

Local Plan Committee – Wednesday, 28 January 2026

PUBLIC QUESTION AND ANSWER SESSION

QUESTION FROM MR NOEL SUTHESH

At the Local Plan Committee meeting on 19 November 2025, Members were advised that progressing Site EMP97 was necessary to avoid undermining the Local Plan.

However, EIR material shows that, just five days earlier, officers were recording internally that EMP97 itself was “at risk” because its primary access depends on land outside the site red line and beyond the promoter’s control.

Can the Committee confirm whether Members were explicitly informed, at the point of decision, that officers were simultaneously assessing EMP97 as carrying a site-specific deliverability risk, as opposed to a general procedural or plan-level risk?

If that distinction was not made clear, how were Members able to make a fully informed, evidence-based decision to rely on EMP97 as a strategically critical allocation?

RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE

- The fact that LCC Highways has concerns about the access to this site was clearly stated in the 19 November 2025 Local Plan Committee report (paragraph 4.12). Appendix B of the same report confirmed that more detailed assessment may reveal a technical solution which LCC could support.
- If this, or any other technical matters, cannot be addressed to officers’ professional satisfaction before the Committee’s consideration of the Regulation 19 Plan, the advice to the Committee to allocate the site may be changed.