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Meeting	LOCAL PLAN COMMITTEE
Time/Day/Date	6:00pm on Wednesday, 20 May 2026
Location	Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services 01530 454512

AGENDA

Item		Pages
1	APOLOGIES FOR ABSENCE	
2	DECLARATION OF INTERESTS	
	Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.	
3	PUBLIC QUESTION AND ANSWER SESSION	
	To receive questions from members of the public under rule no.10 of the Council Procedure Rules.	
4	MINUTES	
	To confirm and sign the minutes of the meeting held on 22 April 2026.	3 - 6
5	LOCAL DEVELOPMENT SCHEME UPDATE	
	The report of the Interim Planning Policy Team Manager.	7 - 26
6	LOCAL PLAN POLICIES UPDATE	
	The report of the Interim Planning Policy Team Manager.	27 - 64
7	RESPONSE TO OADBY AND WIGSTON REGULATION 19 LOCAL PLAN CONSULTATION	
	The report of the Interim Planning Policy Team Manager.	65 - 68

Circulation:

Councillor J G Simmons (Chair)
Councillor M Ball (Deputy Chair)
Councillor D Bigby
Councillor S Lambeth
Councillor P Lees
Councillor J Legrys
Councillor R L Morris
Councillor P Mout
Councillor C A Sewell
Councillor L Windram
Councillor M B Wyatt

MINUTES of a meeting of the LOCAL PLAN COMMITTEE held in the Stenson House, London Road, Coalville, LE67 3FN on WEDNESDAY, 22 APRIL 2026

Present: Councillor J G Simmons (Chair)

Councillors M Ball, P Lees, J Legrys, P Moulton, C A Sewell, L Windram, M B Wyatt, A Barker (Substitute for Councillor D Bigby) and C Beck (Substitute for Councillor S Lambeth)

Officers: Ms J Althorpe, Mr B Dooley, Mr C Elston, Mr D Gill, Mrs C Hammond, Mr T James and Ms S Lee

51 APOLOGIES FOR ABSENCE

Apologies were received from Councillor D Bigby, Councillor S Lambeth and Councillor R Morris.

52 DECLARATION OF INTERESTS

Councillor J Legrys declared that he had been lobbied without influence in respect of the policy for site EMP98 included in item 6 of the agenda, Local Plan Policies Update, but had come to the meeting with an open mind.

53 PUBLIC QUESTION AND ANSWER SESSION

There were 2 questions received from the public.

Question from Ms G Baker

Developing West Whitwick Broad Location site will be very expensive and will require extensive road improvements in order to access the site. Geological challenges, heritage investigations, flood risk defences, rights of way challenges and ensuring the protection of red-listed wildlife on the site, will also significantly add to that cost. How will the Council ensure that these costs are properly reflected within the section 106 it sets out for Gladman's Development Company?

Response from the Chair of Local Plan Committee

S106 contributions are generally related to infrastructure such as highways, education, affordable housing and public open space. Through the submission of any planning application, the Council will undertake consultation with a range of stakeholders including Leicestershire County Council. This will inform the mitigation required and associated costs which will be incorporated into the S106 agreement. Other costs, such as on site remediation and survey work will be funded by the developer and would not typically form part of a S106 agreement.

As part of a supplementary question, it was asked how the Council had considered the viability and deliverability issues associated with West Whitwick before including the relevant sites in the Local Plan. The Interim Local Plan Team Manager replied that all allocations would have been subjected to a viability assessment prior to the Regulation 19 consultation.

Question from Mr M Elton

New Swannington Primary School currently has 186 pupils on role. The maximum capacity for that school is 210. I counted 70 cars parked along Church Lane at school pick

up time, recently and that is pretty much a daily occurrence of that amount of vehicles. If approximately 500 properties are built by different promoters/developers along Thornborough Road and a further 350 on West Whitwick Valley, will further primary schools be built nearby along with an expensive infrastructure of new roads?

Response from the Chair of the Local Plan Committee

The Infrastructure Delivery Plan (IDP) will look collectively at the infrastructure required to accommodate the development proposed in the Local Plan. This will feature input from Leicestershire County Council as Education and Highway Authority. This will inform both the necessary highway mitigation measures and the potential need for new school places in the Whitwick area to mitigate the impacts of development. Any such requirements would then be secured by section 106 agreement through the submission and determination of associated planning applications.

As part of a response to a supplementary question, the Interim Local Plan Team Manager stated that the Infrastructure Delivery Plan (IDP) would have been available to read as part of the Regulation 19 consultation in July 2026.

54 MINUTES

Consideration was given to the minutes of the meeting held on 18 March 2026.

It was moved by Councillor J Legrys, seconded by Councillor M Ball and

RESOLVED THAT:

The minutes of the meeting held on 18 March 2026 be approved and signed by the Chair as an accurate record of the proceedings.

55 GOOD DESIGN GUIDE FOR NORTH WEST LEICESTERSHIRE

The Head of Planning and Infrastructure presented the report.

Members had a discussion during which they expressed support for the document. They commented on the negative impact a lack of functional chimneys on new builds would have had on those with no access to electricity or gas, and it was noted that these issues had not been sufficiently addressed as part of the document.

After questioning whether the addition of functional chimneys could have been insisted to developers, members were advised that it would have been difficult to have enforced as part of the document.

It was moved by Councillor M Ball, seconded by Councillor J Legrys and

RESOLVED THAT:

- 1) The Good Design Guide for North West Leicestershire Supplementary Planning Document, which can be found in the link to Appendix 2 in the report, be adopted.
- 2) Authority be delegated to the Strategic Director of Place, in consultation with the Portfolio Holder for Planning, to agree any modification as a result of any changes in the Government's National Planning Policy.

56 LOCAL PLAN POLICIES UPDATE

Prior to this item, the Head of Planning and Infrastructure drew members' attention to recommendation XI in the report which related to the Stewardship Policy. He advised that it was being reconsidered, and that it would be brought back to the Committee at a later date. It was therefore excluded from the recommendations.

The Interim Local Plan Team Manager and the Principal Planning Policy Officer then presented the report in sections, and each one was followed by a discussion.

Strategic Warehousing Site Allocation Policies

A discussion was had during which several questions of clarity were addressed by the planning policy officers. Members questioned whether the allocated sites would have been gradually released over a long period of time. The Principal Planning Policy Officer confirmed this was the intention but noted that there was nothing in planning policy guidance that allowed for a slow release of sites. It was suggested that the new future authority could assess whether a slow release was required in the future.

A member asked whether a colour scheme could have been prescribed to Mercia Park which would have made it more visually appealing. The Principal Planning Policy Officer responded that the Good Design Guide included a section that focused on industrial buildings which included the level of detail that was appropriate for the policy, and that specific details such as colour scheme would have been addressed at the planning application stage.

With reference to sites EMP73 (part), EMP97 and EMP98, members expressed concern for Battram and Kegworth, adding that they would have liked an Area of Separation between the warehousing in the area so that the green fields were better preserved. The Principal Planning Policy Officer confirmed that the policies included references to retaining gaps to adjacent settlements and this was also referred to in Policy S4 which collectively ensured separation was maintained.

Housing Types and Mix

A discussion was had during which members commented on the difficulty residents were having in finding bungalows to purchase.

It was asked whether the locations in which bungalows were built could have been improved for the benefit of residents. The Principal Planning Policy Officer replied that supporting text could be added to the document which emphasised this point.

Policy IF8 – Update Regarding Lorry Parking

As part of a discussion, members asked if developers could have been encouraged to offer their sites for lorry parking, particularly in Donington Le Heath.

Design of New Development

There were no comments made.

Isley Woodhouse Allocation – Updated Policy Wording

During discussion, members were supportive of the new policy wording. They questioned whether the policies could have been grouped into categories when they were released as part of a public document which would help with the navigation and overall understanding

of the policy. The Head of Planning and Infrastructure agreed and stated that this could be achieved prior to Regulation 19 consultation with the use of subheadings.

As recommendations 8 and 12 were to note the comments received in respect of Policy H4: Housing Mix and Type, and Policy Ap1: Design of New Development, members were thanked for their comments.

Councillor J Legrys moved the further 11 recommendations in the report. They were seconded by Councillor M Ball and

RESOLVED THAT:

- (I) The policy for land south of East Midlands Airport (EMP90) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (II) The policy for land north of A453, Kegworth (EMP73 Part) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (III) The policy for land south of Kegworth bypass (EMP97) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (IV) The policy for land between Ellistown Terrace Road and Wood Road, Battram (EMP98) in Appendix A of this report be included in the Regulation 19 version of the Local Plan.
- (V) The policy for land north of J11 (Mercia Park II) (EMP82) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (VI) The policy for land north-east of J11 A42 (EMP83/84/94) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (VII) The policy for land at Corkscrew Lane (J13 A42) (EMP80) in Appendix A of the report be included in the Regulation 19 version of the Local Plan.
- (IX) Subject to the findings of the whole plan viability assessment, Policy H4: Housing Mix and Type as amended at Appendix B of the report be included in the Regulation 19 version of the Local Plan.
- (X) Policy IF8 – Parking and New Development as amended at Appendix C of the report be included in the Regulation 19 version of the Local Plan.
- (XIII) Policy Ap1: Design of New Development as set out in Appendix E of the report be included in the Regulation 19 version of the Local Plan.
- (XIV) Subject to the outcomes of a) transport modelling; b) viability assessment; and c) infrastructure requirements, Policy IW1: Isley Woodhouse as amended at Appendix F of the report be included in the Regulation 19 version of the Local Plan.

The meeting commenced at 6:00pm

The Chair closed the meeting at 7:13pm

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – WEDNESDAY 20 MAY 2026

Title of Report	LOCAL DEVELOPMENT SCHEME	
Presented by	Tom James Interim Planning Policy Team Manager	
Background Papers	Report to Local Plan Committee 18 October 2023 National Planning Policy Framework Localism Act 2011	Public Report: Yes
Financial Implications	<p>There are no direct financial implications arising from the report.</p> <p>The cost of the Local Plan Review is met from existing budgets.</p> <p>Signed off by the Acting Section 151 Officer: Yes</p>	
Legal Implications	<p>Preparing a Local Development Scheme is required by legislation as set out in the report.</p> <p>Signed off by the Interim Monitoring Officer: Yes</p>	
Staffing and Corporate Implications	<p>None identified</p> <p>Signed off by the Head of Paid Service: Yes</p>	
Purpose of Report	This report sets out an updated Local Development Scheme for the new Local Plan.	
Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE:</p> <p>(I) AGREES THE LOCAL DEVELOPMENT SCHEME SET OUT AT APPENDIX A</p>	

1.0 BACKGROUND

- 1.1 Local planning authorities are required to prepare, maintain, and publish a Local Development Scheme (LDS) in accordance with the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

- 1.2 An LDS should set out the Council’s programme for the preparation of Local Development Documents (i.e. local plans) over a three-year period and should inform the public and other stakeholders about the likely dates for opportunities to get involved with the plan making process.
- 1.3 The LDS was last published in February 2025. As an up-to-date Local Development Scheme is a regulatory requirement when the Local Plan is submitted for examination, the LDS needs updating to reflect the current timetable.
- 1.4 The updated timetable for progressing the Local Plan largely reflects the timescales reported to Local Plan Committee on 18 March 2026. This demonstrates that the Council is still on track to submit the Local Plan before 31 December 2026, which is the final submission date imposed for Local Plans under the current plan-making system.
- 1.5 Table 1 below provides an overview of the key timescales up to submission:

