

A Joint Core Strategy for the Black Country

Preferred Options



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Direction of Change 1 – Sustainable Communities

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Direction of Change 2 – Environmental Transformation

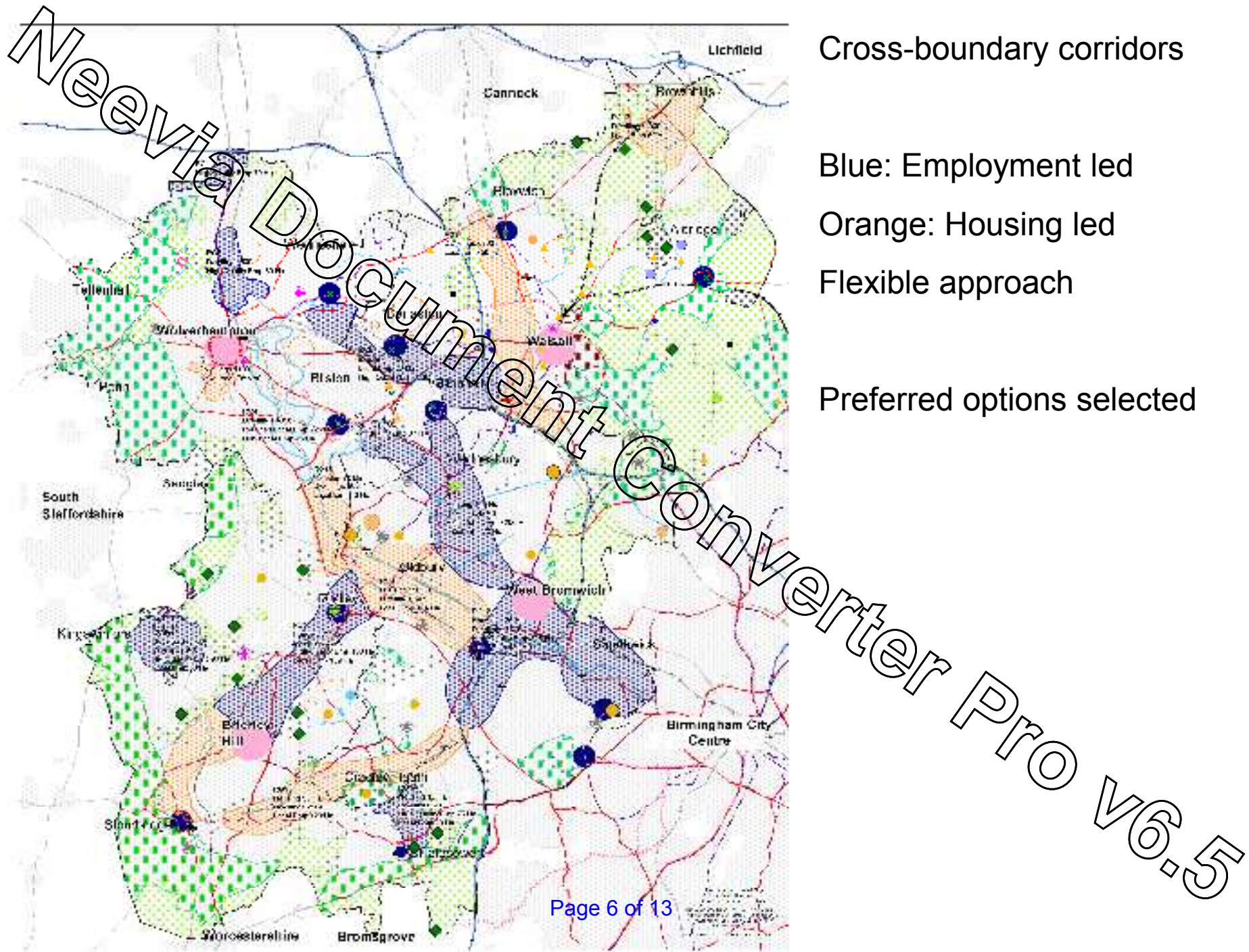
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Direction of Change 3 – Economic Prosperity

