

**Draft East Midlands Freeport
Strategic Infrastructure and
Contributions SPD**

Consultation Statement

March 2026

1. Introduction

- 1.1 This consultation statement for the draft East Midlands Freeport Strategic Infrastructure and Contributions Supplementary Planning Document (SPD) has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The consultation document has been published by North West Leicestershire District Council, Rushcliffe Borough Council and South Derbyshire District Council. Rushcliffe Borough Council is running the consultation on behalf of the three authorities.
- 1.3 The purpose of the East Midlands Freeport Supplementary Planning Document (SPD) is to inform the provision of contributions towards required strategic infrastructure supporting the three East Midlands Freeport (EMF) sites:
 - East Midlands Intermodal Park (EMIP) within North West Leicestershire;
 - East Midlands Airport and Gateway Industrial Cluster (EMAGIC) within South Derbyshire; and
 - Ratcliffe on Soar Power Station within Rushcliffe
- 1.4 The SPD also identifies certain strategic allocations which will benefit from the infrastructure. The SPD establishes how contributions will be secured from the identified sites and others within the three local authorities (North West Leicestershire, Rushcliffe and South Derbyshire), on a fair and proportionate basis. The SPD will apply to both the EMF sites and identified strategic allocations as well as other development benefiting from the strategic infrastructure.
- 1.5 The SPD provides a mechanism (a Framework Section 106 agreement) for securing necessary supporting infrastructure. The Framework S106 agreement will be developed by the three local authorities jointly and used as a base template document for all Section 106 agreements in relation to relevant proposals.
- 1.6 Once adopted, the SPD will be a material consideration in the determination of relevant planning applications or preparing planning related statutory orders.
- 1.7 An accompanying Infrastructure Delivery Plan will be prepared to supplement the SPD. It will set out the strategic infrastructure required to deliver and operate each of the EMF sites; and identify which strategic allocation sites are intended to contribute towards which items of strategic infrastructure.
- 1.8 This statement provides a summary of who was consulted during the preparation of the draft SPD, the main issues arising from those consulted and how those issues have been addressed.
- 1.9 This statement also provides details of how to comment on the draft East

Midlands Freeport Strategic Infrastructure and Contributions SPD.

2. Statement of Community Involvement

- 2.1 Each Council's Statement of Community Involvement (SCI) outlines how the authority will consult and involve people in the preparation of Local Plans and other planning documents, such as SPDs. Consultation on the SPD is being carried out in line with the principles set out in the following SCIs:
- North West Leicestershire District Council Statement of Community Involvement (September 2025)
 - Rushcliffe Statement of Community Involvement (March 2019)
 - South Derbyshire District Council Statement of Community Involvement (September 2018) .

3. Consultation during the preparation of the draft East Midlands Freeport Strategic Infrastructure and Contributions SPD

- 3.1 Turley have prepared the draft document on behalf of East Midlands Freeport. This has involved informal consultation with a range of internal officers within the three authorities. Once sections of the SPD had been drafted, these were shared with relevant specialist officers within the Councils for comment, with relevant changes then incorporated into the document.
- 3.2 A number of changes have also been made to the document following its presentation the following councillor groups:
- North West Leicestershire Local Plan Committee;
 - Rushcliffe Borough Council Local Development Framework Steering Group; and
 - South Derbyshire District Council Local Plan Working Group
- 3.3 These changes mostly related to the provision of a plain English executive summary and page numbers which were requested by councillors at North West Leicestershire District Council.

4. Making Representations on the draft East Midlands Freeport Strategic Infrastructure and Contributions SPD

- 4.1 The draft East Midlands Freeport Strategic Infrastructure and Contributions SPD and supporting documentation will be consulted on from Monday 23 March 2026 **until 5pm Monday 27 April 2026**.
- 4.2 The draft East Midlands Freeport Strategic Infrastructure and Contributions SPD and supporting documents are available to view during the consultation period at the following locations:
- On Rushcliffe Borough Council's website at:
www.rushcliffe.gov.uk/planning-growth/planning-policy/supplementary-planning-documents

4.3 Comments on the draft East Midlands Freeport Strategic Infrastructure and Contributions SPD can be made:

- By email to: localdevelopment@rushcliffe.gov.uk
- By post to:
Planning Policy
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

5. Data Protection

5.1 In undertaking public consultation, the Council must act in accordance with the requirements of the general data protection regulations (GDPR). You can view how the Councils use, manage and store data by accessing and reading the Councils' Privacy Notices, available via the following links:

- North West Leicestershire: [NWLDC Corporate Privacy Notice.pdf](#)
- Rushcliffe Borough Council: [Rushcliffe Borough Council Privacy Notice - Rushcliffe Borough Council](#)
- South Derbyshire District Council: [privacy policy - SDDC.pdf](#)