



Our Ref: P1660
Date: 31 May 2019

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Black Country Core Strategy Review
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BY EMAIL

Dear Sir/Madam

BLACK COUNTRY CORE STRATEGY CALL FOR SITES

LAND OFF HOLBEACHE LANE, KINGSWINFORD, DUDLEY

Harris Lamb Property Consultancy (HLPC) is instructed by [REDACTED] to submit their site to the Black Country Core Strategy Call for Sites. [REDACTED] have land interests within the Black Country that we believe are suitable to meet the housing and employment land requirements of the in the emerging Black Country Plan.

This representation specifically refers to land interests off Holbeache Lane, Kingswinford, Dudley. A site location plan is attached for your information. [REDACTED] are promoting the site for residential development and are seeking the site's inclusion in the emerging plan as a residential allocation. The site is deliverable, it is in a highly sustainable location, and would contribute to the supply of housing in the Black Country in the short term.

The site currently lies within the Green Belt; however, as acknowledged by the Black Country Urban Capacity Review (May 2018) a Green Belt review and subsequent release of Green Belt land will be necessary in order to meet unmet housing and employment needs of the Black Country and neighbouring authorities. In addition, due to the surrounding urbanised context of the site and clear defensible boundaries, it is our opinion that the site performs a limited Green Belt role, which will be established following further assessment.

As you are aware, through the emerging plan the Black Country is expected to deliver the significant quantum of housing and employment land that the Black Country requires during the course of the emerging plan period. In addition to meeting its own needs, through the 'Duty to Cooperate' the Black Country will also be expected to meet the unmet needs of neighbouring authorities within the Greater Birmingham and Black Country Housing Market Area.

The emerging plan should be prepared to be flexible and to facilitate the prompt delivery of available housing and employment sites. In order to achieve this, the Black Country Authorities will need to liaise with the neighbouring Local Authority areas, and in particular South Staffordshire to ensure that sites are allocated for development in sustainable locations that can deliver development promptly. In order to achieve this, a range of different sites should be identified for development in a number of different locations in order to provide choice and competition in the market for land and to enable the significant housing and employment land requirements can be met.

Our clients Land off Holbeache Lane, Kingswinford, Dudley presents the opportunity to contribute to the housing requirements of the Black Country during the course of the emerging plan period. It has no known technical or environmental constraints and is considered deliverable in the short term. We therefore welcome its assessment for its suitability as a strategic housing allocation in the emerging Black Country Plan.

We trust that we have provided sufficient information to assess the suitability of the site for inclusion within the emerging plan, however please do not hesitate to contact me should you require any additional information or wish to discuss the site further.

Yours faithfully




Senior Planner
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