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Regeneration Corridors

SC1	Wolverhampton City Centre
SC2	Walsall Town Centre
SC3	Brierley Hill Town Centre
RC1	Pendeford - Fordhouses
RC2	Stafford Road
RC3	South of Wolverhampton City Centre
RC4	Wolverhampton - Bilston
RC5	Loxdale - Moxley
RC6	Wednesfield - Willenhall - Darlaston
RC7	Bloxwich - Birchills - Bescot
RC8	Hill Top
RC9	Tipton - Dudley Port - Brades Village
RC10	Pensnett - Kingswinford
RC11	Dudley - Brierley Hill - Stourbridge
RC12	Oldbury - West Bromwich - Smethwick
RC13	Rowley Regis - Jewellery Line
RC14	Coombs Wood - Halesowen
RC15	Brownhills
RC16	Coseley - Tipton - Princes End



Cross-boundary corridors

Blue: Employment led

Orange: Housing led

Flexible approach

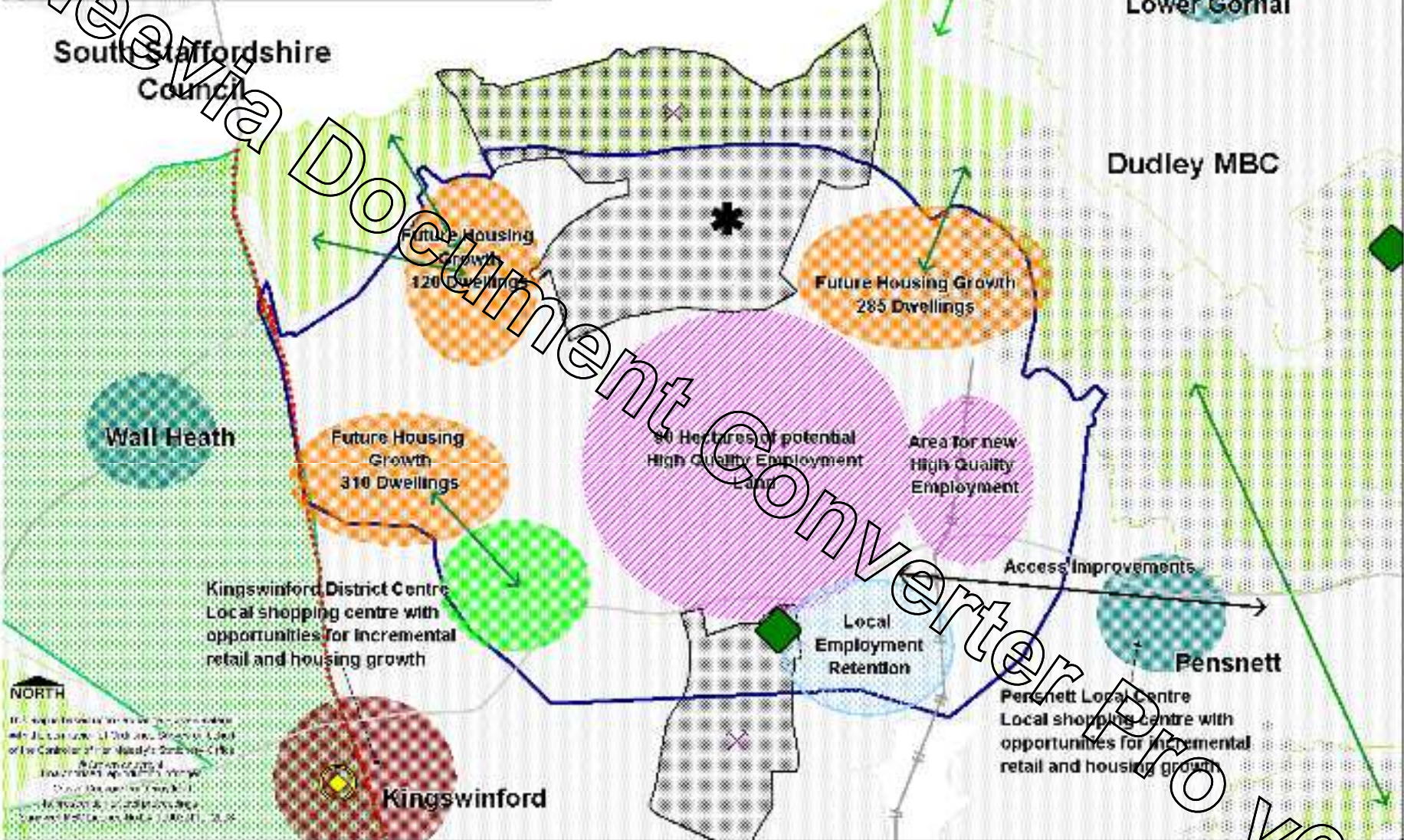
Preferred options selected

Key for Key Diagram & Corridor Maps

Urban Boundaries	Housing Led	Transport	Environment
<ul style="list-style-type: none"> Urban Boundaries Urban Boundaries Urban Boundaries 	<ul style="list-style-type: none"> New Housing (>20% on Housing = 1000 dwellings HD) New Housing (>20% on Housing = 1000 dwellings HD) New Housing (>20% on Housing = 1000 dwellings HD) New Housing (>20% on Housing = 1000 dwellings HD) New Housing (>20% on Housing = 1000 dwellings HD) Housing Led Regeneration 	<ul style="list-style-type: none"> Main Transport Routes Metro & Metro Stops Potential Metro Bus Rapid Transit Passenger Railway Freight Railway Motorway Bus