

Meeting of the Cabinet – 16th March 2011

Report of the Director of the Urban Environment

Draft Supplementary Planning Document – Access for All: Designing an Inclusive Built Environment. Approval for Public Consultation.

Purpose of Report

1. To seek Cabinet approval, which is required under national legislation, for public consultation on the Draft Supplementary Planning Document “Access for All: Designing an Inclusive Built Environment”.

Background

2. The purpose of the Supplementary Planning Document (SPD) is to ensure inclusive design is factored into the development process from the earliest stage in creating a built environment which allows all members of the community to be included socially, economically and physically.
3. It supports and supplements a range of national planning policies and local policies set out in the Unitary Development Plan 2005 (UDP) and Black Country Joint Core Strategy; which together provide a policy framework for accessibility upon which this SPD is based.
4. There are two main elements to the draft SPD on Access for All;
 1. **Guiding Principles** which are the overarching principles that a development proposal will need to incorporate in order to demonstrate that it creates an inclusive and accessible environment.
 2. **Detailed Design Guidance** setting out possible ways that the Guiding Principles can be implemented in practice. Early consultation established consensus that this guidance should cover the following areas;
 - Pedestrian Movement – Access to Buildings and the Public Realm
 - Access into New Buildings
 - Access into Existing Buildings
 - New Residential Development: Accessible Housing
 - Adaptations to existing dwellings
 - Buildings of Historic or Architectural Importance

- Changes of use
 - Automated Teller Machines (ATMs)
5. The draft SPD has been developed in consultation with Dudley's Access Officer, Access in Dudley, and other Council Services (particularly Development Control, Building Control, Regeneration, Historic Environment and Urban Design).
 6. The draft SPD will be available for a statutory 6 week public consultation period as set out in the Planning and Compulsory Purchase Act (2004) from the 8th April 2011 for any comments or suggested improvements. A copy of the Draft SPD is available in the Member's Room or can be viewed electronically on the Council's Committee Management Information Services pages.
 7. Any representations received as a result of this consultation will be incorporated, where appropriate, into the final version of the document which will be presented to the Cabinet in autumn 2011 for full adoption. The document will then become a material consideration in the determination of planning applications.

Finance

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

Law

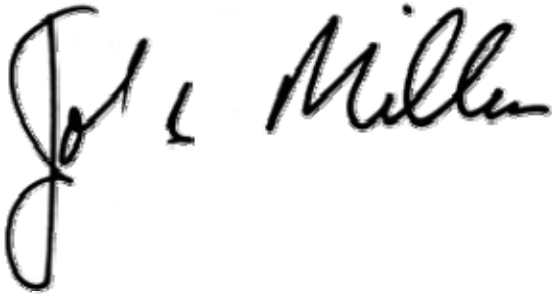
9. In accordance with the Planning and Compulsory Purchase Act 2004, Supplementary Planning Documents (SPDs) along with Planning Policy Statements (PPS) are a material consideration in determining planning applications and the Council has a duty to ensure compliance with such policy and guidance as appropriate. 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

10. Dudley MBC recognises that in order to achieve strong, vibrant, sustainable and inclusive communities; there is a need to make our built environment fully accessible to enable everyone to participate in the community. Imperative to this ambition is the removal of unnecessary physical barriers, which obstruct everyone taking a full part in community, leisure, and retail, social and cultural activities.
11. Inclusive design is about making places everyone can use and aims to remove barriers to movement and create an environment that functions well and enables everyone to participate equally. It has often been the case that the needs of people with differing disabilities, elderly people and parents of young children are considered too late in the design process and results in the creation of separate facilities. We can all benefit from a well designed and inclusive built environment.

Recommendation

12. That Cabinet approves the draft Supplementary Planning Document "Access for All: Designing an inclusive Built Environment" for publication for a statutory public consultation period of six weeks starting on 8th April 2011.

A handwritten signature in black ink, appearing to read 'John Millar'. The signature is fluid and cursive, with the first name 'John' and the last name 'Millar' clearly distinguishable.

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John Millar
Director of the Urban Environment

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List of Background Papers