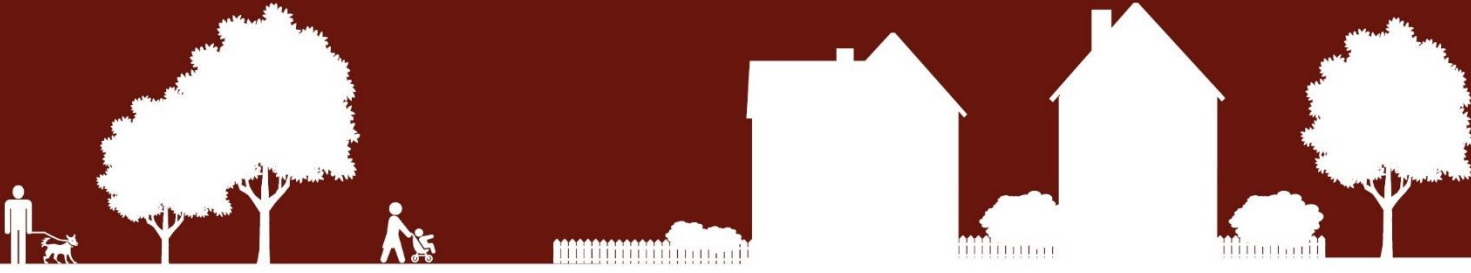
Table 1: Expected Key Milestones to Submission

Date/Month	Stage
4 June 2026- Local Plan Committee 11 June 2026 - Cabinet 17 June 2026 - Council	Seek approval to consult on the Regulation 19 Local Plan and to submit the plan following consultation
July – September 2026	Regulation 19 Consultation (minimum of 6 weeks but intend to extend to account for summer/school holidays)
October 2026	Process representations received and collate all the documentation for submission
November/December 2026	Formal Submission of the Local Plan

- 1.6 A copy of the proposed LDS is attached at Appendix A.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing
Policy Considerations:	The Local Plan is required to be consistent with the National Planning Policy Framework and other government guidance and requirements.
Safeguarding:	No issues identified
Equalities/Diversity:	An Equalities Impact Assessment of the Local Plan review will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	No issues identified
Economic and Social Impact:	The decision, of itself, will have no specific impact
Environment, Climate Change and zero carbon:	The decision, of itself, will have no specific impact
Consultation/Community/Tenant Engagement:	None
Risks:	<p>As detailed in the report a Local Development Scheme is a legal requirement.</p> <p>The Local Development Scheme identifies a number of risks and how these will be managed.</p>
Officer Contact	Tom James Interim Planning Policy Team Manager tom.james@nwleicestershire.gov.uk

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Appendix A

LOCAL DEVELOPMENT SCHEME

2026 – 2029

May 2026

1. INTRODUCTION

The North West Leicestershire Local Plan

- 1.1 North West Leicestershire District Council as Local Planning Authority is required to produce a Local Plan.
- 1.2 The purpose of the Local Plan is to guide future decisions in respect of future development.
- 1.3 The National Planning Policy Framework (NPPF) notes that “*The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings*”.
- 1.4 The North West Leicestershire Local Plan was initially adopted on 21 November 2017. It sets out as strategy for delivering the homes, jobs and infrastructure needed in the district between 2011 and 2031.
- 1.5 Policy S1 of the plan provided a commitment from the Council to undertake a review of the plan commencing within 3 months of adoption. There are two main reasons why an immediate review was required:
 - A shortage of employment land up to 2031 compared to what is needed (as identified in our Housing and Economic Development Needs Assessment, or HEDNA)
 - The possible need to accommodate additional housing arising from unmet needs in Leicester city.
- 1.6 Work on the review commenced in February 2018. Due to issues of uncertainty relating to the issue of unmet need it was decided to undertake a Partial Review which amended only Policy S1.
- 1.7 The Partial Review was adopted on 16 March 2021. The Local Plan includes a commitment to preparing a replacement Local Plan via a Substantive Review. The Local Plan can be viewed on the Council’s website at www.nwleics.gov.uk/pages/local_plan

The Local Development Scheme

- 1.8 A Local Development Scheme (LDS) is required to be prepared by the Council (under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011)).
- 1.9 The LDS must specify (among other matters) the documents which, when prepared, will comprise the Development Plan for the area. It must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress.
- 1.10 This covers the three-year period up to 2029 and supersedes previous LDSs.

The Development Plan

- 1.11 Planning applications are to be determined in accordance with the provisions of the Development Plan unless there are good planning reasons for doing otherwise. The Development Plan represents the cornerstone of the planning system as it sets out the local planning authorities planning strategy and policies to guide the future development of the district.
- 1.12 At the present time the Development Plan for North West Leicestershire consists of the following documents:
- The adopted North West Leicestershire Local Plan 2021
 - Leicestershire Minerals and Waste Local Plan (2019)
 - Ellistown and Battelflat Neighbourhood Plan (July 2019)
 - Hugglescote and Donington le Heath Neighbourhood Plan (November 2021)
 - Blackfordby Neighbourhood Plan (April 2022)
 - Swannington Neighbourhood Plan (March 2023)
 - Lockington and Hemington Neighbourhood Plan (February 2024)
 - Breedon on the Hill Neighbourhood Plan (March 2025) and
 - Ashby de la Zouch Neighbourhood Plan review (November 2025)
- 1.13 Neighbourhood Plans are community-led documents by a Parish/Town Council or Neighbourhood Forum and ultimately adopted by the District Council as part of the development plan.
- 1.14 All development plans have to be consistent with national policies, as set out in the NPPF.
- 1.15 Each Development Plan Document (DPD) must also be accompanied by a Strategic Environmental Assessment (SEA) and Sustainability Appraisal; or in the case of a Neighbourhood Plan be supported by a Screening Opinion as to whether an SEA is required.
- 1.16 Strategic Environmental Assessment (SEA) is a process intended to ensure that significant environmental effects arising from Local Plan proposals are identified, assessed, mitigated, communicated to decision-makers and monitored. The role of SEA is to:
- Support sustainable development;
 - Improve the evidence base for decision-making; and
 - Facilitate and respond to consultation with stakeholders.
- 1.17 The Planning Act requires local planning authorities to undertake a Sustainability Appraisal (SA) (incorporating SEA) to ensure that, in addition to considering the environmental impacts of policies and proposals, an assessment is also made of their economic and social impacts.
- 1.18 The SA outputs will be consulted upon during the development plan process.
- 1.19 The River Mease which passes through part of the district is designated as a Special Area of Conservation (SAC) at EU level. The council is required to undertake a Habitats Regulations Assessment of any development plan whose

policies or proposals could have a significant adverse effect upon the integrity of the SAC.

- 1.20 The outcome of any such assessments will be consulted up on alongside the parent development plan.
- 1.21 Details about SEA and sustainability Appraisal can be found at www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

Neighbourhood Plans

- 1.22 Under the Localism Act Neighbourhood Plans can be prepared by local communities. These can be used to establish general planning policies for an area. A Neighbourhood Plan must be in general conformity with the strategic policies in the Development Plan, as well as having regard to national planning policy and must be compatible with EU obligations and human rights requirements.
- 1.23 Before a Neighbourhood Plan can be adopted it must gain the approval of a majority of voters of the neighbourhood.
- 1.24 If adopted a Neighbourhood Plan will be part of the Development Plan for that area – it will be a material consideration in determining planning applications.
- 1.25 The LDS does not set out what Neighbourhood Plans will be produced as this will be a matter for local communities to decide when such plans will be produced. However, the District Council will provide support to local communities wanting to produce a Neighbourhood Plan.
- 1.26 In addition to those ‘made’ plans listed at paragraph 1.12, the Long Whatton and Diseworth Neighbourhood Plan is currently at examination.
- 1.27 The following plans are being reviewed
- Ellistown and Battleflat
 - Hugglescote and Donington le Heath
- 1.28 Further detail regarding Neighbourhood Plans can be found at www.nwleics.gov.uk/pages/neighbourhood_planning

Statement of Community Involvement

- 1.29 A Statement of Community Involvement (SCI) sets out how a Council intends to consult and involve the community in the preparation and review of local development documents and in development management decisions. The North West Leicestershire SCI was published in February 2019, was subject to an Addendum in 2020 and recently reviewed and updated in September 2025.
- 1.30 The current SCI can be viewed at www.nwleics.gov.uk/pages/statement_of_community_involvement_consultation

Monitoring and Review – Authority’s Monitoring Report:

- 1.31 Local planning authorities are required to publish a report that monitors the progress and implementation of each document set the Local Development Scheme. It must specify whether adopted policies are meeting their stated objectives and if not, what actions are proposed to address any issues. In addition, it must include:
- Details of any neighbourhood development order or a neighbourhood development plan made by the Council;
 - Any Community Infrastructure Levy related receipts and expenditure; and
 - Details on where the Council has worked with other authorities in accordance with the ‘Duty to Cooperate’.

The latest Council monitoring report is available at www.nwleics.gov.uk/pages/authority_monitoring_report

Community Infrastructure Levy

- 1.32 The Community Infrastructure Levy (CIL) is a charge payable by developers which contributes towards the cost of providing new infrastructure as part of new development.
- 1.33 The Council previously undertook some work with the other Leicestershire Local Planning Authorities to establish the potential for a CIL charge and what such a charge would be. At that time, it was decided to not pursue the establishment of CIL. Instead, the Council continues to secure the infrastructure necessary to support new development by legal agreements known as Section 106 Agreements.
- 1.34 CIL does not form part of the LDS but any future updates to the LDS will set out the latest situation on the CIL and Infrastructure Levy.

2. **THE LOCAL DEVELOPMENT SCHEME FOR NORTH WEST LEICESTERSHIRE**

Purpose and Content of Local Development Scheme

2.1 The Local Development Scheme has the following main purposes:

- To inform the public and other key stakeholders of the documents that the District Council proposes to prepare which will make up the new planning policy framework for North West Leicestershire;
- To set out the timescales envisaged for the preparation of these documents;
- To establish and reflect District Council priorities;
- To enable work programmes to be set and resources to be allocated for the preparation of these documents;
- To set a timetable for the review of these documents once they have been prepared.

Development Plan Documents

2.2 As noted the Local Plan Partial Review was adopted by the District Council in March 2021. The Local Plan includes a commitment to preparing a replacement Local Plan. The LDS sets out the programme for this.

2.3 Work undertaken as part of the Partial Review and which has been consulted upon forms part of the input to the new plan.

2.4 The District Council will review the need for and timing of any development plans as part of the annual monitoring cycle involved in the preparation of the Annual Monitoring Report.

2.5 The Policies Map will be amended to reflect changes to the development plan. It will be updated to show the geographic extent of site-specific policies or other matters referred to in adopted development plans.

2.6 Each development plan will be subject to statutory procedures, including consideration at an independent examination, and an Inspector's report which the Council will need to consider before adopting the relevant development plan.

