

MEETING OF THE LOCAL PLAN COMMITTEE

WEDNESDAY, 22 APRIL 2026

ADDITIONAL PAPERS

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Local Plan Committee – Wednesday, 22 April 2026

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MS GAYLE BAKER

Developing West Whitwick Broad Location site will be very expensive and will require extensive road improvements in order to access the site. Geological challenges, heritage investigations, flood risk defenses, rights of way challenges and ensuring the protection of red-listed wildlife on the site, will also significantly add to that cost. How will the Council ensure that these costs are properly reflected within the section 106 it sets out for Gladman's Development Company?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

S106 contributions are generally related to infrastructure such as highways, education, affordable housing and public open space. Through the submission of any planning application, the Council will undertake consultation with a range of stakeholders including Leicestershire County Council. This will inform the mitigation required and associated costs which will be incorporated into the S106 agreement. Other costs, such as on site remediation and survey work will be funded by the developer and would not typically form part of a S106 agreement.

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Local Plan Committee – Wednesday, 22 April 2026

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR MICHAEL ELTON

New Swannington Primary School currently has 186 pupils on role. The maximum capacity for that school is 210. I counted 70 cars parked along Church Lane at school pick up time, recently and that is pretty much a daily occurrence of that amount of vehicles. If approximately 500 properties are built by different promoters/developers along Thornborough Road and a further 350 on West Whitwick Valley, will further primary schools be built nearby along with an expensive infrastructure of new roads?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The Infrastructure Delivery Plan (IDP) will look collectively at the infrastructure required to accommodate the development proposed in the Local Plan. This will feature input from Leicestershire County Council as Education and Highway Authority. This will inform both the necessary highway mitigation measures and the potential need for new school places in the Whitwick area to mitigate the impacts of development. Any such requirements would then be secured by section 106 agreement through the submission and determination of associated planning applications.

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Local Plan Committee

22 April 2026

UPDATE

Item 6: New Local Plan Policies Update

1. **Appendix A** of this report contains the proposed wording for strategic warehousing site allocation policies. The wording of the policy for **EMP90 – Land south of East Midlands Airport** includes reference to a training centre. The current wording could infer that a training centre **must** be provided as part of the scheme. Instead, it is recommended that the wording be refined to make clear that a training centre is an appropriate use but not one that is required.

Land to the south of East Midlands Airport, as shown on the Policies Map, is allocated for some 300,000 sqm (excluding mezzanines) of strategic-scale warehousing (Use Class B8) and manufacturing (Use Class B2) with ancillary offices (Use Class E(g)(i)) and a training centre for use by the site occupiers (Use Class F1(a)). No more than 20% of the total B2/B8 floorspace will be for manufacturing use. A training centre for use by the site occupiers (Use Class F1(a)) would also be an acceptable use.

2. **Appendix B** of this report contains a revised version of **Policy H4 – Housing Types and Mix**. Following the publication of the agenda and discussion with the Council's Housing Strategy team, two further refinements to the Policy are recommended:

Revise criterion (3) to read

100% AH schemes will be supported where they provide a mix of tenures, dwelling sizes and dwelling types which corresponds with the latest evidence of affordable housing needs in the district

Revise criterion (5) to read

The provision of bungalows and other single level housing in housing developments will be supported

The revised policy showing all the proposed changes is attached to this Update report

APPENDIX B: POLICY H4 - HOUSING TYPES AND MIX

Draft Policy H4 –Housing Types and Mix (Strategic Policy)

- (1) To achieve mixed, balanced communities and to address the changing needs of households over time, planning applications for ~~major~~ residential and mixed-use schemes should provide a mix of housing types and sizes, ~~including custom and self build plots in accordance with the requirements of Policy H7 [to follow]~~
- (2) ~~For all new residential development of 10 or more dwellings. The~~ the starting point for housing mix will be the Leicester and Leicestershire Housing Mix Update Paper (2026); ~~dwelling size breakdown in the HENA is the starting point;~~

	1-bed	2-bed	3-bed	4-bed
Market	5%	35%	45%	15%
Affordable for Rent	35%	40%	20%	5%
Affordable Ownership	15%	40%	35%	10%

	<u>1-bed</u>	<u>2-bed</u>	<u>3-bed</u>	<u>4+bed</u>
<u>Market</u>	<u>0-5%</u>	<u>25-30%</u>	<u>45-50%</u>	<u>20-25%</u>
<u>Affordable home ownership</u>	<u>10-15%</u>	<u>40-45%</u>	<u>35-40%</u>	<u>5-10%</u>
<u>Affordable housing (general needs rented)</u>	<u>30-35%</u>	<u>35-40%</u>	<u>15-20%</u>	<u>10-15%</u>
<u>Affordable housing (rented) – older people</u>	<u>65-75%</u>	<u>25-35%</u>		

- (a) For market housing, any deviation ~~of more than 5%~~ from any of the figures in the HENA Housing Mix Update Paper must be justified with reference to whichever of the following are relevant:
- (i) character and context of the application site;
 - (ii) local stock profile and dwellings which have been permitted/built;

APPENDIX B: POLICY H4 - HOUSING TYPES AND MIX

(iii) the nature of the scheme (e.g. flats, conversion of an existing building).

