

LOCAL PLAN COMMITTEE – WEDNESDAY, 24 SEPTEMBER 2025

QUESTION AND ANSWER SESSION

Question from Ms A Kingaby

‘The SHELAA entry for Site A27 is out of date and cannot be relied on as decision-level evidence, there is also no plan-level Habitats Regulations Assessment/Appropriate Assessment for the River Mease published with a guaranteed nutrient solution - therefore, will you confirm that A27 will not be advanced to Regulation 19 at this meeting unless officers can point to the exact document and page in tonight’s public papers that show, in plain terms, all of the following:

1. River Mease test passed: the legally required Habitats Assessment for the plan concludes no harm to the Mease and the phosphate fix is secured and workable (not just promised or dependent on an unbuilt third-party scheme).
2. Biodiversity: proof of at least 10% Biodiversity Net Gain and a map that legally fixes continuous wildlife corridors, minimum buffer strips next to hedges/woodland/ditch, and a low-light “dark corridor” plan.
3. Road safety and traffic: a Stage-1 road-safety audit and sightline drawings for the Rushey Close/Bishop Hall Road access, and traffic modelling that includes Money Hill/Burton Road (impacts assessed together).
4. Drainage certainty: a Severn Trent letter confirming foul capacity, plus a surface-water/SuDS plan showing how runoff is treated, stored and routed in storms, and any legal consent needed to alter the boundary ditch.
5. Legal right of access: documents proving the developer has the legal right to use the through-estate road, and whether that route is adopted or secured with the highway authority (S38/S278).

If any one of these is missing from the public papers, will you defer A27 to a later meeting and require a full public report before any Reg-19 decision?’

Response from the Chair of the Local Plan Committee

'The site assessment work will be reviewed and updated to inform the Regulation 19 plan.

A Habitat Regulation Assessment of the plan is not required at this stage, but it will be undertaken for the Regulation 19 plan. There is a nutrient solution which Severn Trent are pursuing which involves pumping out of the River Mease catchment. This is scheduled to be done by the end of March 2027. Severn Trent have reconfirmed this recently.

As part of the Local Plan it will be necessary to demonstrate that there is a scheme in place to address the phosphate issue. However, the securing of any measures is a requirement of the planning application stage, either through conditions or via a legal agreement (Section 106 Agreement).

The requirement for how biodiversity net gain requirements will be addressed are matters for a planning application stage.

In terms of highway design, the County Councils Highway Design Guide advises that road safety audits are required for development of 150 dwellings or the layout contains features not covered by the Leicestershire Highway Design Guidance. This site is below this threshold and the County Highway Authority did not raise any concerns when consulted upon the draft plan.

In terms of drainage Severn Trent Water did not object to the proposed allocation. The exact details of how foul water will be addressed is a matter to be addressed as part of any subsequent planning application.

In response to this question, the site promoter (Richborough) has advised that they "retain all necessary rights to acquire the land required to deliver the connections to Rushey Close for access purposes. Richborough's client (owner of the A27 allocation) is the same landowner who sold the land to Bellway that comprised the adjacent application boundary (14/00578/OUTM) – Richborough were also the applicant for that outline application." As outlined in response to question 3, the County Highway Authority has not objected to the proposed allocation.'