

RSS Communities for the Future Chapter – 4th Draft

Introduction

- 6.1 The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live¹. Over the last 10 years, general market housing has become progressively unaffordable to first time buyers and insufficient social and shared equity housing has been built to meet needs. Indications are that the problem of unaffordability could get worse unless there is a step-change in the level of new house building across the country. The Government is looking for a rise in the level of new house building across England to 240,000 per annum with 2 million new homes provided by 2016 and 3 million new homes by 2020. The West Midlands Region's share of this growth is likely to be in the order of 19,000 new dwellings (net) per annum.
- 6.2 However, the RSS revision seeks to retain a strong emphasis on urban renaissance and the concentration of new housing development within the Major Urban Areas close to where demand arises. Excessive development on greenfield sites outside the Major Urban Areas could fundamentally undermine the process of urban renaissance. To support this renaissance, residential environments within the MUAs will need to be made more attractive, so that they can increasingly retain their economically active population.
- 6.3 At the same time new housing provision will need to be made in other parts of the region to meet housing demand. Parts of this provision will be focused on named settlements capable of balanced and sustainable growth but provision will also be made for a spread of development to meet the requirements of other settlements, market towns and rural areas.
- 6.4 The distribution, location and type of new housing development has an important role to play in delivering the urban and rural renaissance agendas and regard should be had to the relevant chapters of the RSS. In increasing the level of development in the MUAs particular attention should be paid to the policies in the Quality of the Environment Chapter.
- 6.5 Delivering this strategy will require a co-ordinated approach to housing provision across administrative boundaries and between planning and housing authorities, private house builders, the Housing Corporation and private and social housing landlords. The Regional Housing Board will be crucial in identifying Regional priorities and targeting resources.

¹ PPS3 Housing

Housing within the Major Urban Areas

- 6.6 Research into the Region's housing markets indicates that substantial areas within the MUAs are failing to provide the attractive choice of home and community environments needed to encourage economically active and independent households to stay. In the worst cases the low demand for housing in these areas has led to abandonment and a localised collapse of the housing market. To effectively address these issues it is imperative that the RSS and the Regional Housing Strategy develop a co-ordinated approach.
- 6.7 There are however significant differences in housing markets between and within the conurbations. The West Midlands conurbation accounts for just under half the population of the Region. Despite losing population through net out migration over many years, the area still has a relatively young age structure and high demand for housing. This is particularly the case for Birmingham. However the economy of the conurbation remains weak relative to most other parts of the Region. The conurbation includes areas of weak housing markets (the two urban pathfinders) which, if regeneration policies are successful, could make an important contribution to meeting the housing demands of the area.
- 6.8 Within Birmingham and Solihull, early concentration of development will be within the eastern corridor, covering both authorities and as set out in the New Growth Points submission. Further growth areas are being developed as part of the City Region vision for growth in the centre and south of the City.
- 6.9 Within Coventry, development will initially be concentrated around the City centre and other priority regeneration areas. If, after further investigation, additional development sites are needed to meet the required housing trajectory, the Local Development Document, should seek to bring forward greenfield urban extensions, initially within the Coventry administrative boundary and then, if necessary, following joint studies with Warwickshire authorities and the City Council, adjacent to the City within other local authority areas.
- 6.10 Priorities for development within the Black Country have been established as part of the phase 1 revision of the RSS. This seeks to concentrate new development within and adjacent to the four strategic centres of Wolverhampton, Walsall, West Bromwich and Brierley Hill/Merry Hill and in the corridors between them. No urban extensions are needed in the period up to 2020.
- 6.11 Within the North Staffordshire conurbation, the economy and housing market are currently extremely weak, despite concerted efforts at comprehensive regeneration of the area. The Renew urban pathfinder is seeking to turn around the fragile housing market. However, a period of restraint on housing

development is necessary, both within and outside the conurbation, to enable the fledgling housing market to regain strength before the area can fulfil its potential to attract market housing at a level consistent with the size of the conurbation. Housing development should be concentrated within the urban core of the conurbation as identified on the proposals plan.