2.7 Section 4 sets out individual profiles for each document to be prepared by the Council. This provides a brief description of each document, information on its status and the timing of the main stages or 'milestones' towards its adoption.

3. **SUPPORTING STATEMENT**

Introduction

- 3.1 This supporting statement sets out the context for the preparation of the Local Plan. It identifies the resources that will be available for the preparation of the various documents and provides an assessment of the various risks which the District Council is likely to face in the production of the Local Plan.

District Profile

- 3.2 North West Leicestershire is a mainly rural district, covering 27,900 hectares. The principal town is Coalville and the other main settlements are Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham.
- 3.3 At the time of the 2021 Census the population of the district was estimated as being 104,700.
- 3.4 Little trace of the former deep mining industry now remains as a result of the redevelopment and restoration of sites to a variety of uses, including woodland planting as part of the National Forest. Major employment areas have been provided at strategic locations as part of the area's regeneration strategy.
- 3.5 The District is crossed by the A42, with the M1 passing on the eastern side. East Midlands Airport is situated in the northern part of the District and provides a major source of local employment. There is no passenger rail service within the District, but the Leicester-Burton railway (the 'National Forest Line') remains open for freight traffic.
- 3.6 North West Leicestershire is at the heart of the National Forest and has areas of very attractive countryside, including Staunton Harold and the Charnwood Forest. There are nationally recognised conservation areas in Ashby-de-la-Zouch Town Centre and at Castle Donington.

Joint Working

- 3.7 The Council has worked at both member and officer level with all of the other local planning authorities in Leicester and Leicestershire on a Strategic Growth Plan to guide future development across the sub-region up to 2050. It is the authorities collective 'offer' to government and other partners for how (collectively) we can deliver the new homes, jobs and ancillary uses which the county requires. The Strategic Growth Plan was approved by all Councils at a series of meetings held during November and December 2018
- 3.8 The Strategic Growth Plan is a positive response to the Duty to Cooperate requirement introduced by the Localism Act 2011. The broader strategy and jobs and homes figures contained in the Strategic Growth Plan and its timetable for production will directly influence development of future Local Plans across Leicestershire.
- 3.9 None of the documents identified for preparation in this LDS will be prepared as joint documents with other authorities. However, the potential for the production of any joint documents will be kept under review as part of future iterations of the LDS. In addition, the Council will continue to engage with the

other Leicester and Leicestershire authorities in respect of strategic matters during the period covered by this LDS, including progressing any Statements of Common Ground (SoCG) and Joint Evidence studies.

- 3.10 The work on strategic matters is overseen by an officer Strategic Planning Group which reports to a Member Advisory Group. Any SoCG requires sign off by each authority through its own internal processes.
- 3.11 Currently 2 Statements of Common Ground in being reported through the relevant Council processes in respect of Housing and Strategic Distribution and sign off will be subject to Full Council in May 2026.

Resources

- 3.12 Production of local development documents is led by the Planning Policy Team in the Planning and Infrastructure Service. A more detailed explanation of resource requirements is set out within the individual document profiles in Section 4.
- 3.13 The following staff resource is available for preparing the Local Plan:
- Head of Planning and Infrastructure
 - Interim Planning Policy Team Manager (0.5 FTE)
 - Principal Planning Officer x 2
 - Senior Planning Officers x 2 (1.8 FTE)
- 3.14 Consultants have been engaged as necessary to carry out a number of studies for the District Council. The need for further input of such expertise will be kept under review.
- 3.15 Every effort will also be made to take advantage of the skills and experience available in other sections of the District Council to supplement the planning policy team.

Programme Management Responsibilities

- 3.16 The preparation of the Local Plan for North West Leicestershire will be the responsibility of the Head of Planning & Infrastructure, with day-to-day project management and programming being dealt with by the Interim Planning Policy Team Manager.

Governance Procedures

- 3.17 The Local Plan Committee is responsible for overseeing the preparation of the Local Plan. A Council resolution will be required for the adoption stages of any DPD prepared by the Council.
- 3.18 At officer level a Project Board, led by the Strategic Director of Place, oversees the work undertaken by officers and directs the development of the plan.

Risk Assessment

3.19 An assessment has been undertaken of the main areas of risk facing the District Council in the preparation of the Local Plan, together with measures to address such risks. The risks identified include:

- Staff turnover and possible delays in filling vacant posts.

Impact: reduced capacity results in slippage to programme

Mitigation measures: flexible use of other planning expertise elsewhere within the Planning service as required; take steps to seek to fill vacancy immediately; consider use of consultancy/agency staff.

- Financial constraints.

Impact: work cannot be progressed, quality of plan and/or evidence base compromised

Mitigation measures: Local Plan a key corporate priority; ensure that budgetary provision included as part of Council's annual budget setting process and keep under review.

- Nature and extent of public response is such that existing resource will be stretched to maintain programme of work.

Impact: reduced capacity results in slippage to programme

Mitigation measures: The SCI for North West Leicestershire is in place and provides a clear basis for community engagement. Ensure timetable is realistic and monitor progress against LDS. Consider the employment of temporary staff to help assist with assessment of responses to consultations if required particularly to free up experienced planning officers.

- Policy team required to do unforeseen work

Impact: reduced capacity results in slippage to programme

Mitigation measures: Ensure that appropriate priority attached corporately and politically to Local Plan. Monitor volume of non - local plan work and discuss as part of team 121's. Consider need for additional resources.

- New Government guidance which affects approach being taken

Impact: additional work required which also includes additional cost and delays to programme.

Mitigation measures: closely monitor potential changes and ensure that all Planning Policy staff are aware of any emerging issues and guidance and asses potential impact upon Local Plan immediately.

- Duty to Cooperate issues.

Impact: progress delayed or plan found not sound.

Mitigation measures: ensure that all the Leicester and Leicestershire authorities are consulted and kept up-to-date throughout the plan preparation process; Strategic Planning Group and the Planning Officers Forum provide opportunities for sharing information and emerging issues.

- Lack of political ownership or willingness to approve plan.

Impact: slippage in programme; failure to produce an up-to-date plan which leaves Council vulnerable to unwanted planning applications.

Mitigation measures: Ensure that members are fully briefed as to the importance of having an up-to-date Local Plan. Local Plan Committee in place which provides opportunity to engage with members; ensure that Portfolio Holder is provided with regular updates.

- Delays in evidence gathering

Impact: slippage in programme, plan found not sound

Mitigation: Ensure that sufficient budgetary provision is made. Ensure that any partners or contractors are aware of programme for production of plan and monitor to ensure progress is maintained.

4 OVERVIEW OF LOCAL DEVELOPMENT DOCUMENTS TO BE PRODUCED

- 4.1 This section describes the purpose of each Development Plan Document and the timetable for its preparation. The chart at Appendix 1 provides a summary guide to the timetabling of each document
- 4.2 The principal focus over the period of this LDS will be to complete the preparation of the new Local Plan.
- 4.3 The new Local Plan will address the future development needs of the district, most likely up to 2042, including site allocations as well as specific policies and criteria against which planning applications for development can be assessed. It will need to have regard to the outcome from the Strategic Growth Plan as well as the NPPF and other national policy requirements, including new household projections.
- 4.4 The new Local Plan is being prepared under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). However, changes to the plan making system are being introduced through the Levelling Up and Regeneration Act 2023. As a result the new plan will have to be submitted for Examination by December 2026. The timetable below takes account of these deadlines.
- 4.5 The work previously undertaken as part of the Partial Review will feed into the new Local Plan.

OVERVIEW	
Coverage	District-wide
Status	Development Plan Document
Conformity	National Planning Policy Framework

TIMETABLE	
Stage	Dates
Consult on additional draft housing and employment site allocations	6 weeks March/April 2025
Agree publication version (Regulation 19)	June 2026
Consultation Publication Local Plan (Regulation 19)	8 weeks July/August/September 2026
Submission	November 2026
Examination	March 2027 ¹
Adoption	Autumn/Winter 2027 ²

¹ Dependent upon Planning Inspectorate

² Dependent upon Planning Inspectorate

ARRANGEMENTS FOR PRODUCTION	
Organisational Lead	Head of Planning & Infrastructure
Political Management	Local Plan Committee Cabinet Council
Internal Resources	Interim Planning Policy Team Manager and Planning Policy Team
External Resources	Resources from a range of external stakeholders including various public agencies (for example highway authorities, utility providers) will be required to inform the production of the document. Consultants have been used to provide input into evidence base.
Community & Stakeholder Involvement	As set out in Statement of Community Involvement
Monitoring	Addressed in the Annual Monitoring Review

Policies Map

Purpose

- 4.6 The Policies Map illustrates, on an Ordnance Survey base map, all the policies and proposals set out in Development Plan Documents (DPDs). Inset maps illustrate policies and proposals for specific parts of the district or specific settlements. The Policies Map (and any relevant Inset Maps) will be revised as new DPDs are adopted, policies are deleted or policies cease to be part of the development plan.

OVERVIEW	
Coverage	District-wide
Status	Development Plan Document
Conformity	National Planning Policy Framework

Timetable

- 4.7 The timetable for revisions will be the same as that for the relevant documents which requires changes to the Policies Map.

Arrangements for production

ARRANGEMENTS FOR PRODUCTION	
Organisational Lead	Head of Planning & Infrastructure
Political Management	Local Plan Committee Cabinet Council
Internal Resources	Planning Policy Team Manager and Planning Policy Team

External Resources	Possible external resource required to facilitate electronic version of proposals map which is web based. In addition, external printing resource may be required for paper copies of Policies Map.
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Evidence Base

- 4.8 The Substantive Review will be supported by a proportionate evidence base as necessary. The existing Evidence Base together with any additions can be viewed at www.nwleics.gov.uk/pages/local_plan_review_evidence_base

5 SUPPLEMENTARY PLANNING DOCUMENTS

- 5.1 Supplementary Planning Documents (SPD) are documents which add further detail to specific policies in the Local Plan. Although they are not DPDs and hence accorded the same weight as a DPD, they are capable of being a material consideration in the determination of planning applications.
- 5.2 The previous Local Plan was supported by a number of SPDs. Following adoption of the current Local Plan in November 2017 a review of these SPDs was undertaken. The Council's Cabinet of January 2018 agreed to withdraw all of the SPDs with the exception of a Good Design SPD.
- 5.3 Since the Local Plan was adopted the following new SPDs have been approved:
- Cycling Strategy Coalville (12 September 2018)
 - Cycling Strategy Ashby de la Zouch (12 September 2018)
 - Shop Front and Advertisements (June 2019)
 - Diseworth Village Design Statement (27 January 2021)
 - Affordable Housing (9 December 2021)
 - Air Quality (18 October 2023)
 - Good Design Guide (22 April 2026)
- 5.4 Copies of SPDs can be viewed at [Supplementary Planning Documents & Other Guidance - North West Leicestershire District Council](#)

