

Residential Development

**Supplementary Planning
Document**

Public Consultation Statement

June 2026

1 Introduction

- 1.1 This Public Consultation Statement (Statement) has been prepared in support of the Council's revised Residential Development Supplementary Planning Document (SPD) that was publicly consulted upon between midday Friday 27th March 2026 and midday Friday 8th 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 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 One of this Statement sets a summary of all comments that were 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 SPD was undertaken by the Council between the specific consultation dates are specified at 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 letter or email, of the consultation that was taking place;
- Duty to Cooperate partners
 - Specific Consultation bodies
 - General Consultation bodies, and
 - Other stakeholders held on the Local Plan consultation database.
- 2.4 The notification letter/email 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.
- 2.5 In addition to the notification, the Council; made all elected Council Members aware of the consultation; advertised the consultation on each of the digital display screens throughout the Borough; advertised the consultation on social media; advertised the consultation on the Council's website; made available for inspection hard copies of all relevant information and documentation at the Council's three public libraries; and, made available for inspection electronic copies of all relevant information and documentation on the Council's website.

3 Summary of Issues Raised

- 3.1 A total of nine responses were received. 4 from statutory consultees, 3 from developers, 1 from a civic group and 1 member of the public. 3 replied that they had no comments, 1 misunderstood the purpose of the SPD, and 1 raised an issue that applies to the local plan rather than just this specific SPD.

- 3.2 Of those making comments on the SPD; there was a wish for greater consistency between this SPD and the design code SPD (adopted last year); that the SPD should not go beyond its legal remit and cover matters that should be dealt with in the local plan; there should a clearer definition of a room; greater control of box dormers; and, there was concern over the visual impact on the rear of a property. A summary of the representations received and the Council Officers response to each is set out in Appendix 1.

4 How the issues raised have been addressed

- 4.1 Taking account of these representations some amendments have been made to the SPD. In paragraph 3.27 an additional criterion has been added to those for determining applications for box dormers. In paragraph 3.43 extra wording has been added to clarify how a room is defined.

Appendix 1 – Consultation Responses

No.	Respondent	Subject and body of comment received	Officer response
1.	C.Kotecha	Land opposite 4 The Broadway shouldn't be developed due to traffic issues, highways safety and impact on the conservation area.	No change. SPD cannot allocate land. SPD gives advice on householder development only.
2.	The Coal Authority	No comment.	Noted.
3.	Leicestershire Police	Support SPD. Wish to see Crime Prevention Through Environmental Design (CPTED) principles and Secured by Design (SBD) standards embedded from the earliest design stages and stress the importance of addressing risks related to Violence Against Women and Girls (VAWG).	Noted. These principles and standards apply to all types of development not just householder development. Need to be included in a future Local Plan review.
4.	Oadby Civic Society	<p>Paragraph 3.3 - there are situations where work to the rear of properties is more conspicuous than to the front such as where properties back onto Parks and Public Open Spaces and main Thoroughfares. The Society would recommend that this is addressed to avoid unsightly development to first floors and above and, if necessary, the removal of any relevant permitted development rights.</p> <p>Paragraph 3.32 - The Society would recommend that any box dormer to a property where the side and/or rear elevations are clearly visible to the public should not extend the full width of the property and that the existing edge of the roof and verges should be retained.</p>	<p>No change. Paragraph already refers to the appearance of the development within the wider local area. It later refers to the need for extensions being subordinate to the existing dwelling. It is considered that the current wording is sufficient.</p> <p>No change. Paragraph 3.32 already discourages full width box dormers. However, wording in paragraph 3.27 gives guidance to ensure dormers remain subservient. It is considered that adding another criterion to this para will address concern.</p> <p>- setting the dormer in from edge of roof</p>
5.	Natural England	No comment.	Noted.
6.	Leicester City Council	No comment.	Noted.
7.	Define obo Bloor Homes Ltd.	<p>Paragraph 3.41 - can't set out garden sizes via SPD should be as part of Development Plan. Believe standards proposed are high which may adversely affect viability, density and quality of overall design.</p> <p>Paragraph 3.43 - amend definition for a bedroom so that rooms which would fall below the minimum size for a bedroom as prescribed by the Nationally Described Space Standards (NDSS), then they should not be deemed as forming a bedroom.</p>	<p>No change. Text allows for different standards in exceptional circumstances (such as viability, design) text calls for sizes that <u>should</u> be provided not <u>must</u> be provided so is conditional rather than mandatory.</p> <p>Agreed. Amend paragraph 3.43 to read - A bedroom is deemed to be any room, equal to or above nationally described space standards, which could potentially be used as a permanent bedroom. This includes any room annotated 'study', 'family room', 'store', or the like. The rear garden will usually be classed as the main open section of the rear garden and shall not include alcoves or small un-useable sections of garden land.</p>
8.	1947 obo Miller Homes East Midlands	<p>There is a minor difference between the Design Code SPD and this SPD regarding the location of bin storage this needs to be resolved.</p> <p>Paragraph 3.32 treats all elevations equally but should have a priority order to emphasize elevations that make the greatest contribution to the public realm and street scene.</p>	<p>No change. This SPD deals with bin storage issues arising from alterations to an existing dwelling so SPD recognises that rear bin storage will not always be possible. Design Code is aimed at new larger scale developments (such as the local plan allocations) where developers will have greater scope to provide rear storage.</p> <p>No change. Consider all elevations equally important.</p>
9.	Fisher German obo David Wilson Homes	<p>Paragraph 3.2 of this SPD should replicate the wording approach taken in para 7.6 of the adopted Design Code as currently drafted it goes beyond what an SPD can say.</p> <p>Paragraph 3.106 refers to Government's Nationally Described Space</p>	<p>No change. Paragraph refers to what development should do, this does not go beyond legal requirements for an SPD.</p> <p>No change. Policy 11 applies NDSS to conversions, changes</p>

No.	Respondent	Subject and body of comment received	Officer response
		Standards (NDSS) currently referred to in Policy 11 of the Local Plan; cannot impose these standards through SPD must be done via a Local Plan with evidence.	of use and subdivisions, these are new dwellings. Para 3.106 applies this approach to new dwellings. SPD is not going beyond Local Plan.

