APPENDIX A

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

LOCAL PLAN COMMITTEE – WEDNESDAY 4 JUNE 2026

Title of Report	**PROPOSED NORTH WEST LEICESTERSHIRE LOCAL PLAN (REGULATION 19)**	
Presented by	Tom James Interim Planning Policy Team Manager	
Background Papers	Various Local Plan Committee reports (see paragraph 3.1 in the main report for details) Regulation 18 stage consultation documents and consultation responses Local Plan evidence base documents Draft Sustainability Appraisal reports (produced during the plan's preparation) Statement of Community Involvement (September 2025) Local Development Scheme May 2026 (agreed at 20 May 2026 Local Plan Committee) The Town and Country Planning (Local Planning) (England) Regulations 2012 National Planning Policy Framework National Planning Practice Guidance	**Public Report:** Yes
Financial Implications	The costs of the Local Plan's production, including the anticipated costs of the Examination, are met through existing budgets.	

	The Examination costs are further explained at paragraph 8.1 onwards.
	Signed off by the Deputy Section 151 Officer: Yes
Legal Implications	Legal implications have been considered in the preparation of this report. Specific legal advice has been sought on individual Local Plan topic areas as necessary as the plan has progressed. Counsel is being appointed to provide expert legal advice to the Council leading up to, and during, the Local Plan Examination.
	Signed off by the Interim Monitoring Officer: Yes
Staffing and Corporate Implications	The plan is being prepared using existing staff resources working with a firm of expert planning consultants (Hyas Associates Ltd). Having an up-to-date Local Plan is the best way for the Council to help deliver sustainable growth and to control inappropriate development. The Plan's impact on corporate objectives is addressed at the end of the report.
	Signed off by the Head of Paid Service: Yes
Purpose of Report	To seek approval to consult on the Proposed Submission Draft Local Plan (Regulation 19) and seek delegated authority that following consultation, the Local Plan be submitted to the secretary of state for examination.
Recommendations	**THAT THE LOCAL PLAN COMMITTEE AGREES TO RECOMMEND TO CABINET:** **(I) THAT THE PROPOSED SUBMISSION DRAFT LOCAL PLAN (APPENDIX A) AND POLICIES MAP (APPENDIX B) AND SUSTAINABILITY APPRAISAL (APPENDIX C) ARE APPROVED FOR A MINIMUM SIX WEEK CONSULTATION IN ACCORDANCE WITH THE COUNCIL'S STATEMENT OF COMMUNITY INVOLVEMENT, THE PLANNING AND COMPLUSORY PURCHASE ACT 2004 (AS AMENDED) AND REGULATIONS 19 AND 20 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012, SUBJECT TO THE FINALISATION OF EVIDENCE BASE STUDIES AND THERE BEING NO SUBSTANTIVE ISSUES FOR THE COUNCIL TO RECONSIDER.** **(II) THAT FOLLOWING THE PUBLIC CONSULTATION, IN ACCORDANCE WITH REGULATION 22 OF THE TOWN AND COUNTRY PLANNING (LOCAL**

	PLANNING) (ENGLAND) REGULATIONS 2012, THE LOCAL PLAN WILL BE SUBMITTED TO THE SECRETARY OF STATE. **(III) THAT AUTHORITY IS DELEGATED TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR INFRASTRUCTURE, TO MAKE MINOR AMENDMENTS TO THE LOCAL PLAN AND ACCOMPANYING SUSTAINABILITY APPRAISAL BEFORE PUBLICATION AND BEFORE SUBMISSION TO THE SECRETARY OF STATE.** **(IV) THAT AUTHORITY IS DELEGATED TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR INFRASTRUCTURE, TO MAKE AMENDMENTS TO THE WORDING OF POLICIES EC6, AP3, AP4, AP7, AP9,H4, H5, H10 AND H11 AND TO AGREE ANY SUBSEQUENT REVISED SUSTAINABILITY APPRAISAL PRIOR TO PUBLICATION.** **(V) THAT AUTHORITY IS DELEGATED TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR INFRASTRUCTURE TO AGREE THE FINAL CONTENT OF THE LOCAL PLAN APPENDICES INCLUDING THE GLOSSARY, MONITORING FRAMEWORK AND HOUSING TRAJECTORY** **(VI) THAT AUTHORITY IS DELEGATED TO THE STRATEGIC DIRECTOR OF PLACE, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR INFRASTRUCTURE, TO PREPARE AND CONSULT ON MAIN MODIFICATIONS TO THE LOCAL PLAN DURING THE EXAMINATION PROCESS, IF REQUIRED, TO ADDRESS ISSUES OF SOUNDNESS.**

1 BACKGROUND

1.1 The new Local Plan for North West Leicestershire has reached an important stage in the plan-making process. The plan is now sufficiently advanced that it can proceed towards consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequently be submitted for examination.

1.2 The purpose of this report is to request that the Committee agrees that the draft Regulation 19 Local Plan be published for consultation, and that following consultation, the plan be submitted for examination.

2 STRUCTURE OF THIS REPORT

2.1 The report is structured as follows:

a. Section 3 – focuses on progress so far, highlighting the areas where policies have been previously agreed by Local Plan Committee
b. Section 4 – focuses on updates from various evidence base studies
c. Section 5 - provides an overview of the Local Plan and the key changes to policies agreed at Local Plan Committee
d. Section 6 – covers the arrangements for consultation, submission and examination
e. Section 7 – this covers the risks of not proceeding at the current time
f. Section 8 – this covers the financial considerations of the examination process

2.2 There are three appendices to this report. Appendix A is the draft Local Plan itself. Appendix B is the Policies Maps. Appendix C is an advanced draft of the Sustainbaility Appraisal comprising a series of separate documents.

