

Meeting of Development Control Committee – 18th February 2013

Report of the Director of the Urban Environment

New Housing Development Supplementary Planning Document – Revised 2013

Purpose of Report

1. To inform Development Control Committee of the New Housing Development Supplementary Planning Document (SPD) Revised 2013.

Background

2. The Council's New Housing Development Supplementary Planning Document (SPD) provides detailed information in relation to the design and density of new housing development, and seeks to ensure development is complementary to existing surroundings.
3. The guidance was originally prepared in 2007, and has been revised to reflect the following:
 - Changes in national policy, in light of the publication of the National Planning Policy Framework (NPPF) (March 2012).
 - To address the removal of the national indicative minimum density of 30 dwellings per hectare, taken forward into the NPPF which indicates local planning authorities should set out their own approach to housing density to reflect local circumstances (Paragraph 47, NPPF).
 - 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".
 - The adoption of the Black Country Core Strategy (2011) with reference to relevant policies.
 - Inclusion of reference to understanding historic character and local distinctiveness.
 - To incorporate technical guidance from Dudley Council's Planning Guidance Note 3 (PGN3), relating to the design and layout of new housing development. PGN3 will be cancelled on adoption of the updated guidance.

4. On adoption, the revised New Housing Development SPD will become a material consideration in the determination of planning applications. The SPD details information in relation to the design of new housing development to ensure it respects the character of surrounding areas, and therefore provides important guidance to inform the decision making process.
5. The updated guidance was prepared in consultation with other Council Directorates and member engagement was conducted during a workshop on 17th September 2012. Following cabinet approval on 20th June 2012, the SPD update was subject to a public consultation for a 6 week period between 10th September and 22nd October 2012. During this consultation a total of 8 representations were received and a number of the comments made within these representations have been incorporated into the SPD as appropriate.
6. The revised New Housing Development SPD was presented to Cabinet for adoption on 12th February 2013.
7. In accordance with Regulation 12 and 14 of the Town and Country Planning (Local Development)(England) Regulations 2012, the Council must make available for inspection the finalised SPD, the Consultation Statement setting out the main issues raised from representations received and how these have been addressed in the SPD, as well as an Adoption Statement.
8. A list of the comments received from the consultation, the Council's response to them and subsequent text changes to the finalised SPD are included within the Consultation Statement, a copy of which is located with the final SPD in the Members' Room, and can be accessed via the following link <http://cmis.dudley.gov.uk/cm5/>

Finance

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

Law

9. The revised SPD 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

10. The SPD revision 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.
11. 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

12. That the Committee note the contents of this report.



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List of Background Papers

New Housing Development Supplementary Planning Document – Revised 2013 – available in Members Room.