(b) For affordable housing, any deviation ~~of more than 5%~~ from any of the figures in the [Housing Mix Update Paper](#) ~~HENA~~ must be justified with reference to whichever of the following are relevant:

- (i) character and context of the application site;
- (ii) local stock profile and dwellings which have been permitted/built;
- (iii) the nature of the scheme (e.g. flats, conversion of an existing building).
- (iv) the Housing Register;
- (v) up to date local housing needs information;
- (vi) the Registered Provider's requirements.

~~(3) 100% affordable housing schemes are required to demonstrate how the proposal will contribute to the objective of creating mixed and balanced communities. 100% AH schemes will be supported where they provide a mix of tenures, dwelling sizes and dwelling types which corresponds with the latest evidence of affordable housing needs in the district~~

Commented [SL1]: Additional change from Update report

~~(4) Developments which include specialist housing suitable for older people and those with disabilities will be supported where they are:~~

- ~~(a) Located in close proximity to local shops, amenities and healthcare facilities;~~
- ~~(b) Accessible by a frequent public transport route; and~~
- ~~(c) Accessible by safe, legible walking, wheeling and cycling routes that avoid steep gradients.~~

~~(3)(5) Housing developments which provide bungalows or other single-level housing will be supported. For schemes of 50+ dwellings, and in addition to the requirements of Policy H11 – Accessible, Adaptable and Wheelchair user Homes, a proportion of the 1 and 2 bed homes should be in the form of bungalows or other single level housing. The provision of bungalows and other single level housing in housing developments will be supported~~

Commented [SL2]: Additional change from Update report

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Local Plan Committee 22 April 2026

Item 6 – Local Plan Policies Update

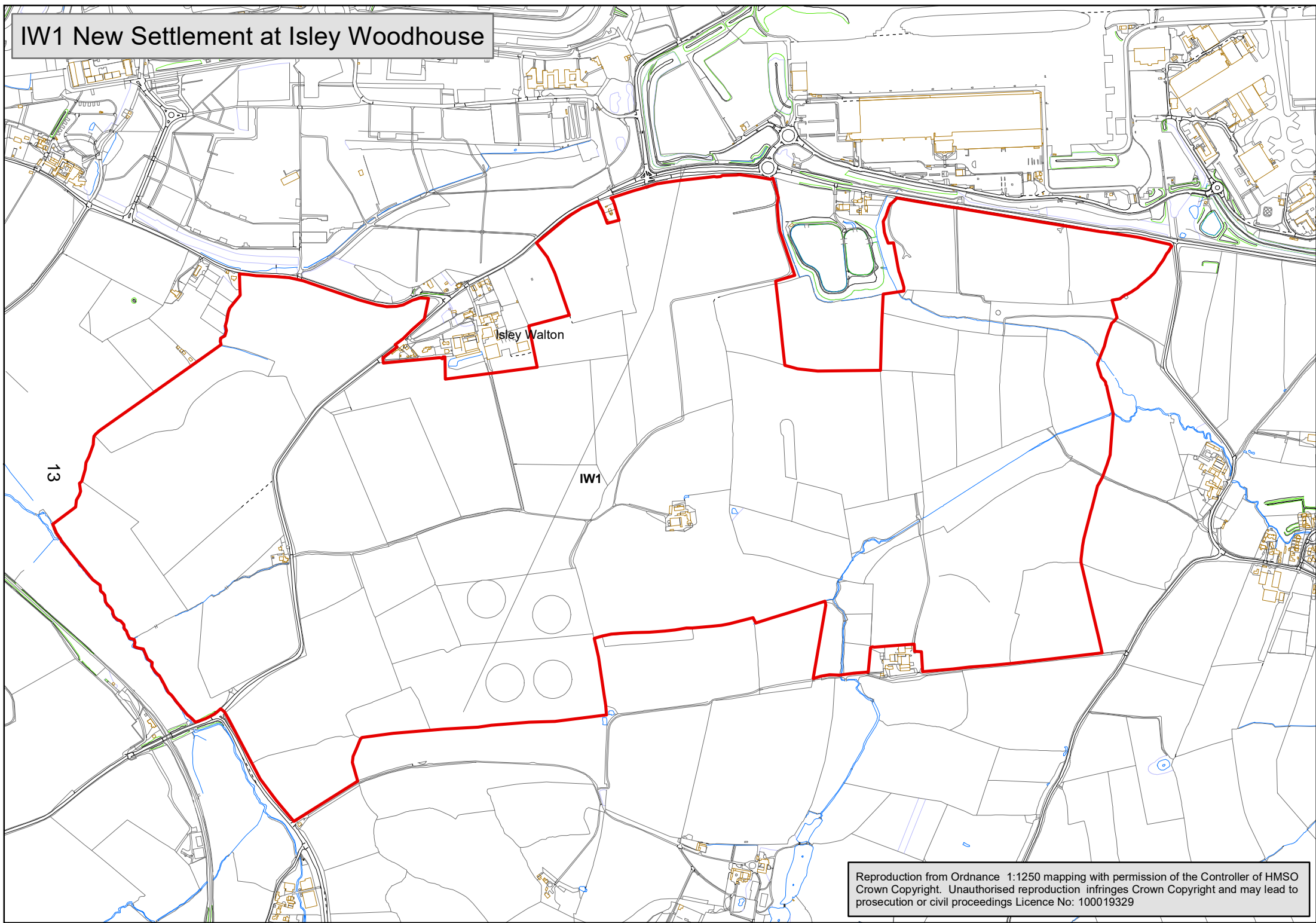
There are 2 maps which are missing from the published agenda papers. These are now provided.

