

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.** for the transaction of the following business and your attendance is requested.

Yours faithfully



Gemma Dennis
Corporate Services Group Manager and Monitoring Officer



AGENDA

SECTION 1 - INTRODUCTION

To receive apologies for absence, disclosures of interest from Councillors, and Minutes of the previous Council meeting.

1. Apologies for absence
2. Disclosures of Interests from Members

To receive disclosures of interests from Members (i.e. the existence and the nature of those interests in respect of items on this agenda).

3. Minutes (Pages 5 - 14)

To approve and sign the minutes of the meeting held on 24 February (enclosed).

SECTION 2 - STANDARD COUNCIL BUSINESS

To receive announcements from the Chairman and the statement of the Leader of the Council.

Any reports for consideration listed under this section will be moved in one block without discussion, unless any Member present requests otherwise.

4. Chairman's Announcements
5. Leader's Statement (To Follow)

SECTION 3 - PRESENTATIONS TO COUNCIL

To consider any presentations from Council Officer's or an external body/partner agency.

SECTION 4 - QUESTIONS FROM THE PUBLIC & PRESENTATION OF PETITIONS

To receive questions to Councillors submitted by members of the public and to receive any petitions submitted in accordance with the Council's petitions scheme.

6. Public Speaking Protocol

Requests received by the Protocol deadline to be reported by the Monitoring Officer with details of the Agenda Item to which they relate. (Such persons entitled to use the Protocol attend for the purpose of making representations, answering questions or giving evidence relating to the business of the meeting and the time allocated to each person is a maximum of three minutes unless extended at the discretion of the Chairman).

SECTION 5 - MEMBERS' QUESTIONS

To receive any questions submitted by Councillors.

7. Questions from Members

Any Members wishing to submit questions must do so to the Monitoring Officer no later than 5 working days before the meeting.

The Monitoring Officer will report if any questions have been submitted.

SECTION 6 - REPORTS FOR DECISIONS

To consider any reports submitted for consideration by Council.

8. Corporate Action Plan 2026-27 (Pages 15 - 26)

To consider the report of the Performance and Information Service Manager (enclosed).

9. Local Development Scheme (Pages 27 - 48)

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

10. Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Distribution Floorspace Needs Update and Apportionment (Pages 49 - 62)

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

SECTION 7 - MOTIONS/ DEBATES/CONSULTATIONS & MEMBERS' FEEDBACK

To consider Motions submitted by Councillors, take part in a debate or receive Member feedback from attendance at national briefings, key training initiatives or work on any Outside Bodies.

SECTION 8 - EXEMPT REPORTS

There are no reports for consideration under this Section.

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COUNCIL

Minutes of a meeting held at the Council Offices, Narborough

TUESDAY, 24 FEBRUARY 2026

Present:-

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

Cllr. Shabbir Aslam	Cllr. Helen Gambardella	Cllr. Tracey Shepherd
Cllr. Royston Bayliss	Cllr. Hannah Gill	Cllr. Dillan Shikotra
Cllr. Dr John Bloxham	Cllr. Nigel Grundy	Cllr. Mike Shirley
Cllr. Lee Breckon JP	Cllr. Paul Hartshorn	Cllr. Roger Stead
Cllr. Nick Brown	Cllr. Richard Holdridge	Cllr. Ben Taylor
Cllr. Nick Chapman	Cllr. Mark Jackson	Cllr. Bob Waterton
Cllr. Adrian Clifford	Cllr. Becca Lunn	Cllr. Jane Wolfe
Cllr. Cheryl Cashmore	Cllr. Antony Moseley	Cllr. Maggie Wright
Cllr. Luke Cousin	Cllr. Les Phillimore	Cllr. Neil Wright
Cllr. Tony Deakin	Cllr. Terry Richardson	
Cllr. Susan Findlay	Cllr. Ande Savage	

Officers present:-

Julia Smith	- Chief Executive
Sarah Pennelli	- Executive Director - S.151 Officer
Louisa Horton	- Executive Director - Communities
Marc Greenwood	- Executive Director - Place
Gemma Dennis	- Corporate Services Group Manager
Katie Hollis	- Finance Group Manager
Sandeep Tiensa	- Senior Democratic Services & Scrutiny Officer
Sophie Wisher	- Senior Elections & Governance Officer
Avisa Birchenough	- Democratic & Scrutiny Services Officer
Nicole Evans	- Democratic & Scrutiny Services Officer

Apologies:-

Cllr. Stuart Coar, Cllr. Alex DeWinter and Cllr. Matt Tomeo

1. DISCLOSURES OF INTERESTS FROM MEMBERS

No disclosures were received.

2. **MINUTES**

The minutes of the meeting held on 27 January 2026, as circulated, were approved and signed as a correct record.

3. **CHAIRMAN'S ANNOUNCEMENTS**

Cllr. Bob Waterton arrived at the meeting during this item.

The Vice-Chair, Cllr. Janet Forey read out announcements on behalf of the Chairman, Cllr. Roy Denney:

- Attended the Veteran's Coffee Morning at Blaby District Council on 4 February 2026.
- Attended the Children's and Young People's Cancer Association awareness event, which was raising funds for research into Acute Lymphoblastic Leukaemia, at Blaby District Council on 4 February 2026.
- Attended a charity funding event at the Concordia Theatre in Hinckley on 29 January.
- Attended a ribbon cutting event to open Dallington House on 11 February 2026.
- Hosted the Blaby District Council Chairman's Quiz Night on 6 February 2026, raising over £400 for LOROS.
- Attended a Charity Curry Night to support the Mayor of Oadby & Wigston Borough Council's chosen Charity on 16 February.

The Vice-Chairman, Cllr. Janet Forey made announcements in respect of the following upcoming event:

- Attending the Greystoke School Fun Day on 14 March 2026.

4. LEADER'S STATEMENT

Cllr. Shabbir Aslam left and returned to the meeting during this item.

The Leader, Cllr. Ben Taylor presented his statement in respect of the following:

- Dallington House opening
- Community Awards
- Love Blaby Lottery anniversary
- Sharnford appeal success
- Boosting local business
- Your health journey
- Progress on new Local Plan
- Youth Conference
- Izzy's Legacy
- Local Government Reorganisation
- Rollout of food waste bins

5. PUBLIC SPEAKING PROTOCOL

No requests were received.

6. QUESTIONS FROM MEMBERS

No questions were received.

7. RECOMMENDATIONS OF THE CABINET EXECUTIVE: QUARTER 3
CAPITAL PROGRAMME REVIEW 2025/26

Considered – Report of the Accountancy Services Manager, presented by Cllr. Cheryl Cashmore - Finance, People & Transformation Portfolio Holder.

DECISIONS

1. That the report be accepted.
2. That the latest Capital Programme for 2025/26, totalling £8,305,120, be approved.
3. That approval be given for the purchase of 6 plots for Temporary Accommodation as detailed in Appendix C of the report.
4. That delegated authority be given to the Executive Director (S151), in consultation with the Finance, People & Transformation Portfolio Holder, to finalise the details and enter contractual arrangements to purchase the 6 houses for temporary accommodation as detailed in Appendix C of the report.

Reasons:

1. To ensure that the Council has adequate resources in place to meet its capital expenditure commitments.
2. To reflect additions or other changes to the Capital Programme that have occurred in the 3rd quarter of the year.
3. To be in a position to take advantage of LAFH4 funding that is available and secure the plots to provide further temporary accommodation.
4. To enable the contractual arrangements to be entered into that align with the business case to purchase the temporary accommodation without delay.

8. RECOMMENDATIONS OF THE CABINET EXECUTIVE: 5 YEAR CAPITAL PROGRAMME 2026/27 TO 2030/31

Cllr. Roy Denney arrived at the meeting during this item.

Considered – Report of the Finance Group Manager, presented by Cllr. Cheryl Cashmore - Finance, People & Transformation Portfolio Holder.

DECISIONS

1. That the 5 Year Capital Programme for 2026/27 to 2030/31, set out at Appendix A of the report be approved.
2. That the application of capital resources of £5,066,884 for 2026/27, including a borrowing requirement of £2,627,099, be approved.
3. That the Capital Strategy 2026/27 to 2030/31 be approved.

Reasons:

1. To obtain approval for the proposed level of capital expenditure in 2026/27 and the suggested method of financing that expenditure.
2. To provide a longer-term forecast of capital expenditure and financing requirements for the period 2026/27 to 2030/31.
3. To ensure compliance with the Prudential Code.

9. RECOMMENDATIONS OF THE CABINET EXECUTIVE: PRUDENTIAL INDICATOR & TREASURY MANAGEMENT STRATEGY 2026/27

Considered – Report of the Finance Group Manager, presented by Cllr. Cheryl Cashmore - Finance, People & Transformation Portfolio Holder.

DECISIONS

1. That the capital prudential indicators and limits for 2026/27 to 2030/31 be approved.
2. That the Treasury Management Strategy for 2026/27 and the treasury prudential indicators be approved.
3. That the Investment Strategy for 2026/27 be approved.
4. That the Minimum Revenue Provision (MRP) Statement for 2026/27 be approved.

Reasons:

1. The Local Government Act 2003 and supporting regulations requires the Council to “have regard to” the CIPFA Prudential Code and the CIPFA Treasury Management Code of Practice to set Prudential and Treasury Indicators for the next three years to ensure that the Council’s capital investment plans are affordable, prudent, and sustainable.
2. The Act requires the Council to set out its treasury strategy for borrowing and to prepare an Annual Investment Strategy. This covers the Council’s criteria for choosing investment counterparties and limiting exposure to the risk of loss.
3. The Act also requires the Council to undertake an annual review of its policy for calculating the minimum revenue provision (MRP) for repayment of external debt.

