

Local Plan - Local Housing Need (LHN)

Consultation Leaflet

Summer 2025

Introduction

The Government published the new National Planning Policy Framework (NPPF) in December 2024 which has resulted in an increase to the Borough of Oadby and Wigston's Local Housing Need (LHN) to 389 homes per year, as opposed to the 240 per year that the Council was proposing to deliver.

This increase meant that we had to take the decision to pause progress on the then emerging new Local Plan at the [Regulation 19](#) public consultation stage. After taking stock of the options, the Council formally took the decision to approve a revised timetable for preparing the Plan, which will see revisions made and an updated version consulted upon. The Plan will then be submitted to the Government by June 2026 for an independent review by the Planning Inspectorate.

This consultation document seeks to set out what this uplift in our housing need means in real terms for the Borough and our local community. It is crucial that we continue to positively prepare and progress the Borough's future Plan and we now have the opportunity to re-assess our position and to consider if we can sustainably accommodate the new housing need figure.

Local plans have to look at least fifteen years into the future. The Council estimates that by the time the Local Plan has gone through its consultation phases and been examined by the Planning Inspectorate, then it will be 2027 by the time the plan is adopted. Fifteen years on from then (2027) is 2042.

At a national level, the Government is giving high priority to increasing housing delivery and like every local authority area, we are expected to take our share of new development. As mentioned above, we have a new mandatory housing need of 389 homes per year, which equates to

6,613 homes over the 17-year Plan period from 2025 to 2042.

Everyone deserves a decent home they can call their own, but many people are locked out of that opportunity, being affected by higher house prices. We recognise the need to plan for more, high quality affordable homes and create accessible places that promote walking, cycling and public transport, as well as providing attractive job prospects for our residents. It's also important to ensure that new development is fully supported by infrastructure improvements, for example to roads, wastewater and flood measures.

Therefore, we are doing considerable work this Summer to consider if this many homes can be accommodated in the Borough, and if so, establish if the infrastructure and local housing market in the Borough can absorb such growth by considering the recommendations of key emerging evidence. If the work we are doing identifies that this uplift to the Borough's housing targets are not achievable, we also need to understand what level of growth can be accommodated and when any 'unmet need' would be triggered?

Ultimately, this is a vital period for the Council and for our community. This document and consultation period forms a key part of our journey towards progressing the Borough's Local Plan and your views are a crucial part of that journey – so please do get involved and help us plan the Borough's future together.



Councillor Samia Haq
Leader of Oadby and Wigston Borough Council

What is the impact of the new Local Housing Need?

In December 2024 the Government announced that the Local Housing Need (LHN) for the Borough of Oadby and Wigston had been increased to 389 new homes per year. Government also sets out that LHN must be delivered unless evidence robustly illustrates that it cannot. In comparison, the current local plan (adopted in 2019) was planning for 148 new homes a year and in the last version of the review plan (January 2025) we put out for public consultation the figure was 240 new homes per year.

The Government sets out in the new NPPF that in order *‘to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance’*.

If the Plan-period is taken to begin in 2025 to 2042 (fifteen years after when we anticipate the Plan being adopted), this equates to a housing requirement of 6,613 homes over the next 17 years. We must use this figure as the starting point and test this level of growth as part of the evidence-based work we are conducting to inform the emerging new Local Plan for the Borough.

The average household size in the Borough is 2.55 persons per household and therefore 6,613 new homes equates to an estimated 16,863 additional people moving into the Borough once all of the additional homes have been completed and occupied. Not all of these people will arrive at once, but rather, as and when these homes are built throughout the plan-period. Alongside new homes, required infrastructure must be provided also. New school places, GP surgery places, roads, footpaths, cycleways, parks, to name a few, will be delivered to ensure that new development is sustainable.

Question A - Is a Plan-period of 2025-2042 the correct one to use? If not, what should the period be and why?

Question B – To enable the delivery of 6,613 new homes by 2042, what would you consider to be the main issues in accommodating that level of growth in the Borough and how would you expect the Council to overcome those issues?

What does this mean for the Borough?

The comments people submitted in response to the consultation we undertook in January-February 2025 are still valid as it is envisaged that the majority of the Council’s new Local Plan will remain similar if not the same. These comments are being considered by the Council and will be forwarded to the Planning Inspectorate at the appropriate time (see timetable below) for their consideration.

