

List of points agreed/concessions made by West Midlands Regional Assembly

Following a request from the EiP Panel, Assembly officers have produced a list of points agreed/concessions made during the course of the EiP. This list only covers clear points agreed/concessions made by Assembly officers but it does NOT cover any points where the Assembly has said that, professionally, its officers would not oppose amendments in principle but where it has been left to the Panel to consider any changes proposed by other participants.

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| Policy SR1 – Climate Change | <ul style="list-style-type: none"> ▪ Include new clause on regional carbon emissions target, or if deferred to RSS Phase 3 Revision, setting sustainability targets at regional and local level in Phase 2 (TCPA point). ▪ Distinction between measures to address mitigation and adaptation to be made clearer. ▪ Importance of addressing existing building stock / retro-fitting to be emphasised, perhaps in supporting text. ▪ Additional actions to mitigate climate change - decentralised energy/ local heat and electricity networks, managing transport networks, waste reduction/reuse, and retrofit/use of existing housing stock (SWM point). ▪ Additional adaptation – heat in urban areas, risks to business from disrupted distribution networks, climate change proofing (SWM point). ▪ Clause C (iii) could be strengthened in relation to flood risk, and refer to avoiding development in ‘areas at risk of flooding’ (EA point). ▪ Clause C (iv) could include reference to facilities near transport interchanges and community facilities to enable flexible location working (AWM point). ▪ Clause C (vi) could include reference to green infrastructure. ▪ Clause C (vi) – include reference to historic environment (English Heritage point). ▪ Agree to revisions suggested by AWM to supporting text (mainly minor word changes to paragraphs 2.4, 2.5, 2.16, 2.18 and 2.20, but also include the addition of issues from the WM Futures Study to paragraph 2.5, and a new paragraph after 2.19 to reflect Connecting to Success) and suggested text from SWM statement (i.e. the third paragraph of SWM statement relating to the carbon reduction gap in the region and potential actions to address it) to be included in |
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| | <p>supporting text.</p> <ul style="list-style-type: none"> ▪ Table on climate change considerations integrated into WMRSS (page 20) could be updated to reflect breadth and depth to which WMRSS policies address climate change issues if this was deemed necessary. |
| <p>Policy SR2 – Creating Sustainable Communities</p> | <ul style="list-style-type: none"> ▪ Refer to ‘creating and maintaining sustainable communities’ (both through new development and the regeneration of existing built up areas) in title and first sentence of SR2 (RICS point). ▪ Add heritage and biodiversity after character in clause C (EH/NE/CPRE point). ▪ Add connectivity to transport clause F (HCA point). ▪ Clause G to refer to energy, waste and water infrastructure (AWM point). ▪ Insert reference to Green Infrastructure Prospectus in supporting text. ▪ Salient points from Environment Agency proposed policy on water conservation could be incorporated in to SR2 G, without duplicating PPS25. |
| <p>Policy SR3 – Sustainable Design and Construction</p> | <ul style="list-style-type: none"> ▪ Clause A could refer to design and access statements and only require sustainability statements where former not required. ▪ Salient points from Environment Agency proposed policy on water conservation could be incorporated in to SR3 G and H. ▪ New clause J supported – “ensure that provision is included in all new developments for waste management and recycling, including adequate space provision within buildings for appropriate waste recycling”. ▪ Clauses D and E could be updated to promote a regional target for integrating renewable and low carbon energy sources into development, but recognising that off-site (rather than on-site) renewable / low carbon sources may be a more appropriate solution in some circumstances. ▪ Clause I relating to improved efficiencies in existing building stock could be strengthened and aligned more closely with similar policy in RES. |
| <p>Policy SR4 – Air Quality for</p> | <ul style="list-style-type: none"> ▪ See suggested alternative policy wording in |

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| Sensitive Ecosystems | EXAM16D. |
| New SR5 relating to Regional Flood Risk (if strengthening policies SR1-3 not adequate) | <ul style="list-style-type: none"> ▪ Recognising that flood risk is a sustainable development (and not just an environment) issue, suggested that a new policy specifically addressing this issue may be appropriate in advance of Phase Three Revision. |
| Spatial Strategy Objectives - Para 3.9 | <ul style="list-style-type: none"> ▪ Support inclusion of objective on climate change. ▪ Support inclusion of objective on housing which could refer to the Government's objective of 'decent housing for all at a price that people can afford' but need to emphasise the critical importance of the existing housing stock and communities and the need to ensure that the provision of land for new housing does not compromise the contribution from and the regeneration of the existing housing stock. |
| Policy CF2/Service centre role of Redditch as an SSD | <ul style="list-style-type: none"> ▪ While the Assembly would not support changes to Policy CF2, the role of Redditch in respect of the sub-regional service centre criterion [see CF2 A i)] could be clarified in para 3.65 if this was considered useful by the Panel in the light of the comments made by Worcestershire County Council under Matter 2B. |
| Policy CF5 – The re-use of land and buildings for housing | <ul style="list-style-type: none"> ▪ See suggested approach set out in EXAM38. |
| Defence service personnel housing needs | <ul style="list-style-type: none"> ▪ Agree that these needed to be taken into account in relation to personnel returning to Army Stafford and RAF Cosford. ▪ In respect of Stafford, this could be accommodated within the overall housing figure for the town as this is a New Growth Point/SSD. ▪ In respect of Cosford, the needs should not necessarily be met in situ as other considerations such as Green Belt needed to be taken into account as well. |
| Policy CF8 – Delivering mixed communities | <ul style="list-style-type: none"> ▪ Agree that the Policy does apply to new and existing housing/communities. |
| Infrastructure/service provision | <ul style="list-style-type: none"> ▪ Agree that policing should be regarded as an integral part of infrastructure provision (in a similar way to health provision) and this could be reflected in Policy SR2 D. |
| Policy PA6A/Table 4 | <ul style="list-style-type: none"> ▪ Agree that Warwick University expansion, as |

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| | currently planned, did not involve employment land and that footnote (e) to Table 4 should therefore be deleted with consequential adjustment to the employment land figure for Warwick District (i.e. 25 ha rolling five-year reservoir and 75 ha indicative long-term requirements). |
| Policy PA7 – Regional Investment Sites | <ul style="list-style-type: none"> ▪ Agree that ancillary uses could be allowed on RIS as long as these are required to support the main use on the RIS and are at an appropriate scale. Housing was not accepted as being appropriate. |
| Policy PA9 – Regional Logistic Sites | <ul style="list-style-type: none"> ▪ Agree that Policy PA9 D 3rd arrow regarding the needs of the Black Country should more appropriately refer to ‘South Staffordshire District’ instead of ‘southern Staffordshire’. |
| Office development | <ul style="list-style-type: none"> ▪ Agree that the reference in para 7.83 to 65% of uncommitted office floor space being in-centre should be treated as a ‘minimum’. |
| Para 9.108 | <ul style="list-style-type: none"> ▪ Agree that text re Cosford should refer to ‘commercial aviation development’ instead of ‘commercial development’. |
| Coventry Airport | <ul style="list-style-type: none"> ▪ Agree that supporting text to Policy T11 should be updated to reflect latest position. |
| Matter 8B - Solihull | <ul style="list-style-type: none"> ▪ Agree that proposal by Solihull MBC re Green Belt land releases to facilitate regeneration and growth in North Solihull as presented under Matter 8B is considered consistent with the spatial strategy. Paragraphs 3.32 and 6.13 could be amended to facilitate this. |

West Midlands Regional Assembly

23rd June 2009