

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Stenson House, London Road, Coalville, LE67 3FN on MONDAY, 29 JUNE 2026

Present: Councillor J G Simmons (Chair)

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

Officers: Mr B Dooley, Mr C Elston, Mr D Gill and Mr T James

13 APOLOGIES FOR ABSENCE

Apologies were received from Councillor R Morris, Councillor P Moulton and Councillor M Wyatt.

14 DECLARATION OF INTERESTS

There were no interests declared.

15 PUBLIC QUESTION AND ANSWER SESSION

There were 3 public questions received.

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.

As part of a supplementary question, it was asked whether the Council would refuse to determine planning applications in the West Whitwick area until the new Local Plan was adopted. Officers responded that the Council would determine incoming planning applications in accordance with current planning policy, and would need to give limited weight to the new Local Plan and developers would also be made aware of the policies included within the new Local Plan.

Question from Ms G 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.

Chair's initials

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.

As part of a supplementary question, it was asked whether residents would have the opportunity to comment on sites in the West Whitwick area before the Local Plan was adopted. Officers replied that there was an opportunity to comment on specific sites as part of the Regulation 19 consultation.

Question from Mr M 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.

As part of a supplementary question, it was asked how the Council would ensure Talbot Lane had safe and reliable access routes for service vehicles as the road was subject to flooding. Officers replied that technical issues related to access would be dealt with at planning application stage in consultation with Leicestershire County Council as Highway Authority and Lead Local Flood Authority.

16 MINUTES

Consideration was given to the minutes of the meeting held on 4 June 2026.

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

RESOLVED THAT:

The minutes of the meeting held on 4 June 2026 be approved and signed by the Chair as an accurate record of the proceedings.

17 EAST MIDLANDS FREEPORT STRATEGIC INFRASTRUCTURE AND CONTRIBUTIONS SPD

The Interim Planning Policy Team Manager presented the report.

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

RESOLVED THAT:

The East Midlands Freeport Strategic Infrastructure and Contributions Supplementary Planning Document (Appendix C) be adopted.

18 REVIEW OF THE 2017 GOOD DESIGN GUIDE FOR NORTH WEST LEICESTERSHIRE SPD

The Head of Planning and Infrastructure presented the report.

A motion was put forward by Councillor J Legrys for the Constitution to be reviewed by the Governance Working Group to assess whether previous versions of newly adopted documents could be automatically rescinded. It was seconded by Councillor P Lees and

RESOLVED THAT:

The Constitution be reviewed by the Governance Working Group to assess whether previous versions of newly adopted documents could be automatically rescinded.

Councillor D Bigby moved the recommendation in the report. It was seconded by Councillor J Legrys and

RESOLVED THAT:

The Good Design Guide Supplementary Planning Document 2017 be withdrawn with immediate effect.

The meeting commenced at 6:00pm.

The Chair closed the meeting at 6:22pm.

Chair's signature