

# Black Country | **Plan**

Planning for the future of the Black Country



HOUSING



ENVIRONMENT



EMPLOYMENT



TRANSPORT

## Draft Plan Consultation

August - October 2021

## Dudley borough summary

# We are reviewing the Black Country Plan and would like to hear your views.

## Introduction

The Black Country Authorities of Dudley, Sandwell, Walsall and Wolverhampton are consulting (asking for people's views) on a new Draft Plan for the Black Country. This will identify where all new employment and housing development will be located and where investment for new infrastructure such as transport, schools and health facilities will be made.

This document provides a summary of the main proposals covered by the Draft Plan. If you would like to read the full version of the Draft Plan you can view this on the Black Country Plan website, or it is available in a number of council buildings. Details can be found at the end of this document.

## What is a Local Plan?

All Local Planning Authorities (including Dudley, Sandwell, Walsall and Wolverhampton) are required by the government to write a Local Plan that describes where the necessary development over the next 20 years or so will be located and how it will be dealt with through the planning process.

The Local Plan is a planning document which is used to help decide planning applications. It considers the amount of land required to support future jobs, new housing and where additional retail, office and leisure development is needed. In addition, the plan considers whether any additional supporting infrastructure (such as schools, utilities, health provision, public transport, cycle routes and highway improvements) is required.

## What is the Black Country Plan?

The Black Country Plan is a joint Local Plan prepared by the four Black Country Authorities (Dudley, Sandwell, Walsall and Wolverhampton). The Plan will direct where new development will be located for the Black Country up to 2039.

It will guide key issues like:

- New Housing - How much new housing is needed? How much can be provided in sustainable locations and where will it go? What type and density of housing should be provided and how much affordable housing?
- Employment land - Where does employment land need protection? How much new employment land is needed and where should it go?
- Supporting infrastructure and services - What improvements to transport, schools, green space, etc, will be needed to support new development? Where will new services be located?
- In the face of new development how will the natural and historic environment be protected and improved?

## Why are we reviewing the Black Country Plan?

The government requires Local Authorities to have Local Plans that are less than five years old and are based on up to date information. If a Local Plan is not up to date it will have less weight at planning appeals and will mean that the local planning authorities are less able to control new development. Having an up to date plan in place helps local planning authorities to turn down development proposed by landowners and developers where it considers the proposal to be inappropriate.

We need to review the Black Country Plan to ensure that we can plan for new homes and jobs in the right places. If we don't review the plan, we risk seeing unplanned development which might not be supported by the right services and facilities.

## **Do we have a plan in place now?**

Yes, our current plan, which we called the Black Country Core Strategy, covers the years 2006 to 2026 and was formally adopted in 2011. This plan has allocated enough housing and employment land to meet the Black Country's development needs up to 2026. These allocations have been made through other Local Plan documents – in Dudley these are the Dudley Borough Development Strategy and Brierley Hill, Halesowen and Stourbridge Action Area Plans (AAPs).

When we have finished the new Black Country Plan and it is adopted (it has been examined and approved by an independent Planning Inspector and approved by councillors) it will replace the Black Country Core Strategy (2011) and parts of the Dudley Borough Development Strategy and the AAPs.

## **When did we start reviewing the Black Country Plan?**

We started reviewing the Black Country Plan in 2017. We held a public consultation for eight weeks from July to September 2017 on the issues facing the Black Country and some possible solutions. Following the Issues and Options consultation we have now produced a Draft Plan. This takes into account the responses we received to the Issues and Options consultation along with a range of evidence which we have produced on planning issues.

## **What does the Black Country Plan need to plan for?**

The draft Black Country Plan we are consulting on contains our proposed planning policies and land allocations which will guide and manage the development of the Black Country up to 2039.

Our economy, population and number of households is growing, and the plan needs to identify land to meet our future employment needs and ensure that a sufficient number of homes can be built. We need to provide enough land to build approximately 76,076 homes by 2039. We know this because the government has published the housing need figures for each local authority. This would mean increasing the number of homes that are currently built across the Black Country from 2,600 homes per year to 4,000 homes per year. We know this because the Government has published housing need figures for each local authority which must be used when preparing a Local Plan.

We also need around 565 hectares (ha) of employment land to provide enough jobs to accommodate the growth needs of our existing and future businesses.

