

# APPENDIX A

## Planning for the future of the Black Country

*Black Country Core Strategy Consultation*

### **Have your say!**

We need local people from across the Black Country to have their say on the future development of the Black Country. We want your views on meeting our area's housing, economic development and transport needs, as well as on the protection of our local environment. It's important that people have their say so we are all working together to achieve the very best for our local communities.

The Black Country Core Strategy is a planning and regeneration plan for the whole of the Black Country, which is signed up to by the four Black Country councils. It plans for the area's future local development needs and ensures the necessary services are in place to meet these local needs. It also makes sure that the necessary level of investment is attracted to create jobs and wealth in our region.

The strategy was adopted by the four councils in 2011. It has shaped the housing, industrial and retail growth of our region, whilst protecting the environment and green belt. It has also been successful in supporting regeneration for the past six years.

The strategy now needs to be reviewed to meet the new challenges and opportunities for the coming years, up to 2036. We are launching a consultation to make sure that all local people across the Black Country have the opportunity to have their say on the plans for our area.

This leaflet provides an overview of the Black Country Core Strategy consultation and of the main issues and options facing the area, up to 2036. It includes a tear off questionnaire which we would be grateful if you would complete and return to us. Alternatively you can visit our website and complete it online.

[Inner pages](#)

### **What are the key issues we would like your views on?**

There are nine key issues we would like people's views on. The information below outlines these. The tear-off questionnaire then gives you the opportunity to have your say on these issues.

#### **1. Meeting housing needs**

Evidence indicates there is a need for around 78,000 more homes in the Black Country up to 2036, as a result of natural population growth and migration. It is estimated that sites in the urban area - including homes being

built, homes that are already planned and new high density housing sites - can provide 56,000 of these homes. This means there is still a need to find space for around 22,000 more homes. Up to 10,500 of these homes could be built on employment land, where businesses currently operate. The only place where the rest could be built is outside the urban area, in the green belt. A key role of the review is to decide how much employment land to release for housing, and where housing sites should go.

## **2. Supporting the economy**

To accommodate the level of economic growth and new jobs needed across the Black Country up to 2036 an extra 800 ha of employment land is needed (1 ha is the size of a football pitch). 500 ha of this land has already been identified. There is no more room in the urban areas to create new employment land. Therefore, we need to consider if the remaining 300 ha can be accommodated in the Black Country green belt, and if so, where best to locate it. If more employment land is redeveloped for housing, this will also need to be replaced elsewhere, including potentially in the green belt to protect jobs.

## **3. Supporting our town centres**

The Core Strategy aims to maintain our network of strong and competitive town centres that are a focus for retail and commercial development. New research is to be done to show the amount of development required for the Black Country and whether this should remain focused around our town centres.

## **4. Protecting the environment**

The protection and enhancement of the Black Country built and natural environment will remain a key priority. The Core Strategy will also need to tackle air pollution and make the area more resilient to climate change. There will need to be new and improved environmental areas, such as networks of open spaces, walking and cycling routes, to serve new developments.

## **5. Reviewing the green belt**

Evidence shows that there isn't enough land in our urban areas to meet the housing and employment land needs of the Black Country up to 2036. This means that we need to review the green belt to find more sites to develop to meet our future needs. The last time the area's green belt was reviewed was in the 1970s. A new review will therefore take place during 2017/18.

## **6. Keeping the Black Country connected**

An overarching transport strategy will ensure that all of the new development is accessible by a range of modes of transport, including a variety of public transport.

## **7. Providing community facilities to support growth**

To support the area's growth and future development the capacity of community services such as health, education and social care will need to be reviewed to ensure they meet the needs of new and existing communities.

## **8. People's health and wellbeing**

Making sure our Black Country communities are strong and healthy is very important. The Core Strategy will look at the ways our communities' health and wellbeing can be improved. This includes:

- Making sure that healthcare and community facilities are accessible to people
- Planning for people's active lifestyles
- Planning for people's safety and wellbeing
- Supporting people to live in good health throughout their lives

## **9. Working with our neighbours**

The new West Midlands Combined Authorities will play a significant role in the Core Strategy. There is a need to work with neighbouring councils on key cross-boundary issues, such as housing, employment, transport, waste and minerals.

## **10. Regeneration across the Black Country**

Development in the urban Black Country can be challenging because of mine workings and contaminated land from our area's industrial legacy. We will need to overcome this barrier and consider how new growth can help support urban regeneration in centres and across regeneration corridors.

### **Why get involved?**

The new Core Strategy will provide the framework for growth and development across our area up to 2036. It is really important that people who live and work in the area help us to shape it, so that it reflects the aspirations of local people. You can either complete the tear off questionnaire, or visit [www.blackcountrycorestrategy.dudey.gov.uk](http://www.blackcountrycorestrategy.dudey.gov.uk) and complete it online.

You can also visit the website to:

- Read the full consultation document
- Take a look at key housing and employment evidence
- Find out details of consultation events taking place near you

- Make your comments quickly and easily using the online form, or complete the more in-depth detailed questionnaire
- Submit your site details if you are a developer by completing a 'call for sites' form

*Please note that the consultation will run for ten weeks and closes at 5pm on 8 September 2017*

### **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 be able to have their say on the preferred options and locations for future development.

Tear off questionnaire

Name:

Address:

Post Code:

Email:

**1. Meeting housing needs**

Should the new homes needed in the Black Country be built on:

- Employment land, where businesses operate/Industrial land/in industrial buildings
  - In or near town centres
  - Green belt land
  - In higher densities in existing residential areas
- (Tick all that apply)

Or other, please state.....

**2. Supporting the economy**

Where should the new employment land needed in the Black Country be built on?

**3. Supporting our town centres**

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

Yes  
No

**4. Protecting the environment**

What type of new environmental areas should be provided to serve new developments?

- Parks
- Sports pitches
- Nature areas
- Walking and cycling routes
- Other – please state

(please rank in order of priority)

**5. 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

**6. Keeping the Black Country connected**

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

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**7. Providing community facilities to support growth**

What new community facilities might be needed to support the area's future growth?

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**8. People's health and wellbeing**

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

Yes

No

**9. Working with our neighbours**

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

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**10. Regeneration across the Black Country**

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

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