

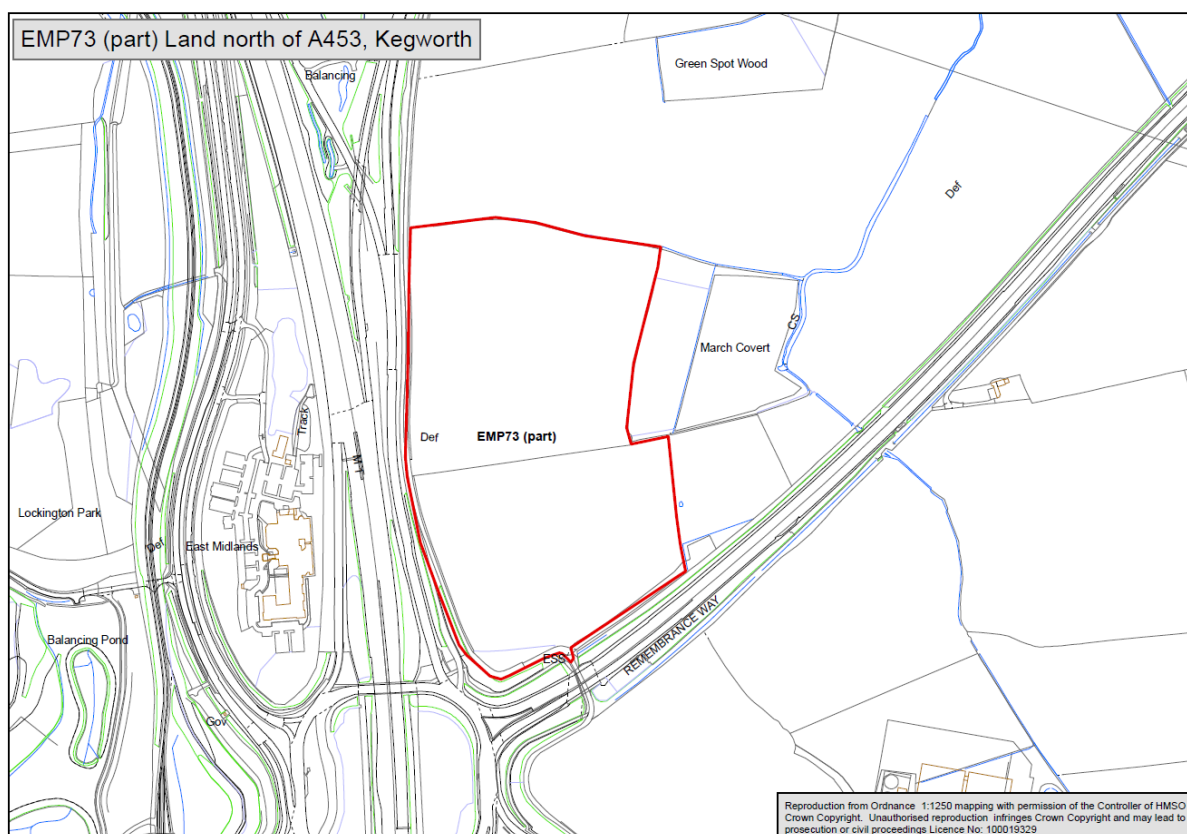
Local Plan Committee 19 November 2025

Update

Item 6: New Local Plan – Strategic Warehousing

1. CORRECTION (previously circulated)

An incorrect map has been included in the papers for this item in error. Please substitute the correct map below for the map in Appendix B, paragraph 10.



The area of the correct site is some 14.8ha, not 8.6ha as stated in the covering report. The site capacity of 33,540sqm quoted in the report **is the correct figure**. The correct site was included in the Regulation 18 Proposed Site Allocations Consultation (2024).

A revised version of Table L from the covering report is reproduced below. This a) shows the correct site area for EMP73(part); and b) amends the title of the table for accuracy.

Table L: Proposed site allocations, site with planning permission and proposed MCO site

Ref	Site	Location	Area	Floorspace
EMP90	Land south of EMA (Freeport)	J24	87 ha	240,000 sqm
n/a	Plot 16 at EMG1 (MCO)	J24	6.4 ha	26,500 sqm
EMP73 (part)	Land north A453, Kegworth	J24	14.8 ha	33,540 sqm
EMP97	Land south of Kegworth bypass	J24	39.5 ha	98,750 sqm

EMP98 (part)	Ellistown Terrace/Wood Road	Bardon	7 ha	30,000 sqm
EMP82	Land north of J11 (Mercia Park II)	A/M42	28 ha	96,625 sqm
EMP83/84/94	Land north-east of J11	A/M42	45 ha	125,000 sqm
EMP80	Land at Corkscrew Lane (J13)	A/M42	11.5 ha	46,451 sqm
Total			239.2 ha	696,866 sqm
24/01200/FUL	Land adj. to Aldi RDC, Sawley	J24	15 ha	59,910 sqm
			254.2 ha	756,776 sqm

2. OBJECTION TO PROPOSED STRATEGIC WAREHOUSING ALLOCATION AT EMP97 LAND SOUTH OF KEGWORTH BYPASS

Roy Todd, a resident of Ashby Road Kegworth, has sent an email objecting to this proposed allocation. His concerns are summarised below.

- With the proposed housing allocation at K12, EMP97 would fundamentally and permanently change the character, openness, outlook and environment of this part of Kegworth.
- Impacts on landscape character are irreversible and fail to respect settlement form and the intrinsic value of open countryside.
- The combined effect of EMP73 and K12 plus M1, East Midlands Gateway, East Midlands Airport and the Freeport would be a near elimination of the rural setting in this part of Kegworth.
- There are unresolved concerns from Leicestershire County Council Highways regarding access and potential impacts on the functioning of the bypass, and ongoing uncertainty about the capacity of the strategic road network.
- EMP97 would set a precedent for further expansion south of the A6 and would likely trigger significant re-routing through the village and additional pressure on junctions already operating near capacity.
- The proposal is contrary to the council's stated climate priorities and national policy expectations, particularly around reducing the need to travel and supporting clean growth.
- The proposal would harm the quality of life and amenity of Ashby Road and Station Road residents who would experience continuous vehicle movements, constant night lighting, industrial scale visual dominance, loss of tranquillity and erosion of rural setting.
- EMP97's proximity East Midlands Airport Public Safety Zone raises questions about additional employment development adjacent to a zone defined explicitly by risk considerations. The history of air incidents in this area reinforces the need for caution.
- Reasonable alternative should be tested namely a) further intensification or reconfiguration within EMG1; b) co-location with other Freeport related plots; c) use of brownfield or previously developed land; d) distributing employment growth across multiple sites rather than concentrating it in an elevated, visually exposed rural location.

- The site did not appear in the earlier public consultations. Residents are denied the opportunity to participate meaningfully in shaping options and alternatives. This is inconsistent with the objectives of transparency, early engagement and compliance with the Statement of Community Involvement.
- There is a risk of long term damage to public trust in the planning process and to confidence in the council's stewardship of the Local Plan.
- It is requested that EMP97 Land south of the Kegworth bypass be withdrawn from the emerging Local Plan and not progressed to Regulation 19.

RECOMMENDATION

No change to the recommendation on page 14 of the report