APPENDIX 1 – LOCAL PLAN REVIEW TIMETABLE 2026-29

	FEBRUARY 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026	JANUARY 2027	FEBRUARY 2027	MARCH 2027	APRIL 2027	MAY 2027	JUNE 2027	JULY 2027	AUGUST 2027	SEPTEMBER 2027	OCTOBER 2027	NOVEMBER 2027	DECEMBER 2027		
Consultation (Reg 18) – draft plan including preferred housing and employment site allocations																																					
Evidence gathering including transport assessment, Viability Assessment and infrastructure Delivery Plan																																					
Council agrees Regulation 19 Plan																																					
Consultation (Reg 19) – publication Local Plan																																					
Submission to S of S																																					
Examination starts																																					
Adoption																																					



**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – WEDNESDAY 20 MAY 2026**

Title of Report	NEW LOCAL PLAN – POLICIES UPDATE	
Presented by	Tom James Interim Planning Policy Team Manager	
Background Papers	National Planning Policy Framework Planning Policy for Traveller Sites (December 2024) Item 5 Report to Local Plan Committee 8 December 2022 2024 Regulation 18 Proposed Policies for Consultation 2024 Regulation 18 consultation responses	Public Report: Yes Key Decision: No
Financial Implications	The cost of the Local Plan Review is met through existing budgets which are monitored on an ongoing basis.	
	Signed off by the Acting Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based on robust and up to date Evidence.	
	Signed off by the Interim Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications are associated with the specific content of this report. Links with the Council’s Priorities are set out at the end of the report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To agree the policy wording for: <ul style="list-style-type: none"> • Policy H9: Gypsies, Travellers and Travelling Showpeople • Policy Ec1 – Economic Strategy • New policy on the Long-term Management of Community Assets and Stewardship • Policy H5 – Affordable Housing 	

Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE:</p> <p>(I) AGREES THAT, SUBJECT TO THE FINDINGS OF THE WHOLE PLAN VIABILITY ASSESSMENT, POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE AS AMENDED AT APPENDIX A(III) OF THIS REPORT IS INCLUDED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN</p> <p>(II) NOTES THE COMMENTS RECEIVED IN RESPECT OF POLICY EC1 – ECONOMIC STRATEGY AS SUMMARISED AT APPENDIX C OF THIS REPORT</p> <p>(III) AGREES THAT POLICY EC1 – ECONOMIC STRATEGY IN APPENDIX C OF THIS REPORT IS INCLUDED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN</p> <p>(IV) AGREES THAT THE PROPOSED POLICY FOR THE MANAGEMENT OF ASSETS AND STEWARDSHIP AS SET OUT IN APPENDIX D OF THIS REPORT IS INCLUDED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN</p> <p>(V) NOTES THE COMMENTS RECEIVED IN RESPECT OF POLICY H5 – AFFORDABLE HOUSING AS SUMMARISED AT APPENDIX E OF THIS REPORT</p> <p>(VI) AGREES THAT, SUBJECT TO AND INFORMED BY THE FINDINGS OF THE WHOLE PLAN VIABILITY ASSESSMENT, POLICY H5 – AFFORDABLE HOUSING AT APPENDIX E OF THIS REPORT IS INCLUDED IN THE REGULATION 19 VERSION OF THE LOCAL PLAN</p>
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1 BACKGROUND

1.1 The purpose of this report is to agree the proposed policy wording for a further number of topic areas:

- a) Policy H9: Gypsies, Travellers and Travelling Showpeople
- b) Policy Ec1 – Economic Strategy
- c) New policy on the Long-term Management of Community Assets and Stewardship
- d) Policy H5 – Affordable Housing

2 STRUCTURE OF THIS REPORT

2.1 The report is structured as follows:

- Section 3 focuses on the policy wording and evidence base update for Policy H9: Gypsies, Travellers and Travelling Showpeople
- Section 4 deals with Policy Ec1 – Economic Strategy
- Section 5 focuses on a new policy relating to the long-term management of community assets and stewardship to set out an overall approach to how assets arising from new development are managed
- Section 6 is concerned with Policy H5 – Affordable Housing

2.2 The appendices are included separately to enable Members to have access to both the report and the policy wording (set out in the appendices) at the same time. For clarity, the complete list of appendices is:

- **Appendix A** – Policy H9: Gypsy, Travellers and Travelling Showpeople
 - Appendix A(i) - Regulation 18 consultation responses
 - Appendix A(ii) - Planning Inspectorate Advisory Meeting
 - Appendix A(iii) - Revised Policy H9
- **Appendix B** – Gypsy and Traveller Accommodation Assessment update letter (April 2026)
- **Appendix C** – Proposed wording for Policy Ec1 – Economic Strategy and Regulation 18 stage consultation comments and proposed responses.
- **Appendix D** – Proposed new policy relating to the long-term management of community assets and stewardship
- **Appendix E** – Policy wording for Policy H5 – Affordable Housing and Regulation 18 stage consultation comments and proposed responses.

3 GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Regulation 18 Consultation

3.1 A draft of Policy H9: Gypsies, Travellers and Travelling Showpeople formed part of the 2024 Regulation 18 consultation. The Regulation 18 consultation document (published January 2024) confirmed:

- The accommodation needs for Gypsy and Traveller pitches and Travelling Showpeople Plots as reported in the North West Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2022).
- Despite an extensive search, officers had been unable to identify any suitable sites to meet the identified needs of permanent Gypsy and Traveller pitches or Travelling Showpeople plots.
- In the context of the 8 December 2022 Local Plan Committee resolution that “*this Council look to include provision of a transit site as a matter of urgency*”, officers were looking for a solution for transit provision.
- That provision of a transit site in North West Leicestershire needed to be balanced against the costs incurred in providing a site, including ongoing

maintenance and the cost of acquiring land if the site is not in the Council's ownership.

3.2 Consultation responses were submitted by four respondents: two parish/town councils, Leicester City Council and Leicestershire County Council (as the Multi-Agency Traveller Unit, MATU). Some changes to Policy H9 have been incorporated in response to the consultation. The consultation responses are summarised at **Appendix A(i)**.

3.3 Since the end of the consultation:

- The government has published an update to the [Planning Policy for Traveller Sites](#) (December 2024) which amends the definition of Gypsies and Travellers and Travelling Showpeople to include those who have ceased travelling permanently.
- Officers discussed Local Plan provision for Gypsies, Traveller and Travelling Showpeople with the Planning Inspectorate as part of a Local Plan advisory meeting (February 2025).
- Opinion Research Services prepared an update to the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment to ensure the evidence base is up to date (April 2026).
- Officers continued to work on identifying a solution for transit provision.

Planning Inspectorate Advisory Meeting

3.4 Officers met with a Planning Inspector as part of a Local Plan advisory meeting on 27 February 2025. The Inspector had read the Reg 18 consultation document in advance of her visit. A summary of the key discussion points and an officer update is at **Appendix A(ii)**.

3.5 The policy has been amended to reflect matters discussed with the Inspector (**Appendix A(iii)**). A topic paper will be prepared for the Regulation 19 consultation that will describe the steps officers have taken to meet to identify site allocations; the Inspector confirmed this and a suitably worded criteria-based policy was essential should the Local Plan seek to rely on a windfall-based approach to meeting Traveller accommodation needs.

Evidence base update

3.6 A letter has been prepared by ORS (**Appendix B**) which reviews and updates the 2022 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.

3.7 It concludes that the need for Gypsy and Traveller pitches has reduced as shown in **Table 1** (the total need was previously 47 pitches).

Table 1: Updated need for Gypsy and Traveller pitches

Years	0-5	6-10	11-15	16-19	Total
	2022-2027	2027-2032	2032-2037	2037-2042	
Need (pitches)	14	6	5	4	29
Potential need (pitches)	1	0	1	0	2
	15	6	6	4	31

3.8 The need for Travelling Showpeople Plots remains the same as in 2022 (26 plots across the plan period).

3.9 As recommended by the Inspector, the policy references the identified need for Gypsies and Travellers and Travelling Showpeople and the supporting text for the policy will include the latest figures from ORS (April 2026).

3.10 As no suitable sites have been identified, the Local Plan will deal with the need for permanent accommodation by applying the criteria in Policy H9 to future planning applications.

Transit site

3.11 There are no transit sites in Leicestershire. Evidence from 2017 identified a need in the north-west of the county although no specific requirements were identified for North West Leicestershire. Notwithstanding this, since that time, officers at North West Leicestershire have undertaken extensive work to identify a suitable site. Two potential sites in Council ownership were identified; however, both have since been proposed for alternative uses, meaning a site allocation for transit provision will *not* form part of the Local Plan.

3.12 This represents a risk to the plan. As with permanent sites, officers will set out the work that has been undertaken in trying to identify a transit site, as evidence for the Local Plan Inspector. Officers will also present data on unauthorised encampments in the district, including frequency, duration and location.

3.13 Officers have also suggested looking into negotiated stopping agreements as an alternative to a dedicated transit site; this is something that would require a corporate approach to both establish and administer, involving the Council's legal, property services and community focus teams in addition to planning.

4 POLICY EC1 – ECONOMIC STRATEGY

4.1 The National Planning Policy Framework (NPPF) requires the Local Plan to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth” (paragraph 86a). This can be achieved by including a specific policy in the plan, Policy Ec1 – Economic Strategy.

- 4.2 The [2024 Regulation 18 Proposed Policies for Consultation](#) signalled that the Council would include Policy Ec1 in the Regulation 19 version of the Local Plan. Despite the lack of specific policy wording, there was a number of consultation comments about the principle of the policy. These are summarised and responded to in Appendix C.
- 4.3 Proposed wording for Policy Ec1 – Economic Strategy is included in Appendix C. The policy draws together key aspects from elsewhere in the Local Plan which collectively help to support the growth of the district’s economy.

5 LONG-TERM MANAGEMENT OF COMMUNITY ASSETS AND STEWARDSHIP

- 5.1 Management of facilities and assets is key to the long-term success of development. This policy is about making sure that new open spaces, community facilities, and green or blue infrastructure provided through development is properly looked after for the long term.
- 5.2 Long-term stewardship is an approach to delivering and managing places and their assets that ensures new communities are places which enable people and the environment to flourish in perpetuity. Long-term community stewardship of local assets can benefit a range of stakeholders, including the Council, developers and local communities. Councils know that new facilities will be sustainable with well organised management structures supported by consistent revenue streams. Plans or strategies that set out how assets will be managed and funded from the outset (i.e. before they are built) will ensure their long term, affordable management and maintenance.
- 5.3 For major or sensitive developments, the Council will require developers to demonstrate who will manage these spaces, how they will be funded, and how the community will be involved. This could include setting up a dedicated stewardship body with the resources it needs to maintain facilities over time. If the Council is expected to adopt or maintain any facilities, appropriate financial contributions will be required.
- 5.4 The policy is set out in **Appendix D**.

6 POLICY H5 – AFFORDABLE HOUSING

- 6.1 A draft of Policy H5 – Affordable Housing was included in the 2024 Regulation 18 consultation. The draft policy did not specify the amount (percentage) or the tenure of affordable housing to be required; an overall understanding of residential development viability is needed before these matters can be resolved. That work is currently in train by means of the Whole Plan Viability Assessment.
- 6.2 A summary of the consultation comments received in 2024 is set out in **Appendix E**. Many of the comments, and especially those from the development industry, recognised that Whole Plan Viability Assessment is a crucial piece of evidence and that without it, the ability to make definitive comments on the draft policy was limited. Further themes raised in the development industry responses include a request for variation and flexibility in application of affordable housing policy requirements and the observation that the scale of the need for affordable housing could be a driver to increase overall housing requirements.
- 6.3 When the Regulation 18 consultation was prepared, the NPPF contained specific

requirements for affordable home ownership and for First Homes¹. These provisions have been removed from the current NPPF and, as a result, it is recommended that criterion (6) which relates to First Homes is deleted from the policy.

