

[REDACTED]

From: [REDACTED]
Sent: 08 September 2017 16:44
To: Blackcountrycorestra
Cc: [REDACTED]
Subject: BLACK COUNTRY CORE STRATEGY : ISSUES AND OPTIONS 2017 : [REDACTED]
Attachments: [REDACTED] BCCS questionnaire [REDACTED]

Sir

**BLACK COUNTRY CORE STRATEGY : ISSUES AND OPTIONS 2017
REPRESENTATIONS ON BEHALF OF MR & MRS M BURTON**

[REDACTED]

On behalf of our client, Mr & Mrs Burton, please find attached representation, together with response statement and plan no. [REDACTED], to the above consultation.

If you have any queries regarding this submission please contact this office on [REDACTED]
[REDACTED]

Regards

[REDACTED]

[REDACTED]

We understand there are currently a number of rogue emails in circulation. These emails offer a link or attachment. Please be extra vigilant at this time – exercise extreme caution when considering opening an attachment or link contained in an email. If in doubt contact the sender of the email to confirm legitimacy prior to opening attachments/clicking on links.



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Black Country | Core Strategy

Planning for the future of the Black Country

Name **Name:**

Address **Address:**

Post **Post Code:**

Email **Email:**

Q1 Meeting housing needs
 Should the extra new homes needed across the Black Country be built on?
 (Tick all that apply)

- ☒ Employment land (where businesses currently operate) as well as some green belt
☒ Green belt land only

Q1a Or other, please state:

Please see attached statement

Q2 Supporting the economy
 Where should the new employment land needed in the Black Country be located?
 Please state:

Please see attached statement

Q3 Supporting our town centres
 Should we focus the growth of shopping, leisure and commercial development into our main town centres?

- ☒ Yes
☐ No

Q4 Protecting the environment
 Which types of environmental areas should be provided to serve new developments?
 please rank in order of priority (1 = most priority & 4 = least priority)

	1	2	3	4
Parks	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sports pitches	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Nature areas	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Walking and cycling routes	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q4e Other - please state

Please see attached statement

Q5 Reviewing the green belt
 Do you agree that we need to consider releasing some areas of green belt land to meet our future development needs?

- ☒ Yes
☐ No

Q6 Keeping the Black Country connected
 What transport improvements do you think are required across the Black Country to improve our area's connections?

N/A

Q7 Providing community facilities to support growth
 What new community facilities might be needed to support the region's future growth?

Please see attached statement

Q8 People's health and wellbeing
 Do you think people's health and wellbeing should be a key issue in the Core Strategy?

- ☐ Yes
☒ No

Q9 Working with our neighbours

Are there any West Midlands wide issues that the Black Country Core Strategy needs to consider?

Please see attached statement

Q10 Regeneration across the Black Country

How do you think we can speed up the delivery of new homes and jobs in the Black Country?

Please see attached statement

Thank You for completing the survey

Next steps

When the consultation has closed all of the feedback will be collated, considered and used to help us develop the next stage of the strategy. This is where we identify key locations for future development. People's views, together with detailed evidence will form the basis for this. Next year there will be a second consultation where people will have the opportunity to have their say on the preferred options and locations for this future development.

The information that you provide is subject to the provisions of the Data Protection Act 1998. We may share this information with the general public as part of the statutory requirements under the Planning and Compulsory Purchase Act 2004. Your personal details may be shared with other departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that representations will be made available for public inspection, this means that with the exception of telephone numbers, personal email addresses and signatures, your comments and other details that you provide will be publicly available for inspection and will also be published on the internet.

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BLACK COUNTRY CORE STRATEGY: ISSUES AND OPTIONS 2017

REPRESENTATIONS ON BEHALF OF MR & MRS M BURTON

These representations are made on behalf of Mr & Mrs M Burton who own land adjacent to the built up area of [REDACTED] as edged red on the attached drawing [REDACTED]. The land [REDACTED] is being promoted for release from the Green Belt to accommodate new housing development.

Q1 : Meeting Housing Needs

It is agreed that some or all of the extra new homes needed across the Black Country should be built on Green Belt. This does not necessitate the abandonment of the policy of promoting the development of Brownfield land, but the Black Country Core Strategy should recognise the need, in order to maintain a balanced portfolio of housing sites, to release land from the Green Belt.

