

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 22 APRIL 2026

Present: Councillor J G Simmons (Chair)

Councillors M Ball, P Lees, J Legrys, P Moulton, C A Sewell, L Windram, M B Wyatt, A Barker (Substitute for Councillor D Bigby) and C Beck (Substitute for Councillor S Lambeth)

Officers: Ms J Althorpe, Mr B Dooley, Mr C Elston, Mr D Gill, Mrs C Hammond, Mr T James and Ms S Lee

51 APOLOGIES FOR ABSENCE

Apologies were received from Councillor D Bigby, Councillor S Lambeth and Councillor R Morris.

52 DECLARATION OF INTERESTS

Councillor J Legrys declared that he had been lobbied without influence in respect of the policy for site EMP98 included in item 6 of the agenda, Local Plan Policies Update, but had come to the meeting with an open mind.

53 PUBLIC QUESTION AND ANSWER SESSION

There were 2 questions received from the public.

Question from Ms G 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 defences, 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 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.

As part of a supplementary question, it was asked how the Council had considered the viability and deliverability issues associated with West Whitwick before including the relevant sites in the Local Plan. The Interim Local Plan Team Manager replied that all allocations would have been subjected to a viability assessment prior to the Regulation 19 consultation.

Question from Mr M 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

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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.

As part of a response to a supplementary question, the Interim Local Plan Team Manager stated that the Infrastructure Delivery Plan (IDP) would have been available to read as part of the Regulation 19 consultation in July 2026.

54 MINUTES

Consideration was given to the minutes of the meeting held on 18 March 2026.

It was moved by Councillor J Legrys, seconded by Councillor M Ball and

RESOLVED THAT:

The minutes of the meeting held on 18 March 2026 be approved and signed by the Chair as an accurate record of the proceedings.

55 GOOD DESIGN GUIDE FOR NORTH WEST LEICESTERSHIRE

The Head of Planning and Infrastructure presented the report.

Members had a discussion during which they expressed support for the document. They commented on the negative impact a lack of functional chimneys on new builds would have had on those with no access to electricity or gas, and it was noted that these issues had not been sufficiently addressed as part of the document.

After questioning whether the addition of functional chimneys could have been insisted to developers, members were advised that it would have been difficult to have enforced as part of the document.

It was moved by Councillor M Ball, seconded by Councillor J Legrys and

RESOLVED THAT:

- 1) The Good Design Guide for North West Leicestershire Supplementary Planning Document, which can be found in the link to Appendix 2 in the report, be adopted.
- 2) Authority be delegated to the Strategic Director of Place, in consultation with the Portfolio Holder for Planning, to agree any modification as a result of any changes in the Government's National Planning Policy.

56 LOCAL PLAN POLICIES UPDATE

Prior to this item, the Head of Planning and Infrastructure drew members' attention to recommendation XI in the report which related to the Stewardship Policy. He advised that it was being reconsidered, and that it would be brought back to the Committee at a later date. It was therefore excluded from the recommendations.

The Interim Local Plan Team Manager and the Principal Planning Policy Officer then presented the report in sections, and each one was followed by a discussion.

Strategic Warehousing Site Allocation Policies

A discussion was had during which several questions of clarity were addressed by the planning policy officers. Members questioned whether the allocated sites would have been gradually released over a long period of time. The Principal Planning Policy Officer confirmed this was the intention but noted that there was nothing in planning policy guidance that allowed for a slow release of sites. It was suggested that the new future authority could assess whether a slow release was required in the future.

A member asked whether a colour scheme could have been prescribed to Mercia Park which would have made it more visually appealing. The Principal Planning Policy Officer responded that the Good Design Guide included a section that focused on industrial buildings which included the level of detail that was appropriate for the policy, and that specific details such as colour scheme would have been addressed at the planning application stage.

With reference to sites EMP73 (part), EMP97 and EMP98, members expressed concern for Battram and Kegworth, adding that they would have liked an Area of Separation between the warehousing in the area so that the green fields were better preserved. The Principal Planning Policy Officer confirmed that the policies included references to retaining gaps to adjacent settlements and this was also referred to in Policy S4 which collectively ensured separation was maintained.

Housing Types and Mix

A discussion was had during which members commented on the difficulty residents were having in finding bungalows to purchase.

It was asked whether the locations in which bungalows were built could have been improved for the benefit of residents. The Principal Planning Policy Officer replied that supporting text could be added to the document which emphasised this point.

Policy IF8 – Update Regarding Lorry Parking

As part of a discussion, members asked if developers could have been encouraged to offer their sites for lorry parking, particularly in Donington Le Heath.

Design of New Development

There were no comments made.

Isley Woodhouse Allocation – Updated Policy Wording

During discussion, members were supportive of the new policy wording. They questioned whether the policies could have been grouped into categories when they were released as part of a public document which would help with the navigation and overall understanding

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of the policy. The Head of Planning and Infrastructure agreed and stated that this could be achieved prior to Regulation 19 consultation with the use of subheadings.

As recommendations 8 and 12 were to note the comments received in respect of Policy H4: Housing Mix and Type, and Policy Ap1: Design of New Development, members were thanked for their comments.

Councillor J Legrys moved the further 11 recommendations in the report. They were seconded by Councillor M Ball and

RESOLVED THAT:

- (I) The policy for land south of East Midlands Airport (EMP90) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (II) The policy for land north of A453, Kegworth (EMP73 Part) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (III) The policy for land south of Kegworth bypass (EMP97) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (IV) The policy for land between Ellistown Terrace Road and Wood Road, Battram (EMP98) in Appendix A of this report be included in the Regulation 19 version of the Local Plan.
- (V) The policy for land north of J11 (Mercia Park II) (EMP82) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (VI) The policy for land north-east of J11 A42 (EMP83/84/94) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (VII) The policy for land at Corkscrew Lane (J13 A42) (EMP80) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (IX) Subject to the findings of the whole plan viability assessment, Policy H4: Housing Mix and Type as amended at Appendix B of the report be included in the Regulation 19 version of the Local Plan.
- (X) Policy IF8 – Parking and New Development as amended at Appendix C of the report be included in the Regulation 19 version of the Local Plan.
- (XIII) Policy Ap1: Design of New Development as set out in Appendix E of the report be included in the Regulation 19 version of the Local Plan.
- (XIV) Subject to the outcomes of a) transport modelling; b) viability assessment; and c) infrastructure requirements, Policy IW1: Isley Woodhouse as amended at Appendix F of the report be included in the Regulation 19 version of the Local Plan.

The meeting commenced at 6:00pm

The Chair closed the meeting at 7:13pm

Chair's signature