

Cabinet meeting – 21st March 2007

Report of the Director of the Urban Environment (DUE)

Approval for Adoption of the Supplementary Planning Document for New Housing Development - A Guide to Establishing Urban Context

Purpose of Report

1. To seek Cabinet approval for the formal adoption of the Council's Supplementary Planning Document on New Housing Development- a guide to establishing urban context.

Background

2. The purpose of the Supplementary Planning Document (SPD) is to provide a guide to developers, officers and Members on the implementation of housing policy at the local level. This is in respect of design and density and is in line with Council and Government objectives by building on local character and distinctiveness and rejecting poor design. The Document will help raise awareness of the Council's high expectations for housing development at an early stage in the planning application process and provide greater certainty in the way in which decisions on individual sites will be made by the Council's Development Control Committee. It will help the Council to achieve its aim of making efficient and effective use of land while building the type of homes that local people want and need.
3. The SPD provides detailed supplementary information to support the policies in the Unitary Development Plan (UDP). In accordance with government guidance such detail is more appropriate for an SPD than the UDP which is primarily a strategic document. It will therefore provide guidance to Development Control Committee in the determination of planning applications for new housing development. A copy of the SPD is available in the Member's Room and on CMIS, together with the Sustainability Appraisal, the Statement of Community Involvement and a table of the representations received and how they have been addressed.
4. The SPD was not prepared in isolation but in the context of a range of existing and emerging plans, policies and programmes. As well as the UDP, the SPD is in conformity with the Local Development Scheme, national planning guidance including the Government's recently published Planning Policy Statement 3 on

Housing (PPS3), the Regional Spatial Strategy, the Council Plan and the Community Strategy.

5. To accompany the SPD, the Council has also produced a Sustainability Appraisal (SA) and a Statement of Community Involvement (SCI). The purpose of a Sustainability Appraisal is to promote sustainable development through better integration of social, economic and environmental issues into planning policy and to assess the sustainability implications of development plan documents.
6. The Council has since adopted an overarching Statement of Community Involvement which outlines how stakeholders and the local community can get involved in the planning process. As this was not approved prior to the draft SPD, the document was accompanied by its own SCI. Its intention was to set out how consultation would take place, who would be consulted and at what stages in the process this would occur. Effective consultation is a key objective of the new planning system in order to strengthen community involvement. Consultation for the SPD was undertaken in accordance with the methods highlighted in the Statement of Community Involvement.
7. Following the report to Cabinet on the 13th September 2006, and in accordance with the Local Development Scheme, the New Housing Development SPD was subject to formal public consultation for a six week period from 9th October 2006 to 20th November 2006. Overall, 8 responses were received. They were all generally in support of the SPD and welcomed the guidance contained in the document. A number of comments and some constructive criticisms were received and these have been incorporated in the SPD as amendments to the text. The draft SPD was altered in line with the Council's proposed response where: it was deemed to be appropriate as long as the changes did not conflict with national, regional and local policy; it did not introduce any other planning policy other than those contained in the Dudley UDP; and it did not conflict with any other Council policy.
8. This SPD is one of several separate pieces of planning guidance that are used in considering development in residential areas. It will therefore be beneficial to review all such guidance on a regular basis to monitor their performance and clarity and to ensure future national changes to policy are incorporated into local policy. A review of all such documents, including this one, will therefore take place in twelve months time when the Local Development Scheme is updated.
9. In accordance with Regulation 19 of the Town and Country (Local Development) (England) Regulations 2004 the Council must make available for inspection the SPD, the statement setting out the main issues raised from representations received and how these have been addressed in the SPD, and an adoption statement for the document.

Finance

10. This SPD will not have any direct implications for Council resources over and above normal policy and development control costs which are met from existing budgets.

Law

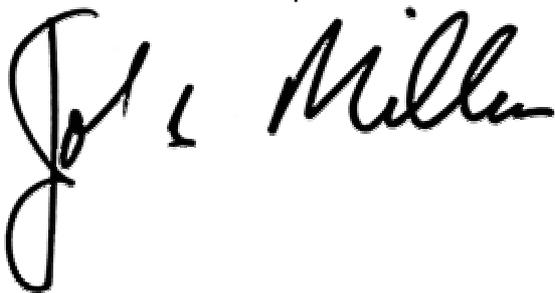
11. In accordance with the Planning and Compulsory Purchase Act 2004, Supplementary Planning Documents (SPDs), along with Planning Policy Statements (PPS) and the Regional Spatial Strategy are a material consideration in determining planning applications and the Council has a duty to ensure compliance with such policy and guidance as appropriate. Once adopted the SPD will become a material consideration in the determination of planning applications. The SPD has been prepared under the new planning system enacted by the Planning and Compulsory Purchase Act 2004. Under the Act the SPD will form part of Dudley's Local Development Framework. Work on the SPD has been undertaken in line with the Town and Country Planning (England) Regulations 2004.

Equality Impact

12. One of the purposes of the SPD is to ensure that future housing development makes efficient and effective use of land, whilst building the type of homes that local people want and need. This is crucial in the development of balanced, sustainable and equitable communities in line with Council and Government priorities and strategies. In creating and maintaining such sustainable communities and development, the Council is seeking to benefit future generations and provide for the long term needs of its residents. In particular this will ensure that young people and children will continue to have choice within the housing market as they become the householders of the future.

Recommendation

13. The Cabinet is asked to approve the final version of the Council's Supplementary Planning Document "New Housing Development- a guide to establishing urban context" for adoption.



.....
John Millar
Director of the Urban Environment

Contact Officer: Martin Dando – Planning Policy Team
Telephone: 01384 817214
Email: martin.dando@dudley.gov.uk

List of Background Papers available in the Members Room and on CMIS.

Dudley MBC New Housing Development Supplementary Planning Document (SPD).

Dudley MBC New Housing Development SPD Sustainability Appraisal.

Dudley MBC New Housing Development SPD Statement of Community Involvement.

Statement of Representations received on the New Housing Development (SPD).