

Your Reference Numbers: BC041001 and
TR051002

Date: 16th June 2026

To whom it may concern,

**COMPULSORY ACQUISITION HEARING TWO – EXAMINING PANEL ACTION POINTS
EAST MIDLANDS GATEWAY PHASE 2 (PLANNING INSPECTORATE REFERENCE: BC041001) AND
MATERIAL CHANGE ORDER TO THE EAST MIDLANDS GATEWAY RAIL FREIGHT INTERCHANGE AND
HIGHWAY ORDER 2016 (S.I. 2016/17) (PLANNING INSPECTORATE REFERENCE: TR051002).**

The responses from North West Leicestershire District Council ('NWLDC' – the Council) (Interested Party Reference Number ('IPRN') – FCB2E7A1E) in relation to the action points of the Examining Panel ('ExP') from Compulsory Acquisition Hearing 2 ('CAH2') are as follows.

Whilst there is no action point for NWLDC to address following CAH2, NWLDC considers that it would be helpful to update the ExP on its position in relation to the proposed acquisition of Plot 2/18.

Plot 2/18

The applicants have yet to approach NWLDC in relation to the acquisition of Plot 2/18 following CAH2. NWLDC notes that the compulsory acquisition of land should be sought as a last resort and that reasonable efforts should be made to negotiate the purchase of land by agreement in the first instance. NWLDC would welcome a dialogue being opened in relation to Plot 2/18.

In the meantime, NWLDC is reviewing its position in relation to the proposed acquisition of Plot 2/18. Colleagues in NWLDC's Property Services and Housing teams have been consulted in order to evaluate the implications of such proposals.

In general, across the District, it is NWLDC's position not to sell land. However, in view of the proposals to acquire Plot 2/18 compulsorily, NWLDC would be willing to progress them through its internal process for land sales. This process involves the submission of a written request to purchase the land, possibly including a price, which is sent into Property Services. A valuation would then be obtained. From there, a decision on whether to dispose of the land would be taken by NWLDC's Capital Strategy team, with NWLDC's Cabinet asked to approve the disposal (or not).

At this time, if Plot 2/18 were to be acquired, NWLDC anticipates that there would be a need to maintain:

- (a) Vehicular and pedestrian access associated with the NWLDC-owned terraced property at 73 Moira Dale (to allow access to the rear garden);
- (b) Vehicular and pedestrian access for Castle Donington Parish Council ('CDPC') (to allow access to the land-locked play park for maintenance and users); and
- (c) Restriction on use of the land to that of a cycleway.

NWLDC trusts that CDPC and the owners of 75 and 77 Moira Dale will also be afforded the opportunity to make representations in relation to the acquisition of Plot 2/18 as it is understood that they too have access rights that would need to remain.

NWLDC further notes that Leicestershire County Council ('LCC'), as an occupier of the land and the local highway authority, has made representations in relation to the implications of the applicants' proposals on public footpath (L57), which will bear on the applicants' case for the acquisition of Plot 2/18.

I trust that this information is of assistance to you.

Yours sincerely



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