H1 Housing within the Major Urban Areas

- A. The potential for new housing development within the West Midlands conurbation should be maximised in order to seek to retain economically active population within the Cities, subject to the need to maintain a balance between employment prospects and housing development and to secure environmental safeguards.**
- B. Within the North Staffordshire conurbation development should be located within priority regeneration areas identified within the Local Development Framework to complement the process of housing market renewal.**
- C. In order to create a variety and choice of good quality housing within the Major Urban Areas, local authorities (through their development plans and housing strategies) should work with the private sector as the major provider of new housing, and the Housing Corporation to:**
 - a. significantly improve the quality of the existing housing stock both through enhanced renovation programmes and increased rates of redevelopment;**
 - b. increase the scale and range of new housing development opportunities in appropriate locations**
 - c. create attractive urban communities and living environments (QE3-4) within which more people will wish to live and invest, through the provision of appropriate housing types and densities; and**
 - d. ensure the provision of affordable housing in line with policy H8.**
- D. The approach set out in C above should be adopted across all parts of the Major Urban Areas in order to retain economically active households, provide support for local services and to create and maintain sustainable communities.**
- E. Significant action and investment, including where appropriate large scale redevelopment, should be targeted within those parts of the Major Urban Areas where the housing market is weak, particularly in the two market renewal/low demand pathfinder areas**

of west and north Birmingham/ east Sandwell and Stoke on Trent/ Newcastle under Lyme.

F. Action to renew and redevelop neighbourhoods should also be focused in those areas where there is a risk of problems of decline spreading to adjoining housing areas, particularly in parts of Birmingham, Coventry, Dudley, Solihull, Walsall and Wolverhampton. The Regional Housing Strategy provides a framework for action in these areas, which are shown as Housing Renewal Areas on the Communities for the Future Diagram.

G. Both Market and Housing Renewal Areas should be reflected in local authority development plans together with details of where initiatives to rehabilitate the existing housing stock will be concentrated and where clearance and redevelopment is expected.

- 6.12 In order to secure the regeneration of the Major Urban Areas it is essential that the economically active population and the wealth of the cities can be increased. This requires the delivery of a significant higher level of housing development than is currently being built. At the same time, significant improvements to the current housing stock and to the overall quality of life are urgently required.
- 6.13 In implementing this policy, major restructuring of the urban fabric will be required in some areas, which may for example involve consolidating employment and open space uses to release land for housing development.
- 6.14 The metropolitan area of Birmingham, Coventry, Solihull and the Black Country is a major economic driver and source of employment opportunities within the Region. Provided a sufficient choice of attractive residential environments is made available, the Spatial Strategy assumes that net out-migration can be stemmed. Achieving the levels of housing identified for the metropolitan area to accommodate these people will depend upon a commitment to large-scale housing renewal and redevelopment, a proactive approach to redevelopment with high replacement ratios for cleared housing stock and a willingness to support a significant increase in overall densities.
- 6.15 Whilst a similar approach will be necessary in North Staffordshire the failure of the housing market is more pronounced than in the metropolitan area and the level of anticipated economic activity substantially lower, at least in the short term. Renewal strategies will need to take account of the extent to which out-migration can be stemmed and avoid over-provision.
- 6.16 There will be a need for significant work in some parts of the MUAs to develop the transport capacity, social infrastructure and quality environment to ensure they are attractive to a range of potential residents. This timing of increased housing development is also consistent with the Sustainable Communities Plan which anticipates healthy markets in the pathfinder areas

nationally between 2010-2015, reflecting the time necessary to bring forward capacity and create confidence in the housing markets.

Housing beyond the Major Urban Areas

- 6.17 Areas outside the Major Urban Areas house nearly half of the Region's population. There is considerable variation across the area which contains affluent commercial and residential centres alongside less affluent urban areas, which have had or are still experiencing manufacturing decline. Rural areas range from those within close proximity to the conurbations to more remote rural areas in the Welsh Marches and North East Staffordshire. Some towns, particularly Telford and Burton upon Trent, have issues relating to housing renewal, similar to those in the MUAs.
- 6.18 Sustainable communities need to be developed and maintained across all parts of the Region. It is important that communities are allowed to grow and change and that housing demands are met. However it is also important that development does not undermine the urban regeneration of the MUAs.
- 6.19 Telford (population x) is a larger settlement than others across the Region and is part of the Birmingham, Coventry and Black Country City region. As a former New Town, with extensive areas of reclaimed land still available for development, it provides an important opportunity for the growth and further development of a large sustainable community.

H2 Housing beyond Major Urban Areas.

