

**Sustainability Appraisal of the Draft
Supplementary Planning Document: New
Housing Development – A Guide to
establishing Urban Context**

September 2006

For further information concerning this Sustainability Appraisal on the New Housing Development Supplementary Planning Document please contact:

Planning Policy Section
Dudley Metropolitan Borough Council
Directorate of the Urban Environment
3 St James's Road
Dudley
West Midlands
DY1 1HZ

The SPD, Sustainability Appraisal and related documents can also be found on the Council's website as **www.dudley.gov.uk/environment-planning/planning/local-development-framework**

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1. Introduction

- 1.1 Under the new planning system, set out in the Planning and Compulsory Purchase Act 2004, local planning authorities need to promote sustainable development and to apply sustainability considerations to planning documents. As part of any Development Planning Document (DPD) or Supplementary Planning Document (SPD) a Sustainability Appraisal will need to be undertaken. This is a technique used to help local authorities assess the sustainability implications of their development plans.
- 1.2 The Government's recent strategy for sustainable development "Securing the Future – delivering UK sustainable development strategy" (2005) contains five guiding principles. These are:-
- i) Living within environmental limits;
 - ii) Ensuring a strong, healthy and just society;
 - iii) Achieving a sustainable economy;
 - iv) Promoting good governance
 - v) Using sound science responsibly.
- 1.3 The framework strategy identifies four priority areas for immediate action, shared across the UK, namely :
- Sustainable consumption and production – achieving more with less;
 - Climate change and energy – securing a profound change in energy generation and use, preparing for climate change and setting a good example;
 - Natural resource protection and environmental enhancement through a better understanding of environmental limits, environmental enhancement and recovery, and a more integrated policy framework;
 - Sustainable communities that embody the principles of sustainable development on the local level.
- 1.4 Planning policy Statement 12 "Local Development Frameworks" (2004) states that *"the purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the*

preparation process. This will ensure that decisions are made that accord with sustainable development". (paragraph 3.17).

- 1.5 Planning Policy Statement 1: Delivering Sustainable Development (2005) states *"Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the interrelationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development."* (paragraph 24).
- 1.6 The Office of the Deputy Prime Minister (ODPM) published detailed guidance in "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks" in November 2005 setting out how sustainability appraisals should be undertaken. A Sustainability Appraisal framework should consist of objectives which should, where possible, be expressed in the form of targets, the achievement of which should be measurable using identified indicators. The aim should be to predict the effects of the draft SPD in social, environmental and economic terms. Potential effects should be quantified where possible, or subjective judgement made where this is not possible.
- 1.7 Recent guidance set out in "A Practical Guide to the Strategic Environmental Assessment Directive" (2005) applies the European Directive 2001/42/EC on the *"assessment of the effects of certain plans and programmes on the environment"*. The objective of the SEA Directive is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development"*.
- 1.8 Sustainability appraisal should be fully integrated into the plan process and should provide input at each stage when a decision is taken on a local development document. It should also be used in developing the arrangements for monitoring the implementation of the plan.
- 1.9 This report comprises the first stage in the formal Sustainability Appraisal process. The stages that need to be gone through are:
 - Identifying other relevant policies, plans and programmes, and sustainable development objectives (section 2 and Appendix 1);

- Collecting baseline information (section 4);
- Identifying social, environmental and economic issues (section 5);
- Developing the SA framework (section 6).

2. Context of the Supplementary Planning Document

2.1 This Sustainability Appraisal report accompanies the Supplementary Planning Document (SPD) on New Housing Development which is being published for public consultation. It is the intention of this SPD to give detailed guidance and support to the policies in the Adopted Unitary Development Plan (UDP), in particular those relating to new housing developments and densities. It is the aim of the SPD to provide guidance as to how these issues should be addressed in the development control process. The relevant UDP policies are:-

Policy H6 – Housing Density

Policy DD1 – Urban Design

Policy HE1 – Local Character and Distinctiveness

Policy AM14 – Parking Standards.