In the adopted Black Country Joint Core Strategy, Policy HOU2 relates to housing density, type and accessibility. In the supporting text to Joint Core Strategy Policy HOU2 (paragraph 3.12) it states that the Black Country **“suffers from a lack of housing choice, which limits its ability to attract more households and Social Groups A and B.”** The Joint Core Strategy recognises that one quarter of new market housing built in the Black Country is occupied by A and B households who are new to the area or who would otherwise have left. In this context, the Joint Core Strategy states **“if the equivalent of national level A and B households in 2033 were to be achieved in the Black Country this would require all new market housing built over the Plan period to be occupied by A and B households”**. The Joint Core Strategy recognises that factors most likely to attract A and B households are **“proximity to professional and managerial jobs”** and **“the appearance of the surrounding area and schools.”**

The Joint Core Strategy clearly recognises that throughout the Black Country there is a lack of aspirational housing. This was recognised by an Inspector who dealt with an appeal at [REDACTED]. The Inspector identified the lack of aspirational houses within Walsall as being of very special circumstance to justify new dwellings in the Green Belt. The Inspector stated (paragraph 78):



“....there is little if any aspirational housing in Walsall and that the type of dwellings proposed would assist with the retention of entrepreneurs within the Borough.”

In order to meet the housing requirement of the Black Country in the Plan period and also to address the evidential lack of aspirational houses, it is important to identify housing land to be taken from the Green Belt. This will improve housing choice, including the provision of aspirational housing and it will also ensure prompt delivery of housing.

Such an appropriate site to be released for housing will be [REDACTED].
Development of the site will provide for a range of housing in terms of its size, type, design and tenure. The site is not subject to any ecological or heritage constraints. There are no known technical constraints that would preclude the site being brought forward for development. The site is suitable, available and achievable for housing and is deliverable in the Plan period. Consideration should therefore be given to identifying the land at [REDACTED] within a general area to be released from the Green Belt to accommodate new housing.

The land at [REDACTED] is well related in terms of its scale and location to the existing pattern of development including the residential development north of Bosty Lane. The site is located such that it is within easy walking distance of all services and facilities within [REDACTED]. [REDACTED] in the vicinity of the site is a public transport route. Everyday activities can be undertaken on the site, where there is the need to travel, there is the opportunity to do so by sustainable means.

Q2 : Supporting the Economy

As with the provision of housing, it is important that the Joint Core Strategy provides for a choice of employment sites in terms of their size, quality and location. In this context consideration should be given to the allocation of some employment land in the Green Belt to meet a self evident shortage of premium industrial sites.

Q4 : Protecting the Environment

Notwithstanding the fact that developers provide for commuted sums when delivering new parks, sports pitches etc as part of development, this inevitably places a burden on Local Authorities in terms of the continuous maintenance of



such facilities. As part of new development, consideration should also be given to maximising the use of existing parks, sports pitches, nature areas and walking and cycling routes. New development can facilitate the enhancement of existing facilities through financial contributions and improvement of facilities. Consequently the enhanced use of existing facilities should also be a priority.

Q7 : Providing Community Facilities to Support Growth

Please see response in relation to Q4 : Protecting the Environment.

Q9 : Working with Our Neighbours

The situation in terms of housing provision for Birmingham and the shortfall of provision that was identified by Birmingham's Local Plan Inspector, means that it is inevitable that all adjoining Authorities, including the Black Country Authorities, will need to accommodate growth from Birmingham to meet its housing needs. The situation in Birmingham provides a clear indication that the pressure for housing in the Black Country is upwards. It therefore follows that there is a need to ensure that there is an adequate supply of housing land in the Black Country in terms of its style, location and quality to meet the housing requirements of Birmingham. This further reinforces the need for land to be released from the Green Belt in the Black Country to meet the development requirements of not only its area but that of Birmingham as well.

Q10 : Regeneration Across the Black Country

The delivery of new homes and jobs in the Black Country could be expedited by an immediate recognition of the fact that there are insufficient sites available for housing of sufficient quality to provide for aspirational housing. Consideration should be given to the immediate release of land from the Green Belt to meet the requirement for aspirational housing (see Q1 above). The delivery of the aspirational housing on Green Belt land will deliver employment not only through the construction process but by ensuring that entrepreneurs and the captains of industry are retained within the Black Country thus maintaining existing employment and attracting new investment. Such a site for aspirational housing could include land [REDACTED]