- A. Beyond the Major Urban Areas, strategic housing development should be concentrated in and adjacent to towns which are capable of balanced and sustainable growth This includes the towns of Worcester, Telford, Shrewsbury, Hereford, Rugby, Burton upon Trent , Stafford, Nuneaton and Redditch. These towns:**
- i) act as sub-regional service centres;**
 - ii) have the capacity to accommodate additional development without significant harm to local communities**
 - iii) are able to balance housing and employment opportunities to meet the needs of expanded settlements;**
 - iv) are able to deliver local regeneration priorities through new development; and**
 - v) either already have or are capable of developing good accessibility by public transport.**

These towns are marked as settlements for significant new development on the Communities for the Future diagram.

- B. Areas for new housing development, on a smaller scale, will also be accommodated within and adjacent to other urban areas and market towns of the Region. These settlements, which need to be capable of creating balanced opportunities for housing and employment and which should already have a range of local services, will be identified through Local Development Documents.**
- C. Development in villages should support the need to meet local housing requirements, particularly needs for affordable housing; and promote local regeneration or support the retention or creation of local services. Development should be prioritised in villages which still have a range of services and within these settlements; priority should be given to the reuse of previously developed land and the conversion of existing buildings.**

Levels and Distribution of New Housing Development

- 6.19 The delivery of policies H1 and H2 will rely on close partnership working between planning and housing authorities, private housing builders, private and social housing landlords and through the Regional Housing Board, the support of Government and its agencies including the Housing Corporation, the 'new homes' agency and Advantage West Midlands. This partnership approach should take place at Regional, sub-regional and local level. All housing developments should respect the natural, built and historic environment in accordance with the QE policies.
- 6.20 The distribution of housing in Table 1 sets out how the Region will respond to the higher level of housebuilding required by the Government. Within the MUAs, development will be of a scale that will enable these areas to increasingly meet their own generated needs. At 2006, the ratio of new housing development between the MUAs and other areas was **X**. Proposals in Table 1 imply an average ratio of new development of **X**. The ratio should increase over the period of the strategy in favour of the Major Urban Areas.

H3 Level and distribution of new housing development

- A. Development plans should make provision for additional dwellings (net) to be built at the annual rates specified in Table 1 below for the period 2006-2026. Proposals for the authorities within the West Midlands conurbation are minima figures.**

Table 1 (N.B. REPLACE BY UPDATED TABLE).

Planning Area	Annual Average 2006 – 2026	Total 2006 - 2026
Birmingham		
Coventry		
Black Country		
Solihull		
Metropolitan Area Total		
Shropshire		
Bridgnorth		
North Shropshire		
Oswestry		
Shrewsbury & Atcham		
of which Shrewsbury		
South Shropshire		
Telford & Wrekin		
Of which Telford		
Staffordshire		
Cannock Chase		
East Staffordshire		
of which Burton upon Trent		
Lichfield		
South Staffordshire		
Stafford		
of which Stafford town		
Staffordshire Moorlands		
Tamworth		
Newcastle-under-Lyme		
Stoke on Trent		
Warwickshire		
North Warwickshire		
Nuneaton and Bedworth		
Rugby		
of which Rugby town		
Stratford-on-Avon		
Warwick		
Worcestershire		
Bromsgrove		
Redditch		
Southern Worcestershire (Malvern Hills, Worcester & Wychavon)		
of which development in and around Worcester City		
Wyre Forest		
Herefordshire		
of which Hereford		
Shire and Unitary Authorities Total		
Major Urban Areas		
Other Areas		
West Midlands Region		

- 6.21 Actual land requirements for housing provision will vary with the level of demolitions and the replacement rates which can be achieved on housing redevelopment sites. The proposals in Table 1 assume that there can be a 1:1 replacement. If the average ratio to new housing to demolitions in a local planning authority is less than 1:1, the authority will need to identify further land as part of the Local Development Document. If the average ratio achieved is greater than 1:1, fewer additional housing sites will need to be identified through the LDD. The amount of land required will also be dependent on the densities achieved. Because of weak housing demand within the North Staffordshire conurbation, a replacement rate of 1:1 may not be appropriate in this area.
- 6.22 Table 2 sets out the demolition assumptions outlined in the 2007 housing land and urban capacity refresh study.