- 6.4 The revised policy is set out in Appendix E. The affordable housing requirements (amount and tenure) will be added to the policy once the Whole Plan Viability Assessment is concluded.

7 NEXT STEPS

- 7.1 Almost all of the Local Plan policies have now been reported to this Committee and the Regulation 19 policy wording has been agreed. Outstanding matters which will be reported as part of the Regulation 19 Plan to 4 June Local Plan Committee include:

- Policy wording for Policy H2 – Housing Commitments
- Introductory policy wording for Policy H3 – Housing Allocations
- Policy H5 – Affordable Housing: detailed requirements, subject to the completion of the Viability Assessment
- Policy H11 - Accessible, Adaptable and Wheelchair User Housing. Whilst this policy has previously been reported, officers will update the committee on the implications of the Housing Mix Update Paper for the policy wording.
- Policy wording for Policy Ec2 – Employment Commitments
- Introductory policy wording for Policy Ec3 – Employment Allocations
- Policy approach to infrastructure in and around M1J24

- 7.2 Note: proposed Policy H1 - Housing Strategy will **not** now be included in the plan. On reflection, it is considered that such a policy would not add anything additional or important to the plan's policy coverage.

¹ Discount market homes exclusively for first time buyers.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing
Policy Considerations:	The Local Plan is required to be consistent with the NPPF and other government guidance and requirements.
Safeguarding:	None discernible
Equalities/Diversity:	An Equalities Impact Assessment of the new Local Plan will be undertaken as part of the Sustainability Appraisal.
Customer Impact:	No issues identified
Economic and Social Impact:	The decision itself will have no specific impact. The new Local Plan as a whole will aim to deliver positive economic and social impacts and these will be recorded through the Sustainability Appraisal.
Environment, Climate Change and zero carbon:	The decision, of itself, will have no specific impact. The new Local Plan as a whole will aim to deliver positive environmental and climate change impacts and these will be recorded through the Sustainability Appraisal.
Consultation/Community/Tenant Engagement:	The Regulation 18 Local Plan has been subject to consultation. Consultation on the Draft Plan will be undertaken at Regulation 19 stage.
Risks:	A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.
Officer Contact	Tom James Interim Planning Policy Team Manager tom.james@nwleicestershire.gov.uk

APPENDIX A(I) – POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

RESPONSES TO PROPOSED POLICIES

CHAPTER: 6	POLICY NUMBER: H9	POLICY NAME: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
We generally support this policy.	Noted	No change	92	Ashby de la Zouch Town Council
Paragraph 6.90 The GTAA for North West Leicestershire was completed recently in November 2022. However, in December 2023 a change was made to Planning definition in the Planning Policy for Travellers Sites. It may be necessary to consider the implications of the change in planning definition for the study through an update or position statement.	The 2022 GTAA considered the needs of ‘non-travelling’ Gypsies and Travellers <i>in addition to</i> those who met the previous PPTS definition. This is covered by an update note prepared by ORS in April 2026.	No change	139	Leicester City Council
[Paragraph 6.96-6.100] Provision of transit site (3 month stay) as there is currently no provision in NWL. Who pays for this?	We have not been able to identify a suitable transit site.	No change	289	Swannington Parish Council
Para 6.95 – requiring Gypsy and Traveller provision as part of other large housing allocations has worked well in Charnwood for delivering socially rented sites and as such is strongly supported.	We met with a Planning Inspector as part of a Local Plan advisory meeting (February 2025). At that meeting, the Inspector acknowledged that there are very few actual examples of pitches being delivered as part of strategic housing allocations. The Inspector went on to say that as the need in the district is for private provision, it is unclear	No change	341	Leicestershire County Council

APPENDIX A(I) – POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

	pitches on a strategic housing allocation would be delivered.				
36	Para 6.99 – There is scope and agreement in principle for the costs of setting up and ongoing management of Gypsy and Traveller Transit sites to be shared amongst the other District and Borough councils in Leicestershire in the same way that the Multi Agency Travellers unit is funded, Transit sites anywhere in the county would be to the benefit and use of all district authorities in that area (we would be able to direct unauthorised campers from anywhere in the county), especially as there are existing joint agreements for the management of unauthorised encampments in place, currently it is still possible to apply for grant funding for the provision of Transit sites from Homes England.	Noted, although officers have been unable to identify a suitable transit site in the district.	No change	341	Leicestershire County Council
	Draft Policy H9 – 1 (a) This statement leads the reader to assume that just because a plot or site is empty it is available, the majority of sites in this area (as well as most other parts of the county) are privately owned and occupied by extended family units, therefore if plots are empty it is down to the individual family that own them if they would like to allow others to occupy or for them or if they would like to sell it, the days of large privately owned sites with rented pitches on	As part of the above-mentioned Local Plan advisory meeting, the Planning Inspector highlighted that PPTS para 25 (December 2024) states that local authorities should ‘consider’ a number of factors including the existing level of provision and need for sites - rather than <u>require</u> evidence of need.	Delete part (1)(a) of Policy H9.	341	Leicestershire County Council

APPENDIX A(I) – POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

<p>them is long gone, the only certain way of providing pitches for rent is for further social provision (supporting para 6.95 again), it may be useful to have a plan of how to manage vacant plots or bring old sites back into use. It would be better to state that ‘there is evidence that need cannot be met elsewhere’ as this would cover vacancies on local authority sites in the region not just the District and prevent unnecessary public comments about private pitches being empty (as families may be away travelling intending to return to them)</p>				
<p>Para 6.101 – is it really necessary (or equitable) to require that all applications are required to ‘<i>provided evidence of why the accommodation is needed</i>’ if the application meets the policy criteria and is within the scope of identified need, matters such as the availability of pitches and personal circumstances of the intended occupants should only be required where applications do not fully meet the criteria of planning policy or are in addition to identified need, this guidance could prevent the commercial development of sites that are sold on the open market, although if unsold and undeveloped sites like these can in themselves cause issues.</p>	<p>Noted</p>	<p>Do not include this statement in the supporting text.</p>	<p>341</p>	<p>Leicestershire County Council</p>

APPENDIX A(I) – POLICY H9: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

<p>We support Draft Policy H9 (3) as there has been sizable loss of Gypsy and Traveller Pitches in the last 10 years where sites have been converted to conventional mobile home sites with rented caravans being occupied by the general population rather than Gypsies and Travellers specifically</p>	<p>Noted</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council</p>
<p>Of further note, Gypsy and Travellers groups are identified as a population of concern in the recent Health Inequalities Joint Strategic Needs Assessment as a group more at risk of experiencing health inequalities In Leicestershire. COVID-19 has exacerbated health inequalities experienced by vulnerable groups. Evidence indicates the COVID-19 pandemic had a disproportionate impact on vulnerable groups including Traveller communities.</p>	<p>Noted</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council</p>

**APPENDIX A(II) - TRAVELLER DISCUSSION POINTS WITH THE PLANNING
INSPECTORATE**

Summary of discussion points (February 2025)	Officer Update (April 2026)
The plan should include pitch requirement figures in a strategic policy so that it takes an equitable approach to that for general housing (having regard to the need for fairness and equity and the provisions of the Public Sector Equality Duty).	Noted, the policy has been amended to refer to the 'identified needs of Gypsies, Travellers and Travelling Showpeople' and the supporting text will reference the latest need figures as identified by ORS (April 2026 – Appendix B to this report).
The GTAA identifies a need for private pitches; to date the Council has been unable to identify any suitable potential sites. The Council is looking to work with the traveller families in the area to ascertain if there are areas of land adjoining existing sites or other suitable sites in traveller ownership.	The Council is not aware of any other suitable sites in the ownership of Travellers. Extensions to existing sites can be dealt with via a criteria-based policy.
A dossier of information for the Inspector on what efforts have been made to identify sites will be vital if no suitable sites are found and the Council wishes to promote an approach based on windfall.	Noted, a topic paper will accompany the Regulation 19 consultation.
A positive criteria-based policy will be important if the Council is seeking to rely on windfall development. Part (a) of Policy H9 in the Regulation 18 plan states that new sites will be permitted where 'there is evidence of need for the development....'. I highlighted that paragraph 25 in the PPTS (December 2024) states that local authorities should 'consider' a number of factors including the existing level of provision and need for sites - rather than <u>require</u> evidence of need.	Noted, delete part (1)(a) of the Regulation 18 policy.
We discussed the challenges of delivering allocated Gypsy sites when they are part of a strategic housing allocation. Although similar allocations exist in a number of other LPA plans, there are very few actual examples of pitches being delivered in this format on the ground. An Inspector would therefore usually look at the deliverability of any such proposed allocations. Furthermore, in the case of NWL, as the need is for private provision it is unclear how such pitches would be delivered.	Noted and agreed.

**APPENDIX A(II) - TRAVELLER DISCUSSION POINTS WITH THE PLANNING
INSPECTORATE**

Summary of discussion points (February 2025)	Officer Update (April 2026)
Leicestershire has a need for a transit site in the north of the district but no identified resources to commit to a scheme. We discussed the option of negotiated stopping, which has been used elsewhere in England as an alternative approach to constructing new transit sites.	The 2017 GTAA identifies a need for transit provision in the north west of the county (not the north of the district). Officers have been unable to identify a suitable transit site.

Draft Policy H9 - Provision for Gypsies, ~~and~~ Travellers and Travelling Showpeople (Strategic Policy)

- (1) ~~Proposals for new, expanded or intensified sites for~~ Development to meet the identified needs of Gypsies, ~~and~~ Travellers or Travelling Showpeople will be ~~supported/~~ permitted where:
- ~~(a)~~ (a) ~~There is evidence of need for the development that cannot be met by vacant pitches or plots at existing authorised sites;~~
 - ~~(b)~~ (a) The development has reasonable access to a range of services, ~~such as~~ including schools, healthcare facilities and shops, preferably by walking, cycling or public transport;
 - ~~(c)~~ (b) The scale of development is proportionate to the nearest settlement and its local services and infrastructure;
 - ~~(d)~~ (c) A safe and suitable highway access can be provided;
 - ~~(e)~~ (d) There is adequate space for on-site parking and the turning of vehicles;
 - ~~(f)~~ (e) Adequate services including water supply, power, drainage, sewage disposal, and waste disposal facilities can be provided;
 - ~~(g)~~ (f) There is an acceptable standard of amenity for the occupants of the site; ~~and~~
 - (g) The development would not have an unacceptable impact on the amenity of neighbouring properties and land uses; ~~and~~
 - (h) ~~The development would not involve inappropriate development in areas at risk of flooding and would not have an unacceptable environmental impact, including in relation to biodiversity, heritage assets, landscape character and water/air quality.~~
- (2) In addition to a) to h) above, ~~proposals for new, expanded or intensified~~ development for Travelling Showpeople Sites will be ~~supported~~ permitted where ~~they~~ it makes adequate provision for the storage of vehicles, trailers, plant and other equipment necessary to meet the occupants' needs.
- (3) ~~Authorised sites (e)Existing and new)- sites will be safeguarded~~ for Gypsies, ~~and~~ Travellers and Travelling Showpeople ~~will be safeguarded unless they are no longer required to meet an identified need~~ where there remains an identified need for this type of accommodation.