In addition, we need to plan for:

- How we will address climate change
- How we will create healthy and safe places
- How we will protect and enhance the historic and natural environment
- The design standards that new development should meet
- How we will provide housing to meet the needs of different residents, including affordable housing
- How we will maintain vibrant and attractive town centres

## What does the Draft Black Country Plan propose?

The plan proposes the following:

- The Plan allocates around 1,200 hectares (ha) of housing land (the equivalent of 1,800 football pitches) to provide at least 47,837 new homes. This will be provided on a mix of existing sites (including those with planning permission and carried over from the current local plan) and new sites.
- It supports the recovery and growth of the economy, particularly in key employment sectors such as advanced manufacturing and delivers the development of at least 354ha of employment land - the equivalent of 531 football pitches.
- In the light of the challenges facing our high streets, the plan will facilitate the rejuvenation and diversification of our centres, as places to live, work, shop and visit.
- It seeks to minimise the amount of waste generated across all sectors and increases the re-use, recycling, and recovery rates of waste material.
- It identifies provision within the Black Country for up to 6.2 million tonnes of quarried construction aggregate (sand and gravel) to 2039, and around 720,800 tonnes per annum of secondary and recycled aggregates.
- It ensures that sufficient physical, social and environmental infrastructure is delivered to meet identified needs and support growth.

## Where will the growth be?

- The Draft Plan seeks to deliver the majority of development in the existing urban area on brownfield sites (previously developed land), vacant properties and surplus industrial land. This will provide enough land to build approximately 40,117 new homes and 306ha of employment land.

This land is in:

- the strategic centres of Brierley Hill, West Bromwich town centre, Walsall town centre and Wolverhampton city centre
- Core Regeneration Areas in and around town/district centres and along transport networks, such as Dudley; and
- existing Towns and neighbourhoods areas such as Halesowen and Stourbridge.
- We are aiming to use as much land in the urban area as possible but there is a shortage of sites to meet our future housing and employment needs.
- We are therefore proposing an additional 7,720 homes and 47.8 ha of employment land on sites currently in the green belt across the Black Country. The majority of these homes are provided in the proposed new Neighbourhood Growth Areas with the remainder provided on small sites on the edge of the Towns and Neighbourhood Areas.
- The proposed Neighbourhood Growth Areas are located in highly sustainable locations and will provide 250 homes or more on the edge of the urban area where there are existing pedestrian and public transport routes and high levels of access to local services (such as schools or health services). In some cases, new services may need to be provided as part of a new development.

You can see these areas for Dudley on the plan shown in this document.

## Why are we proposing to develop in the green belt?

The green belt around the Black Country forms part of the West Midlands Green Belt which has been in place since 1975. Green belt is a national planning designation and relevant national policy strictly controls which types of development can take place within it.

The Black Country councils have attached great importance to the Green Belt and the role that it plays in defining our urban area. For that reason, the current boundaries have been drawn tightly around the urban edges of our area. Due to the need for homes across the Black Country, it means that exceptional circumstances apply to alter those boundaries. To help meet our future housing and employment land needs, there is an exceptional circumstance to alter the boundaries. The councils have undertaken an extensive green belt assessment and landscape sensitivity assessment to identify land which would cause the least harm to the purposes of the green belt if it was to be removed. It is proposed to remove 6% of the green belt area in the Black Country for development. The new Black Country green belt boundaries are intended to be permanent and should not need to be changed in future.

The Councils have undertaken an extensive review of the green belt, taking into account evidence on historical, ecological and landscape value and local character. A comprehensive site assessment process has taken place to ensure that all sites selected for removal from the green belt can deliver sustainable development and the necessary supporting infrastructure by 2039, and will not cause harm to natural or historic character, or breach any other planning policies. Where sites are removed from the green belt, developers will be required to pay for improvements to the environmental quality and accessibility of remaining green belt land nearby.

## Are we able to build all future housing and employment land that we need in the Black Country?

No, we need to find enough land to build 76,076 homes and provide 565ha of employment land. The land we have identified in the Draft Plan will deliver 47,837 homes and 354ha of employment land, allowing most of our housing and employment land needs to be met in the Black Country. However, there will be a shortfall of 28,239 homes and 211ha of employment land.

The Government requires neighbouring local authorities to work together to meet housing and employment land needs when producing Local Plans this is called the "Duty to Cooperate". Under the Duty to Cooperate, we are asking neighbouring authorities, such as South Staffordshire, Lichfield, Cannock Chase, Shropshire and Telford & Wrekin, to provide additional housing and employment land in their areas to meet the needs of the Black Country. Currently there have been offers from neighbouring authorities of between 8,000 to 9,500 homes and 102-173 ha of employment land to be tested through their own Local Plan reviews.

## What does this mean for Dudley?

- In Dudley we are proposing to provide enough land to build an additional 13,235 new homes over the next 15 years and provide 22ha of employment land.
- We are proposing to allocate land at Corbett Meadow, Stourbridge, as a Local Green Space Designation. Land that is allocated as Local Green Space will be protected from inappropriate development, unless there are very special circumstances that outweigh the harm to the site.
- We have adopted new Sites of Importance for Nature Conservation (SINCs) and Sites of Local Importance for Nature Conservation (SLINCs) designations and have made some amendments to existing designations. SINCS and SLINCS are national or locally designated areas for nature conservation.