10. RECOMMENDATIONS OF THE CABINET EXECUTIVE: COUNCIL TAX 2026/27

Considered – Report of the Finance Group Manager, presented by Cllr. Cheryl Cashmore - Finance, People & Transformation Portfolio Holder.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, the vote was recorded as follows:

For	Against	Abstain
Cllr. Shabbir Aslam		
	Cllr. Royston Bayliss	
	Cllr. Dr. John Bloxham	
Cllr. Lee Breckon		
Cllr. Nick Brown		
Cllr. Cheryl Cashmore		
Cllr. Nick Chapman		
Cllr. Adrian Clifford		
	Cllr. Luke Cousin	
Cllr. Tony Deakin		
Cllr. Roy Denney		
Cllr. Susan Findlay		
Cllr. Janet Forey		
	Cllr. Helen Gambardella	
	Cllr. Hannah Gill	
Cllr. Nigel Grundy		

	Cllr. Paul Hartshorn	
	Cllr. Richard Holdridge	
Cllr. Mark Jackson		
Cllr. Rebecca 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. Bob Waterton		
Cllr. Jane Wolfe		
Cllr. Maggie Wright		
Cllr. Neil Wright		

DECISIONS

1. The Council Tax Requirement for 2026/27 is set at £7,006,913.
2. The District Council Band D Council Tax is set at £200.62, reflecting an increase of 2.99% (£5.83), all other bands being determined in accordance with the relevant Sections of the Local Government Finance Act 1992, as amended.
3. The precepts and Band D Council Tax for Leicestershire County Council**, the Office of the Police and Crime Commissioner (OPCC), the Combined Fire Authority, and the various Parish Councils within the District, be determined as set out in the following report, with all other bands being determined in accordance with the relevant Sections of the Local Government Finance Act 1992, as amended.

**Recommendation 2 is subject to consideration of feedback following the end of the public consultation period at midnight on Monday 16th February 2026. **Subject to the meeting of Leicestershire County Council to be held on 18th February 2026.*

Reason:

The Council is statutorily required to determine its own Council Tax Requirement and to determine the Council Tax for the 2026/27 financial year, after considering precepts set by the other preceptors.

11. RECOMMENDATIONS OF THE CABINET EXECUTIVE: GENERAL FUND BUDGET PROPOSALS 2026/27

Considered – Report of the Executive Director (Section 151 Officer), presented by Cllr. Cheryl Cashmore- Finance, People & Transformation Portfolio Holder.

A supplementary report which contained two additional recommendations detailed below at 4 and 5 was circulated to Members in advance of the meeting.

The Finance, People and Transformation Portfolio Holder, Cllr Cheryl Cashmore proposed an amendment to Recommendation 2.1, the reference to paragraph 4.7 should read 4.4.

Cllr. Cheryl Cashmore thanked Councillors for their involvement in this year’s Budget Scrutiny.

Cllr. Cheryl Cashmore thanked the Executive Director (Section 151 Officer) for the clarity provided on the Councils complex financial position, and to the finance team for their ongoing professionalism and monitoring of finances.

Cllr. Paul Hartshorn referred to a press release that had been published in relation to this agenda item and requested that the Chief Executive provides a follow up response in relation to his concerns.

In accordance with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014, the vote was recorded as follows:

For	Against	Abstain
Cllr. Shabbir Aslam		
	Cllr. Royston Bayliss	
	Cllr. Dr. John Bloxham	
Cllr. Lee Breckon		
Cllr. Nick Brown		
Cllr. Cheryl Cashmore		
Cllr. Nick Chapman		
Cllr. Adrian Clifford		
	Cllr. Luke Cousin	
Cllr. Tony Deakin		
Cllr. Roy Denney		
Cllr. Susan Findlay		
Cllr. Janet Forey		
	Cllr. Helen Gambardella	
	Cllr. Hannah Gill	

Cllr. Nigel Grundy		
	Cllr. Paul Hartshorn	
	Cllr. Richard Holdridge	
Cllr. Mark Jackson		
Cllr. Rebecca 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. Bob Waterton		
Cllr. Jane Wolfe		
Cllr. Maggie Wright		
Cllr. Neil Wright		

DECISIONS

1. To have regard to the comments of the Executive Director (Section 151 Officer) in paragraph 4.4 of the report in respect of the requirements of the Local Government Finance Act 2003.
2. That the 2026/27 General Fund Revenue Account net expenditure budget of £19.2m be approved.
3. That delegated authority be given to the S151 Officer in consultation with the Portfolio Holder to make minor amendments to the Budget should it be necessary.
4. That delegated authority be given to the Chief Executive, in consultation with the Leader of the Council, to determine and approve expenditure from the £700,000 budget allocated to Local Government Reorganisation, in order to ensure timely, flexible and efficient use of resources.
5. That delegated authority be given to the Chief Executive, in consultation with the Leader of the Council, to determine and approve expenditure from the additional £500,000 budget allocated to Homelessness to explore, identify and deliver new initiatives over and above those being planned and delivered for 2026-27.

Reasons:

1. It is a requirement for the Cabinet Executive and Council to take into account the requirements of the Local Government Finance Act 2003 in

relation to the robustness of the budget and the adequacy of reserves.

2. Cabinet and Council are required to consider and approve the General Fund Revenue Account budget proposals in order to set the budget and Council Tax for the forthcoming financial year.
3. Minor amendments to the budget may become necessary prior to the commencement of the year in April, it is therefore appropriate to give delegated authority to allow these to be reflected in the budget.
4. The sum of £700,000 is proposed to be added to the budget to enable the Authority to respond effectively to the costs associated with the next stage of Local Government Reorganisation, delegated authority enables a flexible and timely approach.
5. The sum of £500,000 is proposed to be added to the budget to enable the Authority to respond effectively to the rising costs of temporary accommodation and the numbers of homeless individuals and families presenting to the Council. This delegation will enable new initiatives to be explored to address the increasing demand.

THE MEETING CONCLUDED AT 6.44 P.M.

Blaby District Council Council

Date of Meeting	14 April 2026
Title of Report	Corporate Action Plan 2026-27 This is not a Key Decision and is on the Forward Plan
Lead Member	Cllr. Ben Taylor - Leader of the Council
Report Author	Performance & Information Service Manager
Strategic Themes	All Themes: Enabling communities and supporting vulnerable residents; Enhancing and maintaining our natural and built environment; Growing and supporting our economy; Keeping you safe and healthy; Ambitious and well managed Council, valuing our people

1. What is this report about?

- 1.1 The purpose of this report is to present the Corporate Action Plan 2026-27 to Council for approval.

2. Recommendation(s) to Council

- 2.1 That Council notes the Corporate Action Plan 2026-27.

3. Reason for Decisions Recommended

- 3.1 It is important that Elected Members, support the priorities for the next year which contribute to the delivery of the Corporate Plan.

4. Matters to consider

- 4.1 Background

The Council's vision for the district and its key strategic themes are set out in 'Blaby District Plan 2024 - 2028'.

The vision is "*to ensure that Blaby District is a great place to live, work and visit.*"

The role of the '**Corporate Action Plan**' is to outline specific actions planned for the forthcoming year that will contribute towards the delivery of the Blaby District Plan. The actions are aligned to the key themes within our District Plan and enable us to measure and identify the delivery of the plan.

Many of the actions are relatively long-term endeavours, realistically taking longer than a year to complete. The items listed in the Plan detail the priority actions for the council for the forthcoming year.

There is reference to Local Government Reorganisation and associated actions within the corporate action plan. However, there is a risk once the decision is announced that we will need to revisit the plan based on capacity to deliver outstanding activities and LGR workload. However, if the plan needs to be altered or elements reviewed this will be brought to the attention of Council through the six-monthly updates.

When the Medium-Term Financial Strategy was presented to Council in February concerns were raised about the future gaps in funding and risk associated with funding related to the Extended Producer Responsibility for Packaging in addition to costs associated with LGR. An action has therefore been included in the Plan to develop an updated financial plan to ensure the Council remains financially sustainable.

The performance measures that link to each action are identified within the plan which will support us in assessing the impact of our actions and enable us to measure and monitor the progress.

4.2 Proposal(s)

That Council notes the Corporate Action Plan for 26-27.

4.3 Relevant Consultations

The Senior Responsible Officer for each action contained within the Corporate Action Plan was consulted to establish an appropriate title and description. In addition, cabinet were engaged as were Service Managers in the formation of the plan.

4.4 Significant Issues

There are none within this report, however, individual actions may have associated issues, and these will be detailed in the appended report.

5. Environmental impact

5.1 Any environmental impacts will be relevant to the individual actions within the plan.

6. What will it cost and are there opportunities for savings?

6.1 The annual budget, approved by Council in February each year, supports the delivery of the actions contained within the Corporate Action Plan.

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Annual Corporate Action Plan 2026/27

A collation of key actions belonging to each strategic theme of the
Blaby District Plan 2024-28.

Enabling Our Communities, Especially Our Vulnerable Residents

Action	Action Description	Due Date	Lead	Measures
Purchase affordable housing/temporary accommodation	Homelessness is increasing, and the need for temporary accommodation is rising. We will purchase 35 affordable properties in Countesthorpe plus 8 Shared Ownership Properties will be delivered by a Housing Association. In addition 6 properties will be purchased using the Local Authority Housing Fund. This continues our work in providing homes for people in urgent need and gives the council more flexibility in how we support residents.	31 December 2029	Housing Services Team	Number of Households in Council Owned Temporary Accommodation
Addressing Homelessness causes in Blaby District	We will work with partners across Leicestershire to understand the root causes of homelessness and take a preventative approach. The aim is to reduce the number of people reaching crisis point and needing emergency homelessness support.	31 March 2027	Housing Services Team	Number of Homeless Cases Handled
Establish A Place To Grow as a constituted group and develop an options appraisal to explore the long term sustainability of the service	We will help A Place to Grow become a constituted group so it can apply for more grants and support. Once set up, we will complete an options appraisal to plan for the long-term sustainability of the service.	31 December 2027	Health, Leisure & Tourism Team	Date led action
Achieve the Gold standard for the Armed Forces Covenant	We are working toward the Gold Standard accreditation, demonstrating the council's commitment to supporting the armed forces community. We will actively explore opportunities and initiatives that enhance and develop our offer for the armed forces across Blaby District.	31 July 2027	Community, Business, Work, & Skills Team	Date led action
Implement the new Renters Rights Act	The new Renters Rights Act significantly changes rules for private rented housing. We will prepare the council to meet new duties, coordinate across teams, and ensure we can support private renters and landlords effectively.	31 March 2027	Housing Services & Environmental Health Teams	Date led action
Support Parish and Town Councils within Blaby District through Local Government Reorganisation	If powers and assets transfer to Parish and Town Councils under new unitary arrangements, they will need new skills and resources. We will support them so they feel prepared and capable of delivering new responsibilities.	31 March 2027	Senior Leadership Team	Date led action
Explore opportunities with other Councils to deliver supported temporary accommodation	We will explore regional opportunities to increase the supply of supported temporary accommodation, allowing individuals to maintain tenancies with the help they need.	31 March 2027	Housing Services Team	Date led action
Implement a council wide customer experience approach simplifying how people access our services and increasing customer satisfaction.	We will simplify how residents contact the council by creating clear, simple access routes. People won't need to know which team to contact — we'll make sure enquiries reach the right place quickly, reducing repetition and making services easier to use.	31 December 2027	Customer Experience & Transformation Teams	Date led action

