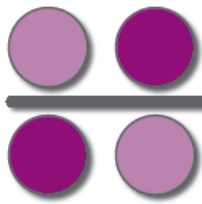


A Joint Core Strategy for the Black Country

Issues and Options

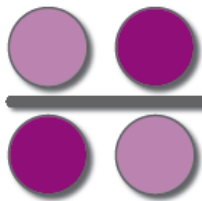




Purpose of today's presentation

- To provide an update on the progress of the Black Country Core Strategy
- To present the issues and options that are currently being consulted upon
- To seek the Committee's response to the consultation.

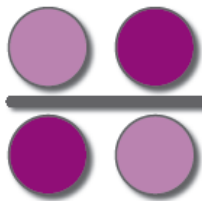




A Joint Core Strategy for The Black Country

- Key element of planning framework for an area
- Sets out spatial vision and strategic objectives
- Spatial strategy
- Core policies
- Monitoring and implementation framework
- Clear delivery objectives

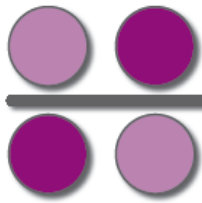




A Joint Core Strategy for The Black Country

- November 2006 - Commencement
- July 2007 – Issues and Options
- January 2008 – Preferred Option
- September 2008 – Submission
- February 2009 – Pre-Examination Meeting
- April 2009 - Examination
- October 2009 - Adoption

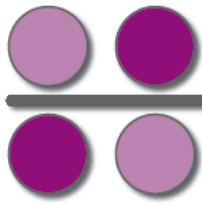




A Joint Core Strategy for The Black Country

- Draw on any strategies of the LAs and other organisations that have implications for the development and use of land – including community plan
- Has to set out long term spatial vision and strategic policies needed to deliver the vision
- Identify broad locations for delivering housing, employment, retail, leisure etc.

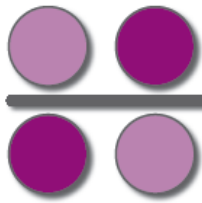




A Joint Core Strategy for The Black Country – Links with RSS/BCS

- Black Country Study
- RSS Phase 1 Revision Submission & Panel Report



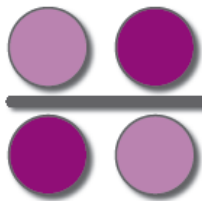


RSS Phase 1

Independent Panel Report

- Positive and helpful support for the Black Country Strategy
- Endorsed the corridors approach
- Supported the principle of four strategic centres as focus for retail and office growth
- Recommended the designation of Brierley Hill as new strategic centre



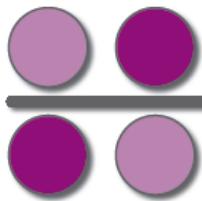


RSS Phase 1

Independent Panel Report

- Has not proposed new housing figures but suggests use current RSS and then take on board the Phase 2 housing figures.
- Not supported principle of single Black Country housing figure
- Looking for greater acknowledgement of social inclusion in objectives
- Recognition of how critical Core Strategy will be in delivering Black Country ambitions

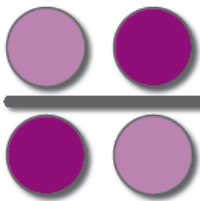




Core Strategy Issues & Options Consultation

- Informed by the draft RSS Phase 1, Black Country Study, other evidence gathered and frontloading consultation
- Consultation from 29th June – 10th August
- Early stage consultation on the strategy



