



**Policy, Finance and
Development
Committee**

**Tuesday, 17 June
2025**

**Matter for
Information and
Decision**

Report Title: **Adoption of Design Code Supplementary Planning Document (2025)**

Report Author(s): **Lisa Chevallereau (Planning Policy & Monitoring Officer)**

Purpose of Report:	<p>The purpose of this report is to highlight to Members the comments that were received during the Design Code public consultation that took place between midday Friday 10 January 2025 until midday on Friday 21 February 2025.</p> <p>This report highlights how the comments have been taken into account in the final Design Code SPD which is now recommended for approval.</p>
Report Summary:	<p>The Design Code is a new planning document required under the Levelling Up and Regeneration Act 2023. The Design Code sets out clear principles and expected standards for how development should be designed in the Borough. All residential development, including minor and major development, will be subject to the Design Code.</p> <p>A total of 13 bodies submitted representations to the Council during the consultation process.</p> <p>Having considered the amendments suggested in representations, some minor changes to the report were made. There have been no significant changes made to the consultation document.</p>
Recommendation(s):	That Committee approves the Design Code Supplementary Planning Document for adoption (as set out in Appendix 1).
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Adrian Thorpe (Head of 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 (Principal Planning Policy Officer) (0116) 257 2650 ed.morgan@oadby-wigston.gov.uk</p> <p>Lisa Chevallereau (Planning Policy & Monitoring Officer) (0116) 2572 636 lisa.chevallereau@oadby-wigston.gov.uk</p>
Strategic Objectives:	<p>Our Council (SO1) Our Communities (SO2) Our Economy (SO3) Our Environment (SO4)</p>

	Our Partners (SO5)
Vision and Values:	"Our Borough - The Place To Be" (Vision) Customer & Community Focused (V1) Proud of Everything We Do (V2)
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	Regulatory Governance (CR6)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable
Human Rights:	There are no implications arising from this report.
Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	<ul style="list-style-type: none"> • Duty to Cooperate Partners • Specific Consultation bodies • General Consultation bodies • Other stakeholders held on the Local Plan consultation database
Background Papers:	<ul style="list-style-type: none"> • National Design Guide • National Model Design Code • Manual for Streets • Building for a Healthy Life • Building with Nature • Leicestershire Highways Design Guide • Secured by Design Homes Guide • Green & Blue Infrastructure • Active Design
Appendices:	<ol style="list-style-type: none"> 1. Design Code Supplementary Planning Document 2025 2. Public Consultation Statement 2025 Design Code

1. Information

- 1.1 Following the publication of the Levelling Up and Regeneration Act 2023, every local planning authority is required to produce a Design Code for its area. The Design Code sets out clear principles and standards for how new development should be designed in the Borough. The document is to be used by stakeholders to understand the design expectations held by the Council and ensure that forthcoming proposals are designed and

delivered to a high standard.

- 1.2 The National Planning Policy Framework (NPPF) focuses on the quality of homes provided, emphasising on the granting of permission for well-designed development and the refusal of poor-quality schemes. The Design Code therefore includes a checklist in the appendix, to be used by applicants in a self-assessment of their proposal, and by the Case Officer to decide if the Code has been fulfilled. It is intended that the Design Code will result in higher quality design proposals coming forward.
- 1.3 Due to ongoing changes to the planning system at the time of consultation, it was unspecified if the Design Code would be incorporated into the Local Plan or be adopted as a Supplementary Planning Document. Post consultation, the Council has decided that the most appropriate route is that the Design Code is to be adopted as a Supplementary Planning Document (SPD). The document will have material weight in the assessment of planning applications by the Council as the Local Planning Authority, as well as in planning appeals. The Planning System is anticipated to undergo further change and so the Design Code's status may alter in response to how central Government amends the planning system in England in the future.
- 1.4 The Design Code is informed by a wealth of Government guidance and has been developed in consultation with the wider Planning Department, Regulatory Services Department and Health and Wellbeing colleagues. All Codes are justified with supporting text.
- 1.5 The Design Code is split into two sections. Section A contains codes that all residential development, including major development, changes of use, urban infill development and demolition rebuilds will be required to follow.
- 1.6 Section B contains codes that apply specifically to major development. Due to the nature of the Borough area, in general major development will be located on greenfield areas, and the Code enables areas with no existing built character to be developed to higher quality standards than that currently being delivered across the Borough.
- 1.7 Applications in a Conservation Area will be subject to the Conservation Area Supplementary Planning Document. Every application is slightly different, and not all elements of the Design Code will apply to every application.
- 1.8 The requirements of the Design Code have been created on the 'comply or justify' principle, meaning variations from the Code are acceptable if an appropriate alternative approach has been justified.
- 1.9 On Tuesday 17 December 2024, Policy, Finance and Development Committee approved the Design Code for public consultation. On Friday 10 January 2025, the Council undertook a 6-week public consultation on the Design Code, ending on Friday 21 February 2025.

2. Consultation Response and Next Steps

- 2.1 To ensure that there was an opportunity for the whole community to get involved, the consultation was advertised as widely as possible. In addition to a notification letter being sent out to every contact on the Local Plan Database, the Council: made all elected Council Members aware of the consultation; advertised the consultation on the Council's website; made available for inspection hard copies of all relevant information and documentation at public libraries across the Borough and at the Brocks Hill Council Offices; and, made available for inspection electronic copies of all relevant information and documentation on the Council's website.
- 2.2 A total of 13 bodies submitted representations to the Council on the Design Code.

Representations were received from Oadby & Wigston Borough Council's Arboricultural Officer, Climate Action Leicester & Leicestershire, Define on behalf of Bloor Homes, Environment Agency, Fisher German on behalf of David Wilson Homes, Hinckley & Bosworth Borough Council, Historic England, Mulberry Land, National Highways, Natural England, Oadby & Wigston Borough Council Regulatory Services, Sport England and Swifts Planning Ltd.

2.3 The key topics and issues that stakeholders commented on were:

- Requirements for Net-Zero and climate change mitigation;
- Driveway layout, street parking and road materials;
- Higher densities for mixed housing;
- Further reference to the historic environment and heritage assets;
- The building and integration of alleyways;
- Planning for future bin arrangements;
- Support for design relating to active travel; and
- Further clarity on tree and ecology mix.

2.4 Taking account of the consultation comments received, some minor changes to the SPD were made. These are:

- Amended wording to be more consistent with Building Regulations;
- Enhanced reference to the need to consider the local highways design guide;
- More references to policies on the historic environment;
- Further references on heritage resources and assets;
- Clarification on the relevance of the Design Code to Outline applications;
- More reference to Natural England's Green Infrastructure Framework;
- Further clarity on access to plots by service vehicles, issues associated with alleyways, the accommodation of future bins and materials appropriate for the roadway;
- Reference to Sport England guidance on how design can promote healthy lifestyles; and
- Reference to bricks rather than boxes when planning for wildlife.

2.5 There have been no other significant changes made to the consultation document.

2.6 Further information relating to the consultation is contained within the Public Consultation Statement.

2.7 Subject to Member approval, the Design Code Supplementary Planning Document will be made freely available to the public on the Council's website.

3. Conclusion

3.1 In conclusion, Committee is recommended to approve the Design Code Supplementary Planning Document as drafted and appended to this report.