2.2 The aim of the UDP is to guide land use development to 2011 and beyond and, in doing so, embracing the principles of social inclusion, equal opportunities and social wellbeing and of sustainable development. Policy S2 “Creating a more Sustainable Borough” states

“All development will be expected to contribute to the creation of a more sustainable Borough. The policies contained in this plan will promote key objectives of sustainability and specifically:

- *promote the regeneration and reuse of derelict, underused and vacant land and property for beneficial use;*
- *encourage the efficient use of resources, including water, energy and construction materials;*
- *provide sufficient land to meet the needs of the Borough to facilitate economic growth and provide adequate housing without compromising sustainability, including urban drainage;*
- *encourage appropriate mixed use development within the Borough and in the enhancement of town centres;*
- *promote quality design;*
- *minimise the need to travel and exploit more fully locations which have high accessibility by a range of travel modes;*

- *protect, conserve and where possible enhance the Borough's green and heritage assets;*
- *encourage the need to reduce waste; and*
- *respect, maintain and enhance the distinctive communities and character of the Borough's settlements and landscape"*

- 2.3 The SPD is not being prepared in isolation but in the context of a range of existing plans, policies and programmes. Reference has already been made to the Dudley UDP but the SPD is also in conformity with the Regional Spatial Strategy (RSS). The RSS recognises that the regeneration of the Black Country is of paramount importance both for the region's economy and to provide a pattern of sustainable development to promote the area's well being. Concentrating development and investment in the Major Urban Areas, one of which is the Black Country, involves promoting the best use of previously developed land and buildings without compromising the quality of the environment. It encourages specific policies on the design of housing development and creating a high quality built environment. This will need to be in the context of conserving and enhancing the environment which will look at encouraging more sustainable patterns of development, efficient use of land and reducing the need to travel.
- 2.4 The policy context that drives the need for this SPD is attached as Appendix 1 to this document. The SPD is consistent with this guidance in that it reflects the advice contained in PPS1, PPG3 and PPG2 as well as RPG11 (now RSS11). The importance of recognising character and local distinctiveness as integral to the development of housing, particularly in terms of design and density, is supported through national regional and local policies and so the SPD is therefore in conformity with all such policies and guidance. By considering character early on in the design process, it becomes part of the equation in maximising the possibilities that a site offers in terms of the most efficient use of that land whilst enabling high quality design.
- 2.5 The SPD therefore provides a more comprehensive set of guidelines on housing development in relation to local context based on principles established in national and regional planning guidance and in the Dudley UDP. Therefore the SPD does not, in itself, provide any new policies on housing development but merely seeks to supplement and provide further guidance on national regional and local policies and in particular Policy H6 of the adopted Dudley UDP (2005).

3. Consultation

3.1 Consultation on the Sustainability Appraisal Scoping Report was carried out in July/August 2006. The following statutory consultees were invited to comment on its contents:

- English Heritage
- English Nature
- Environment Agency
- The Countryside Agency

The Highways Agency was also consulted at the scoping stage.

3.2 The Countryside Agency responded stating that the identified impacts of the Screening Statement were unlikely to result in the Agency seeking further involvement in the SEA process for the SPD as their main strategic environmental interests were unlikely to be affected.

3.3 The Environment Agency responded stating that an SEA would not be required for the SPD.

3.4 English Heritage responded stating that the SPD is not likely to have a significant impact on the environment at a strategic level and as such a Strategic Environmental Assessment is not required. They advise that the conservation and archaeological staff of the local authority are involved throughout the preparation of the plan and its assessment. They are best placed to advise on local historic environment issues and priorities; how policies can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

3.5 English Nature commented that it did not consider that the SPD was likely to give rise to significant environmental (biodiversity) effects and therefore did not consider that a Strategic Environmental Assessment was required.

3.6 In addition, comments were received from the Highways Agency as a key stakeholder. The Agency is content with the direction of the guidance and that it will reflect and build upon existing policy and guidance in the adopted UDP. The Agency recognises the importance of the SPD in providing a policy framework which will assist in achieving appropriate design density for development across the

Borough. This is important in assisting the Government and the Highways Agency in achieving objectives on sustainable development and the need for closer integration of transport and land use planning through PPG3 and PPG13. Provided that the SPD continues to develop this existing policy and guidance, the Agency is content that the SPD does not represent a new policy direction and that it is unlikely, in its own right, to result in significant environmental effects.