Appendix A - Proposed 'Regulation 19' version of the Local Plan.
This is appended to your papers.

Appendix B(i) – District-wide Policies Map.
This document can be accessed here.

Appendix B(ii) – Inset Maps.
This document can be accessed here.

Appendix C(i) – advanced draft of the Sustainability Appraisal Report.
This document can be accessed here.

Appendix C(ii) – Sustainability Appraisal: Non-technical Summary.
This document can be accessed here.

Appendix C(iii) – Appendix A of the SA – Plans, Policies and Programmes.
This document can be accessed here.

Appendix C(iv) – Appendix C of the SA - Spatial Distribution Options.
This document can be accessed here.

Appendix C(v) - Appendix D of the SA – Employment Growth Options.
This document can be accessed here.

Appendix C(vi) - Appendix E of the SA – Policies Assessment.
This document can be accessed here.

Appendix C(vii) – Appendix F of the SA – Alternative Sites Assessment.
This document can be accessed here.

Appendix C(viii) – Appendix G of the SA – Alternative Site Options. This document can be accessed here.

3 PROGRESS SO FAR

3.1 The production of this version of the new Local Plan is the culmination of a number of years work with key workstreams, and policies reported to the Local Plan Committee at various stages as set out below:

- 15 November 2023 –proposed policies and Limits to Development agreed for Regulation 18 consultation
- 17 January 2024 – proposed allocations for housing and employment agreed for Regulation 18 consultation
- 14 August 2024 – strategic policies relating to development needs, development strategy and settlement hierarchy, local needs villages and the countryside
- 16 December 2024 – proposed housing allocations in the Coalville Urban Area (the Principal Town), Isley Woodhouse New Settlement and proposed employment allocations
- 29 January 2025 –proposed changes to the limits to development
- 11 March 2025 –proposed housing allocations in the Key Service Centres, Local Services Centres and Sustainable Villages and additional Regulation 18 site allocations consultation agreed
- 11 June 2025 – a range of policies relating to housing standards and specialist housing, rural exception sites, self-build housing, employment land East Midlands Airport, town and local centres, community facilities, transport and parking, tourism and environmental designations such as the River Mease Special Area of Conservation, the National Forest, and land and air quality
- 30 July 2025 –additional proposed housing and employment allocations
- 24 September 2025 - policies covering amenity, climate change and renewable energy, health, drainage and water efficiency, houses in multiple occupation, infrastructure and transport, biodiversity, and areas of separation;
- 19 November 2025- proposed allocations relating to strategic warehousing
- 28 January 2026 – the designation relating to Areas of Separation, open space policy
- 22 April 2026 – policies relating to strategic warehousing allocation wording, design, lorry parking, housing types and mix and Isley Woodhouse New Settlement
- 20 May 2026 – policies relating to Gypsy, Travellers and Travelling Showpeople, asset management and stewardship, affordable housing and economic strategy

3.2 Consequently, substantial areas of the draft Local Plan have already been approved by the Local Plan Committee. The only outstanding policies not reported and agreed by Local Plan Committee relate to commitments for housing and employment (so that this could be updated to 1 April 2026 baseline) and the list of housing and employment allocations.

3.3 Whilst the proposed housing and general needs employment allocations have

previously been agreed by this Committee, the final policy wording for these allocations (post Regulation 18 consultation) have not previously been agreed. The Proposed Submission Draft (Regulation 19) Plan in **Appendix A** includes the policy wording for each of the site allocations in full.

4 EVIDENCE BASE UPDATE

4.1 Production of the Draft Local Plan has been informed through the production of various pieces of technical evidence covering a range of issues and when completed are available on the Council's New Local Plan – Evidence Base webpage. It is not considered appropriate to set them out in full, however an overview of the key outcomes of key studies is set out below.

Sustainability Appraisal

4.2 The Local Plan must be accompanied by a Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA). The SA is one of the key 'plan-wide' pieces of evidence and it aims to ensure that sustainability considerations are integral to decisions about the Plan's content. It does this by using 17 sustainability objectives to assess key components of the plan, namely the spatial strategy, the site allocations and plan's policies. The SA objectives collectively cover the three sustainability themes of social, environmental and economic.

4.3 The SA process is iterative and draft Sustainability Appraisal reports have been prepared at earlier stages of the Plan's preparation. At Proposed Submission (Regulation 19) stage, the Plan must be accompanied by a 'full' draft SA Report which brings together and refines the SA findings from earlier stages and presents them in a single comprehensive report. An advanced draft Sustainability Appraisal Report is available via the weblinks at paragraph 2.2 above. Final refinements, for example to reflect the revised approach to Gypsies and Travellers described below, will be made before it is published for consultation alongside the Plan.

4.4 One of the characteristics of the SA/SEA process is that it should look at 'reasonable alternatives'. Earlier in the plan-making process the Council had to consider alternative housing target figures and also a range of different spatial distributions for both housing and employment. The SA provided a consistent and objective assessment of these various options which was used to inform the Council's decision-making. Similarly, the SA assessed each of the 'long list' of potential site allocations (taken from the Strategic Housing and Employment Land Availability Assessment) and its findings were a factor in the site selection process.

4.5 Another important output of the SA is its recommendations to improve the sustainability of elements of the plan by suggesting mitigation measures. Officers have considered these recommendations and have made appropriate adjustments in response such as amendments to policy wording.

Habitats Regulation Assessment

4.6 Lepus consulting has been appointed to undertake the Habitats Regulation

Assessment (HRA). A HRA is a mandatory, legally required process under the Conservation of Habitats and Species Regulations 2017 (as amended) which evaluates whether a local plan or project could significantly affect protected European sites. In addition, national planning policy notes that Ramsar sites should also be given the same level of protection. HRA requires a precautionary approach to assess impacts on European sites (which include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) and Ramsar sites, including consideration of "in-combination" effects.