## Where will future growth be allocated?

- The majority of the sites are located in the urban area on brownfield land (previously developed land) or some green space (these are sites non- green belt) sites. Sites are concentrated in Brierley Hill Strategic Centre or three Core Regeneration Areas including Dudley Town Centre, Lye and Kingswinford. The remaining sites are located in existing towns or neighbourhoods, such as Halesowen, Stourbridge, Sedgley and Coseley.
- We are proposing some green belt release to accommodate new housing, including one proposed new Neighbourhood Growth Area in Kingswinford.
- The map shows the proposed distribution of housing sites and new employment land across Dudley.

## New homes

- 12,118 homes will be provided in the urban area. Most of this housing will be delivered on sites which already have planning permission or are already allocated in the existing Dudley Borough Development Strategy or Area Action Plans. New sites are proposed at the former Ketley Quarry, in Kingswinford and National Works, Hall Street in Dudley.
- 1,117 homes will also be provided - on 53.8 ha of land which it is proposed is released from the green belt – this amounts to 3% of all green belt in Dudley borough.
  - This includes a New Neighbourhood Growth Area in Kingswinford and land at Swindon Road in Wall Heath.
  - Also, a number of smaller sites on the edge Stourbridge (land at Worcester Road, Stourbridge and grazing land at Wollaston Farm, Stourbridge). Plus, one site near Sedgley, (land Off Viewfield Crescent) and one site in Lower Gornal (land at Lower Guys Lane). You can see the location of these sites on the map.

Site Name	Ward	Hectares (Ha) of land to be developed (net)	Number of homes to be built
Land South of Holbeache Lane/Wolverhampton Road, Kingswinford	Kingswinford North and Wall Heath	8.24	330
Land at Swindon Road, Wall Heath, (The Triangle)	Kingswinford North and Wall Heath	13.3	533
Lower Guys Lane, Lower Gornal	Gornal	0.75	25
Land at Worcester Road, Stourbridge	Pedmore and Stourbridge East and Norton	5.90	115
Grazing land at Wollaston Farm, Stourbridge	Wollaston and Stourbridge Town	2.56	90
Land Off Viewfield Crescent, Dudley	Sedgley	0.83	24
<b>Total</b>		<b>31.58</b>	<b>1,117</b>

## Employment land

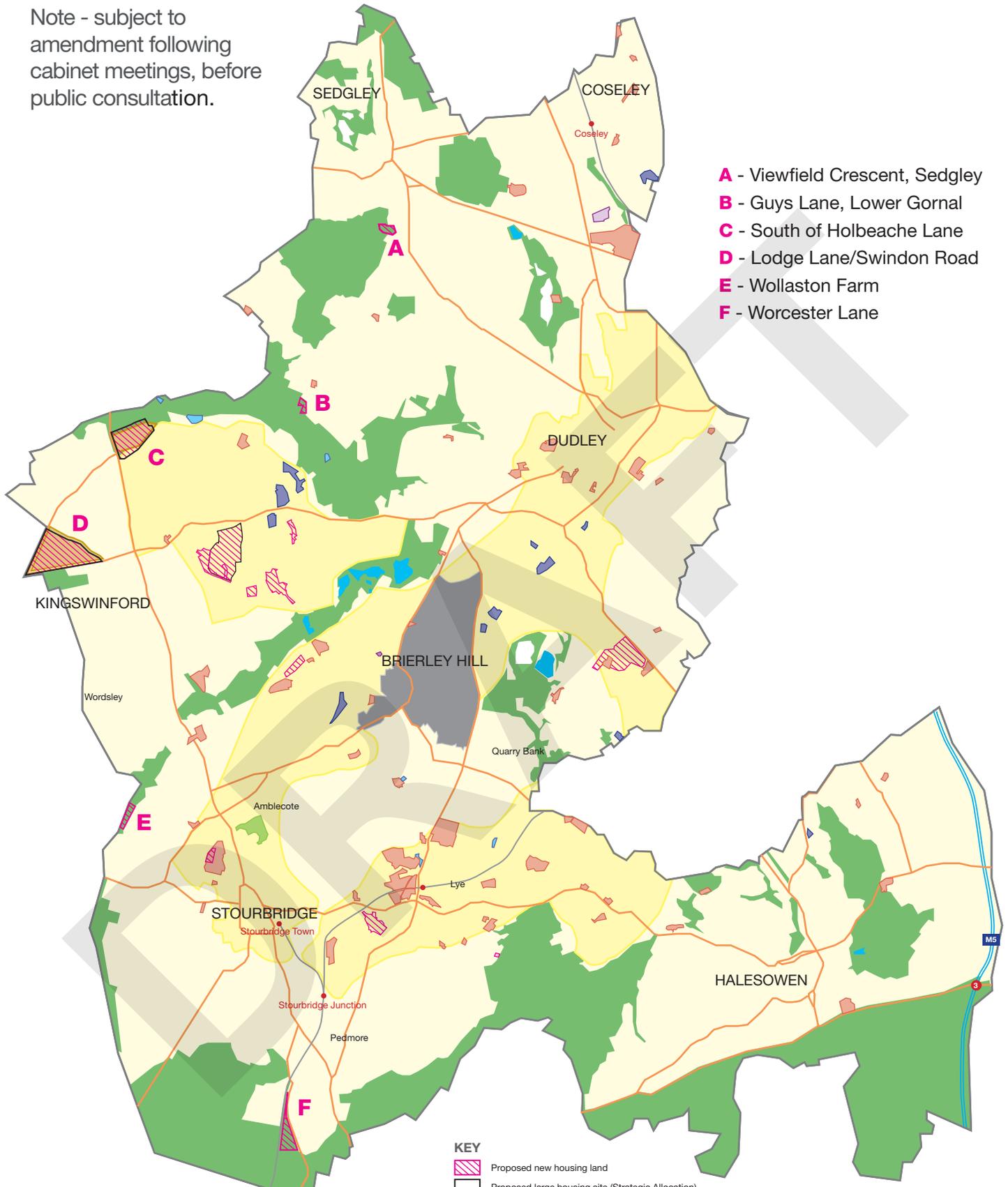
- 22ha of employment land will be identified in the urban area, most of this land has already been identified in our existing plans and will be carried over into the new plan. One new site will be allocated at Bean Road, Coseley.

