

## **Appendix B – Blaby District Council position statement**

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

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

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

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