Enabling Our Communities, Especially Our Vulnerable Residents

Action	Action Description	Due Date	Lead	Measures
Work with planning and social housing providers to deliver affordable housing and supported accommodation.	We will work with planning teams and housing providers to maximise the delivery of affordable homes. Supported accommodation is a particular priority, and flexibility will be needed to bring forward the right solutions.	31 March 2027	Housing Services & Planning Teams	Number of Affordable Homes Built
Design a comprehensive campaign to encourage those eligible to vote to register and engage with voting particularly focused at 16 plus.	With the Elections Act introducing voting for 16-year-olds, we will run a campaign to encourage early voter registration, especially ahead of major elections.	30 June 2026	Election Services Team	Election Turnout Rate

Enhancing & Maintaining Our Natural & Built Environments

Action	Action Description	Due Date	Lead	Measures
Deliver electric charging infrastructure at the Blaby DC vehicle depot	We will install modular electric vehicle charging at the depot so the fleet can move from diesel/HVO to electric vehicles.	30 June 2026	Neighbourhood Services Department	Date led action
Design and implement a Building Safety Levy collection function for Blaby District Council and the wider Building Control Partnership	A new national levy under the Building Safety Act 2022 will be collected by councils from October 2026. We will design and implement a system to collect this levy for Blaby and its wider Building Control Partnership.	31 October 2026	Leicestershire Building Control Partnership	Date led action
To publish the Local Plan and undertake public engagement on it at Regulation 19	We will publish the Local Plan and use the feedback collected to inform the final draft	31 August 2026	Planning Policy & Strategy Team	Date led action
To submit the Local Plan to the planning inspectorate for examination.	We will submit the Local Plan to the Planning Inspectorate for formal examination.	31 December 2026	Planning Policy & Strategy Team	Date led action
Provide every home with separate weekly food waste collections to improve recycling rates.	We will introduce weekly food waste collections across the district by April 2026. This includes buying vehicles, delivering food caddies and initial supply of compostable liners to all homes, providing resident guidance, and working with processing partners.	31 March 2027	Waste Operations Team	Food Waste Collection Service - Household Participation Rate
Deliver the Council's Climate Action programme	We will deliver a coordinated Climate Action Programme overseen by a new Climate Action Group, reporting to Programme Board.	31 March 2027	Multiple Teams	Blaby District Council Carbon Footprint (tonnes of Co2 per year)
Make improvements to the Crow Mills walking trail	We will improve the Crow Mills walking route to ensure it is safe, accessible and welcoming for visitors.	30 September 2026	Parks & Open Spaces Team	Date led action

Growing and Supporting Our Economy

Action	Action Description	Due Date	Lead	Measures
Implement a Business Grant Scheme for Micro Businesses in Blaby district	We will test a grant scheme for micro businesses to support environmental improvements, business growth and shop-front upgrades. This pilot will help determine whether a larger scheme is viable long-term.	31 March 2027	Community, Business, Work, & Skills Team	Date led action
Implement the Blaby District Economic Development Framework	We will continue to deliver the district's Economic Development Framework, working with public and private partners. An action plan will guide priorities and ensure coordinated delivery across teams.	31 March 2027	Multiple Teams	General Business Referrals Referrals to Internal Skills Team Business Support Action Plans Created Pre-start & Start-up Businesses Supported Blaby Businesses Skills Broker Engagement with Blaby District Businesses Job and Skills Fair Delivery
Implement the Tourism Growth Plan priorities	We will continue to deliver the Tourism Growth Plan, building on previous successes and working with partners to grow tourism opportunities across the district.	31 March 2027	Health, Leisure & Tourism Team	Visitor Economy (£) Visitor Numbers

Keeping You Safe & Healthy

Action	Action Description	Due Date	Lead	Measures
Implement Blaby District Council's Active Travel strategy priorities	We will continue to deliver the Active Travel Strategy action plan, making it easier and safer for people to walk and cycle.	31 March 2027	Health, Leisure & Tourism Team	Number of Active Travel Awareness Campaigns Number of Walking and Cycling Champions
Review and implement a refreshed Blaby Community Health and Wellbeing Plan	We will review the current plan, work with partners to agree new priorities, and develop a refreshed plan covering 2026–2030.	30 September 2026	Health, Leisure & Tourism Team	Number of Participants Taking Part in Active Blaby Programmes <u>Your Health Journey Programme</u> Number of Participants Taking Part Number of Programmes Delivered Percentage of Participants Feeling Healthier % Change in Mental Wellbeing & Confidence Score Average Change in Body Mass
Produce a comprehensive design and delivery plan for a Lubbesthorpe Leisure offer.	We will develop a detailed, evidence-based plan for new leisure facilities in Lubbesthorpe. This includes identifying a site, exploring funding, ensuring accessibility and sustainability, and mapping out phased delivery options.	31 March 2027	Health, Leisure & Tourism & Planning Development Teams	Date led action

Ambitious & Well Managed Council, Valuing Our People

Action	Action Description	Due Date	Lead	Measures
Map priority internal processes to establish baseline data understanding and inform better decisions, digital design, and targeted transformation.	We will review how our key services currently work by mapping out the steps in each process. This will help us understand where delays or duplication happen, where staff or residents get frustrated, and where digital tools could make things easier. By having a clear picture, we can make better decisions, design better online systems, and target our transformation work where it will have the most impact.	31 December 2027	Transformation Team	Date led action
LLR LGR Pre-Decision Activities and Implementation Readiness Programme	Before the Government makes a decision on Local Government Reorganisation (LGR), we need to plan thoroughly. This includes preparing Members and staff, reviewing HR and communications arrangements, checking governance structures, organising data and transformation work, and coordinating with partner organisations so we are ready for whichever outcome is chosen.	30 September 2026	Senior Leadership Team	Date led action
Work in partnership across LLR to ensure that we are influential in the development of local government in the region.	Once the Government announces its decision on the LGR proposal, we must quickly plan the next steps. Many teams will be involved — legal, HR, communications, data specialists and other subject experts — to make sure the transition is smooth and nothing is missed.	31 March 2027	Senior Leadership Team	Date led action
Publish our revised Transformation Roadmap to ensure we are the best we can be.	We will publish a clear plan showing how the council will modernise and improve services through to 2028. This roadmap will bring together all transformation activities so they are aligned, easy to understand, and measurable, allowing us to track our progress and show how services will improve over time.	30 September 2026	Transformation Team	Date led action
Introduce a digital assistance programme to ensure council services are quick, easy and accessible.	We will test new digital tools — for example, chatbots, automated processes, and improved reporting systems. Only tools that genuinely help residents or improve efficiency will be kept. This ensures digital improvements make services quicker and easier without creating confusion or unnecessary steps.	31 March 2028	Technology and Innovation Team	Number of 'New Ideas' Logged Number of Discovery Reports Produced Number of Pilot Initiatives Delivered
To develop a financial plan that ensures the Council continues to be financially sustainable.	We will develop a financial plan to ensure the council remains financially sustainable. This will include looking at future funding gaps and how they may change once Government confirms which LGR proposal is approved, so the financial plan fully aligns with transition plans for any new authority structure.	28 February 2027	Senior Leadership Team	Income from all Streams Aged Debtors Council Tax Collection Rate Collection of Council Tax Arrears Business Rates Collection

Ambitious & Well Managed Council, Valuing Our People

Action	Action Description	Due Date	Lead	Measures
Create and publish our first ICT Enablement Framework to help the organisation progress from maintaining services to improving how we deliver them.	We will publish our first ICT Enablement Framework, setting out how technology will support service improvements. ICT will work closely with staff to design simpler, clearer digital options; reduce duplication; improve response times; strengthen cyber security; and make sure systems are reliable, efficient and user-friendly.	31 March 2027	Information and Communication Technology Team	Reported Issue Resolution Simulated Phishing - User Response Rates Critical Vulnerability Measure Cloud Usage Cost Efficiency Internal Service Desk User Satisfaction Rate
Undertake a self assessment against the LGA Equality Framework for Local Government and use the results to produce an action plan to ensure measurable improvements in outcomes, access and experience for all communities.	We will carry out a self-assessment against the Local Government Association's Equality Framework. The results will be used to create an action plan for improving outcomes, access and experiences for all communities. This includes strengthening our approach to equality, inclusive of participating in the White Ribbon campaign to help prevent violence against women and girls.	31 December 2026	Equality, Diversity & Inclusion Team	Date led action
Transform our HR services to ensure we attract, support and retain a high performing and engaged workforce.	We are modernising how we recruit, train and support staff so they feel valued and able to perform at their best. This includes improving recruitment processes, enhancing training and development, updating key employment policies, and investing in modern HR systems that help staff work more efficiently and give residents a better service.	31 March 2028	Human Resources Team	Staff Turnover Rate Overall Absence Levels Reduce 'Time to Hire' by 10% Increase Employee Benefits (with 2 new Initiatives) Participation in Professional Development Opportunities Increase Utilisation of the Apprenticeship Levy to 85%
Undertake the formal sale of South Drive, realising the value for the site.	We will continue the sale of the land at South Drive, ensuring the council realises the value of the site.	31 December 2026	Senior Leadership Team	Date led action
Continue to progress the inclusion of Hayes Gardens as an allocated site in the Local Plan	We will continue to work toward ensuring Hayes Gardens is included in the Draft Local Plan. This includes managing community engagement and making sure the site's potential is properly considered.	31 December 2026	Senior Leadership Team	Date led action
Promote a proactive approach to communications ensuring that Blaby District is recognised and valued by our residents.	We will strengthen how we communicate with residents to ensure people understand the council's responsibilities, achievements and services. Good communication helps build trust, increases engagement, and ensures residents feel informed about local issues.	31 March 2027	Communications Team	Progress Monitoring Only

Blaby District Council Council

Date of Meeting	14 April 2026
Title of Report	Local Development Scheme This is not a Key Decision and is on the Forward Plan
Lead Member	Cllr. Mike Shirley - Planning and Strategic Growth
Report Author	Development Strategy Manager
Strategic Themes	All Themes: Enabling communities and supporting vulnerable residents; Enhancing and maintaining our natural and built environment; Growing and supporting our economy; Keeping you safe and healthy; Ambitious and well managed Council, valuing our people

1. What is this report about?

- 1.1 This report seeks approval for the revised Blaby District Local Development Scheme (LDS), which sets out the timescales for producing the emerging Local Plan.

