



Full Council	Tuesday, 14 April 2026	Matter for Information and Decision
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Report Title: **Regulation 19 Local Plan: Public Consultation and Submission (April 2026)**

Report Author(s): **Ed Morgan (Senior Planning Policy Officer)**

Purpose of Report:	The purpose of this report is to seek Council's approval to publicly consult on the Pre-Submission draft Local Plan for a 6-week period proposed to commence on Friday 17 April 2026, running until Friday 29 May 2026 and subsequent submission to The Planning Inspectorate in June 2026 for Examination.
Report Summary:	<p>The Local Plan will be the Council's key planning policy document for the period 2025 to 2042. The Local Plan contains planning policies that drive, as well as shape sustainable development throughout the Plan period. The Plan will also protect and enhance the Borough's historic heritage and green open spaces through designation of appropriate land.</p> <p>The Plan sets out the Borough's housing and employment targets that the Council seeks to provide over the Plan period. To ensure the housing and employment targets are met over the Plan period, the Plan allocates land for development and contains Policies that specify how the allocations should be built out.</p> <p>Once adopted, the new Local Plan will supersede the current Local Plan (2019).</p>
Recommendation(s):	<p>A. That Members approve the Pre-Submission Draft Local Plan for the purposes of public consultation proposed to commence on Friday 17 April 2026, running until Friday 29 May 2026, and the subsequent submission to the Planning Inspectorate in June 2026 for Examination; and</p> <p>B. That Members agree that the Borough of Oadby and Wigston has an evidenced unmet housing need of 149 dwellings per annum (dpa), equating to 2,533 dwellings over the duration of the full Plan-period.</p>
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 257 262 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy and Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Ed Morgan (Senior Planning Policy Officer)</p>

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Strategic Objectives:	Our Council (SO1) Our Communities (SO2) Our Economy (SO3) Our Environment (SO4) Our Partners (SO5)
Vision and Values:	"Our Borough - The Place To Be" (Vision) Customer & Community Focused (V1)
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	The implications are as set out at paragraph 1.4 of this report.
Corporate Risk Management:	Political Dynamics (CR3) Reputation Damage (CR4) Regulatory Governance (CR6) Economy / Regeneration (CR9)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. Initial EA Screening (See Appendices)
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Deputy Section 151 Officer:	The report is satisfactory.
Deputy Monitoring Officer:	The report is satisfactory.
Consultees:	None so far, however this report is seeking approval to consult with the public and other key stakeholders.
Background Papers:	<ul style="list-style-type: none"> • Leicester and Leicestershire Statement of Common Ground (2022) • New Local Plan – Evidence Base
Appendices:	<ol style="list-style-type: none"> 1. Regulation 19 Pre-Submission Consultation Draft Local Plan 2. Draft Adopted Policies Map 3. Equality Assessment Initial Screening

1. Information

Pre-Submission Local Plan Consultation and Submission for Examination

1.1 In producing a Local Plan, the Council is required to undertake a number of formal public consultations at specific times and milestones (as set by national legislation and the

Council's Local Development Scheme). The Council has undertaken all of the required public consultations to date, including public consultations during, April and May 2024, January and February 2025, and, June and August 2025. As well as public consultations, Members of the Council have been involved throughout the process. Council Committees, All Member Briefings and Place Shaping and Climate Change Working Group meetings have been integral to the Local Plans production.

- 1.2 The Pre-Submission Local Plan public consultation is the final consultation period prior to the document being submitted to The Planning Inspectorate for approval. Once the consultation period has been completed, any representations submitted to the Council regarding the Pre-Submission Local Plan will be collated and submitted to The Planning Inspectorate alongside the Local Plan document itself. The Council can submit proposed changes to the document at this stage also. The Planning Inspectorate will then appoint an independent Planning Inspector to consider the Local Plan and any proposed changes as part of an Examination in Public.
- 1.3 The Examination process will begin on the day of Submission and the Planning Inspector will take responsibility for conducting the public examination into the soundness of the Local Plan. The Council is not yet aware of the likely dates for the public examination itself, although it is likely to be some point in late 2026 or into 2027.
- 1.4 Throughout the Examination period the Council is required to pay for the Planning Inspector's time (approximately £1,000 per day). However, the Council has sufficient budget to cover this, funded from the Local Plan Reserve, towards the cost of the Examination.
- 1.5 For the Examination period the Council is also required to employ a Programme Officer to assist the Planning Inspector. Due to the nature of the Local Plan process, the Programme Officer must be independent from the process of preparing the Plan. The Council has sufficient budget to cover the cost of this role.
- 1.6 It must be noted that it is particularly important that the Council launches the public consultation period on this Regulation 19 Pre-Submission Draft Local Plan to enable submission of the Plan to Government by Friday, 12 June 2026. The Council agreed to pause, revise and update evidence to inform this version two Regulation 19 draft Plan as part of the transitional arrangements to take account of the Government's new Standard Method formula for calculating housing need in the Borough, as per the new National Planning Policy Framework (December 2024).

