

Dudley Metropolitan Borough Council

Meeting of the Cabinet – 3rd July 2014

Report of the Director of the Urban Environment

Public consultation on the Dudley Borough Development Strategy 'Preferred Options' Document

Purpose of Report

1. To seek Cabinet approval for the Preferred Options stage of the Dudley Borough Development Strategy document to be used as a basis for public consultation commencing in July 2014 for a period of nine weeks.

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 for a variety of uses as well as detailed development strategies for the Regeneration Corridors identified in the Black Country Core Strategy and all other areas of the Borough not covered by an Area Action Plan. Once adopted, the Borough Development Strategy will replace what is remaining of the Unitary Development Plan (2005).
3. The publication of this consultation document is an opportunity for the public as well as stakeholders to have their say on the production and content of the document as following adoption in early 2016 it will provide the basis of planning decisions made within the Borough up to 2026.

4. The Preferred Options document is divided into three parts:-

Part 1 sets out a series of Draft planning policies divided into the following areas:

- Strategic Policies – including Climate Change, Renewable Energy, Flood Risk, Urban Design, Historic Environment, Transport, Green Infrastructure, Recreation and Community Uses
- Land Use policies – including Housing, Employment, Local Centres
- Development Management Policies – including Contaminated Land, Pollution, Hot Food Takeaways, Hand Car washes, Advertisements, Planning Obligations

Part 2 contains draft site allocations mainly for housing and employment uses. Allocating sites for specific uses ensures that landowners and

developers have certainty in knowing a particular use for that site is acceptable in principle (subject to the detail of that particular proposal).

Finally, Part 3 focuses on all the District Centres and Local Centres in the Borough and sets out the boundaries of those centres and the extent of their shopping areas protected frontages as well as any regeneration opportunity sites within these areas.

5. There were a series of ward based Member drop in sessions held on the document in July 2013 which assisted in the formulation of the document.
6. A copy of the Preferred Options document is available in the Member's Room or can be viewed electronically on the Council's 'CMIS' pages. It has been prepared in consultation with other Council Directorates as well as external agencies, landowners and developers who have a vested interest in planning issues and sites throughout the Borough.
7. It is proposed that the document will be available on the Council's website as well as main libraries and Council Offices for a 9 week public consultation period from Friday 11th July to Friday 12th September 2014 to allow consultees to identify any further issues for inclusion or to provide comments or suggested improvements. Notification of the Consultation and details will be sent (by letter and/or email) to Statutory Consultees, landowners, agents and key stakeholders who have expressed a wish to be involved in developing the Document. There will also be an online questionnaire and a series of drop-in events throughout the Borough centred on the Regeneration Corridors.
8. Any representations following the consultation period will be incorporated, if appropriate, into the next stages of the plan process. It is anticipated that the final draft of the Document will be published in spring 2015 for consultation before being finalised later on in 2015 for submission to the Secretary of State for Communities and Local Government.

Finance

9. 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

10. 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.
11. 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 and will be used as the basis for decisions in planning applications for development across the Borough.

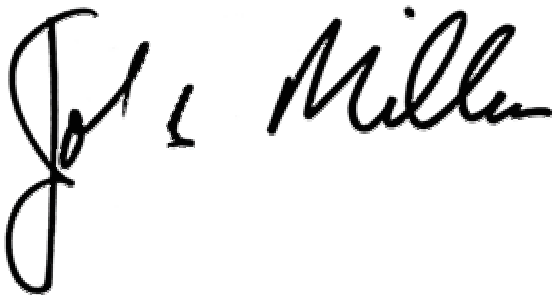
12. In addition Section 2 of the Local Government Act 2000 allows the Council to do anything that it considers is likely to promote or improve the economic, social or environmental well-being of the area.

Equality Impact

13. 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.
14. This consultation document is accompanied by a Scoping Report and an Issues and Options Sustainability Appraisal (SA). The Scoping Report provides the background information required for the consideration of sustainability issues. The SA Report promotes sustainable development through the integration of environmental, social and economic conditions into the Strategy's preparation.

Recommendation

15. That Cabinet approves the Dudley Borough Development Strategy Preferred Options document to be used as a basis for public consultation commencing on Friday 11th July 2014 for a period of nine weeks.



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List of Background Papers

Dudley Borough Development Strategy Preferred Options document

<http://www. />

Dudley Borough Development Strategy Preferred Options Sustainability Appraisal Report

<http://www.>

Dudley Borough Development Strategy Preferred Options Scoping Report – <http://www.>

All of the above documents are available in the Members Room

Adopted Black Country Core Strategy (2011)

<http://blackcountrycorestrategy.dudley.gov.uk/>