

DATE: 13 April 2026
MY REF:
YOUR REF: Supplemental Item: Appendix B
Blaby District Council Position
Statement - Strategic B8
Statement of Common Ground
Democratic Services
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To Members of the Council

Cllr. Roy Denney (Chairman)
Cllr. Janet Forey (Vice-Chairman)

Cllr. Shabbir Aslam
Cllr. Royston Bayliss
Cllr. Dr John Bloxham
Cllr. Lee Breckon JP
Cllr. Nick Brown
Cllr. Nick Chapman
Cllr. Adrian Clifford
Cllr. Cheryl Cashmore
Cllr. Stuart Coar
Cllr. Tony Deakin
Cllr. Alex DeWinter

Cllr. Susan Findlay
Cllr. Helen Gambardella
Cllr. Hannah Gill
Cllr. Nigel Grundy
Cllr. Paul Hartshorn
Cllr. Richard Holdridge
Cllr. Mark Jackson
Cllr. Becca Lunn
Cllr. Antony Moseley
Cllr. Les Phillimore
Cllr. Terry Richardson

Cllr. Ande Savage
Cllr. Tracey Shepherd
Cllr. Dillan Shikotra
Cllr. Mike Shirley
Cllr. Roger Stead
Cllr. Ben Taylor
Cllr. Matt Tomeo
Cllr. Bob Waterton
Cllr. Jane Wolfe
Cllr. Maggie Wright
Cllr. Neil Wright

Dear Councillor,

A meeting of the **COUNCIL** will be held in the Council Chamber - Council Offices, Narborough on **TUESDAY, 14 APRIL 2026** at **5.30 p.m.**. Please find attached a supplemental item that is required for the meeting and is in addition to the agenda and report pack that has already been circulated.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager



SUPPLEMENTAL ITEMS

SECTION 6 - REPORTS FOR DECISIONS

To consider any reports submitted for consideration by Council.

10. Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Distribution Floorspace Needs Update and Apportionment (Pages 3 - 4)

To consider the report of the Development Strategy Manager (enclosed).

Appendix B – Blaby District Council position statement

The Statement of Common Ground (SoCG) supports the Council's position on the specific HNRFI site by making clear that it does not imply support for this development site. Any future proposal would have to be considered afresh through the Nationally Significant Infrastructure Projects (NSIP)/ Development Consent Order (DCO) process and on its individual merits.

While the SoCG acknowledges the need for rail served strategic distribution sites across Leicester and Leicestershire and recognises that the HNRFI site could be subject to a resubmitted future application, this is dependent on significant issues being overcome. The principle of a rail served strategic distribution site was approved in the previous SoCG in December 2021. The Authorities must be fully satisfied that the substantial, technical and severe reasons for refusal of the HNRFI scheme in March 2025 can be addressed. Until this is demonstrated, no rail served strategic B8 development at this location can be supported by Blaby District Council.

Importantly, recognising the site only in a rail served context as acknowledged in the SoCG strengthens the Council's ability to resist speculative road served strategic B8 proposals. Speculative road-served proposals would be inappropriate given the lack of supporting infrastructure, the difficulty of mitigating highway impacts and the resulting impact on local communities.

Signing the SoCG is important for progressing the Local Plan, as it sets out a clear, county-wide approach to meeting strategic warehousing needs, directing most development to locations with suitable road infrastructure. HNRFI is treated differently due to the unresolved shortcomings that led to the DCO refusal, which the SoCG confirms still exist.

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