**24/00727/OUTM:**

Outline planning permissions (means of access from 453 fixed; all other matters reserved for future determination) for the construction of employment floorspace (use classes B2/B8) with ancillary (integral) offices (use class E(g)(i)); and associated infrastructure including earthworks, internal estate road, parking and landscaping (all).

**Land South of A453 Ashby Road North of Hyams Lane.**

The Parish Council would strongly object to this application and makes the following comments:

1. It **supports the statutory bodies** who have not made substantive responses due to the lack of information and with them requests that this information is forthcoming.
2. **Freeport designation**The East Midlands Freeport was designated by the Government in March 2021. The designation includes some 100Ha of greenfield land to the south of the A453/J23a of M1 and to the immediate east of Diseworth. The Parish Council raises this point, as it is concerned that the Airport are not taking a holistic approach to the planning for their part of the Freeport site, thus creating a piecemeal application that does not merit the level of support and infrastructure that would come forward as part of a strategic development for the whole site.
3. **Highways and A453**

There is no provision within this application to make any improvements to the highways (M1/M42 junctions) or the A453, even though the traffic reports highlight that there will be significant additional traffic movements.

The Parish Council would request that a detailed traffic impact study and that a full strategic highway review is undertaken before this application or others as part of the Freeport are determined, taking into account the developments within the Local Plan revision (that is currently ongoing).

1. **Local Plan**

The application is contrary to Local Plan S3 and Ec1 including the detrimental effect such a development will have of the local amenity. The lack of any improvements to support the increased use of A453 and motorway junctions.

Although not part of this application, the provision of a new settlement, as part of the Local Plan at Isley Woodhouse, is also going to have a detrimental effect on the traffic situation unless consideration is given to the “whole” of the traffic network.

1. **Heritage and Landscape**

The Parish Council supports the comments made by Long Whatton and Diseworth Parish Council and agrees that the proposed development would have a significant adverse impact on the landscape and heritage contrary to Local Plan Policy Ec2. However, the full extent of the landscape and heritage impact cannot be established because matters such as the scale of development and landscape mitigation are reserved matters.

1. **Drainage**

The Parish Council supports Long Whatton and Diseworth Parish Council, and the comments of the LLFA who state that there is insufficient information regarding the risks of the discharging of surface water, in particular, for Hyam/s Lane and the Diseworth Brook.

1. **Freeport East Midlands** and Green Freight corridor board is a collaboration of public and private sector working in partnership unifying around the levelling-up proposition and agreeing that retained business rates are used to reinvest into scheme to promote growth across the East Midlands. The Parish Council would request that a local consultative committee is setup to allow for the local parishes, officers and councillors to be able to input on local date and information.