

Black Country Core Strategy **'Have your Say' Response Form**

We want your views on the future of the Black Country. This form is to help you to comment on the Black Country Core Strategy Issues and Options Consultation. The document is available on the website at:

www.blackcountrycorestrategy.dudley.gov.uk

How to complete this form: We have set out a number of questions in the Issues and Options document that we would like you to answer. You can answer as many or as few questions as you like. You can also make comments on any other part of the plan or supporting evidence and documents. This form is provided as a single box. If you are making representations of different sections of the Issues and Options document please use a separate box for each question or chapter.

Where possible please submit evidence to support your views. This can range from a personal explanation behind your choice of option, to detailed figures from a piece of published evidence. If you are submitting detailed supporting evidence it would be helpful if you could include the title, author and date of the document(s). Any supporting evidence can be attached to this form or submitted as a separate document.

How to submit your comments: Please complete this form and return it by **5pm 8th September 2017**. Any comments received beyond this date might not be taken into account. This form and any other documents you might wish to provide can be sent by email to blackcountrycorestrategy@dudley.gov.uk or by post to:

Dudley Council
Council House
Priory Road
Dudley
DY1 1HL

If you require this form in an alternative format please contact 01384 814136 or
blackcountrycorestrategy@dudley.gov.uk

Please provide your contact details. Unless you request otherwise your name and comments will be published as part of the consultation process, however your address and contact details will not be made publicly available and will be protected.

Contact Details

First Name: Janet

Surname: Hodson

Organisation / Company Name: JVH Town Planning Consultants Ltd
(representing Walton Homes Ltd).

Address: Hound Hill Courtyard, Houndhill, Marchington Staffs.

Postcode: ST14 8LN

Email Address: office@jvhplanning.co.uk

Phone Number: 01283 820040

Please place an X in the one box that best describes you / your role in responding to this consultation.

Resident or Individual		Local Authority	
Business		Public service provider e.g. education establishment, health etc	
Developer or Investor		Public agency / organisation	
Landowner		Statutory Consultee	
Planning Agent or Consultant	X	Charity	
Land & Property Agent or Surveyor		Duty to co-operate	
Community or other Organisation		Other (please specify in space below)	

Please state clearly the section of the Issues and Options document you are commenting on and include question numbers and chapter titles where relevant. This will help us to fully take your comments into account.