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Joanne Althorpe
Principal Planning Policy Officer
Planning Policy and Land Charges Team
North West Leicestershire District Council

10/04/2026

Dear Joanne

North West Leicestershire District Council GTAA 2022

In response to the request from the Council for Opinion Research Services (ORS) to prepare a formal note regarding the Gypsy and Traveller Accommodation Assessment (GTAA) that was completed by ORS in 2022 I can provide you with the following.

The Council have requested that ORS provide an update on the 2022 GTAA:

- To take account of any changes to the site and yard baseline since the GTAA was published;
- To take account of changes to the PPTS Planning Definition of a Traveller in December 2024;
- To extend the GTAA time period by 1 year to 2041/42; and
- To confirm that the updated GTAA still provides a robust local evidence base for North West Leicestershire.

Changes to the Site and Yard Baseline

Since the GTAA was completed the Council have confirmed that there have been a number of changes to the site and yard baseline in North West Leicestershire. In summary these changes are:

- 2 additional unauthorised pitches have been developed at 46 Bardon Road, Coalville, to meet a need from 2 doubled-up households that was identified in the 2022 GTAA. These pitches are the subject of a Retrospective Planning Application (24/00531/FUL) that was validated in June 2024 and is still to be determined. At this time the new application does not change need identified in the GTAA for this site (2 x doubled-up in 2022 are now 2 x unauthorised in 2026), but if it were to be granted permission it would reduce need by 2 pitches.
- 12 permitted pitches that were included in the GTAA at Whitney Park, Moira, were granted planning permission as a Residential Caravan Park in April 2024 (18/01127/FUL). This site is no longer considered to be a Traveller site and has been removed from the GTAA baseline. At the time of the GTAA there were no Travellers living on the site so it did not generate any current or future need.
- 6 unauthorised pitches at Aylesbury Gardens, Swepstone, were granted permission at appeal in December 2023 (3174630). This has reduced need identified in the GTAA by 6 pitches.

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- 12 unauthorised pitches at Whitegate Stables, Packington, were granted permission at appeal in July 2023 (3292588/3292599/3292751). This has reduced need identified in the GTAA by 12 pitches.
 - 8 unauthorised pitches at Midsummer Stables, Hemington, were granted a Certificate of Lawfulness in April 2018 (17/01702/CLE). These were mistakenly included in the GTAA as unauthorised pitches. Only 1 is occupied by Travellers so this has reduced need in the GTAA by 1 pitch given that the site is now lawful.
 - Travelling Showpeople living on 4 tolerated plots at White Gates Farm, Ravenstone, have now vacated the yard and have moved to another established Travelling Showpeople yard in North West Leicestershire at Kelham Wood. There are no occupancy restrictions on the yard at Kelham Wood so this does not change the need figures in the GTAA. White Gates Farm has been removed from the GTAA baseline as it did not have planning permission.
 - A Travelling Showpeople yard at Fair Oak, Oakthorpe, is no longer in use and has been removed from the baseline. It was recorded as unoccupied in the 2022 GTAA so did not generate any current or future need.

Changes to the PPTS Planning Definition of a Traveller in December 2024

The North West Leicestershire GTAA was completed following a robust methodology based on industry standards as set out in a range of Legislation and Government Guidance at the time of its completion in 2022. The study supported the requirements of the Planning Policy for Traveller Sites (PPTS) 2015, and also the requirements of the National Planning Policy Framework (NPPF) 2021, and the Housing and Planning Act (2016).

Whilst the PPTS planning definition of a Traveller has changed since the GTAA was completed (in 2023 and again in 2024) the outcomes of the GTAA do still meet the requirements of these changes to the planning definition as it included a full assessment of need for all Travellers – but simply reported them separately as required by the 2015 PPTS definition at the time.

As a result of these changes the revised need figures have been consolidated to comply with the reporting requirements in the 2024 PPTS which now considers that all Travellers meet the planning definition.

Changes to the GTAA Time Period

The outcomes of the 2022 GTAA have been adjusted to take account of a change to the plan period by 1 year from 2040/41 to 2041/42.

The implication of the changes has been a very low increase in future household formation for the extended 1 year period of 1 pitch for Gypsies and Travellers. There is no change for Travelling Showpeople.

Revised GTAA Outcomes March 2026

The 2022 GTAA identified the following levels of need for Gypsies and Travellers and for Travelling Showpeople.

Gypsies and Travellers (G&T)	2022/23-2040/41
Meet Planning Definition	39
Undetermined	2
Do not meet Planning Definition	6
TOTAL PITCHES	47
Travelling Showpeople (TSP)	2022/23-2040/41
Meet Planning Definition	25
Undetermined	1
Do not meet Planning Definition	0
TOTAL PLOTS	26

Following the changes to the site and yard baseline, and the extended plan period, the March 2026 GTAA outcomes are as follows.

Gypsies and Travellers (G&T)	2022/23-2041/42
Meet Planning Definition	29
Undetermined	2
TOTAL PITCHES	31
Travelling Showpeople (TSP)	2022/23-2041/42
Meet Planning Definition	25
Undetermined	1
TOTAL PLOTS	26

This represents a reduction in levels of identified need for Gypsies and Travellers of 16 pitches and no changes to the levels of identified need for Travelling Showpeople.

When broken down by 5-year periods the revised March 2026 need figures are shown in the tables below.

G&T	0-5	6-10	11-15	16-20	Total
	2022/23-26/27	2027/28-31/32	2032/33-36/37	2037/38-41/42	
	15	6	6	4	31

TSP	0-5	6-10	11-15	16-20	Total
	2022/23-26/27	2027/28-31/32	2032/33-36/37	2037/38-41/42	
	18	3	3	2	26

Conclusions

ORS consider that, subject to the amendments set out above, the updated assessment of need for North West Leicestershire continues to be robust.

Subject to the amendments set out above the GTAA still provides a credible evidence base which can be used to aid the preparation and implementation of Local Plan Policies and the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the period to 2041/42 - exceeding the 15 year period required by the PPTS in Paragraph 10.

ORS would also note that their GTAA methodology has been repeatedly found to be sound and robust, including through Local Plan Examinations in Bedford, Brentwood, Bristol, Cambridge, Castle Point, Central Bedfordshire, Charnwood, Cheltenham, Colchester, Cotswold, Daventry, Ealing, East Hertfordshire, Elmbridge, Gloucester, Kings Lynn, Leicester, Maldon, Milton Keynes, Newark and Sherwood, Newham, Runnymede, Rutland, South Cambridgeshire, South Northamptonshire, South Staffordshire, Spelthorne, St Albans, Tewkesbury, and Waverley.

ORS have discussed in detail with the Council whether there have been any substantive changes to the Gypsy, Travelling and Travelling Showpeople population living on sites and yards in North West Leicestershire since the GTAA was completed in 2022. The outcomes of the 2022 GTAA have subsequently been adjusted to take account of these changes. This has resulted in a reduction of need for Gypsies and Travellers of 16 pitches. There are no changes to the need identified for Travelling Showpeople.

Whilst the PPTS planning definition of a Traveller has changed since the GTAA was completed (in 2023 and again in 2024) the outcomes of the GTAA do still meet the requirements of these changes to the planning definition as it included a full assessment of need for all Travellers.

The extension of the GTAA time period by 1 year has resulted in a very low increase to new household formation for the year 2041/42 of 1 pitch for Gypsies and Travellers, and no changes for Travelling Showpeople.

Regards



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APPENDIX C – POLICY Ec1 (EMPLOYMENT STRATEGY)

REG. 18 CONSULTATION COMMENTS AND PROPOSED RESPONSES

CHAPTER: 7	POLICY NUMBER: Ec1	POLICY NAME: Employment Strategy
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Support for the principle of the policy.	Support welcomed	No change	233	MAG Property
The policy should NOT be changed (Ec 1 and 2) with regards to development in the countryside.	The adopted Local Plan does not contain an equivalent policy. This is the first time such a policy has been proposed. Policy S4 – Countryside is the lead policy for considering development proposals in the countryside.	No change.	103 401 503	Judith Billington Mr Wykes Helen Warren
Policies Ec1 [and Ec2] are undefined. This is unacceptable.	Policy Ec1 as proposed draws directly from other policies in the plan. It was therefore sensible to wait for the other policies to have progressed (including any changes resulting from consultation) before drafting the policy. The policy will be subject to full consultation at Reg 19 stage.	No change.	115 255 225 229	Protect Diseworth; Johnathan Aust; St Modwen Logistics; P W C R Redfern
As the policy will only be included in the next (Regulation 19) version of the plan, will consultees have opportunity to comment on or suggest changes to the Policy wording without the			404	Environment Agency

APPENDIX C – POLICY Ec1 (EMPLOYMENT STRATEGY)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
need to 'object' or find it 'unsound' as such.				
<p>Policy Ec1 is a critical part of any local plan as sufficient land and premises must be provided to meet needs to facilitate inward investment and ensure the prosperity of the District over the plan period.</p> <p>Sufficient infrastructure needs to be planned to support the economic strategy, and this is a matter for the new Local Plan to address.</p> <p>The Economic Strategy also needs to align with the Housing Strategy so that housing growth is delivered to support new jobs in the most sustainable way.</p>	<p>Noted.</p> <p>The plan proposes a variety of employment land allocations as set out in Policy Ec3 and the associated policies.</p> <p>The Plan's approach to infrastructure will be set out in the Infrastructure Delivery Plan and Policy IF1.</p> <p>The inter-relationship between housing and employment is explored in the Local Plan evidence base.</p>	No change.	232	Caddick Land
Policy Ec1 will need to be carefully considered alongside Local Plan Objective 5 and the need to deliver sufficient employment land through the District.	Noted.	No change	280	Richborough Estates
You should only develop areas for manufacturing which increases	Noted. The plan proposes a variety of employment land allocations as set out in	No change	580	Karl Pigott

APPENDIX C – POLICY Ec1 (EMPLOYMENT STRATEGY)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>employment not warehousing which has minimal employment.</p> <p>The observations at paragraphs 7.13, 7.18, 7.19, and 7.23 of consultation document should be reflected in the wording of Policy Ec1. These points emphasise the importance of qualitative considerations, and the need to make sure that the requirements of all different types of business can be met. The approach should not focus too heavily on the quantitative elements and allocating land simply to match a specific hectarage, rather than also making sure the sites are varied and of the right quality.</p> <p>The approach which distinguishes between general and strategic employment land is relevant but policy must recognise that these are not homogenous categories. Allocations and supporting policy must also be flexible enough to ensure in the real world that the whole market is catered for on an ongoing basis.</p>	<p>Policy Ec3 and the associated policies.</p> <p>The policies collectively are considered to strike a reasonable balance between providing appropriate direction and flexibility to deal with changing circumstances.</p>		<p>225</p> <p>229</p>	<p>St Modwen Logistics; P W C R Redfern</p>