Showcase Red Routes Tube Red Routes Major Highway Improvement Rail Station Potential New Rail Stations Traffic Management 	<ul style="list-style-type: none"> Deacons Signaling Black Country Identity Environmental Assets SSSIs, SACs, INNRs Canal Canal Improvements Wildlife Corridors Green Infrastructure Interventions Major Parks/Open Space Existing Quarries Minerals Safeguarding Areas Landfill (Proposed) Major Reservoirs Potential Reservoirs Other MAP Boundaries
Areas of Development Restraint	Regeneration Corridors	Centres	Community
<ul style="list-style-type: none"> High Density High Density Housing NO Subarea Green Belt 	<ul style="list-style-type: none"> Housing Led Local Employment Led High Quality Employment Led 	<ul style="list-style-type: none"> Strategic Centres Local Employment District Centres District Centres Local Centres Major New Retail Scheme Expansion of Strategic Centre Uses (primarily offices) Major New Office Floorspace Tourist Hub Mixed Use Historic Centre 	<ul style="list-style-type: none"> Health Hub Education Hub Leisure/Sports Hub Cemetery (Proposed Extension)
Employment Leds			
<ul style="list-style-type: none"> Existing High Quality (>200ha) Existing High Quality (>300ha) Potential High Quality Local Employment Retained (15-100ha) Local Employment Retained Potential High Quality Existing High Quality 			

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Regeneration Corridor 10 - Pensnett
Preferred Option