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Table 2 Demolition Assumptions (INPUT FROM REFRESHED URBAN CAPACITY STUDY)

Planning Area	Annual Demolitions 2006 - 2026	Total 2006 - 2026
Birmingham		
Coventry		
Black Country		
Solihull		
Metropolitan Area Total		
Shropshire		
Bridgnorth		
North Shropshire		
Oswestry		
Shrewsbury & Atcham		
South Shropshire		
Telford & Wrekin		
Staffordshire		
Cannock Chase		
East Staffordshire		
Lichfield		
South Staffordshire		
Stafford		
Staffordshire Moorlands		
Tamworth		
Newcastle-under-Lyme		
Stoke on Trent		
Warwickshire		
North Warwickshire		
Nuneaton and Bedworth		
Rugby		
Stratford-on-Avon		
Warwick		
Worcestershire		
Bromsgrove		
Redditch		
Malvern Hills		
Worcester		
Wychavon		
Wyre Forest		
Herefordshire		
Shire and Unitary Authorities Total		
Major Urban Areas		
Other Areas		
West Midlands Region		

Source: 2007 Housing Land and urban capacity study

- 6.23 In determining demand for additional housing provision, it has been assumed that current levels of vacancies in the existing housing stock remain constant. As the number of new houses in the Region increases, the number of vacancies is assumed to rise and this has been included within the background estimates of housing demand. Any significant changes to current vacancy levels may have implications for additional provision that is required. If local monitoring indicates that the overall level of vacancies is declining in a local authority, this can be taken into account in determining the capacity of sites to be identified in the LDD.

Phasing of new development

- 6.24 In order to deliver a higher level of housing development in the Region, while at the same time ensuring that progress on urban renaissance is not undermined, phasing of housing development in different parts of the Region will be essential. At the same time, infrastructure providers and developers need to have certainty as to when major developments are likely to proceed.
- 6.25 The Government's policy on new housing development implies that within the West Midlands region, the level of new housing development needs to increase to around 19,000 dwellings (net) by 2016. Policy H\$ and the attached diagram indicate how this can be achieved.
- H4 Levels of new house building across the Region will be phased to seek to ensure that there is, overall, an increasing level of housing provision in the period up to 2016. Priority will be given to increasing development within the West Midlands conurbation early in the plan period to retain progress on urban renaissance with development in the rest of the region increasing at a slower rate. In the North Staffordshire conurbation, levels of house building are phased to increase slowly over the whole plan period. Overall, levels of housing completions need to be sufficient to ensure early implementation of the strategy.**

Insert Phasing diagram

- 6.25 Realistic phasing at the local level has to be determined through the preparation of LDDs. This will be monitored as part of the Annual Monitoring Report. As a general indicator, the table below sets out, for regional monitoring purposes, the phasing provision which needs to be achieved within the West Midlands conurbation, the North Staffordshire conurbation and the rest of the region. The general housing trajectory is also illustrated in Diagram 1 below.

Table 3

	Proposed annual average rate of development 2006-2016	2016-2026
West Midlands Conurbation		
North Staffordshire conurbation	<u>(N.B. No information available to complete this table)</u>	
Rest of Region		
West Midlands Region		

The reuse of land & buildings for housing

6.27 The re-use of land & buildings for housing is a critical factor in securing urban renaissance across all the settlements in the Region. Local planning authorities in drawing up their core strategies and site allocation documents should give precedence to the development of brownfield land and the reuse of existing buildings, where appropriate, within urban areas.

H6 The re-use of land and buildings for housing

- A. Priority should be given to the development of brownfield land, in sustainable locations, before allocations on greenfield land are released for development. Local planning authorities through their Local Development Documents should manage the release of sites to meet the trajectories of house building required under Policies H3 and H4.**
- B. Local Planning Authorities should seek to contribute to the achievement of a Regional target for development on brownfield land of x%, 2006-2016 and x%, 2016-2026. Targets for the West Midlands conurbation, the North Staffordshire conurbation and the rest of the Region are set out below:**

	Proportion of development on brownfield land 2006-2016	Proportion of development on brownfield land 2016-2026
West Midlands Conurbation		
North Staffordshire conurbation	<u>(N.B. No information available to complete this table)</u>	
Rest of Region		

- C. **The RPB should, through its overall monitoring, assess the progress being made on achieving the above percentages, and, where necessary, should advise where development plan reviews should seek to increase the scale of achievement in order to support the spatial strategy. In giving this advice, the RPB will take particular account of the opportunities for the reuse of redundant employment land.**
- 6.28 The RPB, local authorities, private developers and relevant funding agencies such as the new homes agency and AWM should work together to bring forward the necessary levels of previously developed land. In implementing this policy account should be taken of the policies in the Quality of the Environment Chapter, in particular policy QE2.
- 6.29 In considering the reuse of employment and commercial land and buildings for housing development, local authorities should take account of the policies relating to Prosperity for All, to ensure that the most important and versatile sites are protected for employment related uses.