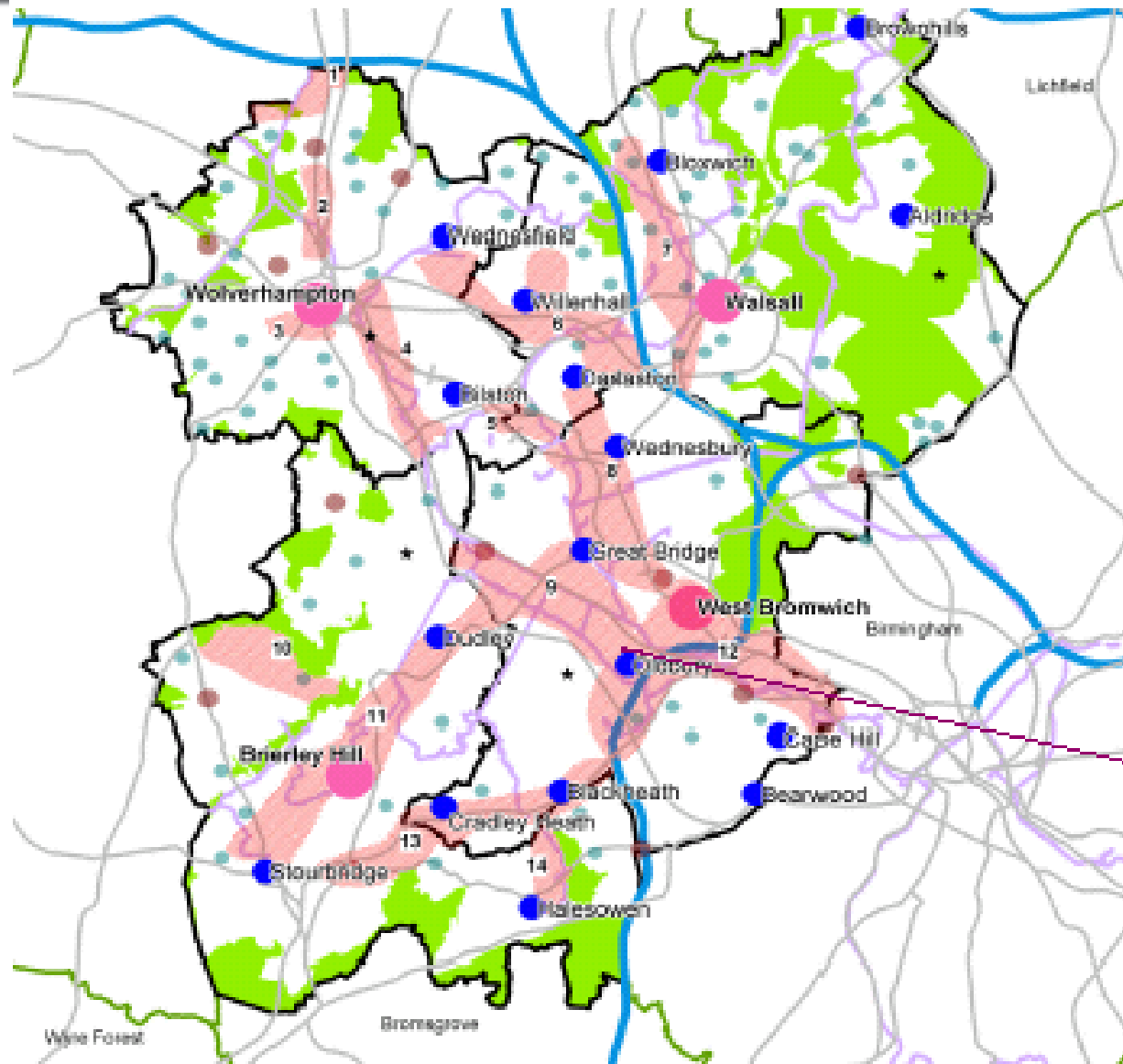


Regeneration Corridors

The main areas of change over the next 20 years

Follow the broad distribution on employment land in the Black Country

There are two spatial options for delivering the change needed to regenerate the Black Country



Option 1

Concentrate housing development in the parts of the corridors most accessible by public transport, and protect the remaining land for local employment

Protect **1500ha** local employment land.

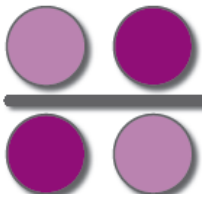
Release **800ha** for new housing at **high** densities close to public transport and strategic and town centres.

