**Part C: Representation**

(Please fill a separate sheet for each representation you wish to make)

**Q1. To which part of the document does this response relate?**

|  |  |
| --- | --- |
| **Title of document** | Dudley Local Plan Pre-Submision Draft Plan (Reg 19 version) |
| **Paragraph/section** |  | **Policy** | DLP11  |
| **Site** |  | **Policy Map** |  |

*Responses can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy or site in the Dudley Local Plan.*

**Q2. Do you consider the Local Plan is:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1. | Legally compliant | X | Yes X | No |
| 2. | Sound |  | Yes  | No **X** |
| 3 | Complies with the Duty to co-operate |  | Yes  | No **X** |

*(Mark as appropriate)*

Please refer to our guidance notes for help with the above definitions - 1 to 3.

**Q3. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.**

**If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.**

**Policy DLP 11 Housing Density, Type and Accessibility**

The policy specifies the density and type of new housing that should be provided, with new housing development to be informed by the need for a different type and range of size of accommodation, levels of accessibility and the need to achieve high quality design. The policy then goes on to state that developments of 10 or more homes should provide a range of house types and sizes and that developments of 10 or more homes should achieve the density target set out within the policy. These range from 100 dwellings per hectare on sites that are within strategic centres or town centres, down to 45 dwellings per hectare where a site is accessible for a high density housing site or 40 dwellings per hectare for a moderate density housing development. In seeking to achieve the density targets set out above we note the evidence contained in the Dudley Housing Market Assessment (2024). This sets out the size of housing required within each tenure within Dudley for owner-occupied, rented, shared ownership or social rented / affordable rented properties. What is clear is that for all 4 of these tenures nearly 50% of the properties are required to be 3 or 4 bedroom properties. It is, therefore, highly debatable whether sites of 10 or more dwellings would be able to deliver the full range of dwellings required and the density specified within the policy. Three or four bedroom dwellings tend to be houses as opposed to apartments and would therefore deliver a much lower density development than a wholly flatted scheme.

Similarly, if high density development is to be achieved then this is likely to be comprised of 1 and 2 bedroom apartments and would not therefore deliver the full range of housing that the policy seeks. Focusing on delivering apartment led development will also curtail the delivery of affordable housing as RPs are less inclined to take on units in mixed tenure blocks.

Whilst it is noted that a range of densities are proposed in different parts of the Borough the Dudley Housing Market Assessment is clear that there is a significant demand across all tenures for 3 and 4 bedroom properties. If this need is to be met then sites in town or strategic centres, where a significant proportion of new development is proposed to be focused, are unlikely to deliver the larger properties that are required. This reinforces Barberry’s view that the range of different sites are required in order to help meet the housing needs of the Borough going forward.

A further consideration in seeking to achieve the density assumption set out in the policy also relate to meeting other aspirations and policy objectives in the Plan. This could include provision of open space, achieving high quality design and incorporation of National Described Space Standards and accessible homes along with sufficient car parking on site. A combination of these and other policy considerations can, and will, impact on the density of development that can potentially come forward on sites. If all these are to met on sites the amount of land required to do so will need to increase.

Barberry object to Policy DLP11 on the basis that it is not effective and will not result in the majority of housing needs, which are predominantly for 3 and 4 bedroom properties, being met. Meeting the actual housing needs of those in the Borough in need of a home appears to have been sacrificed for higher density flatted development where the actual need is for family housing. Barberry do not consider that sufficient land has been identified to meet these density targets whilst also at the same delivering a number of other policy objectives and aspirations such as POS, car parking and accessible homes.

*Continue on a separate sheet if necessary.*

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| Respondent No: |  | Representation No: |  | Date received: |  |

**Q4. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q3. above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

To address Barberry’s concerns we are seeking the identification and allocation of a wider range of suitable sites for housing which can deliver a range of larger family housing, including affordable housing on site. The land at Swindon Road, Wall Heath is one such that can deliver a full range of dwelling types of different sizes and tenures including affordable housing.

*Continue on a separate sheet if necessary.*

***Please note:*** *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

*After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.*

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**Q5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?**

 **No,** I do not wish to participate in hearing session(s)

 X **Yes,** I wish to participate in hearing session(s)

***Please note,*** *that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

**Q6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

As a promotor with a significant land holding within the Borough that would largely address the Council’s housing shortfall we would welcome the opportunity to present our case in person to the Inspector .

***Please note,*** *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

***Representations cannot be kept confidential and will be available for public scrutiny, including your name and/***

***or organisation (if applicable). However, your contact details will not be published.***

Completed representations forms can be submitted by emailing: **planning.policy@dudley.gov.uk**

Please enter **Dudley Local Plan Representation** in the subject field of the email.

Alternatively, completed consultation forms can also be submitted by post to: **Planning Policy, Planning Services, Dudley Council, Council House, Priory Road, Dudley DY1 1HF by 5pm 29 November 2024.**

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