

## WEST MIDLANDS REGIONAL ASSEMBLY

### REVISION OF THE REGIONAL SPATIAL STRATEGY – PHASE 2

#### TO ASSESS THE INFRASTRUCTURE IMPLICATIONS OF THE EMERGING PREFERRED OPTION AND SUPPORT THE DEVELOPMENT OF THE IMPLEMENTATION PLAN.

#### PROJECT BRIEF.

#### 1 Introduction

1.1 The West Midlands Regional Assembly, in its capacity as Regional Planning Body, is currently reviewing the Regional Spatial Strategy (published as RPG11 in June 2004). At the request of the Secretary of State, this Revision is taking place in three phases as follows:

- **Phase One** - Black Country Study; the Examination in Public for this Phase took place in January 2007. The Panel Report is anticipated in April/May 2007.
- **Phase Two** - Launched in November 2005, the Spatial Options are currently being consulted on (closing date 5<sup>th</sup> March 2007). This Phase considers housing provision, centres, employment land, waste and some aspects of transport. The Preferred Option will be prepared through Spring / Summer of 2007 with submission to the Secretary of State in December 2007.
- **Phase Three** - is due to begin in Spring 2007 and will consider critical rural services, recreational provision, regionally significant environmental issues and the provision of a framework for Gypsies and Travellers sites.

Please see the WMRA website ([www.wmra.gov.uk](http://www.wmra.gov.uk)) for further details.

1.2 One of the key aspects of Phase 2 concerns the provision of housing. The Preferred Option will set out housing figures for each Local Planning Authority up to 2026. Following the Barker Review and the Government household projections (April 2006), it is clear that the Government will expect the Region to build more homes than set out in the current WMRSS. Moreover, the higher levels of housing provision need to be viewed within the context of the need for employment land, town centres issues, waste and transport and other infrastructure needs.

1.3 Overall WMRA will seek to develop a scale and distribution of housing that supports the aims of the current spatial strategy for urban and rural renaissance. The urban renaissance of the four Major Urban Areas (Birmingham, Black Country, Coventry and North Staffordshire) will continue to be at the heart of the Strategy. However, the potential scale of growth being examined by the Revision will affect how other cities, towns and rural areas grow and inter-relate. It is important to note that numbers alone will not drive the Revision – it is critical that the right types of houses are built in the right places and that sufficient infrastructure is in place to ensure the quality of life in these expanded communities - whether in the MUAs or beyond.

1.4 During the process of preparing the Phase 2 Spatial Options, it has become apparent that there is a need to strengthen the evidence base to draw out the wider implications of the housing proposals and to permit a more explicit interconnection between policy areas; a vital component of “soundness”. The Assembly considered this as being particularly important in three respects:

- a. Within the consultation process, to assist participants gain a view of the “on-the-ground” implications of the different levels of housing growth (which is likely to fall in the range

381,000 to 575,000 Gross between 2001-2026) currently being examined and the interaction between the creation of new residential development and the location of employment opportunities;