Option 2

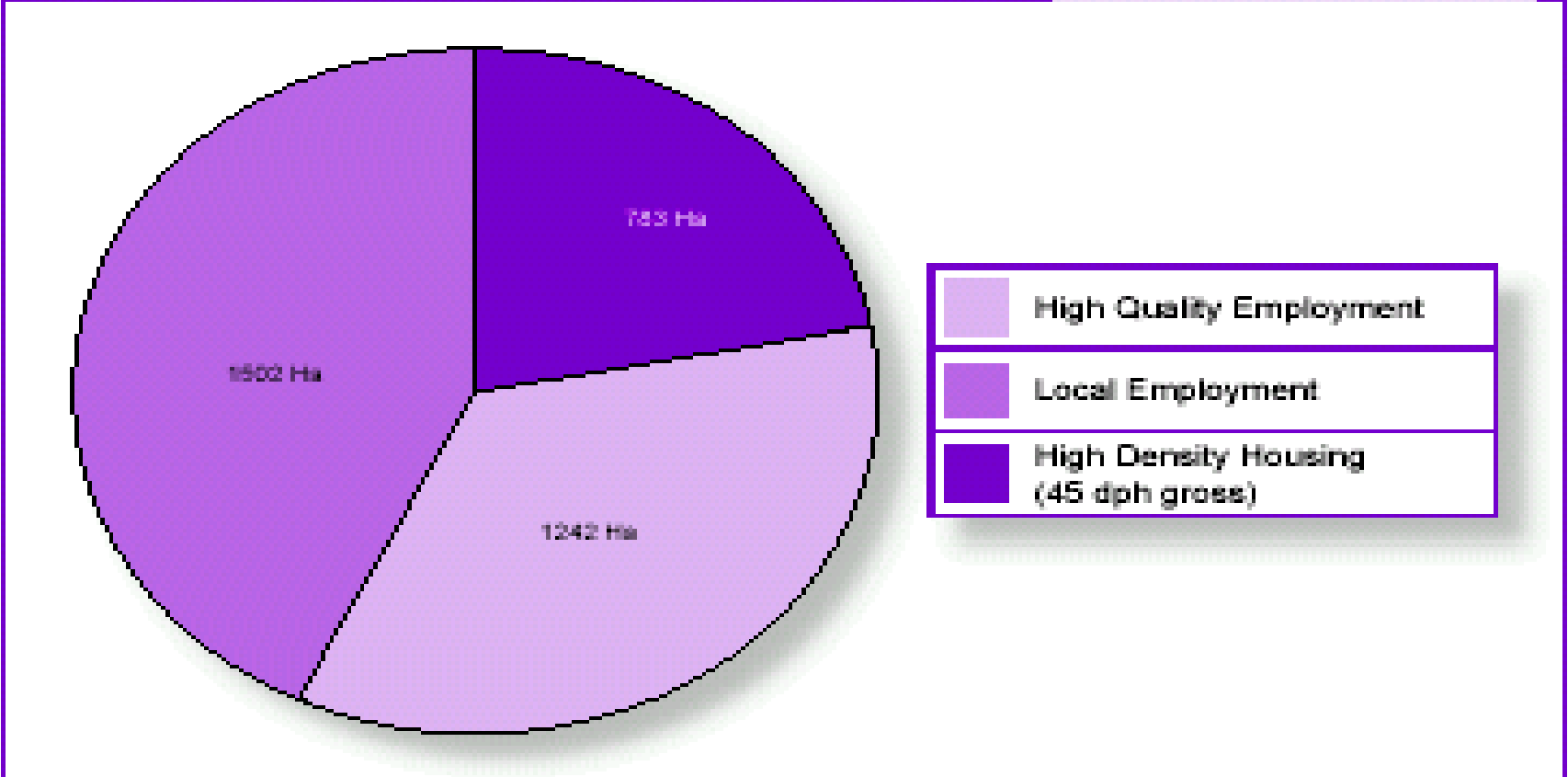
More spread out development throughout the corridors, which would allow a greater range of housing types and sizes to be provided but would result in the loss of more local employment land

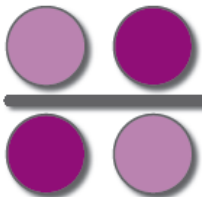
Protect **1300ha** local employment land.

Release **1000ha** for new housing at **medium** densities making use of a range of sustainable locations including canal corridors.