2. Recommendation(s) to Council

- 2.1 That the revised Blaby District Local Development Scheme at Appendix A be approved, to become effective immediately.

3. Reason for Decisions Recommended

- 3.1 The Planning and Compulsory Purchase Act 2004, as amended, requires a Local Planning Authority to prepare and maintain a Local Development Scheme.
- 3.2 As the Council prepares for its Regulation 19 Publication and subsequent submission to the Secretary of State for Housing, Communities and Local Government (MHCLG) all local planning authorities are required to produce an updated Local Development Scheme (LDS) to ensure that the timetable for local plan preparation remains up to date.

4. Matters to consider

4.1 Background

The Local Development Scheme (LDS) sets out the Council's programme for producing the Local Plan.

To keep local communities and other stakeholders informed of local planning activity, the Council is required to prepare a Local Development Scheme (LDS) under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). In relation to the emerging Local Plan, the LDS must specify:

- What will be included in each document to be prepared, and the geographical extent to which it relates;
- Whether the document will be prepared jointly with one or more other local authorities; and
- The timetable for the preparation of document.

In December 2024, the Government published an updated National Planning Policy Framework (NPPF) to support its target of delivering 370,000 new homes a year during the life of this Parliament. This new NPPF took effect immediately for decision making. Blaby's new Local Plan will be produced in line with the December 2024 NPPF.

Since the enactment of the Levelling Up and Regeneration Act, central government have stipulated that local planning authorities are to continue bringing forward plans as quickly as possible ahead of the new system coming into force. As such to ensure that Blaby's new Local Plan progresses under the existing plan making legal framework, the Council must ensure that it submits its new Local Plan by 31st December 2026.

The revised LDS, attached at Appendix A, contains the timetable with estimated timescales and milestones associated with preparing the new Local Plan and covers the period up to 2027. It supersedes the LDS agreed by Council on 25 February 2025.

4.2 Proposal(s)

That the Revised Blaby District Local Development Scheme (Appendix A to this Report) be approved and shall take effect from 14 April 2026.

4.3 Relevant Consultations

Internal consultations have been undertaken as appropriate. Legislation does not require public consultation on this matter. The details of proposed public consultations on development plan documents are set out in the revised LDS. The LDS will be published on the council website.

4.4 Significant Issues

Legal Implications

The Council has to comply with the requirements of the Planning and Compulsory Purchase Act 2004 (as amended), which requires local planning authorities to prepare and maintain an LDS.

In preparing this report, the author has considered issues related to Human Rights, Human Resources, Equalities, Public Health Inequalities and Climate and there are no areas of concern. As the amendments to the LDS relate to the timetable of the Local Plan and does not introduce new policies and proposals, there are no Equality or Human Rights implications identified. However, the Local Plan that is produced in accordance with the LDS will require an impact assessment, which will be completed at the time of production.

5. Environmental impact

No Net Zero and Climate Impact Assessment (NZCIA) is not required for this report because this report is for a timetable for producing documents that will be subject to their own environmental impact assessments.

6. What will it cost and are there opportunities for savings?

6.1 The costs for Local Plan preparation, including staffing, are already allowed for in the budget for 2025/26, and the forthcoming budget for 2026/27. Budgeting beyond this will consider and take account of the need for any further expenses to be incurred in relation to preparing the new Local Plan.

Opportunities to save money will be considered throughout the preparation of the new Local Plan, including pursuing joint working with neighbouring authorities on suitable evidence base work, where possible.

7. What are the risks and how can they be reduced?

7.1

Current Risk	Actions to reduce the risks
Ongoing changes to the NPPF, planning legislation and other national planning guidance.	<ul style="list-style-type: none">• Monitor Government statements to pre-empt legislation and policy changes.• Take a flexible policy approach where appropriate.• Transitional arrangements in emerging statute and legislation• Continuing to update evidential studies to take into account the changing circumstances.
Cross boundary strategic issues in the Leicester and	<ul style="list-style-type: none">• Officers will continue to remain engaged in discussions with colleagues from across the

Leicestershire Housing Market Area	authorities in Leicester and Leicestershire to understand any implications there may be for Blaby District, and take action as appropriate in a timely manner. The new Local Plan will take account of and plan for any emerging cross boundary strategic issues in Leicester and Leicestershire
Examination Process – Soundness of DPDs.	<ul style="list-style-type: none"> • Work closely with Ministry for Housing, Communities, and Local Government (MHCLG) and the Planning Inspectorate (PINS). • Follow procedures set out in the Planning Acts, Regulations, NPPF and the Planning Practice Guidance.

8. Other options considered

- 8.1 Not bringing the revised LDS into effect at this time would leave the Council without an up-to-date programme for the production of Development Plan Documents. This option has been considered and rejected by Officers because the Planning and Compulsory Purchase Act 2004 (as amended), requires a Local Planning Authority to prepare and maintain a Local Development Scheme.

9. Appendix

- 9.1 Appendix A – Revised Local Development Scheme (April 2026)

10. Background paper(s)

- 10.1 Not applicable.

11. Report author's contact details

Vicky Chapman	Development Strategy Manager
Victoria.Chapman@blaby.gov.uk	0116 272 7775

Blaby District Local Plan

Local Development Scheme

April 2026

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Introduction

- 1.1 Planning law requires that planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 1.2 Local planning authorities must prepare an up-to-date Local Plan for their area. To keep local communities and other stakeholders informed they must also prepare, maintain and publicise an up-to-date timetable for producing a Local Plan. This information is contained within the Local Development Scheme (LDS).
- 1.3 The LDS must specify, amongst other things:
 - The documents that will be prepared to form the statutory development plan;
 - What will be included in each document and the geographic area to which it relates;
 - Whether the documents are to be prepared jointly with one or more other local planning authorities; and
 - The timetable for the preparation and revision of documents.
- 1.4 The Local Development Scheme sets out the timetable for replacing the Local Plan Core Strategy (2013) and Delivery DPD (2019).

The Blaby District Local Development Scheme

- 2.1 Local Planning Authorities must prepare an up-to-date Local Plan for their area and maintain a Local Development Scheme (LDS).
- 2.2 The LDS is a public statement of the Council's intentions in terms of preparing a new Local Plan. It helps local communities and other interested parties to keep track of progress.
- 2.3 This LDS covers the period up to 2027 and replaces the version approved in February 2025.
- 2.4 It is not necessary for the Council to include documents such as Neighbourhood Development Plans in the LDS as the responsibility for preparing these rests with the local community.
- 2.5 The LDS will be subject to annual monitoring. The Authority Monitoring Report (AMR) will assess whether the milestones set out in the LDS are being met. This will inform whether any further review of the LDS is required.

The Current Development Plan

- 3.1 The current Development Plan includes the Local Plan, Minerals and Waste Local Plan and Neighbourhood Plans for the area. In Blaby District, this currently includes:
- Blaby District Local Plan Core Strategy (2013);
 - Blaby District Local Plan Delivery Development Plan Document (DPD) (2019);
 - Leicestershire Minerals and Waste Local Plan up to 2031 (2019);
 - Blaby Neighbourhood Plan (2018)
 - Cosby Neighbourhood Plan (2022)
 - Leicester Forest East Neighbourhood Plan (2022)
 - Glenfield Neighbourhood Plan (2023)
 - Fosse Villages Neighbourhood Plan (2024)
- 3.2 The current Blaby Local Plan consists of the Core Strategy (2013) and the Delivery Development Plan Document (2019). The Core Strategy includes the vision, strategic objectives and core policies of the Local Plan. The Delivery DPD, was adopted in 2019 and includes site allocations and development management policies. The Local Plan is accompanied by a Policies Map which illustrates the policies and proposals of the Core Strategy and Delivery DPD.
- 3.3 The Minerals and Waste Local Plans are the responsibility of Leicestershire County Council. The Leicestershire Minerals and Waste Local Plan up to 2031 was adopted in 2019.
- 3.4 The following Supplementary Planning Documents (SPD) are currently relevant for the District:
- Planning Obligations and Developer Contributions SPD (November 2024)
 - Housing Mix and Affordable Housing SPD (July 2013)
- 3.5 Neighbourhood Plans were introduced by the Localism Act 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their

local area. Neighbourhood Plans form part of the development plan for the area.

- 3.6 At February 2025, a total of five Neighbourhood Plans were 'made' in the District of Blaby. One remaining group is continuing to produce a Neighbourhood Plan for Elmesthorpe.