- b. To provide greater detail and strength of evidence to support and inform the judgments made within the ongoing Sustainability Appraisal process;
  - c. Provide the basis for an assessment of the infrastructure implications of the Preferred Option that is ultimately chosen.
- 1.5 The first output of this work-stream, "*Infrastructure Implications of the Housing Options*" was published by the Regional Assembly on 8<sup>th</sup> January 2007 to support the current options consultation and is available on the WMRA website ( <http://www.wmra.gov.uk/page.asp?id=121> ). The report was prepared with considerable cooperation from a variety of partners to initiate the Assembly's consideration of infrastructure issues within the context of the current revision.
- 1.6 In now commissioning a further stage in this work stream, WMRA is mindful of work undertaken in other Regions. This has been conducted to support, at various stages, the review of spatial strategy and typically focuses on a range of issues including
- transport infrastructure and services;
  - the capacity of infrastructure in respect of clean water supply and dirty water treatment (including sewerage); and
  - issues around the natural environment (e.g. biodiversity, flood risk, Greenfield and greenbelt land, protected areas).
- 1.7 The Assembly is also mindful of the increasing emphasis being given to climate change within planning, as evidenced by the consultation on a Draft Supplement to PPS1 in early 2007. Whilst sustainable development has always been the cornerstone of the West Midlands Regional Spatial Strategy, this renewed emphasis has made it doubly important that the Preferred Option represents as sustainable a solution as possible. It is therefore important that considerations around public transport and the accessibility of potential new development sites (for both housing and employment), opportunities for minimising travel, provision of energy and water infrastructure, etc are brought forward through this work.
- 1.8 Given the level of development proposed and resource constraints available it is important to demonstrate that infrastructure capacity and needs have been considered as part of the process that led to the preferred option. Infrastructure requirements need to be viewed broadly and should include consideration of major health and education requirements.
- 1.9 A key first stage of the study will be to gain an appreciation of current capacity and areas where growth can be accommodated utilising work already undertaken and feedback from the consultation exercise
- 1.10 Spatial planning can make a potentially significant contribution to integrated resource and infrastructure planning. This will be further explored through the Implementation Plan which will be prepared through the Summer of 2007 to accompany the Preferred Option. In doing so, WMRA will draw together a range of partners to consider infrastructure issues and to help secure the integration that is central to the new concept of spatial planning. It will provide the basis for spatial and temporal integration and enable robust investment planning to take place. The aim will be to ensure that:
- infrastructure investment is optimised;
  - infrastructure is available in the right time at the right place (phasing);
  - market confidence is enhanced;
  - consumer confidence built;
  - value for money achieved and waste of resources minimised.

## 2 The study

2.1 Building on the Evidence Base already available, this study will provide the Assembly and its partners with advice and assistance in the following areas:

*i) Assessment of constraints likely to restrict growth capacity with reference to the development of the Preferred Option.*

Working with others (eg Local Authorities, AWM, Environment Agency, Natural England, Highways Agency, DfT Rail, Utility Companies) the consultants will identify and plot constraints likely to influence the development of the Preferred Option. These are likely to include (with no order of priority implied):

- Construction and demolition waste and demand for aggregates;
- Trunk road and local road stress;
- Rail transport capacity;
- Public Transport – other;
- Accessibility;
- Built environment;
- Water resources (see Environment Agency report on impact of housing growth in the West Midlands – February 2007)
- Water quality;
- Power, including renewable energy;
- Implications of Greenfield land requirements (taking into account (eg) flood risk/ plain, environmental designations);
- Sustainability appraisal and its implications;
- Climate Change.

along with a *broad brush* assessment of other infrastructure capacity (e.g. health, education and leisure/culture) and any broad implications around Carbon Dioxide emissions (see Stockholm Institute report on Carbon Dioxide emissions of West Midlands Housing; Feb 2007)

This information will be appropriately presented in a spatially relevant manner and will, where necessary, highlight where deficiencies will threaten the achievement of the Preferred Option or preclude/ration further development. This will be particularly important in respect of potential “show-stoppers” and where ameliorating action will be important. Additionally, this information might be utilised by the consultant to highlight areas of spare capacity to inform the potential viability of proposals.

With reference to the Preferred Option the consultant will also be required to advise where the provision of additional infrastructure may be required.

*ii) Support the development of a phasing approach that takes account of constraints identified above*

Building on the work performed in respect of paragraph 2.1.i, identify where the proposed scale of development will need to be subject to phasing to enable the provision of additional appropriate infrastructure and indicate an appropriate time lag within the phasing of policy.

*iii) Consider modus operandi of delivery.*

The consultants will be asked to offer a view in respect of how, in keeping with current National Guidance and local practice, the Regional Assembly and its partners can best deliver the required scale of development with particular reference to the funding of

infrastructure enhancements. This will need to take into account of the role of different agencies, current and emerging arrangements for devolved decision making and how developer contribution might be more effectively captured and directed to key infrastructure investments and should take account of, where practicable, work currently being undertaken in respect of the Growth Points by Local Authorities.