Making efficient use of land

- 6.30 It is important to make the most efficient use of available housing land, in order to reduce the amount of greenfield land that needs to be taken for development and to support urban renaissance. Higher density housing development can be important in the renaissance of town and village centres. In addition, increased population density encourages the provision and use of public transport and the retention and development of social and community facilities close to where they are needed.
- 6.31 However, the mix of development must meet the needs of the area and enable high design standards to be met; it must enhance the natural and historic environment; and enable the provision of a range of social and community facilities. Very high density development of flats may actually house fewer permanent residents than a mix of housing types including family housing. Provision of a range of house types which takes account of the need to provide family accommodation could have an impact on the densities that can be achieved (par. x).
- 6.32 Strategic town centres and other locations close to public transport interchanges provide an opportunity to secure an urban renaissance growth strategy through high density development. However, even in these locations there needs to be a mix of provision, to include accommodation for families so that they can remain in their communities as their life style changes.

H7 Making efficient use of land

Local authorities should set out density policies in their development plans specific to their areas to reflect local circumstances and the findings of the housing market assessment. High density development should be encouraged on sites within and close to strategic town centres as defined in policy X and in locations close to public transport interchanges.

Delivering affordable housing

- 6.32 High quality housing needs to be provided for households who are unable to access or afford market housing.
- 6.33 For the period covered by this strategy, a study undertaken by Cambridge University has estimated that there could be a need for around 5000 affordable houses to be provided across the region each year. In addition, there could also be demand for an additional 3000 shared equity houses each year. (NEED TO CHECK FIGURES). These estimates exclude any provision for households needing to be rehoused from demolished stock into social housing. The Cambridge University study suggests that this could amount to a further 3000 dwellings per annum dependent on how many households from such stock require rehousing in affordable housing. Local housing authorities will need to determine the provision required for such households as part of their local housing strategies and local development documents.
- 6.34 Evidence from local authorities as to what they are likely to be able to secure through s106 agreements relating to new housing development and resources from the Housing Corporation suggests that a realistic estimate of likely delivery across the Region in the short term could be around 5000 **(CHECK)** dwellings per annum. (Check against latest statements from Gordon Brown).

H8 Delivering affordable housing

- A. Local authorities should keep under review the need for affordable housing in their area, based on sub-regional housing market and local housing needs assessments, using a broadly consistent approach. Both social rented and intermediate housing should contribute to meeting needs, dependent on the particular requirements of an area. Opportunities should be sort within the existing housing stock where this would help the creation of mixed communities as well as through new build.**
- B. Across the Region as a whole, local authorities should aim to contribute to the delivery of a minimum of 5000 affordable housing units each year. Indicative minimum targets per annum, within this overall target, for each housing market area are:**

South HMA	XX per annum
Central HMA	XX per annum
West HMA	XX per annum
North	XX per annum

C. Local authorities in their development plans should:

- i) set an overall target for the amount of affordable housing to be provided;**
- ii) set separate targets for social-rented and intermediate affordable housing**
- iii) set out the range of circumstances in which affordable housing will be required and the criteria for negotiation with private developers to supply such housing as part of larger developments; and**
- iv) in rural areas, consider the application of lower site thresholds for negotiation because of the contribution of small sites to the overall land supply.**
- v) consider how their own land resources and those of strategic partners can be used to support a higher level of social housing provision.**

6.34 There are marked differences in affordable housing needs across the Region. Broadly speaking there is poor quality and lack of choice in the MUAs while insufficient affordable housing is the main problem in the south and east of the Region. In the rural areas generally, reliance on relatively small windfall sites makes it difficult to secure affordable housing. In these circumstances local planning authorities should consider whether there is a need to seek affordable housing on smaller sites and bring forward proposals through the development plan process.

6.35 Local authorities in their LDDs and local housing strategies, drawing on the strategic housing market assessments, should determine the appropriate target for their area for social and shared equity housing.

