

Meeting of the Cabinet – 14th September 2011

Report of the Director of the Urban Environment

Supplementary Planning Document – Access for All: Designing an Inclusive built environment

Purpose of Report

1. To seek Cabinet approval for the formal adoption of the Council's 'Access for All: Designing an Inclusive Built Environment' Supplementary Planning Document.

Background

2. The purpose of the Supplementary Planning Document (SPD) is to ensure inclusive design is factored into the development process from the earliest stage. This SPD aims to provide a built environment that allows all members of the community to be included socially, economically and physically.
3. It supports and supplements a range of national planning policies and local policies set out in the Unitary Development Plan 2005 (UDP) and Black Country Joint Core Strategy 2011 which together provide a policy framework for Accessibility upon which this SPD is based.
4. It will ensure that access issues are considered throughout the design and development process, and encourage best practice so that needs of people with differing disabilities, elderly people and parents of young children are taken into account from the outset of development. Clarification will be provided on the likely requirements arising from Building Control, which could impact upon the design and layout on proposed developments.
5. There are two main elements to the SPD on Access for All;
 1. **Guiding principles** will be the overarching principle that a development proposal will need to show that the proposal creates an inclusive and accessible environment.
 2. **Detailed Design Guidance** sets out possible ways that the Guiding Principles can be implemented in practice. Agreed by those involved in early consultation, it covers those issues which require additional guidance;

Pedestrian Movement – Access to Buildings and the Public Realm

Access into New Buildings

Access into Existing Buildings

New Residential Development: Accessible Housing

Adaptations to existing dwellings

Buildings of Historic or Architectural Importance

Changes of use

Automated Teller Machines (ATMs)

6. The Access for All SPD was prepared and taken out to public consultation for a 6 week period between 8th April 2011 and 27th May 2011. During this consultation a number of responses were received, including representation from the key stakeholder of Access in Dudley, and have been analysed by the Council. A number of the comments made within these representations have been incorporated, where relevant, into the SPD as amendments to the text or general improvements.
7. In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, the Council must make available for inspection the SPD, the Consultation Statement setting out the main issues raised from representations received and how these have been addressed in the SPD, and an Adoption Statement. A list of the comments received, the Council's response to them and any subsequent text changes included within the Consultation Statement are available in the Members Room.
8. These issues have been carefully considered by officers and revisions have been made to the document where appropriate. A copy of the finalised Access for All: Designing an inclusive built environment SPD is available in the Members Room and via the Committee Management Information System on the Internet.

Finance

9. This 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

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

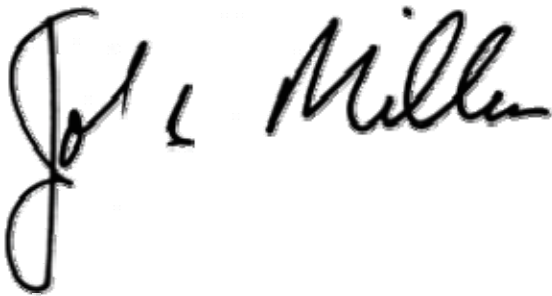
Equality Impact

11. Dudley MBC recognises that in order to achieve strong, vibrant, sustainable and inclusive communities, there is a need to make our built environment fully accessible to enable everyone to participate in the community. Imperative to this ambition is the removal of unnecessary physical barriers, which obstruct everyone taking a full part in community, leisure, retail, social and cultural activities.

12. Inclusive design is about making places everyone can use and aims to remove barriers to movement and create an environment that functions well and enables everyone to participate equally. It has often been the case that the needs of people with differing disabilities, elderly people and parents of young children are considered too late in the design process and results in the creation of separate facilities. We can all benefit from a well designed and inclusive built environment.

Recommendation

13. The Cabinet are asked to approve the adoption of the 'Access for All: Designing an inclusive built environment' SPD.



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Director of the Urban Environment

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List of Background Papers

Supplementary Planning Document "Access for All"