Dudley
Metropolitan Borough Council

DUDLEY BOROUGH DEVELOPMENT STRATEGY

PREFERRED OPTIONS CONSULTATION

JULY 2014

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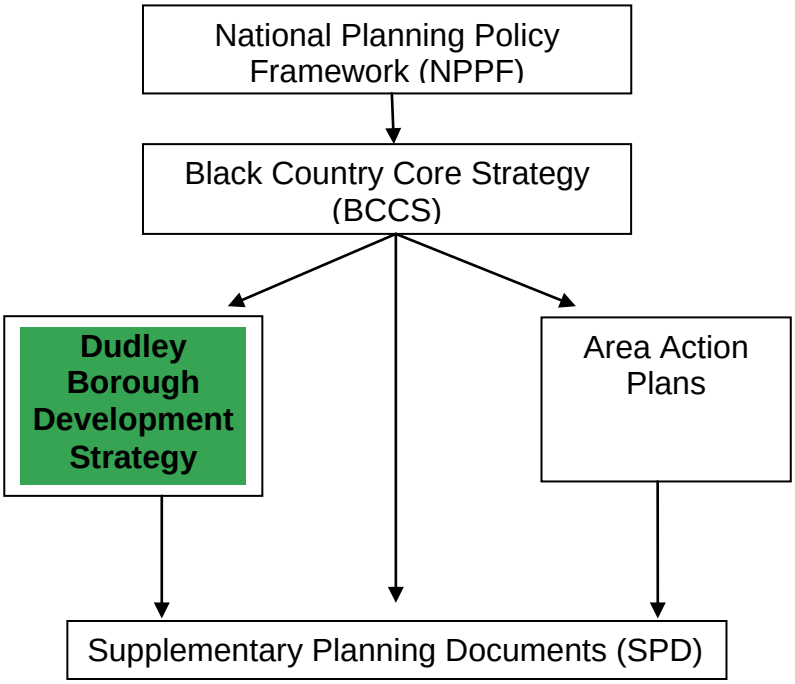
APPENDIX ONE – PLANNING OBLIGATIONS

Introduction

Dudley MBC is currently preparing and adopting a range of planning documents to replace the Dudley Unitary Development Plan 2005. These documents will make up the Borough's Local Plan and will guide future planning decisions. All documents must be in general conformity with the National Planning Policy Framework (NPPF) first published by the Department for Communities and Local Government DCLG in April 2012. The four Black Country Authorities of Dudley, Sandwell, Walsall and Wolverhampton have also prepared and adopted the Black Country Core Strategy as the strategic planning document for the Black Country which was adopted on 3rd February 2011.

All other planning documents including this Borough Development Strategy therefore have been, or are being prepared in line with the NPPF and the Black Country Core Strategy as illustrated below.



The Black Country Core Strategy identifies an approach founded on Strategic Centres and Corridors. This Site Allocations and Delivery Development Plan is a key aspect of the Dudley Local Plan and builds on the Black Country Core Strategy, providing much greater detail for the Dudley Borough.

Within the Borough, each of the four main town centres of Brierley Hill, Stourbridge, Halesowen and Dudley are covered by separate planning documents as set out below.

Development Document	Adoption Date
Brierley Hill Area Action Plan (AAP)	February 2011
Stourbridge AAP	October 2013
Halesowen AAP	October 2013
Dudley Area Development Framework **to be replaced by** Dudley AAP	Adopted 2005 Scheduled to be adopted in 2015

There are also a number of Supplementary Planning Documents. These are based on policy themes or are area specific.

The determination of planning applications must be in accordance with any of the documents which make up the Local Plan unless material considerations indicate otherwise. It is important therefore that each document which makes up the Local Plan is not read in isolation.

Purpose and Role of the Borough Development Strategy

This Document, which will be known as The Dudley Borough Development Strategy (BDS), will guide development within the Borough until 2026. It will do this by providing allocations and local planning policies to guide development and give greater certainty to the development process.

The BDS is being prepared to be in conformity with the spatial strategy which has been set out within the adopted Black Country Core Strategy (BCCS). The BCCS is a strategy based on the concentration of development within regeneration corridors and centres. In particular the BCCS established the broad areas and quantity of housing growth and of employment land to be protected. The BDS will therefore provide the detailed land use allocations and designations within these broad areas up to 2026 to meet the Borough's housing and employment land requirements. **However as other material considerations can affect the decision making process an allocation does not necessarily represent an unconditional approval for that use.**

The Borough Development Strategy will also provide a series of local policies to respond to particular issues in the Borough which are not covered by the Core Strategy, and these will be used when considering planning applications for the use and development of land.

In addition the final adopted version of this document will identify the infrastructure requirements to achieve sustainable communities. Therefore, particular regard is being given to the requirements for transport, community facilities, education, health, waste, the natural, built and historic environment as well as the Borough's District and local centres.

The final version of the Document will also contain a final list of site allocations and will therefore be accompanied by a detailed Proposals Map for the Borough.

The Process of Developing policies and Site Allocations

As a first step towards the production of the Borough Development Strategy (BDS), Dudley Council, in July 2010, published and consulted upon the document " A Development Strategy for Dudley Borough – Scoping and Issues Document." This Document indicated which areas were broadly earmarked for employment retention and which areas were to be explored more fully for other potential uses such as housing.

These areas were based on the emerging broad areas subsequently included in the Black Country Core Strategy (BCCS) and its evidence base. Since then there has been considerable ongoing engagement with landowners, businesses and developers and ward members. This engagement also contributed towards the development of the Borough's Strategic Housing Land Availability Assessment (SHLAA) and has led to further refinement in the production of this Preferred Options Document now published for consultation.

The Scoping and Issues Document also put forward broad suggestions for planning policies which are required to supplement the Core Strategy as well as providing Dudley-specific policies to replace those currently retained within the Dudley Unitary Development Plan which was adopted in 2005. Subsequently, these broad suggestions have been refined and this Document contains a set of draft policies for consultation.

We therefore welcome comments and suggested improvements to any of the draft policies in terms of their scope and content as well as any comments on our draft site allocations and any other sites which have not been included but require our consideration.

The Structure of this Document

This document is divided into three main parts.

PART ONE - This Part contains the draft Planning Policies which are being suggested to supplement the Black Country Core Strategy and replace the existing policies within the saved Dudley Unitary Development Plan (2005). The draft policies are grouped into a series of themes – Strategic Policies, Land Use Policies and Development Management Policies.

PART TWO – Part Two focuses on the six Regeneration Corridors which cross the Borough as identified in the Black Country Core Strategy. There is a Chapter on each Corridor which details the future direction of development and also provides draft site allocations. There are also chapters on other areas outside of the Corridors where site allocations are proposed.

PART THREE – This section is made up of a Map Book containing maps of the following:-

- **Park Boundary Changes**
- **Gypsy and Traveller Sites** within the Borough

- **District and Local Centres** in the Borough including the Centre Boundary, the Protected Frontage Boundary and any development opportunity sites contained within those centres.
- **Green Infrastructure**
- **Nature Conservation Designations**
- **Flood Risk Areas**
- **Historic Environment Designations**
- **Minerals and Waste Designations**
- **Nature Reserves, Community Parks and formal Open Space**
- **Transport Infrastructure**

What happens next?

This "Preferred Options Document" will be subject to consultation from the Friday 11th July 2014 for 9 weeks up to Friday 12th September and subsequent key dates are also set out below.

Preparation Stage	Likely date
Preferred Options Consultation	July – September 2014
Final Publication	April 2015
Submission to Secretary of State (DCLG)	June 2015
Examination in Public	October 2015
Adoption	February 2016

PART ONE – DRAFT POLICIES

Planning for a Sustainable Future

Presumption in favour of Sustainable Development

In accordance with the National Planning Guidance the DPD has included a "Model Policy" which highlights that through all the Development Plan Policies and allocations the Council's key aim will be to promote and take a positive approach to achieving sustainable forms of development within the Borough.

The delivery of sustainable development is at the heart of the Council's adopted Core Strategy and is a cross cutting theme of this DPD. The Council considers that the development at a local level can have a wider impact and therefore requires an integrated approach to new development, which promotes an innovative and productive economy, services and facilities that are socially inclusive and balanced communities in ways, which protect and enhance the wider environment and minimise the use of resources and consumption of energy. These policy objectives cut across all of the policies within this document.

Policy S1 – Presumption in favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will also work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this DPD will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise-taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or
- Specific policies in the NPPF indicate that development should be restricted

Planning for a Healthy Borough

Developing strong, healthy and vibrant communities is vital to ensuring the well-being of the Borough's population. The Planning system plays a pivotal role in helping to maintain and improve the health and well-being of local communities through raising the quality of new developments and ensuring that they are accessible for all.

Policy S2 – Planning for a Healthy Borough

Dudley Council is committed to fostering a borough where people enjoy good health, well being and are supported to make healthy choices for a more active lifestyle. The application of Planning Policy, including the guidance set out within The Planning for Health Supplementary Planning Document (SPD), will help in achieving this aim.

In particular, Dudley Council will -

1. Utilise spatial planning to help address obesity and improve fitness and general well being by ensuring that environmental infrastructure is protected and enhanced and additional facilities are provided, with a focus on -

- open space, playing fields (Policy) and sports facilities (Policy) which are accessible to all,
- creating environments conducive to cycling and walking and aiming to create walkable neighbourhoods accessible to a wide range of transport means in conjunction with Core Strategy Policy TRAN4,
- promoting active travel through the application of Travel Plans (CS Policy TRAN2), giving priority to pedestrians and cyclists, and aiming to connect new development to existing walking and cycling networks such as the canal network
- protecting and enhancing Dudley's Green Network.

2. Ensure that existing health, education and community facilities are protected and that the siting of such facilities meets the criteria set out in Core Strategy Policy HOU5 and Policy EMP6 to ensure accessibility and choice for the benefit and well being of all communities within the Borough,

3. Apply the following measures to promote health related sustainable development as appropriate -

- seeking to improve air quality (Policy) and reducing noise pollution (Policy) within the borough,
- controlling the siting of hot food takeaways and promoting greater access to healthy food, including the provision of allotments,
- ensuring the submission of a Health Impact Assessment (HIA), where required in support of development proposals,
- providing good quality and well designed, built for life housing which is

readily accessible to employment, education, health and community facilities and fresh food (Core Strategy Policies HOU2 and ENV3),
- promoting safe residential environments and addressing the fear of crime (Core Strategy Policy ENV3),
- improving road safety (Core Strategy Policy TRAN2),
- addressing climate change issues and sustainable building principles (Policy),
- requiring new large commercial and public buildings to include facilities for baby changing and breastfeeding.

4. Support community based projects which promote physical activity and campaigns such as *Walk to School Week* and *Bike to Work Week* and work in partnership with the NHS, business partners and agencies to enable health strategies to be interlinked and cross cutting.

Renewable Energy

In promoting the sustainable development of the Borough, the Borough Development Strategy will attempt to address some of the causes and consequences of climate change. It will conform, and be closely linked to, climate change policies in national policy and in the Black Country Core Strategy (BCCS) (adopted February 2011) in particular policies ENV3 “Design Quality”, ENV5 “Flood Risk, Sustainable Drainage Systems and Urban Heat Island” and Policy ENV7 “Renewable Energy”.

Addressing climate change will require the widespread uptake of sustainable energy sources and decentralised energy systems, through greater support of both established and innovative low carbon and renewable energy technologies. A Decentralised Energy System that produces energy in the form of heat and electrical power at, or near, the point of use provides the opportunity to improve the utilisation of energy and reduce the intensity of use within the established energy network. This, in part, helps to achieve the Government’s ambitions towards reduction in conventional energy use.

Due to the built up nature of the Borough, wind turbines are likely to be limited in their use and positioning, but other renewable technologies such as photo-voltaic cells, ground and air source heat pumps and other forms of renewable energy may be appropriate in many parts of the Borough.

Policy S3 - Renewable Energy

All Major planning applications within the Borough are required to be accompanied by an Energy Assessment to fulfil the objectives of ENV7 of the Black Country Core Strategy and also to address the following factors:

- the potential to connect to existing / planned networks and maximise opportunities for the generation of renewable energy;
- an evaluation of the potential use of combined cooling, heat and power (CCHP) and combined heat and power (CHP) systems and, where such a system is to be installed, examine opportunities to extend the scheme beyond the site boundary to adjacent sites.
- Incorporate the latest standards of energy and water efficiency into the conversion and / or extension of existing buildings wherever possible including the retrofitting of such buildings.

Flood Risk

The Borough is affected by a number of different sources of flood risk, including fluvial (river) flooding, but more increasingly through surface water, sewer and groundwater flooding due to the surcharging of sewers and drains and the limitations of the existing infrastructure. Development proposals in flood risk areas are therefore required to take account of all sources of flooding and demonstrate this through the submission of Flood Risk Assessments (FRAs). Flood Risk Assessments may also be required for smaller development proposals in low flood risk areas), where there is evidence of a risk from any source of flooding identified in the Strategic Flood Risk Assessment or the Council's Preliminary Flood Risk Assessment (PFRA) report and surface water flood risk maps.

In certain circumstances an 'Exception Test', may be required to demonstrate that the level of flood risk associated with the site is acceptable and the development is able to mitigate against, and minimise, the risk of flooding without increasing the risk of flooding elsewhere.

The flood zones are identified on the policies maps and will updated as necessary during the lifetime of the plan.

Policy S4 - Flood Risk

The Council will require Flood Risk Assessments (FRAs) to be prepared in support of planning applications for:

- All developments within Flood Zone 1 (low risk) for development proposals of 1 hectare or greater and all proposals for new development in Flood Zone 2 (medium risk) or Flood Zone 3 (high risk) as identified in the Strategic Flood Risk Assessment;
- All developments identified as at risk from other sources of flooding as identified in the SFRA, including surface water, sewer and

groundwater flooding;

- All developments identified as at risk from flooding identified in the PFRA report and indicated on the Locally Agreed Surface Water Maps.

FRAs should:

- Identify and assess the risks of all forms of flooding to and from the proposed development on the basis of the SFRA, and demonstrate how these flood risks will be managed now and in the future, taking the future impacts of climate change into account;
- Identify opportunities to mitigate the flood risk to the development, site users and the surrounding area;
- Demonstrate that the development will be safe, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall;

For proposals located within flood risk areas for which the NPPF 'Exception Test' is required, FRAs should also demonstrate that the wider sustainability benefits to the community of the development outweigh flood risk, and that the development is on previously developed land, or , if is not on previously developed land, that there are no reasonable alternative sites.

Proposed developments should seek to reduce flood risks and enhance the ecological functioning of river corridors by:

- Identifying and assessing the risks of all forms of flooding to and from the development on the basis of the SFRA, and demonstrate how these flood risks will be managed now and in the future, taking the future impacts of climate change into account;
- Identifying opportunities to mitigate the flood risk to the development, site users and the surrounding area;
- Demonstrating that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall;

For proposals located within flood risk areas for which the NPPF Exception Test is required, FRAs should also demonstrate that the wider sustainability benefits to the community of the development outweigh flood risk, and that the development is on previously developed land, or , if it is not on previously developed land, that there are no reasonable alternative sites.

Proposed developments should seek to reduce flood risks to and from new development and enhance the ecological functioning of river

corridors by:

- Maintaining an 8m buffer strip with bank side vegetation intact along all fluvial river corridors and, where possible, limited built development within 10m of the river bank;
- Seeking to achieve, where feasible, 'green field' run off rates from the site by incorporating Sustainable Drainage Systems (SDS) in appropriate circumstances and/or green roofs or walls in order to minimise surface run-off to natural watercourses or municipal drainage systems;
- Maximising the benefits of green infrastructure for flood storage, biodiversity and habitats, environmental enhancement;
- Maximising opportunities for deculverting and restoring river channels, flood flow pathways and floodplains to their natural state to reduce flood risk downstream;
- Maintaining existing flood defences;

Minimising Flood Risk and Sustainable Drainage Systems (SDS)

The Black Country Core Strategy and the Strategic Flood Risk Assessment have identified that reducing the rate of discharge from development sites to green field runoff rates is one of the most effective ways of reducing and managing flood risk within the Borough. Green field run-off is the existing surface water drainage regime experienced on a site prior to development.

It should be noted that in accordance with the Flood and Water Management Act there is no automatic right to connect and discharge surface water to a public sewer. Developers will be required to provide evidence that a SDS solution is not feasible and that capacity exists in the public sewerage network to serve their development.

There are numerous different ways that SDS can be incorporated into a development. The appropriate application of a SDS scheme to a specific development is heavily dependent upon the layout, topography and geology of the site and its surroundings. Developers should use and follow the guidance provided by the Construction Industry Research and Information Association (CIRIA) for design criteria, technical feasibility and to ensure the future sustainability of any Sustainable Drainage system. The Environment Agency (EA) may also be able to provide advice for larger development sites. Applicants should submit a feasibility assessment of using SDS within their proposal.

The satisfactory performance of SDS depends not only on good design but also adequate maintenance, and provision for adoption and maintenance must be made from the outset. The developer and the Council will agree who

will adopt the SDS scheme and be responsible for the on-going maintenance. Additional enactments of the Flood and Water Management Act place new roles and responsibilities on developers and Local Authorities covering design, construction and long term maintenance in line with new SDS national standards

Policy S5 - Minimising Flood Risk and Sustainable Drainage Systems (SDS)

All new development and any adaptation of existing development shall minimise flood risk and promote sustainable drainage through the following measures:

- Removing and reducing the amount of hard, impermeable surfaces within the plan area;
- Promoting water efficiency measures within new development including water saving devices such as grey water and/or rainwater harvesting and recycling;
- Where possible, providing new tree and shrub planting of locally occurring indigenous or locally distinctive tree species, and softening heavily urbanised areas with new natural green space provision;
- Seeking to retain areas of existing green space and safeguarding existing trees within the area, unless such trees are evidenced to be damaged, diseased or dying or contribute little to the public realm- in which case replacement planting shall be sought;
- Providing Sustainable Drainage Systems (SDS) within existing and proposed development with priority given to introducing SDS which provide beneficial wildlife habitat, outdoor green space recreation and amenity value;
- Softening engineered and heavily urbanised sections of rivers and other watercourses with new natural green space to help reduce flood risk and promote sustainable drainage;
- Ensuring that surface water drainage for the site be designed as far as possible as a sustainable drainage system (SDS) in accordance with emerging additional Flood Management Act legislation and associated National Standards;
- Designing SDS in order to reduce overall run-off volumes leaving the site to green field run off equivalents and control the rate of flow as well as improving water quality before it joins any water course or other receiving body;
- Designing SDS systems in accordance with emerging national standards;
- Ensuring that the surface water drainage scheme is capable of reducing the downstream flood risk for storm events as well as

normal rainfall events

- Making allowance for the forecast effects of climate change specific to the region;
- Ensuring that any proposal is accompanied by mutually agreed long-term maintenance and adoption agreements in line with the emerging SDS guidance.

Mineral Resources within the Borough

The Black Country Core Strategy (2011) set out detailed policies for dealing with mineral resources across the Black Country. This policy framework is deemed sufficient to deal with mineral issues arising from future development in the Borough until the Black Country Core Strategy itself is reviewed (due to commence in 2016).

There is a separate Minerals and Waste map which is attached with this consultation showing Mineral Safeguarding Areas and Mineral Areas of Search within the Borough which is in accordance with Policies MIN1, MIN2 and MIN3 of the Core Strategy.

Waste Management

As with mineral resources, the Black Country Core Strategy (2011) set out detailed policies for dealing with waste management and facilities across the Black Country. This policy framework is deemed sufficient to deal with waste issues arising from future development in the Borough until the Black Country Core Strategy itself is reviewed (due to commence in 2016).

There is a separate Minerals and Waste map which is attached with this consultation showing existing and proposed Strategic Waste sites within the Borough. These sites and their reference numbers are listed and referred to in the Black Country Core Strategy Appendix 6 and Policy WM3.

Urban Design and Landscape

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: CSP4 Place Making, ENV3 Design Quality and ENV6 Open Space, Sport and Recreation

Urban Design

It is acknowledged that good Urban Design principles should underpin all development. Dudley, as part of the Black Country , will strive to achieve the highest standards of design, with the maximum use of site potential whilst not compromising the principles of sustainable development. The BCCS seeks to achieve this aim, especially through the application of Policy ENV3.

The DPD will take this steer further by applying these overarching high design principles onto the Dudley environment, particularly to ensure that excellent urban design is also responsive to the Borough's local character and distinctiveness.

The local focus will be informed by Dudley Council's Urban Design and Landscape Evidence Bases and defined by the Historic Characterisation Survey(HCS) which are being prepared in parallel to support this document. The Evidence Bases are primarily focused on the BCCS Regeneration Corridors as they fall within the Borough and will guide and shape development on the Opportunity Sites and, for instance, ensure connectivity in the landscape where there is currently severance. The HCS also defines local character and distinctiveness with an emphasis on how this has been shaped by the historic environment and how this character can be safeguarded.

Policy S6 - Urban Design

Dudley Council will support appropriately designed, sustainable development which is responsive to the character and/or visual amenities of the local area, and is thereby assessed as:

- supporting the requirements of Policies ENV3 (Design Quality) and CSP4 (Place Making) of the Black Country Core Strategy
- conforming with the guidance for place shaping and environmental uplift set out within Dudley Council’s Urban Design and Landscape Evidence Bases to this Borough Development Strategy
- complementary to local distinctiveness as defined in Dudley Council’s Historic Characterisation Surveys in support of the Borough Development Strategy displaying innovation in design where appropriate

Dudley Council will apply the provisions of these policies and guidance with reference to the response of the development to the following design principles:

- Connectivity and ease of movement
- Building blocks (enclosure and frontage)
- Quality of public spaces
- Ease of understanding
- Character and appearance, including the use of appropriate materials
- Landscape design
- Secured by design

Landscape Design

Provision of high quality and attractive on-site green space landscaping has an integral role to play in creating high quality residential communities particularly low maintenance solutions with locally occurring deciduous tree planting. This type of provision can help to promote more sustainable development by making development schemes more responsive to future climate change pressures such as urban cooling, reduced flood risk and biodiversity movement.

Applicants should consider how habitat and features will be managed post development so that their contribution to local biodiversity is maintained in the long-term. Management of natural habitat often proves less costly than that of equivalent areas of more formal landscaping.

For large sites, the Council would recommend the preparation of a management plan. Examples of the types of nature conservation interest that may benefit from management plans are: woodlands, hedgerows, wildflower grasslands, watercourses, ponds and wetlands.

Policy S7 - Landscape Design

Within new development sites, the Council will prioritise natural green space landscaping over the use of hard landscape (such as paving). New development proposals will be required to include indigenous, native tree and shrub species in on-site landscaping schemes for the following reasons:-

- to provide beneficial wildlife habitat;
- to enhance the appearance and landscape setting of the development scheme and help blend the development scheme into the surroundings;
- to introduce climate change benefits including promoting urban cooling, reducing air borne pollution, providing shade cover, and reducing flood risk by reducing surface water run-off;
- to promote locally-distinctive development.

Wherever possible, locally grown plant stock and use of local seed

banks should be used as it is better suited to local conditions and is attractive to local wildlife. A list of suitable tree and shrub species can be found in Appendix 4 of Dudley Council's adopted Nature Conservation Supplementary Planning Document (SPD) (2006).

