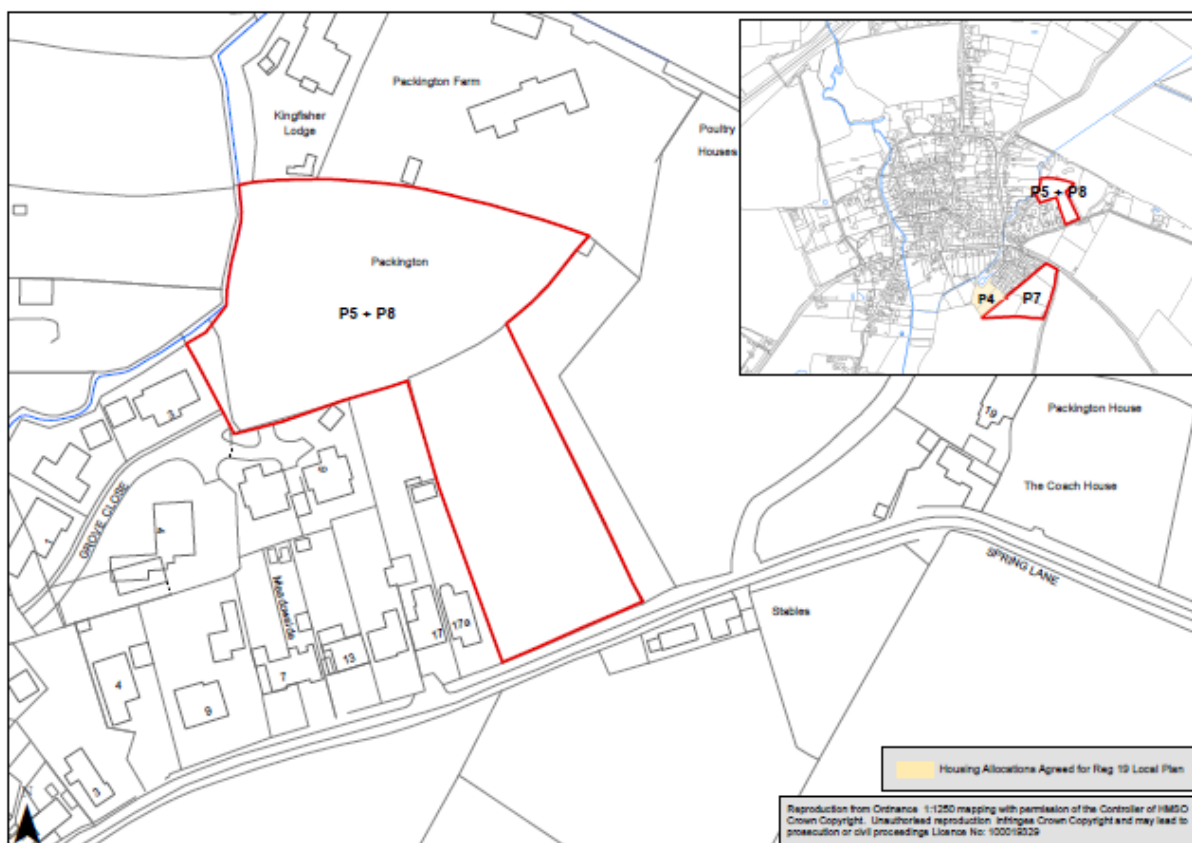
A request has been received from Councillor Sewell for sight of the Public Safety Zone at East Midlands Airport and its relationship to the proposed housing allocation south of Ashby Road Kegworth (K12) and the proposed employment allocation south of the Kegworth bypass (EMP97). A plan is attached to this note which identifies these.

The agent acting on behalf of the site promoter of 'P5/P8 - Land at Spring Lane and Normanton Road, Packington) has provided a further representation, information and briefing note in support of this site as a housing allocation, summarised as follows: -

- Acknowledge Site P5/P8 was identified as a reserve site pending the outcome of highway matters associated with P7, an assessment of which confirms P7 can be accessed from P4.
- Notwithstanding, P5/P8 presents a more appropriate opportunity for development in Packington. The sites are contained within and adjacent to the existing built form and provide a logical and defensible end point to development in the village. P5/P8 is bounded and visually contained by existing housing on three sides.
- Whereas Site 'P7 - Land west of Redburrow Lane, Packington' has a poor relationship with existing housing development and only borders housing along one boundary. Allocation of this site would introduce a new building line extending into the countryside. It lacks a clear boundary, potentially encouraging further development to extend on either side.
- In response to previous representations from the local highway authority, the agent has submitted results of a speed survey (undertaken on 27 October 2025) which illustrate that a safe access can be provided to the site with available visibility splays in excess of those required. All visibility splays are located over highway, maintainable at public expense
- The existing gated access is in control of the landowner and can be removed to allow open unencumbered access, as confirmed by title documents.

The map below of P5/P8 is provided to aid the understanding of the above representation.

In addition, a response has been provided by the local highway authority on the matter of visibility splays. They have advised that it remains unclear as to whether visibility to the south could be achieved to the confirmed required measurement of 2.4m x 54m.



RECOMMENDATION

No change to the recommendation on page 72 of the report

Members of the NWLDC Local Plan Committee

Dear Councillors,

Meeting 19th November 2025 - Items 10

Long Whatton and Diseworth Neighbourhood Plan (NHP) submission (Regulation 16) consultation.