## Map locations

The map shows the proposed distribution of the housing and employment land across Dudley borough. A more detailed map showing all the sites can be found at <https://blackcountryplan.dudley.gov.uk/t2/p4/> or paper copies can be viewed at a number of council buildings. Details are available at the end of the document.

# PROPOSED ALLOCATIONS

Note - subject to amendment following cabinet meetings, before public consultation.



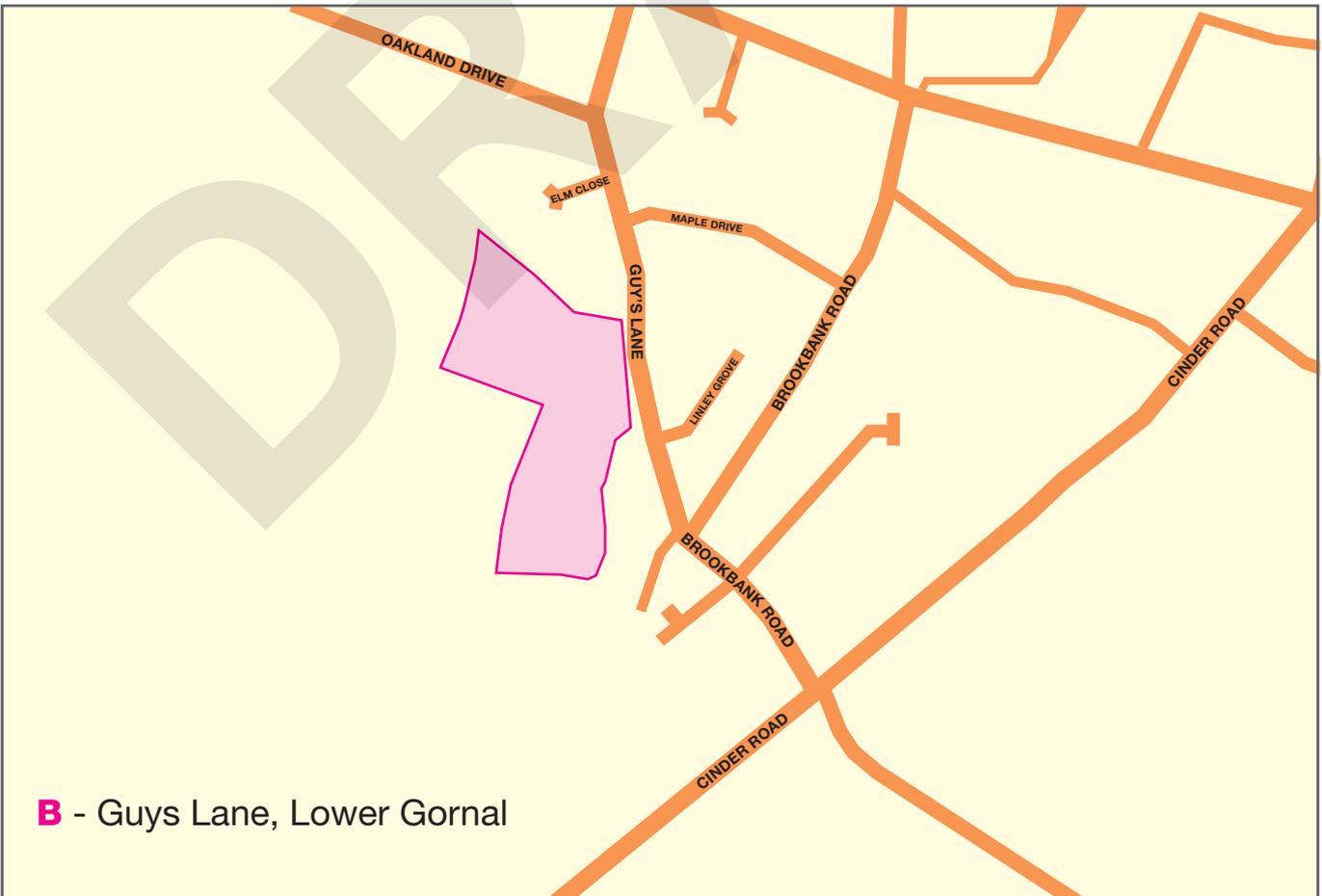
- A** - Viewfield Crescent, Sedgley
- B** - Guys Lane, Lower Gornal
- C** - South of Holbeache Lane
- D** - Lodge Lane/Swindon Road
- E** - Wollaston Farm
- F** - Worcester Lane

