



East Midlands Freeport

STRATEGIC INFRASTRUCTURE & CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Strategic Environmental Assessment and
Habitats Assessment





East Midlands Freeport

**STRATEGIC INFRASTRUCTURE &
CONTRIBUTIONS SUPPLEMENTARY
PLANNING DOCUMENT (SPD)**

Strategic Environmental Assessment and Habitats
Assessment

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East Midlands Freeport

**STRATEGIC INFRASTRUCTURE &
CONTRIBUTIONS SUPPLEMENTARY
PLANNING DOCUMENT (SPD)**

Strategic Environmental Assessment and Habitats
Assessment

WSP

Level 2

100 Wharfside Street

Birmingham

B1 1RT

Phone: +44 121 352 4700

WSP.com



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1 INTRODUCTION AND CONCLUSIONS

1.1.1. WSP have been asked to review the proposed EMF Strategic Infrastructure & Contributions Supplementary Planning Document (“SPD”) against the latest Strategic Environmental Assessment (SEA) of the relevant EMF allocations. As the strategic transport infrastructure works referred to in the SPD are essentially an evolution of those transport works that have already been envisaged as necessary to unlock or substantially benefit the allocated sites in the emerging Local Plans, and there has been no change to the assumptions underpinning those schemes, the SEA assessments undertaken to date in the emerging Local Plans are essentially unchanged.

1.1.2. The tables below illustrate the assessment undertaken of the proposed SPD as against the latest SEA assessment of the relevant EMF site allocations:

East Midlands Intermodal Park (EMIP)

SEA Indicator	South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) - SA Regulation 19 Report March 2025: South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) - SA Regulation 19	SEA assessment update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Biodiversity	+	No change
Housing	0	No change
Accessibility and Health	+	No change
Quality of Life	0	No change
Inequalities	0	No change
Economy	++	No change
Employment	++	No change
Infrastructure	+	No change
Sustainable travel	+	No change
Town and Village Centres	0	No change
Resources	?	No change
Pollution	?	No change
Climate Change Contributions	+	No change
Climate Change Adaptation	-	No change
Historic Environment	0	No change

Landscape	-	No change
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EMAGIC/Land South of East Midlands Airport

SEA Indicator	North West Leicestershire Local Plan Sustainability Appraisal of Policies September 2025: <u>North West Leicestershire Local Plan Sustainability Appraisal of Policies September 2025</u>	SEA update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Health & Wellbeing	0	No change
Inequalities	0	No change
Community	+	No change
Housing	0	No change
Economy	+	No change
Town/Village Centres	--	No change
Employment	++	No change
Sustainable Travel	++	No change
Air, Light & Noise Pollution	--	No change
Climate Resilience	0	No change
Biodiversity & Geodiversity	-	No change
Landscape	--	No change
Land-use efficiency	--	No change
Historic Environment heritage	-	No change
Water & Soil	0	No change
Waste	0	No change

Ratcliffe on Soar

SEA Indicator	Greater Nottingham Strategic Plan SEA Assessment (March 2025): Sustainability Appraisal Report March 2025 GN Plan	SEA update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Housing	0	No change
Employment & Jobs	++	No change
Economic Structure & Innovation	++	No change
Shopping Centres	+	No change
Health & Wellbeing	+	No change
Community safety	?	No change
Social inclusion	0	No change
Transport	++	No change
Brownfield Land	+	No change
Energy & Climate Change	++	No change
Pollution & Air Quality	?	No change
Flooding and Water Quality	-	No change
Natural Environment and BNG	-	No change
Landscape	?	No change
Built and Historic Environment	-	No change
Natural Resources and Waste Management	-	No change

2 STRATEGIC ENVIRONMENTAL ASSESSMENT

2.1 INTRODUCTION

2.1.1. This report assesses the draft EMF Strategic Infrastructure & Contributions Supplementary Planning Document (“SPD”) in relation to Strategic Environmental Assessment in accordance with the SEA Directive (2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 in relation to the relevant related Local Plans. If any significant modifications are made following consultation on the draft SPD or advice from statutory consultees, this may be updated as required.

2.2 SUPPLEMENTAL SEA

2.2.1. This SEA assesses the work already carried out to date by the three local authorities in relation to sustainability appraisal, SEA and habitats assessment that has been undertaken in relation to their adopted and emerging local plans relevant to the SPD, including in particular the three East Midlands Freeport (EMF) sites. The relevant assessments reviewed and considered are:

Rushcliffe Borough Council:

- [Local Plan Part 1: Core Strategy - Rushcliffe Borough Council SA and HRA](#)
- [Sustainability Appraisal Report March 2025 GN Plan](#)

South Derbyshire Council:

- [Adopted Local Plan | South Derbyshire District Council SA Main Report;](#)
- [South Derbyshire Local Plan Part 1 Review 2022-2041 \(Publication Version\) - SA Regulation 19](#)

North West Leicestershire Council:

- [SA REPORT DEC 2016 FINAL.pdf](#)
- [SA Report Addendum November 2017;](#)
- [North West Leicestershire SA and SEA Statement October 2017](#)
- [North West Leicestershire Local Plan Sustainability Appraisal Sites Assessment Findings Report November 2024](#)
- [North West Leicestershire Local Plan Sustainability Appraisal of Policies September 2025](#)

2.2.2. As set out above, substantial sustainability, SEA and habitats assessment has already been carried out in relation to the three EMF Sites allocations which comprise:

- the East Midlands Intermodal Park in South Derbyshire;
- the East Midlands Airport and Gateway Industrial Cluster in North West Leicestershire; and
- the Ratcliffe on Soar Power Station site in Rushcliffe, Nottinghamshire.