1 - Paragraph 8.8 of the report refers to an updated allocation inset map for Isley Woodhouse (Policy IW1) in Appendix F.

2 – Appendix A refers to a site plan for EMP90 – Land south of East Midlands Airport.

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IW1 New Settlement at Isley Woodhouse



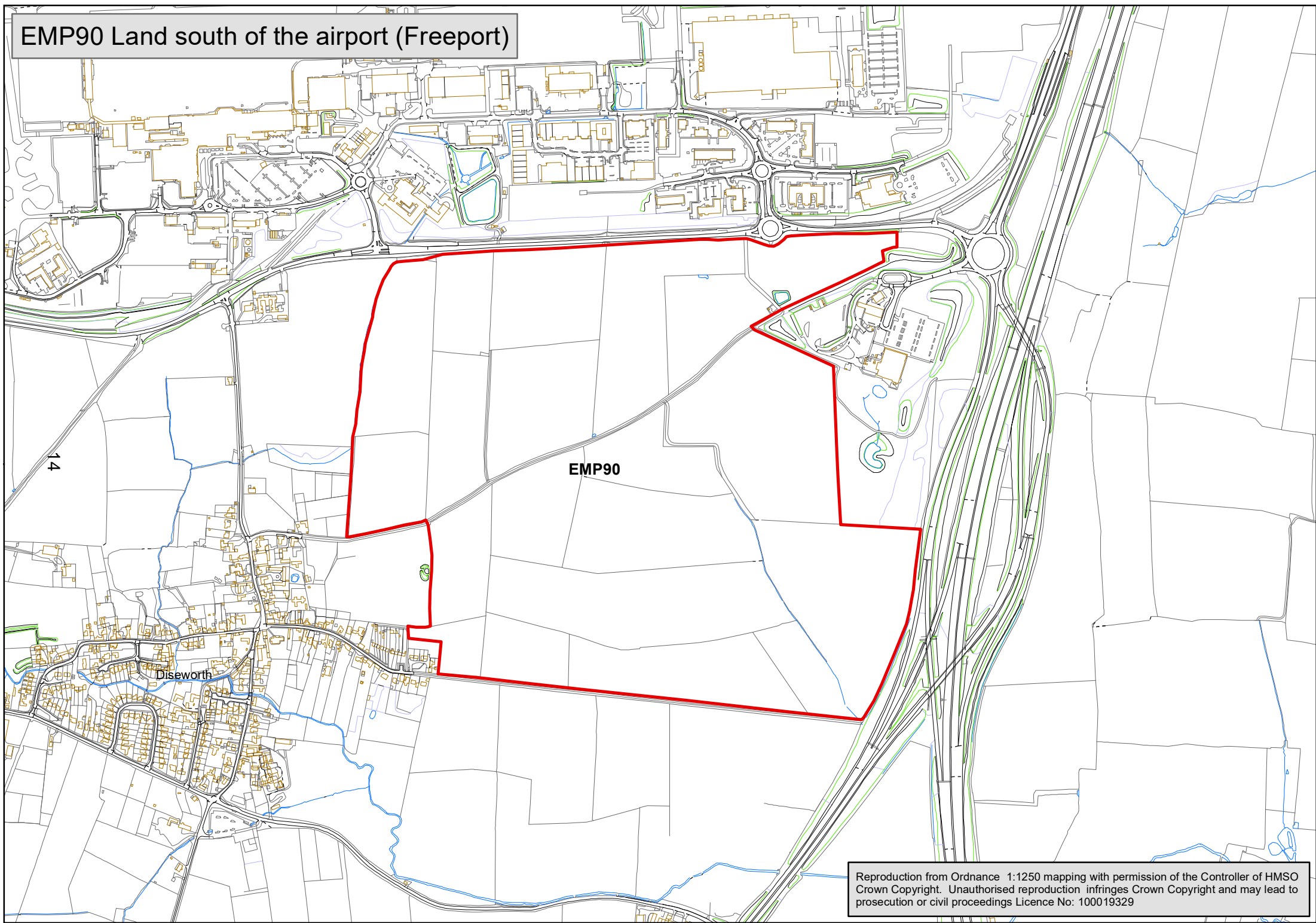
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Isley Walton

IW1

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EMP90 Land south of the airport (Freeport)



EMP90

Diseworth

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