*iv) Consider how to improve the usefulness of the Implementation Plan.*

The current approach of Regional Assemblies to the format and presentation of the various Implementation Plans is un-engaging. The consultant appointed will be asked to assist WMRA via:

- a) suggestions as to how the Implementation Plan could be made more user friendly, less of a check list and an effective tool for encouraging partner engagement. The North East Regional Spatial Strategy Implementation Plan might provide a good starting point, though the consultants may be aware of other good practice; and
- b) the provision of ongoing support throughout the preparation of the Implementation Plan in accordance with the model identified at 2.1.iv.a.

*v) Assist with the preparation of the Implementation Plan.*

Through the above, the consultants will advise the Regional Assembly on the preparation of the Implementation Plan which will accompany the Preferred Option. It is essential that this work fully recognises and incorporates the Phase 1 Draft Implementation Plan discussed at the recent Examination in Public and the forthcoming Inspectors' report.

As a minimum, the Implementation Plan will satisfy the requirements of PPS11, though it is anticipated that through joint working with the Assembly the concept and usefulness of the Plan will be developed.

### **3 Scope of Study**

- 3.1 The study will cover the West Midlands Region and will bear in mind the intended period of the RSS (2001-2026; Black Country Study 2031).

### **4 Comments on methodology**

- 4.1 It is not anticipated that the consultants will be required to undertake any primary research. Rather the study will, through liaison with Regional partners, bring together information derived from Regional partners and elsewhere.
- 4.2 It is anticipated that use of mapping will be extensive in order to inform and support the development of the Preferred Option for the Phase 2 Revision.
- 4.3 Tender submissions should include detailed project design and methodology recommendations, showing how the delivery of the above aims and objectives can be achieved in a robust and cost effective manner.
- 4.4 It is important that the consultants, and through them the study, recognise the inter-relationship of the RSS with the LDD process at the local level and, at the regional level, other Regional Strategies (eg RES, RHS).

## 5 Timetable for Study

- 5.1 It is essential that the study inputs into the development of the Preferred Option and associated submission documents including the Implementation Plan.
- 5.2 To achieve this input it is anticipated that the following timetable is adopted.
- Invitations to tender to be circulated to 7 consultants – **Monday 26<sup>th</sup> February 2007**;
  - Tenders to be received by the Regional Assembly – **12 noon Monday 12<sup>th</sup> March 2007**;
  - Short-listing – **Friday 16<sup>th</sup> March 2007**;
  - Short-listed consultants notified – **Friday 16<sup>th</sup> March 2007**;
  - Interviews - **Wednesday 21<sup>st</sup> March 2007**;
  - Successful consultant to be notified - **Wednesday 21<sup>st</sup> March 2007**
  - Contract issued - **Thursday 22<sup>nd</sup> March 2007**;
  - Inception meeting - **Monday 26<sup>th</sup> March 2007**;
  - Initial mapping of constraints to inform development of Preferred Option – **15<sup>th</sup> May 2007**;
  - draft report taking account of emerging Preferred Option to describe infrastructure constraints and potential shortfall - **18<sup>th</sup> June 2007**;
  - Draft Final Formal Report to take account of Draft Preferred Option (available 11<sup>th</sup> July) - **7<sup>th</sup> August**;
  - Final Formal Report – **end August 2007**;
  - Ongoing advice and support to Regional Assembly in the preparation of the Preferred Option and accompanying Implementation Plan: completed **end September**.
- 5.3 As part of your tender you will be asked to propose a detailed timetable for the project with specific consideration of the key milestones detailed within the Phase 2 Revision key dates set out above.

## 6 Management of the Study

- 6.1 A Steering Group will be formed comprising Regional Assembly staff and Policy Leads along with representatives from Environment Agency and Highways Agency along with Advantage West Midlands. The Steering Group will be chaired by the Regional Assembly's Head of Planning or his nominated representative.
- 6.2 The Regional Assembly Strategic Advisor for Monitoring and Implementation will be the nominated client side Project Manager.
- 6.3 In your tender you are asked to indicate your preferred approach to the management of the project and how the Steering Group will be involved in the running of the project.
- 6.4 It is anticipated that there will be at least three Steering Group meetings with the consultants present, though this will need to be agreed in light of the proposal at paragraph 6.3. It is further anticipated that at these meetings the consultants will wish to present progress and engage the Steering Group for their advice.
- 6.5 Provision for two additional presentations to Members should be made.