APPENDIX C – POLICY Ec1 (EMPLOYMENT STRATEGY)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Supporting text				
<p>Paras 7.1 and 7.14: The reference to EMA in the introduction to the economy section is welcomed and supported. Further commentary is requested:</p> <ul style="list-style-type: none"> • EMA is the largest single employment site in Leicestershire and makes an important economic contribution to the regional economy. • EMA’s cargo activity is nationally significant, and it provides global connectivity for advanced manufacturing and strategic distribution activity in the East Midlands <p>The Local Plan must continue to provide for and allocate sufficient land and premises to match the needs of the district’s businesses</p>	<p>Noted.</p> <p>The suggested additions will be considered when the supporting text is reviewed for the Reg. 19 Plan.</p> <p>The plan proposes a variety of employment land allocations as set out in Policy Ec3 and the associated policies.</p>	<p>Consider refinements to the supporting text when it is reviewed for the Reg 19 plan.</p>	<p>230</p>	<p>East Midlands Airport</p>
<p>Section 7.7 We welcome this reference to rail freight.</p>	<p>Noted and welcomed.</p>	<p>For further consideration as the Reg 19 Plan is finalised. .</p>	<p>244</p>	<p>Network Rail</p>

APPENDIX C – POLICY Ec1 (EMPLOYMENT STRATEGY)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
<p>National Rail would also welcome the opportunity to discuss the expansion of rail-freight with North West Leicestershire, including the possible use of the former Coalville Goods Yard off Mantle Lane as a location for possible future rail freight activity to help meet national freight growth targets.</p> <p>We ask that wording to reflect rail-freight aspirations is included in the policy.</p>	<p>Policy Ec1, as drafted, is not an appropriate place for a reference to rail freight.</p> <p>The Council will consider if this aim should be added to a different part of the Plan as the Reg 19 version of the Plan is finalised.</p>			

Policy Ec1 – Economic Strategy

1. The Council supports the sustainable growth of the district's economy through both local and inward investment. The Council will help create the conditions in which businesses can invest, expand and adapt through the following measures:
 - a. Allocating a range of suitable sites that collectively make a significant contribution to anticipated future employment needs (Policy Ec3);
 - b. Maintaining the district's stock of good quality business premises in Existing Employment Areas (Policy Ec5);
 - c. Sustaining the district's town and local centres, including through partnership working to help regenerate Coalville Town Centre (Policy TC1);
 - d. Adding to the stock of premises suited to start-up businesses (Policy Ec6);
 - e. Actively encouraging local recruitment and workforce training in connection with new development (Policy Ec7);
 - f. Supporting the expansion of rural-based enterprises (Policy S4);
 - g. Enabling new and expanded tourist attractions and visitor accommodation (Policy Ec12); and
 - h. Requiring appropriate provision of new physical, social and green infrastructure in association with new development (Policies IF1 and IF5).

Appendix D - Long-term Management of Community Assets and Stewardship

1. Proposals for major development that include new open space, green or blue infrastructure, or community facilities (as required by policy IF4) must secure appropriate long-term, sustainable management, maintenance and public access.
2. Developers should demonstrate (through a management or stewardship strategy or equivalent document) how they have engaged meaningfully with the relevant Council, Town and Parish Councils on the management and maintenance of qualifying assets. Through that engagement, Developers are strongly encouraged to give the opportunity for the management and maintenance of assets to these organisations before use of other bodies such as management companies.
3. Developers will be expected to demonstrate that suitable funding mechanisms are in place to secure sustainable and resilient arrangements for management, maintenance and stewardship. Where facilities are to be adopted or maintained by the Council, Town or Parish Council, appropriate financial contributions will be secured.

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RESPONSES TO PROPOSED POLICIES

CHAPTER: 6	POLICY NUMBER: H5	POLICY NAME: Affordable Housing
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MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
(1) Support the overall approach to affordable housing				
[Support policy as currently drafted, noting further details are required]	Noted	No change	92; 135; 232; 245; 256; 641	Ashby de la Zouch Town Council; Strata Ltd (Marrons); Stantec UK Ltd (Caddick Land); Evolve Planning (Bloor Homes); Evolve Planning (Cameron Homes); emh
[Support the overall approach and request that percentage requirements should be no lower than in the current adopted Local Plan]	Noted. Percentage requirements will follow after whole-plan viability testing.	Policy requirements to be updated following whole plan viability assessment	92	Ashby de la Zouch Town Council
[Support / acknowledge the Council's intention to undertake a viability study before setting the final affordable housing figure as well as tenure mix]	Noted	No change	147; 150; 184/193; 211; 216; 232	Gladman Developments Ltd; Savills (David Wilson Homes East Midlands); Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons); Pegasus Group (Westernrange);

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
				Stantec UK Ltd (Caddick Land); Pegasus Group (Davidsons & Westernrange)
(2) Requests for further details and suggestions for viability testing				
[Given lack of detail such as percentage requirements and tenure mix in the draft Regulation 18 policy, unable to comment on the onsite provision of affordable housing and reserve right to review and comment on updated wording of Policy H5 once available at Regulation 19 stage]	Noted. Percentage requirements will follow after whole-plan viability testing.	Policy requirements to be updated following whole plan viability assessment	135; 183; 214; 237	Strata Ltd (Marrons); Turley (Clowes, Redrow, Wilson); Stantec UK Ltd (Bloor Homes Midlands and Taylor Wimpey Strategic Land); Home Builders Federation
[Difficult to ascertain whether the policy is realistic or deliverable. By limiting scrutiny of a viability study, concern that the Council is reducing opportunities for comment of crucial component of evidence base which underpins the deliverability of the Local Plan]	Noted. It is not uncommon for whole-plan viability testing to be undertaken after the Regulation 18 consultation has taken place. There will be further round of consultation at the Regulation 19 stage, which will provide opportunity to comment on the affordable housing percentage requirements and any related evidence base documents.	Policy requirements to be updated following whole plan viability assessment	553	The Planning Bureau Ltd (McCarthy Stone)
[Affordable housing requirement should not be set so high that negotiation is needed on every site. Policy should be flexible to accommodate viability, site specific	Noted	Policy requirements to be updated following whole plan viability assessment	147; 150; 161; 214; 237	Gladman Developments Ltd; Savills (David Wilson Homes East Midlands); Mather Jamie (the Whatton

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
feasibility and commercial realities, rather than a blanket approach]				Estate); Stantec UK Ltd (Bloor Homes Midlands and Taylor Wimpey Strategic Land); Home Builders Federation
[Viability testing should take account of full range of matters that affect viability including new mandatory BNG requirements, changes in building regulations, and other policies in the draft Local Plan]	Noted. The Local Plan viability study will consider the overall costs of development (including infrastructure costs, mandatory BNG requirements and the latest building standards / regulations).	Policy requirements to be updated following whole plan viability assessment	184/193; 235	Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons & Westernrange)
[Affordable housing policy may need to consider prioritising affordable housing over seeking higher standards]	Noted. The Local Plan viability study will consider the overall costs of development (including infrastructure costs, mandatory BNG requirements and the latest building standards / regulations).	Policy requirements to be updated following whole plan viability assessment	184/193; 235	Pegasus Group (Hallam Land Management); Pegasus Group (Davidsons & Westernrange)
[Policy requirements should be flexible on sites which deliver 100% affordable housing, due to the more marginal viability of these sites. This should be considered as part of viability assessment typologies].	Noted. The viability study must take a proportionate approach to the consideration of different development scenarios. 100% affordable schemes are not that commonplace in the district and the Local Plan does not allocate any such sites. In these circumstances, testing this particular typology though the viability assessment is not considered to be necessary	Policy requirements to be updated following whole plan viability assessment	296	Pegasus Group (emh)
[Older person’s housing typologies should be assessed separately in forthcoming Local Plan Viability Study,	Noted. The necessity for this will be considered as part of the viability work.	Policy requirements to be updated following	553	The Planning Bureau Ltd (McCarthy Stone)

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
this would accord with PPG guidance on a typology approach. Affordable housing requirements are inappropriate when considering such housing need]		whole plan viability assessment		
(3) Need for variation and flexibility in application of affordable housing policy requirements across the District				
[Support for a higher affordable housing requirement in locations north of District adjacent to major existing / planned employment sites]	Noted. The Council is considering whether and how affordable housing requirements should be varied in different parts of the district. This will to help sustain existing and future businesses by boosting local labour supply.	Policy requirements to be updated following whole plan viability assessment	92	Ashby de la Zouch Town Council
[A bespoke approach should consider the varying affordable housing requirements in different parts of the district, including the International Gateway area]	Noted. The Council is considering whether and how affordable housing requirements should be varied in different parts of the district, to help sustain existing and future businesses by boosting local labour supply.	Policy requirements to be updated following whole plan viability assessment	341	Leicestershire County Council
[Degree of flexibility requested when applying affordable housing requirements where site is adjacent to one settlement but falls within the affordable housing designation of another]	Noted. A balance needs to be struck between making the policy requirements clear and succinct and offering an appropriate degree of flexibility. It is considered that the circumstances set out in this comment are too specific to merit a wording change.	No change.	147	Gladman Developments Ltd
[The affordable housing policy should include a site size threshold at which point affordable housing would be	As per para 6.27. of the Regulation 18 Local Plan consultation document, affordable	Policy requirements to be updated following	207	Satplan (Metacres Ltd)

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
required. The policy as currently drafted could cause ambiguity]	housing is only required on developments above a certain size. The affordable housing policy in the adopted plan includes different site size thresholds according to whether the application is for a greenfield or brownfield site. For this new plan, our working assumption is that the threshold will be set at sites of 10 or more dwellings (or 0.5ha) in line with the National Planning Policy Framework (NPPF). Any change to this position will be confirmed as part of the Regulation 19 Local Plan publication and consultation.	whole plan viability assessment		
[Strongly believe that a lower provision of affordable housing, or a deviation from the HENA mix, should be acceptable if there is very little or no RP interest in / support for a site]	The purpose of Policy H5 is to set out policy requirements for provision of affordable housing across the District. This drives certainty and long-term confidence for Registered Providers going forward through the next plan period. It is therefore not appropriate to lower the provision of affordable housing due to a potential lack of interest from a RP at a certain point in time.	No change	35	Strata Ltd (Marrons)
(4) General comments on affordability and housing supply targets				
[Suggestion that 56% of new homes need to be affordable, noting that over	The Council's approach to affordable housing is consistent	Policy requirements to be updated following	175	Oakthorpe, Donisthorpe &