**KEY**

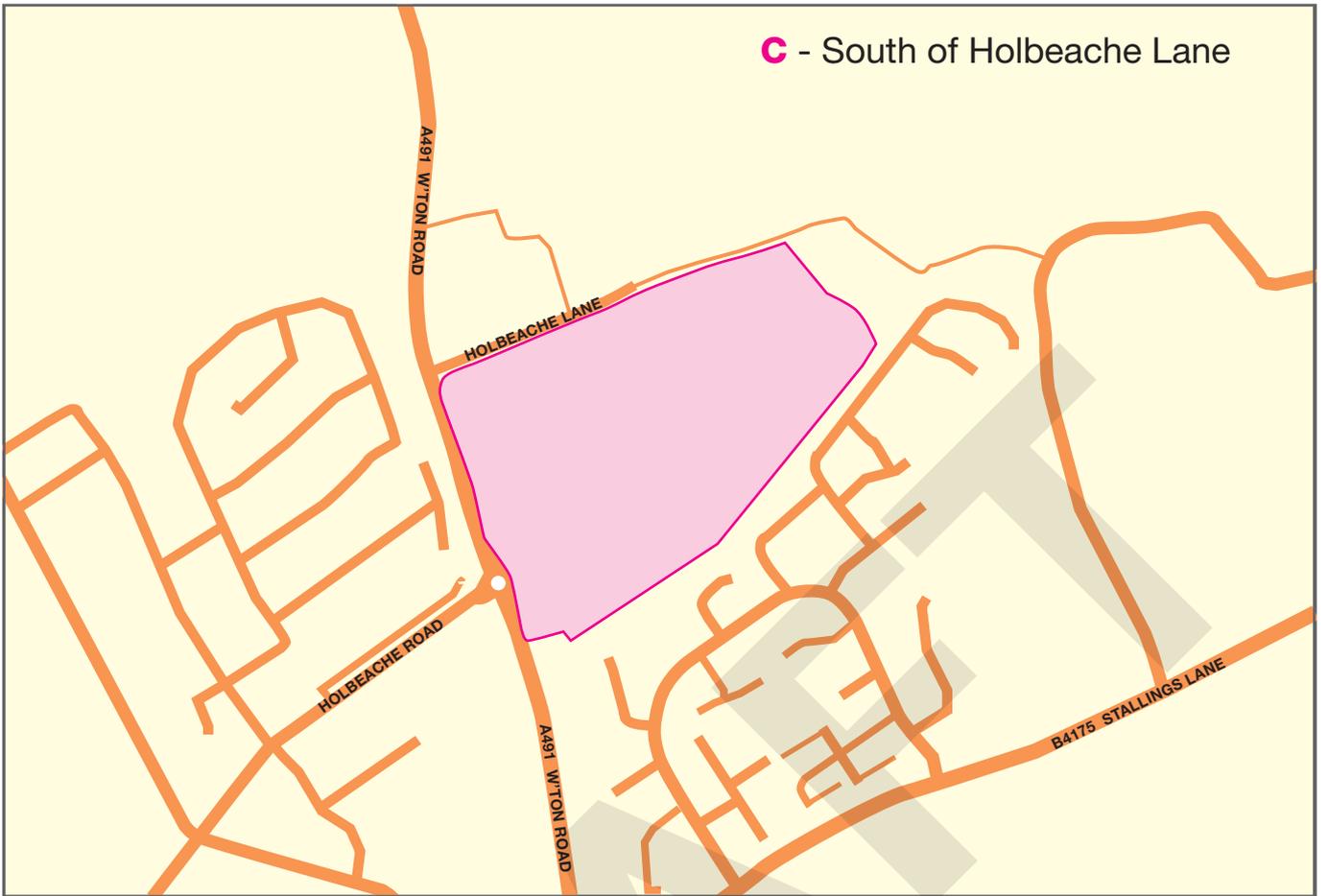
	Proposed new housing land
	Proposed large housing site (Strategic Allocation)
	Existing housing land to be carried forward into the new Plan
	Proposed new employment land
	Existing employment land to be carried forward into the new Plan
	Proposed Local Green Space Allocation
	Existing Gypsy and Traveller sites to be carried forward into the new Plan
	Brierley Hill Strategic Centre
	Regeneration Growth Areas - focus of housing and employment growth
	Proposed housing growth area
	Dudley Green Belt