4.7 The River Mease SAC is situated within the District. Natural England has previously confirmed that development in the catchment areas for the River Mease SAC, cannot proceed if it increases levels of nutrients or results in eutrophication. Development can now only proceed if it is ‘nutrient neutral’. The parishes wholly located within the catchment areas include Ashby Woulds, Oakthorpe and Donisthorpe, Chilcote, Stretten en le Field, Appleby, Measham, Packington and Snarestone. The parishes of Ashby Town, Coleorton, Heather, Normanton le Heath, Ravenstone, and Swepstone are partly located within the catchment areas.

4.8 The HRA has confirmed that improvements to the waste water treatment works at Packington and Measham Sewage Treatment works (STWs), mean that from 1 April 2027, a substantial part of the catchment areas, including housing sites at Ashby de la Zouch and Measham, will no longer be affected. As a result, the delivery of most of the housing allocations that lie in the catchment areas will not affect the integrity of the River Mease SAC.

4.9 One housing allocation at Appleby Magna discharges to an alternative sewage treatment works and therefore does not benefit from the improvements at Packington and Measham. At present, no mitigation scheme has been agreed to demonstrate that the development would avoid adverse effects on the integrity of the River Mease SAC. However, the local authority is working in partnership with the Trent Rivers Trust to identify and deliver appropriate mitigation within the plan period to ensure that the allocation can achieve nutrient neutrality. The housing trajectory identifies this allocation for delivery later in the plan period to allow time for the mitigation to be put in place. The uncertainty around mitigation does present a risk to the delivery of this allocation and further work to identify a solution will need to be undertaken prior to the examination with an update to the HRA. It should also be noted that windfall development in the catchment during the plan period will not be permitted unless it achieves nutrient neutrality through appropriate mitigation.

Transport Modelling

4.10 The Council and Leicestershire County Council jointly commissioned the County Council’s Network Data and Intelligence Team (NDI) to provide an objective assessment of the impacts of the Local Plan’s proposals on the highway network. This is done using a specialist transport model. The output of this process will be the Forecast Report (FR) prepared by NDI which will set out the methodology and findings of the modelling exercise. Although the FR is not finalised, the work and analysis that underpins it are sufficiently well advanced for headline findings to be presented.

4.11 In addition to the proposed Local Plan site allocations and 'committed'[1] development, the cumulative increase in traffic associated with future development at all three of the East Midlands Freeport locations has been factored into the modelling as a 'Freeport scenario'. As Members are aware, one of the Freeport sites – Land south of East Midlands Airport (EMP90) – is also a proposed Local Plan allocation.

4.12 Unsurprisingly, the model shows that overall conditions on the road network would become significantly worse by 2042 (the Local Plan end date) if all the additional development described in paragraph 4.11 above came forward. The impacts include worsening and more widespread congestion, increased delays, longer journey times and slower average speeds. This is the outcome if all this future development happened **without any mitigation**.

4.13 The next crucial step for the model to assess is how the following series of transport-related **improvements and interventions** would improve the situation:

a. Package of measures to upgrade the road network in/around M1J24 associated with the East Midlands Freeport development
b. Improved levels of walking, cycling and public transport use. Some of the larger site allocations will have their own sustainable transport strategies whilst actions in the North West Leicestershire Local Cycling and Walking Infrastructure Plan and the Leicestershire Bus Service Improvement Plan should help secure a shift towards more sustainable transport modes.
c. Junction improvements in 14 locations on the Local Road Network[2], with a particular emphasis on the A511 corridor, to increase capacity and/or improve safety
d. Improvements at/related to the Strategic Road Network[3] at J12 and J13 A42.

4.14 The modelling analysis indicates that the interventions outlined above are **sufficient to mitigate the impact of the proposed Local Plan allocations [with a caveat for EMP90] on the highway network in 2042 to an acceptable level**.

4.15 The position for EMP90 is particularly complex. As described above, the modelling exercise bundles together EMP90 with the other Freeport developments into a single 'Freeport scenario'. This decision, taken early in the modeling process and before this Council decided to allocate EMP90, means that it is difficult to isolate the highways impacts of EMP90 from those of the other Freeport sites.

4.16 Nevertheless, the modelling suggests that there is limited cross-over between Local Plan-related traffic (excluding EMP90) and East Midlands Freeport traffic (including EMP90) in terms of routing patterns. Based on the information available, the upgrades associated with the Freeport (in 4.13a above) should be sufficient to mitigate the Freeport-related impacts by 2042. As part of the examination, it needs to be established that EMP90 can come forward independently of the other two Freeport sites and also that delivery of one or both of the other Freeport sites will not

[1] Sites allocated in adopted Local Plans (or equivalent) and sites with planning permission
[2] Responsibility of the Local Highway Authority (LCC)
[3] Motorways/trunk roads. Responsibility of National Highways

prejudice the delivery of EMP90.

4.17 Further, EMP90 is currently subject to a Development Consent Order (DCO) process. The sufficiency of the highways mitigation for EMP90 will be thoroughly tested and debated during the DCO Inquiry, including expert input from the local highway authority (Leicestershire County Council) and National Highways. The acceptability (or otherwise) of the highways improvements will be established through this process and the Local Plan Inspector updated accordingly.

4.18 To conclude, the modelling outputs do not indicate any fundamental "showstoppers" to delivery of the new Local Plan, subject to the implementation of appropriate mitigation.