## 7. Tendering Arrangements

- 7.1 Tendering will be via a competitive process. Those tendering will be required to provide the following information:

### **Pricing**

- The total fixed cost for the contract **inclusive of VAT and expenses**.
- Detail of costs relating to each stage.

- A breakdown of all staff and other costs for the contract.
- The maximum fee payable for this work shall be no more than £X,000 (including VAT)

### ***Approach / Methodology***

- A detailed description of how the brief will be delivered.
- Proposed programme/timetable – those tendering should provide a detailed programme for the work.
- Proposed approach to Project Management

### ***Personnel***

- The qualifications and experience of proposed personnel. Those tendering will provide CVs for all proposed personnel and the amount of time each member of the team will spend on the work.
- Track record of delivering similar/related work.
- Anticipated contribution of each project team member to achieving the brief.

7.2 Those tendering should provide sufficient information with their tender to assist with the tender evaluation based on the above criteria. Those tendering will need to demonstrate that the proposed project team (where applicable) has within it knowledge of infrastructure and RSS implementation issues within the context of the new, evolving planning system and experience in data presentation and analysis. Project Team members should be suitably qualified and experienced to carry out the work required.

7.3 All information supplied in connection with this invitation to tender shall be treated as strictly confidential. Three copies (and an electronic version of the tender) should be sent to Paul Bayliss at West Midlands Regional Assembly at the address shown at section 11 of this Brief.

## **8 Confidentiality**

8.1 All data and records are to be kept confidential and the contractor shall not disclose any of the data to any other person, other than directed by the Project Manager.

8.2 All data produced by this project will be jointly owned by the West Midlands Regional Assembly and the relevant data provider.

8.3 All data and records collected under this contract shall be transferred at the end of the project as directed by the Project Manager. Any remaining electronic copies should be erased unless permission to retain any such data is given by the Project Manager.

## **9 Payment and contractual arrangements**

9.1 Payment for the contract will be staged. At inception a lump sum of £50,000 (incl VAT) shall be paid. This must be invoiced at the inception meeting. In respect of the remaining fees 50% will be paid upon satisfactory submission of the Final Report and the final 50% of the remaining fees will be paid on completion of the Implementation Plan. Payment will not be made until the Project Manager and Steering Group are satisfied with the Reports and inputs provided.

9.2 In the event of a dispute between the contractor and the employing organisation, a nominated and jointly-agreed arbitrator will be employed.

## 10 Copyright

10.1 The copyright and intellectual copyright will rest with West Midlands Regional Assembly.

## 11. Contacts

### For enquiries prior to submission:

Dave Thew  
Head of Planning  
West Midlands Regional Assembly  
Regional Partnership Centre  
Albert House, Quay Place  
82-83 Edward Street  
Birmingham B1 2RA

Tel 0121 678 1041  
Email [d.thew@wmra.gov.uk](mailto:d.thew@wmra.gov.uk)

### Completed tenders to be addressed to:

Ms Di Howes  
Senior Finance Officer  
West Midlands Regional Assembly  
Regional Partnership Centre  
Albert House, Quay Place  
82-83 Edward Street  
Birmingham B1 2RA

Tel 0121 678 1027  
Email [d.howes@wmlga.gov.uk](mailto:d.howes@wmlga.gov.uk)

**Three copies (plus an electronic version) of your tender should be sent to Di Howes at West Midlands Regional Assembly at the above address by 12 noon Monday 12<sup>th</sup> March 2007.**

## **BACKGROUND DOCUMENTS**

West Midlands Regional Spatial Strategy - published as RPG11, June 2004

West Midlands RSS – Phase 2 Revision. Spatial Options 8<sup>th</sup> January 2007

West Midlands RSS – Phase 2 Revision. Spatial Options – Consultation Report (Draft 15/3/07; Final 16/04/07)

West Midlands RSS Phase 2 Revision. Infrastructure Implications of the Housing Options (Jan 2007)

West Midlands Regional Spatial Strategy: Impact of Housing Growth on Public Water Supplies (Feb 2007)

Further work by key agencies (eg Strategic Authority submissions) post 5<sup>th</sup> March 2007

Black Country Study submission and Implementation Framework.