

Meeting of the Cabinet – June 2023

Report of the Director of Regeneration and Enterprise

Residential Design Guide Supplementary Planning Document (SPD)

Purpose of report

1. To seek Cabinet approval for the adoption of the amended Residential Design Guide SPD

Recommendations

2. It is recommended that the Cabinet approves the Residential Design Guide SPD as set out in Appendix 1 for adoption.

Background

3. The existing 'New Housing Development Supplementary Planning Document (SPD)' was adopted in 2007 and updated in 2013. The aim of the SPD is to provide guidance in relation to residential design and density, ensuring that local context and distinctiveness help define successful housing development. The revised SPD will be used to inform decisions on planning applications relating to new residential developments as well as household extensions and other residential related uses.
4. The updated SPD will incorporate the Council's Planning Guidance Note (PGN) 17 – 'House Extensions' thus bringing all guidance relating to new housing developments and residential extensions into one document. Additionally, it will reflect revisions to the National Planning Policy Framework (NPPF) regarding the importance of design and sustainability and ensure that the guidance is future-proofed against further changes to local and national policies.

5. The updated SPD will be retitled 'Residential Design Guide' SPD and intends to provide localised guidance with respect to design and density to ensure that residential applications, including new housing development and householder extensions, respect local character and identity of the borough and achieve a high level of design.
6. The SPD includes new sections and guidance to address changes to people's living and working environments following the Covid-19 Pandemic, such as a move to greater home working and running a business from home. It also includes guidance in relation to the Council's approach to assessing applications for Homes of Multiple Occupancy (HMOs) and Children's Care Homes.
7. The updated SPD continues to include details of appropriate density for housing development and provides new guidance on the implementation of high-density developments. This is to ensure that any future high-density schemes are located in appropriate locations and achieve a high level of design.
8. It should be noted that the new SPD does not include any new housing allocations or housing related policies but instead provides guidance and additional details for applicants and their agents when submitting planning applications for residential development.

Consultation

9. Following Cabinet approval on 14th December 2022, the draft SPD was subject to a six-week public consultation from 9th January 2023 to 20th February 2023. During the consultation period a total of 12 representations were received and a number of comments made within these representations have been incorporated into the final SPD (Appendix 1), as appropriate.
10. In accordance with the Town and County Planning (Local Development) (England) Regulations (as amended), the council must make available for inspection the finalised SPD, the Consultation Statement setting out the main issues raised from the representations received and how these have been addressed in the SPD, as well as an Adoption Statement.
11. A list of comments received from the public consultation, as well as the Council's response to them are included within the Consultation Statement (Appendix 2)

12. If approved for adoption, the SPD will be used to inform decisions on planning applications and will be made available on the Council's planning policy web pages.

Finance

13. All costs associated with the review and adoption of the Residential Design SPD will be funded from existing budgets and resources.

Law

14. Following consultation and adoption the 'Residential Design SPD' update will become a material consideration in the determination of planning applications. The 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).

Risk Management

15. There are not considered to be any material risks from this report.

Equality Impact

16. A screening Equalities Impact Assessment has been undertaken and is attached in Appendix 3. The assessment found that the SPD had no specific impacts on protected characteristics. The Residential Design Guide SPD will lead to improved, well designed, and accessible new developments.
17. The SPD provides guidance relating to the mix and type of tenures which will have a positive impact on younger people's needs as well as older people.

Human Resources/Organisational Development

18. It is considered that there is no additional human resources or organisational development implications resulting from this report. Work on the Residential Design SPD is carried out by the Planning Policy Team in the Regeneration & Enterprise Directorate with assistance from officers in other Departments where necessary.

Commercial/Procurement

19. There are not considered to be any commercial/procurement implications because of this report.

Environment/Climate Change

20. Meeting the challenge of climate change is a core principle of the Residential Design SPD. The SPD states that places should be shaped in ways that 'contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

Council Priorities and Projects

21. The SPD will support the Council's priorities to be the 'Destination of Choice' and the 'Safe and Healthy Borough' by ensuring housing developments that are well designed, more accessible and built to higher environmental standards that reduces emissions and creates a sense of place.
22. In addition, the proposed interventions will support the aspirations of the Dudley Borough Vision 2030 by creating healthy, attractive environments where people want to live and have opportunities for recreation from their doorstep.



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Appendices

- Appendix 1 – Residential Design SPD (June 2023)
- Appendix 2 – Consultation Statement (May 2023)
- Appendix 3 – Residential Design Supplementary Planning Document – Equalities Impact Assessment May 2023

List of Background Documents

- New Housing SPD (2013) - <https://www.dudley.gov.uk/media/6495/final-new-housing-spd-2013-web.pdf>
- Planning Guidance Note 17 – Housing - <https://www.dudley.gov.uk/media/6580/planningguidancenote17.pdf>