Updating the LDS

- 4.1 Plan making is in a period of significant transition which has significantly impacting Plan Making for Blaby District Council. In March 2026 the Government laid new regulations which bring into effect the Levelling Up and Regeneration Act 2023. The regulations underpin the deadline of 31 December 2026 to submit local plans for examination under the existing ("legacy") planning system, as the government transitions to a new, faster plan-making framework. If Local Plans are not submitted by this date, then Local Planning Authorities must restart the plan making process under this new system. The Submission milestone for the Local Pla reflect this timescale.
- 4.2 The new system, introduces a 30-month plan making to speed up the plan making process. This will include a series of gateways, digital-first process, will be fully in force from 25 March 2026, with both systems running in parallel throughout 2026.
- 4.3 The timeline for the new local plan has been updated to allow for key transport evidence work to be completed in order to better understand the impact of the plan on transport across the District and beyond. This will help us ensure the plan is as robust as possible and provides for future public transport and active travel needs. The LDS has therefore been updated to reflect what impact this has on the timeline of the Local Plan.
- 4.4 The Local Plan timeline has also been impacted due to changes to the Standard Method set out in the December 2024 update to the NPPF. The changes came into place effective immediately following the NPPF update. This meant changes to the overall housing requirements for the Leicester & Leicestershire Housing Market Area and significantly altered distribution by removing the previously set 35% urban uplift for Leicester City. This reduced Leicester City's Local Housing Need while increasing it in most other districts. For Blaby District, the Housing Need target figure rose from 341 to 539 dwellings per annum. The Statement of Common Ground signed by Council included apportioned unmet need from Leicester City.

- 4.5 There has also been the introduction of ‘Spatial Development Strategies’ (SDS) for combined authorities which are intended to promote strategic planning and to guide sustainable growth and address key cross boundary spatial matters.

Supporting Statement

- 5.1 This statement explains the context for preparing the Local Plan as set out in the LDS. It also explains how the Council will manage resources during the preparation and assesses risks to the production of the Local Plan.

District Profile

- 5.2 The District of Blaby measures approximately 50 square miles in area and contains a population of 103,271 people (NOMIS 2021). The District contains both rural areas (mainly to the south of the District) and more urban areas to the north including a number of large villages, which are part of the Principal Urban Area of Leicester. The District has only one town centre (Blaby) but hosts a large out of town retail facility (Fosse Park) which attracts visitors from the wider region.

Links to Other Strategies and Plans

- 5.3 When preparing the new Local Plan, internal and external plans and strategies with spatial implications for the District will be taken into account. This will ensure the strategic priorities contained in those plans and strategies, relating to the use and development of land within the District of Blaby, are integrated into the Local Plan. Figure 1 identifies the main documents that will be considered when preparing the new Local Plan.

Figure 1 – Links to Other Plans and Strategies



Joint Working

5.4 The Duty to Cooperate (DtC) is a legal requirement introduced under the Localism Act 2011 (amending the Planning & Compulsory Purchase Act 2004) requiring local planning authorities to ‘engage constructively, actively, and on an ongoing basis in any process’ on strategic, cross-boundary matters. It aims to ensure effective planning on issues spanning across administrative boundaries—such as housing, infrastructure, and transport.

The Government has confirmed as of 25 March, 2026, the statutory Duty to Cooperate (DtC), introduced by the Localism Act 2011, is abolished for local plans in England. This includes the Blaby District Local Plan.

5.5 Notwithstanding this, the Government has been clear the need for plan making authorities to continue to maintain collaboration, in particular with neighbouring plan making authorities, on meeting unmet development needs. This is something the examination Inspector will consider through the tests of soundness.

Discussions have been ongoing with other Leicester and Leicestershire Local Planning Authorities and a number of joint studies have been prepared. Effective mechanisms are in place in Leicester and Leicestershire to work on strategic cross boundary planning matters. An officer and member structure is in place and the authorities in Leicester and Leicestershire have prepared a Strategic Growth Plan to consider longer term planning up to 2050.

5.6 At present there are no plans to prepare any joint Local Plans with other Local Planning Authorities. However, the following Statements of Common Ground been approved by Council, as a written record of the progress made by, and agreement between, the authorities during the process of planning for strategic, cross-boundary matters:

- Leicester & Leicestershire Authorities - Statement of Common Ground relating to Housing Distribution following NPPF and new Standard Method published December 2024 (December 2025)
- Leicester & Leicestershire Statement of Common Ground Relating to Housing and Employment Land Needs, signed by Council 19 July 2023
- South Leicestershire Local Plan Making Statement of Comment Ground and Leicester & Leicestershire Authorities, signed by council 14 December 2021
- Statement of Common Ground relating to Warehousing & Logistics Need signed by council 14 December 2021

Resources

5.7 The Development Strategy Team will have primary responsibility for preparing the Local Plan.

5.8 Consultants may be engaged on specific projects where there is a lack of expertise or capacity within the District Council.

Programme Management

5.9 The Local Plan process will be project managed by the Development Strategy Manager who will report on a regular basis to the Group Manager. The Council's Senior Leadership Team and the Portfolio Holder for 'Portfolio Holder for Planning & Strategic Growth' will be provided with progress reports as appropriate.

Council Decision-Making Procedures

5.10 The new Local Plan will be considered by appropriate Members at each stage. Full Council agreement will be required at Publication and Adoption stages.

Risk Assessment

5.11 An assessment has been carried out to identify factors which could impact on the delivery of the work programme set out in the LDS. The risks and actions to manage these risks are identified in Table 1.

Table 1 – Risks, Impacts and Management Actions

Risk Identified	Likelihood / Impact	Management Action
Programme slippage	Medium / high. Impact could be considerable.	<ul style="list-style-type: none"> • Monitor progress and give priority to achieving the key milestones set out in the LDS.
Evidence gathering delays	Medium / high. Impact could be considerable.	<ul style="list-style-type: none"> • The Local Plan relies on substantial evidence on a range of issues. • Provide resources and funding to complete evidence gathering.
Web accessibility/GIS	Medium/high	<ul style="list-style-type: none"> • Implementing service plan and transformation programme and working with support services to remove blockages
Changes in housing, employment, and other development requirements.	High. Impact could be considerable.	<ul style="list-style-type: none"> • Monitor changes to LHN • Build in flexibility into Local Plan options for growth. • Early completions/reviews of the Statements of Common Ground with other HMA partners.
Substantial evidence requirements arising from Strategic Sites – including transport evidence, viability and deliverability (in terms of potential delivery of strategic infrastructure that relies on third parties).	High. Impact could be considerable.	<ul style="list-style-type: none"> • Early identification of key issues and appropriate evidence and exploration of mitigation and solution in relation to Strategic Sites and engagement with key partners (including infrastructure providers and site promoters). • Engage external technical support

Risk Identified	Likelihood / Impact	Management Action
Potential disconnect with emerging Neighbourhood Plans resulting in the two parts of the development plan diverging.	Medium / high. Impact could be considerable.	<ul style="list-style-type: none"> Engage with Neighbourhood Plan Groups to seek alignment as far as practicable.
Changes to the planning system - legislation and/or Government policy including proposals for substantial change contained in the Levelling Up and Regeneration Act and emerging national Planning Reforms.	Medium / high. Impact could be considerable.	<ul style="list-style-type: none"> Monitor Government statements to pre-empt legislation and policy changes. Take a flexible policy approach where appropriate.
Examination Process – Soundness of DPDs.	Low / medium. Impact could be considerable.	<ul style="list-style-type: none"> Work closely with MHCLG and the Planning Inspectorate (PINS). Follow procedures set out in the Planning Acts, Regulations, NPPF and the Planning Practice Guidance. Legal support on legal tests
Local Government Reorganisation	Medium / high. Impact could be considerable.	<ul style="list-style-type: none"> Recognise the potential of LGR in various workstreams and the impact on the emerging plan, but to continue to progress in line with national guidance and advice from Government.

Evidence Base

5.12 The Council will undertake and commission studies, both independently and in partnership, which will contribute to the ‘evidence base’ for its Local Plan. These will be made available on the Council’s website.

Monitoring

- 5.13 The Council monitors, on an annual basis, how effective the policies and proposals in the Local Plan are in terms of meeting the Local Plan objectives. An Authority Monitoring Report (AMR) is prepared for this purpose.
- 5.14 The AMR will also give information about whether the Council is meeting the milestones set out in the LDS for preparing the new Local Plan. As a result, it may become necessary to revise the LDS in the future.

Appendix A: Schedule of Local Plan Documents

Document Title	Status	Role and Content	Geographic Coverage	Conformity	Publication	Submission	Adoption
Local Plan	DPD	Vision, strategic objectives, Strategic policies and allocations, Non-strategic policies	District wide	National Planning Policy Framework, Planning Practice Guidance, Strategic Growth Plan	July/August 2026	December 2026	December 2027
Local Plan Policies Map	Legally required	Illustrates policies and proposals of Local Plan	District wide	Local Plan	As per timetable for Local Plan above.	As per timetable for Local Plan above.	As per timetable for Local Plan above.

Appendix B: Local Plan Document Profiles

B1: Profile Local Plan	
	Overview
Role and Content	<p>Vision and strategic objectives for the District</p> <p>Strategic policies:</p> <ul style="list-style-type: none"> • To set an overall strategy for the pattern, scale and quality of development • To make sufficient provision for housing, employment, retail, leisure, commercial uses, infrastructure and community facilities • To conserve and enhance the natural, built and historic environment. <p style="text-align: center;">Non-strategic policies for specific areas, types of development including allocating sites and design principles</p>
Geographic Coverage	<p>District wide*</p> <p>*Will not duplicate policies and proposals in made Neighbourhood Plans.</p>
Status	Development Plan Document
Conformity	General conformity with NPPF
	Timetable
Regulation 18 Consultation	January/February 2021
Publication of Local Plan	July/August 2026
Submission	December 2026
Examination hearings	April 2027
Adoption	December 2027

B1: Profile Local Plan	
	Arrangements for Production
Lead Section	Development Strategy Team
Project Manager	Development Strategy Manager
Management Arrangements	Appropriate Council members will consider the Local Plan at each stage. Council agreement is required at Publication and Adoption stages
Internal Resources	Planning and Strategic Growth, Environmental Health Service, Housing and Communications teams, Transformation, Senior Leadership Team
External Resources	Consultants will be appointed where necessary
External Stakeholder Resources	Technical advice from a range of external stakeholders, including highway authorities, utility and service providers, will inform the content of the Local Plan.
Approach to involving stakeholders and the community	Set out in Statement of Community Involvement
	Postproduction
Monitoring and Review	Authority Monitoring Report will monitor progress towards preparing the Local Plan as well as policies to guide whether a review is required.