The higher figure requires us to look at finding more sites and then assessing them for their suitability for housing. In the main, sites come forward through the Call for Sites process where the Council asks landowners/promoters to put forward sites they would like to see developed. Part of the assessment process is whether a landowner is willing to let their land be developed, if they are not we cannot really consider a site as available for development.

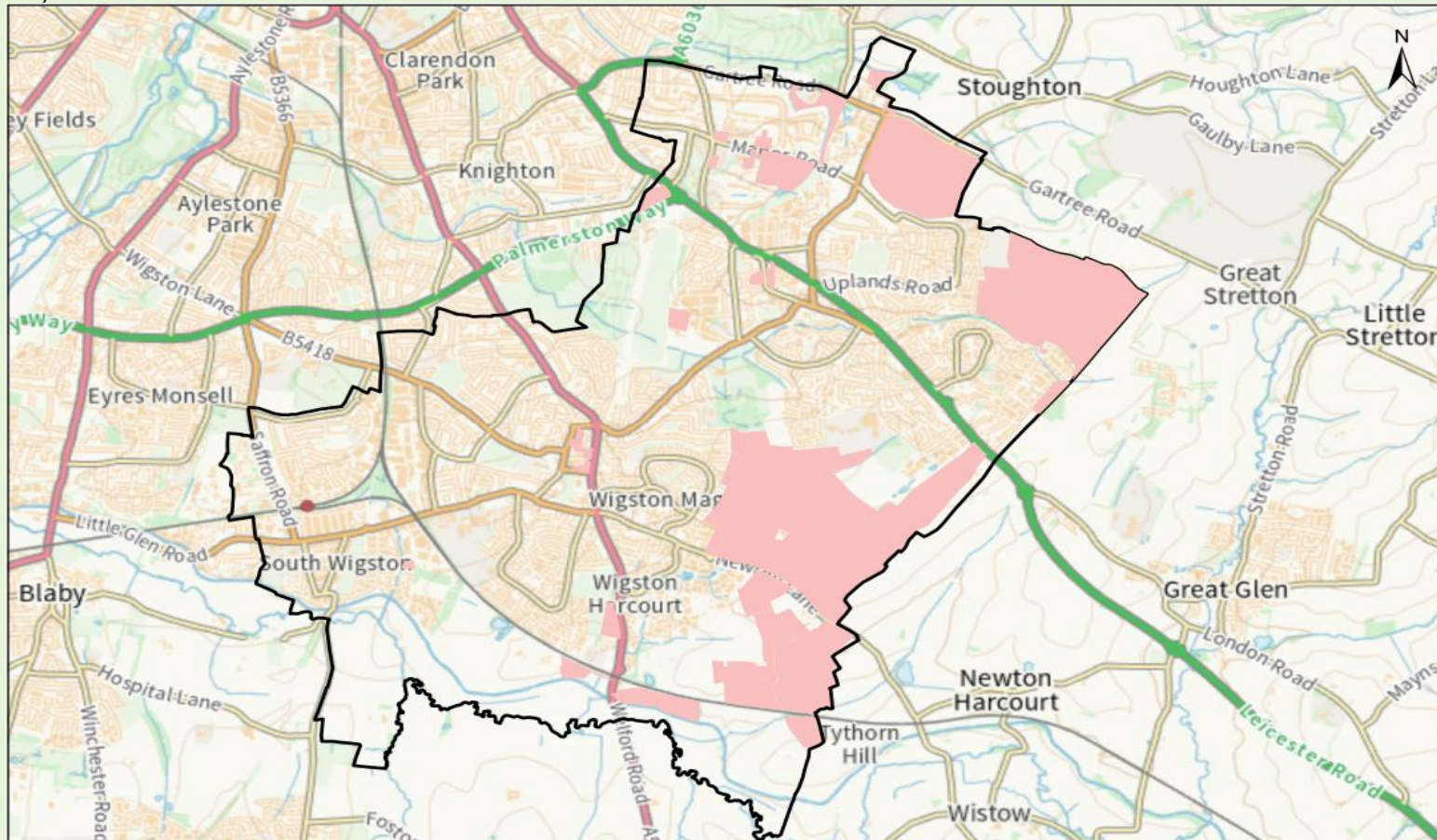
Call for Sites – current position

The Council has undertaken four formal public Call for Sites consultations to inform this emerging Plan to date, most recently in March and April 2025. These exercises have been carried out to understand what land interests there are in the Borough and to encourage landowners / developers to alert the Council to sites that can be assessed for their development potential. In total, the Council has received 47 individual site submissions.