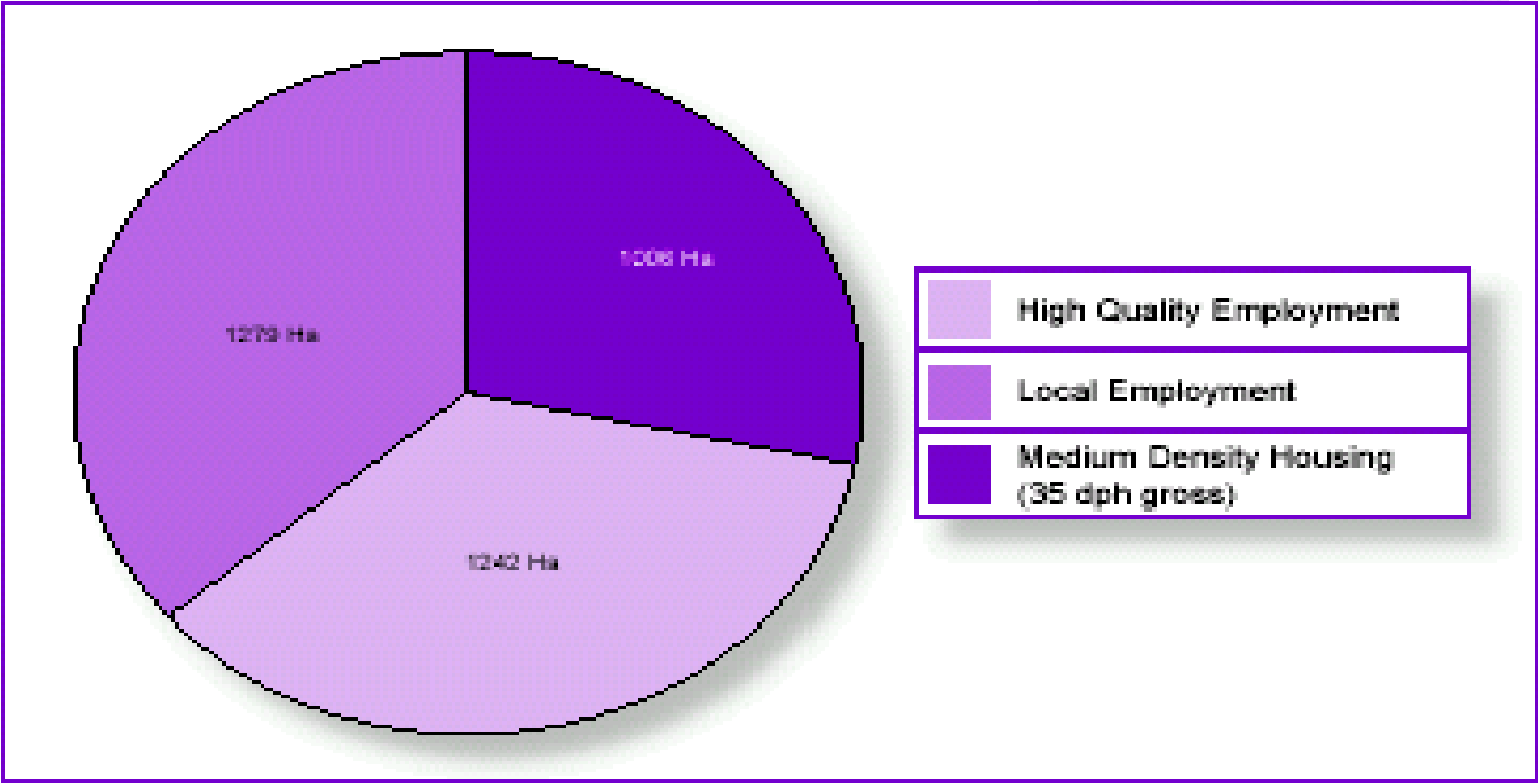


option 1





option 2



Option 1

Concentrate new shops, offices, leisure facilities and other services towards the centres in and adjoining the Regeneration Corridors.

Development in these locations would help to support existing public transport services and further public transport improvements would be focused on strengthening the existing bus and train network.

Would help protect local firms and safeguard existing lower skilled jobs in the medium term.

Option 2

14

New shops, offices, leisure facilities and other services would be distributed across a greater number of centres rather than concentrated just in the centres in and adjoining the Regeneration Corridors.

Public transport cannot support this option as well as Option 1 because development will be more spread out.

Risk of reducing the stock of local employment land too quickly and accelerating the loss of lower skilled jobs.

Option 1

Would help to meet the housing needs of local people by providing smaller, more affordable dwellings. However, such high density housing may compromise the ability to create high quality environments and attract professional, entrepreneurial and managerial households.

Would increase the range of services and employment generating uses in key town centres.

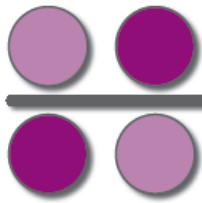
Option 2

15

A lower average housing density would provide more flexibility to create a variety of high quality housing development and therefore retain and attract professional, entrepreneurial and managerial households.

Maximum scope for major environmental improvements.

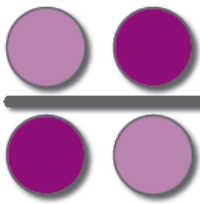
Would increase the range of services and employment generating uses across the Regeneration Corridors.



Regeneration Corridors Your Views

- Which Option do you prefer and why? You can pick preferred approaches from different Options to form a “new” Option if required, but bear in mind the limits on land supply and links between different land uses.
- Are any of the regeneration corridors more suited to a particular Option or approach?