B2: Profile Local Plan Policies Map	
	Overview
Role and Content	<p>Policies Map illustrates on an Ordnance Survey base all the policies and proposals set out in the Local Plan.</p> <p>Inset Maps, where required, illustrate policies and proposals for specific parts of the District or specific settlements.</p>
Geographic Coverage	District wide
Status	Legally required to support Local Plan
Conformity	General conformity with NPPF
Timetable	The Policies Map and any relevant inset maps will be revised as the Local Plan is prepared and so the timetable will be the same as the Local Plan.
	Arrangements for Production
Lead Section	Development Strategy Team
Project Manager	Development Strategy Manager
Management Arrangements	Appropriate Council members will consider the Policies Map at each stage. Council agreement is required at Publication and Adoption stages.
Internal Resources	Planning Department, Business Systems, Performance & Information Team, IT.
External Resources	External resources required to prepare an electronic version of the Policies Map for web use and web accessible Local Plan and supporting documents, including evidence. Also, it may be necessary to use external printing resources to prepare paper copies.
External Stakeholder Resources	Technical advice from a range of external stakeholders, including highway authorities, utility and service providers, will inform the content of the Local Plan, which will be reflected on the Policies Map.

B2: Profile Local Plan Policies Map	
Approach to involving stakeholders and the community	Set out in Statement of Community Involvement
Post Production	
Monitoring and Review	Authority Monitoring Report will monitor progress towards preparing the Local Plan as well as policies to guide whether a review is required. Policies Map will be updated when plans are reviewed and updated.

Appendix C: Detailed Programme Timetable

Local Plan	2021	2022	2023	2024	2025	2026												2027												
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Evidence gathering	■	■	■	■	■	■	■	■																						
Reg 18 Consult on draft version(s) of the Plan	■																													
Reg 19 & 20 Proposed Submission version												■	■																	
reg 22 - Submission of the Plan																	■													
Reg 23 & 24 - Examination*																				■										
Reg 25 - Inspector report*																											■			
Reg 26 - Adoption																													■	

Appendix D: Glossary

Authority Monitoring Report (AMR)

A report that reviews the Local Plan progress compared to the targets and milestones for Local Plan preparation set out in the LDS, as well as reviewing the effectiveness of policies within the Local Plan against targets set out in a monitoring framework.

Development Plan Document (DPD)

A Local Development Document that carries Development Plan status and is subject to procedures of community involvement, consultation and independent examination. It contains policies against which planning applications will be considered.

Local Development Documents (LDDs)

The set of documents which taken as a whole set out the development plan policies in force in the area.

Local Development Scheme (LDS)

The Local Development Scheme is a document which sets out the Local Planning Authority's programme to produce Local Development Documents.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out Government's planning policies for England and how these are expected to be applied.

Planning Inspectorate (PINS)

The Planning Inspectorate is an agency of the Ministry of Housing, Communities and Local Government. It deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework.

Planning Practice Guidance

The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) on specific issues and is intended to be read in conjunction with the NPPF.

Policies Map

This will illustrate, on an Ordnance Survey Base Map, all the policies and proposals contained in the Local Plan. This document was previously known as the Proposals Map.

Standard Method

The standard method identifies the minimum number of homes that a local authority should plan for in an area. It is determined through a formula contained within the Planning Practice Guidance.

Statement of Community Involvement (SCI)

This statement tells communities how and when they can be involved in the preparation of Local Plans. It shows how the Local Planning Authority plans will engage with communities when preparing Local Development Documents. The document also covers community involvement in the determination of planning applications.

Strategic Environmental Assessment (SEA)

Assessment of the environmental impacts of the policies and proposals contained within the Local Plan. An SEA is required only when a plan is likely to have a significant environmental effect.

Supplementary Planning Document (SPD)

A Local Development Document that does not carry Development Plan status but elaborates on policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA)

An SA must be carried out prior to plans being adopted. It involves an assessment of the social, economic and environmental implications of the plans and policies in the Local Plan to ensure that all decisions are made with the objective of sustainable development in mind. The SA can incorporate the requirements of the SEA.

Blaby District Council Council

Date of Meeting	14 April 2026
Title of Report	Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Distribution Floorspace Needs Update and Apportionment This is not a Key Decision and is on the Forward Plan
Lead Member	Cllr. Mike Shirley - Planning and Strategic Growth
Report Author	Development Strategy Manager
Strategic Themes	All Themes: Enabling communities and supporting vulnerable residents; Enhancing and maintaining our natural and built environment; Growing and supporting our economy; Keeping you safe and healthy; Ambitious and well managed Council, valuing our people

1. What is this report about?

- 1.1 This report provides information on a Statement of Common Ground for the Strategic Distribution Floorspace Needs Update and Apportionment (known as Strategic B8) report prepared by the Leicester and Leicestershire authorities to demonstrate effective cooperation and joint working in plan making. The Statement of Common Ground has been produced in response to the need to reflect a more accurate and up to date position on Strategic B8 needs across Leicestershire. The content of which will be used by Councils across Leicester and Leicestershire to inform local plan making.
- 1.2 The report seeks approval for Council to sign the Leicester and Leicestershire Authorities Statement of Common Ground for Strategic B8 allocations.

2. Recommendation(s) to Council

- 2.1 That Council approves the signing of the Leicester & Leicestershire Authorities - Statement of Common Ground for Strategic Distribution Floorspace Needs Update and Apportionment. (Appendix 1 to this report)

3. Reason for Decisions Recommended

- 3.1 To continue to maintain effective cooperation that Blaby District Council must fulfil to progress the emerging Local Plan.

4. Matters to consider

4. Background

What is a Statement of Common Ground?

A Statement of Common Ground is a formal written document used in the plan-making process to demonstrate collaboration between authorities and relevant strategic bodies. It records the cooperation maintained between parties and clarifies agreed evidence on strategic matters such as the distribution of commercial floorspace apportionment. It provides proof of evidence of cooperation at Examination.

The 2021 Strategic B8 Needs Study

To inform the emerging Local Plan, the 2021 Strategic B8 Needs Study has been updated, to reflect a more accurate and up to date position on Strategic B8 needs across Leicester and Leicestershire.

Strategic B8 is defined as logistics and warehousing units of 9,000 sqm+. The study period is up to 2046 so that the evidence will cover the timeframes of all the Local Plans currently being prepared in Leicester and Leicestershire. The Blaby Local Plan will run to 2042.

The update was commissioned by all the Leicester and Leicestershire (L&L) local authorities, contracted by North West Leicestershire and project managed by Charnwood Borough Council. It is evidence that will feed into each of the Local Plans progressing to Regulation 19 Pre Submission Stage. This is the next stage of the Blaby Local Plan.

Scope of the study

The study updates the amount of need for strategic distribution floorspace and considers how this need may be apportioned across the whole of Leicester and Leicestershire, as the Housing Market Area (HMA). To do this it identifies:

- Broad locations, defined as Areas of Opportunity (largely informed by strategic road network junction access).
- Apportions the need to the Areas of Opportunity.
- Capacity tests the target apportionment.
- Phases delivery across the study period up to 2046.

Key outputs

The study identifies an overall need of 3,969,400sqm over the next 23 years. The study assumes that the identified need up to 2046 will be met through both rail and road served sites. It assumes a road/rail split of 66%/34%. The portion of rail served is a reduction on the 2021 Study and is informed by National Rail forecasts on rail served new warehousing and the East Midlands existing stock served by railheads.

The table below sets out the split of the identified need across the HMA:

Table 0.8 Apportionment by District/Borough

District / Borough	Completions + Commitments		Residual Need Apportioned		Total	Apportionment incl. completions + commitments
	Rail	Road	Rail	Road		
North West Leicestershire		221,100	240,000	1,093,600	1,554,700	39%
Harborough		257,000		566,400	823,400	21%
Hinckley & Bosworth		327,000		428,800	755,800	19%
Blaby		105,100	650,000	0	755,100	19%
Charnwood		0		80,500	80,500	2%
Total		910,200	890,000	2,169,200	3,969,400	

Source: Icen analysis

BDC share of the meeting the need

The study assumes 755,100 sqm of Strategic B8 will come forward within Blaby over the study period (2025 - 2046). This is formed of 105,100sqm for road served and 650,000 sqm for rail served.

The road served need is formed entirely of committed sites. These are Enderby Hub (33.33Ha) and Land North of Leicester Lane (Lubbesthorpe SES Residual), Lubbesthorpe (5.52ha).

The rail served need of 650,000sqm is assumed to be met by a new Hinckley National Rail Freight Interchange (HNRFI) scheme at the location of the scheme which was refused a Development Consent Order (DCO) by the Secretary of State for Transport on 10th March 2025.

As the above table shows North West Leicestershire District Council takes the majority of the need due to the broad East Midlands Gateway location connectivity and relatively unconstrained A42 corridor. The majority apportioned to Harborough is to be delivered through a Magna Park expansion. The amount apportioned to Blaby and Hinckley is roughly the same at 19%.

Rail served Strategic B8 at HNRFI

The study specifically addresses the mechanism for Strategic B8 at the proposed HNRFI site. It concludes that there are no further rail-served opportunities within the study area beyond the HNRFI site. It reflects on the Government policy for an expanded network of Strategic Rail Freight Interchanges and the DCO refusal letter acknowledging the case for the proposed development. However, the study does also reference the reasons for refusal that a new DCO application would need to overcome.

It is very clear throughout the study that the opportunity for rail served supply at the HNRFI site must be explored via the DCO route and could not be via a Local Plan allocation or planning application determined by Blaby District Council due to the scale. Therefore, a smaller road served Strategic B8 scheme at this location through a Local Plan allocation

or otherwise could compromise the comprehensive delivery of a DCO in this location and would not meet the rail-served need, as identified by the study.

Conclusions of the Study

The study includes a section which outlines the conclusions made and its intended application. The study uses information available now and is liable to change as Local Plans progress during the study period. Importantly it is explicit that it does not allocate or grant permission on any of the sites considered within the Areas of Opportunity, nor are the outputs and quantitative conclusions absolute. In the case of the proposed HNRFI, this report does not guarantee the proposal will be brought forward.