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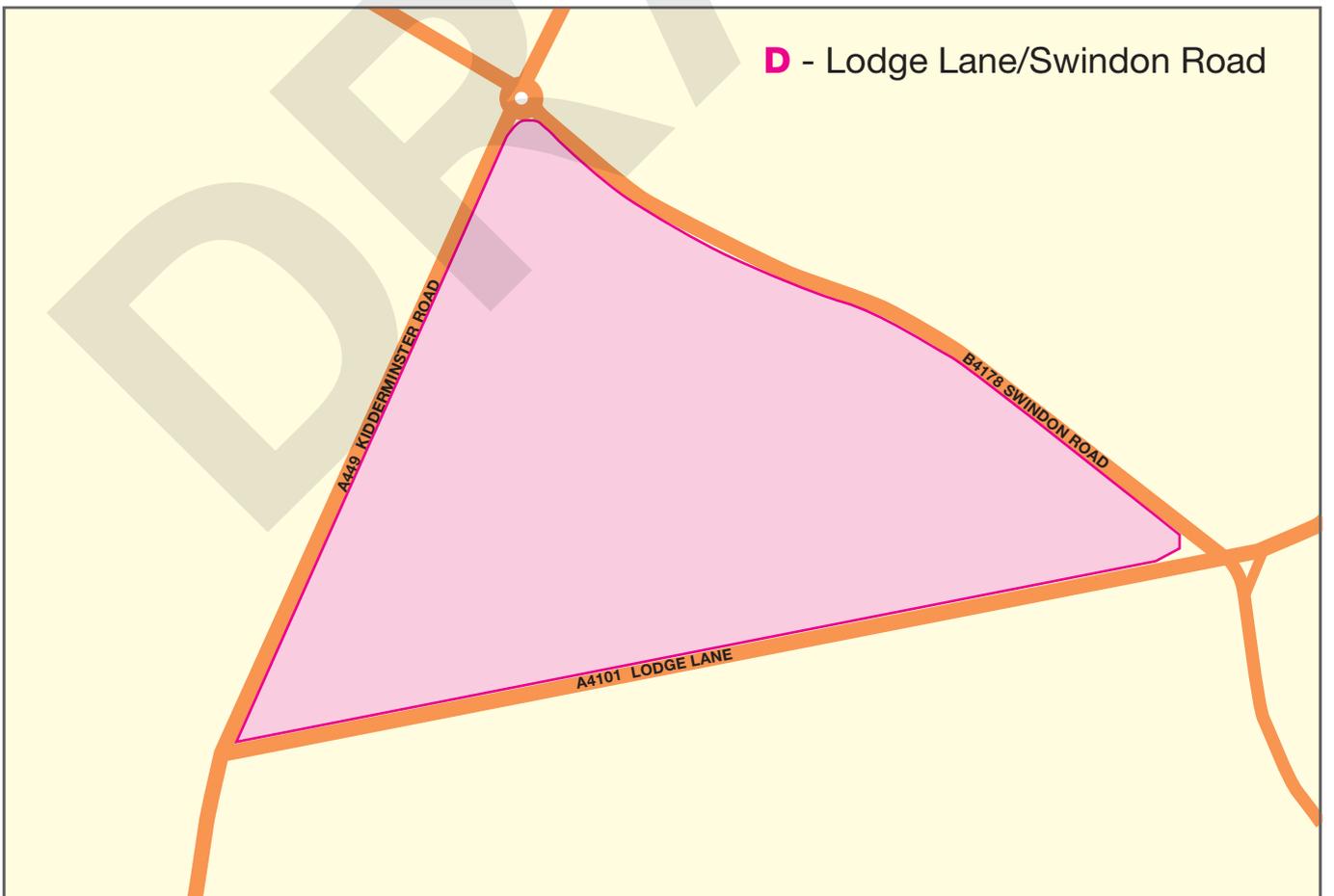
A complete list of all sites can be found at <https://blackcountryplan.dudley.gov.uk/bcp/>



