



<b>Policy, Finance and Development Committee</b>	<b>Tuesday, 24 March 2026</b>	<b>Matter for Information and Decision</b>
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**Report Title:** **Draft Residential Development Supplementary Planning Document (Spring 2026)**

**Report Author(s):** **Peter Heath (Senior Planning Policy Officer)**

<b>Purpose of Report:</b>	The purpose of this report is to seek Committee's approval to publicly consult on the Draft Developer Contributions Supplementary Planning Document (SPD) for public consultation for a six-week period proposed to commence Friday 27 March 2026, running until Friday 8 May 2026.
<b>Report Summary:</b>	<p>The current Residential Development Supplementary Planning Document was adopted in April 2019. With the changes implemented under the Levelling Up and Regeneration Act 2023 local planning authorities will no longer be able to adopt Supplementary Planning Documents after 30 June 2026.</p> <p>The overwhelming majority of applications dealt with in the borough are householder applications. The guidance in this SPD is a valuable tool used by Development Management officers to determine these applications. It is also helpful to the public who may not be experts on the planning system but wish to do work to their homes that require planning permission. Reconsulting and re-adopting this SPD would enable its guidance to be used by both applicants and the authority after the end of June 2026.</p> <p>A revised version of the SPD is attached as <b>Appendix 1</b> to this report.</p>
<b>Recommendation(s):</b>	<b>That Members approve the Draft Residential Development Supplementary Planning Document (SPD) for the purposes of public consultation proposed to commence Friday 27 March 2026, running until Friday 8 May 2026.</b>
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<b>Strategic Objectives:</b>	Our Council (SO1) Our Communities (SO2) Our Economy (SO3) Our Environment (SO4) Our Partners (SO5)
<b>Vision and Values:</b>	Customer & Community Focused (V1) Proud of Everything We Do (V2) Collaborative & Creative (V3) Resourceful & Resilient (V4)
<b>Report Implications:-</b>	
Legal:	There are no implications directly arising from this report.
Financial:	There are no implications directly arising from this report.
Corporate Risk Management:	There are no implications arising directly from this report.
Equalities and Equalities Assessment (EA):	The implications are as set out at Appendix 2 to this report.
Human Rights:	There are no implications directly arising from this report.
Health and Safety:	There are no implications directly arising from this report.
<b>Statutory Officers' Comments:-</b>	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
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>	Residential Development Supplementary Planning Document April 2019
<b>Appendices:</b>	<ol style="list-style-type: none"> <li>1. Draft Residential Development Supplementary Planning Document (Spring 2026)</li> <li>2. Equality Assessment</li> </ol>

## 1. Background

- 1.1 The purpose of this draft Supplementary Planning Document (SPD) is to provide further guidance and clarity on what the authority will seek from planning applications that involve works to and around the home, known as householder development.
- 1.2 The Levelling Up and Regeneration Act 2023 is changing how the land use planning system will operate in England. One of the changes it is introducing is that after 30 June 2026 authorities will no longer be able to adopt supplementary planning documents. Authorities will be able to adopt supplementary plans, but their content is currently proposed to be limited and the process for their adoption is unclear.

- 1.3 Given the possible uncertainty over the status of supplementary documents officers are recommending that the residential development SPD is reconsulted upon and then readopted by the Council before the June deadline so it can continue to be used for development management purposes while the exact role and nature of the new supplementary plans system is being defined.
- 1.4 Once the draft Supplementary Planning Document (SPD) (attached as **Appendix 1**) has been consulted upon, finalised and adopted, it will be a material consideration when determining planning applications and should be treated as a starting point for stakeholders to understand the approach the Local Planning Authority will take in regard to householder applications. If adopted, this Supplementary Planning Document would replace the Council's current Residential Development Supplementary Planning Document (adopted April 2019).

## **2. Changes to the Planning System**

- 2.1 The Levelling Up and Regeneration Act 2023 (LURA) is making substantial changes to how the system for adopting local plans operates. The key issue of relevance to this report are that SPDs are to be replaced by supplementary plans. After the 30 June 2026 authorities will no longer be able to adopt SPDs. They will be able to adopt supplementary plans but, at the moment, they are intended to have a limited scope either a borough wide design code or detailed guidance for a specific site. The residential development SPD is neither of these as it provides general borough wide advice for householder developments. Although Government might change their stance on what supplementary plans may/may not cover at the moment the authority could not adopt the residential development SPD as a new supplementary plan.
- 2.2 In addition, the process of adopting any supplementary planning document is well understood as it is clearly defined by regulations. The regulations for adopting a supplementary plan have not yet been laid before Parliament so the process for adopting a supplementary plan is unknown. It may be quicker than the current process, it may not. In the absence of clarity, it is thought safest to readopt the SPD under the current system.

## **3. Conclusion**

- 3.1 Subject to Committee approval, the draft Residential Development Supplementary Planning Document (SPD) public consultation period is proposed to commence on Friday, 27 March 2026 for a 6-week period until Friday, 8 May 2026.
- 3.2 Once the draft Residential Development Supplementary Planning Document (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 Full Council on 12 May 2026.