Local Plan Submission Deadline

In his statement the Housing and Planning Minister confirmed that Local Plans being prepared under the current planning system, which the emerging Blaby Local Plan is, must be submitted to Government for examination by 31 December 2026. If this deadline is missed, work on a new plan, under the emerging planning system must be produced. This would result in a delay of uncertain amount of time to Local Plan adoption and restoration of plan led decision making. This will result in a continuation of speculative planning applications being submitted and being considered by planning committee under the tilted balance.

Why should Blaby District Council sign the Strategic B8 Statement of Common Ground?

The Government has confirmed as of March 25 2026, the statutory Duty to Cooperate (DtC), introduced by the Localism Act 2011, is abolished for local plans in England. This includes the Blaby District Local Plan.

Notwithstanding this, the Government has been clear the need for plan making authorities to continue to maintain collaboration, in particular with neighbouring plan making authorities, on meeting unmet development needs. This is something the examination Inspector will consider through the tests of soundness. The council has continued to progress the Compliance Statement on Duty to Cooperate as a record of the collaboration on strategic matters with statutory bodies.

The Statement of Common Ground remains a key part of each individual authority's local plan evidence to demonstrate they have complied with the Tests of Soundness that an Inspector will test the Local Plan against during the Examination in Public. If an Inspector determines the Local Plan fails the Tests of Soundness, the Local Plan will fail the examination and cannot be adopted by the Local Planning Authority. Not signing the Statement of Common Ground therefore carries a substantial risk to the council. Consequently, in the case of Blaby, the local planning authority will continue to be vulnerable to speculative planning applications with increased challenges to deliver strategic infrastructure. It is therefore essential that council sign the attached Statement of Common Ground to allow the progression of the Local Plan work.

The Statement of Common Ground, as appended to this report at Appendix 1, is also being considered by other authorities in Leicestershire with the same recommendation for approval.

4. Proposal(s)

It is proposed that approval is given for Council to sign the Leicester & Leicestershire Authorities - Statement of Common Ground for Strategic Distribution Floorspace Needs Update and Apportionment.

4.3 Relevant Consultations

Relevant internal consultations have taken place. External consultation on this matter is not required or appropriate. Public engagement will take place separately on the emerging Local Plan.

4.4 Significant Issues

There are no significant issues directly arising from this report.

5. Environmental impact

5.1 No Net Zero and Climate Impact Assessment is required for this report.

6. What will it cost and are there opportunities for savings?

6.1 There are no cost implications to this report over and above the provision made within existing budgets.

The Statement of Common Ground for Strategic B8 further cements joint working opportunities for evidence production for plan making across Leicestershire. This includes the evidence referred to throughout this report. Blaby District Council has made a financial contribution to pay for this evidence equal to that of the other authorities in Leicestershire.

7. What are the risks and how can they be reduced?

7.1 The risks are set out in the table below.

Current Risk	Actions to reduce the risks
Without the Statement of Common Ground being approved, the Council will struggle to demonstrate at Examination that it has maintained cooperation on the strategic cross boundary matter of Strategic B8 needs. This poses a significant risk to adoption and the council will remain vulnerable to speculative developments across the District.	Acknowledgement of the need to agree the updated Strategic B8 allocation, as outlined in the Statement of Common Ground, will ensure the Council can control development across the District.
The potential to not maintain cooperation on strategic matters and the demonstration of this	Continuing to work collaboratively with the authorities across Leicester and Leicestershire in evidence production; and

Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Warehousing Need (March 2026)

1.0 The Leicester and Leicestershire HMA and FEMA

- 1.1 The Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Area (FEMA) covers the administrative areas of eight local planning authorities and two highways and transport authorities. The eight local planning authorities responsible for plan making are:
- Blaby District Council
 - Charnwood Borough Council
 - Harborough District Council
 - Hinckley & Bosworth Borough Council
 - Leicester City Council (Unitary)
 - Melton Borough Council
 - North West Leicestershire District Council, and
 - Oadby & Wigston Borough Council.
- 1.2 The two upper tier authorities in Leicester and Leicestershire (L&L), with statutory responsibilities for highways, transport, education, social care, flooding, minerals & waste planning and public health are:
- Leicester City Council (Unitary), and
 - Leicestershire County Council.
- 1.3 This Statement has been prepared jointly by the eight plan making authorities and Leicestershire County Council as an additional signatory given their statutory responsibilities, hereafter referred to as “the Authorities”. The Map in Appendix 1 shows the location and administrative areas covered by this statement. The [Housing & Economic Needs Assessment 2022](#) (HENA) identifies this area as the Leicester & Leicestershire HMA and FEMA.
- ### **2.0 Purpose**
- 2.1 In accordance with Paragraph 25 of the NPPF (2024) the key strategic matters addressed in this statement are: the Duty to cooperate and joint working, the L&L strategic warehousing floorspace need to 2046 and the apportionment of strategic warehousing need up to 2046.
- ### **3.0 Background and Context**
- 3.1 In 2021 the Authorities published Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change (2021) which informed an agreed Leicester & Leicestershire Authorities - Statement of Common Ground relating to Strategic Warehousing & Logistics Need (September 2021). The 2021 SoCG set out the L&L need for strategic warehousing at the time and next steps to ensure the needs of the sector are appropriately planned for, including the following:
- “The Authorities remain committed to cooperating on strategic cross boundary matters, including agreeing the distribution of large warehousing need”*
- 3.2 This SoCG (2026) replaces the previous SoCG (2021) capturing the outcomes of the further joint work and agrees the apportionment of strategic warehousing need

across L&L for further testing through plan-making. This Statement will be reconfirmed and updated as necessary.

3.3 Strategic Warehousing facilities are defined as those units with floorspace equal to or greater than 9,000 square metres (sqm) in total.

4.0 **Key Strategic Matters on Which Authorities Agree**

Duty to Cooperate and Joint Working

4.1 The Authorities agree there is a long track record of effective joint working on strategic matters across L&L. The authorities have continuously engaged with each other on the strategic matters set out in this Statement and through the preparation of local plans across the area. This commitment is most clearly evidenced through:

- The continued function of the L&L Members Advisory Group and Strategic Planning Group,
- The joint preparation of evidence including Warehousing & Logistics in L&L Managing Growth and Change (2021) and L&L Strategic Distribution Floorspace Need Update and Apportionment (2025),
- The agreement of a Joint Statement of Common Ground relating to strategic warehousing and logistics need (Sept 2021), and
- The preparation of this Statement.

4.2 More information and details of engagement will be set out in individual authorities' Duty to Cooperate Statements (or equivalent) that accompany local plans. Authorities will continue to work jointly on an ongoing basis.

L&L Strategic Warehousing Need to 2046

4.3 The Authorities agree the [Leicester & Leicestershire: Strategic Distribution Floorspace Needs Update and Apportionment \(Oct 2025\)](#) (hereafter referred to as 'the Study') is the most up-to-date cooperatively produced evidence on the needs of the strategic warehousing sector to inform planning across L&L.

4.4 Based on the Study the Authorities agree that L&L needs to provide for 3,969,400sqm of additional floorspace between 2023 and 2046 (1,349,600sqm rail-served and 2,619,800sqm road-served), after allowing for land recycling, as per Table 1 below:

Table 1: Supply-Demand Balance (2023-46) (sqm.)

	Rail-Served	Road-Served	Total
Gross Need	5,256,000		
Land Recycling	-1,286,000		
Additional Floorspace Required	1,349,600	2,619,800	3,969,400
Completions 2023/24	0	112,500	112,500
Commitments April 2024	0	797,700	797,700
Balance	1,349,600	1,709,600	3,059,200

Source: Icenl 2025

- 4.5 The Study has a base date of 1 April 2023. After updating the monitoring to 1 April 2025 (see Appendix 2) the Authorities agree that this updated position leaves a balance of 1,349,600 sqm at rail-served sites and 1,692,174 sqm at road-served sites to be planned for to 2046. Appendix 2 will be updated annually.
- 4.6 To 2046 the Study identifies a (theoretical) maximum floorspace capacity across L&L as a whole of 5,905,500sqm compared to the additional floorspace required to 2046 of 3,969,400sqm.
- 4.7 The Authorities intend that the additional floorspace required of 3,969,400sqm of strategic warehousing floorspace (2023 – 2046) will be met in L&L. The Authorities are not aware of any unmet need from neighbouring areas for strategic warehousing floorspace that should be accommodated in L&L.

Apportionment of Additional Floorspace Required to 2046

- 4.8 The Authorities agree that the Study gives strategic guidance on the distribution of future growth and provides a basis and methodology for the apportionment of need which is robust and effective. The study sets out the apportionment by District / Borough as per Table 2 below:

Table 2: Apportionment by District / Borough (Sqm)

District / Borough *	Completions + Commitments		Residual Need Apportioned		Total	Apportionment incl. completions + commitments
	Rail	Road	Rail	Road		
North West Leicestershire	-	221,100	240,000	1,093,600	1,554,700	39%
Harborough	-	257,000	-	566,400	823,400	21%
Hinckley & Bosworth	-	327,000	-	428,800	755,800	19%
Blaby	-	105,100	650,000	0	755,100	19%
Charnwood	-	0	-	80,500	80,500	2%
Total	-	910,200	890,000	2,169,200	3,969,400	

Source: Icen analysis

* District / Borough figures are made up of figures for more than one distinct Area of Opportunity (AO), in some cases.

- 4.9 The Authorities agree the figures in the total column of Table 2 are the agreed apportionment of strategic warehousing floorspace need for each authority for the period 2023-2046. These figures will be tested through each Local Planning Authority's plan making process. The rail served need for Blaby would need to be tested through the DCO process (see para 4.14-4.18 below).
- 4.10 The authorities are preparing plans with different plan periods and agree that the figures in Table 2 will be pro-rated based on the plan period of the relevant authority. Authorities not listed in Table 2 have been apportioned zero floorspace.

NWLDC Apportionment

- 4.11 NWLDC is preparing a new Local Plan for the period 2023-2042. Strategic warehousing sites have been identified for allocation in the Regulation 19 version of

the Local Plan¹. There are sufficient, suitable sites to deliver c756,775sqm of floorspace, meeting the pro-rata apportionment figure for the A/M42 location but not meeting the pro-rata apportionment figures for the M1 J23a & J24/A50 J1 location and for the Bardon area (M1 J22) due to planning constraints and an insufficient supply of available, suitable sites at those locations.