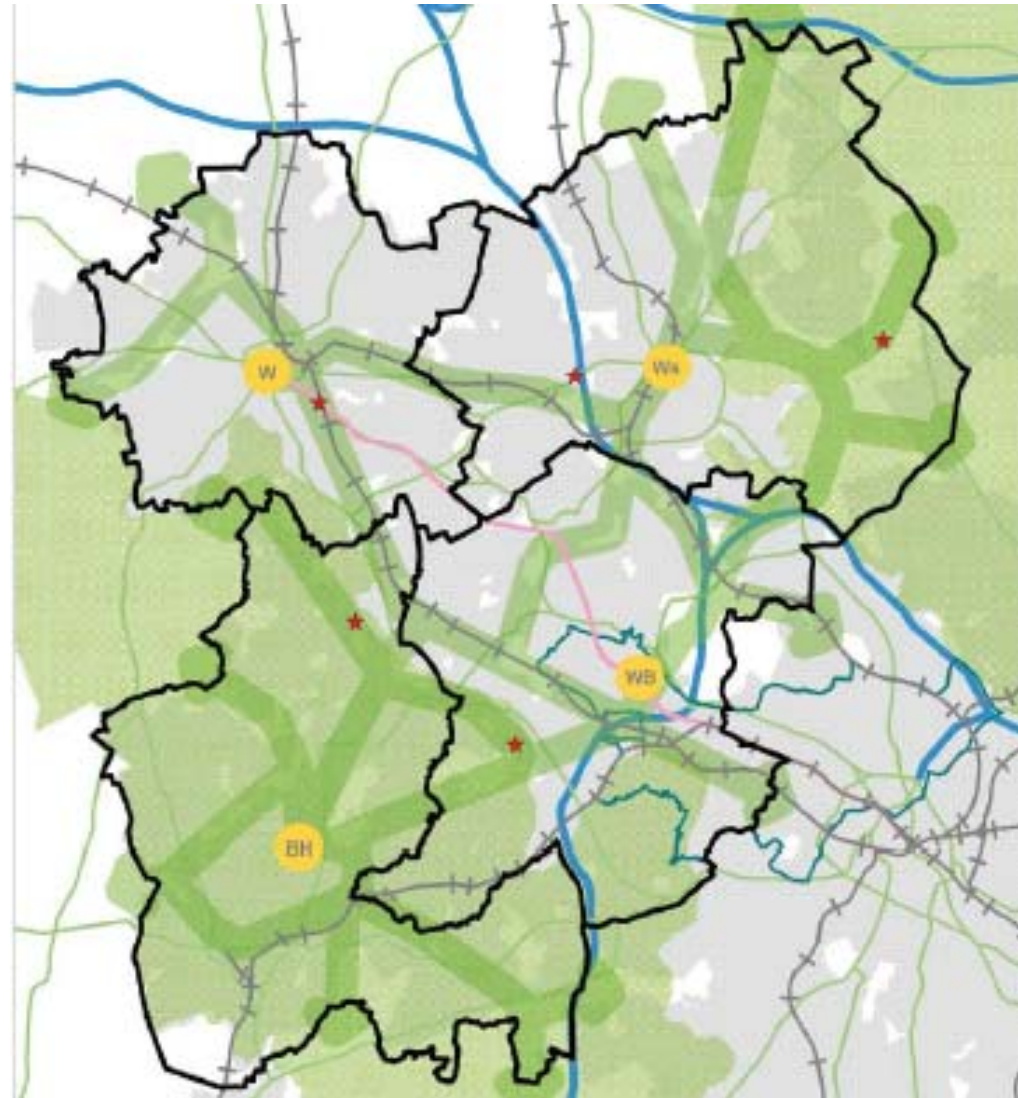


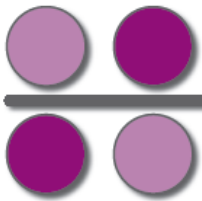


Environment ¹⁷ Questions

Where should environmental transformation be focussed?

Should we concentrate on the corridors and beacons identified in the Black Country Study (opposite) or in the Regeneration Corridors? Or are there any other options?