- 3.7 Consultation on the final SA report is to be undertaken during the consultation stage of the SPD. This will again include the four statutory bodies and other organisations and groups with a direct interest in the SPD. The SPD and its SA report will be made available on the Council's web-site and paper copies will be made available for reference in all of the main public libraries in the Borough, as well as the Council's reception desks at 3 St James's Road, Mary Stevens Park and Dudley Council Plus.

4. Baseline Information

- 4.1 Baseline information relevant to design standards and local distinctiveness for housing developments is difficult to quantify and establish in terms of achieving sustainable development aims. It is difficult to measure Borough characteristics that are solely attributable to housing development.
- 4.2 One basis where this can be measured is through analysis of housing completions and planning applications. This can be done by analysing housing densities and the mix of dwellings made available in such developments and calculating whether the densities/mix are arbitrary or whether they are in context with the locality. Once the SPD is in operation this figure can be checked again to see if changes to development patterns are occurring. However, the significance of such an analysis is limited.
- 4.3 This SPD will help to ensure that the quality of the environment is maintained and enhanced and that new housing development is in keeping with its local characteristics in terms of density and distinctiveness. The SPD will also ensure that higher densities of housing developments are located in the most sustainable locations such as town centres and public transport nodes to encourage increased use of public transport and reduce traffic flows. This approach will also help to reduce urban sprawl of new development and thereby significantly reducing pressure on greenfield and green belt land.

5. Social/Environmental /Economic issues related to New Housing Development and its Urban Context

5.1 Social issues

The SPD will ensure that all new housing developments will provide a greater mix of housing in character with its locality in order to meet the needs and aspirations of the Borough's residents. Another aim of the SPD is to improve the range and quality of housing developments and thereby encourage more people to remain in an area rather than move out, thus increasing social stability.

The SPD is also designed to encourage the efficient use of land and ensure sustainability of new developments by providing higher density housing developments in town centres providing better and more convenient access to jobs, goods and services. A more loosely structured or dispersed pattern of settlement would increase journey length and lead to those without access to a car being disadvantaged because they would have a more limited choice of facilities including workplaces, shops, services and training and education facilities.

5.2 Environmental issues

The SPD will encourage the most efficient and appropriate use of land for new housing development within the Borough. This is of paramount importance in ensuring that new housing development is restricted as much as possible on previously developed land and not permitted to encroach onto green belt land or green field sites. This will also help to reduce journey lengths and traffic growth through encouraging housing development closer to facilities and public transport nodes. This will encourage greener travel modes, reducing congestion and associated resultant air pollution.

The SPD also aims to encourage better quality developments in terms design and other environmental considerations by driving up standards and ensuring that housing developments are complementary to the existing built fabric of the Borough and that local character and distinctiveness are of primary consideration.

5.3 Economic issues

Through encouraging efficient use of land and higher densities of housing development in town centres, the SPD aims to increase the vitality and viability of town and district centres within the Borough. This will encourage greater numbers of people to live closer to the facilities provided within such centres and provide increased use of these facilities to enable such centres to thrive. In turn, increased economic growth and regeneration of centres, along with the provision of better quality housing developments, will encourage people to stay within the Borough rather than move out. This will thereby have a positive effect on the local economy, raising income levels and boosting local trade.

