



Policy, Finance and Development Committee	Tuesday, 24 March 2026	Matter for Decision
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Report Title: **Draft Conservation Areas Supplementary Planning Document (March 2026)**

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

Purpose of Report:	The purpose of this report is to seek Committee’s approval to publicly consult on the Draft Conservation Areas Supplementary Planning Document (SPD) for a 6-week period proposed to commence Friday, 27 March 2026, running until Friday, 8 May 2026.
Report Summary:	<p>The current Conservation Areas SPD was adopted in April 2019. As the emerging draft Local Plan is being progressed, Officers consider it an appropriate time to review and where necessary update the current Conservation Areas SPD.</p> <p>The Draft 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 Members approve the Draft Conservation Areas Supplementary Planning Document (SPD) (March 2026) for the purposes of public consultation proposed to commence Friday, 27 March 2026, running until Friday, 8 May 2026.
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 & Community Focused (V1) Collaborative & Creative (V3) Resourceful & Resilient (V4)
Report Implications:-	
Legal:	There are no implications directly arising from this report.
Financial:	There are no implications directly 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 directly arising from this report.
Health and Safety:	There are no implications directly arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	Unable to complete review.
Chief Finance Officer:	The report is satisfactory.
Interim Monitoring Officer:	The report is satisfactory.
Consultees:	None so far, however this report is seeking approval to consult with the public and other key stakeholders.
Background Papers:	Conservation Areas Supplementary Planning Document (2019)
Appendices:	<ol style="list-style-type: none"> 1. Draft Conservation Areas Supplementary Planning Document (March 2026) 2. Equality Assessment (Initial Screening) (March 2026)

1. Information

1.1 The purpose of this draft 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 draft. 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 draft Conservation Areas SPD (March 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 draft 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 draft Conservation Areas SPD does not cover the Grand Union Canal Conservation Area, as this area is designated and managed by Leicestershire County Council.

2. Conclusion

- 2.1 Subject to Committee approval, the draft Conservation Areas SPD public consultation period is proposed to commence on Friday, 27 March 2026 for a 6-week period until Friday, 8 May 2026.
- 2.2 Once the draft Conservation Areas SPD has been subject to public consultation, any representations that have been received will be taken account of and factored into a final version, as necessary. The final version will then be submitted to Members for approval at the next appropriate Member Committee.