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
past 6 years only 18% of completions have been affordable. Concern regarding affordability for local young people and lower paid workers]	with national planning policies set out in the NPPF and includes a range of tenures including: <ul style="list-style-type: none"> - Affordable housing for rent; - Discounted market sales housing; and - Other affordable routes to home ownership, including shared ownership. All of these routes would be available to local young people and lower paid workers who meet the relevant criteria.	whole plan viability assessment		Acresford Parish Council
[Scale of affordable housing need reinforces importance of applying an appropriate buffer to the housing requirement and a greater supply of housing sites to meet needs]	The Council is providing a level of housing above its requirement which will provide sufficient flexibility.	No change.	184/193	Pegasus Group (Hallam Land Management)
[Due to inconsistencies between the HENA, LHNA and Standard Method, it is considered that the overall housing need figures will need to be reviewed further]	The overall housing requirement is based on appropriate evidence with the Local Housing Need as a starting point.	No change	214	Stantec UK Ltd (Bloor Homes Midlands and Taylor Wimpey Strategic Land)
[Affordable housing needed for new couples starting out and older couples wanting to downsize]	The Council’s approach to affordable housing is consistent with national planning policies set out in the NPPF and includes a range of tenures including: <ul style="list-style-type: none"> - Affordable housing for rent; - Discounted market sales housing; and 	No change	175	Oakthorpe, Donisthorpe & Acresford Parish Council

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
	<ul style="list-style-type: none"> - Other affordable routes to home ownership, including shared ownership. <p>All of these routes would be available to residents who meet the relevant criteria.</p>			
<p>[The definition of affordable covers a number of tenures. The area that has been falling behind nationally has been the proportion of homes for rents that are social/affordable. Significant numbers of Shared Ownership have hidden the numbers of 'rental' properties that are brought to the market. It would be useful to see this presented more clearly]</p>	<p>The Council's approach to affordable housing is consistent with national planning policies set out in the NPPF and includes a range of tenures including:</p> <ul style="list-style-type: none"> - Affordable housing for rent; - Discounted market sales housing; and - Other affordable routes to home ownership, including shared ownership. <p>Delivery of affordable housing is reported annually in the Local Authority monitoring report.</p>	No change	651	Amanda Hack (rep submitted before she became an MP)
<p>[Question over whether young people will be able to afford new homes]</p>	<p>The Council's approach to affordable housing is consistent with national planning policies set out in the NPPF and includes a range of tenures including:</p> <ul style="list-style-type: none"> - Affordable housing for rent; - Discounted market sales housing; and - Other affordable routes to home ownership, including shared ownership. 	No change	414	Emily Massey

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
	All of these routes would be available to young people who meet the relevant criteria.			
(5) First Homes				
[First Homes price cap of £250k seems too high, this would not be affordable]	First Homes are no longer required through National Policy so will not be taken forward	References to First Homes to be removed.	289	Swannington Parish Council
[Support period of three months for First Homes Local Connection Criteria, as any longer will restrict the availability of affordable homes to those in need]	First Homes are no longer required through National Policy so will not be taken forward	References to First Homes to be removed.	232	Stantec UK Ltd (Caddick Land)
[The proposed Local Connection Criteria is supported, as this will provide a further lever to encourage greater co-location of homes and jobs in key areas such as the International Gateway]	First Homes are no longer required through National Policy so will not be taken forward	References to First Homes to be removed.	341	Leicestershire County Council
(6) Integration of affordable housing within design and layout of schemes				
[It is suggested that point (4) of the draft policy H5 should be modified to state along the lines that “ <i>the location of affordable housing provision within sites shall have regard to any existing or proposed active travel or passenger transport provision within or surrounding the site</i> ”, given that affordable dwellings are less likely to have access to a private car than market housing and therefore will be more reliant on such modes to provide essential access to key jobs and services/facilities]	While this is a design consideration, provision of active travel routes and public transport accessibility is a key consideration for the provision of <i>any</i> housing schemes to encourage modal shift towards sustainable transport modes.	No change	341	Leicestershire County Council

APPENDIX E – POLICY H5 (AFFORDABLE HOUSING)

MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
(7) Link to Education planning				
<p>[Clarity over affordable housing numbers impacted by this policy will provide greater understanding when calculating pupil yield which can often be greater with affordable housing. Affordable housing may impact viability which may have a detrimental effect on the provision of pupil places. Therefore, the quantity of affordable housing may impact education infrastructure]</p>	<p>Noted. Consultation with education providers is ongoing as part of the Local Plan process.</p>	<p>No change</p>	<p>341</p>	<p>Leicestershire County Council</p>

Draft Policy H5 – Affordable Housing (Strategic Policy)

- (1) Affordable housing will be provided on site as part of major residential (Use Class C3) and mixed-use developments as follows:
 - (a) *[Percentage requirements will follow after whole-plan viability testing]*
 - (b) *[Tenure mix will follow after whole-plan viability testing]*
- (2) Off-site provision will be accepted only where it is demonstrated that the circumstances set out in the NPPF (or its successor) are met.
- (3) A lower proportion of affordable housing will only be accepted where a viability assessment, prepared in accordance with national planning policy and guidance, clearly demonstrates that the full policy requirement cannot be achieved.
- (4) The affordable housing should be integrated within the design and layout of the scheme such that they are externally indistinguishable from market housing on the same site.
- (5) Schemes which artificially reduce the scale of development to avoid the requirement for affordable housing, for example by sub-dividing a site or by not achieving efficient use of land, will not be acceptable.
- (6) ~~The Council's Local Connection Criteria will apply to prospective purchasers of a First Home for a period of three months from the date the property comes onto the market.~~

**NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL
LOCAL PLAN COMMITTEE – WEDNESDAY 20 MAY 2026**



Title of Report	Response to Oadby and Wigston Regulation 19 Local Plan Consultation	
Presented by	Tom James Interim Planning Policy Team Manager	
Background Papers	National Planning Policy Framework (December 2024) Leicester and Leicestershire Statement of Common Ground (December 2025) (taken from 18 March 2026 Local Plan Committee, Item 6 Appendix A) Item 6 Report to Local Plan Committee 18 March 2026 Leicester and Leicestershire Statement of Common Ground for Housing Distribution (December 2025) Leicester and Leicestershire Updated Housing Distribution Paper (November 2025)	Public Report: Yes
Financial Implications	There are no direct financial implications arising from the report.	
	Signed off by the Acting Section 151 Officer: Yes	
Legal Implications	None identified	
	Signed off by the Interim Monitoring Officer: Yes	
Staffing and Corporate Implications	None identified	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To seek agreement to object to the declaration of an unmet housing need of 149 dwellings per annum within the emerging Oadby and Wigston Local Plan, on the basis that the	

	reasoning underpinning this figure is not sufficiently justified.
Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE AGREES:</p> <ol style="list-style-type: none"> 1. TO OBJECT TO THE OADBY AND WIGSTON REGULATION 19 CONSULTATION SUBJECT TO THE OUTCOMES OF ONGOING DISCUSSIONS WITH PARTNER AUTHORITIES 2. TO DELEGATE AUTHORITY TO THE STRATEGIC DIRECTOR OF PLACE IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR INFRASTRUCTURE TO ISSUE A FINAL RESPONSE BASED ON THE OUTCOME OF ONGOING DISCUSSIONS WITH PARTNER AUTHORITIES

1 INTRODUCTION

Background

- 1.1 Further to the recently signed Leicester and Leicestershire Statement of Common Ground for Housing Distribution (agreed by this Council on 12 May 2026), Oadby and Wigston Borough Council has identified an unmet housing need of 149 dwellings per annum (dpa) within its emerging Local Plan which is worked out on the basis of them planning for 240 dpa against a local housing need of 389 dpa, resulting in an 149 dpa annual shortfall. It is Oadby and Wigston Borough Council's position that this unmet need is justified by factors including site capacity constraints, market saturation, and highways capacity.
- 1.2 Under national planning policy, authorities are only expected to accommodate unmet need where it is clearly and robustly evidenced that a local authority cannot accommodate its objectively assessed housing need in full, having fully explored all reasonable opportunities within its administrative boundary.

2 OADBY AND WIGSTON UNMET NEED JUSTIFICATION

- 2.1 Officers consider that the evidence presented by Oadby and Wigston Borough Council does not sufficiently justify the identified unmet housing need at the present time. In particular:
- **Site capacity:** It is not clear that all reasonable options for site identification and density optimisation have been fully explored.
 - **Market saturation:** Assertions regarding market saturation are not supported by detailed or proportionate analysis demonstrating that additional housing delivery would be undeliverable in practice with the evidence suggesting a stepped trajectory could address this issue.

- **Highways capacity:** While highways constraints are cited as a key reason for planning for 240 dpa, the evidence does not clearly demonstrate that the impacts could not be mitigated through infrastructure improvements and phasing. Importantly it is understood that this position is not based on advice from Leicestershire County Council as highway authority but by consultants appointed by Oadby and Wigston Borough Council.
- 2.2 As a result, officers consider that the figure of 149 dwellings per annum has not been robustly justified, and that the true level of unmet housing need is not presently known. Officers consider it appropriate that on the basis of the information currently available, that the Council objects to the Oadby and Wigston Borough Local Plan.
- 2.3 It should be noted that ongoing discussions are taking place with Oadby and Wigston Borough Council, other partner authorities across the county and the County Council on potential ways forward with the aim of reaching a positive outcome for all parties. These discussions are ongoing and will need to be taken into account in formulating the final response.
- 2.4 The extent of the unmet need would also inform the appropriate mechanism for dealing with any potential unmet need arising from Oadby and Wigston. The Oadby and Wigston draft plan currently suggests this will be agreed through a Statement of Common Ground with the Leicester and Leicestershire Authorities. However, that position has not yet been agreed and recent discussions have indicated that should an unmet need be demonstrated, an alternative mechanism may be required for agreeing a way forward. This could potentially be through a Memorandum of Understanding that would sit alongside the existing Statement of Common Ground.

3 IMPLICATIONS FOR THE NORTH WEST LEICESTERSHIRE LOCAL PLAN

- 3.1 It is also relevant to note to the Committee that, notwithstanding an objection to the evidential basis of the unmet need figure, officers do not consider that any unmet housing need arising from Oadby and Wigston would have a significant bearing on the emerging plan for North West Leicestershire which is expected to go out to consultation at Regulation 19 stage in the summer.
- 3.2 This is due to:
- The geographical distance between the two authorities which do not share a boundary; and
 - The absence of a strong functional economic or housing market relationship between North West Leicestershire and Oadby and Wigston.
 - The fact that NWL's housing requirement of 690dpa has already been uplifted on the basis of economic growth
- 3.3 Accordingly, even if an unmet need was to be confirmed at a later stage to the satisfaction of the Leicestershire authorities and this Council, it is considered unlikely that North West Leicestershire would be required to assist in meeting that need particularly in the context of the current economic growth uplift against the standard method which is being planned for.

4 NEXT STEPS

- 4.1 Officers will formally respond to the consultation with the specific nature of that response informed by ongoing discussions with Oadby and Wigston Borough Council and wider partner authorities across Leicestershire.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing
Policy Considerations:	The Local Plan is required to be consistent with the National Planning Policy Framework and other government guidance and requirements.
Safeguarding:	None discernible.
Equalities/Diversity:	No issues identified
Customer Impact:	No issues identified
Economic and Social Impact:	No issues identified
Environment, Climate Change and zero carbon:	No issues identified
Consultation/Community/Tenant Engagement:	No issues identified
Risks:	<p>A risk assessment for the Local Plan Review has been prepared and is kept up to date. As far as possible control measures have been put in place to minimise risks, including regular Project Board meetings where risk is reviewed.</p> <p>The report highlights the potential risks associated with the issues considered as part of the report.</p>
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