6. Appraisal Methodology

- 6.1 As stated earlier, a Sustainability Appraisal needs to investigate the social, economic and environmental implications of the SPD. A set of objectives is required against which the SPD can be tested. Guidance has been provided in the SEA Directive and the ODPM document on Sustainability Appraisals, both of which require a systematic method to comprehensively and impartially identify and assess these implications.
- 6.2 Guidance recommends that strategic alternatives need to be considered in order to identify the preferred option. However, in this instance, it is the aim of the SPD to supplement and support the policies on housing density and design in the Adopted UDP and is reflective of policy guidelines set out at national and regional levels. The parameters of the SPD are therefore relatively well defined. However other broad options will be assessed. These are:-
- Option 1 – the draft SPD option to which this SA refers
 - Option 2 – no SPD on new housing development i.e. the likely outcomes of having no local guidance on new housing development densities and design.
- 6.3 As part of the process, the planning authority has to consult the bodies designated as “*authorities with environmental responsibilities*”, namely, the Environment Agency, the Countryside Agency, English Nature and English Heritage. Other agencies and organisations will also be consulted on the SPD and the accompanying SA. A list of these consultees is included in the New Housing Development SPD Statement of Community Involvement (SCI). This consultation may result in amendments to the SA and should ensure a robust and comprehensive Sustainability Appraisal process in order to appraise the SPD in subsequent stages.

7. The Sustainability Framework on the SPD

- 7.1 To assess the effects of the SPD on the above issues a set of SA objectives need to be established against which the SPD can be tested. The Government has set out a number of aims underpinning sustainable development principles. All the English regions are required to produce a framework setting out how they will contribute to achieving sustainable development. The West Midlands Regional Sustainable Development Framework was published in January 2005

and a revised version 2 came out for consultation in January 2006 following the Government document “Securing the Future”.

The four key objectives identified in the Framework (version 2) are:-

- Developing thriving sustainable communities
- Enhancing and protecting the environment
- Using natural resources prudently and efficiently
- Developing a flourishing, diverse and stable economy.

The Framework sets out specific objectives under each of these headings and have been adapted to apply to the SPD on New Housing Development.

7.2 *Developing Thriving Sustainable Communities*

1. Ensuring easy and equitable access to services and opportunities, including jobs and learning, regardless of culture, ethnicity, faith, gender, sexuality, age, disability or location.
2. Enabling communities to participate in the decisions that affect their neighbourhoods and quality of life.
3. Addressing poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.
4. Improving health and reducing health inequalities by encouraging and enabling healthy lifestyles, as well as providing equitable access to health services.
5. Providing decent and affordable housing for all, of the right quantity, type, tenure and affordability for local needs, in clean, safe and pleasant local environments.
6. Reducing crime, fear of crime and antisocial behaviour.
7. Improving opportunities to participate in the diverse cultural and recreational opportunities the Borough can offer.
8. Encouraging physical development with a better balance of jobs, housing and services within each part of the Borough in order to meet local needs locally and encourage stable and sustainable integrated communities.

7.3 *Enhancing and Protecting the Environment*

9. Valuing, enhancing and protecting the Borough’s environmental assets, including the natural and built environment and the historic environment.
10. Valuing, enhancing and protecting regional diversity.
11. Land use and development that optimises the use of previously developed land and buildings and creates high quality built environments that incorporate green space, encourage biodiversity, promote local distinctiveness and sense of place, and are well designed.

12. Minimising air, water and soil pollution levels.
13. Minimising the Borough's contribution to the causes of climate change whilst implementing a managed response to its unavoidable impacts.

7.4 *Using natural resources prudently and efficiently*

- 14 Reducing overall energy use through increasing energy efficiency, and increasing the proportion of energy generated from renewable sources.
- 15 Using natural resources such as water and minerals efficiently.
- 16 Promoting and ensuring high standards of sustainable resource efficient design, construction and maintenance of buildings.
- 17 Ensuring the location of development makes efficient use of existing physical infrastructure and helps reduce need to travel, especially by private car.
- 18 Increasing use of public transport, cycling and walking and reducing road traffic congestion and pollution.
- 19 Encouraging and enabling waste minimisation, reuse, recycling and recovery to divert resources from the waste stream.
- 20 Encouraging local sourcing of goods and materials.
- 21 Rewarding efficient resource use and encouraging development of alternative and renewable resources where resources are likely to become depleted.

7.5 *Developing a flourishing, diverse and stable economy*

22. Achieving sustainable economic growth and prosperity for the benefit of all the Borough's inhabitants.
23. Creating high quality employment opportunities suited to the changing needs of the local workforce.
24. Promoting investment in future prosperity
25. Encouraging ongoing investment and engagement in learning and skills development
26. Encouraging a culture of enterprise and innovation.