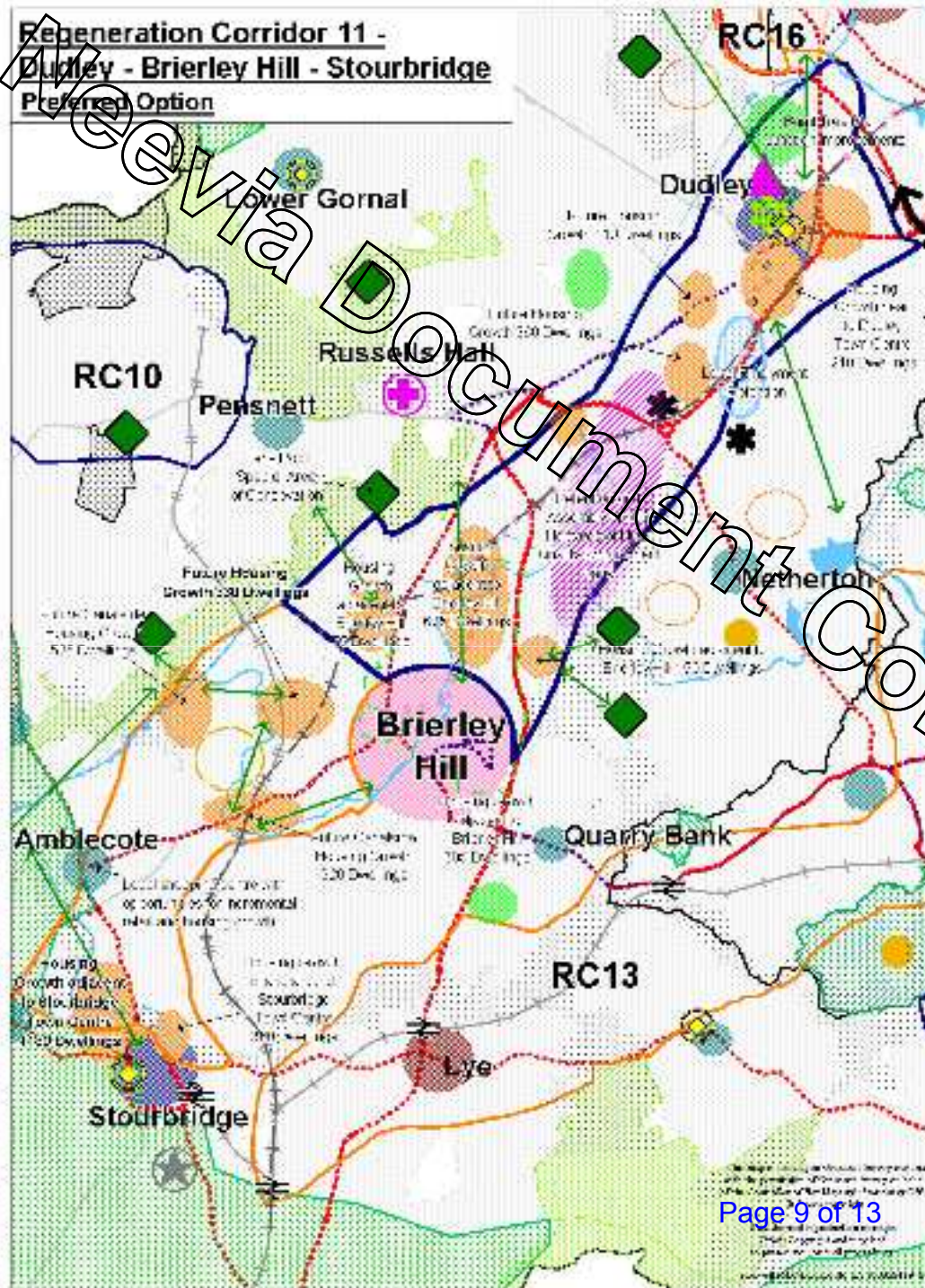


Focus for high quality employment & need for access improvements

Preferred Option 2 – Release of peripheral industrial for lower density housing

735 dwellings on 21ha, 94ha high quality employment, 42ha retained local employment

**Regeneration Corridor 11 -
Dudley - Brierley Hill - Stourbridge**
Preferred Option



Northern part of the corridor to be focus for modern, high quality industry.

Southern part of the corridor to focus on high quality housing making the most of the canal network through redevelopment of obsolete industry