Spatial Strategy for Development within the Borough

- 1.7 The National Planning Policy Framework (NPPF) requires local authorities to calculate their local housing needs based upon the updated standard methodology (December 2024). For the Borough of Oadby and Wigston, the Government calculated local housing need is 389 dwellings per annum (or 6,613 homes over the plan period). As evidence prescribes, this Local Plan identifies a local housing requirement of 240 dwellings per annum (4,080 homes over the 17-year plan period of 2025 to 2042). The remaining 149 dwellings per annum, or 2,533 homes over the plan-period, will need to be redistributed within the Leicester and Leicestershire Housing Market Area.
- 1.8 As the Plan period has already started, of the 4,080 dwellings required over the Plan period, the current remaining requirement is 3,015, which incorporates a 5 per cent Lapse Rate plus a 5 per cent supply buffer which is in line with national policy and guidance.
- 1.9 The Council's evidenced housing requirement of 240 dwellings per annum is underpinned by a number of key documents, namely:

- Site Capacity Study (OWBC, 2025)
- Housing Market Absorption Study (Iceni, 2025)
- Local Highways and Transport Assessment (AECOM, 2025)

- 1.10 In short, if the Borough area delivered housing over the Plan period equivalent to that calculated by the standard method; the highway network would be severely congested, vehicular and public transport movements would be hampered to an unacceptable degree; and design and sustainability of new development would be reduced to undesirable levels. It would be contrary to the very Vision and Spatial Objectives that this Local Plan sets out for the Borough area.
- 1.11 The spatial strategy for housing growth allows sufficient flexibility to ensure that the Plan aligns with national policy and guidance and allows for choice and competition within the Borough. The six Allocation Sites (see **Appendix 1**, Chapter 12 and **Appendix 2**, Adopted Policies Map for full details) in the Local Plan already have upward of five different developers invested in the delivery of new homes, with further developers likely to become involved as progress of those allocated sites continues through the planning process and come to market over the Plan period.
- 1.12 In addition to the new homes being provided in the Borough area, alongside Harborough District Council, the Council is allocating a significant cross boundary land area that will accommodate in the region of 4,000 new homes, as well as much needed infrastructure services and facilities. 850 of the new homes will be located within the Borough area, with the remaining 3,150 new homes directly adjacent to the Borough area. The 3,150 new homes within Harborough District will significantly impact upon the Borough of Oadby and Wigston, which will add to the highway impacts seen within the Borough area over the Plan period. However, this development is seen as part of a wider vision for the south-east of Leicester as set out in the Leicester and Leicestershire Strategic Growth Plan. This will unlock significant strategic infrastructure, including highways, that will help mitigate its impact on the Borough in the longer term beyond this plan period.
- 1.13 Although the evidence suggests that the Borough areas highway network has a capacity limit (240 dpa), the buffer although relatively small, will allow for some flexibility in delivery of new homes on each of the sites and in recognition that there could be unforeseen delays or obstacles that slow progress down. The inclusion of a 'buffer' allows for flexibility over the full duration of the Plan-period. The Council is also allocating a range of size of housing sites, ensuring that the development comes forward by various developers and at different times, meaning that the Council is not relying on just one or two specific sites to come forward.
- 1.14 With the Pre-Submission Local Plan being, effectively, the Plan the Council wishes to adopt, it has a degree of weight consistent with this stage of the process. This position, however, is still subject to the Planning Inspector finding the Local Plan sound at Examination.
- 1.15 To ensure that the Local Plan fulfils certain required directives and legislation, a Sustainability Appraisal (SA) has been prepared for this Pre-Submission stage of the Plan. SA is a tool used at the Plan-making stage to assess the likely effects of the Plan when judged against reasonable alternatives. The Sustainability Appraisal will also be consulted on in public alongside this Plan, as will all of the relevant evidence that the Council has commissioned or undertaken.

Conclusion

- 1.16 Subject to Council approval, the Regulation 19 Pre-Submission Draft Local Plan public consultation period is proposed to commence on Friday, 17 April 2026 for a 6-week period,

with the subsequent Submission to The Planning Inspectorate in June 2026 for Examination (date TBC).