27. Promoting and supporting the development of new technologies, especially those with high value and low impact.

- 7.6 It is proposed to assess the SPD against the SA principles using a table or a matrix to compare the SPD against the identified sustainability principles. Symbols will be used to provide a simple scoring system to represent whether the SPD has positive/negative/neutral effects against each SA principle. The assessment will be supported by a commentary to provide greater clarification or detail.
- 7.7 Indicators, for the purpose of monitoring the SPD, are difficult to establish for this particular SPD. Indicators would need to relate to the aims of national and regional guidelines. These are largely related to promoting sustainable patterns of development, conserving energy and promoting innovative design.
- 7.8 Other relevant indicators would be:
- The vibrancy of town centres (retail and office surveys for main centres).
 - The percentage of residents satisfied with their local community ODPM Best value general satisfaction survey).
 - Changes in the level of accessibility to employment and key services. (LTPs and annual monitoring reports).
 - Changes in the density of new housing development in line with the character of their locality. (Through monitoring of planning applications)
- It would be difficult however, to attribute trends detected purely to improved housing developments, particularly in a quantitative way.

8. Relationship between the SPD and SA Objectives.

- 8.1 The main objectives for the SPD are identified as follows:
- Promote sustainable/inclusive patterns of development
 - Encourage high quality design
 - Encourage efficient use of land and resources
 - Reduce the need to travel
- 8.2 The above have been assessed against the objectives of the Sustainability Appraisal to see whether they make a positive or negative contribution and to what extent. This is shown in the form of a matrix attached as Appendix 2. A matrix has been produced for each option. The results of the appraisals of options are as follows:

8.3 SPD Option 1 – With the SPD

The SPD sets out design and density standards for new housing development to ensure that local character and distinctiveness is firmly taken into account. The SPD is in line with policies within Dudley's adopted UDP (2005) and is also in line with national and regional planning policies. The SA for this SPD option identified the following main effects:

Developing thriving sustainable communities – the SPD achieved mainly positive scores by seeking to ensure that all new housing developments are carried out in keeping and in context with their locality. This is to maintain local identity and pride and contribute towards developing thriving sustainable communities.

Enhancing and protecting the environment – the SPD scored very positively against the SA principles. Through making efficient and best use of land, the SPD will help to ensure that the impact of development on green belt and green field land will be kept to a minimum. The SPD will also encourage sustainable design of new housing developments to higher standards of environmental quality.

Using natural resources prudently and efficiently – the SPD again scored positively by encouraging efficient use of land and thereby helping to reduce the need to travel further distances. Access to goods and services could be achieved in a more energy efficient way as patterns of development become more sustainable.

Developing a flourishing, diverse and stable economy – the SPD will help to ensure that future housing development is in keeping with local distinctiveness and densities and meets the needs of the Borough's residents and those wishing to relocate within the Borough. This will help in fulfilling the aims of developing a flourishing, diverse and stable economy. The SPD will also encourage higher densities of housing development in the Borough's Town centres in keeping with their character and nature, enhancing their role as drivers of the region's economy, providing jobs and increasing their importance as the hub of the communities they serve. However, it is difficult to measure these impacts in direct terms – for this reason the impact scores are mainly neutral.

8.4 Option 2 – no SPD

This option looks at the effects on the SA principles of having no SPD. Developers and planning applicants would not have any standards and advice on housing design and density to ensure that new development is in keeping with local character and distinctiveness. Government planning policies stipulate higher densities of housing in major urban areas to protect the green belt and make the best use of land. However such policies also stipulate that developments must be high quality and be informed by their wider context and locality. However, there is little or no guidance at the local level as to how that is to be achieved and this will continue if no SPD was put together on this issue.

Developing thriving sustainable communities – mainly neutral and some negative scores were achieved. This was due to the fact that developments could proceed which did not appropriately consider local character and design in terms of scale and density. This would harm the character of an area thus harming the effective development of thriving sustainable communities.