Question C – Are you aware of any other potential additional available sites in the Borough that the Council hasn't yet been made aware of? If so, where are they?

Map of all sites received to date

To view all parcels of land and a summary of their proposed use (as submitted by the relevant landowner / developer) please see the latest [Call for Sites: Sites Collation and Initial Assessment \(Summer 2025\)](#). The map below shows all Site Options received by the Council to date (Summer 2025).



Emerging Evidence Base

In addition to the Call for Sites exercise, where site promoters actively put forward their sites, the Council is also undertaking a Site Capacity Study. This is considering all possible sites in the Borough and is determining whether each site is acceptable for development and if so, sets out a possible number of dwellings a site could deliver. This Study is an important piece of evidence for the Plan and acts as the Council's first stage of detailed site assessment by looking at each site on its own merits. This Study will be published on our website when it has been completed.

Sites deemed to be suitable for new development from this Study and the Call for Sites exercise will then be subject to further assessment via relevant evidence also being undertaken by the Council. This work includes:

- **Whole Plan Viability Assessment** – a study that evaluates the financial feasibility of the Local Plan, ensuring policies are realistic and won't undermine the plan's delivery.
- **Local Transport Assessment** - a comprehensive evaluation of the potential impact of proposed growth and new developments on the local transport network.
- **Housing Market Absorption Study** – a study to consider whether the local housing market can absorb such a significant increase to the Borough's Local Housing Need to 389 homes per year up to 2042. The study will recommend the variety of house types and tenures needed to achieve these higher build out rates.
- **Strategic Flood Risk Assessment** - an analysis of the risk posed by flooding from all sources in the Borough and assessing each Site Option received via the Council's Call for Sites process to date.
- **Extended Phase 1 Habitat Survey and Biodiversity Net Gain Assessment** - a baseline ecological assessment that identifies habitats, plant species, and potential presence of protected species on all Site Options received via the Council's Call for Sites process to date.
- **Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA)** - Sustainability Appraisal (SA) assesses the environmental, social, and economic impacts of the Plan, ensuring it promotes sustainable development. Habitat Regulations Assessment (HRA) determines if the Plan could negatively impact protected European sites and their biodiversity.
- **Other relevant evidence to inform the emerging Local Plan, including Infrastructure Delivery and other relevant matters.**

It is important to bear in mind that once the sites have been assessed and the evidence has been applied to consider the impact on, for example, social infrastructure, flood risk or transport impact, the potential number of homes that could be delivered from a Site may change.

In addition, the capacity of sites may be subject to change as a result of the Examination in Public by the Planning Inspectorate; sites may be removed by the Planning Inspectorate if deemed unacceptable; or, more land on a site may need to be set aside, for example, to account for flood mitigation, meaning a site may end up providing fewer dwellings than originally assumed.

Therefore, the total number of dwellings that can be delivered from a Site will depend on a number of factors that may be subject to change until the Plan has been examined in public and then subsequently found sound by the Planning Inspectorate before being adopted (published) by the Council.

Duty to Cooperate

All councils have a Duty to Cooperate, as set out in para 24 of the new National Planning Policy Framework. This means that the Council has a legal obligation to engage constructively with other authorities and organisations in Leicester and Leicestershire, as well as other bodies in England, on strategic planning issues that cross administrative boundaries.

Discussions have taken place throughout the preparation of this Plan and will continue to do so throughout the remainder of this preparation process. For example, we regularly discuss matters of cross-boundary significance, in particular in relation to any development proposals in neighbouring districts that could have a direct impact upon services and infrastructure capacity here in the Borough. The Council is working particularly closely with Harborough District Council, Leicestershire County Council and relevant infrastructure delivery partners relating to the cross-boundary jointly proposed Site Allocation for Land South of Gartree Road Strategic Development Area, where approximately 4,000 new homes are proposed to be built, of which at least 850 homes will be in Oadby.

For a comprehensive list of the Duty to Cooperate bodies that we are required to engage with, please visit Appendix 2 of the Council's [Statement of Community Involvement \(2024\)](#).

If the evidence based work we do this summer concludes that 389 homes per year cannot be sustainably delivered for the duration of the plan-period, then the Council will proactively engage with districts and boroughs in Leicester and Leicestershire to enter into discussions with them about how to deal with any 'unmet need' (those homes the Council can't accommodate in the Borough).