Preserving or creating new green space landscape linkages from the development site into the surrounding green corridor network (See Below) should be a priority in order to strengthen, repair and restore such corridors.

Design and Access Statements submitted to accompany planning applications and applications for listed building consent should include:

- A full site analysis of existing landscape features and designations
- An accurate site survey including landscape features and site levels;
- The relationship of the site to its surroundings;

Development shall not lead to the spread of invasive species such as Japanese Knotweed, Giant Hogweed and Himalayan Balsam. Where species are identified on site, planning proposals will provide measures to ensure that they are eradicated in an effective manner, which is sensitive to the local environment.

In addition it should be demonstrated that the future management of the site will prevent the successful re-establishment of these species from off-site sources.

Historic Environment

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: CSP4 Place Making ENV2 and Historic Character and Local Distinctiveness.

Local Character and Distinctiveness

The character and quality of Dudley's historic environment is one of the Borough's greatest assets. To ensure that this is exploited to its best advantage and recognised by the community at large, it is necessary to have planning policies in place to protect the Borough's distinctive townscape, landscape, individual buildings and archaeology. The overarching aim of these Historic Environment policies is, therefore, to assist in maintaining the individual identity and character of the Borough as a whole rather than focusing solely on locally or nationally designated assets. This directly reflects the guidance in the National Planning Policy Framework (NPPF) and is very much in line with the objectives of the Black Country Core Strategy, in particular Policy ENV2 Historic Character and Local Distinctiveness.

In order to provide the evidence for the protection of these assets, the Council is currently developing a Borough-wide Historic Characterisation Survey (HCS) which will set out where physical evidence of local historic character persists to enable developers to properly assess the impact of new development upon any affected Heritage Assets and their setting in order to avoid any harm. The HCS will act as an evidence base for this Strategy, once adopted, and can be used by strategic planners, urban designers, intending developers and others to gain a proper appreciation of the historic character of Dudley Borough. This will assist in positive place making, the promotion of a sense of place and help to foster responsive design of buildings and surrounding spaces, helping to protect those buildings and areas which make a positive contribution to the character and distinctiveness of the Borough. In this way, as is required by both the Black Country Core Strategy and Government Guidance, the content of Design and Access Statements submitted in support of planning applications can be properly informed.

Policy S8 - Conservation and Enhancement of Local Character and Distinctiveness and Non Designated Heritage Assets
All development proposals within the Dudley Borough should take account of the locally distinctive character of the area in which they are to be sited, including its historic character, whether formally recognised or as a non designated heritage asset, and should respect and respond to its positive attributes. Physical assets (buildings, sites or areas together with their settings) whether man made or natural, which positively contribute to the local character and distinctiveness of the Borough's landscape and townscape, should be retained and, wherever possible, enhanced and their settings respected.

New development in Dudley Borough should be designed so as to reinforce and enhance local distinctiveness and full reference should be made in Design and Access Statements accompanying planning applications, to the Borough-wide Historic Characterisation Survey (HCS) where applicable. Design and Access Statements should clearly set out the steps that have been taken to achieve locally responsive design which could be either traditional or more contemporary design solutions. The HCS document, therefore, provides baseline data that in conjunction with the information held in Dudley Council's Historic Environment Record must be used to inform Design and Access Statements as part of any proposals for development. This includes Locally Listed Buildings.

In cases where changes of character or demolition are unavoidable Dudley Council will seek to ensure that provision is made for an appropriate level of archaeological recording to take place prior to the alteration of the features concerned.

In respect of major applications or in areas of historic or environmental significance, developers may be required to commission more detailed "Local Area Character Appraisals" (as defined in the Dudley Historic Environment supplementary planning document) in order to more fully inform specific land use proposals.

Conservation Areas

Conservation Areas recognise special areas that are particularly important for their architectural or historic interest. There are 20 Conservation Areas approved in the Borough and their boundaries are to be found on the Historic Environment map appended to this Document.

Policy S9 - Conservation Areas

The Council will safeguard and seek to enhance approved Conservation Areas. Proposals for the inappropriate demolition or inappropriate alteration or extension of buildings in Conservation Areas; or proposals for works which would be detrimental to their character or setting; and proposals which could prejudice views into or out of Conservation Areas will be resisted.

The Council will require the use of building materials appropriate to the Conservation Area in all new development. Any new development or alterations should respect the historical or vernacular building character, proportion, massing and relationship between buildings and the spaces between them and with their setting.

Where planning permission is granted for the demolition of structures of historic interest in Conservation Areas, the Council will seek to ensure that provision is made for an appropriate level of archaeological

buildings recording to take place prior to demolition.

To prevent gap sites, consent for demolition will, where appropriate, be subject to a condition providing that demolition shall not take place until a contract for carrying out redevelopment works is in place and planning permission for those works has been granted in line with the requirements of legislation and the NPPF.

Listed Buildings

Listed Buildings are those included in a statutory list compiled by the Secretary of State after having been recognised as being of particular special architectural or historic interest. There are approaching 300 such buildings in the Borough. As well as being special in themselves Listed Buildings often make a great contribution to the character of a wider locality . Their retention and sensitive conservation are accordingly key concerns.

Listed Building Consent must be obtained from the Council for demolition or any alteration, extension or change of use which would affect the character of a Listed Building. This requirement relates equally to internal and external alterations. Applicants for consent must be able to justify their proposals and will need to show why proposed works affecting the building's special interest are necessary.

Details of Listed Buildings within the Borough can be found in the Council publication 'Buildings and Areas of Architectural or Historic Interest'.

Policy S10 - Listed Buildings

The Council will safeguard and encourage the appropriate enhancement of buildings statutorily listed as being of historic or architectural value. Applicants proposing the alteration extension or change of use of a statutorily Listed Building will be required to provide sufficient information to demonstrate how the proposals would contribute to the building's conservation, whilst preserving or enhancing its architectural or historic interest.

Where such proposals would affect a listed structure which has a particularly complex building history, and would involve a major impact on the historic plan form or significant loss of historic fabric, applicants may be required to commission a on professional archaeological pre-determination assessment. This should include an appropriate level of archaeological buildings recording, and analysis sufficient to demonstrate the significance of the existing plan form and historic fabric to be affected, and clarify the degree of impact which the proposals would have upon the building's historic character and appearance.

Proposals for the demolition, or the inappropriate alteration of, or addition to, statutorily Listed Buildings, or for development which would

be detrimental to their setting, will be resisted. Where Listed Building Consent is granted for demolition or alteration resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to the commencement of the approved works.

Buildings of Special or Local Historic Importance

Many buildings in the Borough which do not currently meet national criteria for statutory listing are nevertheless of significant local historical importance and worthy of protection and conservation in their own right. Dudley Council has adopted a Local List of such buildings, based on the contribution they make to the character and distinctiveness of the Borough's townscape and landscape. The locally listed buildings can be found in the Council's publication 'Buildings and Areas of Architectural or Historic Interest', which is regularly updated.

Policy S11 - Buildings of Special or Local Historic Importance

The Council will resist development which will involve:

- Inappropriate demolition or part demolition of buildings or structures on the Local List;
- inappropriate alteration or extension to buildings or structures on the Local List; and
- have a detrimental impact on the setting or context of buildings or structures on the Local List.

Proposals for the change of use of a building or structure on the Local List will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

Applications proposing demolition will be required to demonstrate that the viability of continued beneficial use restoration or conversion has been fully investigated and that there are no reasonable alternatives. In cases where demolition is unavoidable the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.

Areas of High Historic Townscape Value

The Borough-wide Historic Characterisation Survey (HCS) highlights the existence of certain areas of the Borough that exhibit a concentration of heritage assets and other historic features that, in combination, make a particularly positive contribution to local character and distinctiveness. These areas will thereby be considered to be "Areas of High Historic Townscape

Value" (AHHTV). It is anticipated that such areas will be mapped on a proposals map in the final published version of this Development Strategy but can be viewed on the Historic Environment map appended to this consultation document.

Policy S12 - Areas of High Historic Townscape Value (AHHTV)

New development proposals within an AHHTV, as defined by Dudley's Historic Characterisation Survey (HCS), must consolidate or enhance the existing positive characteristics of the locality, including the public realm, in order to create complementary good quality design. Views into, out of and within the AHHTV must be respected.

Design and Access Statements accompanying planning applications in AHHTV's must be prepared with full reference to the Borough-wide Historic Characterisation Study (HCS) in order to produce a locally responsive high quality design that, wherever appropriate, conserves and enhances significant heritage assets together with their settings.

Proposals will not be permitted if they fail to respond adequately to the character and context of an AHHTV or prejudice views into, out of or within an AHHTV.

Areas of High Historic Landscape Value

Dudley Council has previously identified Landscape Heritage Areas within the Borough that were incorporated within the Dudley Adopted 2005 Unitary Development Plan (UDP). However, as part of the preparation of the Borough-wide Historic Characterisation Survey (HCS), previous Landscape Heritage Areas, in addition to other areas identified as having historic landscape value have been identified and given one designation - Areas of High Historic Landscape Value (AHHLV).It is anticipated that such areas will be mapped on a proposals map in the final published version of this Development Strategy but can be viewed on the Historic Environment map appended to this consultation document.

This demonstrates the importance of the wider landscape elements of the historic environment such as areas of open space, woodland, watercourses, hedgerows and archaeological features and their contribution to local character and distinctiveness as well as their historic, communal, ecological and aesthetic values.

Policy S13 - Areas of High Historic Landscape Value (AHHLV)

Within Areas of High Historic Landscape Value, Dudley Council will resist any development or other works taking place which would be detrimental to the character, quality and historic integrity of the

landscape.

Dudley Council will seek to protect and enhance views into, from or within Areas of High Historic Landscape Value. Approval will not be given where such views would be unduly interrupted or harmed, or where the opportunity to enhance such a view would be lost.

Design and Access Statements accompanying planning applications in or adjacent to an AHHLV, must be prepared with full reference to the Borough-wide Historic Characterisation Study (HCS). The Design and Access Statement must clearly evidence how the proposal has taken account of the HCS in order to produce a locally responsive high quality design that, wherever appropriate, conserves and enhances significant landscape heritage assets together with their settings.

Proposals will not be permitted if fail to respond adequately to their historic landscape context or that would prejudice views into, out of or within an AHHLV.

Designed Landscapes of High Historic Value and Registered Parks and Gardens

Some areas retain landscape features that are the product of a formal design process with the intention of producing both a functional and aesthetically pleasing landscape. Such areas include Parks, gardens and cemeteries.

Nationally a Register of Parks and Gardens of Special Historic or Horticultural Interest is maintained by English Heritage to recognise the contribution to national heritage of the finest designed landscapes. Within the Borough, there are two Registered Parks and Gardens:

- The Leasowes: Grade 1 Registered Park and Garden. A "ferme ornee" landscape laid out in 1740s and 1750s by William Shenstone which was a potent influence on the style of landscape gardening then and in the later 18th Century.
- Priory Park: Grade II Registered Park and Garden. An early 20th Century public park developed as part of a town planning scheme by Edward Prentice Mawson from an existing early and mid 19th Century villa garden on the site of a medieval priory.

However, the Borough-wide Historic Characterisation Survey (HCS) recognises that there are numerous other formally designed landscaped areas within Dudley Borough that make an important contribution to its character as a result of their design and historic associations which would not meet the criteria for inclusion on this national register. To ensure that the contribution of these areas to local character and distinctiveness is fully recognised in planning for the future of Dudley Borough, the most historically significant of these have been identified as Designed Landscapes of High Historic Value.It is anticipated that such areas will be mapped on a proposals map in the final published version of this Development Strategy

Policy S14 - Registered Parks and Gardens and Designed Landscapes of High Historic Value (DLHHV)

Registered Parks and Gardens at Leasowes Park and Priory Park and Designed Landscapes of High Historic Value will be preserved and enhanced wherever possible.

Dudley Council will resist any development or other works taking place which would be detrimental to the setting, character, quality and historic integrity of the landscape or Park including detailed design features and individual historic components, whether man made or natural.

Heritage Assets of archaeological interest, Scheduled Ancient Monuments and Archaeological Priority Areas

The Dudley Historic Environment Record (HER) registers numerous Heritage Assets of archaeological interest (as defined by the NPPF Para. 139). In addition, there is also a much smaller number of Heritage Assets of archaeological interest that are already positively identified as important at the national level and which have been formally designated as Scheduled Ancient Monuments (SAM's) and these are subject to strict controls under national legislation. The NPPF advises that other currently non-designated assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should also be considered.

In this context there are sites and areas throughout Dudley Borough recorded in Dudley Council's HER that have not yet been formally designated as SAM's but have been identified through the Borough-wide Historic Characterisation Survey as having a high potential for the survival of archaeological remains of regional or national importance. These are considered to be "Archaeological Priority Areas" (APA).

Dudley Council will need to consider the preservation of all Heritage Assets of archaeological interest when assessing applications for new development. However, where a development proposal affects a Scheduled Ancient Monument or an Archaeological Priority Area, developers can, at the outset, assume that there will be a requirement for a full physical evaluation following desktop archaeological appraisal.

Policy S15 - Heritage Assets of archaeological interest, Scheduled Ancient Monuments and Archaeological Priority Areas (APA)

For development proposals which:-

1. contain a Heritage Asset of archaeological interest
2. are within an Archaeological Priority Area
3. are in proximity to a Scheduled Ancient Monument identified in the Borough-wide Historic Characterisation Survey (HCS),

4. are within any other sites and areas of known or potential archaeological significance that may be identified and included in the Dudley Council Historic Environment Record through the life of the plan,

the following will apply:-

- As part of any planning application, applicants are required to provide adequate information to allow the full and proper consideration of the impact of the proposed development on archaeological remains through desk top archaeological appraisal and, as Dudley Council deems appropriate, subsequent physical site evaluation and building recording.
- Any development proposal that is deemed to have a damaging impact upon significant archaeological remains, and where potentially negative impacts have been identified, is required to carry out an agreed schedule of suitable measures designed to mitigate such impact in order to preserve buildings, structures or buried deposits in situ.
- Where preservation in situ would be unreasonable, applicants must ensure that provision is made for an appropriate level of archaeological investigation and recording of any building, structure or buried deposit and for appropriate publication of the results prior to the commencement of any such proposal.

Transport and Accessibility

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: CSP5 Transport Strategy, CEN8 Car Parking in Centres and TRAN1 to TRAN5

Transport Infrastructure Improvements

The Strategic Highway Network, and other main roads, will continue to be crucial to the efficient movement of people and goods as well as providing opportunities to accommodate new land use and investment. Traffic management measures can also be used to reduce accidents, noise and pollution, and promote the quality of local neighbourhoods, town centres and other sensitive areas.

The improvement and maintenance of the Borough's road network applies not only to the strategic routes. The West Midlands Local Transport Plan contains ten Long Term Themes, developed to support the key transport objectives which in turn, support the Transport Priorities within Dudley Borough which are:

- Brierley Hill – Delivery of the Brierley Hill Public Transport Strategy is a key public transport objective, closely associated to the pre-Metro/rapid transit encompassing the A461 Stourbridge to Walsall corridor, Black Country Core Strategy Corridor 11 and improving public transport connectivity with the other three Black Country centres.
- Motorway Access – A key priority for Dudley is to facilitate and improve links to the motorway network, with particular regard to Pensnett Trading Estate. This includes A4101, A461 and A4123 corridors to the M5/M6.
- Highway Management – The safe and efficient management of existing highways remains a key priority . The Smart Routes approach and Quick Win programme supports corridor improvement and will assist in the regeneration of Dudley's local and district centres.
- Public Transport – Integration of public transport is a high priority. Dudley MBC will seek to work in partnership to enhance the public transport network and interchange. In particular improvements to the rail network including passenger services on the Jewellery Line and the reintroduction of freight services between Stourbridge to Walsall, will be supported.
- Sustainable Travel – Encouraging sustainable travel and physical activity is a key driver to reducing the need to travel and the health benefits it can bring. To support this further enhancement of the walking and cycling network to improve active travel infrastructure, and therefore accessibility to key local destinations and public transport interchanges is a priority . This also builds upon the improvement works developed and delivered through LTP2 and The Healthy Towns project.

Policy S16 - Infrastructure Improvements

The Council will undertake a programme of major and minor works as circumstances require and resources allow in order to improve:

- Public Transport
- Traffic Management
- Sustainable Modes of Travel (i.e. A network of Safe and well-maintained
- Walking & Cycling routes throughout the Borough)
- Road Safety
- Access to support Regeneration

Access and Impact of Development on the Transport Network

The majority of developments create a demand to travel. Therefore, by influencing the location, scale, density, design and mix of land uses it is possible to reduce the need to travel, the length of the journey and improve accessibility foe public transport, pedestrians and cyclists.

Policy S17 - Access & Impact of Development on the Transport Network

The Council will require a Transport Assessment to be submitted for major developments, in order to assess the level of impact on the transport network and provide improvements as required. A development should also have full regard to the Council Parking Standards SPD and where appropriate the Council will seek a Travel Plan to be implemented for the users of the development.

The Council will require that all development:

- is appropriate in scale to the existing transportation infrastructure of the immediate area and transport corridor or includes measures to overcome any deficiencies;
- make adequate and safe provision for access and egress by vehicles, pedestrians and other road users;
- make adequate provision for the loading and unloading of commercial vehicles where appropriate; and
- is well linked to the public transport system, and local walking and cycling networks

Developers should ensure that adequate provision is made on site for the managing of delivery operation and the servicing of new properties and businesses. Provision should also be made to incorporate safe, user friendly transport links within the layout of the site, where the development is separate to main transport routes.

Cycling

Cycling is an important element of integrated transport policy. It has the potential to substitute for car journeys over short distances but is also becoming increasingly popular as a leisure activity and has obvious health benefits which link it to the Council's aspirations to improve and maintain the health and well being local communities. (See also the proposed Policy on 'Planning for a Healthy Borough').

The Council's own Cycle Strategy aims to develop the network of segregated cycle routes across the Borough. This will make use of canal towpaths, disused railway lines and public rights of way in order to avoid the area's steep hills and heavily trafficked roads wherever possible.

Policy S18 - Cycling

Cycling will continue to be promoted within the Borough through the application of Core Strategy Policy TRAN4 and its own Cycle Strategy with particular regard to –

- The provision of secure cycle parking facilities within developments, centres and other appropriate locations, in accordance with the standards set out in the Council's Parking Standards SPD;
- Requiring development to link into existing networks and the enhancement and extension of those networks.

The following networks and other linkages within Dudley Borough are considered priorities for potential enhancement and expansion as cycle routes, including their signposting and delineation, and their environment upgraded with an emphasis on enhanced green infrastructure -

1. SUSTRANS Link 54 (Derby to Stourport)
2. SUSTRANS Link 81 (Aberystwyth to West Bromwich)
3. The canal network
4. The River Stour Linear Open Space Network
5. Disused railway lines
6. Links to existing centres
7. Links to leisure facilities
8. Links to the Borough's Parks, especially those which accommodate Healthy Hubs.

The Borough's Green Infrastructure

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: CSP3 Environmental Infrastructure, CSP4 Place Making and ENV6 Open Space, Sport and Recreation.

Dudley Borough's Green Network

Dudley Borough, despite being mainly urban in character , has an extensive network of formal and informal green spaces including areas of Green Belt/Green Wedge and designated nature conservation areas (including the Fens Pool Special Area of Conservation [SAC] and Sites of Local Importance for Nature Conservations [SLINCs]). All of these areas have been mapped and merged together to form Dudley's Green Network.

Green Infrastructure performs a variety of functions including the conservation and enhancement of biodiversity as well as providing space for informal and formal recreation. Green infrastructure can include parks and gardens, natural and semi-natural urban green spaces, green corridors, outdoor sports facilities, amenity green spaces, formal and informal play areas and facilities, allotments, cemeteries and churchyards, river and canal corridors.

It is proposed that Dudley's Green Network will be given a higher profile within the Development Strategy by requiring all development (except householder development) falling within it, or adjacent to it, to provide a Green Network Impact Statement, as part of a Design and Access Statement, which would, in particular, provide proposals as to how the integrity and connectivity of the affected area of Green Network would not be prejudiced, and how the proposal would respond to, and, in particular , strengthen the relevant section of the Green Network.

This plan also seeks to emphasise Dudley's Green Network by providing a more defined and robust measure to ensure its delivery, by specifying a minimum width of corridor (15 metres), recognised as being the minimum to sustain a meaningful and effective wildlife corridor, which development proposals should maintain.

The policy below also recognises the need to provide connectivity within the Green Network, including where there is severance, particularly through the layout of proposed development, and that, in some instances, where the designated Green Network runs through the existing built environment, alternative means of ensuring connectivity by the implementation of, for example, Green Roofs, Green Walls, Street Trees and the creation of boulevards.

As the Green Network brings together a number of planning designations under a single "umbrella" (for example Green Belt and sites of acknowledged nature conservation value), it is important to recognise that this does not exempt development from addressing and responding to those other

designations: the need for development to respond to its inclusion in, or adjacency to, the Green Network being an additional requirement.

Policy S19 - Dudley Borough's Green Network

The Green Network, shown on the Policies Map, constitutes Dudley Borough's strategic Green Infrastructure, and comprises:-

- Green Belt/Green Wedges
- Linear Open Space areas
- Areas of designated nature conservation and geological value
- Accessible Natural Greenspace
- Other formal and informal open space areas Wildlife Corridors
- Existing or proposed linking areas of townscape or landscape
- Canal, water course and railway corridors

While certain sections of the Green Network will, depending on their inherent value or potential, have a focus on a particular open space/nature conservation aspect, overall the network has a multi-functional role , as:-

- A wildlife corridor , to provide coherent ecological networks
- Accommodating pedestrian and cycle paths, particularly in linking the urban area with the Green Belt and open countryside
- Providing opportunities for informal recreation
- Helping to form a break between locally distinct areas and centres
- Grazing land for horses and other livestock

All development proposals except householder applications, falling within or adjoining, the Green Network shall provide a Green Network Impact Statement, as part of the Design and Access Statement, specifying how the proposal:-

- Complies with the aims and role of the Green Network
- Enhances or adds value to the Green Network, particularly in providing Green infrastructure which would strengthen the network or greening sections of the network where such infrastructure is absent.

All development proposals, except householder applications, falling within or adjoining the Green Network, shall have a design and layout which would complement and enhance the intended functions of the network, strengthening and supporting existing wildlife corridors through habitat creation and restoration and providing opportunities for outdoor recreation, such as walking and cycling to promote healthy lifestyles.

The Green Network shall have a minimum width of 15 metres unless this is satisfactorily demonstrated to be unachievable. Any proposed development which has the effect of narrowing the corridor below this threshold will not

normally be supported.

All sections of the Green Network shall seek to accommodate a footpath and cycleway which, when combined, shall be no less than 3.3 metres in width. The layout and route of such paths will be influenced by the nature of the network particularly so as to avoid any undesirable impact on habitats however the requirement will be to achieve a coherent, linked network of paths and cycleways.

Where existing townscape forms part of the Green Network and it is satisfactorily demonstrated that there are limited opportunities to provide a linking area of open space, Dudley Council will seek alternative means of providing continuous green linkages within developments, for example, through the provision of green roofs and green walls, street trees and boulevards. This is as long as such a provision would not prejudice the character and distinctiveness of the local environment.