Enhancing and protecting the environment – this option achieved mainly negative scores. Whilst building to high densities in areas which did not traditionally contain developments of this nature would enable the efficient use of land and help protect the green belt from development, such high density developments would also have a detrimental effect on the local built environment if built in the wrong locations.

Using natural resources prudently and efficiently – again a neutral score is envisaged with some negative impacts. Whilst the lack of an SPD would not affect the efficient use of land, the lack of control over the location of high density development could create a strain on natural resources in localities which traditionally have not been expected to cope with such capacities.

Developing a flourishing, diverse and stable economy – entirely neutral scores were recorded for economic growth and future investment as there would not be a co-ordinated approach in targeting higher density developments to areas such as town centres which act as foci for economic growth and prosperity.

9. Monitoring the SPD

- 9.1 In order to see whether the Supplementary Planning Document is operating successfully, it will be necessary to monitor planning applications and their outcomes.
- 9.2 A monitoring system needs to be in place in order to assess whether the objectives of the policies supported by the SPDs and the Sustainability Appraisal are being met. It may be that unforeseen adverse effects will be identified calling for remedial action. It may be that the assessment's predictions of sustainable effects were inaccurate. Monitoring the application of the SPD should ensure that future predictions can be made more confidently.

Appendix 1

Other relevant plans/programmes/objectives

The Policy context that drives the need for further guidelines on new housing development in the context of urban design is reflected at different spatial levels.

National Policy Context

The importance of recognising 'character' as integral to the development process is supported through national, regional and local policies. By considering character early on in the design process it becomes part of the equation in maximising the possibilities that a site offers in terms of the most efficient use of that land whilst enabling high quality design.

The recent emphasis on increasing density should not be understood to be at the expense of local character and quality design. Recent government guidance establishes a clear design context for the delivery of housing growth.

Planning Policy Statement 1: Delivering Sustainable Development

A key principle (iv) of PPS1 states that *"Planning policies should promote high-quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take opportunities available for improving the character and quality of an area should not be accepted.."* (Para 13).

The guidance promotes robust policies on access and design in order to optimise the potential of the site to accommodate development, to respond to their local context and to create or reinforce local distinctiveness (Para 36).

PPS 1 urges Local Planning Authorities *"to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design."* (Para 38).

PPS1 also states that:

'Planning authorities should have regard to good practice set out in By Design – urban design in the planning system: towards better practice (ODPM CABE 2000)' (para 37). This document demonstrates the fundamental principles that are common to good design and form the basis for the subsequent publication in 2001 of 'Better Places to Live: By Design: A Companion Guide to PPG3'.

The 2000 publication By Design – identifies local character as one of the objectives of urban design, and summarises character as *'A place with its own identity'* (page 19).

Planning Policy Guidance Note 3: Housing (March 2003)

Places emphasis on development of the highest quality and focuses on previously developed land, without compromising the quality of the

environment, improving the quality and attractiveness of residential areas and rejecting poor design. (para 56).

PPG3 also highlights the importance of considering new housing design in the context of the wider locality:

'New housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development...Local planning authorities should adopt policies which: create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character' (para 56)

Better Places to Live – A Companion Guide to PPG3 (2001)

The guide aims to prompt greater attention to the principles of good urban design in residential environments and highlights examples of best practice in a wide range of areas. It states:

'The successful integration of new housing with its surrounding context is a key design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre. A crucial first step in achieving this is to develop a thorough understanding of the context within which the new housing will sit and then of the nature of the site itself and its immediate surroundings. This initial analysis will inform a whole range of subsequent design decisions.' Chapter 2.

Planning Policy Statement 3: Housing (Consultation Paper December 2005)

The thrust of the guidance maintains the emphasis on making the best use of previously developed land. It states "New development should be of high quality, inclusive design and layout ... and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality." (paragraph 37).