Viability Appraisal

4.19 Aspinall Verdi has been appointed to undertake the whole plan viability appraisal work. This assesses whether the policies in the plan and the allocations, when taken together will result in development that is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This is ongoing with the final outcomes of that study informing the tenure mix and level of affordable housing required under Policy H5 – Affordable Housing. That assessment is looking at three potential scenarios for the affordable requirement, 50%,40% and 30%. These scenarios have been derived from the overall affordable need and the current requirement in the adopted local plan (30%[4]) which is viewed as a minimum level to achieve.

4.20 The Consultant has informed the Council that there will be a viable position for affordable housing across the district, but the precise level of affordable housing will be confirmed in June, ahead of consultation. The study will also have implications for other policies which set particular standards for development, including AP3 Renewable Energy, AP4 Reducing Carbon Emissions, AP7 Flood Risk, AP9 Water Efficiency, H4 Housing Type and Mix, H10 Space Standards and H11 Accessible, Adaptable and Wheelchair User Homes. Where possible updates will be provided to the relevant committees as a late item but alternatively this will be agreed with the portfolio holder for Infrastructure.

Infrastructure Delivery Plan

4.21 A draft Infrastructure Delivery Plan (IDP) was published in October 2024. The IDP has been updated to take account of additional site allocations, the Open Space Study, Indoor Sports Assessment and the Playing Pitch/Outdoor Sports Strategy, and the transport modelling. The IDP is still in draft and is being updated as the plan evolves and will be made available as part of the Proposed Submission (Regulation 19) consultation documents. Any notable implications will also need to be taken into account in the final policy wording.

[4] with some variances due to location and whether the site is greenfield or brownfield

4.22 The intention is to also keep the document up-to-date to address matters such as costs and funding mechanisms for strategic infrastructure which may evolve. This is standard practice for Infrastructure giving its evolving nature.

Housing and Strategic Warehousing Needs

4.23 New Statements of Common Ground for housing and strategic warehousing were agreed by this Council at its meeting on 12 May 2026.

4.24 A new Statement of Common Ground (SoCG) for housing was required as a result of changes made to the calculation of local housing need (known as standard method) in December 2024. Underpinning the SoCG for housing is the Housing Distribution Update Paper (HDUP), prepared on behalf of the Leicester and Leicestershire Housing Market Area in November 2025. The HDUP recalculates and redistributes Leicester's unmet housing need based upon the new standard method.

4.25 The implications of the HDUP were reported in detail to Local Plan Committee on 18 March 2026. The SoCG proposes a housing requirement figure for North West Leicestershire of 690 dwellings per annum; an increase of 4 dwellings per annum above that previously planned for. Based on an 18 year plan period (2024 to 2042), this equates to a total of 12,420 homes.

4.26 A new Statement of Common Ground (SoCG) for strategic warehousing was required to update the previous SoCG in 2021 to address the outcomes of the Leicester & Leicestershire Needs Update and Apportionment Study 2025. The Study finds that there is need for some 3.06million sqm of strategic warehousing floorspace in Leicester and Leicestershire for the 22-year period 2024- 46. This figure is in addition to sites which already have planning permission.

4.27 The study identified three broad locations in North West Leicestershire for strategic warehousing which for the period 2024-42 equate to the following:

- M1 J23a/J24;A50 J1 – 728,673sqm (209ha)
- Bardon (J22) – 93,109 sqm (27ha)
- A/M42 J11,J12,J13 – 269,345 sqm (77 ha)

4.28 The Proposed Submission Draft Local Plan (Regulation 19) identifies a number of allocations to provide land for circa 225 ha which equates to 700,900sqm of floorspace and therefore provides a sufficient contribution to the identified need for strategic warehousing.

4.29 The Proposed Submission Draft Local Plan also makes provision for general employment needs.

Gypsy and Travellers and Travelling Showpeople

4.30 An update to the 2022 Gypsies and Travellers Accommodation Assessment was reported to the 20 May 2026 Local Plan Committee. The update was required to ensure that the Council's evidence on this topic is up-to-date and takes account of

changes to the Local Plan period, the Planning Policy for Traveller Sites planning definitions, any changes to the accommodation baseline between 2022 and 2026.

4.31 It confirmed that the need for permanent Gypsy and Traveller pitches has reduced and that the need for Travelling Showpeople plots remained the same.

4.32 There is still the need for a transit site in Leicestershire, to accommodate Travellers passing through the county.

4.33 The 20 May Local Plan Committee report set out the approach to addressing accommodation needs through a criteria-based policy. Subsequent to the Committee meeting, Counsel advice received confirmed that, whilst a criteria-based policy is required, the lack of any specific site allocations in the Plan to meet the accommodation needs of Travellers is regarded a risk to the Plan. As such, Policy H9 has been updated to set out a clearer strategy for the provision of Traveller accommodation needs. This includes the provision of permanent Gypsy and Traveller pitches to be accommodated within the housing allocations of more than 1,000 homes at the 'higher order' settlements of Coalville, Ashby, Castle Donington and Isley Woodhouse. Provision for Travellers on strategic sites is increasingly common practice, has been advocated by the Multi Agency Traveller Unit and is an approach used in the recently adopted Charnwood Local Plan.

Equalities Impact Assessment

4.34 An Equalities Impact Assessment of the Plan is provided as a component of the SA report.

Other Evidence Base Updates

4.35 In addition to the above studies, Counsel advises that two specific pieces of evidence need updating:

a. Retail Study to update the baseline to 2026
b. General employment needs – update to the 2022 study to bring it update with the 2026 baseline. The general needs employment land supply figures in the Plan will be confirmed based on a) 1 April 2026 monitoring information; and b) the findings of this update.