The Borough's Geology

The Geology within Dudley Borough is considered to be unique and is internationally renowned. It has shaped the Borough's landscape and history and provided the natural resources which placed the area at the forefront of the Industrial Revolution.

Policy S20 - The Borough's Geology

The Council will seek to safeguard and maximise the benefits of the Borough's unique and internationally recognised geology by–

- Requiring development to prescribe to and apply the relevant guidelines contained within the Council's Nature Conservation Supplementary Planning Document (or superseding guidance or policy) with the priority on preventing harm to sites of geological conservation interest, especially The Wrens Nest National Nature Reserve, Castle Hill Woodland and Sites of Special Scientific Interest (SSSIs). Where consequential harm to geodiversity occurs as a result of a development, the level of improvement works needed to balance this will be assessed on a site by site basis
- Maintaining and enhancing the Borough's geology by encouraging geological recording and the provision of new facilities and features associated with the management, display and interpretation of the geological resource, including those which would give effect to the Borough, along with the other Black Country Authorities, aiming towards achieving the status of a Global Geopark.

Nature Conservation Enhancement, Mitigation and Compensation

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: CSP3 Environmental Infrastructure and ENV1 Nature Conservation

Dudley Borough has a world renowned natural environment, both ecological and geological. Fens Pool Special Area of Conservation is one of the best sites in the world for Great Crested Newts. Wrens Nest National Nature Reserve has been instrumental in helping to develop the science of geology for nearly 200 years and is still producing new discoveries for geologists today. The Borough has large tracts of wildlife rich countryside weaving their way through the urban fabric. These help wildlife to permeate into the wider West Midlands Conurbation. They also provides opportunities for healthy recreation and education.

The Borough is part of one of only 12 Nature Improvement Areas (NIAs), allocated by the Government, in the country. The Birmingham and Black Country NIA is providing a focus for delivering conservation action, through a broad and proactive partnership, on a landscape scale.

The Council recognises the importance of the Borough's natural environment and the benefits it brings to local communities. Therefore it is committed to protect and improve the nature conservation resource of the borough for current and future generations.

This Development Strategy will dovetail with the policies of the Core Strategy such as Policy ENV1 setting out the protection afforded to wildlife, nature conservation sites and features. This will not be repeated in this document to avoid repetition. However, in addition, the following policies will be progressed to ensure the sustainable development of the borough in conformity with the National Planning Policy Framework.

Currently the Government is piloting Biodiversity Offsetting schemes across the country based on a set of principles. These principles are presented in the DEFRA document “Biodiversity Offsetting Pilots, Technical Paper: metric for the biodiversity offsetting pilot in England” (See DEFRA website).

Development will be expected to positively enhance the nature conservation value of the Borough through beneficial on or off-site works. The level and detail of this provision will be set out by Dudley Council in other Local Development Documents including the Nature Conservation SPD and through an assessment of individual development schemes.

Policy S21 - Nature Conservation Enhancement, Mitigation and Compensation
Dudley Council will safeguard and enhance designated nature conservation sites, habitats and features through the development process and in

accordance with the Core Strategy, in particular Policy ENV1. Developments will be positively encouraged where they demonstrate improvements, expansion or increased links to nature conservation sites, evidenced from up-to-date ecological surveys which are all marked on the various Corridor and Proposals Maps within Parts 2 and 3 of this Document.

However, exceptionally, where the strategic or community benefits of a development clearly outweigh the nature conservation importance of the area impacted upon, Dudley Council will ensure any damage or loss of nature conservation assets is fully offset by additional nature conservation improvement works. It will be expected that these will normally be accommodated on-site. However where there are exceptional circumstances, which prevent this, off-site works will be required instead.

Where consequential harm to biodiversity occurs as a result of a development, the level of improvement works needed to balance this will be assessed on a site by site basis, using DEFRA's Biodiversity Offsetting standards or relevant superseding government advice.

Mature Trees, Woodland and Ancient Woodland

Ancient Woodland is land that has been continually wooded since at least 1600. It is therefore a scarce, precious and irreplaceable habitat and can support rare and vulnerable fauna and flora. It also provides a link to our past and therefore contributes to both our natural and cultural heritage.

There are 32 areas identified as Ancient Woodland within the Borough. Some of these areas are small and isolated, remnants of a much larger wildwood. These are shown on the Green Infrastructure map appended to this consultation document.

Policy S22 - Mature Trees, Woodland and Ancient Woodland

Development which would adversely affect Ancient Woodland will not be permitted, and measures will be taken to restore these areas, and where appropriate, expand them with new complementary planting, particularly to encourage linked woodland areas.

In addition, the Council will ensure that other woodland is protected and will seek to encourage the appropriate management of existing trees and woodland, and additional tree planting.

Where trees are affected by development, applicants will be required to provide full details of any impact. Proposals involving the loss of mature and semi-mature trees will normally be required to include replacement tree planting.

The Council will require that native species of local provenance are used in planting and landscaping wherever possible. A list of suitable species can be found in Appendix 4 of Dudley Council's adopted Nature Conservation SPD.

Green Belt

The main purpose of the Green Belt is to keep land open by preventing inappropriate development; therefore most types of development can only be permitted in exceptional circumstances, in accordance with the NPPF. Such exceptional circumstances will only be permitted where other considerations outweigh the harm to the Green Belt. It is not sufficient justification to override Green Belt policies because a development would be inconspicuous or would not harm the site or locality.

For uses appropriate in the Green Belt, development which would adversely affect the open and rural character would be contrary to the objectives of the Green Belt. Where development is permitted, appropriate landscaping and maintenance conditions will be necessary in order to ensure that the impact on the Green Belt is lessened and mitigated against.

This Development Strategy is not proposing to review any of the Borough's Green Belt boundaries or allocate any development sites or proposals within the Green Belt in accordance with policy stance taken in the Black Country Core Strategy (2011). A review of the Black Country Core Strategy is scheduled to commence in 2016 which will re-examine the need to carry out a Green Belt review and propose any green belt boundary changes accordingly.

Policy S23 - Green Belt

There is a presumption against inappropriate development in the Dudley Borough Green Belt. The boundaries of the Green Belt are shown on the Policies Map. Within the Green Belt, development will not be permitted except in the very special circumstances set out in the National Planning Policy Framework (Section 9).

In addition,

1. Extension and/or alteration to buildings or the replacement of dwellings will not be considered if it results in a disproportionate addition over 40% of the original building volume.

2. The change of use of buildings and land and external alterations to buildings within the Green Belt will only be permitted if:
    - it would not materially affect the openness of the Green Belt or harm the existing character of the area;
    - The applicants can demonstrate through a structural survey that

the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction;

- The form, bulk and general design of any new buildings are in keeping with their surroundings.
- The materials used in external facades normally conform with those of the original building or the character of the area.
- Proposals preserve the historic or architectural features of the building and maintain its original character and appearance.
- Extensions to existing outbuildings should not exceed more than 20% of the original building volume.

Permitted Development Rights will normally be removed from buildings converted for residential use inside the Green Belt to prevent the over-domestication of the setting. Proposals inside or adjoining the Green Belt should include biodiversity features and new landscaping to help support wildlife and biodiversity.

Agricultural and Rural workers dwellings

In assessing proposals for new agricultural, forestry, horticulture or countryside workers' dwellings in the Green Belt, Green Belt Policy will apply in chief, and it is a requirement that such proposals , establish a functional need for any such dwelling – e.g. to establish whether it is essential for one or more workers to be available at site at most times for the proper functioning of the agricultural enterprise.

Policy S24 - Agricultural and Rural workers dwellings

If a new dwelling is proposed as essential to support a farming activity or other rural enterprise, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by temporary accommodation.

Any new permanent agricultural, forestry, horticulture or other essential rural workers dwellings will only be allowed if the following circumstances can be demonstrated:

- There is a clearly established existing functional need;
- The need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
- The residential unit and the agricultural activity concerned have been established for at least 3 years, and can be clearly demonstrated to be an economically viable use;
- The functional need could not be fulfilled by another existing dwelling at the planning unit, or any other existing accommodation in the local area which is suitable and available for occupation by the worker(s)

concerned; and,

- A dwelling which has served the holding has not recently been severed off or sold off from the holding;
- The proposed dwelling is of a size and type commensurate with its established functional requirement.

Where temporary or permanent planning permission is granted, the Council will impose an Agricultural Occupancy Condition to ensure that the dwelling is used only for purpose of housing essential workers in accordance with this policy.

Canals

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: EMP6 Cultural Facilities and the Visitor Economy CSP3 Environmental Infrastructure and ENV4 Canals.

Canals have played an important role in shaping the development of Dudley Borough since the 18th Century. Today, the canal network is not only important for its historic and archaeological value, but also its value for nature conservation, recreation and tourism. Canals and their settings also provide high quality environments for new development.

Policy S25 - Canals

The Council will seek to improve the functional, recreational, environmental, historic and ecological conservation value of the canals in Dudley Borough. This will be done in accordance with Policy ENV4 of the Black Country Core Strategy and by following the guidance and principles in the Council's Strategy for Dudley Canals or any superseding provisions and/or guidance adopted by the Council.

The Council will expect all development alongside and near to canals to:

- Positively relate to the opportunity presented by the waterway and achieve high standards of design including providing active frontages on to the canal and improving the public realm
- Be sensitively integrated with the canal and any associated canal-side features
- Be responsive and sensitive to the historic environment including the preservation and enhancement of any Heritage Assets including the conservation areas at Bumble Hole, Parkhead Locks, Delph Locks, Stourbridge Sixteen Locks and the Stourbridge Branch Canal.
- Where possible, make provision for Green Infrastructure within the canal-side environment, incorporating landscaped areas that provide a natural setting for the canal and/or improve the wildlife value of the local environment;

- Preserve or improve public access to, and along, the canal, particularly for pedestrians and cyclists, and also disabled access, to link the canal towpath into a wider network of pedestrian and cycle pathways, especially to access the Borough's Centres and the Green Belt;

Development on sites that include sections of disused canals should protect the line of the canal through the detailed layout of the proposal. The Council will, in appropriate circumstances, secure improvements to the canal in order to maintain the potential for reopening any sections of the canal network which are currently closed.

Residential Canal Moorings

With increasing usage and interest in canals, there is an increasing demand for secure, well serviced residential and visitor moorings. Residential moorings must be sensitive to the needs of the canal side environment in conjunction with nature conservation, green belt and historic conservation policies but also, like all residential development, accord with sustainable housing principles in terms of design and access to local facilities and a range of transport choices.

Policy S26 - Residential Canal Moorings

Planning consent will only be given for residential moorings in locations which include the provision of:

- necessary boating facilities (a minimum requirement of electrical power, a water supply and sanitary disposal);
- appropriate access, especially access for emergency vehicles and access for people with disabilities;
- an adequate level of amenity for boaters, not unduly impacted upon by reason of noise, fumes or other nearby polluting activities.

All locations for residential moorings shall also include the provision for vehicular parking at one space per boat – such parking shall be provided within 500 metres of the moorings, with the spaces allocated and not used for any other purpose.

The location of new canal residential moorings will need to take into account of other policies in this Development Strategy, including Green Belt policies where a proposal falls within such an area.

River Stour

The River Stour runs east to west through the south of the Borough from Lapal to Wordsley. Over the years, development alongside and over the river has been accompanied by culverts and other man made features to control or redirect the flow of the river . This has had a detrimental effect on the natural environment as well as leading to a decrease in natural drainage and run-off which has increased the possibilities of flood risk in certain locations. Where possible, future development alongside and close to the river must take steps to reverse or improve this situation.

Policy S27 - River Stour
Dudley Council will require all development proposals and other enhancement proposals, alongside or in close proximity to the River Stour to accord with the provisions of Core Strategy Policy ENV5. Dudley Council will also require works which:- • enable the restoration of the natural riverbank habitat and, as appropriate, create new habitats, and remove invasive plant species from the riverside environment; • seek to retain, or create, an area of Green Infrastructure either side of the River Stour channel of at least 10 metres in width, unless this can be satisfactorily demonstrated to not be feasible and/or viable- this corridor shall accommodate a footway and cycle way of a combined width of 3.3 metres (minimum) on one side of the river along with landscaping, with the opposite bank enhanced as a wildlife corridor; • route existing and proposed footways and cycleways alongside watercourses to link in with the wider network of paths and cycleways - where these links are broken, new links shall be formed where possible, and the river bridges which support this network made structurally sound and legible as river crossings to enable connectivity within this network - in some instances, Dudley Council will seek to require the provision of new river bridges.

Recreation and Community Uses

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: ENV6 Open Space, Sport and Recreation and Policy EMP6 Cultural Facilities and the Visitor Economy

Sports Facilities and Stadiums

Policy S28 - Sports Facilities and Stadiums
Proposals for new indoor sports halls, new sports stadiums and other new sports developments must be sufficiently well designed in terms of overall scale, character and appearance in keeping with their surrounding area as well as being assessed and considered against the following criteria and their associated policies:- • Located in highly accessible areas with good access to public transport • Impact on the loss of areas of importance and value for informal or formal recreation; • Physical and visual impact on the amenity of adjacent residential areas and other land uses including in terms of noise, parking and increased lighting; • Impact on the loss of designated sites of value for nature conservation as well as any adverse impacts on adjacent sites of nature conservation value; • Physical and visual impact on areas of high importance for landscape quality; • Impact on sites of historical value or archaeological interest; • Highway safety; • Adequacy of parking provision Associated uses such as restaurants, cafes or retail will only be accepted if they are ancillary to the main proposal. The Council will encourage the dual-use of school or private sports grounds (playing fields) and indoor sports halls, where appropriate to increase the cost effectiveness and access by all sections of the community for all such sports facilities

Public Open Space

Retention, improvement and management of informal and formal public open space across the Borough is a significant issue to ensure suitable levels and standards are available to the public, particularly in light of an increased borough population, mainly as a result of a continuing increase in the housing supply.

In addition, there is a requirement for the Council to protect areas of tranquillity as defined in the NPPF (paragraph 123).

Only the public open spaces previously designated as parks are highlighted on the proposals map for identification purposes. However there are other areas of POS across the Borough which are not designated on the map but meet the criteria of the policy below.

Policy S29 - Public Open Space
Development proposals which impact on areas of Public Open Space (POS) will be assessed against the criteria which inform on the value of such areas as set out in Core Strategy Policy ENV6 (Open Space, Sport and Recreation), and also the criteria set out in the NPPF at paragraph 74 (or superseding policy). These provisions will also apply to assessing proposed or existing, unlawful encroachments into areas of POS as a result of the extension of the site curtilage, including the extension of private garden land. Dudley Council will seek to identify areas of tranquillity and protect the value of such areas to the local community as publically accessible areas which are undisturbed by significant noise and light pollution.

Public Open Space within New Large Housing Developments

New large residential developments generate a requirement for outdoor playing space. This ranges from small areas of amenity green space that sometimes have seating and play equipment, through to larger areas of green space for informal recreation and outdoor sports space. Evidence from the Council's adopted Parks and Green Space Strategy (Green Space Audit) (2009) show that coverage levels of publicly accessible green space varies across the Dudley Borough with some areas being well-served and some areas having less provision.

Therefore in order to promote healthy lifestyles and sustainable development it is important to ensure that there are good levels of access to recreational amenity green space close to existing and new residential communities.

Policy S30 - Public Open Space within New Large Housing Developments
Development proposals of 80 residential dwellings or more will be required to provide new on-site recreational amenity green space if the site is isolated from, and poorly served by, existing nearby publicly accessible open space areas within a 1 kilometre straight line distance. Where new recreational green space provision is being provided on-site,

developers will be expected to provide for its future maintenance in accordance with standards set out in the Council's latest Planning Obligations SPD.

If it can be demonstrated that it is not practical or viable to provide new on-site informal recreational green space, then a financial contribution will be required towards new or improving nearby off-site public open space areas or play equipment in accordance with standards set out in the Council's latest Planning Obligations SPD.

New on-site recreational green space should be provided to the following quantity standard: At least 0.81 hectares of amenity green space per 1,000 population.

Policy S31 - Children's Play Areas

Children's play areas will be retained and, where necessary, improved.

Where a development proposal results in the loss of existing children's playspace, or results in an increased deficiency in the availability of such playspace, then planning permission will only be granted if a replacement facility of equivalent or better quantity and quality is provided. Such a replacement facility should be in an agreed suitable location and operational before the new development is occupied.

In residential development proposals over the 80 units threshold, equipped children's play areas will be explored within the on-site recreational green space area in consultation with the Council to assess the type of play equipment needed to meet need. Guidance in the Council's latest Open Space, Sport and Recreation Provision SPD will be considered in the suitability and type of any new play area.

Parks

Within the 2005 Unitary Development Plan (UDP), a hierarchy of Town Parks and Local Parks was established. However, this hierarchy has become outdated and so the Borough Development Strategy is proposing a single designation set out in the Policy below consisting of a series of Community Parks located strategically across the Borough.

In order to come up with the proposed list of Community Parks set out below, the Council have undertaken a review of all 11 Town Parks and 48 Local Parks identified in the 2005 UDP based upon their 1000 metre catchment areas. This provided an overview of their geographic distribution and any areas of under or over provision but was then considered in tandem with the

quality of each park depending on the level of facilities on offer. This was done according to a national benchmarking tool for parks and open spaces devised by the Association of Public Service Excellence (APSE) along with some additional criteria to bring in Dudley specific elements to the assessment.

By analysing this information, together with the geographic distribution of the respective sites, it has been possible to establish a single tier of 'Community Parks' which would ensure that every resident of the Borough has approximately equal access to this type of facility

Policy S32 - Parks

The Council will protect parks from inappropriate development that would jeopardise their existing and future role, function, and setting and is committed, in consultation with the local community, to maintain and, where possible, improve and upgrade them to a standard appropriate to their identified function.

The Leasowes - Historic Park:
The Leasowes will continue to be restored and maintained as far as possible to the original design and setting taking into account the needs for nature conservation. It is designated as Grade I on English Heritage's Register of Parks and Gardens of Special Historic Interest in England which signifies that it is "of exceptional interest" (only 9% of 1600 Parks and Gardens on the Register are Grade I).

Community Parks
Community Parks (identified below) will be protected and appropriate works to improve their standard and amenity would be supported.

The proposed Community Parks for Dudley Borough are therefore listed below:

- Priory Park, Dudley - also recognised by English Heritage as a Grade II Registered Park and Garden
- Grange Park, Dudley
- Netherton Park
- Quarry Bank Park (Steven's Park)
- Sedgley Hall Farm Park
- Silver Jubilee Park, Coseley
- King George V Park, Wordsley
- King George VI Park, Kingswinford
- Marsh Park, Brierley Hill
- Mary Steven's Park, Stourbridge
- Steven's Park, Wollescote

The above were all identified as Town Parks in the Dudley Unitary Development Plan (2005) but it is also proposed that the following parks, previously designated as Local Parks in the 2005 UDP, are to be designated

as Community Parks.

- Green Park, Kates Hill
- Buffery Park, Dudley
- Woodside Park, Dudley
- Dudley Wood Recreation Ground
- Milking Bank, Open Space
- Clayton Park, Coseley
- Vale Street Recreation Ground, Gornal
- Abbey Street Recreation Ground, Gornal
- The Straits Open Space, Sedgley
- Wall Heath and Enville Road, Wall Heath
- The Dell Recreation Ground, Brierley Hill
- Wollaston Recreation Ground
- Amblecote Recreation Ground
- Huntingtree Park, Halesowen
- Hurst Green Park, Halesoswen
- Highfield Park, Halesowen
- Homer Hill Park, Cradley

Following the review of the quality and geographic distribution of parks across the Borough, the following were all designated as Local Parks in the Dudley Unitary Development Plan (2005) but will no longer be designated as such within the Borough Development Strategy, instead being protected through the proposed public open space policy (see below) and/or the proposed Playing Fields Policy (see below) where playing fields are present.

Inhedge / Horseley Gardens
Swanbrook Valley & Tenacre
Dawlish Road Open Space
Duncroft Walk/ Woodsetton Close
Waverley Street Open Space
Mullet Park
Greenfield Road Open Space
Cot Lane Open Space
Hawbush Rec & Open Space
Lawyers Field Open Space
Swanfield Road Open Space
Kinver Street Open Space
Lakeside Open Space
Tenscore Recreation Ground
Withymoor Open Space
Cannon Drive / Anvil Crescent Open Space
Brompton Drive Open Space
Bernard Oakley Memorial Gardens
Hawne Recreation Ground
St Paul's Drive Playing Fields
Quinton Park
Greenfield Gardens
South Road/ Swan Pool Park
Junction Road Open Space
Lea Vale Playing Fields
Worcester Lane Open Space
Central Drive Open Space
Coronation Gardens, Dudley
Overfield Road Open Space,
Russells Hall Woodside Park,
Kinver Street Open Space
Hurst Hill Recreation Ground

These areas are highlighted on the Parks Plan as public open space for identification purposes.

Playing fields

Sites of existing publicly accessible Playing Fields are shown on the relevant proposals map appended to this consultation document. The Council's adopted Parks and Green Space Strategy (June 2009) contains coverage maps which show the distribution of publicly accessible playing fields across the Dudley Borough and identifies areas of current deficiency for playing fields.

Policy S33 - Playing Fields
The loss of any playing fields will be resisted in accordance with the National Planning Policy Framework. Across the Borough, the Council will encourage the dual use (for public access) of existing school playing fields and the creation of new additional playing fields sites as part of major new development proposals. Where practical, to increase the accessibility of such facilities, upgrading of standard pitches to multi-use areas will be encouraged. Proposals for new playing fields should seek to build-in biodiversity features as part of the wider redevelopment proposal to help support wildlife. Where possible and practicable, the retention and provision of natural turf pitches as opposed to the use of synthetic or artificial pitches can better help reduce flood risk, promote urban cooling, support local biodiversity and enhance the landscape setting and visual amenity of urban areas.

Allotments

The demand for allotments in the Borough has increased over recent years as greater numbers of people are seeking space to grow their own food produce. This is important as it provides a sustainable source of local produce and also encourages healthier eating which links to other draft policies within this document on Planning for Health. It is therefore important for the Council to help protect existing allotment sites and encourage the provision of new allotment sites.

Policy S34 - Allotments
The redevelopment of allotment sites for other uses will not be allowed if a substantial part of the site is in use; or there is proven demand for allotments in the area. Redevelopment of an allotment site will only be allowed if alternative allotment provision of the same or better quality and quantity is provided in the locality before the use of the existing allotment ceases.

Planning permission will not be granted simply because an allotment site has been allowed to fall out of use and become derelict.

Proposals for the provision of new allotment sites will be permitted provided that they:

- Are accessible by a variety of transport means as well as adequate parking;
- Do not result in the loss of, or harm to a high quality nature conservation site;
- Do not harm the visual amenity, landscape setting and appearance of the area;
- Do not result in the loss of an area of importance and value for informal or formal recreation;
- Do not detrimentally harm the amenity of adjacent residents and/or highway safety
- Safeguard and enhance any biodiversity features where possible to help support wildlife

On all allotment sites, the Council will encourage sustainable methods of power, the storage and re-use of water and on-site composting where appropriate

Burial Land including Cemeteries and Crematoriums

Land available for burials is limited within the Borough. In order to ensure that burial sites are available for the local communities Borough-wide it will be necessary to identify suitable sites. The Council will also consider favourably proposals for green burial sites as a sustainable form of burial.

