

West Midlands Regional Spatial Strategy

*Phase 2 Revision
Themed Workshop Event*

6th June 2007

Contents

- Where have we got to with the housing numbers?
- Key principles following RPP 31st May
- Questions for the workshop

HOUSING NUMBERS

Spatial Options Consultation

- Option 1 381,000 dwellings (gross 2001 – 2026)
- Option 2 491,000 dwellings (gross 2001 – 2026)
- Option 3 575,000 dwellings (gross 2001 – 2026)

Spatial Options Consultation

- Local authority responses generally support a level of development around option 2 (although variation across the Region)
- HBF recommend testing higher options
- CPRE recommend a level between option 1 and 2
- GOWM state that proposals need to meet demand

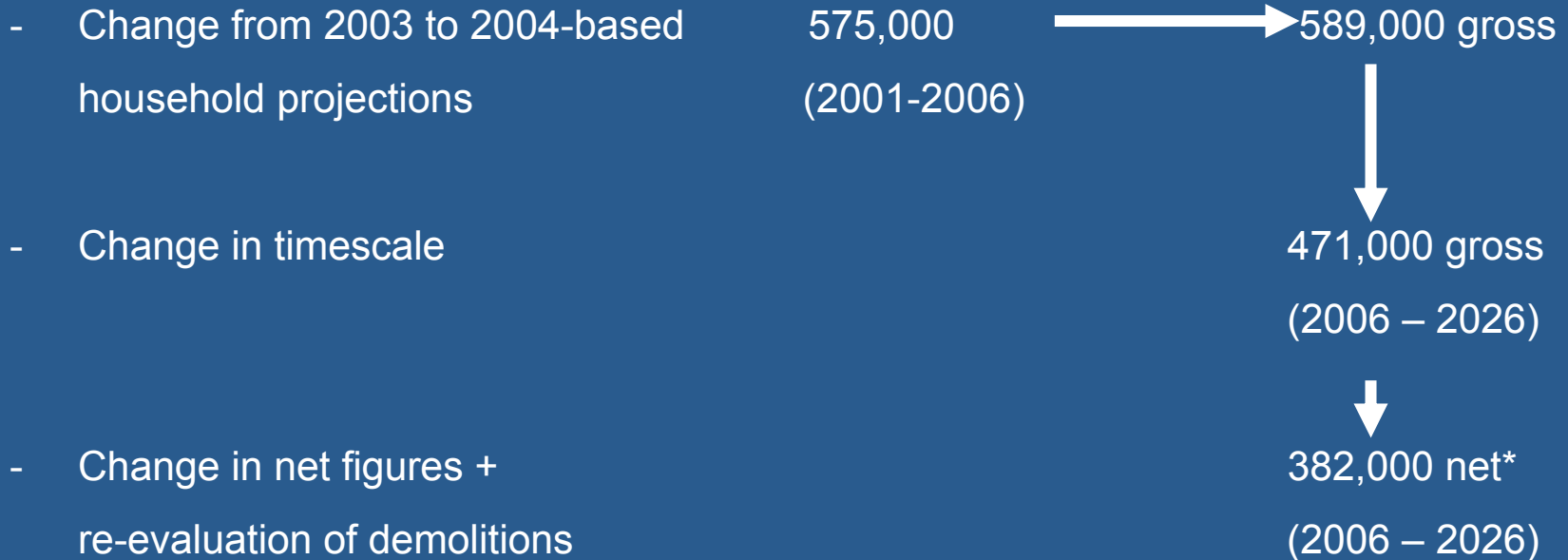
Moving towards the Preferred Strategy

Technical amendments:

- Move from 2003-based household projections to 2004-based household projections (as indicator of demand).
- Move from 2001 base to 2006 base (20 year time frame rather than 25 year time frame).
- Ultimately move from gross to net provision
- Re-evaluation of likely demolitions

Moving towards the Preferred Option

- **Impact of amendments:**



* Equivalent to household projection change + 3% vacancy assumptions

Moving towards the Preferred Option

- LA responses indicate a preference for development up to 400,000 dwellings gross, 2006 – 2026, equivalent to 340,000 net
- But proposals for MUAs would be minima (this is around Option 2)
- Update estimates of demand (household projections) require 382,000 dwellings net
- However, this assumes a replacement rate of 1:1 for demolitions' if this doesn't happen, there could be a requirements for up to a further 21,000 capacity

Moving towards the Preferred Strategy

Implied annual rates of development, 2006 – 2026

•DEMAND:

- Net demand = 19,000 pa
- Net demand + extra replacement = 20,000 pa

•LOCAL AUTHORITY RESPONSES:

- Gross = 20,000 pa
- Net = 17,000 pa

•RECENT COMPLETIONS:

- Net 2001 – 2006 = 14,500 pa
- net 2005 – 2006 = 18,000 pa

(significant increase in completions needed to reach LA preferences)

Moving towards the Preferred Strategy

- Therefore, in moving towards the Preferred Strategy there is a potential gap between 42,000 and 63,000 dwellings between 2006 – 2026

Moving towards the Preferred Strategy

Considering how we might close the gap by working through the existing strategy:

- Proposals in MUAs are minima
- Can the capacity of the MUAs be further increased?
- Can the capacity in the Foci be further increased?
- Can other settlements be identified to take significant development?
- Is development in rural areas sufficient to meet needs?

Need to maintain an emphasis on Local Housing Market Areas (PPS3: Housing)

RPP 31st May

Members:

- were appraised of the background to the technical evidence; and
- endorsed the approach as set out in the recommendations of the RPP paper (paragraphs 5.8, 5.9, 5.17, 5.18, 5.19, 5.21, 5.22 and 5.23)

WORKSHOP QUESTIONS

Questions

- 1. Would the 'reference level' of around 340,000 dwellings (net) meet PPS3 policy objectives and adequately take into account housing market considerations?**
- 2. Would the 'reference level' meet wider economic, social and environmental concerns?**
- 3. In what way might it be possible to close the gap between the 'reference level' and the potential level of demand (a gap of between 40,000 – 60,000 dwellings net), whilst maintaining the principles of the Spatial Strategy ?**

Questions continued..

4. What would be the implications of higher levels of housing, particularly for infrastructure and climate change considerations? How do we mitigate against climate change?
5. What implications are there for implementation and monitoring stemming from questions 1- 4?
6. Does the overview of the policy paper cover all the issues that need to be covered; if not what is missing and do any policies need to be strengthened? (NB: all attendees need to spend 5 minutes reading through the overview of policies paper.