Excellent green infrastructure through enhanced green spaces and improved links

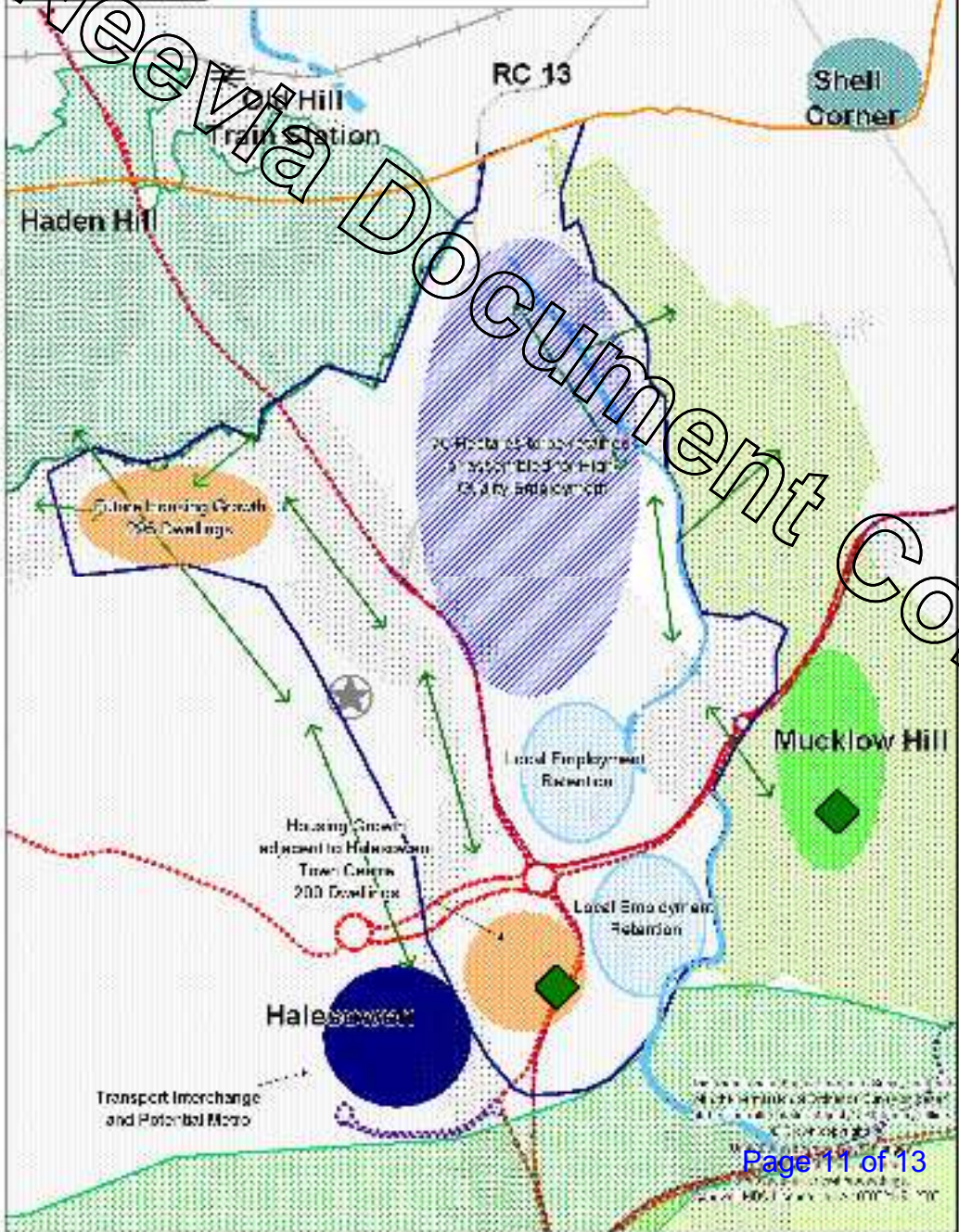
Preferred Option 2 for lower densities with opportunities for higher densities around centres and other accessible locations

5125 dwellings on 127ha
(59ha at 35dph, 68ha at 45dph)

102ha high quality employment

76ha retained local employment

Regeneration Corridor 14 - Coombswood
Preferred Option



Focus for high quality employment centred on Coombs Wood

High quality residential areas to be developed close to Halesowen

Focus on biodiversity network from surrounding green belt and the Leasowes Historic Park