Proposals for new burial sites must take into consideration the Environment Agency (EA) guidelines for the location and layout of burial grounds especially in terms of minimum distances between burial sites and how to deal with watercourses, wells, boreholes and springs amongst other considerations.

The EA must be consulted in the preparation of proposals for any new burial site.

Policy S35 - Burial Land including Cemeteries and Crematoriums

Wherever possible the safeguarding and extension of existing burial grounds, including churchyards and cemeteries should be given preference. Where these are full, additional sites in the vicinity should be considered favourably providing they do not:

- Adversely harm the amenity of adjacent residential areas;
- Result in the loss of an area of importance and value for informal or

formal recreation;
- Result in the loss of agricultural land;
- Result in the loss of, or harm a high quality nature conservation site.

New proposals for cemeteries and crematoriums need to have consideration for the following:

- Must be located in accessible locations well-served by a range of transport modes and be close to existing settlements to minimise travel distances.
- Must have adequate parking facilities
- Need to consider the needs of different faiths.
- Where feasible, retain and include existing landscape, nature conservation and biodiversity features within their design
- If appropriate, make use of existing buildings and infrastructure.

Housing

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: ***HOU1*** *Delivering Sustainable Housing Growth,* ***HOU2*** *Housing Density, Type and Accessibility,* ***HOU3*** *Delivering Affordable Housing, and* ***DEL2*** *Managing the Balance between Employment Land and Housing.*

Housing Delivery

The creation of cohesive, healthy and prosperous communities is vital for the achievement of the Vision for the Black Country. The Core Strategy identifies sufficient land to achieve 63,000 net new homes in the Black Country by 2026 under Policy HOU1. It is this document that provides the detail on land supply within the Dudley Borough, indicating where these new homes can be delivered.

Sites suitable for residential development or redevelopment have been identified in order to provide land to meet housing provision requirements. These sites are designated on the Corridor Maps and Proposals Map.

Local services appropriate within residential areas, such as health, education and community facilities may be required where there is a service need and the use would not conflict with policies CEN6 and CEN7 of the Core Strategy.

16,127 net dwellings are anticipated to be delivered within Dudley Borough with specific sites (2011/12-2021/22) and broad areas (2022-2026) now identified to indicate the housing land supply, through the site allocation process. A list of the proposed housing site allocations can be found in Part Two of this document.

Table 1 sets out Dudley Borough's housing land supply up to 2026. This is subject to review on an annual basis in order to update the housing trajectory and supply of specific deliverable sites, reported within the Council's Strategic Housing Land Availability Assessment (SHLAA) and Annual Monitoring Report (AMR).

Table 1: Housing Land Supply 2006-2026	
Net completions 2006-2013	**3965**
Committed Capacity – based on 2012/13 monitoring data	**2322**
Additional Capacity within Regeneration Corridors up to 2026	
Regeneration Corridor 10	477
Regeneration Corridor 11a	924
Regeneration Corridor 11b	1044
Regeneration Corridor 13	1430
Regeneration Corridor 14	131
Regeneration Corridor 16	866

Total Additional Capacity within Regeneration Corridors up to 2026	**4,872**
Strategic Centre (Brierley Hill AAP)	**3255**
Stourbridge, Halesowen and Dudley Town Centres	**1037**
Freestanding Employment sites	**298**
Capacity outside of the Growth Network	**353**
Small sites allowance (under 0.25 hectares) from 2016/17 -2026 *	**1420**
TOTAL GROSS CAPACITY UP TO 2026	**17,522**
Anticipated demolitions 2013-2026**	**-260**
TOTAL NET CAPACITY UP TO 2026	**17,262**

*Based on the average number of completions on sites under 0.25 hectares over the last 6 years (142 per year)
** Based on the anticipated average number of demolitions of 20 per year

Housing capacity has been identified on the basis of the following evidence base:

- The Council's Strategic Housing Land Availability Assessment (SHLAA)
- Employment studies – the Council has carried out an Employment Land Review (2014) identifying projected supply of surplus employment land

Housing Development, extensions and alterations to existing dwellings

In order to ensure that housing development is of high quality, in sustainable locations, the following policy aims to protect and enhance the locally distinctive character and amenity of existing areas in the Borough.

Policy L1 - Housing Development, extensions and alterations to existing dwellings
Housing development will be supported on previously developed land and on sites in sustainable environmental locations, close to public transport facilities and links. Housing development, residential conversions, extensions and alterations to existing dwellings will be permitted, provided: The design of the development is of an appropriate form, siting, scale, and mass, with the use of appropriate materials, which respect and are responsive to the context and character of the surrounding area, unless the proposal can be assessed as being significantly innovative, particularly in terms of sustainable measures or outstanding design. In the case of residential conversions, extensions and alterations, in addition, such development shall not have a detrimental impact on the character, form and design of the host dwelling. The development is appropriate in its locality and would not cause unacceptable harm to the amenities of the occupiers of neighbouring dwellings, including harm arising from loss of privacy, outlook and sunlight ,

taking into account factors such as levels, orientation and the separation of development

An appropriate level of amenity shall be provided for future occupiers of the development including the provision of adequate accessible space for the storage and collection of household waste;

The development would provide adequate access, parking and provision for the manoeuvring of vehicles, with no detrimental impact on highway safety and free flow of traffic.

Supported Accommodation

Providing a range of housing types, tenures, densities and the need to deliver affordable housing forms the basis of Core Strategy policies HOU2 and HOU3. This is fundamental in creating inclusive communities and providing a choice for new and existing residents in the Borough. Housing Needs evidence (2011) supports these objectives and highlights the importance of addressing the housing and support needs of the Borough's ageing population. The following policy supports the provision of supported accommodation for people with specific needs, such as the elderly.

Policy L2 - Supported Accommodation

The Council will support the provision of accommodation for people with specific needs, where a need has been identified. Proposals providing accommodation for people with specific needs, including care homes and extra care facilities will be considered in relation to the following criteria:

Accessibility to public transport links and local services;

Compatibility with adjacent uses and resulting impact on the character and adequate level of overall amenity of the surrounding area;

Provision for sufficient parking, manoeuvring of vehicles and impact on highway safety;

Provision of private amenity space or be in close proximity to an area of public open space.

Affordable Housing

National Planning Policy recognises that the provision of housing to meet the needs of present and future generations is a key role of the planning system, and widening the choice of high quality homes through the provision of a range of housing types, tenures, densities and affordability is a key driver towards the delivery of sustainable developments.

The Black Country Core Strategy also aspires to create a network of cohesive, healthy and prosperous communities across the Black Country, with

equal access to a mix of affordable and aspirational housing. Core Strategy Policy HOU3 'Delivering Affordable Housing' seeks to secure 25% affordable housing on all sites across the Black Country of 15 dwellings or more with aim to provide a minimum of 11,000 new affordable homes between 2006 and 2026, in partnership with developers and the Homes and Communities Agency.

Policy L3 - Provision of Affordable Housing in New Developments

Where a requirement for affordable housing has been identified in line with Core Strategy Policy HOU3, this provision should be delivered on-site, except where exceptional circumstances have been demonstrated to the Council's satisfaction that it is more appropriate to provide the affordable housing requirement either off-site or via a commuted sum. Off-Site Provision of Affordable Housing will only be acceptable in exceptional circumstances and where the Council has been satisfied that the alternative location:-

- is a location where housing is supported in principle
- is capable of delivering the number of affordable units required on the principal site (usually 25% of the total)
- is delivered no later than if the affordable housing had been provided on-site
- is within an area where there is not already a concentration of social rented accommodation.

Commuted Sums for Affordable Housing will only be acceptable in exceptional circumstances where on-site affordable housing is not viable or feasible. The Council will normally secure Affordable Housing from developers through the use of Planning Obligations (S106 Agreements).

Type, Tenure and Location of Affordable Housing in New Developments

Policy L4 - Type, Tenure and Location of Affordable Housing in New Developments

In order to achieve mixed and balanced communities, the Council will normally require affordable housing units to be identical in appearance to the market housing units (tenure blind) and be dispersed in clusters within the site.

The required type and tenure mix of affordable housing units will be determined on a site by site basis, and should be in line with the Council's latest Housing Market Intelligence Report, except where there are exceptional circumstances to justify alternative provision.

The Council will only accept affordable housing tenure types that fall within the definition as set out in Annex 2 of the NPPF. Where a new development is to be phased, the Council requires a commitment that the specified affordable housing plots are identified at the time of the application (and that these locations are acceptable to the Council) or that each phase of the development will contain the full requirement of affordable housing. This is to ensure that the development does not either overly concentrate or 'back-load' the affordable housing provision.

Where a site is divided into smaller parcels, the Council will require for the purposes a planning obligation, that the individual parcels are treated as a whole. Normally this means that one S106 Agreement will be negotiated for the entire site concerned. Where separate agreements are negotiated, the same planning obligations will be sought in aggregate as if only one agreement were involved and then divided to reflect the proportionate impact of development on each parcel.

Accommodation for Gypsies and Travellers

In recognising the accommodation needs of all sectors of the community, the Black Country Core Strategy set out indicative targets for the provision of pitches in each of the Black Country Boroughs from 2008 to 2018 for gypsies and travellers.

The target number of pitches for Dudley for this period was 51(including those already in existence) in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2008.

It is proposed that the distribution of the 51 pitches is split amongst four sites within the Borough (all of which are already in use as gypsy and traveller accommodation sites) as set out below.

Site	**Existing Pitches**	**Proposed Pitches**
Oak Lane, Pensnett (Owned by Dudley Council)	22	
Smithy Lane, Pensnett (Private)	15	
Holbeache Lane, Wall Heath (Private)	4	4
Dudley Road, Lye (Private)	6	
Total within Dudley Borough	**47**	4

By allocating 4 further pitches at the Holbeache Lane Site, the requirement of accommodating 51 pitches in the Borough by 2018 in accordance with the Black Country GTAA (2008) and the Black Country Core Strategy will be achieved.

As part of the review of the Black Country Core Strategy which is due to commence in 2016, the four Black Country Authorities will jointly be carrying

out a further GTAA to examine the need for Gypsy and Traveller accommodation beyond 2018. Any further site requirements, if necessary, beyond 2018 will be allocated through the Core Strategy review.

Accommodation for Travelling Showpeople

The Black Country Core Strategy has also set out indicative targets for the provision of pitches in each of the Black Country Boroughs from 2008 to 2018 for the needs of travelling showpeople. The target number of travelling show people pitches for Dudley for this period was 6 in accordance with the Black Country Gypsy and Traveller Accommodation Assessment (GTAA) carried out in 2008.

The Council has identified two sites, large enough to accommodate these 6 pitches, which will be finalised through the consultation process and allocated in the final submission of this Document. If other sites are suggested as suitable through the consultation process, which are also in accordance with other planning policies, then such sites will also be considered and allocated as appropriate in the final submission version of this Document.

The two proposal sites currently identified are shown on the attached plans and are identified as follows:

- Land off Bridge Street, Cradley
- Westminster Industrial Estate, Cradley Road, Netherton

Employment and Economy

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: Policy EMP1 sets out overall employment land targets at the Borough level and Policies EMP2 and EMP3 breaks the overall figure down into High Quality and Local Quality employment areas. Policy EMP4 sets out targets for the supply of readily available employment land.

The Black Country Core Strategy contains a number of policies on the economy and employment. The figures set out in the Core Strategy for Dudley Borough are therefore as follows:

Table: Core Strategy Employment Land Targets

Total Employment Land Stock Target by 2026	648 hectares
Total High Quality Employment Land by 2026	274 hectares
Total Local Quality Employment Land by 2026	374 hectares
5 year land supply target	28 hectares

This Document, once adopted, will specifically identify sufficient sites and areas to meet the requirements set out in the Core Strategy.

Strategic High Quality Employment Areas

Those areas which are to be identified as High Quality and Local Quality Employment areas and sites on the maps in Part 2 and Part 3 of this document will be protected in accordance with Policies EMP2, EMP3 and EMP4 of the Black Country Core Strategy . Opportunities to enhance and improve the identified employment areas will also be encouraged to foster the continuous physical and economic improvement of the Borough's main industrial areas in accordance with the following proposed Policy.

Policy L5 - Strategic High Quality Employment Areas
Actual, Potential and Proposed Strategic High Quality Employment Areas (SHQEA) as identified on the Policies Map will be safeguarded for industrial employment uses (B1b, B1c, B2 and B8 Uses), and the environment within these SHQEA enhanced and upgraded. The Actual SHQEA comprise:- • The Pensnett Trading Estate (Regeneration Corridor [RC] 10) • Coombswood Industrial Estate (RC14) The Potential SHQEA comprise:- • Dandy Bank (RC10) • The Blackbrook Valley (RC11a) The Proposed SHQEA comprise:-

- Ionic Park (RC11)
- Mucklow Hill (RC14)
- Coseley Eco-Park (RC16)

Both Potential and Proposed SHQEA will be upgraded to Actual SHQEA by, in particular, the following interventions:–

- ground remediation and the bringing forward of vacant land or underused buildings or facilities within these areas, back into a high quality industrial employment use
- strategic and local access improvements, including on-site parking
- environmental uplifts including landscaping and tree planting and, as appropriate, the enhancement of both heritage assets and the nature conservation resource
- the provision of renewable energy and other measures which promote environmental sustainability

In addition to the High Quality Employment Areas highlighted above, the Core Strategy also identified a need for a large logistics site or sites to serve the Black Country which is currently subject to further work in conjunction with neighbouring Authorities.

Dudley Council will continue to investigate potential opportunities within their boundaries for large scale employment areas which are well connected to accessible road networks and which meet the demands of business investors to further the recovery and expansion of the economy of Dudley Borough and the wider Black Country.

Local Quality Employment Areas

Policy L6 - Local Quality Employment Areas

The Borough's Local Quality Employment Areas (LQEA), as identified in the Black Country Core Strategy (CS) (Policy EMP3) will be categorised as follows, to help enable the reduced land target for LQEA as set out in Policy EMP3 to be met and to enable the effective application of CS Policy DEL2:-

1. PSHQEA - Proposed Strategic High Quality Employment Areas, comprising –
    a. Mucklow Hill (RC14)
    b. Coseley Eco-Park (RC16).
2. PLQEA – Proposed (new) LQEA
3. LQEA - Retained LQEA
4. LQEA/PR – Potential release to alternative use(s)
5. LQEA/R – Release to alternative use(s).

The categorisation of LQEA will be informed by the Borough Development Strategy Evidence Base, particularly the Employment Land Review and

Employment Land Study, and identified on the Policies Map.

LQEA categorised as PLQEA and LQEA will be retained for employment uses as set out in CS Policy EMP3, and the environment of these areas upgraded so as to be conducive to attracting further investment in local employment uses and initiatives.

In the assessment of proposals for alternative uses to employment within LQEA/PR and LQEA/R, CS Policy DEL2 will be applied with a priority given to the redevelopment of such sites for housing and the presumption in favour of such development within LQEA/R. With regard to LQEA/R, in the application of Policy DEL2, such sites will be regarded as areas identified for new housing growth.

Protecting the Viability and Integrity of Industrial and Business Uses

Policy DEL2 of the Black Country Core Strategy (Managing the Balance between Employment Land and Housing) sets out a list of criteria by which existing employment land can be released for housing. In addition to Policy DEL2, it is proposed to include a complimentary Policy within the Development Strategy concerning the protection of industrial and business uses which are scheduled to remain as part of any redevelopment proposals.

Policy L7 - Protecting the Viability and Integrity of Industrial and Business Uses

Where new non-industrial development is proposed near to or on an existing business (B1, B2, B8) site, particularly where those non-industrial uses may threaten the viability of the neighbouring industrial use or the integrity of the wider industrial area, such a proposal will only be permitted:

- If the site is no longer viable and required either for employment use, including relocation of businesses displaced from sites released to other uses, or for other employment-generating uses in accordance with Policy DEL2 of the Black Country Core Strategy.
- If it can be demonstrated that the new non-industrial development would not adversely affect the continued viability and operation of the existing business use, and suitable mitigation measures can be built into the new proposal to address such concerns as necessary. Where this is to be achieved by way of a buffer, the new development will be required to provide and maintain the buffer.

Retail and Centres

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: **CEN1 to CEN 8**. Please also refer to Part C of this Document which has maps of all the District and Local Centres in the Borough showing their boundaries, their Protected Frontages and any opportunity sites which exist within the boundary.

Hierarchy of Centres in the Borough

The Core Strategy sets out a hierarchy of centres for the Black Country in Policy CEN2 where investment in retail and town centre uses of an appropriate scale to meet its position in the hierarchy will be promoted and existing provision enhanced to facilitate sustainable development.

The defined centres are shown in the hierarchy and identified on the centres key diagram for the Core strategy. A hierarchy of centres consisting of three levels has been identified across the Black Country:

- Strategic Centres;
- Town Centres; and
- District and Local Centres.

Table: Hierarchy of Centres in Dudley Borough

Strategic Town Centre	Town Centres	District Centres	Local Centres
Brierley Hill	Dudley Halesowen Stourbridge	Kingswinford Lye Sedgley	Amblecote Cradley/Windmill Hill Gornal Wood Hawne* Netherton Oldswinford* Pensnett Quarry Bank Roseville Shell Corner The Stag Upper Gornal Wall Heath Wollaston Wordsley

***New local Centres identified in the Black Country Core Strategy**

In the Borough, the strategic centre of Brierley Hill provides the main focus for significant growth in office and comparison retail floorspace. The three town centres of Dudley, Halesowen and Stourbridge will complement Brierley Hill and perform an important focus for day-to-day shopping, leisure and

community activity. Development in Brierley Hill, Halesowen and Stourbridge are guided by adopted Area Action Plans providing a clear framework for phased development. The planned regeneration of Dudley town centre is currently set out in The Dudley Area Development Framework (adopted December 2005) but is being updated through the preparation of the Dudley Area Action Plan which is due to be adopted by the end of 2015.

This Borough Development Strategy focuses on the district and local centres and the specific policy approach to protect their vitality and viability. Regeneration priorities will be identified and to help deliver projects. The district and local centres range in scale but all provide day-to-day convenience shopping and services to meet local needs. There are three District Centres which provide a reasonable range and choice of goods and services. All benefit from good public transport links, car parking provision and a strong walk-in catchment area. They provide a natural focus for community facilities and are traditionally a main shopping destination. It is therefore important that these centres retain or improve their existing level and quality of convenience store representation as well as other shops to sustain and enhance their viability. However, Lye has been identified as a regeneration priority through the Core Strategy and needs to secure a supermarket to maintain its role as a district centre.

There are 15 local centres in the Borough which generally have a small scale supermarket and a range of convenience based shops. It will remain important to provide sufficient and attractive well located car parking to underpin the relative competitiveness of each centre both in terms of attracting investment and meeting the public's needs.

The hierarchy of centres has been reassessed through the Black Country Centres Study 2009 by GVA Grimley. The process resulted in the identification of two new local centres within the borough – Hawne and Oldswinford. The detailed boundaries for the two new local centres, any adjustments to existing centre boundaries, and primary and secondary frontages will be delivered through this Borough Development Strategy and have been set out in Part Three of this Document. Currently there is no evidence to justify additions or changes to the above hierarchy except for potentially the designation of additional local centres over the plan period.

Within the borough there are also a significant number of small local shops either individually or in small parades of shops meeting essential day-to-day needs of communities within walking distance which wherever possible should be protected. Small scale-local facilities to serve existing or future gaps in day-to-day top up-shopping, particularly in the housing-led regeneration corridors will be supported subject to the relevant Core Strategy policy tests being met.

Protected Frontages in District and Local Centres

The network of District and Local Centres detailed above, and set out in plan form in Part Three of this Document, will be maintained and enhanced as a means of providing access to a wide range of shops, services and other activities in accessible locations.

Policy L8 - District and Local Centres Protected Frontages

Proposals to use ground floor units for non-retail use within the District and Local Centres (as defined on the maps in Part Three of this document), will be considered favourably only where all of the following criteria are met:
 	
• The overall retail function of the centre/group of shops would not be undermined. Permission will not be granted where non A1 uses constitute any of the following:
  o More than 50 % of units within a protected frontage area;
  o More than two non-retail uses adjacent to each other to create bunching of non-retail uses within a protected frontage area;
• The use would make a positive contribution to the overall role of the centre and its retail function would not be undermined; and
• Shop front treatment should be consistent and subject to Policy --- Shop Front
 	
This policy will be implemented through the planning application process. Annual centre health check surveys will monitor changes of use taking place within the designated centres and protected frontages.

Living over Shops

The upper storeys of shops and other commercial buildings offer opportunity for residential development. Living above shops and commercial buildings can increase the vitality of an area and provide security through natural surveillance outside of normal business hours. Encouraging more people to live in town and local centres increases the viability of centres and reduces the need to travel by car as centres have good transport links and there are increased opportunities for walking and cycling.

The Council therefore supports the retention or conversion of floor space above shops for residential uses to provide additional and varied housing choice.

Policy L9 - Living over Shops
Where planning permission is required, development proposals involving the conversion or development of the upper floors of premises within Town Centres, District Centres and Local Centres for residential use will be permitted provided that the following points are considered:- • that there is no unduly adverse effect on the amenities of the locality by

means of design, appearance or traffic generation
- that proposals maximise the potential use of the whole building
- that sound proofing measures for proposed residential units are properly considered

Parking in Town Centres

Parking guidance is set out within the Council's SPD, adopted in June 2012. The SPD is based on locally derived evidence and provides developers and Planning Officers with the optimum numerical parking space provision for new developments. National guidance recommends that Local Planning Authorities should determine their parking standards based on local need and circumstances to make the most efficient use of land and maintaining the principles of sustainable development and good urban design.

Car parking standards for new development are affected by location, especially if it falls within or adjacent to one of the defined town centre boundaries as space for parking can be constrained. However, a balance has to be struck between encouraging new development and investment by providing adequate parking levels and potentially increasing traffic congestion.

Policy L10 - Parking in Town Centres

Dudley MBC will seek to limit and provide an overall quantum of parking in the main town centres of Brierley Hill, Dudley, Stourbridge and Halesowen at approximately 60% of the figures set out in Table P1. This 40% reduction will:-

- Be applied flexibly and only where appropriate so as not to be to the detriment of achieving regeneration and economic growth.
- Relate to the distance of the proposed development from the core of the town centre.

Regardless of these standards the Council will not be able to support development that may give rise to road safety issues or which may have a detrimental impact on the free flow of the Highway Network. All proposed developments in town centres which require parking should be assessed by baseline standards to verify if a TS/TAPA/TPS or TA/TP is required.

Shop Front Design, Signage and Security

Shop fronts and advertisements make an essential contribution to the quality of both our urban settlements and the businesses that occupy them. An increase in the number of standardised style shop fronts, projecting signs, bulky illuminated advertisements and poorly designed security measures can harm the appearance of the street scene. Shop fronts, particularly those which

are original or are of period character, contribute to local character and distinctiveness and form an important part of the overall street scene.

Dudley Council is developing a Shop fronts and Advertisements SPD which will set out detailed guidance on the way Dudley Council expects proposals for new or replacement shop fronts and advertisements (or the alteration of existing ones) to be formulated/designed.

