

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY 24 SEPTEMBER 2025



Title of Report	NEW LOCAL PLAN – CONSIDERATION OF THE CONSULTATION RESPOSNES TO PROPOSED HOUSING AND EMPLOYMENT ALLOCATIONS	
Presented by	Ian Nelson Planning Policy and Land Charges Team Manager ian.nelson@nwleicestershire.gov.uk	
Background Papers	<p><u>Draft North West Leicestershire Local Plan 2024-2042 – Additional Proposed Housing and Employment Allocations for Consultation (March 2025)</u></p> <p><u>Report to Local Plan Committee – 11 March 2025 (Proposed Housing Allocations in the Key Service Centres, Local Service Centres and Sustainable Villages)</u></p> <p><u>Report to Local Plan Committee – 16 December 2024 (Proposed Housing Allocations – Isley Woodhouse and Coalville Urban Area)</u></p> <p><u>National Planning Policy Framework (publishing.service.gov.uk)</u></p> <p><u>Strategic Housing and Economic Land Availability Assessment (2021)</u></p> <p><u>Coalville Housing Sites Assessment</u></p>	Public Report: Yes

	Ashby de la Zouch Housing Sites Assessment	
Financial Implications	None discernible.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The Local Plan must be based on robust and up to date evidence.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	No staffing implications associated with the specific content of this report.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To consider the responses to the Regulation 18 consultation undertaken earlier this year and which relate to sites which were not the subject of consultation.	
Recommendations	<p>THAT THE LOCAL PLAN COMMITTEE:</p> <p>(I) NOTES THE RESPONSES AT APPENDIX A OF THE REPORT;</p> <p>(II) AGREES THAT NO CHANGES BE MADE IN RESPECT OF THE PROPOSED HOUSING AND EMPLOYMENT ALLOCATIONS REFERRED TO IN THE REPORT</p>	

1 BACKGROUND

- 1.1 The meeting of this Committee on 30 July 2025, considered a report in respect of responses to the consultation on the additional housing and employment sites which were consulted upon earlier this year.
- 1.2 The report noted that a number of comments had been received in respect of sites which had previously been consulted upon, but which were not part of the latest consultation. In addition, a number of responses received were promoting other sites.
- 1.3 Notwithstanding the fact that the consultation document had made it clear that views were not being sought in respect of sites not included in the consultation, in the interest of openness and clarity this report presents the additional comments received.

2 SUMMARY OF RESPONSES

- 2.1 As set out in the report to this Committee on 30 July 2025, the following additional representations were received.

Local Residents

- Five objected to the proposed allocation at South of Church Lane, New Swannington (C48).
- Four objected to the proposed allocation at Land at Broom Leys Farm, Coalville (C46).
- Two objected to the proposed broad allocation on land west of Whitwick.
- 17 objected to the proposed allocation at Land south of Burton Road Ashby de la Zouch (A27).
- In general terms, four objected to more development across the district, two objected to more development in Ashby de la Zouch, one objected to more development in the Coalville Urban Area and one objected to all new development in the flood plain/catchment of the Gilwiskaw Brook.
- Four sent an email that did not include a response/attachment.

Landowners/Developers/Agents

- 12 respondents commented on / sought to promote a site or sites outside the scope of this consultation (see Appendix P)
- Six respondents provided comments on general matters such as housing requirements and the Local Plan period
- Two supported the deletion of Land at Old End and 40 Measham Road, Appleby Magna Ap15/Ap17 as a housing allocation

Parish/Town Councils

- Two provided comments on proposed housing sites outside the scope of this consultation. This includes Ashby Town Council who raised a number of queries on behalf of local residents in respect of site A27.

- 2.2 The responses are summarised and responded to at Appendix A of this report.
- 2.3 The representations tend to fall into two categories: those which raise concerns about proposed allocations and those which promote alternative sites. In respect of the former these are largely from residents, whilst the latter are largely from landowners/developers.
- 2.4 In terms of the representations to proposed sites, in most cases these are from people who made comments to the February-March 2024 consultation on the draft Local Plan. The comments made in response to the latest consultation undertaken earlier this year tend to either repeat their previous comments or are similar to those made by others. It is considered that the issues raised are not such as to warrant either not allocating the proposed sites or make any changes to the proposed policies for these sites.
- 2.5 In the case of land South of Burton Road, Ashby de la Zouch (A27), the representations are from individuals who have not previously commented. It should be appreciated that the current stage of local plan preparation (i.e. Regulation 18) is an ongoing process which continues right up to the point at which the Council agrees

the 'final' plan which it wishes to take forward to Examination (referred to as a Regulation 19 plan). It is, therefore, appropriate to consider the comments made in respect of this site.

- 2.6 Amongst the comments made is that there has been insufficient notice and engagement with local residents in respect of this site. The potential development of this site has been in the public domain since 2018 when it was first included in the Strategic Housing and Economic Land Availability Assessment (SHELAA). It was also included in subsequent updates, most recently in 2021 when the SHELAA was also the subject of a report to this Committee at its meeting on [26 May 2021](#).
- 2.7 The [2021 SHELAA](#), together with previous [iterations](#), have always been available on the Council's website.
- 2.8 This site was included as part of the draft Local Plan consulted upon in February and March 2024. This had been agreed by the Local Plan Committee at its meeting on [17 January 2024](#), although it was also recommended to be included in an earlier report on [15 November 2023](#) but the Committee agreed to defer consideration of the report for reasons not related to this site.
- 2.9 It has also been suggested that the Council has failed to consult adequately and that the consultation has not followed the approach set out in the Council's Statement of Community Involvement (SCI). Officers are of the view that this is not the case for the reasons outlined below:
- 2.10 Section 7 of the SCI sets out how the Council will consult on the Local Plan. For the Regulation 18 stage (the current stage of Local Plan preparation) it states (paragraph 7.4): "Notify and invite comments from the specific and general consultation bodies as well as residents or other persons with an interest in the district. To meet these requirements the specific and general bodies along with residents and business will be informed, by letter or e-mail during this stage of plan preparation"
- 2.11 In terms of the first sentence of paragraph 7.4 the specific consultation bodies are defined in Regulations and are listed at Appendix B of the SCI. General consultation bodies cover a wide range of organisations, including parish and town councils and interest groups. These are listed at Appendix C of the SCI.
- 2.12 In respect of "residents or other persons with an interest in the district" as set out in the SCI (paragraph 5.5) the Council maintains "a database of individuals, community groups and stakeholder groups, who wish to be informed of the production of development plan documents and plan making". The [New Local Plan](#) page on the Council's website includes an invitation for those who wish to be kept informed of progress on the Local Plan to provide contact details to the Council.
- 2.13 Turning to the second sentence of paragraph 7.4 of the SCI, the reference to "residents and business" refers to those who have asked to be notified of progress on the Local Plan.
- 2.14 Having regard to the above and for the reasons set out in Appendix A, officers are of the view that the issues raised are not such as to change the recommendation to this Committee of 11 March 2025 that this site be proposed to be allocated for around 60 dwellings as part of the Regulation 19 Plan.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon
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:	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 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. Further consultation will be undertaken at Regulation 19 stage.
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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