



Local Plan (2020 – 2041)

Regulation 19 Pre-Submission Draft

Frequently Asked Questions (FAQs)

General Headlines

What is the Local Plan?

The Local Plan sets the planning framework for the Borough area. The Local Plan must look ahead at least 15 years. It is important because it;

- identifies the development land needed in the future
- sets out how sites will be developed and coordinated with the infrastructure needed
- helps reduce the risk of speculative planning applications
- sets out the policies used when determining planning applications.

The Local Plan's policies need to be consistent with Government planning policy (as set out in the National Planning Policy Framework) but are also tailored to our local circumstances.

The Council has to review its Local Plan at least every 5 years to take on board updated information, particularly about the number of new homes needed.

The [current Local Plan](#) for the Borough was finalised ('adopted') in 2019. We are now preparing a new Local Plan which will cover the years to 2041.

The New Local Plan

We are currently at the Pre-Submission Draft Local Plan stage in the plan-making process (technically called 'Regulation 19' stage).

The last consultation stage (Regulation 18), which took place in April 2024 set out policies but no sites. This version of the plan includes policies and proposed site allocations. The policies have been amended to reflect comments made during the last consultation round. We will still be accepting comments on the policies.

We will consider all the comments and information submitted to us and produce a final version of the Plan for Submission to the Secretary of State (called 'Regulation 22'). At that point, the Plan will be reviewed by a Planning Inspectorate and the Council will give notice of this to those persons who have requested the notification of submission of the new Local Plan. Note, Regulation 22 is not a consultation stage.

Who decides if the Local Plan is acceptable?

An independent Planning Inspector from the Planning Inspectorate will lead a formal 'Examination in Public' to test if the new Plan accords with legal and procedural requirements.

The Inspector makes recommendations to the Secretary of State and the Council about whether the Local Plan should be adopted and what changes to it are needed. Any changes will be subject to public consultation.

If the Plan can be adopted, it would need to be formally decided by the Council.

How long will it take?

The Local Development Scheme is a public statement that sets out the council's proposed timescales for the preparation of its Local Plan and other Local Development Documents. The [Local Development Scheme](#) is available online and regularly updated to reflect the Council's most up to date position. At the moment we hope to have the Examination in Public by Autumn 2025 and have the plan adopted by Spring 2026 but the timetable is largely determined by the Planning Inspectorate not the Council.

What happens to planning applications submitted while the Local Plan is being prepared?

The adopted Local Plan is the starting point for determining planning applications until the new Local Plan is finalised.

As the preparation of the emerging Local Plan progresses, the policies within it increase in their importance ('weight') and can start to be a consideration when planning applications are decided.

At the point the new Local Plan is adopted, it will wholly replace the current Local Plan.

What happens if we don't prepare a Local Plan?

If the Local Plan is not updated, there is a risk that the Government could intervene and prepare a Local Plan for the Council. This would likely limit local involvement and decision making.

It is also possible that existing policies will be judged 'out of date' which would increase the risk of unplanned, speculative development.

Housing

How much new housing is needed?

The Government's target is for 300,000 new homes to be built each year within England.

To contribute to that national figure, the Government provides us with a calculation for the number of new homes needed in the Borough of Oadby and Wigston.

Also, Leicester City is unable to build all the homes it needs with the boundary of the City. All of the Leicestershire district and borough councils are working together to show how this unmet need will be met elsewhere.

The outcome is that we are seeking to provide up to 5,040 new homes between 2020 and 2041, equating to 240 new homes every year.

Where will it go?

The Council has considered a range of evidence throughout the plan making process. The

draft Local Plan contains 8 site allocations for housing to achieve the housing requirement. These 8 sites are shown on the Draft Adopted Policies Map.

Infrastructure

What about new infrastructure to cope with all this new development?

The emerging Local Plan is not just about new homes and jobs. We also need infrastructure such as schools, healthcare, public transport, roads, utilities, parks and leisure facilities.

The draft Local Plan clearly sets out what infrastructure is needed alongside the new homes and employment units. These are set out in the site allocation policies.

New development will be carefully controlled to ensure that the necessary infrastructure is provided. Where larger numbers of homes are being built in a single location, infrastructure requirements can be planned and delivered as part of the overall development.

The Infrastructure Delivery Plan identifies what new infrastructure is required to support growth. The Infrastructure Delivery Plan is a 'living' document so will be updated when new information becomes available as the new Local Plan progresses.

How will the new infrastructure be funded?

Large scale infrastructure, such as major roads, schools and health centres, is funded through a combination of multi-agency investment (such as the Environment Agency, Leicestershire County Council, Severn Trent Water and National Highways) and contributions from developers.

When large-scale developments are given planning permission, developers are required to a) provide the facility or b) make financial contributions to improvements to existing local infrastructure and services.

The developer will sign a legal agreement to make sure this happens.

Why isn't the infrastructure provided ahead of new development?

Put simply it is about money and matching this to the different priorities of the various agencies involved in new infrastructure.

Provision also has to be matched to when the infrastructure is required.

In addition, government policy is clear that new development should not be made unviable by the cost of new infrastructure. This is also a factor in the timing of new infrastructure. The Government is also clear that we cannot make a developer pay to compensate for existing deficiencies in provision.

Jobs

How much new employment land is needed?

We don't have a lot of demand for offices, industry or warehousing. We anticipate rolling forward our current land allocations in the currently adopted Local Plan to meet our need up to 2041. So we are not allocating any new sites for employment.

Environment

What account is taken of the impact of the Local Plan on the environment?

Local Plans must be scrutinised through environmental reports, called the Sustainability Appraisal and Habitats Regulations Assessment. These reports consider the Plan's impact on the environment, wildlife, people and the economy. They also set out how any negative impacts will be addressed.

The outcomes of these environmental reports have and will continue to feed into the content of the Local Plan.

Evidence

What evidence supports the Plan?

A variety of evidence has already been prepared and is available alongside the Regulation 19 consultation. A Local Plan has to be fully underpinned by robust and up-to-date evidence. The evidence is available on the Council's website, any new evidence will be added to the Council's website as it is completed.

How can I stay informed?

Email planningpolicy@oadby-wigston.gov.uk if you want to be added to our consultation database.

If you are on our database and no longer want to be, let us know and we will remove your details.