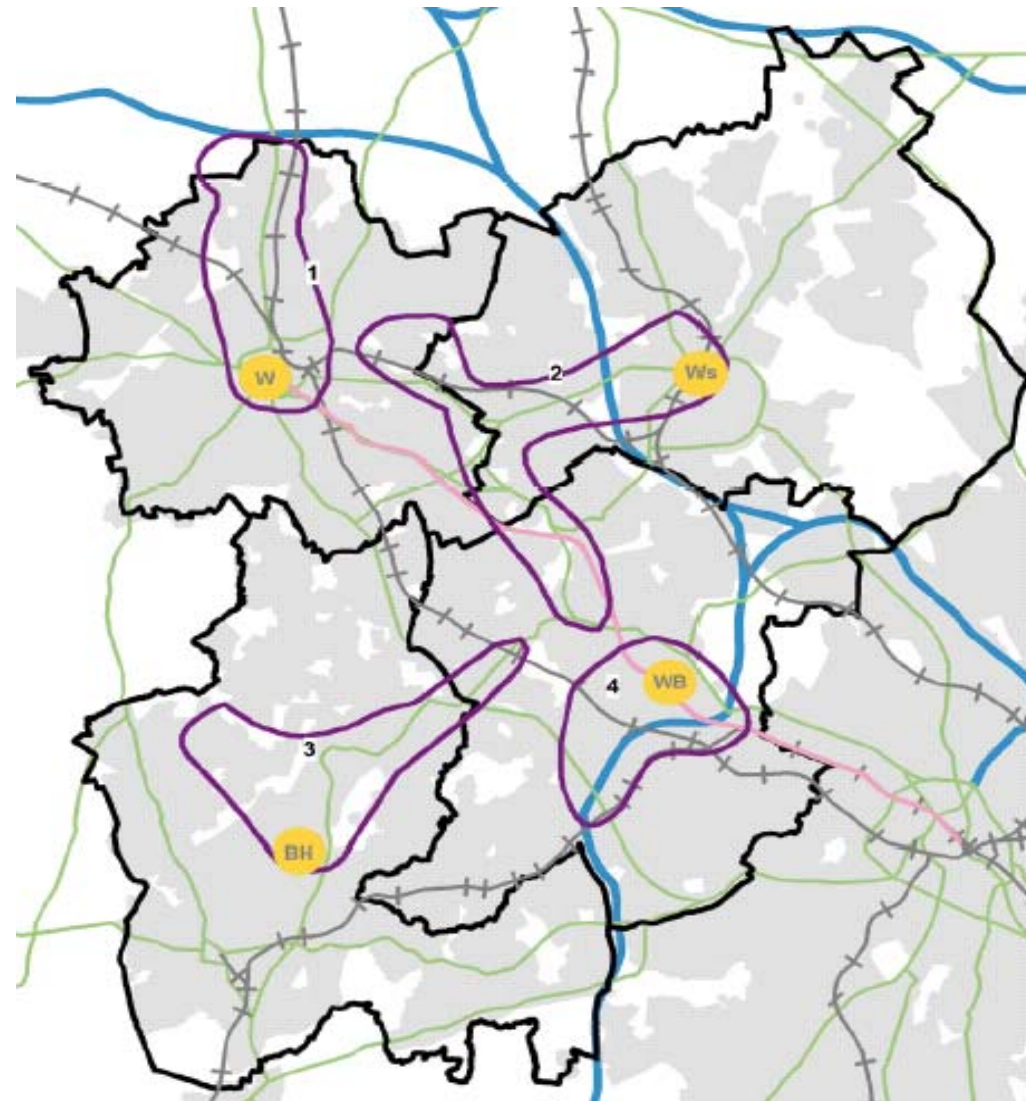


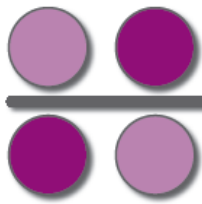


Economy Questions

Where should innovative new and expanding high technology businesses be located?

What are the best locations for manufacturing and logistics?





Centres Questions

If the amount of retail and office development allocated to the strategic centres is increased (for example, through the RSS Phase 2 Revision), do you think that there is a need to manage that growth?

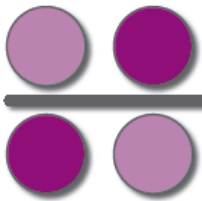
Are there any particular local (not strategic) centres where there is a need for improved local shopping?

Are there any particular needs for cultural, leisure and entertainment facilities in the Black Country?