2.2.3. Each of the EMF Sites is subject to adopted local plan policy and emerging local plan policy which is set out in more detail in the SPD which this report accompanies. As additional transport assessment work has been carried out since adoption of the existing local plans in those three administrative local planning authority areas, a targeted assessment of the extent to which the latest SEA for the EMF Sites is affected by the proposed SPD has been undertaken based on the latest evidence. This may be further updated in due course as required.

2.2.4. The SPD identifies that certain strategic infrastructure will be needed to support the delivery and operation of all the EMF Sites. The aim of the SPD is to assist with the collaborative and co-ordinated delivery of this strategic infrastructure. The EMF Infrastructure Delivery Plan will set out the strategic infrastructure which is needed to deliver the EMF Sites. At this time, this SEA relates to the strategic transport infrastructure that is identified or envisaged as required in the SPD to help unlock the EMF Sites.

SEA Indicator	South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) - SA Regulation 19 Report March 2025: South Derbyshire Local Plan Part 1 Review 2022-2041 (Publication Version) - SA Regulation 19	SEA assessment update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Biodiversity	+	No change
Housing	0	No change
Accessibility and Health	+	No change
Quality of Life	0	No change
Inequalities	0	No change
Economy	++	No change
Employment	++	No change
Infrastructure	+	No change
Sustainable travel	+	No change
Town and Village Centres	0	No change
Resources	?	No change
Pollution	?	No change
Climate Change Contributions	+	No change

Climate Change Adaptation	-	No change
Historic Environment	0	No change
Landscape	-	No change

- 2.2.5. The strategic transport measures proposed have been informed by transport assessment work connected with the three EMF Site, including:
- the Strategic Investment Transport Plan, November 2025 (“STIP”) which reviews the transport interventions across the EMF and relevant EMCCA area. It identifies through the National Highways / Derbyshire County Council developed strategic gateway model the junctions likely to be stressed within certain parameters by development of identified strategic sites. The STIP has been carried out by Midlands Connect and EMF who have identified three packages of transport and highway interventions; and
 - the Detailed Transport Investment Plan, 18 December 2025 (“DTIP”) which follows completion of the STIP in August 2025 and builds on the STIP to develop a DTIP for EMF. The DTIP extends the LCC PRTM 23 highway model (M2) to include the three EMF Sites, then looks at primarily package 1 (as identified in the STIP) and models the mitigation impact to support the case for investment.

2.3 STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE TRANSPORT INFRASTRUCTURE

- 2.3.1. The tables below illustrate the assessment undertaken of the proposed SPD as against the latest SEA assessment of the relevant EMF site allocations:

East Midlands Intermodal Park (EMIP)

EMAGIC/Land South of East Midlands Airport

SEA Indicator	North West Leicestershire Local Plan Sustainability Appraisal of Policies September 2025: North West Leicestershire Local Plan Sustainability Appraisal of Policies September 2025	SEA update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Health & Wellbeing	0	No change
Inequalities	0	No change
Community	+	No change
Housing	0	No change

Economy	+	No change
Town/Village Centres	--	No change
Employment	++	No change
Sustainable Travel	++	No change
Air, Light & Noise Pollution	--	No change
Climate Resilience	0	No change
Biodiversity & Geodiversity	-	No change
Landscape	--	No change
Land-use efficiency	--	No change
Historic Environment heritage	-	No change
Water & Soil	0	No change
Waste	0	No change

Ratcliffe on Soar

SEA Indicator	Greater Nottingham Strategic Plan SEA Assessment (March 2025): Sustainability Appraisal Report March 2025 GN Plan	SEA update due to EMF Strategic Infrastructure & Contributions Supplementary Planning Document
Housing	0	No change
Employment & Jobs	++	No change
Economic Structure & Innovation	++	No change
Shopping Centres	+	No change

Health & Wellbeing	+	No change
Community safety	?	No change
Social inclusion	0	No change
Transport	++	No change
Brownfield Land	+	No change
Energy & Climate Change	++	No change
Pollution & Air Quality	?	No change
Flooding and Water Quality	-	No change
Natural Environment and BNG	-	No change
Landscape	?	No change
Built and Historic Environment	-	No change
Natural Resources and Waste Management	-	No change

2.4 HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING

2.4.1. This report also considers HRA screening in relation to the European sites and Ramsar sites considered in the relevant Local Plans and whether the proposed SPD affects the conclusions in respect of the relevant HRA assessment in relation to the likely significant effects on a relevant habitats site could exist. The conclusion is that there is no change in the relevant HRA assessments undertaken.

2.5 HOW TO COMMENT ON THIS DOCUMENT

2.5.1. This report is being consulted on alongside the SPD.

2.5.2. The consultation period will run from [] March to [] April 2026. Your views should be submitted to [central email or]:

- Rushcliffe Borough Council: [];
- South Derbyshire Borough Council: [] and
- North West Leicestershire Council: [].



Level 2
100 Wharfside Street
Birmingham
B1 1RT

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