

Conservation Areas Supplementary Planning Document

**Public Consultation Statement
2026**

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1. Introduction

- 1.1 This Public Consultation Statement (Statement) has been prepared in support of the Council's revised Conservation Areas Supplementary Planning Document (SPD) that was publicly consulted upon for a 6-week period between Friday, 27 March 2026, running until Friday, 8 May 2026.
- 1.2 In conformity with Part 5 of the 'Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017, this Statement sets out the following:
- The persons that the Council consulted during the abovementioned 6-week public consultation;
 - A summary of the main issues raised by those persons who submitted comments during the consultation period; and
 - How any issues raised during the consultation period have been addressed by the Council.
- 1.3 Appendix 1 of this Statement sets out a summary of all the comments received during the public consultation period and Council officer responses to each of these comments.

2. Public Consultation Period

- 2.1 A public consultation for the revised Conservation Areas SPD was undertaken by the Council between March and May 2026, as specified in paragraph 1.1 of this document.
- 2.2 The public consultation was undertaken in conformity with the relevant planning regulations (see paragraph 1.2 of this document) and the Council's Statement of Community Involvement (SCI). The SCI sets out the Council's approach / requirement to involving and consulting local people and stakeholders in planning related document production, for example SPD's.
- 2.3 In line with requirements, the following persons and bodies were notified via notification letter, sent by email or post, of the consultation that was taking place:
- Duty to Cooperate Partners
 - Specific Consultation bodies
 - General Consultation bodies
 - Other stakeholders held on the local Plan consultation database
- 2.4 Due to the content of the Conservation Area SPD, local historic groups and civic societies were also consulted due to their specific local historic knowledge.
- 2.5 The notification letter explained:
- The purpose of the consultation;
 - How to find further information;
 - The consultation period;
 - How to make representations; and
 - How a person or body could be added to the Council's Local Plan consultation database.
- 2.6 In addition to the notification letter, the Council:

- Made all elected Council Members aware of the consultation;
- Advertised the consultation on the Council's website;
- Made available for inspection hard copied of all relevant information and documentation at public libraries across the Borough and at the Council's Brocks Hill Offices; and
- Made available for inspection electronic copied of all relevant information and documentation on the Council's website.

3. Summary of the Main Comments Raised

3.1 A total of 12 persons / bodies submitted representations to the Council relating to the Conservation Areas SPD. Representations were received from:

- Environment Agency
- Historic England
- Leicester City Council
- Leicestershire County Council
- Leicestershire Police
- Local Residents x 5
- Natural England
- The Coal Authority

3.2 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).

3.3 A full summary of the representations received and the Council's officer responses to each of the representations are attached in Appendix One.

4. How the Comments Raised Have Been Addressed

4.1 Taking account of the comments received during the public consultation, two minor amendments have been made to the document. In addition, there were also a couple of very minor amendments relating to clarity, grammar and numbering errors.

Appendix 1. Comments Received During the Consultation Period and Officer Responses

Name of person / body submitting comment	Date on which comment was received	Nature of comment received	Officer response to comment received
Environment Agency	08.05.2026	Thank you for referring the Conservation Areas and Residential Development SPD's to the Environment Agency. We have reviewed the submitted documents and from the perspective of the Agency's remit we have no comments to make.	The Council welcomes the Environment Agency's comment.
Historic England	06.05.2026	<p>Thank you for your consultation and the opportunity to engage with the above draft SPD. As the Government's adviser on the historic environment, Historic England (HE) is keen to ensure that the protection of the historic environment is taken into account at all stages and levels of the local planning process.</p> <p>ADVICE</p> <p>Historic England welcomes the clarity the draft SPD would provide in relation to managing development in Conservation Areas. In particular, it is helpful to understand that Conservation Area Appraisals should be read in conjunction with the draft SPD. In addition, the identification of enhancement opportunities is helpful and clear.</p> <p>One query relates to Section 2 'Planning submissions in a Conservation Area'. On the basis of expectations for planning application information set out in the draft SPD, would there be a need to review and update the Council's Local Validation Checklist (August 2024) or to</p>	<p>The Council welcomes Historic England's input.</p> <p>Noted.</p> <p>No change. The Council ensures that all relevant policy and guidance is taken into account during the determination process. What is required from the applicant at validation stage can be different to what is</p>