We are pleased to see that this item is progressing after a frustratingly long delay (since its submission to NWLDC on 4th March 2025) over a possible conflict with one of the basic conditions.

We agree that most of the report presented to you details the issue correctly, but we note a key point that was not passed on to us. Item 3.13 states that: -

“The response from the Parish Council would benefit from further explanation.”

At NWLDC’s suggestion we obtained a legal opinion from a specialist planning barrister and passed on the summary of that advice. At no time have we been asked for ‘further explanation’ and we can justify our position to the Inspector should it be required.

Importantly during the delay from submission there have been three major developments locally that have now by-passed our NHP; two outline planning applications from MAG Group (now Prologis) and the Pegasus Group (Isley Woodhouse) as well as recent the acceptance of the Development Consent Order applied for by SEGRO (Freeport).

Meeting 19th November 2025 - Items 11

Local Plan – Potential Area of Separation, Diseworth

We have had sight of the letter sent to you by Protect Diseworth in which they urge you to reject the Officer’s recommendation not to designate an Area of Separation around Diseworth. This is an opinion shared by Long Whatton and Diseworth Parish Council (LWDPC), and in fact, has been our standpoint from day one of both the Isley Woodhouse and Freeport projects. Therefore, we echo the plea that you follow your own specialist consultant’s advice that a formal Area of Separation be designated.

You should be aware that Protect Diseworth and LWDPC are working closely to ensure that Diseworth, in particular, is given due consideration and is treated sympathetically, given the cumulative effect of the proposals that closely surround our conservation village.

This page is intentionally left blank

**Item 10 – Long Whatton and Diseworth Neighbourhood Plan submission
version – Response to Consultation**

Long Whatton and Diseworth Parish Council have submitted some additional information in respect of the legal advice they have received. This is attached to this update note.

RECOMMENDATION

No change to the recommendation on page 130 of the report

This page is intentionally left blank



Members of Local Plan Committee
NWLDC

14th November 2025

Dear Councillors,

Item 11 Agenda for 19 November Meeting - Diseworth

Summary

We urge you to reject the Officer's recommendation and to designate an Area of Separation over sites "A" – "I" as identified in the report submitted.

Designating an Area of Separation around the conservation village of Diseworth offers greater protection than standard countryside policy because it introduces a specific, enforceable test against coalescence, rather than relying on general rural development controls. This is critical given the scale of proposed growth and infrastructure nearby.

Background

The Leicester & Leicestershire Strategic Growth Plan prioritises development near the International Gateway, which includes Diseworth's hinterland, and so the village has strategic growth pressure totally unlike other areas, lying directly between the new Isley Woodhouse immediately to the west and the Freeport-based shed development 250 metres to its east.

Reasons


1. An Area of Separation (covered by Policy En5) is more robust because it targets the integrity of gaps, not just countryside character. It would offer greater protection than standard countryside policy because it introduces a specific, enforceable test against coalescence, rather than relying on general rural development controls. This is critical given the scale of proposed growth and infrastructure nearby.
2. Countryside Policy (S3) only *restricts* development outside settlement limits as it allows exceptions (e.g., rural housing, agricultural buildings, infrastructure). It is primarily about *controlling* development rather than preserving strategic gaps. On the other hand, Areas of Separation (En5) impose an additional layer of protection as development is only permitted if it does not compromise the physical and visual separation between settlements. This is a specific spatial safeguard, whereas countryside policy is general and can be overridden by strategic allocations.

3. The surprising justification for refusal (that there will be pressure to make more designation elsewhere) is simply not defensible due the specific facts in this case. On the other hand, designating a separation area would mitigate the cumulative impacts of housing and logistics schemes upon the village character. (We are unsure as to the meaning of the first reason given due to the way in which it is worded. However, assuming it means that there could be a challenge at examination, then that is the case generally and there is nothing special about this specific issue in that context.)
4. Diseworth's Neighbourhood Plan is currently being consulted upon as part of the democratic process. That document focuses upon issues of separation around the village and should be given considerable weight in this decision.
5. Benefits of Designation
 - Maintenance of distinct settlement identity and avoids merging with Isley Walton, Castle Donington, the Airport or new strategic sites.
 - Preservation of landscape character and biodiversity corridors.
 - Reduction of urbanisation impacts (traffic, noise, light pollution) on a small rural community.
 - Alignment with NPPF paragraph 77, which supports well-planned growth while protecting valued landscapes.
 - Preservation of a village community and culture

Other issues

As this stage, we simply wish to record that Council has been aware of our concerns about this issue for a considerable time. We first confirmed that fact, in writing, as long ago as 23 August 2024. However, despite numerous reminders over the following 14 months, we saw the final version report for the first time on 27th of October 2025 and only became aware of the Council's recommendation w/c 10 November 2025, despite having asked for that information. This has placed us at a considerable disadvantage in replying to the unexpected recommendation as it has left no time for us to instruct our landscape consultant and obtain our own "like for like" report on the issue. We think this is unreasonable.

Yours faithfully,



Protect Diseworth

Item 11 – Potential Area of Separation Diseworth

Members have been copied into an email and letter from Richard Brackenbury on behalf of Protect Diseworth. In addition, members have been copied into an email from Long Whatton and Diseworth Parish Council which echoes the views in the letter from Protect Diseworth. For openness these letters are attached to this update.

For the reasons set out in the report to the Committee it is considered that it is not necessary to identify a specific Area of Separation.

RECOMMENDATION

No change to the recommendation on page 175 of the report

This page is intentionally left blank