

Cabinet Meeting – 20th June 2012

Report of the Director of the Urban Environment

Draft “New Housing Development Supplementary Planning Document Update” – Approval For Public Consultation

Purpose of Report

1. To seek Cabinet approval for the draft “New Housing Development Supplementary Planning Document Update” to be published for public consultation for 6 weeks starting 20th July – 31st August 2012.

Background

2. The Council’s New Housing Supplementary Planning Document (SPD) provides detailed information in relation to the design and density of new housing development, building on local character and distinctiveness, ensuring development is complementary to the existing urban fabric of the Borough.
3. The SPD was originally prepared in 2007 and an update is now required for the following reasons:
 - To reflect changes in national policy, in light of the recent publication of the National Planning Policy Framework (NPPF).
 - To address the removal of the national indicative minimum density in the NPPF and allow local planning authorities to set out their own approach to housing density to reflect local circumstances.
 - To include guidance in relation to the Council’s approach to assessing development proposed on private garden land, to prevent over development of neighbourhoods and “garden grabbing”.
 - To reflect the adoption of the Black Country Core Strategy (2011).

- To include technical guidance relating to the design and layout of new housing development.
4. The draft SPD will be available for a statutory 6 week public consultation period as set out in the Planning and Compulsory Purchase Act (2004) from 20th July to 31st August 2012, for any comments or suggested improvements. A copy of the reviewed SPD is available in the Member's Room or can be viewed electronically on the Council's 'Committee Management Information System' pages.
 5. Any representations following this consultation period will be incorporated, if appropriate, into a final version of the document which will be presented to Cabinet for full adoption. The reviewed SPD will then become a material consideration in the determination of planning applications.

Finance

6. All costs associated with the review and adoption of the New Housing Development SPD update will be funded from within existing budgets.

Law

7. Following consultation and adoption, the New Housing Development SPD update will become a material consideration in the determination of planning applications. The SPD update is being prepared under the provisions of the Planning and Compulsory Purchase Act (2004), and the Town and Country Planning (Local Development) (England) Regulations (2012).

Equality Impact

8. The draft SPD update has been prepared in accordance with the Council's policy on Equality and Diversity, ensuring that it provides benefits for adults, children and young people alike, promoting equal opportunities for all.
9. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking. The SPD therefore seeks to promote sustainable development and aims to secure high quality housing development that contributes positively to the quality of an area, not just for the short term but over the lifetime of the development.

Recommendation

10. That Cabinet approves the draft “New Housing Development Supplementary Planning Document Update” to be published for public consultation for 6 weeks starting 20th July – 31st August 2012.

A handwritten signature in black ink, appearing to read 'John Millar'. The signature is written in a cursive style with a large initial 'J'.

John Millar
Director of the Urban Environment

Contact Officer: Annette Roberts - Planning Policy Team
Telephone: 01384 814172
Email: annette.roberts@dudley.gov.uk

Elizabeth Vesty
Planning Policy Officer
Telephone: 01384 817213
Email: elizabeth.vesty@dudley.gov.uk

List of Background Papers

Draft New Housing Development Supplementary Planning Document Update.