

Cabinet Meeting – 13th September 2006

Report Of The Director Of The Urban Environment

Draft Supplementary Planning Document – A Developer's Guide To New Housing And The Urban Design Context. Approval For Public Consultation.

Purpose of Report

1. To seek Cabinet approval for the Draft Supplementary Planning Document "New Housing Development, A Guide to establishing Urban Context" for public consultation.

Background

2. The purpose of the Supplementary Planning Document is to provide a guide to developers, officers and Members on the implementation of housing policy in respect of design and density in line with Council and Government objectives by building on local character and distinctiveness and rejecting poor design.
3. The Document will help raise awareness of the Council's high expectations for housing development at an early stage in the planning application process and provide greater certainty in the way in which decisions on individual sites will be made. It will help the Council to achieve its aim of making efficient use of land while building the type of homes that local people want and need.
4. The draft guidance takes into account National Planning Policy and Guidance and advice, Regional Planning Policy and Local Planning Policy set out in the Council's Unitary Development Plan.
5. The draft Supplementary Planning Document (SPD) has been prepared in consultation with other Council Directorates, surrounding local authorities (particularly Urban Designers from those authorities), stakeholders and other organisations. The draft SPD will be available for a statutory 6 week public consultation period as set out in the Planning and Compulsory Purchase Act (2004) for any comments or suggested improvements. A copy of the Draft SPD is available in the Member's Room or can be viewed electronically on the Council's 'CMIS' pages. The document will be accompanied by a short questionnaire for individuals or organisations to comment and make suggested changes or improvements. The SPD is accompanied by a Sustainability Appraisal and a Statement of Community Involvement, both of which are also available in the Members' Room and on CMIS.
6. Any representations following this consultation period will be incorporated, if appropriate, into a final version of the document which will be presented to the Cabinet early in 2007 for full adoption. The document will then become a material consideration in the determination of planning applications.

Finance

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

Law

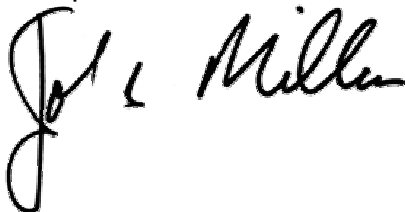
8. In accordance with the Planning and Compulsory Purchase Act 2004, Supplementary Planning Documents (SPDs), along with Planning Policy Statements (PPS) and the Regional Spatial Strategy are a material consideration in determining planning applications and the Council has a duty to ensure compliance with such policy and guidance as appropriate. Once adopted the SPD will become a material consideration in the determination. The SPD has been prepared under the new planning system enacted by the Planning and Compulsory Purchase Act 2004. Under the Act the SPD will form part of Dudley's Local Development Framework. Work on the SPD has been undertaken in line with the Town and Country Planning (England) Regulations 2004.

Equality Impact

9. One of the purposes of the SPD is to ensure that future housing development makes efficient use of land while building the type of homes that local people want and need. This is crucial in the development of balanced, sustainable and equitable communities in line with Council and Government priorities and strategies. In creating and maintaining such sustainable communities and development, the Council is seeking to benefit future generations and provide for the long term needs of its residents. In particular this will ensure that young people and children will continue to have choice within the housing market as they become the householders of the future.

Recommendation

10. Cabinet Members are asked to approve the draft Supplementary Planning Document "New Housing Development, A Guide to establishing Urban Context" for publication for a statutory public consultation period of six weeks.



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Director of the Urban Environment

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List of Background Papers

Supplementary Planning Document "New Housing Development, A Guide to establishing Urban Context" (First Draft July 2006)