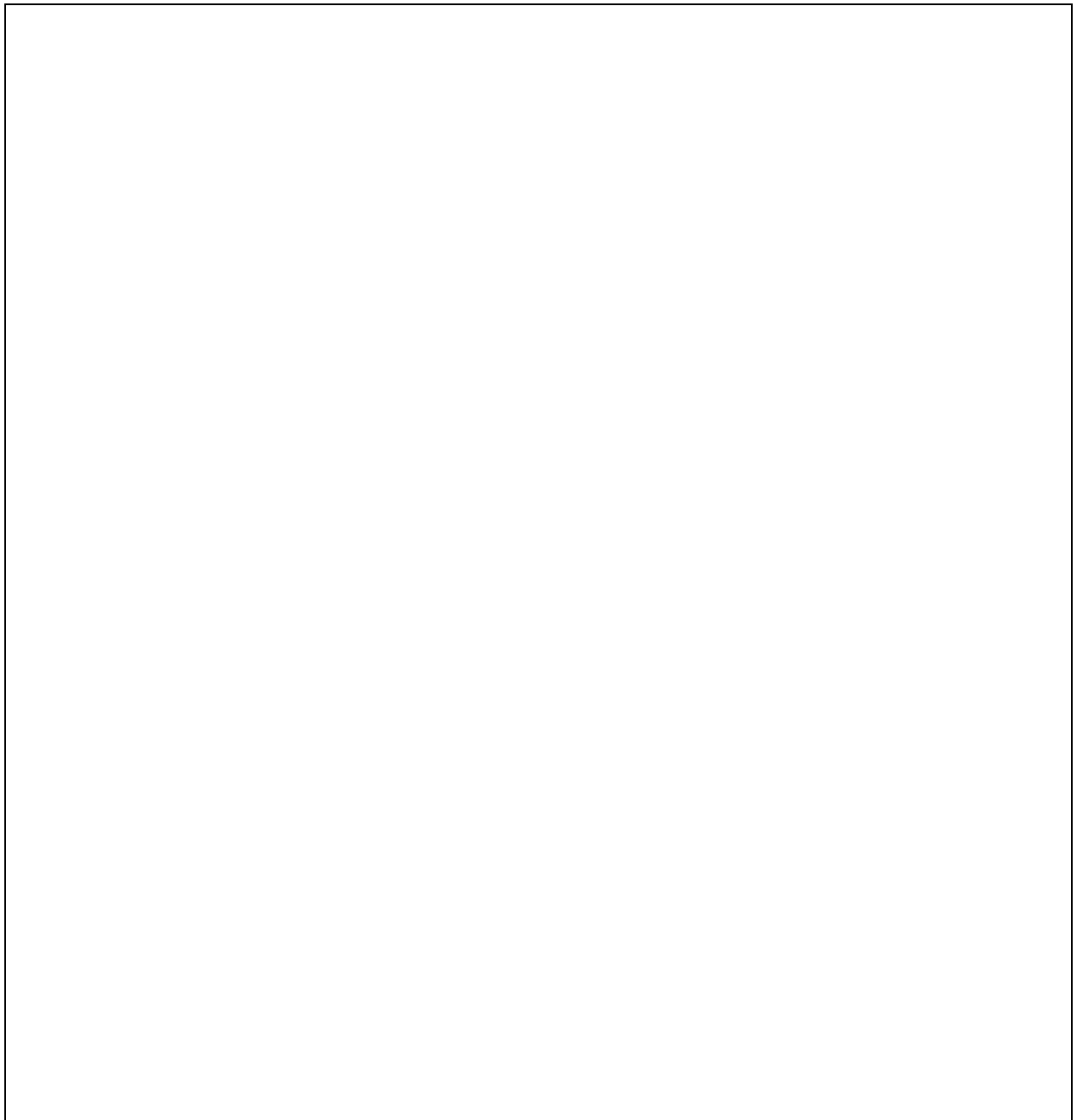
Chapter / Page / Question / Paragraph
<p>Q3 We consider it is thoroughly evidenced by the BCCS and other supporting documents that significant green belt release is required in order to meet the Housing requirements of the conurbation, this need should be met by both Green Belt rounding and SUE's in order to meet the housing needs of the Authorities making up the BCCS .</p> <p>Q5 We support the Green Belt Review.</p> <p>We support Strategic Option 1A with a larger level of Green Belt Land release. This option raises less challenges to delivery overall. A flexible approach is however needed that also allows underused employment land that is no longer required to come forward to support the Strategy and bolster the overall supply. The levels of housing need are likely to increase further and therefore allocating and identifying more sites and safeguarding these for the future would be the most pragmatic approach.</p> <p>Spatial Option H1 – Rounding off / Spatial Option H2 – Sustainable Urban Extensions.</p> <p>We consider that a combination of the two approaches is required in order to best attempt to meet the increasing housing requirement. Many areas or land could be rounded off without impacting the main purposes of the Greenbelt and these would provide deliverable sites within the short to medium term. Larger SUEs are also needed but as identified these will take much longer in terms of delivery due to infrastructure requirements. Therefore a combination of the two approaches is therefore required.</p> <p>Q15a Concern is raised in respect to possibility of exporting housing growth beyond the four Authorities. It is considered that this is unlikely to be achievable. Evidence already exists that other Authorities are not keen on this approach. For example Telford have already rejected taking growth in their Local Plan Examination to the west of the BCCs area and the Authorities to the east are all under pressure to accommodate Birmingham's requirement. It is considered therefore that the BCCs should be looking to accommodate their own requirement within the BCCs area. The best way to achieve this is by taking a flexible approach to accommodating the housing requirement. In order to do this a combination of rounding and large releases should be considered, also making use of redundant employment land, but taking care to only use this resource appropriately and not always in the first instance. Care</p>

needs to be taken to ensure that employment land levels are not depleted to such an extent as to create a shortage of employment land provision.

Q40 We support the use of the latest 2017 SHMA findings to set the housing target.

Do you agree or disagree with the approach set out in the relevant section and / or question?

Comments (continue on a separate sheet if necessary)

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the user to provide their response to the strategy.