The particular issue of maintaining the desirable and positive aspects of character of particular residential areas, in the context of broader objectives to increase overall residential density, is specifically addressed:

'Local planning authorities should develop density policies for their plan area with local stakeholders and local communities, having regard to: ...and the desirability of maintaining the character of particular residential areas or environments.' (paragraph 19)

The importance of not only maintaining but also improving existing local character is also highlighted:

'Local planning authorities should develop a shared vision with their local communities of the type of residential environments they wish to see and develop plans and policies aimed at:

- (a) creating places, streets and spaces which meet the needs of people, which are attractive, have their own distinctive identity, and positively improve local character' (paragraph 34)*

PPG2 Green Belt (2002)

PPG2 states that within Green Belt land there is a presumption against development and any development that does take place should respect and maintain the openness of the Green Belt land. The areas of the Borough identified as Green Belt are reproduced at Appendix 6 and are reflected in the generic locations in this document as 'rural' areas.

Regional Policy Context

RPG11 Regional Planning Guidance for the West Midlands (2004)

RPG11 confirms Government policy by promoting the best use of previously developed land and buildings without compromising the quality of the environment. It encourages specific policies on the design of housing development and creating a high quality built environment.

Local Policy Context

Dudley Unitary Development Plan – Adopted October 2005

The Unitary Development Plan is the statutory land use plan for Dudley, adopted in October 2005. The Plan has been reviewed and all the policies in the Plan are to be saved under the new planning system for 3 years. A further review will take place in the context of the Local Development Framework (LDF). The Plan contains relevant policies on Design and Development and Housing. Detailed Guidance on Residential Development is soon to be published as separate Supplementary Planning Guidance (SPG). The Borough's Landscape and Townscape Character Study is currently being drafted as a separate SPD.

Housing policies in the plan relate to strategic allocations which will meet housing requirements set out in RPG11, and to a lesser extent windfall sites.

More specifically, Policy H6 addresses delivering the Council's commitment to increasing density where appropriate while at the same time protecting local distinctiveness and ensuring an attractive environment for residents, business and investors.

Other relevant policies:

Policy DD1 – Urban Design, establishes broad principles and requires development consciously to address the basic components of movement, public realm, adaptability, scale and enclosure, aesthetics, use of resources

and mix of uses. It requires a design led approach in delivering appropriate density while protecting local distinctiveness.

Policy HE1 – Local Character and Distinctiveness allows for account to be taken of the components of an area that make up its character where density and intensity of development are factors.

Policy AM14 – addresses parking standards.

DRAFT

Appendix 2 – Sustainability Appraisal Matrices

OPTION 1 – With the SPD

Plan Objectives	Sustainability Objectives																										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Promote sustainable / inclusive patterns of development	+	o	o	+	+	+	+	+	+	+	+	+	+	o	+	+	+	+	o	+	o	+	o	o	o	o	o
Encourage high quality design	o	o	o	+	+	+	o	o	+	+	+	+	+	+	+	+	o	+	+	o	o	o	o	+	o	o	o
Encourage efficient use of land and resources	+	o	o	+	o	o	o	+	+	o	+	+	+	+	+	+	+	o	+	o	+	o	o	o	o	o	o
Reduce the need to travel	+	o	o	+	o	o	o	+	o	o	o	o	+	+	+	o	+	+	o	o	+	o	o	o	o	o	o
Positive Compatible (+)									Broadly Neutral (o)									Possible Conflict (-)									

OPTION 2 – Without the SPD

Plan Objectives	Sustainability Objectives																										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Promote sustainable / inclusive patterns of development	o	o	o	o	o	o	o	-	-	-	-	o	o	o	o	o	-	o	o	o	o	o	o	o	o	o	o
Encourage high quality design	o	o	o	o	o	o	o	o	-	-	-	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o
Encourage efficient use of land and resources	-	o	o	o	o	o	o	-	-	-	-	o	o	o	o	o	-	-	o	o	o	o	o	o	o	o	o
Reduce the need to travel	-	o	o	o	o	o	o	-	o	o	o	o	o	o	o	o	-	-	o	o	o	o	o	o	o	o	o

Positive Compatible (+)

Broadly Neutral (o)

Possible Conflict (-)