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		<p>include a reference to the Conservation Areas SPD?</p> <p>We note that paragraph 8.7 and 16.11 both set out that the Council 'will oppose' development in relation to specific site situations (an orchard in Wigston All Saints Conservation Area, and Manchester Gardens in The Lanes Conservation Area). Whilst this guidance is clear, the Council may wish to consider reframing as 'will seek to preserve and enhance.'</p>	<p>required during the determination process. If further information is needed after the validation stage, it will be requested from the applicant.</p> <p>Noted and change agreed. Paragraphs 8.7 and 16.11 have been updated to reflect this suggested change to wording.</p>
Leicester City Council	06.05.2026	Have reviewed the above documents and have no comments to make.	The Council welcomes Leicester City Council's comment.
Leicestershire County Council	01.04.2026	No comments.	The Council welcomes Leicestershire County Council's comment.
Leicestershire Police	30.04.2026	<p>Thank you for providing Leicestershire Police Designing Out Crime Officers with the opportunity to review the Supplementary Planning Documents.</p> <p>Oadby and Wigston has long been recognised as a strong, vibrant, and welcoming borough, characterised by high-quality schools, a diverse range of local shops, and a variety of community activities that attract people from across Leicestershire. As the area continues to grow and evolve, it is essential that we protect these existing strengths while actively seeking</p>	<p>The Council welcomes Leicestershire Police's comments.</p> <p>Noted. No change.</p>

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		<p>opportunities to enhance them. Ensuring that the borough remains safe, resilient, and forward-looking will be crucial to maintaining and improving the high quality of life enjoyed by current residents, businesses, visitors, and future generations.</p>	
Local Resident 1	28.03.2026	<p>I have reviewed the draft Residential Development SPD and Conservation Areas SPD.</p> <p>I am formally stating that the case for any residential development on the land opposite my property is non-existent and that the current draft policies fail to address the specific, high-risk environment of this location.</p> <p>My objection is based on the following critical failures in the draft proposals:</p> <p>1. High-Risk Traffic & Public Safety (Roger Bettles Sports Centre)</p> <p>The draft Residential Development SPD claims to prioritize "safe and accessible" design.</p> <p>However, it completely ignores the existing high-intensity vehicle movements generated by the Roger Bettles Sports Centre especially evenings and weekends</p>	<p>The Council welcomes the comments of all local residents.</p> <p>Your comments have been noted. No change.</p>

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		<ul style="list-style-type: none"> • The "Danger" Factor: The Broadway already serves as a major access corridor for the Sports Centre. The constant turnover of traffic including large numbers of students, pedestrians, and gym-users already creates a hazardous environment. • Fatal Policy Flaw: Introducing additional residential access points directly opposite my property will create a "conflict zone" between residents, gym-goers, and through-traffic. The road is already at capacity; any further volume is not just a nuisance, it is a danger to life. <p>2. Infrastructure Failure & Chronic Congestion</p> <p>The Broadway is a notorious bottleneck. The draft SPD's "high standard of design" must, by law, include an assessment of whether the local infrastructure can cope.</p> <ul style="list-style-type: none"> • The Broadway cannot cope. At peak times, the road is already decimated by gridlock plus buses, university students and general traffic + people parking all the way down manor road • Any proposal to build opposite No. 4 would necessitate construction vehicles and eventually permanent resident vehicles on a road that is already physically incapable of handling its current load. The "case to build" 	

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		<p>here is fundamentally broken because the physical road space does not exist to support it.</p> <p>3. Heritage Decimation (Oadby Court Conservation Area)</p> <p>The land opposite my home is a vital part of the "character" the Conservation Areas SPD claims to protect.</p> <ul style="list-style-type: none"> • Conservation Buffer: This land borders the Oadby Court Conservation Area. Developing it would strip away the historic "openness" of the Broadway corridor. • Vandalism by Design: Replacing green, open space with high-density housing would be an act of aesthetic vandalism. It would destroy the village-to-suburb transition that defines this part of Oadby, rendering the goals of the Conservation SPD moot. <p>4. Summary: A "very bad" Case for Development</p> <p>To be blunt, the case for residential development on this site is "very bad in all respects ." It fails every test of sensible planning:</p>	