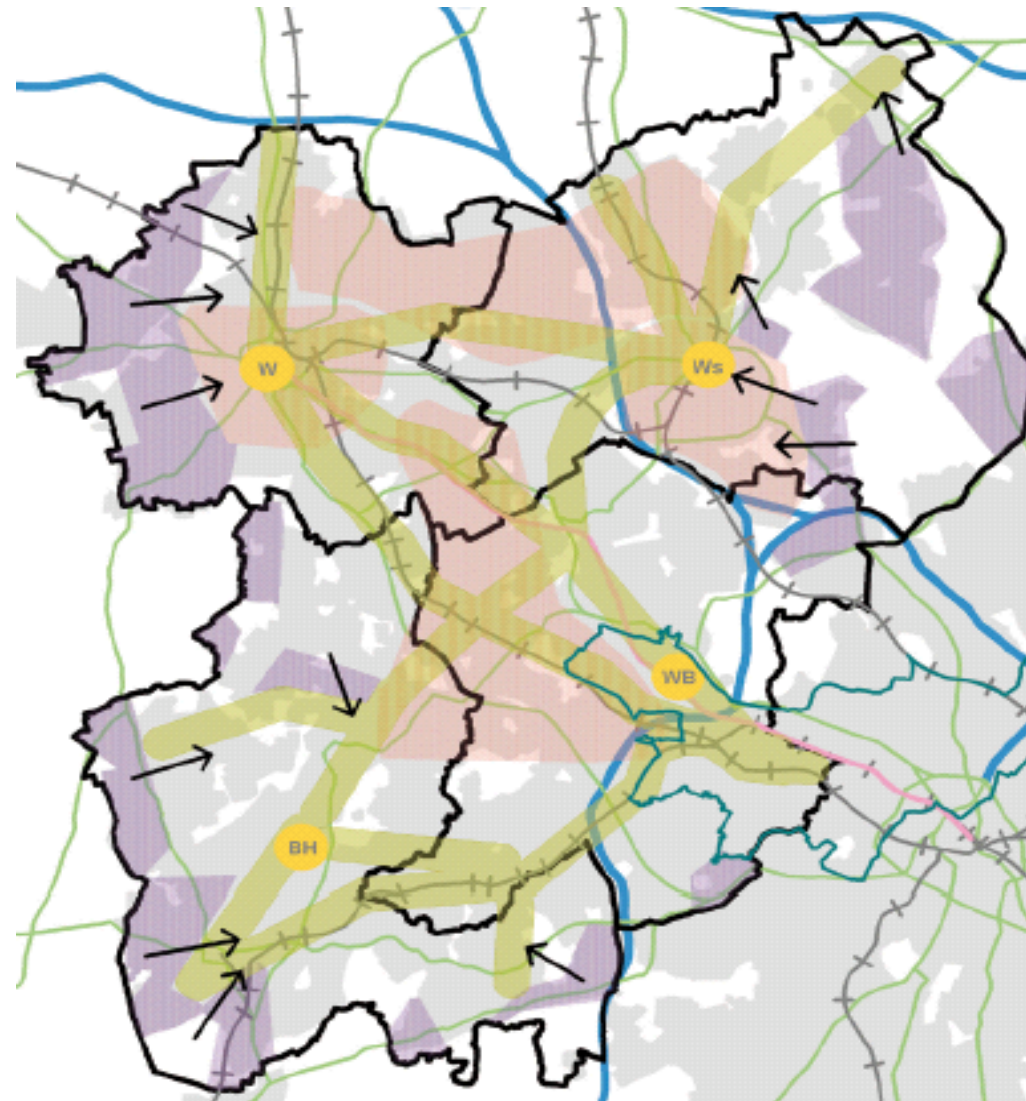
Community Facilities ²⁰ Questions

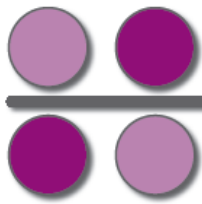
Are there any particular community facilities that are needed in the Black Country and where should these be located?



Housing Questions

Do you agree with the extent and location of Housing Market Intervention Areas?



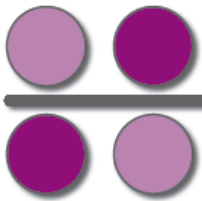


Housing Questions

Where should homes for professional, entrepreneurial and managerial households be provided? What infrastructure needs to be provided alongside such homes to provide suitably attractive environments?

