

Title of Report	EAST MIDLANDS FREEPORT STRATEGIC INFRASTRUCTURE AND CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)	
Presented by	Tom James Interim Planning Policy Team Manager	
Background Papers	Local Plan Committee Report - 20 March 2026	Public Report: Yes
Financial Implications	This report has no direct financial implications.	
	Signed off by the Acting Section 151 Officer: Yes	
Legal Implications	The preparation of the Supplementary Planning Document (SPD) must comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.	
	Signed off by the Deputy Monitoring Officer: Yes	
Staffing and Corporate Implications	There are no direct staffing or corporate implications.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To seek formal adoption of the East Midlands Freeport Strategic Infrastructure and Contributions Supplementary Planning Document	
Recommendations	THAT LOCAL PLAN COMMITTEE: (I) ADOPTS THE EAST MIDLANDS FREEPORT STRATEGIC INFRASTRUCTURE AND CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (APPENDIX C)	

1 BACKGROUND

- 1.1 A Supplementary Planning Document (SPD) is a document which provides further information about a policy or policies in a development plan. An SPD can be a helpful way to provide guidance on how a policy should be interpreted in development management decisions, what information applications should supply in order to satisfy a policy, and procedural arrangements.
- 1.2 At its meeting on 23 June 2026, Cabinet was presented with a revised East Midlands

Freeport Strategic Infrastructure and Contributions SPD, with a recommendation that the Local Plan Committee adopts the SPD at a future meeting. Cabinet resolved that the Local Plan Committee be requested to adopt the East Midlands Freeport Strategic Infrastructure and Contributions SPD. The Cabinet report, which is included at Appendix A, the consultation responses at Appendix B and the final SPD at Appendix C, provides the relevant background for Local Plan Committee to consider.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon - A well-run council
Policy Considerations:	<p>The National Planning Policy Framework (NPPF), paragraphs 24 to 28, encourages collaborative working across local planning authority boundaries to deliver strategic infrastructure.</p> <p>Policies Ec1, Ec4, Ec5, IF1, and IF4 of the North West Leicestershire Local Plan (adopted 2017 but subject to Partial Review in 2020 and adopted in 2021), provide the policy context for the EMF site(s) and delivery of strategic infrastructure within North West Leicestershire.</p>
Safeguarding:	None identified.
Equalities/Diversity:	None identified, however, Equalities Impact Assessments were undertaken in preparing the Local Plan. The EMF Strategic Infrastructure and Contributions SPD would not put in place new policies but would rather supplement relevant policies from the Local Plan with guidance, none of which are considered to have any effect in equalities' impact terms.
Customer Impact:	The EMF Strategic Infrastructure and Contributions SPD will provide clarity for applicants and customers on how the Council expects infrastructure required to mitigate impacts and enable new development to come forward will be funded.
Economic and Social Impact:	The EMF will provide businesses located within its designated 'tax sites' with financial incentives to enable economic growth, stimulate innovation, and to create regional investment and employment opportunities.

<p>Environment, Climate Change and Zero Carbon:</p>	<p>The draft EMF Strategic Infrastructure and Contributions SPD has been assessed under the relevant legislative frameworks for potential environmental impacts.</p> <p>A Screening Report is provided in Appendix D. The report assesses the contents of the EMF Strategic Infrastructure and Contributions SPD in order to identify potential environmental impacts that would require a Strategic Environmental Assessment (SEA). The report also determines whether or not the contents of the draft SPD would require a Habitats Regulations Appropriate Assessment (HRA).</p> <p>The Screening Report concludes that a SEA and HRA are not required to accompany the SPD. The SPD does not give rise to any new or materially different likely significant environmental effects that have not already been assessed at adopted local plan stages, and also having regard to emerging local plan stages and SEA and HRA assessment of the emerging local plan stages to date</p>
<p>Consultation/Community/Tenant Engagement:</p>	<p>Consultation of the draft EMF Strategic Infrastructure and Contributions SPD took place between 23 March 2026 to 27 April 2026.</p>
<p>Risks:</p>	<p>As part of its Corporate Governance arrangements, the Council must ensure that Risk management is considered and satisfactorily covered in any report put before elected Members for a decision or action.</p> <p>The SPD will help ensure the coordinated and collaborative delivery and funding of necessary strategic transport infrastructure for the EMF sites. In addition, the SPD will help ensure that strategic allocations and other major development sites in adopted and emerging Local Plans, which are adjacent to or outside the EMF sites, which will be unlocked by or significantly benefit from that strategic transport infrastructure, make appropriate and proportionate contributions towards this strategic transport infrastructure. Without an SPD in place, there is a risk that infrastructure delivery will not be co-ordinated, which could result in a lack of certainty regarding funding mechanisms, and delays to delivery.</p>

	<p>If the SPD is not adopted before 30 June 2026, there is a risk of delay to agreeing funding mechanisms and co-ordinating approaches across neighbouring local planning authorities towards delivery of strategic transport infrastructure associated with the EMF sites, which could jeopardise the delivery and funding of this strategic transport infrastructure. This is because beyond 30 June 2026, as part of the move towards a new plan-making system, it is envisaged that Supplementary Plans will be prepared and adopted by local planning authorities in place of SPDs. However, it is not yet clear that Supplementary Plans can be prepared pursuant to existing adopted plans or emerging 'old-style' local plans (such as the Council's emerging local plan will be) and in addition Supplementary Plans will be subject to a different adoption process, including independent public examination.</p>
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