Policy L11 - Shop Front Design and Signage

The removal of shop fronts of architectural or historic interest will be resisted. Proposals for new shop fronts, or alterations to existing shop fronts, will need to demonstrate a high quality design, which contributes to sustainability whilst complementing the existing proportions, materials and detailing of the host building and surrounding street-scene.

Signage and illumination to shop fronts must contribute positively to the visual amenity and local character of the area and must not compromise public safety. They must be designed to relate architecturally to the building of which they are part, be sympathetic to the surrounding streetscene, be constructed from high quality materials and should not dominate the shop front of the host building.

When designing a new shop front or altering an existing shop front reasonable steps should be taken to provide measures to enhance accessibility for all users of the premises taking into account Dudley Council's SPD's on Access for All.

Implementation

- Through pre-application negotiation with Developers.
- Through the Development Control process.
- Through the provision of expert advice.

Policy L12 - Shop Front Security

Security requirements should be carefully considered and integrated in the design of all new or replacement shop fronts. For existing shop fronts requiring additional security, this should be proportionate to the use of the premises.

Security should as far as possible, be integral to the shopfront, respecting the architecture of the building.

In particular sensitive security solutions will be required in sensitive locations such as Conservation Areas, Listed Buildings and Locally Listed Buildings or where proposals affect the appearance or setting of a Heritage Asset.

Further guidance will be provided in the forthcoming Shop fronts SPD.

Implementation

- Through pre-application negotiation with Developers.
- Through the Development Control process.
- Through the provision of expert advice.

Development Management Policies

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy.

Incompatible Land Uses

It is acknowledged that amenity of existing occupants or users of a particular development or space can be harmed as a result of the impact of environmental factors such as noise and air pollution brought about by a new development or proposal. Previously, in Dudley's Unitary Development Plan (2005), Policy EP1 referred to that impact. In bringing that Policy forward, this Document recognises that it is not only occupiers of residential buildings that experience the impact of adjacent development on amenity value but also buildings and spaces which are used for employment, retail, community or leisure purposes.

While BCCS Policy DEL2 partly refers to this issue, it only has a focus on the protection of existing employment uses that would unreasonably constrain the beneficial reuse of neighbouring land which is why this Draft Policy is being proposed to fulfil a wider range of uses.

Policy D1 - Incompatible Land Uses
Development will not be permitted if it is incompatible, in terms of its environmental impact, with the surrounding uses. This will particularly be as a result of the amenity of the occupiers of existing and proposed buildings and the users of the public realm at or near to the site potentially being subject to undue harm as a result of development, especially by virtue of noise and disturbance, light and air pollution, and odours and fumes. This especially relates to the amenity of the occupiers of dwellings.

Contaminated Land

The Black Country Core Strategy promotes the development of ‘Brownfield first’ (previously developed land), ensuring that previously developed land, particularly where vacant, derelict or underused, is prioritised for development over greenfield sites. As a result of the spatial objectives of the Core Strategy, redevelopment of derelict and redundant employment land is likely to result in the remediation of land affected by contamination and therefore is an important issue to address when delivering new development in the Borough.

Where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner .It is therefore vital that land contamination is dealt with properly and in an appropriate manner to ensure that development is 'suitable for use' and does not present any unacceptable risks to people, property or the wider environment. T o this end, land contamination shall be dealt with in a manner consistent with an

established risk management framework contained in Model Procedures for the Management of Contaminated Land Report 11 (CLR11) published by the Environment Agency and/or the latest equivalent UK guidance.

Dudley Council encourages applicants and developers on potentially contaminated sites to discuss the possible nature and extent of the contamination present and measures needed to address it at the pre-application stage so that sufficient, relevant information can form part of documents and supporting information to be submitted alongside any planning application.

Policy D2 - Contaminated Land

Where it is known or suspected that land contamination is present or the proposed use is sensitive or vulnerable to land contamination, it is necessary for the applicant to provide sufficient, relevant information to enable a proper assessment of the proposal to be made in the determination of an application.

Where planning permission is granted, conditions may be placed which require the applicant to undertake further action in relation to:-

- Provision of a risk assessment and options appraisal;
- Formulation of a sustainable remediation strategy;
- Implementation and verification of a remediation strategy;
- The sustainable remediation of contaminated land not previously identified.

Dudley Council encourages the use of 'self certification'- whereby the developer can certify that agreed actions have been completed in accordance with the requirements of the permission.

Unstable Land

There is an acknowledged and evidenced legacy of unstable land within Dudley Borough, primarily relating to both coal and limestone workings. The Draft Policy below seeks to address this where possible in the development process as well as referring to the need to ensure that controlled waters (inland freshwaters and groundwaters) are not adversely affected by remediation works.

Policy D3 - Unstable Land

Where it is known or suspected that land stability may have an impact on any development or works to upgrade the local environment, planning applications must be accompanied by sufficient proportionate information to determine the extent of the instability.

The developer will be required to undertake an assessment of the potential of such works to mitigate against, or ensure that there are no significant adverse impacts on controlled waters and geological features of value.

Noise Pollution

Noise pollution has the potential to be a nuisance and in extreme circumstances can cause considerable stress for people living and working in close proximity. The planning system has an important role to play in protecting local residents from development that results in noise pollution.

The Black Country Core Strategy and this proposed Strategy promotes the phased release of employment land for housing development and it will be increasingly important to manage noise sensitive development from existing sources of significant noise.

Policy D4 - Noise Pollution

Where development has the potential to generate noise, Dudley Council will require any such proposal to include measures that would minimise noise emissions and intrusions to an agreed, acceptable level.

Where development would be subject to high noise levels Dudley Council will require the proposal to include measures to reduce noise intrusion to an agreed, appropriate level.

Dudley Council will not permit development for either noise-generating proposals or noise-sensitive proposals where a juxtaposition of uses arise, where noise levels are assessed as being significant to the extent that amenity will be demonstrably prejudiced despite the provision of mitigation measures, where those mitigation measures are considered to be inappropriate for the development proposal.

Light Pollution

The quality of the night time environment is often dependent upon light. Artificial light is essential for reasons of safety and security as well as for a vibrant night time economy in towns or add to the amenity of a place by highlighting special buildings and open spaces of character. However, insensitive lighting can cause light pollution and can also have an adverse impact upon biodiversity by affecting normal diurnal patterns of plants and animals.

External lighting is needed for commercial use, such as security lights, and for some community and sports facilities such as floodlit sports grounds. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties. This may

require the use of planning conditions to limit times when lighting is used to minimise the intrusion.

Policy D5 - Light Pollution

Applications for development that comprise or require external lighting must demonstrate that:-

- The use and design of the lighting scheme is necessary, particularly on the grounds of public safety, and appropriate to the location and the use proposed and/or design of the scheme/building. Clustering of lighting installations will only be permitted in the interests of safety or to highlight an individual landmark building or thoroughfare or town centre area;
- There is no harm to residential amenity;
- Light spillage is minimised and, where appropriate, measures are provided to:-
    - screen lighting installations from view from neighbouring areas, especially within, to or from heritage assets and areas of Green Belt, and
    - to restrict the times of illumination;
- There shall be no harm to protected wildlife species or habitats of acknowledged nature conservation importance;
- Illumination shall not provide an undue distraction to users of the public highway;

Approval of development which includes significant external lighting will contain appropriate conditions where necessary to mitigate against any negative impacts. Where such impacts cannot be mitigated and there is the potential for significant harm to the local environment, Dudley Council will refuse permission for that scheme.

Air Pollution

Black Country Core Strategy Policy ENV8 (Air Quality) refers to appropriate measures being undertaken to assist the delivery of the aims of Dudley Council's Air Quality Action Plan (AQAP) (March 2011). The AQAP states that, in Dudley, the monitoring of air quality has demonstrated that objectives are being met for six of the seven nationally recognised pollutants: the only exception is nitrogen dioxide (N02), the main source of which has been identified as road vehicle exhaust fumes. Further action is now required to ensure that NO2 concentrations do not increase in the future and are ultimately reduced to achieve compliance with government objectives. Clearly, there is a tie in here with spatial planning, not only in terms of transport planning in general, but also in promoting development which is sustainably located including access to a variety of transport modes. Development will be

expected to mitigate any impacts by appropriate means in line with policy ENV 8 of the BCCS.

Hazardous Installations and Hazardous Substances

Circular 04/2000 (Planning Controls for Hazardous Substances) (as amended) remains as extant government policy. This requires that LP As ensure that their land use policies, and the procedures for implementing those policies, take account of the need to maintain appropriate distances between Hazardous Installations and residential areas, areas of public use and areas of particular natural sensitivity or interest.

Dudley Council is concerned to stabilise and reduce the population at risk from hazardous substances. Consequently, it will oppose applications which will increase its population at risk and will seek the reduction or removal of the hazardous component of notified installations.

Policy D7 - Hazardous Installations and Hazardous Substances
Dudley Council will oppose the development of new , or the expansion of existing Hazardous Installations, unless it can be demonstrated that consent will not increase the population at risk or the level of risk, or will not adversely impact on the potential for development and/or redevelopment of adjoining land. Dudley Council will not grant planning permission for new developments or grant Hazardous Substances Consent which, when operational, will result in a significant increase to the risk or consequences of a major incident, and/or will adversely impact on the potential for development and/or redevelopment of adjoining land.

Telecommunication Installations

Modern telecommunications are important in the national and local economy and in people's lives. Accordingly, the Council will respond positively to telecommunications proposals whilst balancing decisions against the need to protect and enhance the character and the overall environmental quality of the Borough. This is supported by the National Planning Policy Framework (paragraphs 43-46).

Discussions with operators prior to any strategies and applications being finalised are encouraged to establish at an early stage a shared view of equipment needs and constraints. Health concerns will be addressed by a requirement for applications to be accompanied by proper and appropriate certification of compliance and evidence that, before submitting the application, they have consulted nearby educational establishments.

Policy D8 - Telecommunication Installations
Proposals for telecommunications masts and equipment shall be accompanied by evidence that the sharing of an existing mast and other alternatives to the provision of a new mast have been considered by the applicant and found not to be practical to provide for the efficient operation of the telecommunications network. Proposals shall be sensitively designed and sited to minimise the impact of development on the environment and surrounding area. Protection from visual intrusion will be an important consideration in determining applications. Proposals for new / re-sited telecommunications masts and equipment will be permitted provided:- • the siting and design of the apparatus is appropriate; • the external appearance of the apparatus is acceptable; • the development shall not have an unacceptable effect on areas of ecological interest, areas of landscape importance, heritage assets, conservation areas or buildings of architectural or historical interest that proper regard has been given to location and landscaping requirements including innovative design solutions that are complimentary to the immediate surrounding; • any impact on amenity is acceptable • consideration is given to the requirements of the Code of Best Practice on Mobile Phone Network Development and Telecommunications Act 1984 or the relevant national requirement at the time of submitting the proposal

Hot Food Takeaways

Although it is recognised that hot food takeaway shops can provide an important complementary service compared to other retail uses, they are more likely to have a detrimental impact on amenity and on retail character and function of shopping centres due to their hours of operation. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems. The proliferation and proximity of hot food takeaways to schools is also of concern for health reasons and childhood obesity as the food they serve is often high in fat, salt and sugar.

The introduction of a policy to control the numbers of hot food takeaways in the Borough will assist not only to reduce the levels of obesity, but it may also reduce school children being exposed to unhealthy food choices. It will also help to counteract the over concentration of hot food takeaways in certain localities. It should of course be noted, that this policy will not reduce the numbers of premises already operating under an A5 use class category, but will aim to restrict new premises opening in certain locations.

This Policy should be read in conjunction with the draft Policy on Protected Frontages as certain requirements within that Policy will apply to A5 uses located within Protected Frontage areas.

Further guidance on hot food takeaways and the Borough's position towards healthy planning in general, can be found in the Planning for Health Supplementary Planning Document.

Policy D9 - Hot Food Takeaways

All applications for hot food takeaways whether through new build or change of use, will be assessed on their individual merits. However, within the Borough's protected frontages, planning permission for hot food takeaways will only be granted where no more than 5% of the units will consist of A5 uses.

No more than two A5 uses will be permitted adjacent to one another within the boundaries of all the Borough's centres and retail parades. Outside designated centres and local parades, hot food takeaways will be resisted where the proposal will fall within 400m of the boundary of an existing secondary school.

In all locations planning permission for hot food takeaways will only be granted where, in addition to the above considerations, there would not be an adverse impact on public or highway safety . Regard will be given to:-

- Existing traffic conditions including availability of parking spaces
- Availability of safe and legal loading areas
- Proximity to junctions, pelican crossings, bus bays and bus stops
- Accessibility of the site by public transport and cycling
- Applications for hot food takeaways within close proximity to residential properties will be refused where it is considered that there may be significant adverse impacts on residential amenity in terms of disturbance, vibrations, odours, traffic impacts, litter or hours of operation as a result of the proposal.
- Additionally , the cumulative impact of proposed hot food takeaways will be assessed with regard to their risks around community safety , crime and disorder .

Wherever practicable, extract equipment should be accommodated internally within the building and routed within existing chimneys. Where external equipment is proposed, it should not be detrimental to the area or host property.

In addition to planning permission, proposals for hot food takeaways will require other approvals under other legislation and applicants should ensure that these requirements are met.

Taxis (Hackney Carriages) / Private Hire Vehicles

Hackney Carriages and Private Hire Vehicles provide an important transport function within the integrated transport network. They provide a service operating door to door , 24/7, which enables unrestricted accessibility to any location.

Taxis also support and supplement public transport, by being available to enable passengers to make connections. Therefore, provision for Hackney Carriage ranks and drop off/pick up points for private hire should ideally be located within reasonable proximity to public transport interchanges/links, large areas of retail, employment and leisure facilities, in order to provide benefit to the highest number of passengers.

Policy D10 - Taxis (Hackney Carriages) and Private Hire Vehicles
The Council will require provision to be made for Taxi (Hackney Carriage) ranks in town centres, interchanges and other key locations. New developments which require a Transport Statement or Transport Assessment and Travel Plan should explore access and facilities for taxis and identify how, if implemented, the space would be managed and promoted.

Hand Car Washes

In recent years there has been a proliferation of hand car washes appearing in the Borough. However, due to effluent and run-off from vehicle washing and cleaning activities, such business operations need to be carefully planned and managed to minimise damage to the environment including the pollution of water courses and groundwater . Proper collection and disposal of effluent is necessary to prevent pollution and it is illegal to discharge trade effluent into the environment or into drains without authorisation.

Policy D11 - Hand Car Washes
Planning applications for new , or change of use to, hand car washes, will only be considered favourably where it is shown that the following criteria have been met: • An up-to-date foul water drainage plan of the whole site is required including the areas where vehicles washing will take place (designated washing bays). This should be submitted with the planning application to ensure that drainage is connected to the correct system including isolation from surface water drainage, and the isolation and collection of runoff including the use of silt traps or settlement tanks. • Under no circumstances shall trade effluent, detergents and other

pollutants be discharged into water courses or the surface water drainage system.

- Foul water drains must be used for their disposal at all times.
- Proposed car washes are not going to be detrimental to the surrounding built and natural environment in terms of their character and scale
- Provision of screening of an appropriate design, size and siting to minimise jet spray to be approved as part of any application.
- Approval of a layout plan for the car wash detailing the parking and manoeuvring of vehicles on the site and any potential impact on the highway network.

Access for All

Dudley MBC recognises that in order to achieve strong, vibrant, sustainable and inclusive communities, our built environment should be fully accessible to enable everyone to participate in the community. An important part of delivering this commitment is breaking down unnecessary physical barriers imposed on people by poor design of buildings and places, allowing everyone to fully participate in community, leisure, retail, social and cultural activities.

Policy D12 - Access for All

Dudley Borough shall be an environment accessible and inclusive to all members of its community.

All new development for townscape and landscape enhancements shall be informed by the Access for All SPD, in particular to seek to incorporate measures for the ease of access for disabled, infirm and partially sighted persons.

This is particularly to ensure unhindered movement for all within Dudley's Centres, along its Canals and The River Stour, and other footpaths and pedestrian linkages.

This is providing that such measures would not conflict with the value, character or setting of heritage assets or would not prevent works which would provide substantial benefits to the wider local community from being realised.

Advertisement Control

The Council recognises that outdoor advertising is essential to promote commercial activity and communicate information. Well designed and well located advertisements add colour and vitality in urban areas whereas poorly designed and/or located advertising can be detrimental to visual amenity , and in some cases a public or highway safety hazard.

Policy D13 - Control of Advertisements
The Council will resist the display of any advertisement which is detrimental to: • The appearance of the building and/or land on which it is displayed • The visual amenity and character of the surrounding area including key views and vistas • Maintaining public safety including highway safety The Council will require that the scale and design of any proposed advertisement should: • Be in keeping with the scale and character of the area and any adjacent or nearby buildings. • Fit to the surroundings and any recognised heritage assets or buildings and locations identified as being heritage assets. • Avoid obscuring any elevational design details and architectural features of a building. • Be appropriately and sensitively illuminated. • Avoid the cumulative impact of advertisements which may result in over proliferation and cluttering of the street-scene.

Community Infrastructure Levy and Planning Obligations

The following draft policies will be applied in conjunction with the policies contained within the Core Strategy, in particular: DEL1 Infrastructure Provision and HOU3 Affordable Housing.

Almost all development has some impact on the need for infrastructure, services and amenities so it is only appropriate that such development pays a share of the cost. National Planning Policy considers that those that benefit financially when planning permission is granted should share some of that gain with the community to help fund the infrastructure that is needed. The principal two mechanisms for securing such contributions are the Community Infrastructure Levy and Planning Obligations.

The scale of growth proposed in the Black Country Core Strategy will have impacts upon the local environment and the capacity of a range of infrastructure and facilities within Dudley Borough. The provision of appropriate infrastructure underpins the whole transformational and regeneration strategy of the Core Strategy and without it future development will be neither sustainable nor acceptable. The Core Strategy Policy DEL1 'Infrastructure Provision' sets out the policy framework for Infrastructure Provision.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new levy that Local Authorities can choose to charge on new developments. The money raised can be used to support new development in the Borough by contributing towards the delivery of required infrastructure that local communities and neighbourhoods need.

Dudley Council consulted on a Preliminary Draft CIL Charging Schedule in January/February 2013 and consultation on the Draft CIL Charging Schedule in March/April 2014; The Council is further consulting on the Draft CIL Charging Schedule during July/August 2014, with adoption of the CIL anticipated in the summer of 2015.

Policy D14 - Community Infrastructure Levy
Developments will normally be CIL liable if they fall within any of the following four categories: • Developments which involve new build of at least 100 square metres of gross internal floorspace; • Developments which involves the creation of one or more dwellings, even if the gross internal floorspace is less than 100 square metres; • Floorspace subject to demolition or resulting from change of use will be disregarded where it has been in continuous lawful use for a six month

period in the previous three years prior to the development being permitted.

- Developments permitted by a 'general consent' including permitted development).

Development will normally not be CIL liable if they fall within any of the following six categories:

- Developments which involve only change of use, conversion or subdivision of, or creation of mezzanine floors of less than 200 Sq M (unless they form part of a wider planning permission that seeks to provide other works as well), within a building which has been in lawful use for at least six months in the 3 years prior to the development being permitted and does not create any new build floorspace.
- Developments relating to buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- Developments consisting of structures which are not buildings, such as pylons or wind turbines.
- Developments for affordable housing (either within mixed tenure or wholly social housing tenure developments) and a claim for affordable housing relief is made and accepted before development commences.
- Developments for and occupied by a charity for charitable purposes and a claim for charitable relief is made and accepted before development commences.
- Developments for a use or area which benefits from a zero or nil charge (£0/m2) set out in the adopted CIL Charging Schedule.

CIL rates will be calculated at the rate set out in the Council's adopted CIL Charging Schedule at the time that the planning application is submitted. Exceptional Circumstances, Instalments and Discretionary Charitable Relief policy in accordance with CIL Charging Schedule.

Planning Obligations

As part of the planning process, a developer may be required to enter into a legal agreement to provide infrastructure and/or services on or off the development site where this is not possible to achieve through planning conditions. These agreements are known as Planning Obligations and are a delivery mechanism for the matters that are necessary to make the development acceptable in planning terms.

The legal basis for Planning Obligations is provided by Section 106 of the Town and Country Planning Act 1990 (as amended by the Compensation Act 1991), the Planning and Compulsory Purchase Act 2004 and most recently

the Community Infrastructure Regulations (CIL) April 2010. Detailed Planning Obligations are presented in an Appendix at the rear of this Document covering site specific measures, public art, education, historic environment, nature conservation, open space, sport and recreation.

Planning Obligations can cover almost any relevant issue, acting as a main instrument for placing restrictions on developers, often requiring them to minimise the impact on the local community and can include the payment of sums of money. Planning Obligations are commonly used to bring developments in line with the objectives of sustainable development; the impact of new development will vary between development sites and any planning obligation should reflect the specific requirements of the locality .

Policy D15 - Planning Obligations

Planning Obligations will be sought on new developments where they enable an otherwise unacceptable development to be acceptable in planning terms and meet all of the following three statutory tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Planning Obligations will normally be secured through S106 Agreements and will be identified and negotiated on a site by site basis dependant on the specific infrastructure requirements and mitigation measures required on any particular development. Planning Obligations may be required for a wide range of types of infrastructure relating to a specific development, including but not exclusively restricted to:

- Affordable Housing
- Air Quality Improvements
- Nature Conservation Mitigation and Compensation
- On-site Open Space, Sport, Recreation and Playing Field provision
- Noise and Land Contamination
- Historic Environment
- Public Art
- Other site specific measures such as Health and Renewable Energy

Planning Obligations and Viability

Alerting applicants of likely planning obligations at an early stage in the planning process enables all possible planning obligation requirements to be factored into any land transactions and scheme designs in advance of a

planning application being submitted to the Council and allow developers to plan development in a holistic manner.

However it is recognised that in dealing with development proposals, exceptional circumstances may arise on some sites which result in genuine financial viability concerns (for example where remediation costs are abnormal or are above what could reasonably have been foreseen). The Council's objective in viability negotiations is to secure the maximum value of planning obligations in order to deliver the required amount of supporting infrastructure, whilst working with developers to enable developments to come forward.

Policy D16 - Planning Obligations and Viability
The Council will only consider a reduction in the required level of Planning Obligations in exceptional circumstances, on a site by site basis, where financial viability concerns have been evidenced and demonstrated to the Council's satisfaction. The Council will have due regard to any independent financial assessment results from the Council's Law and Property Services and/or District Valuer and the use of any appropriate 'Value Engineering' mechanisms such as staged payments, clawback, phased viability assessment and time constrained planning permissions. Financial viability considerations are one factor to be taken into account when determining a planning application; the Council will also take into account a range of other factors including the need for sustainable development within the Borough and the delivering of necessary supporting infrastructure.

PART TWO – REGENERATION CORRIDORS AND SITE ALLOCATIONS

Regeneration Corridor 10 - Pensnett

Overview

The Corridor is centred on the Pensnett Trading Estate as one of the Borough's High Quality Employment Areas as well as the adjacent industrial areas of Oak Lane/Ham Lane and the Gibbons Industrial Estate. The corridor is also an important area for mineral extraction containing Ketley Quarry, Oak Farm Quarry and Oak Lane Quarry.

