# Proposed Housing Settlement – New Local Plan

## 14 March 2024

### About Logistics UK

Logistics UK is one of the country's largest business groups, supporting, shaping and standing up for safe and efficient logistics. We are the only organisation representing the entire logistics sector.

We represent a sector delivering an increasingly innovative, productive and sustainable system of essential national infrastructure. This system ensures the availability of the products that households, businesses and public services rely on every day, and is supporting the UK's transformation for the future. Our membership of over 20,000 includes global, national and regional businesses and SMEs spanning the road, rail, sea and air industries as well as the buyers of freight services, such as retailers and manufacturers.

### Logistics UK's response to the New Settlement 'Isley Woodhouse (IW1)'

The development of concern for Logistics UK and its aviation members is Isley Woodhouse – a standalone settlement with the potential for up to 4,500 new homes in total, across all tenures and house types, located south of East Midlands Airport (EMA).

Within the consultation document, noted on page 66 is the following:

*Both East Midlands Airport and the Donington Park Racing Circuit generate a significant amount of noise. The 2020 Infrastructure Study recognises this and recommended that a full noise assessment would be required as part of any future planning application.*

For our aviation members that use EMA frequently as a cargo hub, the recommended 'noise assessment' is a cause for concern. The noise assessment raises concerns regarding potential restrictions or regulations that may affect operations, potentially impacting scheduling, efficiency, and overall costs for our aviation members utilising EMA as a cargo hub.

To ensure our members' operations are not affected, Logistics UK is requesting that the North West Leicestershire District Council recognises the 'Agent of Change' principle when drafting their 'New Local Plan'.

In the context of aviation operations at EMA, the principle would imply that the burden of ensuring compatibility between the airport's activities and the new residential housing area lies with the party initiating the residential development.

When applying the Agent of Change principle to the situation, the onus is on the developer of the new housing area and the local council to implement measures that prevent any negative impacts on ongoing aviation operations at EMA. This approach is rooted in the idea that the party introducing the change should take proactive steps to address and minimise potential conflicts.

EMA plays a crucial role in the region's transportation and economic activities and serves as a key freight hub for many cargo operators. Its continued viability and accessibility are paramount for the smooth functioning of supply chains and the economic growth of the region, making any potential impediments such as noise assessments a matter of significant importance for all stakeholders involved.

The airport contributes significantly to the local economy through job creation and transportation services, providing employment opportunities and facilitating the movement of goods and people, driving economic development and prosperity in the surrounding area. As such, ensuring that residential development around the airport is carefully planned and takes into account the existing operations and potential noise impacts is essential for maintaining harmonious coexistence between the airport and surrounding communities, safeguarding both economic prosperity and quality of life for residents.

Underscoring the importance of ensuring that Isley Woodhouse is compatible with existing land uses, both the developer and the Local Council must conduct thorough assessments to ensure that the residential housing area is appropriately zoned and designed to coexist harmoniously with the existing aviation activities at EMA. If it is found that the residential housing area is impacted by operations at EMA, the developer or Local Council must implement soundproofing measures and any other viable mitigation strategies to prevent future residents from becoming aggravated or disturbed. Investment in infrastructure that addresses any potential conflicts arising from the proximity of the residential area to EMA, may be warranted.

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