

Meeting of the Cabinet – 16th September 2015

Report of the Strategic Director for Place

Public consultation on the Dudley Borough Development Strategy 'Modifications Prior to Publication' Document

Purpose of Report

1. To seek Cabinet approval for a Modifications document of the Dudley Borough Development Strategy document to be used as a basis for public consultation for a period of six weeks commencing in September 2015 prior to its proposed publication in final form in December 2015.

Background

2. The Dudley Borough Development Strategy builds on the work carried out for the Black Country Core Strategy which was adopted by the Council in February 2011. The Borough Development Strategy, once adopted, will provide site specific allocations within the Regeneration Corridors identified in the Black Country Core Strategy and all other areas of the Borough not covered by an Area Action Plan. It will also provide a series of Dudley-specific planning policies to guide development decisions and planning approvals. Once adopted, the Borough Development Strategy will replace what is remaining of the Unitary Development Plan (2005). The adoption of an up to date Local Plan is essential as where such a plan is not in place there is a presumption in favour of development that accords with the National Planning Policy Framework (NPPF) removing localism in decision making.
3. In September 2014, consultation on the Preferred Options stage of the Borough Development Strategy was concluded. As a result, representations were received from 55 different organisations, businesses and members of the public which raised over 200 different issues. Following careful consideration of each issue raised in the consultation, some further developmental and assessment work in relation to specific sites and policies has taken place resulting in a number changes.
4. This Modifications document contains the proposed major changes to the strategy document which result in the need for further consultation along with proposed new additional policies in Part One. Part Two of the document details changes to site allocations where the proposed allocation has changed from the Preferred Options Document. A full list of the representations received is also appended to the document (Appendix A) along with the Council's response and any proposed changes made.

5. A copy of the Modifications document is available in the Member's Room or can be viewed electronically on the Council's 'CMIS' pages. The document will also be available on the Council's website as well as main libraries and Council Offices for a 6 week public consultation period from Friday 18th September to Friday 30th October 2015 to allow consultees to see the proposed major changes prior to further progression of the Strategy towards adoption.
6. If there are no further major issues or changes required, then a final 'Publication' version of the document will be published for approval in December 2015 before submission to the Secretary of State for Communities and Local Government scheduled for February 2016. It is anticipated that the final Borough Development Strategy will be adopted in September 2016 following a public examination in the summer of 2016.

Finance

7. The Dudley Borough Development Strategy will be funded from existing budgets and resources dedicated to the production of Development Plan Documents and other such statutory planning documents.

Law

8. The production of the Dudley Borough Development Strategy is necessary in order to update and replace policies within Dudley Unitary Development Plan (UDP) (2005) and will deliver the regeneration requirements for the Borough set out in the Black Country Core Strategy.
9. The Dudley Borough Development Strategy is a Development Plan Document (DPD), produced in accordance with the relevant provisions of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Planning) (England) Regulations 2012 and the NPPF (2012). When adopted, the Dudley Borough Development Strategy will form part of Dudley's statutory planning framework (Local Plan) and will be used as the basis for decisions in planning applications for development across the Borough.
10. In addition Section 2 of the Local Government Act 2000 allows the Council to do anything that it considers is likely to promote or improve the economic, social or environmental well-being of the area.

Equality Impact

11. The Dudley Borough Development Strategy will set the planning framework for the development of the Borough up to 2026. The Development Strategy will seek to ensure that sufficient homes, shops and employment, social and recreational facilities are planned and provided for in that time to meet the needs of the communities in the Borough. This will include meeting the needs of children and young people by seeking to provide sufficient facilities for them as well as having a positive effect for future generations.

Recommendation

12. That Cabinet approves public consultation on a Modifications document for the Dudley Borough Development Strategy for a period of six weeks commencing 18th September 2015 prior to its proposed publication in December 2015.



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List of Background Papers

Dudley Borough Development Strategy – Modifications prior to Publication Sept-Oct 2015

The above document is available in the Members Room

Dudley Borough Development Strategy – Preferred Options Consultation July-Sept 2014

Adopted Black Country Core Strategy (2011)
<http://blackcountrycorestrategy.dudley.gov.uk/>