

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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