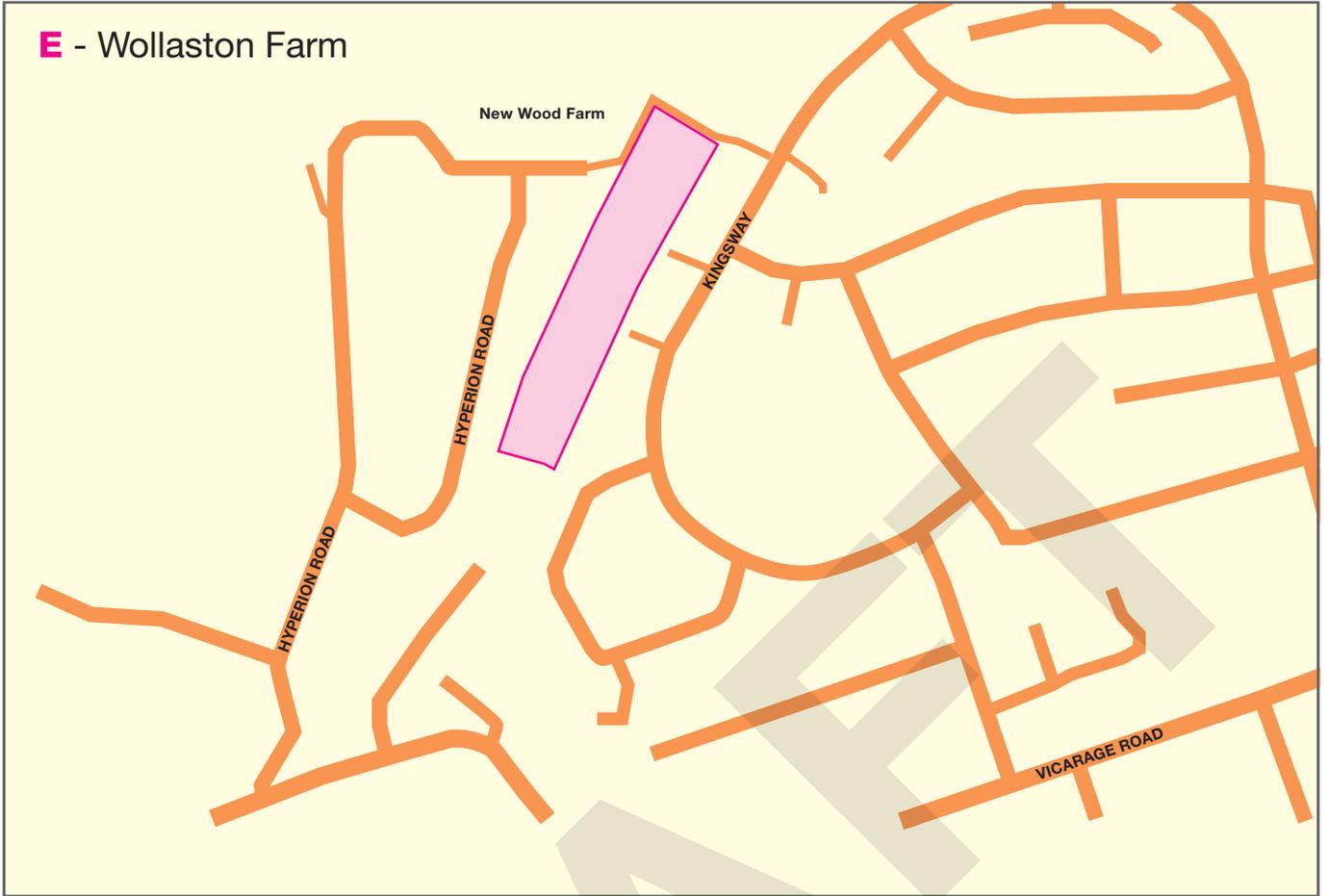
**C** - South of Holbeache Lane



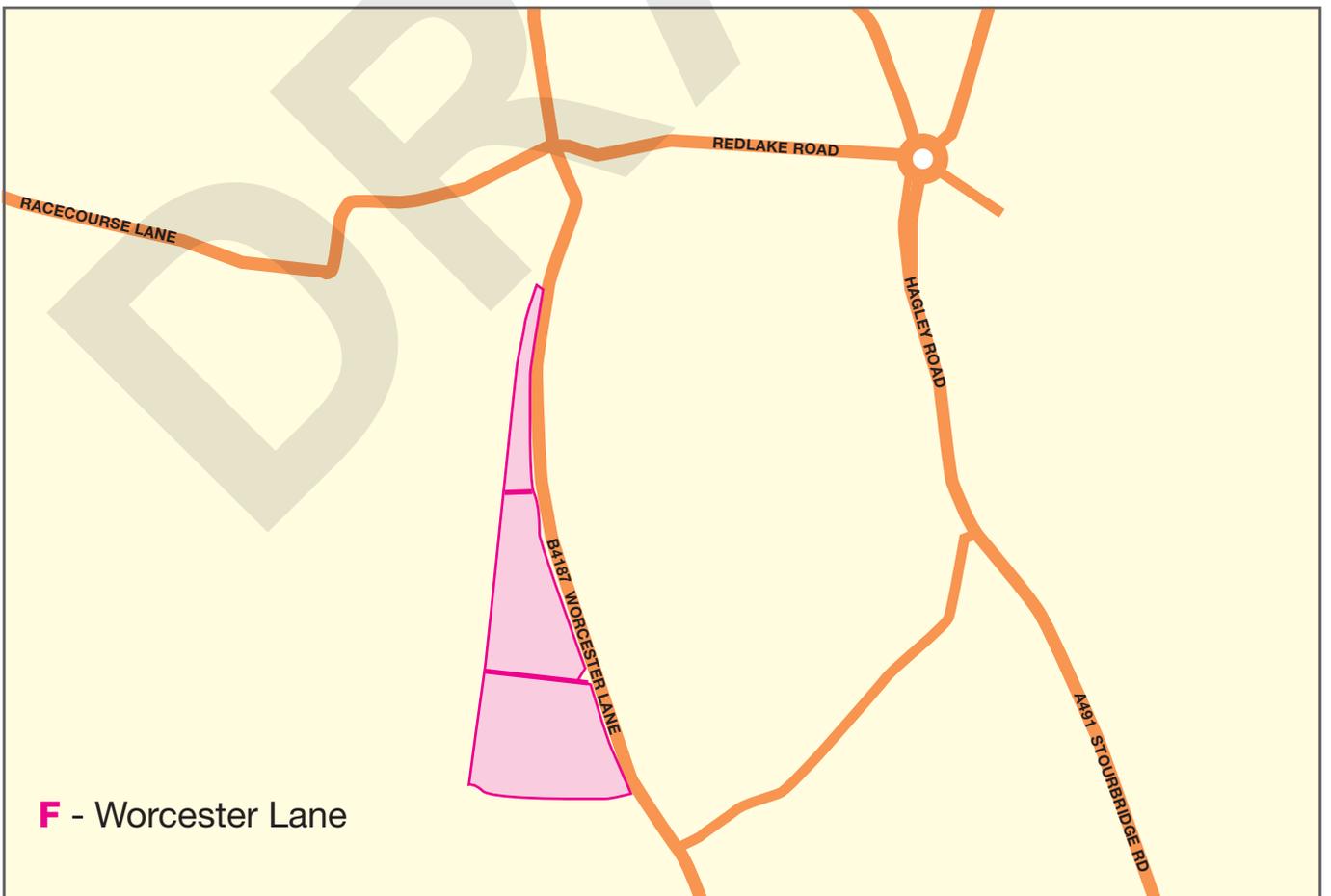
**D** - Lodge Lane/Swindon Road



**E** - Wollaston Farm



**F** - Worcester Lane



# What happens next?

## We want your views

You can view the Draft Plan and evidence base documents at <https://blackcountryplan.dudley.gov.uk/t2/p4/>. You can also view copies of the Draft Plan documents and a map of proposed land allocations at the following venues:

### **Dudley Council House**

1 Priory Road, Dudley DY1 1HJ

### **Dudley Council Plus**

259 Castle Street, Dudley DY1 1LQ

### **Dudley Planning and Building Control Reception**

4 Ednam Road, Dudley DY1 1HL

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### **Brierley Hill Library**

122 High Street, Brierley Hill DY5 3ET

### **Coseley Library**

Castle Street, Bilston WV14 9DW

### **Dudley Library**

St James' Road, Dudley DY1 1HR

### **Dudley Wood Neighbourhood Learning Centre and Library Link**

6 Pavilion Gardens, Dudley Wood DY2 0DE

### **Gornal Library**

Abbey Road, Lower Gornal DY3 2PG

### **Halesowen Library**

Queensway Mall, The Cornbow, B63 4AZ

### **Kingswinford Library**

Market Street, Kingswinford DY6 9LG

### **Long Lane Library**

Long Lane, Halesowen B62 9JY

### **Lye Library**

Chapel Street, Lye DY9 8BT

### **Netherton Library**

The Savoy Centre Northfield Road, Netherton DY2 9ES

