

# HAGLEY PARISH COUNCIL

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## Policy DLP1

Hagley Parish Council is concerned that Dudley MBC cannot quite meet all its development needs, having a shortage of land for 699 houses and up to 22ha (or 98ha) of employment land (as specified in para 5.12 of the new DLP). It welcomes the decision not to review Green Belt Boundaries, recalling that a previous consultation (for a Black Country Joint Plan) proposed to allocate land along Worcester Lane, Pedmore for housing, decreasing the narrow gap between Hagley and Pedmore.

This gap between Pedmore and Hagley along Worcester Lane is a mere 500 metres and along one side of Stourbridge Road, Hagley (continuing Hagley Road, Pedmore) it is zero. Hagley Parish Council consider the gap between Hagley and Pedmore to be extremely important, as it fulfils the Green Belt objective of keeping neighbouring settlements apart. We accept that it could be a legitimate policy to eliminate the gap, but (if so) this should be done only through a strategic decision taken jointly by Dudley and Bromsgrove Councils or by some new subregional strategic planning authority. Accordingly, we support the policy Policy DLP3.6 and DLP49, but would want to be heard at the Examination, if there were any suggestion that these policies should be amended to remove land from the Green Belt.

Dudley should also not look to meeting its land supply deficit in Wyre Forest District, in so far as that might involve an increase in traffic on A456 through Hagley (to meet needs arising in Halesowen), as A456 is already used beyond its capacity at peak times and would not be able to accommodate housing on the scale allegedly required, unless there were very substantial highway improvements. Such improvements would have to be on such a large scale as to render the housing development financially unviable.

We hear that both Shropshire and Telford are allocating land for housing in excess of their own needs. Accordingly, Dudley should, through Statements of Common Ground with these Councils seek to have its development need deficits met by those councils, on land beyond the West Midlands Green Belt, rather than in the Green Belt of Worcestershire or South Staffordshire.