

LOCAL PLAN COMMITTEE

24 SEPTEMBER 2025

UPDATE

ITEM 5 – NEW LOCAL PLAN – CONSIDERATION OF THE CONSULTATION RESPONSES TO POLICIES

APPENDIX F

The published Appendix F does not show what changes are proposed in respect of the various policies. A revised Appendix F showing the proposed changes is attached at **Appendix 1**.

Policy AP3 – Renewable Energy

Councillor Ball has sought clarification on a number of matters related to this issue.

Who sets the renewable energy generation targets, us or Westminster?

The targets included in the Local Plan are based on those in the Council's Zero Carbon Roadmap and Action Plan (2020). The Action Plan covers the period to 2050. As the Local Plan only covers the period to 2042, the targets are adjusted accordingly. The Renewable and Low Carbon Energy Study (2021) confirmed that the targets for solar and wind energy generation set out in the Action Plan were likely to be achievable.

It's hard to visualise what 55.7MW of solar and 52.6MW of wind generation look like
Approximately how many acres of farmland would be needed to achieve 55.7MW of solar generation (assuming no panels on new houses or employment sites)? Approximately how many wind turbines of similar scale to the ones at Cattows Farm or at A42J13 would be needed to achieve 52.6MW of wind generation?

In terms of solar panels, for context, the solar farm at Shellbrook is 28ha in size and generates (at peak) 16MW. Assuming there are no solar panels on new homes or employment sites then approximately another 3.5 half solar farms, the same size as the one at Shellbrook would be required over the plan period to meet the target.

In terms of wind turbines, a modern onshore wind turbine typically has the capacity of 2-3MW, although the actual energy generated is dependent on the size of the turbine. For example, one in Heather has a generating capacity of 500kw (0.5MW). Assuming an average generating capacity of 2.5MW, there would need to be around 21 of these within the district over the plan period.

Can we INSIST in other policies that ALL new build homes and employment sites MAXIMISE their potential rooftop solar generation capability?

At the present time it is not possible to insist upon the provision of solar panels as part of new developments. However, the Future Homes Standard (FHS) is expected to be published this autumn, and the Government has confirmed (in June 2025) that the FHS will include changes to Building Regulations to require new homes to include solar panels. As such, it would be a functional requirement of the Building Regulations and would NOT be a matter for the Local Plan.

Policy AP6 – Health Impact Assessments

The proposed wording in Appendix F should state 'or' at the end of part (b) rather than 'and'. The revised wording is set out below

a) all residential proposals of 50 or more dwellings; or

(b) all major non-residential development; ~~and~~ or

(c) development located in an identified Area of Concern in the Leicestershire Joint Strategic Needs Assessment (latest edition)

RECOMMENDATION

THAT RECOMMENDATION 6 OF THE REPORT BE AMENDED TO STATE:

AGREES POLICY AP6 (HEALTH IMPACT ASSESSMENTS) AS DRAFTED IN APPENDIX F AND ON THE UPDATE SHEET CIRCULATED PRIOR TO THE MEETING FOR INCLUSION IN THE REGULATION 19 VERSION OF THE LOCAL PLAN.

Policy En3 - National Forest (paragraphs 7.4 to 7.8)

Since the report was published further discussions have taken place with Councillor Ball and representatives of the National Forest in respect of the suggested wording of the policy, particularly with regard to the issue of where any commuted sums should be spent. It is proposed to amend part (3) of the policy such that any commuted sums would then need to be spent somewhere within that part of the National Forest that is within North West Leicestershire rather than elsewhere in the Forest.

The suggested amended wording for part (3) is set out below

Requiring that a commuted sum be provided towards Forest creation where planting and landscaping cannot be accommodated within or close to the development site or where the only potential area of planting or landscaping is small or is isolated with limited connectivity to other habitats. Commuted sums will be used for Forest creation within the part of the district that is within the National Forest, as shown on the Policies Map.

RECOMMENDATION

THAT RECOMMENDATION 16 OF THE REPORT BE AMENDED TO STATE:

AGREES POLICY EN3 (THE NATIONAL FOREST) AS AMENDED IN APPENDIX F AND ON THE UPDATE SHEET CIRCULATED PRIOR TO THE MEETING FOR INCLUSION IN THE REGULATION 19 VERSION OF THE LOCAL PLAN.