5 OVERVIEW OF THE LOCAL PLAN

5.1 The structure of the Proposed 'Regulation 19' Local Plan (**Appendix A**) is based on the following series of chapters:

1. Introduction
2. Consultation
3. Background to the Local Plan
4. Strategy
5. Creating Attractive Places
6. Housing

7. The Economy
8. Town and Local Centres
9. Infrastructure and Facilities
10. Environment
11. Appendices relating to Glossary, Housing Trajectory and Monitoring Indicators

5.2 The Council recently adopted the Good Design Guide and also has a number of other SPD's in place. Once the new Local Plan is adopted, recent legislation indicates that all SPD's adopted against the old Local Plan cease to have effect. It is therefore currently considering and taking legal advice on the best way to refer to these documents and whether they should be identified specifically as appendices to the Plan. The list of appendices may need to be updated accordingly.

5.3 It is also relevant to note that further to previous Local Plan Committees, some additional changes have been made to a number of the policies to pick up specific recommendations from the evidence base, national policy and guidance updates and to ensure a consistent approach through the document. For clarity, the key changes that have been made are set out in the table below:

Policy	**Reg 19 LPC Update**
Policy S1 – Future Housing and Economic Development Needs	**Housing** Housing numbers have been changed to reflect the outcome of the Leicester and Leicestershire (L&L) Housing Distribution Update Paper/Statement of Common Ground (686 to 690dpa) Supporting text includes housing completions / commitments as at 1 April 2026 A draft housing trajectory will be appended to Plan. The general needs employment land requirements from the Rapleys Study (although these may be updated – see paragraph 4.35 above) and the strategic warehousing findings from the Iceni Study are included in the policy.
Policy AP3 – Renewable Energy	Part (4) of the Policy has been removed. The Policy sets out criteria-based requirements for renewable energy proposals as such the maps showing areas suitable for wind turbines are no longer needed.
Policy AP4 – Reducing Carbon Emissions	The wording of Part (1) of the policy has been amended so that the requirements of the policy now only apply to major development.
Policy AP6 – Health Impact Assessments	The policy wording has been revised following agreement that Health Impact Assessment (HIA) policies would be consistent across Leicester and Leicestershire. The need for a screening assessment has been removed. The Policy sets out the

	development thresholds for when a HIA is needed. The threshold for residential developments reflects the capacity of residential developments within the district and is more stringent than the definition of major development in the NPPF.
Policy AP7 – Flood Risk	Wording added to Part (1) to make reference to the Planning Practive Guidance. Wording added to Part (d) of the Policy to acknowledge that where the Qbar minus 20% run-off rates are demonstrated, not to be possible that run-off volumes must be discharged at a rate that does not affect flood risk.
Policy AP8 – Sustainable Urban Drainage Systems	Wording added to Part (1) of the policy to require Sustainable Urban Drainage Systems to be designed in accordance with the National Standards for Sustainable Drainage Systems.
Policy AP9 – Water Efficiency	Part (3) has been amended to require other applications captured by the planning process to include measures to improve water efficiency. This replaces the requirement for such development to meet the highest level of water efficiency possible
Policy H1 – Housing Strategy	This policy has been deleted from the Regulation 19 Plan as it repeated other parts of the Plan and was not necessary.
Policy H2 – Housing Commitments	The principle of policy (with the wording to be drafted in full in the Regulation 19 Plan) was agreed at 24 September 2025 LPC meeting. The policy has now been drafted to account for completions and commitments at 1 April 2026. The purpose of the policy is to support the principle of development at these sites should the planning permissions lapse in the future.
All housing allocations	Areas of duplication with other policies have been removed e.g. Reference to respecting the amenity of existing residents has been deleted; as this issue would be considered in relation to AP1: Design and AP2: Amenity. Removed reference to the retention of hedgerows with a 5m buffer zone. Whilst Policy IF3 protects overall Green Infrastructure and its function and amenity value, this level of detail is more appropriate addressed at the detailed planning application stage.
Policy H3a – Isley Woodhouse New Settlement (IW1)	A requirement for the provision of six Gypsy and Traveller pitches has been added.
Policy H3b - Land off Thornborough Road, Coalville (C18)	Reference to the Area of Separation is deleted from part (1) as it is unnecessary; the Policies Map will clearly identify the AoS An additional requirement regarding the public right of way has been added for completeness.

Policy H3c - Coalville Urban Area Strategic Development Area (C19a,C19b,C46)	Additional wording and criterion added to ensure a comprehensive approach to infrastructure. A requirement for the provision of six Gypsy and Traveller pitches has been added.
Policy H3d – West of Whitwick (C47, C77, C78, C86, C81 and C48)	C48 now forms part of the West of Whitwick allocation. Additional criteria added to ensure the site comes forward comprehensively and responds to its context
C48 - South of Church Lane, New Swannington	
Policy H3e - Land at Lily Bank (C74)	Clarification about the route of the public right of way has been added. Policy wording added to ensure that a buffer comprising natural vegetation is provided to the stream on the north-western boundary.
Policy H3f - Land south of The Green/Richmond Road, Donington le Heath (C90)	Reference to the public right of way has been amended to include reference to the National Forest Way and the need for a landscaped buffer.
Policy H3g - Former Hermitage Leisure Centre, Coalville (C92)	Amended to confirm status of footpath. Policy wording and supporting text updated to make reference to potential land contamination and mitigation.
Policy H3h – Land at Wash Lane and Coalville Lane (R17)	A requirement for a comprehensive masterplan has been added. Clarification the location of pedestrian links has been added.
Coalville Town Centre	The Regulation 18 Plan included an allowance of c.200 dwellings from sites in Coalville town centre. The Regulation 19 Plan does not allocated any town centre sites, but the following sites are included as commitments: Marlborough Centre (12 dwellings) Land off Belvoir Road (28 dwellings) Land north of Baker Street (77 dwellings) In addition, the former Council offices (38 dwellings) is included in the housing trajectory as there is sufficient information in the public domain to justify its deliverability.

