

Your Reference Numbers: BC041001 and
TR051002

Date: 24th July 2026

To whom it may concern,

NWLDC UPDATE ON MATTERS

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).

For the purposes of the Examination, North West Leicestershire District Council ('NWLDC' – the Council) (Interested Party Reference Number ('IPRN') – [REDACTED]) would wish to update the Examining Panel ('ExP') on the following matters.

Design Approach Document ('DAD') [REP2-022]

In our response of 16 June 2026, submitted to the ExP at Examination Deadline 4 [REP4-064D], further comments were provided by NWLDC on the contents of the DAD.

Since then, the Applicants have engaged in further discussions with NWLDC and provided a version of the Design Code within the DAD, allowing NWLDC to provide any new or outstanding editorial and other comments directly to the Applicants (rather than being interpreted based on comments provided by NWLDC to date).

NWLDC is therefore directly addressing matters with the Design Code element of the DAD with the Applicants so that its contents can be agreed in advance of the close of the Examination on 10 September 2026.

Statements of Common Ground ('SoCGs')

The various SoCGs to be agreed with NWLDC are as follows:

Built Heritage [REP4-045];
Landscape and Visual [REP5-038];
Noise and Vibration [REP4-043];
Air Quality [REP4-041];
Lighting [REP4-042];
Planning Policy [REP4-040]; and an
Overarching SoCG [REP4-039].

At this time, NWLDC can confirm that final versions of the SoCGs on Built Heritage, Landscape and Visual and Lighting matters have been agreed, and it is understood that signed versions of these SoCGs will be submitted by the Applicants into the Examination at Deadline 6 (28 July 2026).

Discussions remain on-going with the Applicants in relation to the Planning Policy and Overarching SoCGs, and NWLDC's response to Q8.3.2 and Q15.0.4 of the Third Written Questions of the ExP should be noted.

In terms of the Noise and Vibration and Air Quality SoCGs, these also remain under discussion with the Applicants, with NWLDC keen to review any response provided by both the Applicants and Leicestershire County Council ('LCC') to Q4.0.1 of the Third Written Questions of the ExP.

East Midlands Freeport ('EMF') Strategic Infrastructure & Contributions Supplementary Planning Document ('SPD')

In our response of 16 June 2026, submitted to the ExP at Examination Deadline 4 [[REP4-064D](#)], an update was provided on the progress of the EMF Strategic Infrastructure & Contributions SPD. NWLDC apologises for not providing an update on this matter to the ExP as part of Examination Deadline 5 (30th June 2026), following NWLDC's Cabinet meeting on 23 June 2026 and NWLDC's Local Plan Committee ('LPC') meeting on 29 June 2026.

At NWLDC's LPC meeting of 29 June 2026, the EMF Strategic Infrastructure & Contributions SPD was adopted. Appendix 1 of this response is the adopted version of the EMF Strategic Infrastructure & Contributions SPD.

In addition, the following documents are also brought to the attention of the ExP:

Appendix 2 – EMF Strategic Infrastructure & Contributions SPD Adoption Statement; and
Appendix 3 – Minutes of NWLDC's LPC meeting of 29 June 2026.

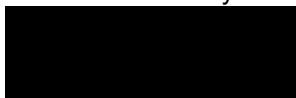
Regulation 19 Proposed Submission Draft North West Leicestershire Local Plan ('Regulation 19 Local Plan')

NWLDC can confirm that consultation on the Regulation 19 Local Plan commenced on 17 July 2026 and will close on 11 September 2026. For the purposes of the Examination, NWLDC would therefore bring the following documents to the attention of the ExP:

Appendix 4 – Regulation 19 Local Plan;
Appendix 5 – Appendix A – Glossary;
Appendix 6 – Appendix B – Monitoring Framework;
Appendix 7 – Appendix C – Housing Trajectory;
Appendix 8 – Appendix D – List of Strategic Policies;
Appendix 9 – District Wide Policies Map; and
Appendix 10 – Inset Maps.

I trust that this information is of assistance to you.

Yours sincerely



Principal Planning Officer (Major Projects)

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