The corridor also contains Kingswinford District Centre in its south-west corner, Pensnett local centre on its eastern edge and Wall Heath local centre lies just outside the Corridor to the west.

Spatial Strategy

The main focus of this Corridor is to protect and enhance the high quality employment offer within the Pensnett Trading Estate and its peripheral industrial areas through continuous improvements to its infrastructure premises and environment. This will include the need to improve accessibility along the strategic highway network between the area and the motorway network through junction improvements and congestion decreasing measures. New residential communities will also be developed to the east of the Corridor, east of Tansey Green Road, to provide additional high quality housing on the edge of the green belt. Further new residential communities will be developed close to Kingswinford and Wall Heath on outdated, low quality former employment land.

The area is also important for brick clay extraction with three quarries (Ketley Quarry, Himley Quarry and Oak Farm Quarry) present and at various stages in their extraction life. The infilling and aftercare of the quarrying activity in the Corridor will also play an important role in strengthening ecological and wildlife links across the area and into the Black Country.

In fact, protection and enhancement of all of the significant wildlife corridors will be a feature for the Corridor between the green belt areas running into South Staffordshire and urban areas such as Brierley Hill, Pensnett and Dudley. There are also important ecological links to Fens Pools Local Nature Reserve and its Special Area of Conservation.

PROPOSED TOTAL HOUSING FOR THE CORRIDOR

Completions 2006-2013	41
Commitments as at March 2013	308
Proposed Housing Site Allocations	477
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**796**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	97
Proposed Local Quality (hectares)	33
Employment Opportunity Sites – High Quality (hectares)	21.6
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**151.6**

Housing

Housing Commitments

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings to be built (March 2013)
H10.1	Tansey Green Road, Pensnett	Under construction	334 (11.5 ha)	302
H10.3	107 High St Kingswinford	Under Construction	11 (0.26 Ha)	6
			TOTAL REMAINING COMMITMENT	**308**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Total Number of Dwellings (Area)
H10.4	Stallings Lane / Oak Lane	Site put forward for housing as part of mixed use proposal	2016-21	179 (7.58)
H10.2	Land to the east of Gibbons Lane	Previous Planning permission has lapsed	2016-21	12 (0.44 Ha)
H10.5	Stallings Lane Kingswinford	Proposed redevelopment of former employment area	2021-26	286 (10.86 Ha)
			TOTAL PROPOSALS	**477**

Employment Areas and Opportunity Sites

High Quality Areas

Ref	Site Address	Current Position	Floorspace / Area
E10.1	Pensnett Trading Estate	Majority of site in single ownership – LCP Limited	84 Ha
E10.2	Gibbons Industrial Park	Good Quality local Employment area with a range of premises in terms of size	13 ha

Local Quality Areas

Ref	Site Address	Current Position	Floorspace / Area
E10.3	Ham Lane	Large plots with specialised users (sawmill, abattoir, recycling)	17 ha
E10.4	Oak Lane	Mostly Brickworks and safeguarded clay extraction and minerals area of search	16 Ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Floorspace / Area
ES10.3	United steels Site, Gibbons Industrial Park	Vacant site retained by United Steels for their own future occupation	2011-16	1.6 Ha
ES10.1 and ES10.2	Dreadnought Road	Designated as a Potential Strategic High Quality Employment Area, comprising the augmentation of 3 adjoining RELS sites and 2 brickworks into a major investment site to include the possible re-opening of the freight line.	2016-21	20 ha

Regeneration Corridor 11a - Dudley Town Centre to Brierley Hill

Overview

Regeneration Corridor 11a runs from the northern edge of the Brierley Hill Area Action Plan boundary, north-eastwards towards Dudley Town Centre and beyond through to the North Priory housing estate and the A4123 which forms the boundary between Dudley Borough and Sandwell.

The Corridor has the former Stourbridge to Walsall railway line as its spine and includes the high quality and potential high quality employment areas of Narrowboat Way, Pedmore Road and Peartree Lane. The Corridor also includes areas around Dudley Town Centre including large housing development sites at Constitution Hill, Guest Hospital and North Priory as well as older industrial areas on the outskirts of Dudley T own Centre.

Spatial Strategy

This Corridor provides a link between the anchor points of Dudley and Brierley Hill Town Centres providing a wide range of employment activity from the Waterfront at Brierley Hill up to the western edge of Dudley Town Centre at Castle Gate. The Strategy will focus on continuous improvement to the quality of the employment offer within the Corridor through industrial redevelopment opportunities to provide new and improved employment premises. This will be combined with continued improvements to the highway network linking the area to the M5 and M6 to ensure that the area achieves its potential as a high quality employment location. There will also be some peripheral housing development close to the two Town Centres and increased public transport links through the corridor through the introduction of a rapid transit connection between the two and beyond to other Centres in the Black Country via the rail network as well as Birmingham City Centre.

Protecting and enhancing the important wildlife and ecological corridors will also be a priority especially links to the Fens Pool Special Area of Conservation to the west, Saltwells Nature Reserve to the east and Castle Hill and Wrens Nest National Nature Reserve in the north of the Corridor.

The Canal network will also act as a basis for these ecological links but will also provide an important tourism and heritage asset in attracting visitors to the area particularly in and around Dudley Town Centre. Dudley's built heritage as an historic market town as well as visitor attractions such as Dudley Zoo and Castle, the Black Country Museum, Dudley Canal Trust, the Archives Centre and Wrens Nest Nature Reserve and limestone caverns provide excellent opportunities to stimulate the visitor economy and act as a tourism development hub.

PROPOSED TOTAL HOUSING FOR THE CORRIDOR

Completions 2006-2013	216
Commitments as at March 2013	378
Proposed Housing Site Allocations (Corridor 11a)	924
Proposed Housing Site Allocations (Dudley Area Action Plan)	434
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**1,952**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	105
Proposed Local Quality (hectares)	40.7
Employment Opportunity Sites – High Quality (hectares)	12.1
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**157.8**

Housing

Housing Commitments

Ref	Site Address	Current Position as at March 2013	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
H11A.13	Dudley College Campus, Castle View	Under Construction	28 (2.93 Ha)	55
H11A.8	Former Gas Works, Constitution Hill, Dudley	Under Construction	140 (3.2 Ha)	133
H11A.14	Maple Road / Limes Road, Dudley	Former Pub site with outline planning permission	12 (0.26 ha)	12
H11A.18	200 Prospect Row	Redevelopment of older industrial premises –full planning permission.	34 (1.5 ha)	34
H11A.22	The Woodlands, Dixons Green Rd, Dudley	Vacant Land. Under construction	22 (0.36 ha)	22
H11A.21	280 Stourbridge Rd, Dudley	Former Training Centre site. Extension of time planning permission	22 (0.28 ha)	22
H11A.19	Land at Bull Street Dudley	Former MEB site. Extension of time planning permission	100 (2.06 ha)	100
			TOTAL REMAINING COMMITMENT	**378**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Total Number of Dwellings (Area)
H11A.4	Middlepark Road, Russells Hall	Owned by Dudley MBC. Partly redeveloped as an Extra Care facility	2011-16	60 (3.68 ha)
H11A.1	Dudley Guest Hospital Site	Owned by Homes and Communities Agency. Development proposals being formulated	2016-21	172 (6.54 ha)
H11A.17	Claughton House, Blowers Green Road, Dudley	Recently vacated office buildings owned by Dudley Council	2016-21	36 (0.89 ha)
H11A.12	Angel St, Vauxhall St, Dock Lane, Turner St, Dudley	Low quality employment area with high vacancy rates with a restrictive road layout for industrial vehicles.	2016-21 / 2021-26	148 (4.38 ha)
H11A.16	Pensnett Road, Dudley	Current Steel Stockholders site adjacent to Fens Pool SAC	2021-26	135 (6.45 ha)
H11A.24	Prospect Row	Redevelopment of older industrial premises either side of Prospect Row.	2021-26	52 (1.5 ha)
H11A.7	Birmingham New Road (British Federal Site)	Stand-alone Industrial site off Birmingham New Road adjacent to Black Country Museum	2021-26	84 (3.2 ha)
H11A.23	Shaw Road, Dudley	Low quality industrial premises with high vacancy rates and poor road layout.	2021-26	237 (9.01ha)
			TOTAL PROPOSALS	**917**

Dudley Area Action Plan Proposed Sites

Site Address	Current Position	Phasing	Total Number of Dwellings
Priory Court, 5 New Street, Dudley	Full Planning permission	2011-16	7
Appleyard Site, Wolv'ton St Dudley	Currently underused and partly vacant group of premises between Wolverhampton Street and Stafford Street	2016-21	30
Birdcage Walk	Mixed use development block	2016-21	10
Abberley Street, Dudley	Former Training Centre vacated by Dudley Council	2016-21	10
Ednam House, Ednam Road	Recently vacated Dudley Council offices for conversion	2016-21	16

St James's Road / Ednam Road	Conversion and new build of former Dudley Council Offices	2016-21	76
Stone Street Priory Square Dudley	Mixed use site, Dudley Town Centre	2016-21	10
St James's Rd / Priory Street Dudley	Mixed use site, Dudley Town Centre	2016-21	10
Upper High Street/King Street, Dudley	Mixed use site, Dudley Town Centre	2016-21	30
Tipton Rd (Black Country Museum)	Land adjacent to Black Country Museum surplus to requirements	2016-21	35
King Street, Flood Street	Mixed use proposal on current car park land	2021-26	80
Tower Street	Mixed use including shops and a multi-storey car park	2021-26	40
Trident Centre/Upper High Street	Mixed use including redevelopment or possible conversion of office block to residential	2021-26	60
Upper High Street	Conversion and refurbishment of various retail and office premises	2021-26	20
		TOTAL PROPOSALS	**434**

Employment Areas and Opportunity Sites

High Quality Areas

Ref	Site Address	Description	Area
E11A.1	Peartree Lane/ Narrowboat Way/ Navigation Drive / Yorks Park/ Hurst Lane	High quality industrial accommodation of varying size. Links to motorway network recently enhanced by completion of Burnt Tree Interchange improvements	105 ha

Local Quality Areas

Ref	Site Address	Description	Area
E11A.2	Ionic Business Park	Business Park and Thomas Dudley Works with direct access onto the strategic highway network (Birmingham New Road – A4123)	5.5 ha
E11A.4	Thornleigh Industrial Estate	Mix of good and lower quality industrial premises of varying sizes	8.6 ha
E11A.6	New Road, Dudley	Large units of varying quality either side of New Road plus Lister Road Strategic Waste Management site owned by Dudley MBC	21 ha
E11A.7	Wallows Industrial Estate, Brierley Hill	Made up of Wallows Road and Fens Pool Avenue industrial units of varying size and quality	5.6 ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Area
ES11A.1	Castlegate Way	Owned by Homes and Communities Agency. Actively being marketed.	2011-16	1.6 ha
ES11A.2	Castlegate Drive	Owned by Homes and Communities Agency. Actively being marketed.	2011-16	1.6 ha
ES11A.3	Hulbert Drive	2 sites (0.9 ha and 1.1 ha) marketed as a leasehold design and build	2011-16	2.0 ha
ES11A.4	Narrowboat Way, Dudley	2 Sites on either side of Narrowboat Way	2011-16	2.5 Ha
ES11A.5	Midtherm, New Road, Dudley	Planning permission granted for expansion of Midtherm to take up underused part of the site	2011-16	3.0 ha
ES11A.7	Brewins Way, Dudley	Vacant Employment land site	2011-16	0.7 ha
ES11A.8	Hillcrest Business Park, New Road, Dudley	Vacant Employment land site	2011-16	0.7 ha

Regeneration Corridor 11b - Brierley Hill to Stourbridge Town Centre

Overview

Regeneration Corridor 11B runs from the western edge of the Brierley Hill Area Action Plan boundary in a south westerly direction down to the northern edge of the Stourbridge Area Action Plan boundary.

The Corridor is centred on the Coombswood Industrial Estate as one of the Borough's High Quality Employment Areas running from north to south along most of the length of the Corridor to the east of the Dudley Road (A459) and Coombs Road. It includes the industrial areas around Hereward Rise and the A458 Mucklow Hill.

Spatial Strategy

The main focus of development will be housing growth in older, outdated and remote industrial land and premises along the canal network and close to the town centres of Stourbridge and Brierley Hill. This will be coupled with continuous improvements to ecological links along the canal network and the River Stour to the green belt of South Staffordshire to the west as well as the railway corridors running north to south to provide a high quality environment. This will help to attract and retain population and increase housing growth potential not only along the canal network but also in and around the Stourbridge and Brierley Hill Town Centres.

PROPOSED TOTAL HOUSING FOR THE CORRIDOR

Completions 2006-2013	302
Commitments as at March 2013	164
Proposed Housing Site Allocations (Corridor 11b)	1044
Proposed Housing Site Allocations (Stourbridge Area Action Plan)	467
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**1,977**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	0
Proposed Local Quality (hectares)	38.8
Employment Opportunity Sites – High Quality (hectares)	2.2
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**41**

Housing

Housing Commitments

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
H11B.2	South of High Street, Wollaston and adj land at 38A Apley Road	Construction started	150 (7.5 ha)	150
H11B.4	Land to the north of High Street Wollaston	Outline planning permission for residential	2016-21	14 (0.56 ha)
			TOTAL REMAINING COMMITMENT	**164**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
H11B.6	Stourbridge College, Longlands Campus	Existing UDP site allocation. Campus now vacated. Will not include allotment area to the east of the site	2016-21	34 (1.14 ha)
H11B.12	Land off Platts Road / Dial Lane, Amblecote	Redevelopment / conversion of older industrial premises. Canalside location including buildings with historic protection.	2016-21	45 (1.44 ha)
H11B.22	Quantum Works, Enville St, Stourbridge	Narrow, restrictive site	2016-21	14 (0.36 ha)
H11B.10	Former Lloyds Foundry, Brettell Lane, Brierley Hill	Outline permission granted for 157 dwellings on former foundry site- Commitment	2016-21	80 (3.25 ha)
H11B.8	Marine Crescent, Wordsley	Land to the rear of Nationwide Autocentre off Camp Hill Wordsley	2016-21	27 (0.78 ha)
H11B.1	Land off Leys Road, Brockmoor	Former Foundry site	2016-21	57 (2.16 ha)
H11B.15	Anchor Hill (off Delph Road), Brierley Hill	Outline permission for residential	2016-21	63 (1.8 ha)

H11B.17	Albion Works, off Moor Street Brierley Hill	Two industrial units. Canalside location.	2016-21	74 (2.8 ha)
H11B.23	Former Stuart Crystal Works, Off High Street, Wordsley	Former Stuart Crystal Glass works to be redeveloped for mixed use scheme part new build and part conversion.	2016-21	72 (1.6 ha)
H11B.7	Land off Delph Lane, Brierley Hill	Existing UDP allocation.	2016-21	34 (1.28 ha)
H11B.24	Plant Street / Mill Street / Bridge Street, Wordsley	Older industrial area flanked by housing – difficult access. Redevelopment options to include possible complementary uses for Red House Cone and museum.	2021-26	63 (1.8 ha)
H11B.16	Old Wharf Road, Stourbridge	Mixed development partly included in Stourbridge Area Action Plan.	2016-21	180 (7 ha)
H11B.18	Corner of Leys Road and Moor Street	Block of older industrial premises.	2021-26	73 (2.77 ha)
H11B.19	South of Brettell Lane, Brierley Hill	Land either side of Stourbridge Canal to the west of railway line.	2021-26	55 (2.1 ha)
H11B.20	Former Brickworks, north of Brettell Lane, Brierley Hill	Partly derelict industrial site with a canalside location	2021-26	79 (3.0 ha)
H11B.21	North Street Industrial Estate	Old industrial estate with narrow access	2021-26	44 (1.4 ha)
H11B.11	South of King William Street, Amblecote	Potential housing development adjacent to Amblecote Local Centre	2021-26	50 (1.52 ha)
			TOTAL PROPOSALS	**1,044**

Stourbridge Area Action Plan Proposed Sites

Site Address	Current Position	Phasing	Total Number of Dwellings (Area)
Former Tudor Dairies site, Lowndes Road	Outline Planning Permission being determined. Within Stourbridge Area Action Plan boundary	2011-16	80 (1.8 ha)
Former Labour Club building, Hagley Rd	Within Stourbridge Area Action Plan boundary.	2011-16	22 (0.56 ha)
Former Rolling Mills Site, Bradley Road	Planning permission for housing on former industrial site	2011-16	85 (1.7 ha)
Market Street	Within Stourbridge Area Action Plan boundary.	2011-16	8 (0.15 ha)

Titan Works, Old Wharf Rd	Within Stourbridge Area Action Plan boundary includes conversion of office buildings	2016-21	26 (1.05 ha)
Mill Race Lane Trading Estate	Mixed use based on 50% of the site area	2021-26	126 (8.36 ha)
Cox Hire Site, Birmingham Street	Within Stourbridge Area Action Plan boundary.	2021-26	56 (1.87 ha)
Angel Passage / Foster St East	Within Stourbridge Area Action Plan boundary.	2021-26	64 (2.54 ha)
		TOTAL PROPOSALS	**467**

Employment Areas and Opportunity Sites

Local Quality Areas

Ref	Site Address	Description	Area
E11B.1	Two Woods Trading Estate	Mixed area, scope for some peripheral redevelopment	8.5 ha
E11B.3	Silver End	Mixed ownership and a range of industrial premises in terms of size and quality includes Delph Road Industrial Park	4.9 ha
E11B.5	Moor Street Industrial Estate and Freight Terminal,	Bounded to the east and west by railway line and former railway line including a freight terminal	5.8 ha
E11B.6	Cookley Wharf / Premier Partnership Industrial Estate, off Leys Road	Range of industrial premises from small to large units including Dudley Council depot and Brockmoor Foundry. Some vacancies.	12 ha
E11B.7	Bevan Road Industrial Estate, Off Leys Road	Well occupied Estate providing a range of units – parking issues.	2.3 ha
E11B.8	Ruskin Mill Amblecote	Protected buildings - continued use as glass centre / workshops	1.1 ha
E11B.9	Mill Race Lane Trading Estate	Mixed use based on 50% of the site area	4.2 ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Area
ES11B.2	Moor Street	Underused land offering redevelopment opportunity of local employment uses	2016-21	2.2 ha

Regeneration Corridor 13 - Jewellery Line (Stourbridge Junction – Rowley Regis)

Overview

The Corridor follows, and is centred on, the railway line from Birmingham to Worcester (and beyond). This railway line is termed The Jewellery Line - it passes through the Jewellery Quarter in Birmingham. There are stations at Stourbridge Junction and Lye, and nearby, in Sandwell MBC, at Cradley Heath and Rowley Regis. In Dudley Borough, the corridor also contains the Local Centres of Lye and Shell Corner, which have both commercial and social functions, with Cradley Local Centre located nearby to the south of the corridor.

In terms of strategic landscape, the River Stour corridor provides an open space “spine”, the floodplain of which is designated as Sites of Local Importance for Nature Conservation (SLINCs), with pockets designated as Sites of Importance for Nature Conservation and Ancient Woodland at Bob's Coppice and Mear's Coppice. Also the Rowley Hills are identified as one of the Black Country “Beacons” and are part of the watershed that divides the flow of streams of rivers between those which flow south and those which flow north. Flood Zones 2 & 3 run along the River Stour and Mousesweet Brook, with associated flood risks at certain locations: within Dudley Borough, significant fluvial flooding occurred in 2007 at the confluence of River Stour and Lutley Gutter to the south of the corridor.

Spatial Strategy

This corridor will be consolidated as a housing corridor through the development of outdated or obsolete areas of industrial land and the exploitation of the excellent main-line rail links. From a broad viewpoint, the area is essentially well connected as a result of main roads and the railway and therefore has the potential to accommodate sustainable development. It is envisaged that the planned new residential communities will substantially increase the catchment and population base of Lye to create a distinctive urban village with its proximity to Lye Station.

However, the scale of the new housing growth is such that there may be a requirement for new open spaces to be created. The River Stour and its tributaries will provide the opportunities to promote good quality waterside living and public realm environments. The area’s local distinctiveness and character will also be enhanced, particularly in places such as Lye Centre. Other public transport links will also be improved.

In addition, identified areas and sites will be safeguarded for employment uses, with these areas enhanced to encourage this form of investment and to uplift the image of the area in general.