In this situation, the Council will need to have rigorously examined all of the available land options in the Borough and evidence (e.g. flood risk, transport modelling, market absorption etc) will need to have clearly illustrated that the delivery of 389 homes per year over the plan-period would result in unsustainable impacts on the Borough area. National legislation requires the production of Local Plans to be evidence led, which means Council's cannot 'pick and choose' their housing need figure and / or target.

We are particularly keen to hear from all stakeholders, including statutory consultees, neighbouring local authorities, infrastructure delivery partners, key organisations and of course, members of the public, to help inform the work we are carrying out this Summer to inform this position.

Question D - Do you consider that the local transport network and social infrastructure (e.g. Schools, Health Facilities and Open Spaces), plus the local housing market, can absorb 389 homes per year for the period 2025 to 2042? Please give reasons, and examples, to support your answer.

So, what happens next?

- The Council will be updating the evidence base to assess if 389 new homes per year can be accommodated and the impact of delivering such a number.
- The Council will be analysing the comments received in response to this consultation to look at the capacity available from all sites deemed suitable by the emerging evidence.
- The Council will be talking to all infrastructure providers / statutory consultees about the implications of a revised dwelling figure.
- The Council will be talking to neighbouring councils about how to deal with any unmet need (if evidence concludes that we have one).

The Council is also committed to the following delivery timescales:

Local Plan Preparation Stage	Current Local Development Scheme (February 2025)
Local Housing Need and NPPF Conformity Consultation Document	6 weeks consultation between June and July 2025
Regulation 19 Pre-Submission Consultation	6 week consultation during February and March 2026
Regulation 22 Submission to the Planning Inspectorate	Proceed to Examination by 12 June 2026
Regulation 24 Estimated Examination Hearing Sessions	Dependent on the Planning Inspectorate, however likely within 6 months of submission date.
Regulation 26 Adoption	Likely Spring / Summer 2027 (date dependant on the Planning Inspectorate)

How to participate

The Council has made the decision to undertake this additional public consultation as it considers that the views of local residents and businesses are vitally important in shaping our future. We want to ensure that the local community has as much input as possible.

The Council is providing opportunities to consult and feedback on the direction of the Local Plan from midday on Friday 20 June until midday on Friday 1 August 2025 (6 weeks).

Exhibitions will be held throughout the Borough and provide an opportunity to meet and engage with the Council's Planning Officers on the following dates:

- **Saturday 21 June 2025** - Wigston Town Centre, Bell Street / Leicester Road (Next to the digital sign, outside Age UK), 11am-2pm
- **Monday 23 June 2025** - Wigston Leisure Centre, Wigston (in Reception), 11am-1pm
- **Wednesday 25 June 2025** - Brocks Hill Council Offices, Oadby, 11am-1pm
- **Friday 27 June 2025** - Oadby Town Centre, The Parade (Next to the digital sign and Oadby Village Pharmacy), 11am-2pm
- **Monday 30 June 2025** - Blaby Road Park main entrance, South Wigston, 11am-1pm
- **Monday 30 June 2025** - Parklands Leisure Centre, Oadby (in Reception), 5pm-7pm

- **Tuesday 1 July 2025** - Brocks Hill Council Offices, Oadby, 4pm-6pm

Alternatively, a member of the Planning Policy Team will be available in-person (**by pre-arranged appointment only – please book via email to planningpolicy@oadby-wigston.gov.uk**) at the Brocks Hill Council Offices, Washbrook Lane, Oadby, LE2 5JJ between 10am and 4pm on Wednesday 9 July, Wednesday 16 July, Wednesday 23 July, and Wednesday 30 July, 2025. **This free service is available to members of the public only and not site promoters.**

To pre-arrange an appointment, please contact the Planning Policy Team via email prior to coming to the Offices to agree a suitable date and time to visit us.

Responding to the Consultation

All stakeholders are invited to download the Representations Submission Form(s) and attach any relevant supporting evidence as part of their comments.

Representations Submission Form (Word Doc)

Each form and any relevant supporting evidence must be sent to us via:

- Email: planningpolicy@oadby-wigston.gov.uk
- Post: Oadby and Wigston Borough Council, FAO. Planning Policy Team, Brocks Hill Council Offices, Washbrook Lane, Oadby, LE2 5JJ

All representations must be received by midday on Friday 1 August 2025.