Delivering mixed communities

6.36 Local planning authorities should plan for mixed and balanced communities in accordance with PPS3. They should take account of findings from local and strategic housing market assessments and plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period.

- 6.37 Over the past few years, the proportion of private flats within the new housing stock has been at a high level due, in part, to the effect of density policies. Flat development has been successful in promoting urban regeneration around many city and town centres across the Region. However, such development can only meet the needs of certain groups within the population and as lifestyle changes; households have tended to move on to other areas where a wider mix of accommodation is available. There is now recognition that a more balanced spread of development is required, including more family friendly housing, in all communities. Two and three bedroom houses with small gardens have the advantage that they provide a more flexible, future proofed housing stock, meeting both the needs of families and other households; first time buyers and people seeking to trade down in the housing market as they retire. However, increasing the proportion of 'family' accommodation will have implications for the densities that can be achieved, particularly in the MUAs.
- 6.38 An ageing population also gives rise to specific housing requirements. While many elderly people will remain in their family accommodation or trade down, increasing age and frailty will give rise to increased need for specialist provision e.g. extra care housing. Provision for vulnerable groups is also required both within the market sector and social stock.
- 6.39 Some parts of the Region, particularly the MUAs require a higher proportion of larger houses to encourage professional and managerial workers to locate within the Cities, thus increasing the wealth of the area.
- 6.40 The exact mix of provision required can only be determined through sub-regional and local housing needs assessments and the Local Development Plan process.

H9 Delivering mixed communities

- A. Using the evidence available from sub-regional and local housing market assessments, local authorities should set out in development plans, the general mix of types of accommodation that need to be built in a particular area. Account should be taken of housing needs and available supply in areas within and adjacent to the housing market area.**
- B. In determining the mix of new housing provision, local planning authorities should consider the needs of families and an ageing population.**
- C. Local authorities, developers and social housing providers should co-operate to create more balanced and mixed communities through the provision of a range of housing types and tenures within new housing developments and sites across all parts of the Region**

Gypsies and travellers

H10 Sites for gypsies and travellers

Development plans should ensure that adequate provision is made for suitable sites to accommodate gypsies and other travellers. Such provision should reflect the order of demand in the area as indicated by the trends shown by the ODPM annual count and any additional local information. (N.B. This is the existing RSS policy included as a holding policy).

Managing housing land provision

H11 Managing housing land supply

- A. Development plans should include measures to manage the release of housing land in a manner consistent with the implementation of the Regional Spatial Strategy and at the rates set out in table 1 and in line with the phasing requirements in H4.**
- B. Development plans should incorporate policies which:**
 - i) Allow for the managed release of new housing land, so as to secure the development of brownfield land and conversions, as a priority, taking account of the need for any new infrastructure and ground preparation; and**
 - ii) Take account of potential housing land provision and the policy framework in adjoining local authority areas so as not to undermine urban renaissance in other local authority areas.**
 - iii) Take full account of the potential for windfall development and provide a reasoned justification, based on strong evidence that such sites will come forward at levels required, along with site allocations, to meet the ten year trajectory of housing provision required in the Local Development Document.**

6.41 The Government requires that the planning system delivers a flexible, responsive supply of land (PPS3 para. 52).

6.42 In managing the release of housing land local planning authorities should have regard to the advice in PPS3 in determining the most appropriate approach for their area. There are exceptional circumstances within the West Midlands Region which require an acknowledgement of the important role of windfall sites in future land supply contrary to the general advice in PPS3.

6.43 The economy of the West Midlands Region has seen extensive restructuring over the last few decades with the loss of mining and other extractive industries and much of our manufacturing industry. The loss of manufacturing

industry is projected to continue over the next 20 years. Many of these sites are not suitable for modern employment uses. Policies in chapter x seek to retain the most important and versatile employment land for new employment uses but there are still large areas of previous employment land that are more suitable for housing development. These sites, together with vacant and underused land and land in other 'suboptimal' uses are an important source of land for redevelopment to support urban renaissance. It is not always easy to identify the potential of such sites, during the preparation stage of the LDD, particularly where a site is still in active employment use. However, once the current use ceases and the site is more suitable for housing development, it is important that it is brought back into active use as soon as possible. This can be handled through the development control process and the site therefore becomes a windfall site.