Policy H3i - Money Hill, Ashby (A5)	Criteria added requiring general accordance with the 2019 Money Hill masterplan and a site wide infrastructure delivery plan. A requirement for the provision of six Gypsy and Traveller pitches has been added.
Policy H3k - Land adjacent to 194 Burton Road, Ashby (A31)	Criteria added requiring landscape/visual-impact mitigation in the southern part of the site. Criteria requiring retention of public right of way expanded to cover its character. Requirement for Minerals Assessment added at the request of Leicestershire County Council.
CD9 - Land South of Park Lane, Castle Donington	CD10 allocation has been expanded to include CD9. New criteria added that requires a comprehensive masterplan and an infrastructure delivery plan added. Criteria requiring undergrounding of overhead power lines deleted. A requirement for the provision of six Gypsy and Traveller pitches has been added.
Policy H3l - West of Castle Donington (CD10)	
Policy H3m - Land off Leicester Road, Ibstock (Ib18)	Criteria added requiring the provision of a link road and a landscaping scheme. Criteria for the National Forest Way expanded to require National Forest planting.
Policy H3o - Land at Molehill Farm, Kegworth (K12)	A new criterion requiring a noise **and vibration** assessment has been added.
Policy H3p - Leicester Road/Ashby Road, Measham (M11)	A new criterion regarding surface water flooding has been added.
Policy H3q - Abney Drive, Measham (M14)	New requirement for an odour and dust assessment added.
Policy H3r – Land off Steeple View Lane, Appleby Magna (Ap1)	Further clarity on the retention of on-site trees has been added. A new criterion has been added making explicit reference to the need for appropriate mitigation within the River Mease SAC.
D8 - Land off Ramscliff Avenue, Donisthorpe	This site (32 dwellings) has been deleted from the Local Plan. The site is covered by an EA licence and in March 2026, the site owners, Leicestershire County Council confirmed that the site was not deliverable due to issues surrounding this licence.

Policy H3s – Midland Road, Ellistown (E7)	The site capacity has been increased from 69 to 75 homes to reflect the outline permission granted in December 2025. Amendment to criteria addressing the relationship between Ellistown and Hugglescote to provide clarity.
Policy H3t – Land off Gadsby Road, Heather (H3)	Removal of criteria seeking retention of a landscaping scheme along the northern and western site boundaries.
Policy H3v – Land off Redfern Road, Oakthorpe (Oa5)	New policy criteria requiring the provision of open space on the southern part of the site. Removal of criterion seeking a site boundary landscaping scheme as the visual impact on the surrounding countryside will be addressed through the provision of open space and planting on the southern part of the site. Additional policy criterion recognising the potential for minewater rising has been added. Clarity on the retention of public rights of way.
Policy H3w – Land off Century Drive, Packington (P4)	Additional criterion which facilitates the provision of an access to the adjacent housing allocation at 'Land west of Redburrow Lane' (P7). Amended criterion to explicitly state the retention of boundary landscaping.
Policy H3x - Land west of Redburrow Lane, Packington (P7)	Requirement for access from site P4 added.
R12 - Land at Heather Lane, Ravenstone	New criteria added requiring an odour impact assessment, noise and wind turbine assessment and retention of the southern part of the site as open space.
Policy H4 – Housing Types and Mix	Since this policy was reported at 22 April 2026 LPC, the mix for affordable housing (rented) -older people has been amended by the final Updated Housing Mix Evidence (April 2026).
Policy H5 – Affordable Housing	This policy was reported to LPC on 20th May 2026. An addition has been made to confirm that independent verification of an applicant's viability evidence will be at the applicant's expense. This is to be consistent with other policies where viability assessments are mentioned.
Policy H8 – Houses in Multiple Occupation in Kegworth	'Dwellings' has been replaced with 'residential properties' to clarify that criteria in parts (1)(a) to (b) will take into account single houses, HMOs and flatted development. 'Property' has been replaced with 'dwelling' in part 1 (c) for consistency with the Planning Use Classes Order.

Policy H10 - Space Standards	Policy title changed to **Internal** Space Standards for clarity and consistency with the PPG. The policy has been split into parts (1) and (2). Part (2), which applies to housing created through conversions, subdivision or changes of use has been strengthened. Although still flexible, it puts the onus on the applicant to demonstrate why compliance with the space standards would not be possible.
Policy H11 – Accessible, Adaptable and Wheelchair User Housing	The percentage requirements for accessible and adaptable (M4(2)) and wheelchair user housing (M4(3)) have been amended to reflect the Housing Mix Updated Evidence (April 2026).
Policy Ec2 – Employment Commitments	The introductory wording for the policy has been added.
Policy Ec3 – Employment Allocations	The introductory wording for the policy has been added.
EMP98 - Land between Ellistown Terrace Road and Wood Road, Ellistown	Additional wording added concerning the separation of the site from Battram.
EMP63 (part) - Carnival Way (Option 1), Castle Donington	This site is no longer included as an employment allocation. The SFRA Update (2026) notes that whilst only the northern part of the sites is within Flood Zones 3a and 2 at present, taking into consideration the impact of climate change the site is wholly within Flood Zone 2 and 3. In addition, more than 20% of the site is within a medium and high risk of flooding from surface water with climate change. As such the site is considered to be at high risk from surface water flooding.
EMP66 - Measham Mine Site, Measham	Text added to clarify the part of the footpath that is to be reinstated.
EMP89 - Land to the west of Hilltop Farm, Castle Donington	New criterion added to ensure the design respects Hill Top Farmhouse and its setting. New part (3) added that seeks to support the provision of office uses on the site, subject to satisfying the sequential test.
EMP60 - Land at Burton Road, Oakthorpe	Reduced site capacity due to surface water flooding
EMP34 – Land west of Regs Way, Coalville	Additional site. This site was granted planning permission (21/02281/FULM) but the 'full' aspect of this permission has expired. It is regarded as a suitable site for employment and, in the face of an employment land shortfall, is considered an appropriate allocation for inclusion in the Plan.
EMP90 - Land south of East Midlands Airport	Additional criterion to ensure the layout of development allows space for the future dualling of A453.