PROPOSED TOTAL PROPOSED HOUSING PROVISION FOR THE CORRIDOR (2006-26)

Completions 2006-2013	47
Commitments as at March 2013	134
Proposed Housing Site Allocations (Corridor 13)	1430
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**1611**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	0
Proposed Local Quality (hectares)	85.9
Employment Opportunity Sites – Local Quality (hectares)	6.8
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**92.7**

Housing

Housing Commitments

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
H13.9	Former Cradley High School, Homer Hill Road	Former school site put forward for housing development	120 (2.2 ha)	120
H13.10	116-128 Colley Gate, Cradley	Outline Planning Permission in Cradley / Windmill Hill Local Centre	14	14
			TOTAL REMAINING COMMITMENT	**134**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
H13.1	Land south of Cakemore Road, Blackheath	Proposed redevelopment for small industrial uses and approximately 250 dwellings	2011-16	200 (8.83 ha)
H13.2	Attwood Street Lye	Currently derelict site	2011-16	21 (0.6 ha)
H13.6	Former Holt Farm Primary School, Holt Road, Shell Corner	Planning permission being sought	2011-16	24 (0.77 ha)
H13.8	Oak Barn Road / Narrow Lane, Shell Corner	Adjacent to vacant site with planning permission for housing-	2011-16	41 (1.18 ha)
H13.3	Long Lane / Maltmill Lane, Shell Corner	Shell Corner local centre	2016-21	12 (0.36 ha)
H13.4	Belmont Road, Lye	Back-land site	2016-21	11 (0.33 ha)
H13.5	Caledonia Sewage Works	Outline planning permission being sought	2016-21	140 (6.76 ha)
H13.13	East of Park Lane, Lye	Cleared industrial site surrounded by housing.	2016-21	88 (3.35 ha)
H13.14	East of Balds Lane, Lye	Industrial site with housing on two sides of its boundary. Potential for a range of development options.	2021-26	68 (2.6 ha)

H13.15	Bott Lane / Dudley Road, Lye	Mix of commercial and industrial uses – redevelopment would help to make more efficient use of land	2021-26	66 (4.35 ha)
H13.16	Land off Engine Lane, Lye (south of railway)	Vacant site - range of options considered including industrial, residential or mixed uses close to Lye centre	2016-21	68 (1.7 ha)
H13.17	Eaton Works, Thorns Road, Lye	Underused site could benefit from re-configuration to free up land for a range of possible uses.	2016-21	84 (3.2 ha)
H13.22	Foredraft Street, Cradley	Two adjacent sites within Cradley / Windmill Hill Local Centre	2016-21	18 (0.53 ha)
H13.20	Stewarts Road	UDP Site allocation	2016-21	15 (0.48)
H13.11	Victoria Road, Shell Corner	Older industrial units mixed with housing and narrow road layout	2021-26	65 (1.92 ha)
H13.12	Lyde Green / Cradley Road, Cradley	Row of industrial units of varying quality and size opposite housing. Could be redeveloped for either housing or continued industrial use. Part of site has previously had permission for residential development.	2016-21	44 (1.35ha)
H13.19	North of Providence Street / South of the Railway line, Lye	Restricted access to north part of the site via Dudley Road. Redevelopment may require comprehensive approach with access via Providence Street	2021-26	58 (1.46 ha)
OS13.5	Rufford Road, Stourbridge	Old industrial premises close to Stourbridge Junction Station and Car Park	2021-26	67 (1.9ha)
OS13.15	Land east of Dudley Road, north of the railway line, Lye including Bromley Street	Mixed industrial area. Redevelopment will involve mainly employment retention and peripheral housing where suitable	2021-26	200 (9.37 Ha)
H13.21	Springfield Works, Pearson Street, Lye	Locally Listed building, residential conversion.	2016-21	10 (0.25 ha)
OS13.1	South Of Stourbridge Road, Lye	Builders Yard site – possible redevelopment site for a range of possible uses.	2011-16	15 (0.6 ha)
OS13.2	West of Engine Lane, north of the railway, Lye	Range of options considered including industrial, residential or mixed uses close to Lye centre	2016-21	70 (6.0 ha)
OS13.3	East of Engine Lane, south of the	Range of options considered including industrial, residential	2016-21	35 (2.0 ha)

	railway, Lye	or mixed uses close to Lye centre		
OS13.4	Clinic Drive, Lye	Mixed Use site for Community Uses or supermarket provision with peripheral housing	2016-21	10 (0.9 ha)
			TOTAL PROPOSALS	**1430**

Employment Areas and Opportunity Sites

Local Quality Areas

Ref	Site Address	Description	Floorspace / Area
E13.1	Fairfield Park Industrial Estate, off Fairfield Road	Self contained established industrial estate	3.2 ha
E13.2	Nimmings Road / Station Road, Blackheath	Row of industrial units of varying quality and size	2.2 ha
E13.3	Vernon Trading Estate and Acorn Park, Shell Corner	Small modern units in a predominantly residential area	2.3 ha
E13.4	Maypole Fields, Quarry Bank	Row of industrial units of varying quality and size either side of Maypole fields	3.9 ha
E13.6	The Hayes	Large area of industrial land stretching from Park Lane in the east to Thorns Road in the west, contains a range of quite good quality industrial to the east of Hayes Lane	56.6 ha
E13.12	Stambermill	Well occupied industrial area offering a range of industrial premises	14.0 ha
E13.14	Gainsborough Trading Estate, Rufford Road, Stourbridge	Range of premises from small units to large occupiers.	3.7 ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Floorspace / Area
ES13.1	Cakemore Road, Blackheath	Proposed redevelopment for small industrial uses (and approximately 250 dwellings)	2011-16	2.1 ha
ES13.2	Station Road, Blackheath	Underused site with scope for extension or more intensive redevelopment	2011 -16	1.3 ha
ES13.3	Land off Timmis Road, Lye	Small development site to the west of Timmis Road	2011 -16	0.6 ha
ES13.4	Thorns Road, Lye	Underused site could benefit from re-configuration to free up land for a range of possible	2011-16	1.5 ha

		uses.		
ES13.5	Folkes Road, Lye	Vacant Industrial site within the Hayes Industrial area	2011 -16	0.6 ha
ES13.6	Gibbs Road, Lye	Vacant Industrial site	2011 -16	0.7 ha

Regeneration Corridor 14 - Coombswood to Halesowen

Overview

Regeneration Corridor 14 lies in the south eastern corner of the Borough running from Halesowen T own Centre in its south western corner northwards to the boundary with Sandwell and Corridor 13 at Old Hill.

The Corridor is centred on the Coombswood Industrial Estate as one of the Borough's High Quality Employment Areas running from north to south along most of the length of the Corridor to the east of the Dudley Road (A459) and Coombs Road. It includes the industrial areas around Hereward Rise and the A458 Mucklow Hill.

Spatial Strategy

This Corridor will be the focus for high quality employment centred on Coombswood with a well connected public transport system and improved access to the M5 Motorway. High quality residential areas will also be developed close to Halesowen Town Centre, improving its vitality with good walking and cycling links to the Centre as well as to recreational areas at Leasowes Park and the surrounding green belt areas.

By 2026 regeneration of this corridor will provide another example of the new Black Country through the creation of quality environments based on enhancing existing assets to serve both the demands of high technology-led business and homes for aspirational knowledge workers required to achieve the Black Country Vision and Strategy for Growth and Competitiveness.

The Corridor will also be a significant part of the biodiversity network, supporting and encouraging biodiversity and the penetration of habitats into the sub-region from the surrounding green belt areas and the Leasowes Historic Park.

PROPOSED TOTAL HOUSING FOR THE CORRIDOR

Completions 2006-2013	18
Commitments as at March 2013	59
Proposed Housing Site Allocations (Corridor 14)	131
Proposed Housing Site Allocations (Halesowen Area Action Plan)	136
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**344**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	85
Proposed Local Quality (hectares)	9
Employment Opportunity Sites – High and Local Quality (hectares)	5.3
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**99.3**

Housing

Housing Commitments and Proposals

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
H14.1	Coombs Road, Halesowen (Coombs Wood Cricket Club)	Full Planning permission granted for construction of 70 homes	70 (2.04 ha)	59
			TOTAL REMAINING COMMITMENT	**59**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
H14.4	Mucklow Headqurters, Mucklow Hill, Halesowen	Planning application submitted for 66 residential dwellings or alternatively for 3716 sq metres of offices	2016-21	66 (2.4 ha)
H14.5	Land off Lodgefield Road, Halesowen	Older outdated industrial premises on either side of Lodgefield Road	2021-26	65 (1.9 ha)
			TOTAL PROPOSALS	**131**

Halesowen Area Action Plan Proposed Sites

Site Address	Current Position	Phasing	Total Number of Dwellings (Area)
Trinity Point / High St Car Park	Opportunity Site within Halesowen Area Action Plan boundary	2016-21	29 (0.8 ha)
Link House and Pioneer House	Opportunity Site 3 within Halesowen Area Action Plan boundary	2016-21	34 (0.62 ha)
Little Cornbow	Opportunity Site 4 within Halesowen Area Action Plan boundary	2016-21	43 (0.79 ha)
Fountain House	Opportunity Site 5 within Halesowen Area Action Plan boundary	2021-26	30 (0.55 ha)
		TOTAL PROPOSALS	**136**

Employment Areas and Opportunity Sites

High Quality Areas

Ref	Site Address	Description	Area
E14.1	Coombswood Estate, Halesowen Industrial Park, Forge Trading Estate	Centred on Coombswood Trading Estate, Halesowen Industrial Park, Heywood Forge and Forge trading Estate. Large range of premises sizes as well as high quality, modern environment with good access to the motorway network via the M5 Junction 3.	74 ha
E14.2	Shenstone and Belfont Trading Estates	Relatively modern estate with few voids and well connected to the motorway network (Junction 3 of the M5) – approximately 1.5 miles/ 3 minutes away.	11.0 ha

Local Quality Areas

Ref	Site Address	Description	Area
OS14.1	Shelah Road / Hayseech Road	Retention of industrial area except for some peripheral housing development	9.0 ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Floorspace / Area
ES14.3	Steelpark Road	Small vacant site within the Coombswood Trading Estate	2011-16	0.4 ha
ES14.2	Hayseech Road	Recently cleared industrial site – unsuccessful appeal on residential re-use	2011-16	1.2 ha

ES14.1	Heywood Forge, off Mucklow Hill, Halesowen	Possible long term redevelopment for purpose-built industrial premises.	2016-26	3.7 ha

Regeneration Corridor 16 - Dudley Town Centre to Coseley

Overview

Regeneration Corridor 16 runs from the northern edge of Corridor 11a from Castle Hill and the Black Country Living Museum north and east of the A4123. The Corridor then runs northwards through Coseley up to the Borugh boundary with Wolverhampton City Council. The spine of the corridor is formed by the Birmingham Canal and part of the Birmingham to Wolverhampton section of the West Coast Mainline where it crosses the Borough. Within the Black Country Core Strategy , the Corridor also includes areas of Sandwell to the east including Tipton and Princes End but not included in this Document.

The Corridor includes Coseley and its local shopping area at Roseville and Coseley Railway Station. The Corridor also includes local employment areas at Bean Road off the Birmingham New Road (Coseley Ecopark) and the older industrial areas at Bloomfield Road / Budden Road and Gough Road / Darkhouse Lane which are in need of redevelopment or regeneration.

Spatial Strategy

The Strategy for this corridor will be to create new, high quality residential communities on low quality, under-used employment land. This transformation alone will improve the environment of the area and attract and retain a thriving local poulation. The additional housing will also benefit the local centres of Coseley (Roseville) by providing a larger catchment area.

Transport links will be improved through the enhancement of Coseley Station. There is good access to green space in this corridor due to the presence of significant open spaces and town parks. However, access to these spaces from new residential areas will need to be improved. Access to nature conservation sites, e.g. Wrens Nest National Nature Reserve, will also be improved where appropriate.

Local character and heritage is particularly important in this area due to Dudley Castle and the Black Country Museum being in close proximity. Opportunities to enhance links to these areas, particularly by canal, will be pursued.

PROPOSED TOTAL HOUSING FOR THE CORRIDOR

Completions 2006-2013	289
Commitments as at March 2013	321
Proposed Housing Site Allocations (Corridor 16)	866
TOTAL HOUSING PROVISION IN CORRIDOR (2006-2026)	**1476**

PROPOSED TOTAL EMPLOYMENT LAND FOR THE CORRIDOR

Proposed High Quality (hectares)	0
Proposed Local Quality (hectares)	0
Employment Opportunity Sites – High and Local Quality (hectares)	12
TOTAL EMPLOYMENT LAND IN CORRIDOR (2026)	**12**

Housing

Housing Commitments and Proposals

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
H16.7	North Priory Estate, Priory Rd / Birmingham New Rd	Under Construction	345	121
H16.1	Land off B'ham New Road / Sedgley Road West (Coseley Eco Park)	Outline planning permission granted. Part of a wider mixed use proposal (Coseley Eco Park) providing new energy efficient business space, peripheral housing development and some retail.	200	200
			TOTAL REMAINING COMMITMENT	**321**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
H16.2	Land off Darkhouse Lane, Coseley	Former heavy industry site with associated contamination.	2016-21	127 (5.29 ha)
H16.3	Land off	Outline Planning permission	2016-21	200

	Bloomfield Road / Budden Road, Coseley	currently expired.		(8.5 ha)
H16.9	Land off Peartree Lane / Old Meeting Road, Coseley	Former Swimming Baths site for housing led, mixed use development depending on relocation of existing occupiers	2016-21	20 (0.59 ha)
H16.6	Mons Hill, Wrens Hill Road, Dudley	Former Mons Hill Campus of Dudley College	2016-21	80 (2.45 ha)
H16.11	Highfields Rd, Coseley	Adjacent to 49 Highfields Rd. Planning permission expired	2016-21	13 (0.4 ha)
H16.8	Land off Budden Road	Remainder of Budden Rd site. Dependant on relocation of existing occupiers	2021-26	176 (5.81 ha)
H16.10	Industrial premises off Darkhouse Lane, Webb Street and Foundry Street, Coseley Street	Options for part or complete redevelopment of Cannon Business Park and surrounding industrial premises. Older premises in need of complete redevelopment for residential uses or for continued industrial uses in more modern premises	2021-26	250 (8.25 ha)
			TOTAL PROPOSALS	**866**

Employment Areas and Opportunity Sites

Potential High Quality Opportunity Site

Ref	Site Address	Current Position	Phasing	Area
ES16.1	Coseley Eco-Park, Birmingham New Road / Bean Road, Coseley	Part of a wider mixed use proposal (Coseley Eco-Park) providing new energy efficient business space, peripheral housing development and some retail.	2011-16	12 ha

Outside of the Regeneration Corridors

PROPOSED TOTAL HOUSING OUTSIDE OF THE REGENERATION CORRIDORS

Completions 2006-2013	1,515
Commitments as at March 2013	100
Proposed Housing Site Allocations (South of Netherton)	174
Proposed Housing Site Allocations (South of Upper Gornal)	124
Proposed Housing Site Allocations (Outside of the Growth Network)	353
TOTAL HOUSING PROVISION OUTSIDE OF THE REGENERATION CORRIDORS (2006-2026)	**2,266**

PROPOSED TOTAL EMPLOYMENT LAND OUTSIDE OF THE REGENERATION CORRIDORS

Proposed High Quality (hectares)	0
Proposed Local Quality (hectares)	19.7
Employment Opportunity Sites – High Quality (hectares)	0
TOTAL EMPLOYMENT LAND OUTSIDE OF THE REGENERATION CORRIDORS (2026)	**19.7**

South of Netherton (Free Standing Employment Sites)

This is an area of Local Employment lying to the south of Netherton District Centre running along and between the two main roads of Cradley Road and Halesowen Road. It contains the largest industrial Estate outside of the Regeneration Corridors at the Washington Centre as well as pockets of smaller industry of varying quality.

Housing

Housing Commitments

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
NETH.H7	Northfield Road, Netherton	Outline Planning Permission Granted- Commitment	44 (0.84 ha)	6
			TOTAL REMAINING COMMITMENT	**6**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
NETH.H14	Saltwells Road	Currently occupied as an industrial site. Planning permission for residential granted August 2013	2011-16	61 (1.75 ha)
NETH.H8	St Peters Rd/ Northfield Rd / Canalside, Netherton	Poor and outdated industrial buildings and layout. Mainly vacant or derelict. Surrounding area is predominantly residential.	2016-21	42 (1.2Ha)
NETH.H13	Corner of Halesowen Rd / Saltwells Rd, Netherton	Furniture warehouse and other buildings of varying size and age. Some buildings of historic value near to the canal.	2016-21	49 (1.4 Ha)
NETH.H15	South of Northfield Road	Poor and outdated industrial buildings and layout. Surrounding area is predominantly residential.	2021-26	22 (0.62 ha)
			TOTAL PROPOSALS	**174**

Employment Areas and Opportunity Sites

Local Quality Areas

Ref	Site Address	Current Position	Area
NETH. E1	Washington Centre, Netherton	Large employment area to the south of Netherton Local Centre, containing a mixture of large modern units and older industrial premises with direct access onto the A459 (Halesowen Road)	14.3 Ha
NETH.E9	Westminster Industrial Estate, Cradley Rd	Well maintained and recently refurbished. Includes a vacant opportunity site	2.4 Ha

Employment Opportunity Sites

Ref	Site Address	Current Position	Phasing	Area
NETH.E6	Land off Northfield Rd, Netherton	Underused land adjacent to AP Lifting Gear	2011-16	0.78 Ha
NETH.E9	Cradley Road, Netherton	Vacant site, centrally located within the Westminster Industrial Estate.	2011-16	0.40 ha

South of Upper Gornal (Freestanding Employment Sites)

This is another area of Employment land outside of the Regeneration Corridors of varying quality which is in need of regeneration or redevelopment. The area runs south of Jews Lane and is primarily made up of the Dormston Trading Estate and the Sovereign Works.

Housing

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
UG.H1	Sovereign Works off Deepdale Lane, Upper Gornal	Large older industrial buildings sub-divided. Poor access. Possible redevelopment opportunity site	2021-26	124 (4.65Ha)
			TOTAL PROPOSALS	**124**

Employment Areas and Opportunity Sites

Local Quality Areas

Ref	Site Address	Current Position	Area
UG.E1	Dormston Trading Estate, Jew's Lane, Gornal	Small to medium sized industrial area, this is the only area in the north-west part of the borough that is proposed to be specifically safeguarded for local employment purposes. It has good access onto the strategic highway network – A459 (Burton Road).	3.0 Ha

Other Housing Sites outside of the Growth Network

Housing

Housing Commitments above 0.25 hectares

Ref	Site Address	Current Position	Total Number of Dwellings (Area)	Number of dwellings left to be built (March 2013)
HO.2	32-38 Bilston Street, Sedgley	Vacant site with Outline planning permission	11	11
HO.3	Beacon Centre for the Blind, Wolverhampton Rd, Sedgley	Under Construction	55	24

HO.4	Land to rear of 17-41 Dudley Rd, Sedgley	Full Planning Permission	10	10
HO.5	Former Fire Station, Tipton Road, Sedgley	Outline Planning Permission	8	8
HO.6	Former Fire Station, Hagley Rd, Halesowen	Outline Planning Permission	14	14
HO.8	Vale Street, Upper Gornal	Vacant Land adjacent to park land previously allocated in the UDP	28	28
HO.9	Turley Street, Woodsetton	Part of previous UDP housing allocation	9	9
			TOTAL REMAINING COMMITMENT	**94**

Proposed Housing Site Allocations

Ref	Site Address	Current Position	Phasing	Number of Dwellings (Area)
HO.10	Ruiton St / Colwall Rd, Lower Gornal	Vacant Land previously allocated in the UDP	2016-21	19 (0.46ha)
HO.11	High Oak / Swan Street, Pensnett	Within Pensnett Local Centre	2016-21	8 (0.25 ha)
HO.17	Bourne Street, Coseley	Former refuse site in need of remediation works	2016-21	53 (2.57 ha)
HO.12	Summit Place, Gornal Wood	Land adjacent to Public House	2016-21	15 (0.43 ha)
HO.13	Gibbons Refractories, Coopers Bank Road	Industrial Site previously allocated in the UDP	2021-26	180 (4.53 ha)
HO.14	Rose Hill, Quarry Bank	Vacant site previously allocated in the UDP. Fragmented ownership	2021-26	55 (1.89 ha)
HO.15	Land off Quarry Road, Mushroom Green	Industrial site adjacent to residential area.	2016-21	15 (0.45 ha)
HO.16	Tenlands Road, Halesowen	Vacant plot – application submitted	8	8 (0.26 ha)
			TOTAL PROPOSALS	**353**

APPENDIX ONE – PLANNING OBLIGATIONS

Planning Obligations

Core Strategy Policy DEL1 requires appropriate infrastructure to be delivered through a range of measures including Planning Obligations, the Community Infrastructure Levy, planning conditions or other relevant mechanisms.

The range of infrastructure to be provided or supported is summarised below with its associated policy framework. Further guidance about the scale and form of obligation to be applied to each type of infrastructure is available in the Planning Obligations SPD. The SPD defines the circumstances and procedure for negotiation where viability is at issue. This SPD will be reviewed over time and may be superseded by the Community Infrastructure Levy. Refer to www.dudley.gov.uk for the latest guidance.

Infrastructure / Type of Obligation	**Relevant Core Strategy Policy**	**Development Strategy DPD Policy**	**Other Guidance**	**Residential**			**Non-residential**		
				5 - 9 Dwellings	**5 - 9 Dwellings**	**5 - 9 Dwellings**	**Less than 100 sq.m**	**100 – 1000 sq.m**	**More than 1000 sq.m**
Affordable Housing	DEL1 HOU3		Affordable Housing SPD	✘	✘	✓	✘	✘	✘
Education	DEL1 HOU5			✘	Calculated on a site-by-site basis		✘	✘	✘
Libraries	DEL1 HOU5			✓	✓	✓	✘	✓ Only if site lies within a Centre	

Economic and Community Development Benefits	DEL1 EMP5			✗	✓	✓	✗	✗	✓
Highway Infrastructure Works	DEL1 TRAN2		Brierley Hill AAP	Calculated on a site-by-site basis					
Transport Infrastructure Improvements	DEL1 TRAN2		Parking Standards SPD	✓ Only where there is a net increase in traffic-based trips					
Air Quality Improvements	DEL1 ENV8		Parking Standards SPD	✓ Only where there is a net increase in traffic-based trips					
Site Specific Measures	DEL1			Calculated on a site-by-site basis					
Nature Conservation Enhancements	DEL1 CSP3		Nature Conservation SPD	✓	✓	✓	✗	✓	✓
				Not including Changes of Use				Not including Changes of Use	
Nature Conservation - Other	DEL1 CSP3		Nature Conservation SPD	Calculated on a site-by-site basis					

Open Space, Sport and Recreation	DEL1 ENV6		Open Space, Sport and Recreation SPD	✓	✓	✓	✗	✗	✗
Environmental Protection	DEL1			Calculated on a site-by-site basis					
Historic Environment	DEL1 ENV2		Historic Environment SPD	Calculated on a site-by-site basis					
Public Art	DEL1 CSP4			✗	✓	✓	✗	✗	✓
Public Realm	DEL1 CSP4		Area Action Plans	✓	✓	✓	✓ Only if site lies within a Centre		
				Not including Changes of Use					

Planning Obligations for Public Art

Public Art can play an important role in the regeneration of our urban and rural areas; it can enhance buildings, civic spaces, or even major transport schemes. The integration of Public Art features can add quality and distinctiveness to areas, captivating the imagination of those who see the work and instilling in them a sense of civic pride.

Core Strategy Policy CSP4 'Place Making' requires the provision of Public Art on new developments, where appropriate, in order to support and enhance the cultural and social development and identity of the Black Country .
Dudley Council has long recognised the potential of Public Art to enhance the design of new development and have sought provision on new developments for many years. Within Dudley Borough it has the potential to:

- Raise the profile of the Borough;
- Enhance gateways and regeneration corridors;
- Assist in the regeneration of the Borough;
- Have recreational value in its own right;
- Raise the profile of / enhance a particular site;
- Generate pride in the Borough

The Council's Public Art Strategy provides a definition for public art, outlines how public art relates to the Council's corporate agenda and sets out the various commissioning and delivery mechanisms used by the Council to pursue and develop its approach to public art.

In line with the Council's Public Art Strategy , the Council requires the provision of Public Art obligations to a value of at least 1% of Design and Development Costs on the following types of developments:

- Residential Developments: Planning Obligations for Public Art are required on all residential developments of 10 or more dwellings or , where this is unknown, a site area of 0.5 hectares or more.
- Non-Residential Developments: Planning Obligations for Public Art are required on all non-residential developments where there is an additional floorspace of 1000 sq. m (gross).
- On-Site and Off-Site Provision: The Council's preference is for developers to incorporate Public Art provision on-site into the architectural and environmental aspects of new developments; thus assisting in the integration of new developments into existing townscapes. This is negotiated on a site-by-site basis to ensure that what is being provided is appropriate, in scale with the proposed development, whilst delivering a significant Public Art product.

Public Art can be provided on-site through the provision of a range of features, and is dependent on what is most appropriate for a particular development. Examples include:

- Freestanding installations;

- Decorative Brickwork or glasswork;
- Mosaics;
- Wall treatments, cladding, chimneys, ventilators, wall;
- Sundials, clocks and other time-based works;
- Timberwork
- Sculptural building entrances;
- Light fittings, exterior and interior;
- Decorative pathways and doors;
- Interpretation of a specific site or place;
- Arches, Seating, Bridges or furniture;
- Windows (glasswork and surrounds).

Public Art should be designed to be located in a particular place, which could be either inside or outside of a public place; its location should be accessible and be able to be viewed from the public realm. In exceptional circumstances, where it is not possible or appropriate for Public Art to be provided on-site, the Council will accept a financial contribution in lieu of on-site provision; in these instances the sum of money will be calculated on a case by case basis using the 1% of Design and Development Costs approach.

Priorities for Spend

Any financial planning obligations received for Public Art will be spent on improving Public Art provision within the locality of the development making the contribution, in line with the Council's Public Art Strategy and the objectives of the Core Strategy.