- 6.44 Within the Region, currently roughly two thirds of all housing completions are on windfall sites while the proportion for some of the MUAs rises to around 90%. Completions on such sites and future supply are important in supporting urban renaissance both within the Major Urban Areas and across other towns within the Region.
- 6.45 The RPB will monitor permitted supply and demand on a sub-regional basis including the contribution of supply from windfall sites (together with an indication of the source of the windfalls) and provide an opportunity for the results to be discussed with other stakeholders at an annual seminar. The seminar will address the qualitative and quantitative impacts of the housing developments on the delivery of the Regional Spatial Strategy.
- 6.46 The RPB will then issue advice to local planning authorities on whether there need to be any short-term changes in supply in particular areas to reinforce the Spatial Strategy. The RPB should also comment on the extent to which any policies may need to be reviewed or more strongly enforced.
- 6.47 The results of this monitoring process will also inform any decision on the need for a review of the RSS.

HOUSING-MONITORING

Outcome Indicators

1. An increase in the population of the Major Urban Areas
2. An improvement in the level of housing affordability

Target

Indicator

Source of information

<u>Outcome Indicators</u>	<u>Target</u>	<u>Indicator</u>	<u>Source of information</u>
1. An increase in the population of the Major Urban Areas			Annual Mid Year estimates of population
2. An improvement in the level of housing affordability		Ratio of lowest quartile incomes: lowest quartile house prices	? Survey of English Housing

Output Indicators

H1 Housing within the Major Urban Areas	To build dwellings in the Region in accordance with the rates set out in Table 1 of policy H3	Housing completions & conversions (Net): a) totals by planning area b) Completions in Major Urban Areas / Other Urban Areas	Annual regional residential land survey
H2 Housing beyond the Major Urban Areas			
H3 Levels & Distribution of new housing development			

<u>Policy</u>	<u>Target</u>	<u>Indicator</u>	<u>Source of information</u>
H4 Phasing of new development	To build dwellings in the Region in accordance with the phasing assumptions in policy H4	Housing completions & conversions (net) by area specified in Table 3	Annual residential land survey
H5 Providing homes in sustainable locations) X% of dwellings to be) completed on pdl or by reuse) of existing buildings)))))	Housing completions & conversions (net) pdl (or from reuse of buildings as % of total completions & conversions	Annual residential land survey
H6 Reuse of land and buildings for housing))		
H7 Making efficient use of land	Each local planning authority to achieve a minimum average density of at least 30 dwellings per hectare	Total completions (net) in a planning authority area divided by total hectare of land developed in that area	Annual residential land survey (N.B. Revision needed to collect this indicator)
H8 Delivering affordable housing	A minimum of 5000 affordable housing completions/conversions (net) to be built each year, with a minimum of X in South HMA X in Central HMA X in West HMA X in North HMA	Affordable housing completions & conversions (net) (as per PPS3 definition)	

	<u>Policy</u>	<u>Target</u>	<u>Indicator</u>	<u>Source of information</u>
PROCESS INDICATORS (additional conformity checks)				
H9	Delivering mixed communities	100% of LDD core strategies to make reference to local and sub-regional housing needs assessments to help determine an appropriate mix of new housing developments		
(H4)/H11	Managing housing land supply	100% of LDD core strategies to contain appropriate phasing policies		
H10	Gypsies & travellers	100% of LDD core strategies to contain reference to provision for gypsies & travellers accommodation.		
CONTEXTUAL INDICATORS				
CF3/CF5	The reuse of land and buildings – vacancies	To monitor any reduction in vacancies and to assess whether this has implications for land allocation policies	Change in the number of vacant dwellings by tenure and location.	Rating records
CF3	Demolitions	To monitor the actual level of demolitions and replacement ratios and to assess whether this has implications for land allocation policies.	Number of demolitions and replacement ratios	Annual residential land availability survey

	<u>Policy</u>	<u>Target</u>	<u>Indicator</u>	<u>Source of information</u>
	CONTEXTUAL INDICATORS cont'd....			
CF3	Balance of development on windfall sites and allocated sites	To monitor the level and proportion of housing completions & conversions (net) on windfall sites compared with those on allocated sites and to assess the implications for land allocation policies	(a) Number and proportion of housing completions & conversions on windfall sites (b) Number and proportion of housing completions & conversions on allocated sites	Annual residential land availability survey

Fourth