4.12 NWLDC's intended approach is to:

- Allocate suitable sites for strategic warehousing, as described above
- Include a criteria-based policy for proposals on unallocated sites
- Re-evaluate the position when the new Plan is reviewed². This would include an assessment of a) any newly available land in the locations where there is a shortfall; and b) any updated assessment of needs.

4.13 The authorities support and agree NWLDC's approach, which equates to a supply of 12 years (2024 to 2036) based on the pro-rata apportionment figures in Table 2 above. The Authorities agree this is an appropriate way forward in the context of the challenges of planning long-term for this sector, as outlined in para 5.1 below.

Hinckley National Rail Freight Interchange (HNRFI)

4.14 The Development Consent Order (DCO) for the HNRFI proposal, mostly located in Blaby District, was refused in March 2025. The DCO application was refused on the basis of most notably insufficient transport modelling evidence assessing the impacts at M1 J21/M69 J3: non-compliance with the road safety requirements; and the highways safety impacts on the village of Sapcote. However, the decision letter agrees that there is a need for the rail-served Proposed Development.

4.15 Whilst not undermining the scale of the issues for refusal, the Study does not dismiss this location and considers that a further application for the Strategic Rail Freight Interchange (SRFI) in the location could be submitted through the DCO process. The proposal could therefore still come forward within the Study period to 2046.

4.16 The Authorities agree that apart from this location and land around East Midlands Airport there are no further rail-served opportunities within the Study area. Given this and the continuing national policy support for SRFI's and the role they play in transferring freight from road to rail, the ability of this site to be rail-served needs to be retained and safeguarded for the future. Proposals for solely road-based strategic B8 floorspace through the Local Plan or speculative planning applications in this location would undermine the identified need for rail-based strategic B8 floorspace and will not be supported.

4.17 However, the Authorities agree that any fresh DCO application must overcome technical challenges, for a strategic rail-served facility meeting the definition of a SRFI, to be an appropriate approach in this location.

4.18 This Statement does not infer support from the relevant Local Authorities for a future rail-served strategic B8 proposal in this location. Each authority will respond to any proposal, through the NSIP/DCO process as appropriate.

¹ North West Leicestershire DC's Local Plan Committee 19 November 2025

² In accordance with NPPF (Dec 2024) Para 34 reviews should be completed no later than 5 years from the adoption date of the plan.

Transport

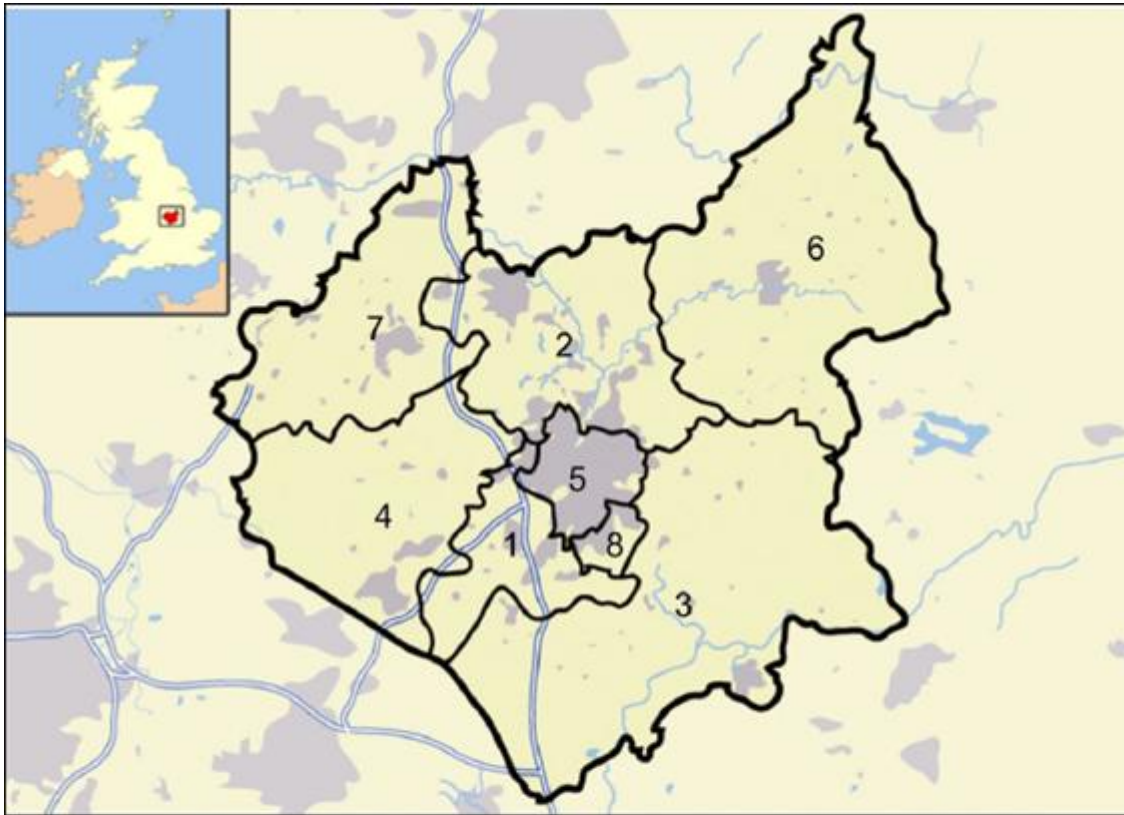
- 4.19 Leicestershire County Council, as the Local Highway Authority, has raised concerns about the ability of the County's road network, and in particular the Strategic Road Network (for which National Highways is the Highway Authority), to accommodate the quantum of strategic warehousing identified. However, it does not wish to frustrate the completion of this SoCG and instead reserves its right to pursue those concerns as appropriate if and when specific sites are brought forward through plan-making and/or as planning applications (including as Nationally Significant Infrastructure Projects - NSIP). The other authorities note and accept the County Council's position.
- 4.20 The authorities agree the ability of the county's road network, and particularly the Strategic Road Network, to accommodate the quantum of need will be challenging. The figures in Table 2 will therefore need to be tested through each Authority's local plan making process (and DCO process, as appropriate) with the involvement of the relevant transport authorities.

5.0 Maintaining and Updating this Statement

Planning for Future Needs to 2046

- 5.1 Planning for the future needs of this sector is particularly difficult because it is dynamic and operates on a much wider scale than L&L. Opportunities for development are linked to investment in the Strategic Road Network (SRN), with often limited long-term visibility of sites and it also involves sites that come forward through the separate NSIP/DCO process. All this means it can be challenging to make extended forecasts about long-term need.
- 5.2 The Authorities remain committed to cooperating on a plan-led approach to meet need (as set out in para 4.4). The Authorities agree:
- To test their respective apportionment figures (pro-rated) through their Local Plan preparation,
 - To continue to jointly monitor progress in site allocation, consents and delivery at the L&L level, annually,
 - That they, or successor authorities, will review and update the L&L strategic warehousing wide need and apportionment evidence as appropriate.
- 5.3 A new local planning system will be introduced early in 2026 together with the introduction of Spatial Development Strategies (SDS) through which growth related to strategic matters, such as strategic warehouses, will be distributed across a geography that is yet to be determined. The formal duty to produce a SDS is expected in Spring 2026 through secondary legislation, following royal assent of the Planning and Infrastructure Act.
- 5.4 Government is seeking full coverage of up-to-date local plans, and the local plans scheduled for submission by 31 December 2026 are at an advanced stage of preparation. The Authorities agree that the figures set out in Table 2 (pro-rated) will be tested through each Local Authority's local plan process.
- 5.5 The Authorities agree the Duty to Cooperate and joint working is an ongoing process. The process for updating and maintaining this Statement is outlined in Paragraph 5.2 and will be managed through ongoing joint work between the Authorities.

Appendix 1 – Location and Administrative Areas



Key to Map Two

- | | |
|--|---|
| 1. Blaby District Council | 5. Leicester City Council |
| 2. Charnwood Borough Council | 6. Melton Borough Council |
| 3. Harborough District Council | 7. North West Leicestershire District Council |
| 4. Hinckley and Bosworth Borough Council | 8. Oadby and Wigston Borough Council |

Appendix 2 – Updated Monitoring Data

Table A: Supply-Demand Balance (2023-2046) at 1 April 2025

	Rail-Served	Road-Served	Total
Gross Need	5,256,000		
Land Recycling	-1,286,000		
Additional Floorspace Required	1,349,600	2,619,800	3,969,400
Completions 2023/24	0	112,536	112,536
Completions 2024/25	0	18,580	18,580
Commitments April 2025	0	796,510	796,510
Balance	1,349,600	1,692,174	3,041,774

Source: Icenl, updated by LPA Monitoring 2024/25.

Table B: Supply by District / Borough (2023-2046) (sqm) at 1 April 2025

District / Borough*	A	B		C		D		E		F		G	
	Total (from Table 2)	Completions 23/24		Completions 24/25		Commitments at 1 April 2025 project for delivery to 2046		Allocations in an adopted Plan #		Emerging allocations in a Reg19 plan #		Balance	
		Rail	Road	Rail	Road	Rail	Road	Rail	Road	Rail	Road	Rail	Road
NWLDC	1,554,700	0	0	0	18,580	0	203,047	0	0	0	0	240,000	1,093,073
HDC	823,400	0	59,342	0	0	0	197,696	0	0	0	340,000	0	226,362
H&BBC	755,800	0	53,194	0	0	0	273,767	0	0	0	0	0	428,839
BDC	755,100	0	0	0	0	0	122,000	0	0	0	0	650,000	-16,900
CBC	80,500	0	0	0	0	0	0	0	0	0	0	0	80,500
Leicester	0	0	0	0	0	0	0	0	0	0	0	0	0
MBC	0	0	0	0	0	0	0	0	0	0	0	0	0
O&WBC	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3,969,400	0	112,536	0	18,580	0	796,510	0	0	0	340,000	890,000	1,811,874

* District / Borough figures are made up of figures for more than one distinct Area of Opportunity (AO), in some cases.

Without planning consent

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