



<b>Full Council</b>	<b>Tuesday, 02 October 2018</b>	<b>Matter for Decision</b>
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**Report Title:** **Draft Residential Development Supplementary Planning Document**

**Report Author(s):** **Jamie Carr (Planning Policy Team Leader)**

<b>Purpose of Report:</b>	<p>The draft Residential Development Supplementary Planning Document (SPD) is an update to the existing Residential Development SPD that was adopted by the Council in 2005.</p> <p>The update takes account of updated planning policy and guidance at both a national and local level. Prior to the adoption of any Supplementary Planning Document, the Council is required to undertake public consultation. This report seeks Council's approval for a 6 week public consultation on the Residential Development SPD.</p>
<b>Report Summary:</b>	<p>The Residential Development Supplementary Planning Document (SPD) is a planning policy document that focuses on the design, character and use of materials of all new residential related development within the Borough of Oadby and Wigston. The document sets out what the Council considers is acceptable development, as well as what it considers is not acceptable development.</p> <p>The document will supplement current and emerging planning policies contained within the Local Plan.</p>
<b>Recommendation(s):</b>	<p><b>That Council approves the draft Residential Development Supplementary Planning Document for the purpose of a 6 week public consultation due to commence on Monday 8 October 2018.</b></p>
<b>Responsible Strategic Director, Head of Service and Officer Contact(s):</b>	<p>Stephen Hinds (Director of Finance &amp; Transformation) (0116) 257 2681 <a href="mailto:stephen.hinds@oadby-wigston.gov.uk">stephen.hinds@oadby-wigston.gov.uk</a></p> <p>Adrian Thorpe (Head of Planning, Development and Regeneration) (0116) 257 2645 <a href="mailto:adrian.thorpe@oadby-wigston.gov.uk">adrian.thorpe@oadby-wigston.gov.uk</a></p> <p>Jamie Carr (Planning Policy Team Leader) (0116) 257 2652 <a href="mailto:jamie.carr@oadby-wigston.gov.uk">jamie.carr@oadby-wigston.gov.uk</a></p>
<b>Corporate Priorities:</b>	<p>An Inclusive and Engaged Borough (CP1) Green &amp; Safe Places (CP4) Wellbeing for All (CP5)</p>
<b>Vision and Values:</b>	<p>"A Strong Borough Together" (Vision) Innovation (V4)</p>

<b>Report Implications:-</b>	
Legal:	Up-to-date Supplementary Planning Documents help to ensure effective and appropriate planning decisions are taken.
Financial:	There are no implications directly arising from this report.
Corporate Risk Management:	Economy/Regeneration (CR9)
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.
<b>Statutory Officers' Comments:-</b>	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Deputy Monitoring Officer:	The report is satisfactory.
<b>Consultees:</b>	None so far, however this report is seeking approval to consult with the public and other key stakeholders.
<b>Background Papers:</b>	None.
<b>Appendices:</b>	<ol style="list-style-type: none"> <li>1. Draft Residential Development Supplementary Planning Document</li> <li>2. Initial EA Screening Assessment</li> </ol>

## **1. Information**

- 1.1 The draft Residential Development Supplementary Planning Document (SPD) is an update to the existing Residential Development SPD that was adopted by the Council in 2005.
- 1.2 The update takes account of updated planning policy and guidance at both a national and local level, as well as recent best practice guidance.
- 1.3 It is imperative that all new residential related development that occurs within the Borough area has a relationship with its surroundings, for example, in relation to its massing, height, balance, use of materials, roof shape and architectural detailing. It is also important that all residential development reflects the prevailing character in which it is situated.
- 1.4 The character and appearance of residential related development and how it fits with the local street scene are key considerations when deciding if proposed development is acceptable. All new residential related development should fit with the existing street scene and retain and/or enhance locally distinctive character.
- 1.5 The Residential Development SPD focuses on the design, character and use of materials of all new residential related development within the Borough of Oadby and Wigston. The document sets out what the Council considers is acceptable residential related development, as well as what it considers is not acceptable residential related development.

- 1.6 The Residential Development SPD contains supplemental policy and guidance to that set out within the Council's Local Plan and ensures that planning decision makers can make informed decisions on any planning application that proposes residential related development.
- 1.7 Alongside the Local Plan, the Residential Development Supplementary Planning Document will also be a key document for applicants to take account of in any proposed residential development planning application within the Borough.

## **2. Next Steps**

- 2.1 The Council is required to publish the draft Residential Development Supplementary Planning Document for public consultation for a period of not less than 6 weeks. Therefore this report seeks approval from Council to carry out the public consultation from the week commencing Monday 8 October 2018 for a 6 week period.
- 2.2 Once the SPD has been subject to public consultation, any representations that have been received will be taken account of and factored into a final version of the Residential Development SPD, as necessary. The final version will then be submitted for approval at Full Council on the 16 April 2019.