

## **Matter 4A: Response to Panel Request**

### **Note to Panel: Update of regional previously developed land target in Policy CF5**

PPS3, paragraph 42, requires Regional Spatial Strategies to provide a regional target for previously developed land for the plan period. The current target within Policy CF5 in the WMRSS Phase Two Revision Draft only relates to the period up to 2016.

Table 1, over page, provides evidence to help establish the feasibility of a long term target for the period up to 2026. This evidence takes into account more recent information that is available on the brownfield / greenfield split for completions between 2006-8 and for commitments as at April 2008, together with evidence from the latest Housing Land Potential Study (CD 171) to look at the difference between the level of completions and commitments, and the balance required to reach the Preferred Option target of 365,600 dwellings, 2006-2026.

It is recognised that this analysis can only provide a general indication of the likely capacity of previously developed land in the region, 2006-2026. For example, the analysis in the attached table assumes that no additional brownfield land, over and above the capacity estimated in the Housing Land Potential Study (CD171), has been identified between 2006 and 2008. Yet Table 3 in EXAM 33 shows that development on previously developed land has continued at high levels, while Table 4 in EXAM 33 shows that a high level of commitments are on previously developed land. In addition, it is anticipated that additional PDL will come forward during the plan period, for example, through windfall sites which in this Region tend to be PDL (cf. EXAM 34). Further information on PDL capacity will also need to come forward through the completion of the SHLAAs across the Region and progress on core strategies.

Table 1 generally supports the conclusion that a 70% previously developed land target could be achievable in the period up to 2026, in relation to an overall housing target of 365,600 dwellings. The target would be monitored through the AMR process and kept under review via regular RSS Review.

In the light of this the Assembly considers that should the overall housing target of 365,600 dwellings in the period up to 2026 be taken forward, a regional target for previously developed land of 70% over the plan period could be inserted into Policy CF5.

**West Midlands Regional Assembly**

**26 May 2009**

**Estimation of twenty year previously developed land target for West Midlands Region**

	<b>Greenfield</b>	<b>Previously Developed Land</b>	<b>Total</b>
1. Completions 2006/7	3,090	16,524	19,614
2007/8	2,736	16,253	18,989
2. Commitments April 2008	15,891	97,929	113,820
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	21,717	130,706	152,423
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3. Capacity still to be identified, to reach preferred option of 365,600 dwellings			213,177
4. PDL capacity identified within housing capacity study 2006-2026 (Table 19 Housing Background Report)		254,986	
5. Remaining PDL capacity, assuming that 130,706 (from point 2 above) is included within this capacity		124,286	
6. Balance to reach preferred option (of 365,600 dwellings)	88,891		
7. <u>Summary</u>			
Completions / Commitments	21,717	130,706	
Balance (to reach 365,600)	<hr/>	<hr/>	<hr/>
	88,891	124,286	
Total	<hr/>	<hr/>	<hr/>
	110,608	30% 254,992	70% 365,600