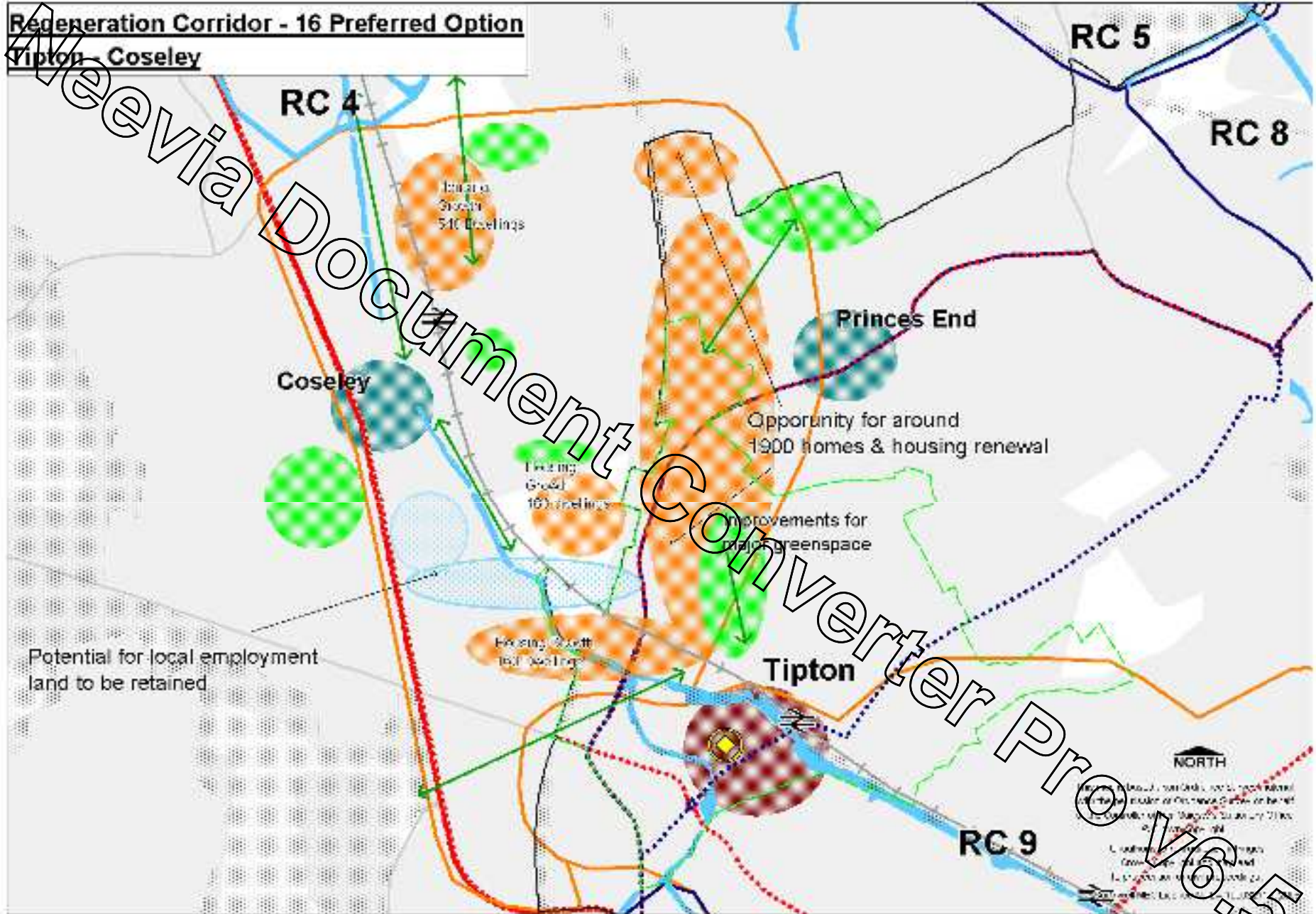
Preferred Option 1 for high density housing close to Halesowen when these industrial areas become obsolete. Lower density housing in locations further from centres and public transport

495 dwellings

77ha high quality employment

20ha retained local employment

Regeneration Corridor - 16 Preferred Option
Tipton - Coseley



High density housing on industrial land close to centres & lower density housing elsewhere

871 dwellings in Dudley
 40ha retained local employment

16.5

Consultation

- Statutory 6 week consultation
- Seeking views on whether we've got the strategy right, any alternative options or other comments
- Seeking views on deliverability issues

Next Steps

- Consider consultation responses and other evidence in preparing final draft doc
- Submit to Secretary of State in October 2008 for independent examination