EMP73b – Land north of Remembrance Way, Kegworth	To match the policy for EMP90, a policy requirement has been added to require demonstration that future occupiers will transport a significant proportion of goods via the rail freight interchange at East Midlands Gateway.
EMP97 – Land south of Kegworth bypass	To match the policy for EMP90, a policy requirement has been added to require demonstration that future occupiers will transport a significant proportion of goods via the rail freight interchange at East Midlands Gateway.
Policy Ec4 – Employment Uses on Unidentified Sites	The policy now specifies the use classes it applies to for clarity. The Areas of Opportunity from the Iceni Study are now listed in the policy.
Policy Ec6 – Start-up Workspace	A maximum unit size (150sqm) is added to the policy. Clarification that the policy does not apply to office developments.
Policy TC1 - Town and Local Centres: Hierarchy and Management of Development	Explicit policy support given to residential development in centres, subject to certain criteria. Future floorspace requirements have been updated to take into account the Lidl development in Ashby de la Zouch.
Policy TC2 - Hot Food Takeaway Uses and Fast-Food Outlets	Policy title and wording changed to incorporate reference to fast food outlets for consistency with the NPPF. Policy expanded to cover **all** applications for hot-food takeaways and fast food outlets.
Policy IF1 – Development and Infrastructure	Reference to Strategic Infrastructure improvements to A511 corridor and M1 J24 added.
Policy IF6 – Transport Infrastructure and New Development	Reference to Strategic Infrastructure improvements to A511 corridor and M1 J24 added
Policy En1 – Nature Conservation/Biodiversity Net Gain	Wording of (1)(a) amended to reflect NPPF. Criterion added to ensure development contributes to the delivery of the national Nature Recovery Network and the latest Leicestershire, Leicester and Rutland Local Nature Recovery Strategy. A new criterion (c) has been added to Part (1) of the policy to ensure development achieves the protection and recovery of priority species in line with para. 192 of the NPPF.
Policy En2 – River Mease Special Area of Conservation	Explicit reference made to Sustainable Drainage Systems to reflect advice from Natural England
Policy En5 – Area of Separation	Policy now includes reference to the Diseworth and Isley Woodhouse Area of Separation as well as references to essential roads as an acceptable use.
Policy En7 – Conservation and Enhancement of the Historic Environment	Deletion of Part (g)(iii) that refers to supporting supplementary design briefs within the Coalville Conservation Area for sites adjoining Marlborough Square and Memorial Square.

5.4 The plan will be independently assessed against the legal requirements and that it meets the tests of soundness as set out in National Policy, which are:

a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

5.5 The plan is currently subject to an external legal review by the barrister who will represent the Council at the examination, which at the time of writing is currently ongoing. If this review results in changes being required to the Plan, these will be reported to the committee as a late item at the meeting. With regards to the Tests of Soundness, against which the Plan will be examined, a brief explanation of how the draft plan meets the relevant tests has been provided below.

Positively prepared

5.6 The Local Plan provides a positive strategy for meeting its needs. With regards to housing, it is planning to deliver more than its Local Housing Need under the standard method and the level of need being informed through effective joint working with the Leicester and Leicestershire authorities as confirmed through the signed Statement of Common Ground.

5.7 In relation to employment, the plan has taken a positive approach and been informed through effective joint working with the Leicester and Leicestershire Authorities, particularly regarding strategic warehousing needs. It is acknowledged that there is a shortfall over the plan period as a whole but in the context of the suitability and availability of sites, infrastructure capacity and potential uncertainty over needs in the longer term, this is still considered to be a positive approach.

Justified

5.8 The plan as a whole is considered to be an appropriate strategy when taking into account the alternatives and this has been confirmed through the aforementioned Sustainability Appraisal both in terms of allocations and levels of growth.

Effective

5.9 The evidence base including the Strategic Housing Land Availability Assessment (SHLAA) and the emerging findings of the whole plan viability assessment confirm that the plan is deliverable over the period and it is based on effective joint working that has dealt with key strategic issues of housing and strategic distribution.

5.10 It is also relevant to note that further statements of common ground with key stakeholders may be sought in response to the Proposed Submission Draft Local Plan (Regulation 19) consultation and/or to demonstrate to the Inspector how agreement has been reached on other strategic matters. This may include cross-boundary matters, for example, issues associated with the Freeport.

Consistent with National Policy

5.11 The proposed policies in the Proposed Submission Draft Local Plan (Regulation 19) are considered to be consistent with national policy and guidance and have been produced in this context. Moreover, as confirmed through the Sustainability Appraisal they will enable the delivery of sustainable development across the District.

5.12 The policies are depicted on the Policies Map which can be accessed via a weblink at Appendix B. This provides a visual representation of the policies and will assist with their interpretation and implementation.

