

MEETING OF THE LOCAL PLAN COMMITTEE

MONDAY, 29 JUNE 2026

ADDITIONAL PAPERS

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Local Plan Committee – Monday, 29 June 2026

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR CHRIS TAYLOR

In light of the Local Plan Committee's directive to coordinate the development of the West Whitwick Valley broad location with Site C48 (Thornborough Road) for vehicular access and layout, could the Chair please clarify if the Council will require a comprehensive, single Master Plan or a Supplementary Planning Document (SPD) for this entire area before any individual planning permissions are granted?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

Criterion 2a of draft policy H3d West of Whitwick requires provision of a comprehensive masterplan informed by consultation with the local community and other stakeholders which demonstrates a comprehensive approach to delivery of the site.

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PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MS GAYLE BAKER

In March 2024 you consulted on a plan for 350 homes on the West Whitwick Broad Location, identified as C47, C81, C78, C86 and C77. For over two years residents have been told this was your proposal, and you have repeatedly answered questions on that basis.

On 13 May 2025, Full Council voted 35–1 for a petition—explicitly referring only to those sites—to be reconsidered by the Local Plan Committee. On 11 June 2025, the Committee resolved to note that petition. You continued to respond to questions about the same 350-home proposal throughout this period.

However, on 4 June 2026, you referred a report to Cabinet and Full Council proposing that the West Whitwick Broad Location and site C48 be merged into a single site for 650 homes.

How do you intend to demonstrate that this represents fair and reasonable consultation with the residents who have engaged with you on the basis of the original 350-home proposal?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

In the 2024 Regulation 18 consultation, 500 homes were proposed at the West of Whitwick Broad Location and 283 homes were proposed at C48 – Land south of Church Lane, new Swannington, adding up to 783 homes in total.

The Regulation 19 version of the Plan will attribute 650 homes to the combined site, some 133 fewer than when the public were consulted in 2024.

This will now be subject to consultation at Regulation 19 which the Council will undertake in accordance with its Statement of Community Involvement. The Council will consider the issues raised when it determines whether to submit the plan in November 2026.

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PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR MICHAEL ELTON

You are proposing to access the new West Whitwick development of 650 homes from either Spring Lane or Thornborough Road to the south, and from Talbot Lane to the north. You also state that there will be no access from Church Lane because it is a rural lane, but both Spring Lane and Talbot Lane are also rural lanes.

Church Lane sits between the former West Whitwick Broad Location and site C48. How do you intend to link these areas into a single development without using Church Lane for access?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

The promoters are undertaking further design work in consultation with the Highway Authority which will determine the precise access points and road configuration of the development. This will include appropriate traffic management measures to ensure Church Lane isn't used for car access to the new homes. Walking and cycling connections across Church Lane are likely to be incorporated.

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Local Plan Committee

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UPDATE

Item 5 East Midlands Freeport Contributions SPD

In accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) in respect of the Strategic Environmental Assessment (SEA) (and Habitats Regulations Assessment (HRA)), where the responsible authority determines that the plan (in this case the SPD) is unlikely to have significant environmental effects it shall prepare a statement of reasons for its determination.

The statement is attached to this update.

Recommendation

No change to the recommendation.

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The Environmental Assessment of Plans and Programmes Regulations 2004

East Midlands Freeport Strategic Infrastructure and Contributions Supplementary Planning Document – Screening for Strategic Environmental Assessment and Habitats Regulations Assessment

This statement is made by North West Leicestershire District Council, Rushcliffe Borough Council and South Derbyshire District Council (“the Councils”) pursuant to Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) in respect of the Strategic Environmental Assessment (SEA) (and Habitats Regulations Assessment (HRA)) screening exercise undertaken for the updated East Midlands Freeport Strategic Infrastructure and Contributions Supplementary Planning Document (SPD).

An updated SEA and HRA Screening Report for the SPD was prepared in May 2026. This concluded that there are no likely significant effects on the environment as a result of the SPD and that neither an SEA nor an HRA is required.

The three statutory consultation bodies (Environment Agency, Natural England and Historic England) were consulted on the Screening Report and its conclusions between 14 May 2026 and 5 June 2026. The outcome of which is that:

- Natural England agrees with the Screening Report’s conclusion that it is not likely there will be significant environmental effects arising from the SPD, which have not already been accounted for within the adopted local plans; and
- Historic England has no comments on the conclusions of the Screening Report; and
- Environment Agency did not respond and therefore did not raise any issues with respect to the conclusions of the Screening Report.

Accordingly, it is the Councils’ final determination that there are no likely significant effects on the environment as a result of the SPD and that the SPD does not require an SEA to be undertaken.

The reasons supporting this determination including taking into account the criteria specified in Schedule 1 to the SEA Regulations are set out in full in the SEA and HRA Screening Report, May 2026 and should be read alongside this statement.

For further details please email localdevelopment@rushcliffe.gov.uk or telephone 0115 914 8457 and ask for the Planning Policy team.

North West Leicestershire District Council
Rushcliffe Borough Council
South Derbyshire District Council

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