### **Quarry Bank Library**

Sheffield Street, Quarry Bank DY5 1EA

### **Sedgley Library**

Ladies Walk, Priory Lane, Sedgley DY3 3UA

### **Stourbridge Library**

Crown Centre, Stourbridge DY8 1YE

### **Wordsley Library**

Wordsley Green, Stourbridge DY8 5PD

## Have your say

### Online:

Complete our survey at [www.blackcountryplan.co.uk](http://www.blackcountryplan.co.uk)

### Email:

[blackcountryplan@dudley.gov.uk](mailto:blackcountryplan@dudley.gov.uk)

### By post:

Black Country Plan  
Planning & Regeneration  
4 Ednam Road  
Dudley  
DY1 1HL

### You can also fill in a response form and leave it at the library or Dudley Council receptions.

If you need assistance to explain the documents or fill in your response form please contact the Dudley Planning Policy Team at: [development.control@dudley.gov.uk](mailto:development.control@dudley.gov.uk) or phone us on 01384 814 136

We will use the responses to inform the preparation of the next stage of the plan which is called the Draft Publication of the Black Country Plan .

**There will be an opportunity to make further comments in summer 2022.**

### Plan making process timetable

Stage	Date
Consultation on the Draft Publication Plan	August - September 2022
Submission of Plan to Secretary of State for Examination	March 2023
Examination in Public	April 2023 – March 2024
Adoption	April 2024