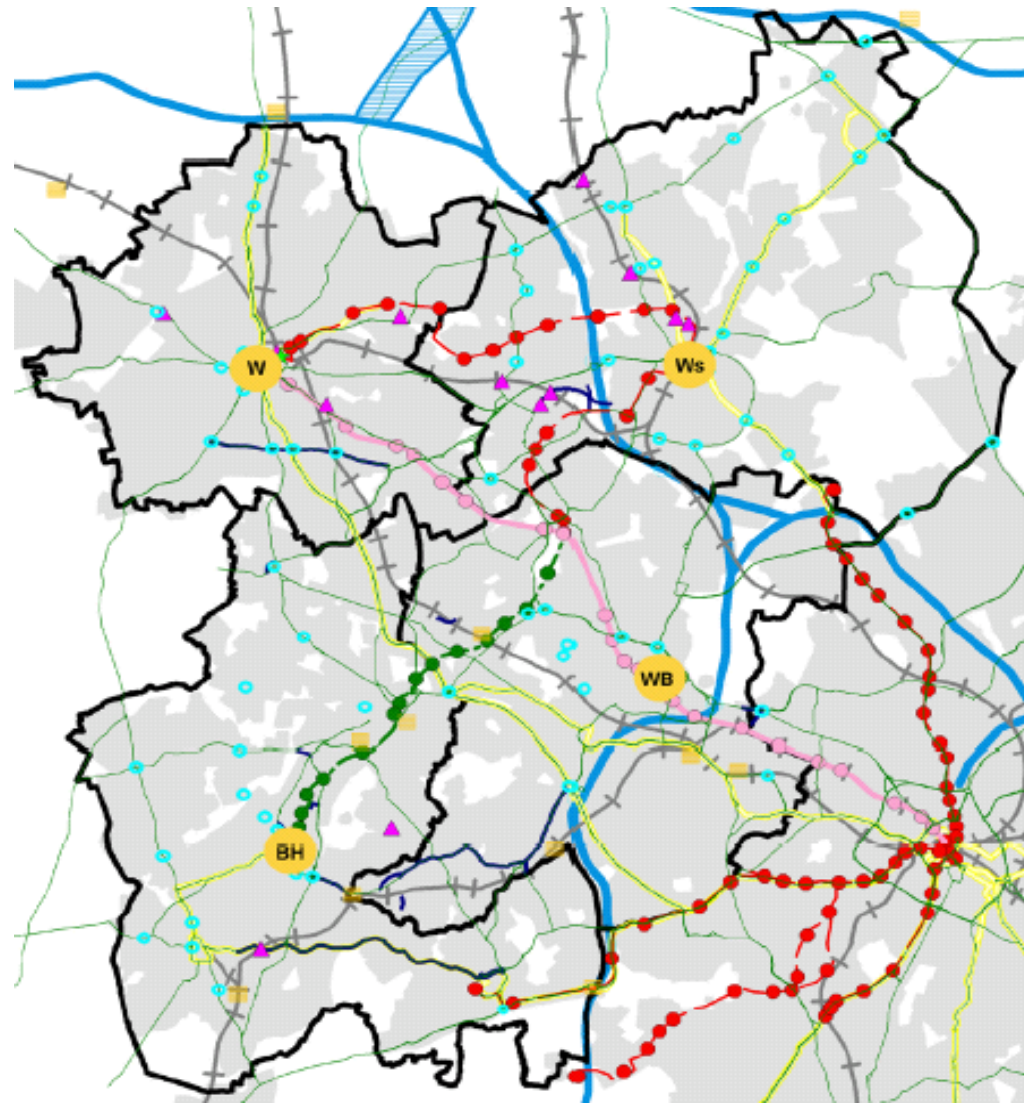
Should currently popular and aspirational housing areas be protected from further intensification?

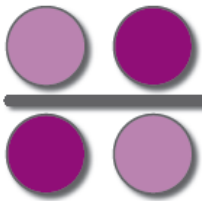




Transport Questions

Are there any particular locations where new or better transport networks should be delivered?

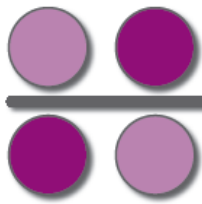




Minerals Questions

Where should future mineral extraction be allowed?



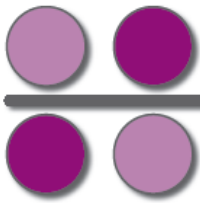


Waste Questions

What facilities are needed and where? Do you agree that Hill Top in Sandwell should be the principal location for new municipal and other waste management facilities in the Black Country?

Are there any particular types of locations where waste management facilities should or should not be developed?





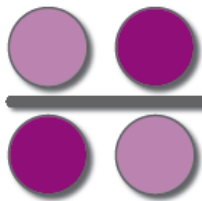
Other Questions

There are more questions in the consultation document including:

- Are there any areas where local character and distinctiveness should be preserved?
- Is there any justification for asking for different levels of affordable housing provision in different areas of the Black Country?
- How should the transport networks serving the strategic centres be improved to support the expansion of those centres?

Do you have any other views that you want us to consider?





Next Steps

- Consider all the consultation responses during August and September 2007
- Also consider any issues arising from further evidence, national and regional policy and guidance
- Use this information to develop the preferred options
- Seek Cabinet approval for public consultation on preferred options in December with consultation commencing in January 2008