Appendices

5.13 The Plan's appendices will include the following:

a. A Glossary of terms to help with the understanding of the Plan
b. A Monitoring Framework which will explain how the performance of the Plan will be monitored. As a guide for what this may look like, the adopted Local Plan has a monitoring framework starting on page 141.
c. The 1 April 2026 Housing Trajectory will show how many homes are expected to be built in each year of plan period. For illustration, see the Housing Trajectory 2025.

5.14 Delegated authority is requested for these appendices to be completed and added to the Plan ready for consultation.

6 CONSULTATION, SUBMISSION, EXAMINATION

Consultation

6.1 If the Committee agrees the Local Plan document in Appendix A for consultation, a final, clean version of the Plan will be prepared, subject to any minor amendments, using a specialist local plan production and consultation software package called 'PlaceMaker'. This will include formatting, typographical corrections, desktop publishing the document and referencing. If any changes to policies listed in 4.20 are required as discussed above these will also be undertaken.

6.2 Upon completion of the final HRA, and there being no substantive issues for the Council to reconsider, the Plan will be published for consultation. It is envisaged that this will be in early July. The consultation period will last for 8 weeks which exceeds the requirements of the Council's Statement of Community Involvement in recognition of the school summer holidays.

6.3 The Local Plan documents will be made available on the Council website, at the

Council Customer Centre and public libraries. The PlaceMaker software will mean it is much easier for people to access and read the Plan via the Council's website and also to submit their comments online rather than in writing or by email.

6.4 The Council will also notify statutory bodies, consultees and those that have made representations at previous stages of the process about the consultation. The intention is to also brief Parish councils around the time the consultation commences so they are aware of the process and can factor it into their internal processes for responding, taken into account the holiday period.

Submission

6.5 As soon as practicable after the end of the consultation period, the Council will formally submit the Local Plan to the Secretary of State, in accordance with Regulation 22 of the 2012 Regulations, together with the representations received following publication of the Pre-Submission Local Plan, the Sustainability Appraisal and the Statement of Publicity & Consultation (which is a document that explains the different stages of consultation the plan has been subject to).

6.6 Given the Regulations direct that the next stage after the consultation on the pre-submission Local Plan is for the representations to be collated and provided to the Inspector, there is limited scope for the plan to be amended and therefore it is not considered appropriate for the responses to be reported back to the Council before submission. Moreover, this is likely to be challenging given the need to submit the plan before the 31 December deadline under the transitional arrangements. Consequently, it is appropriate that responsibility is delegated to the Strategic Director for Place, in consultation with the portfolio holder for Infrastructure.

6.7 At the submission stage, the Council will notify formal submission of the Local Plan and the supporting documents (the submission documents) to all those who have made representations in response to previous consultation stages including the Regulation 19 consultation and in accordance with the regulations and Statement of Community Involvement. It is envisaged that this will be in November 2026.

Examination

6.8 Once submitted, the Secretary of State will appoint a Planning Inspector (or Inspectors) to examine the Local Plan. The Council will have to appoint an independent Programme Officer who will liaise between the Council and the Inspector on the programme and will be the point of contact for those wishing to take part in the examination. It is likely that the Examination will be held in the spring/ summer of 2027.

6.9 Once the hearing sessions have concluded, the Inspector will issue a report on the Plan, setting out their conclusions. It is possible that throughout this process the

Inspector may recommend modifications to the Plan to make it ‘sound’. The Council will publish these ‘Main Modifications’ for consultation and the Council and Inspector will consider the responses accordingly. Subject to receipt of a final report confirming that plan is ‘Sound’ the Council will move to formally adopt the Local Plan. It is envisaged that that will take place no later than December 2027.

7 Risks of Not Proceeding

7.1 On the basis of the above it is considered important that the Local Plan progresses to the next stage of plan-making to ensure there is sufficient time to submit the plan by the 31 December 2026 deadline. The risks of the plan not progressing at this stage are significant, plan-making would likely to have to start again at the beginning of the process under the new plan-making system, resulting in further delay to its adoption and ability to direct decision making on planning matters across the district. Related to this it is relevant to note that the risk of not having an up-to-date Local Plan in place is significant, with the risk that the current Local Plan becomes out-of-date, increasing the risk of more speculative applications across the district which could potentially have significant impacts on the district’s communities.

8 Financial Considerations

8.1 The Council will have to meet the full cost of the examination process including paying the Planning Inspectorate for the Inspector’s time and procuring an independent Programme Officer. The Planning Inspectorate have advised that forecasting the potential costs for a local plan examination is very difficult given the number of variables on potential time. They advised that the minimum cost is likely to be around £60,000 and can be as much as £250,000. Officers consider that likely cost will be around £100,000. The cost of a Programme Officer is also difficult to estimate given the variables over time but can be around £20,000.

Policies and other considerations, as appropriate	
Council Priorities:	- 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 is part of the Sustainability Appraisal.
Customer Impact:	Having an up-to-date Local Plan is the best way for the Council to help deliver sustainable growth and to control development.
Economic and Social Impact:	The Sustainability Appraisal aims to ensure that sustainability considerations are integral to decisions about the Plan's content. It does this by using 17 sustainability objectives to assess key components of the plan, namely the spatial strategy, the site allocations and plan's policies. The SA objectives collectively cover the three sustainability themes of social, environmental and economic.
Environment, Climate Change and zero carbon:	The new Local Plan as a whole aims to deliver positive environmental and climate change impacts and includes specific policies on these matters. The potential performance of these policies is recorded as part of the Sustainability Appraisal of the Local Plan.
Consultation/Community/Tenant Engagement:	Further consultation on the draft Local Plan will be undertaken at Regulation 19 stage. The details are explained at Section 6 above.
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. Section 7 above also explains the risks of not progressing the Local Plan as recommended.
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