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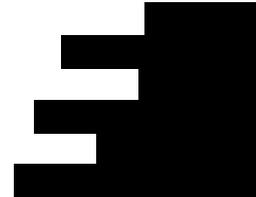
From: [Redacted]
Sent: 03 September 2017 18:36
To: Blackcountrycorestra
Subject: Black Country Core Strategy
Attachments: Black Country expansion.docx

Dear Sir/ Madam

Please find attached document summarising reasons why the Black Country Core Strategy team is requested to reconsider plans to develop areas south of the A456 perimeter.

Yours faithfully

[Redacted]
[Redacted]
[Redacted]



Black Country Core Strategy,
Planning Services, Dudley MBC,
The Council House, Priory Road, Dudley DY1 1HF
blackcountrycorestrategy@dudley.gov.uk

3 Sept 2017

Dear Sir/Madam

Re: Proposed mass construction of dwellings and industrial facilities beyond southerly perimeter of A456

Here is a case against this proposal.

General concerns

1. The scale of the proposal must now be questioned as it predates more recent demographics which show post-referendum changes that will inform adjustment to government requirements of certain local authorities.
2. The negative dynamics of urban sprawl are now well appreciated. In consequence regeneration is preferred to new generation because 'grow the edge – kill the middle'
 - Excess urban sprawl creates economic disparity (relocation of the more affluent to the periphery reduces the desirability of the centre, has a detrimental effect on attraction of new investment and results in the opposite of the original intention)
 - Excess urban sprawl detracts from environmental aesthetics, can create adverse economic metrics and reduce quality of life.
3. Use of green belt, especially heritage sites and productive agricultural land is contrary to the national strategy for sustainability

Specific concerns for the Black Country

4. Not consistent with government, regional and local directives
 - the government and Black Country Local Enterprise Partnership has focussed priority on the regeneration of Dudley and Wolverhampton In key ways, notably local light rail development, educational and business expansion in Dudley, development of Wolverhampton City College, regeneration of Walsall Waterfront, deliver additional housing within Sandwell and Dudley,
 - ignores the pressing need to regenerate the many vacant and eye-sore brown field sites, especially within the Sandwell and Wolverhampton areas.
5. Lack of infrastructure

- the A456 corridor is already beyond efficient capacity for access to/from central Birmingham and motorway complex (itself under strain)
- the proposal does not take account of growth and transport demands currently incurred by and planned for in locations beyond the western boundaries of the Birmingham and Black Country conurbation

6. Loss of heritage site

- Loss or partial loss of the grounds of Halesowen Abbey and associated medieval water control features of the sloping grounds which comprise a scheduled ancient monument and archaeological area

7. Unnecessary loss of green belt

- this contravenes national and local priorities: diversion of funds in this way may compromise support to the region for national priority developments which would deter commercial support

Yours faithfully

[Redacted signature]

[Redacted name and title]