

From: [REDACTED]
Sent: 05 September 2017 17:49
To: Blackcountrycorestra
Subject: Comment on Proposed dwellings and industrial facilities beyond southerly perimeter of A456

5th September 2017

Black Country Core Strategy,

Planning Services, Dudley MBC,

The Council House, Priory Road, Dudley DY1 1HF
blackcountrycorestrategy@dudley.gov.uk

Dear Sir/Madam

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

I wish to register my **objection** to this proposal.

General comment on Green Belt

The green belt provides a constraint to urban sprawl; helps to retain the identity of settlements and encourages community, provides a physiological and psychological lung to the adjacent population, people who visit the locality and those who need to travel between settlements; and offers an accessible experience of the ex-urban world that is physically accessible from the inner city.

Below are some points to support the case **against** the proposed construction beyond the southerly perimeter of the A456

1. The scale of the proposal must now be questioned. 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 generates increased numbers of commuters with more noise pollution and deterioration of air quality. Commuting induces individual, societal and infrastructural stress, which have concomitant intangible costs as well as direct and indirect costs to the local and national economy.
 - Excess urban sprawl detracts from environmental aesthetics, can create adverse economic metrics and reduce quality of life.

3. This green belt is so close to Birmingham city centre, as well as Black Country conurbations, that it offers a rapid 'escape to the country' - a resource to be treasured - not destroyed.

This green belt offers a clear boundary between neighbouring counties which supports the individual identity of the Black Country Region both locally and nationally.

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.
 - why has consideration not been given to mixed-use developments? Eg commercial premises with residential property above/below; creation of a 'cafe culture'; planning rules which permit/encourage home-based employment (cut commuting, invigorate localities 9am-5pm). Keeping areas active day and evening offers an economic use of resources and is supportive to the human and built environment
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