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		<p>1. Safety: High-risk proximity to the Roger Bettles entrance.</p> <p>2. Capacity: The Broadway is already chronically congested.</p> <p>3. Heritage: It decimates the setting of the Oadby Court Conservation Area.</p> <p>I urge the Council to explicitly exclude this land from residential intensification within the final SPD.</p> <p>I also request that the Planning Policy team visits the site at 5:30 - 8:30PM on a weekday and weekend to witness the reality of the traffic before finalising these documents.</p>	
Local Resident 2	05.04.2026	I'm strongly in favour of item 9.22 regarding signage within the conservation area. I feel the signage on shop fronts should be proportionate in size, and in keeping with the nature of the conservation area. Many thanks for including this.	<p>The Council welcomes the comments of all local residents.</p> <p>Noted. Support welcomed.</p>
Local Resident 3	19.04.2026	<p>I'm writing to formally object to the proposed developments on manor road and southmeads road.</p> <p>I've looked through the draft Residential Development SPD and the Conservation Areas SPD, and honestly, I don't think there's any real case for building housing on this land. The</p>	<p>The Council welcomes the comments of all local residents.</p> <p>Noted. No change.</p>

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		<p>documents don't seem to reflect what this location is actually like on the ground, especially in terms of risk and day-to-day conditions.</p> <p>Here are the main issues from my point of view:</p> <p>1. Traffic and safety (Roger Bettles Sports Centre)</p> <p>The draft talks about "safe and accessible" design, but that doesn't match the reality here.</p> <p>The Sports Centre brings in a lot of traffic, particularly in the evenings and at weekends. The Broadway is already a busy access route, with a constant mix of cars, students, pedestrians and gym users. It can feel quite chaotic at times. The Broadway and The Fairway are roads typically used for commuters making their way from Oadby to Evington, Humberstone and parts of the city centre.</p> <ul style="list-style-type: none"> • Adding housing directly opposite would mean even more vehicles entering and leaving right in the middle of this. That's not just inconvenient — it increases the risk of accidents. <p>2. Congestion and road capacity</p> <p>The Broadway already struggles with traffic.</p>	

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		<ul style="list-style-type: none"> • At peak times it regularly backs up, with buses, university traffic and parked cars (especially down Manor Road) all adding to the pressure. • Introducing construction traffic, and then permanent residential traffic, onto a road that's already overloaded doesn't seem realistic. <p>3. Impact on the conservation area</p> <p>The proposed site plays a part in how this area feels.</p> <ul style="list-style-type: none"> • It sits right next to the Oadby Court Conservation Area, and that open space helps maintain the character of the area. • Building over it would change that completely, making the road feel more built-up and taking away the sense of openness that's currently there. <p>4. Overall view</p> <p>To put it simply, this doesn't feel like a suitable site for development. There are clear issues around safety, traffic capacity and the impact on the surrounding area.</p> <p>It's evident this plan hasn't been properly thought through. The sheer amount of congestion itself should be reason to scrap the</p>	

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		<p>plans, not to mention the social impact to existing residents and character of the area. I strongly ask that this land is not included for residential development in the final version of the SPD.</p> <p>I think it would really help if the Planning Policy team could visit the area in the evenings as that's when the traffic situation is at its worst and gives a much more accurate picture.</p>	
Local Resident 4	04.04.2026	<p>I write in response to the planning document relating to Oadby Hill Top & Meadowcourt Conservation Area in which I live.</p> <p>I have no objections whatsoever as to the guidance and in fact endorse entirely all that is proposed.</p>	<p>The Council welcomes the comments of all local residents.</p> <p>Noted. Support welcomed.</p>
Local Resident 5	24.04.26	<p>I have only one thing to add to the draft guidance.</p> <p>The only major open space in the conservation area, which runs between Manor Road and Southmeads Road, is of great importance in preserving it. In addition, however, the lane along this part of Southmeads Road is one of great attractiveness and peacefulness and character (which is the only sort within the conservation area, and a major feature of it). It forms part of the setting of the open space, and increases the value of it even further, which ought also be taken into account.</p>	<p>The Council welcomes the comments of all local residents.</p> <p>Noted. No change.</p>

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Natural England	05.05.26	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.</p>	<p>The Council welcomes Natural England's input.</p> <p>Noted. No change.</p>
The Coal Authority	27.03.2026	<p>Thank you for your consultation.</p> <p>The Coal Authority are a Statutory Consultee in the planning process in coalfield areas across England, Scotland and Wales.</p> <p>Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we</p>	<p>The Council welcomes The Coal Authorities input.</p> <p>Noted. No change.</p>

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		have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.	