



Full Council (Extraordinary)	Tuesday, 16 June 2026	Matter for Information and Decision
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Report Title: Conservation Areas Supplementary Planning Document (SPD)

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

Purpose of Report:	<p>The purpose of this report is to highlight to Members the comments that were received during the Conservation Areas Supplementary Planning Document (SPD) public consultation that took place between Friday, 27 March 2026 until Friday, 8 May 2026.</p> <p>This report highlights how the comments have been taken into account in the final Conservation Areas SPD which is now recommended for approval.</p>
Report Summary:	<p>The current Conservation Areas SPD was adopted in April 2019. As the emerging draft Local Plan is being progressed, Officers considered it an appropriate time to review and where necessary update the current Conservation Areas SPD.</p> <p>The Conservation Areas SPD sets out guidance for the enhancement and effective management of the nine Conservation Areas within the Borough of Oadby and Wigston. It explains the important contribution these areas make to the Borough's character and heritage and emphasises the need to preserve and enhance them wherever possible. The SPD provides additional detail to support and supplement the planning policies contained within the Council's Local Plan.</p>
Recommendation(s):	That Council approves the Conservation Areas Supplementary Planning Document (as set out in Appendix 1) for adoption.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 257 2642 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of The Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Ed Morgan (Senior Planning Policy Officer) (0116) 257 2650 ed.morgan@oadby-wigston.gov.uk</p>
Strategic Objectives:	<p>Our Council (SO1) Our Communities (SO2) Our Environment (SO4) Our Partners (SO5)</p>

Vision and Values:	Customer Focused - We do the best for our customers (V4)
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	No corporate risk(s) identified.
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.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	<ul style="list-style-type: none"> • Duty to Cooperate Partners • Specific Consultation bodies • General Consultation bodies • Other stakeholders held on the Local Plan consultation database
Background Papers:	Conservation Areas Supplementary Planning Document (2019)
Appendices:	<ol style="list-style-type: none"> 1. Conservation Areas Supplementary Planning Document (June 2026) 2. Public Consultation Statement (June 2026) 3. Equality Assessment Initial Screening (June 2026)

1. Information

1.1 The purpose of the Conservation Areas Supplementary Planning Document (SPD) is to provide an update to the existing Conservation Areas SPD adopted in 2019. The document has been fully refreshed, and all nine Conservation Areas within the Borough have been reviewed and included in this updated SPD. The draft SPD relates to the following Conservation Areas:

- All Saints Conservation Area
- London Road and Saint Peter's Church Conservation Area
- Midland Cottages Conservation Area
- North Memorial Homes and Framework Knitters Cottages Conservation Area
- Oadby Court Conservation Area
- Oadby Hill Top Conservation Area
- South Wigston Conservation Area
- Spa Lane Conservation Area
- The Lanes Conservation Area

- 1.2 A Conservation Area is defined as an “*area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*” (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990). Local Planning Authorities have a statutory duty to identify areas of special interest within their district and to designate them as Conservation Areas where appropriate.
- 1.3 It is considered that each of the existing Conservation Areas continue to meet the statutory definition and that their designations should remain in place. They should be managed effectively and enhanced wherever opportunities arise. Further detail on the management and enhancement of Conservation Areas is provided in the Conservation Areas SPD (June 2026), included at Appendix 1 to this report.
- 1.4 Conservation Area designation provides the Council with additional controls over inappropriate development. Planning applications are assessed in terms of their impact on the character and appearance of the designated area. The designation also introduces tighter controls over the demolition of buildings and structures, and reduces or can remove altogether, the ‘permitted development rights’ that normally allow certain works to be undertaken without planning permission. In addition, stricter requirements apply to the design and quality of new development within Conservation Areas.
- 1.5 The Conservation Areas SPD provides additional policy and guidance to complement and strengthen the provisions of the Council’s adopted Local Plan. It ensures that planning decision-makers have clear, detailed guidance when assessing applications that involve development or change affecting Conservation Areas within the Borough.
- 1.6 Note: The Conservation Areas SPD does not cover the Grand Union Canal Conservation Area, as this area is designated and managed by Leicestershire County Council.

2. Consultation Response

- 2.1 A total of 12 persons / bodies submitted representations to the Council on the Conservation Areas SPD. Representations were received from five residents, as well as from the Environment Agency, Historic England, Leicester City Council, Leicestershire County Council, Leicestershire Police, Natural England and The Coal Authority.
- 2.2 Just one issue was raised that necessitated a change to wording in relation to:
- Guiding development in relation to specific site situations (an orchard in Wigston All Saints Conservation Area, and Manchester Gardens in The Lanes Conservation Area).
- 2.3 A full summary of the representations received and the Council’s officer responses to each of the representations are included at Appendix 2 of this report.
- 2.4 At the meeting of the Policy, Finance and Development Committee on 24 March, several comments were raised by elected Members in relation to the draft Conservation Areas SPD, which were addressed by the presenting Officer at the time. To ensure these matters have been fully considered, it is confirmed that the Conservation Area Appraisals underpinning the SPD provide an appropriate and proportionate level of detail regarding the significance and special interest of each designated Conservation Area to which the SPD relates.
- 2.5 The SPD establishes a framework to support the Council’s Planning Officers in guiding development proposals within the Borough’s Conservation Areas. As such, it includes references throughout to opportunities for enhancement. However, it is important to recognise that the delivery of such enhancements will typically be dependent on the implementation of new development, most often through privately funded schemes, or,

where appropriate, through the negotiation of developer contributions to mitigate the impact of development within or in proximity to Conservation Areas.

3. Conclusion and Next Steps

- 3.1 Subject to Council approval to adopt, the Conservation Areas Supplementary Planning Document will be made freely available on the Council's website.
- 3.2 Therefore, this Report seeks Council approval to adopt this Supplementary Planning Document.