Planning Obligations for Site Specific Measures

Planning Obligations for Site Specific Measures are identified and calculated on a site by site basis, depending upon the impact of the development on the surrounding community and the cost of any required infrastructure/services; as such there is no specific threshold. Any obligations required by the Council must satisfy the policy tests which include the requirement for obligations to

"fairly and reasonably relate in scale and kind to the proposed development". Consequently a relatively small development may be required to contribute a proportion of the cost of delivering the obligation rather than being required to fully fund it.

Site Specific Measures are those planning obligations required from a particular development which relate specifically to matters not covered through formulae based financial contributions or on-site provision. Examples could include:

- Brierley Hill Strategic Centre : Black Country Core Strategy Policy CEN3 'Growth in the Strategic Centres 'requires that new comparison retail development within Merry Hill will be carefully controlled so that no additional comparison retail floorspace is brought into operation until a number of conditions are met, including: "the implementation of improvements to public transport, including completion of initiatives of equivalent quality and attractiveness to the proposed Metro extension from Wednesbury to Brierley Hill, and improvements to bus services connecting the centre with other locations in the Black Country and beyond, and other measures to improve accessibility to and circulation within the centre by non-car modes."

- The Brierley Hill Area Action Plan defines the area to which the Policy CEN3 conditions apply, within which 56,500m2 of new comparison retail is allocated for development. That development is therefore directly responsible for delivering public transport improvements to meet the requirements of Policy.

- CEN3. A planning application for all or part of that 56,500m2 allocation will need to be accompanied by a Transport Assessment that tests and demonstrates compliance with Policy CEN3, the Brierley Hill Area Action Plan and this SPD, with the public transport interventions to be delivered through a Section 278 Agreement.

- Renewable Energy: The adopted Core Strategy places great emphasis on sustainable development and facing up to climate change with the inclusion of Renewable Energy policy ENV7. This policy applies thresholds to both residential and non residential development where renewable energy generation is required to offset 10% of the estimated residual energy demand of that development. The Council is currently producing a Sustainable Buildings SPD which will provide further information on the incorporating renewable energy measures in new development. In the meantime the Council renewable

energy requirements will be determined on a site by site proportionate basis, particularly on major planning applications where appropriate.

- Planning and Health: In line with the planning and health agenda, the Core Strategy highlights under Policy HOU5 that where development would increase the need for health care facilities, to the extent where new or improved facilities would be required, planning obligations will be secured. Under the current SPD, those developments that would trigger a requirement for a health care facility contribution will be determined on a site by site basis. Further guidance is being produced by the Council within forthcoming Development Plan Documents.

- Funding of a pedestrian crossing where a residential development is proposed on the opposite side of a heavily trafficked road to the local shops and play facilities.

- Funding of improved public transport facilities where a development generating significant levels of trips is proposed on or near a bus route/ railway station. The improvements could include improvements to the bus stop/ railway station, walking/ cycling routes, the street environment within which the bus stop/ railway station is located, or hardware/ software to enable real-time information to be provided on Showcase Public Transport Routes.

- Funding or provision of other assistance, analysis or support to enable the Council to implement any necessary monitoring or other actions in pursuit of an Air Quality Action Plan. The air quality impacts of a development will be assessed by officers in accordance with national Best Practice Guidance. Issues to be considered will include potential for breaches of the national air quality objectives and EU Limit Values, the impact on air quality action plan or strategy implementation, overall degradation in local air quality and the increase or introduction of public exposure

- Funding towards the costs incurred in setting up a Car Club, where a residential development that proposed little or no off street parking is located in an area where there is limited on-street availability.

- Funding towards the cost of long stay coach parking provision from developments such as hotels/ stadia/ concert halls that attract significant levels of coach borne visitors.

Planning Obligations for Education Provision

The availability of a high-quality network of educational facilities is fundamental to the delivery of sustainable communities, promoting social cohesion and inclusion and creating equal opportunities for all.
Low educational attainment is a key issue for Dudley and the Black Country. Improvements to the provision and accessibility of high-quality educational facilities will help to address these issues and also retain and attract A and B households into the Borough.
A key function of the Council is to ensure that every child has a school place as well as:-

- Staying Safe
- Being Healthy
- Enjoying and Achieving
- Making a Positive Contribution
- Economic Well-Being

Core Strategy Policy HOU5 'Education and Health Care Facilities' requires developers to provide planning obligations for educational facilities on sites where the development increases the need for education facilities to the extent that new or improved facilities are necessary.

All residential developments of 10 or more dwellings will be assessed to determine whether a planning obligation is required. An assessment will be carried out by the Council's education department based on the location of the development, and the number and type of each dwelling.

Where a proposed development results in the generation of additional pupil numbers in excess of that which local schools can accommodate within the local area, then a financial contribution may be required. Without investment, schools' ability to accommodate extra pupils generated by new housing development can be compromised; therefore it is important to maintain

sufficient levels of school capacity for a growing population. The development industry has a key role to play in delivering this provision, on a scale and kind that is appropriate to the new development.

Obligations may be required for Primary (3-1 1 year olds) and Secondary (1 1-16) School Facilities, Sixth Form Provision and in exceptional circumstances for 0-5 year olds and Special Education facilities. If a contribution is required for Nursery provision then the necessary data will be collated.

Exceptions: The following types of residential accommodation will not be subject to Planning Obligations for education: sheltered housing, rest homes, nursing homes, hostels, student accommodation, one-bedroom dwellings and studio flats.

Basis of the Calculation

Basic Need (BN) cost multiplies are prepared in August/September each year as taken from the Department of Education for the following financial year. These provide a **cost per pupil** for building new educational accommodation. There is currently one cost multiplier figure for each phase of education (Primary, Secondary and Post 16) each using different area standards.

The BN cost multipliers are based on the weighted average of two separate multipliers, one for totally new schools and one for extensions to existing schools. Each of these multipliers has two main components — an area per place factor derived from BB98 or BB99, and a cost per m² factor, derived from actual tendered projects.

The area and cost factors are multiplied together to give the building cost per place. To this are added percentages to provide for the cost of site works, furniture and equipment and professional fees. V A T and land purchase costs are not covered by the multipliers. The two multipliers are then weighted to reflect the national balance of basic need places provided in new and extension projects and give the published multiplier values. Location factor adjustments are then applied to the cost multiplier.

Calculation: The standard used to assess educational provision requirements for Primary, Secondary and Sixth Form/Post 16 pupils is based on the Housing Need Survey which was carried out by Dudley Metropolitan Borough Council in 2005. From this survey a Matrix was formulated and developed to obtain a pupil yield and costs for the different types of dwellings a development would generate.

The Matrix and pupil yield has a cost attributed to it as a cost per school place as taken from the Department of Education Cost Multiplier figures which are likely to be updated every two to three years. The figures listed below are for 2008-2009:

- £11,031 cost per Nursery and Primary School
- £16,622 cost per Secondary School
- £18,027 cost per Post 16

These figures are specific to Dudley as they include a location factor provided by Department of Education.

All Primary and Secondary schools within the local vicinity, within a safe acceptable walking route to school of 2 miles for primary pupil and 3 miles for secondary pupils of the proposed development, are tabled and their capacities are then scheduled to ascertain if the development can be absorbed into any surplus capacity of those schools.

In line with Government Safer Routes to Schools, the Council is working with schools to encourage and increase alternative ways of getting to school without driving. Providing safer routes will encourage and increase the proportion of pupils walking and cycling to school.

Dudley Council Development Strategy Preferred Options.27 Government recommendations for Children's Services are to generally maintain between 5 and 10% surplus capacity for schools to allow greater flexibility and opportunity to respond to parental choice, together with greater flexibility to accommodate unpredictable changes to demographic patterns, to allow capacity to provide accommodation for a sudden influx of children to particular areas. Schools within the statutory walking distance, described above, will be scheduled for each development, taking into account the nearest available route that a child may walk with reasonable safety.

Each development will be assessed on its locality to local schools, on an individual basis, and on any effect it may have on the capacity of school organisation within the Dudley Borough as a whole, to ensure sufficient capacity is retained. If the yield generated from the development causes an overall surplus capacity of Dudley Borough school estate to fall below 5% then an education contribution will be required in line with above calculation; this will be specific to the pupil yield that a development will generate to ensure sufficient capacity is maintained across the estate.

Priorities for Spend

The Council is required to ensure that every child's needs is met by making sure that they are able to achieve their potential, through a quality service in Children's Centres, Nursery , Primary , Secondary and Sixth Form provision. Some children have educational needs that cannot be effectively met in local schools and the Statement of Special Educational Needs for these children will set out that their needs will be met in Special Schools. In addition to local schools and specialist schools there will be a Short Stay School Service. The broader range of provision is required for increased flexibility in capacity to meet educational needs through out-reach professional support from special schools to local schools. Dudley Council's corporate parent responsibility for children living in Children's Homes and Foster Care within Dudley will receive the same quality of educational provision, together with Social Care Services which will help to maximise their chances of living a happy and fulfilled life.

Any financial contributions received for educational facilities will be spent on providing additional capacity within the local school(s) to the development in order to mitigate the impact of that development.

Planning Obligation Requirements for the Historic Environment

Core Strategy Policy ENV2 'Historic Character and Local Distinctiveness' requires new developments to preserve and, where appropriate, enhance historic character and local distinctiveness. Further local detail and guidance is provided within the Historic Environment Supplementary Planning Document (SPD). In order to assist the local authority in achieving this objective, planning obligations will be sought to deliver specific 'Heritage Objectives' on a site by site basis.

Planning Obligations will be required on new developments which fall into either of the following categories:

- Developments impacting upon individual archaeological/ historical/ architectural assets or their settings, e.g. Statutorily or locally listed buildings, scheduled ancient monuments or other sites of national importance, canals and canal infrastructure and the wide range of significant but un designated heritage assets recorded in the council's Historic Environment Record (HER) (see glossary of terms for definition of HER).

- Developments impacting upon areas of heritage interest or their settings e.g. Areas of high historic landscape or townscape value, Archaeological priority areas, Conservation Areas, Designed landscapes such as Historic parks and Gardens. Where a development is identified as impacting upon heritage assets this will trigger a requirement for the developer to actively consider a range of measures to address any potentially negative impact through:

    - Avoidance: measures taken to avoid adverse impacts of change, such as locating a development away from historically sensitive sites or areas.

    - Mitigation: measures undertaken to limit or reduce adverse effects resulting from development or other change, including modifications, deletions or additions to the scale and design of the development, for instance by locating the built form of the development away from areas of archaeological interest or amending the detailed design of the development so as to lessen the impact upon historically sensitive areas or individual heritage assets and their settings.

    - Compensation: measures to offset or make up for losses to the overall significance of heritage assets caused as a result of development or other change, including residual adverse effects which cannot or may not be entirely mitigated. Such measures could be wide ranging but an example may be the unavoidable destruction of buried archaeological remains through construction works that might to some degree be compensated through archaeological excavation and recording and subsequent analysis and publication of the results, funded by the developer. This might equally apply to archaeological buildings recording undertaken prior to the alteration or loss of standing structures that are heritage assets.

    - Such “preservation by record” is, however , inherently destructive and always a last resort as a documentary record is not as valuable (to society) as retaining the heritage asset itself. Therefore, the ability to record evidence would not be a factor in deciding whether a proposal should be granted consent. In this context and on a case by case basis in relation to the actual degree of loss of historic significance further compensation may also be sought through, for

example, a developer making wider than simply academic contributions to furthering public knowledge and understanding of the local historic environment through supporting popular publication/environmental education. In certain circumstances the loss of individual components of a heritage asset (eg in relation to a complex of buildings) might be compensated for by the repair/restoration of retained elements and/or improvements made to the setting of an asset as a result of the development. Enhancement: measures to increase the physical quality and value of heritage assets and/or improve their settings or to foster a greater recognition and appreciation of their significance and importance to local communities.

In instances such as those outlined above, where the relevant heritage objective cannot be achieved by condition, a planning obligation, which may include a financial contribution, will be required to address the impact. Each case is unique and any obligations will be identified and calculated by the Council on a site by site basis.

Applying Planning Obligations for the Historic Environment

Heritage Assets represent a finite and non-renewable resource and any damage affecting the overall significance of such an asset must be viewed as a net loss to the historic environment that should be compensated. If a new development is likely to have an impact on the historic environment as set out above, the developer is, therefore, encouraged to make early contact with the Historic Environment Section to discuss the most effective approaches to mitigation and if necessary compensation and the possibilities for enhancement in order to achieve the relevant heritage objective. This could include:-

- The development of sustainable proposals that can both support/ facilitate environmental enhancements to relevant heritage assets/areas and secure the relevant ‘heritage objective’.

- The potential contributions (financial) which will be expected from Developers through the Planning Obligations process to support a range of activities that will identify , protect, promote, conserve and/or enhance the historic environment, where the relevant heritage objective cannot be secured by condition.

The role for Planning Obligations

In order to secure the relevant 'heritage objective' the types of planning obligations that may be used by the local authority in respect of the historic environment fall into three broad categories:-

- To require the carrying out of specific operations or activities to a heritage asset;
- To require a sum or sums of money to be paid towards the cost of the carrying out specific operations or activities to an heritage asset; and
- To restrict the development or use of the land until the identified 'heritage objective' has been met.

Planning applications which are close to certain types of heritage asset (e.g. Canals, publicly owned Listed or Locally Listed Buildings etc), or that directly impact upon or fall within a heritage asset may result in a developer being required to either carry out specific improvement works or to set aside a commuted sum of money.

Priorities for Spend

The type of contributions and specific operations or activities likely to be required for the Borough's heritage, are as follows (this list is not exhaustive but provides an indication of how planning obligations may be used):

- Contribution towards the repair, restoration, management or maintenance of a heritage asset.
- Contribution towards improved signage to and from an historic asset
- Contribution towards the provision of interpretation panels or other publicly accessible material illustrating the history and significance of a heritage asset. (Please note that where proposed development directly involves sites of historic or local interest (e.g. canal side development, or sites that contain listed or locally listed buildings) developers will be expected to make full use of this heritage asset as an information resource and as such, new development will be expected to be accompanied by relevant interpretation material of the historical and archaeological background of the heritage asset).

- Contribution towards environmental improvements of a heritage asset e.g. public realm improvements in a conservation area or Area of High Historic Townscape value.

- Contribution to research and education and towards the better understanding of an archaeological site or resources having not only wider community benefits but an identifiable relationship/ connection with the development concerned e.g. contribution towards post-excavation costs for Dudley Castle.

Planning Obligations for Nature Conservation

The justification for requiring obligations with respect of Nature Conservation is set out in policies CSP1, CSP2, CSP3, CSP4 and DEL1 of the Black Country Core Strategy. Furthermore, the Nature Conservation Supplementary Planning Document contains a number of references to circumstances whereby planning obligations may address the impacts of new development. Locally specific planning documents, such as Area Action Plans and Development Plan Documents, should also be referred, as relevant to the locality.

Safeguarding and improving the environment is one of six priorities within Dudley's Community Strategy. Within this are the following areas of additional work:

- To reverse the loss of some of our familiar wildlife by contributing to the objectives and targets of the UK and Birmingham and Black Country Biodiversity Action Plans and the proposed Black Country Geodiversity Action Plan.

- Increasing our area of local nature reserves to meet and exceed national targets.

This is further developed in the Dudley Council Plan (2010) which has "Environment and Housing" as one of its seven thematic priorities. Within this it has an objective to "preserve and improve the quality and biodiversity of the natural and built environment". This has an action (EH1.4b) "to preserve and improve the environment through the formulation of policy and its delivery , and the application of enforcement actions". This planning policy is in conformity to these strategic community and corporate priorities and objectives.

As a Council we are creating a Nature Conservation Delivery Plan. This is assessing the natural character and assets of the borough. It is also looking at present resources, commitments (such as the actions within both the Birmingham and Black Country Biodiversity Action Plan and the Black Country Geodiversity Action Plan) and looking to create a strategic prioritisation for nature conservation delivery throughout the Borough.

As part of local nature conservation planning natural areas (Character Zones) have been described. These are helpful in selecting which natural habitats and features are best suited to a particular area within the borough. For each Character Zone priority projects have been identified. These are presented in Appendix 2.

Nature Conservation planning obligations can usually be placed into four categories, these are: avoidance, mitigation, compensation and enhancement. These are defined by the Office for the Deputy Prime Minister (ODPM) in Biodiversity and Geological Conservation – A Guide to Good Practice as:

- Avoidance: measures taken to avoid adverse impacts of change, such as locating a development away from areas of ecological interest.

- Mitigation: measures undertaken to limit or reduce adverse effects resulting from development or other change taking place including modifications, deletions or additions to the design of the development, adaption of methods or timing or adjustments in the nature, scale or location of the project.

- Compensation: measures to offset or make up for losses caused as a result of development or other change, including residual adverse effects which cannot or may not be entirely mitigated.

- Enhancement: measures to increase the quality , quantity , net value or importance of biodiversity or geological interest.

Both avoidance and mitigation are usually very site and development specific and are considered on this basis. It is not possible to provide general guidelines on these two aspects.

Harm to the Nature Conservation value of a site will be resisted by planning policy . Avoidance and mitigation measures should be used to neutralise the negative impacts of a development. However in exceptional circumstances, where damage is permitted, and full avoidance and mitigation would not be possible, compensation will be required to balance the resultant loss.

Nature Conservation Compensation
Compensation will normally involve onsite works, however in some circumstances offsite contributions may be considered. The character and scope of these works and/ or contributions will be based on the specific negative impacts created by the development.

Thresholds
In accordance with adopted Local Development Documents (including, as relevant, their Implementation/Delivery Plans) where sites of value for nature conservation are harmed (and both avoidance and mitigation measures will not fully neutralise the impacts), the calculation set out below will be used to determine the level of compensation required.

Application
The level of this planning obligation will be based on the following general rules, however the actual amount will depend on the level of impact the development creates. These should be carried out either on the development site or in a location strategic for nature conservation. The following methods of compensation are listed in order of preference:

- Creation and establishment (min. 15 years) of an equivalent size of new habitat, to an appropriate quality or

- Provision and establishment (min. 15 years) of significant restoration works, twice the area of that lost.

Priorities for Delivery
1. Improving and/or buffering designated nature conservation sites.
2. Creating/ strengthening strategic wildlife corridors.
3. Creation of site/ features to progress the borough’s current priority nature conservation projects (see Appendix 2).

Planning Obligations for Open Space, Sport and Recreation

The value of the wider environment to the future growth and prosperity of the Black Country and its importance in retaining and attracting people and investment has long been recognised. Environmental transformation is key to successful regeneration of the Black Country , and will also help to address the causes and effects of climate change, improve environmental quality and help improve the quality of life and well-being. Publicly accessible open space, sport and recreation facilities all have a vital role to play in helping to promote more healthy lifestyles.

The justification for requiring obligations in respect of open space, sport and recreation, which is taken to include Public Open Space, (including municipal Parks), Children's Play and Playing Fields, Natural and Semi-Natural Green Space is set out in Polices CSP3, ENV2 and ENV6 of the Black Country Core Strategy.

On-Site Provision

Residential schemes of 80 dwellings or more should normally provide open space, sport and recreation facilities on-site in circumstances where the development site is isolated from and poorly served to existing nearby off-site public open space provision. On such sites the expected provision is at least 0.81 ha per 1,000 population of Amenity Green Space provision in line with standards set out in the Council's Parks and Green Space Strategy and guidance in the Core Strategy Policy ENV6 and as a practical, realistic and deliverable level of provision. The Council will explore the requirement within each residential scheme on a case-by case assessment basis to achieve the optimal layout and positioning using the principles of good landscape and urban design and on its individual planning merits.

Playing Fields Contributions

Contributions will be determined based on the overriding priorities in the local area and will be costed on a site by site basis. This costing will have regard to the particular circumstances that will apply to each site and as a result will encompass a range of construction activities that will differ from site to site. In appropriate circumstances the provision of changing accommodation and parking provision may be required.

Applying Planning Obligations for Open Space, Sport and Recreation
On-Site Provision

When on-site provision is being provided by the developer , qualitative standards and guidance are set out in the Council's Open Space, Sport and Recreation Provision SPD (2007); in addition Appendix 4 of this SPD provides some key guidelines for the provision of on-site open space.

The quantity of on-site provision should be at least 0.81 ha per 1,000population of Amenity Green Space provision in line with the figures set out in Core Strategy Policy ENV6 and the standards identified in the Council's adopted Parks and Green Space Strategy (2009).

Developers will be expected to provide detail of on-site provision via a 'Landscape Design Method Statement', the Council's requirements for such a Statement should include consideration of planning guidance for nature conservation, the historic environment and site specific guidance and are set out in further detail in the Open Space, Sport and Recreation SPD and Appendix 4 of this SPD.

When on-site provision is being provided by a developer , it is generally acceptable for it to be maintained either by the developer themselves or via a private management company , providing it is to a suitable standard, meeting all necessary regulatory requirements. In some instances it may be appropriate for the open space to be transferred to the Council for maintenance; on these schemes the developer will be required to make a financial contribution for 15 years maintenance.

In general, across the Dudley Borough there is a need to enhance and improve the quality of all types of publicly accessible green space currently found in the Dudley Borough (e.g. amenity green space, parks and gardens, natural and semi-natural green space, outdoor sports pitches (playing fields), etc). Particular priorities include:

- **Children's and Young People's Green Space provision** There is a need for more publicly accessible Children's and Young People's green space provision, including equipped children's play areas.

- **Parks and Gardens and Natural and Semi-Natural Green Space Provision** There is a need to enhance green space biodiversity levels across the borough in accordance with Biodiversity Action Plan targets. In addition regular sensitive maintenance is needed across the Borough to address frequent wear and tear issues.

Allotments
Where practical and possible creation of new allotment space as part of major new development proposals to address current shortages in provision, address increasing levels of community demand and encourage healthy lifestyles. Additionally improvements to the quality of existing allotments space are required.

Green Space Landscaping/Buffering
Provision of high quality and attractive on-site green space landscaping has an integral role to play in creating high quality residential communities, particularly low maintenance solutions with locally occurring deciduous tree planting (wildlife friendly landscaping). This type of provision can help to promote more sustainable development by making development schemes more responsive to future climate change pressures such as urban cooling, reduced flood risk and biodiversity movement. The visual amenity benefits are also important which can help encourage inward investment into the Borough.

Adaptations for more elderly population
We need to start to think how we can make our green space environments more user friendly and adaptable for a increasingly more elderly borough population in future years. The Demographics Chapter of the adopted Parks and Green Space Strategy suggests that the number of people in the Dudley Borough aged 60 years and over are likely to increase by 27.5% by the year 2026, whilst there is likely to be a 71.9% rise in the number of people aged 80 years and over. The impact this is likely to have on future demands and needs for green space will be important to consider. For example, conveniently located benches, toilet facilities, disabled friendly access, signage for visually impaired, green space safety and security issues, good quality pathways for improved access, high quality green space environments to encourage use by elderly residents, areas to study nature conservation close to home, etc.

Climate Change
Responding to the challenges presented by future climate change is an important issue which needs to be considered now, as well as requiring on-going consideration and action in future years. Maximising the role of green space should help to contribute to urban cooling, reduce flood risk and air pollution as well as contribute to nature conservation and biodiversity enhancement and protection through measures such as drought-resistant locally occurring plant species and sustainable watering systems particularly within formal park settings to minimise water use.