

West Midlands
Regional Spatial Strategy:
Phase Two Revision
Spatial Options

**Analysis and Review
Of Consultation Responses**

May 2007



This report has been prepared by Consensus Planning Ltd. on behalf of the West Midlands Regional Assembly, the Regional Planning Body. The report represents Consensus Planning Ltd.'s independent review and analysis of the consultation responses to the Spatial Options for Phase 2 of the RSS Revision. Every effort has been made to verify and check the contents of this report including all figures and tables. However the West Midlands Regional Assembly can not accept any responsibility for misrepresentations, omissions, errors or inaccuracies.

Contents

Section	Page
Introduction	3
Respondents	3
Method of Response	4
Methodology and Analysis Approach	4
Report Structure	5
Reader Notes	7
SECTION 1: Spatial Options – Housing	9
SECTION 2: Spatial Options – Employment	32
SECTION 3: Spatial Options – Waste	74
SECTION 4: Spatial Options - Transport & Accessibility	96
SECTION 5: Other Issues	117
Appendix A: List of Respondents by Response Reference	122
Appendix B: List of Respondents Alphabetically	145
Appendix C: Matrix of Responses	168

Introduction

On behalf of the West Midlands Regional Assembly (WMRA), Consensus Planning Ltd have undertaken an analysis and review of the responses to the West Midlands Regional Spatial Strategy (WMRSS) – Phase Two Revision Spatial Options Questionnaire. The Phase Two Revision is a partial review of the WMRSS which considers selected issues in relation to Housing, Transport, Employment and Waste.

This report provides an analysis and summary of all responses received within the eight week consultation period 8th Jan – 5th March 2007.

Respondents

A total of 1282 responses have been received and included in this analysis. A full list of all respondents with unique reference number is listed in the appendices. A list of all respondents is provided numerically by respondent reference and also alphabetically by name/organisation.

It is important to note that for the purposes of the analysis, respondents were coded by the capacity in which they were responding i.e. as a resident or professional and these have been defined as distinct categories, enabling a comparison between different groups, where relevant. The Matrix of Responses lists respondents via their unique respondent reference and response category (see below).

It is acknowledged that the categories are somewhat simplistic and there may be a degree of overlap whereby a particular respondent could fit into more than one category. However, it provides a useful basis for comparing respondent views as part of the analysis where there are significant variations to report.

Response Categories

Residents	56%	Local residents, Residents Associations
Local Authorities/Partnerships	11%	Strategic Authorities, Town Councils, Borough & District Councils, Parish Councils, PCTs, National Parks
Interest Groups	11%	Environmental groups, CPRE, Civic Societies, Action Groups etc
Businesses	5%	Local businesses, Business Associations, Chambers of Commerce
Professionals	16%	Land Owners, Planning Consultants, Utility companies
Government Agencies	1%	Regional Agencies, Government Departments, Highways Agency Members of Parliament, Government Offices, Advantage West Midlands

Appendix A and Appendix B lists all respondents under each of the categories outlined above.

Method of Response

Responses were submitted as completed questionnaires (20%) letters (57%) or by email (23%). With regards to the questionnaire responses it is important to note that not every respondent completed the full questionnaire. In fact, it was more common for partially completed sections to be submitted and overall, the number of questionnaires amounted to just one fifth of total responses received.

There was a clear variation in the interest generated about the four topic areas covered by the Phase 2 RSS Review (Housing, Employment, Waste & Transport). For the qualitative (text) responses, most respondents focused on Housing issues, with Employment, Transport and Waste generating significantly less interest.

For example, the highest number of qualitative responses were received against Question H7 (Housing) whereas Questions O6 (Employment), W2 (Waste) and PS5 (Transport) received 31, 28 and 19 responses respectively. Care must therefore be taken in attributing significant weight to responses which received a low response rate. Summaries of quantitative responses for each question are provided in the Matrix of Response but for ease of reference, the total number of responses for each question is listed in italicised brackets next to each response in the analysis report.

As the level of response to the waste questions has been so low, some of the “Key Issues” and “Additional Issues” reflect the views of individuals who may have a particular agenda rather than a view point which is widely held across the Region.

In some instances, caution should be taken when reviewing the statistical results. The response rate for the quantitative questions tended to be lower than the qualitative responses and therefore results presented in the graphs may not be a true representation of the view held by the majority of respondents for a particular question. When reviewing the results it is important to note the total number of responses received (located in the legend for graphs and italicised brackets for summaries of qualitative data). Please refer to the section on ‘Opposing findings from Quantitative and Qualitative Response’ for further explanation.

The responses submitted via letter ranged from short statements about a particular issue to multi-page detailed reports. For the purposes of this report, the objective is to identify the principal themes emerging in response to the Spatial Options Consultation Document and whilst the detailed responses have been summarised for key points in the Matrix of Responses, it may be necessary for the WMRA to refer to the original response to obtain a full and comprehensive view of issues raised.

Methodology and Analysis Approach

The principal aim of this report is to review and analyse all 1282 consultation responses, highlighting any prevalent issues and identifying both the positive and negative responses to the 106 questions within the WMRSS Phase 2 Consultation Questionnaire.

The report provides a summary of the both the qualitative and quantitative responses received and outlines the key issues emerging in response to each question. For practicality reasons it has been necessary to restrict the amount of data to be analysed.

The WMRA is advised to refer to original responses for detailed responses however this report (together with appendices) provides a comprehensive overview of all submissions.

Recording Data

The programme of analysis has used a specifically designed database in Access 2003 to record and store all data. To assist analysis, qualitative data (text responses) was entered onto the database, firstly by manually coding text, using the four consultation topics (Housing, Employment, Transport, Waste). An additional field to capture any 'other issues' was also included and this is recorded as 'Other' in the Matrix of Responses. Where possible, this was then further qualified and coded against the Questionnaire. Tables relating to each of the topics were then produced and the data analysed.

Quantitative (statistical) responses (i.e. Yes/No responses) were also logged on the database with the data extrapolated into Microsoft Excel for statistical analysis.

Analysis of responses closely follows the questionnaire. For some questions (e.g. E4, E5, E6 are RL1) where no comments were sought there are no qualitative responses and subsequently the analysis is based solely on the statistical results.

Matrix of Responses

The Matrix of Responses summarises key points raised by respondents relating to each of the questions within each topic (Housing, Employment, Waste, Transport and Other) Where possible and practical, the majority of text from the original responses has been included. To view the full responses please refer to the original submissions. This matrix has been used as the basis of the qualitative analysis undertaken and has assisted in concluding the key issues in each of the identified themes, as outlined in this report.

Report Structure

The report follows the questionnaire structure and addresses responses under the 4 topics defined in the WMRSS – Phase 2 Revision with an additional section included to capture comments that were did not easily fit into the defined topics i.e. climate change.

Section 1	Housing
Section 2	Employment
Section 3	Waste
Section 4	Transport and Accessibility
Section 5	Other Issues

Appendix A	List of Respondents by Response Reference
Appendix B	List of Respondents Alphabetically
Appendix C	Matrix of Responses

For the most part, responses to the question were analysed individually, however in some instances it was considered appropriate to review the responses to several

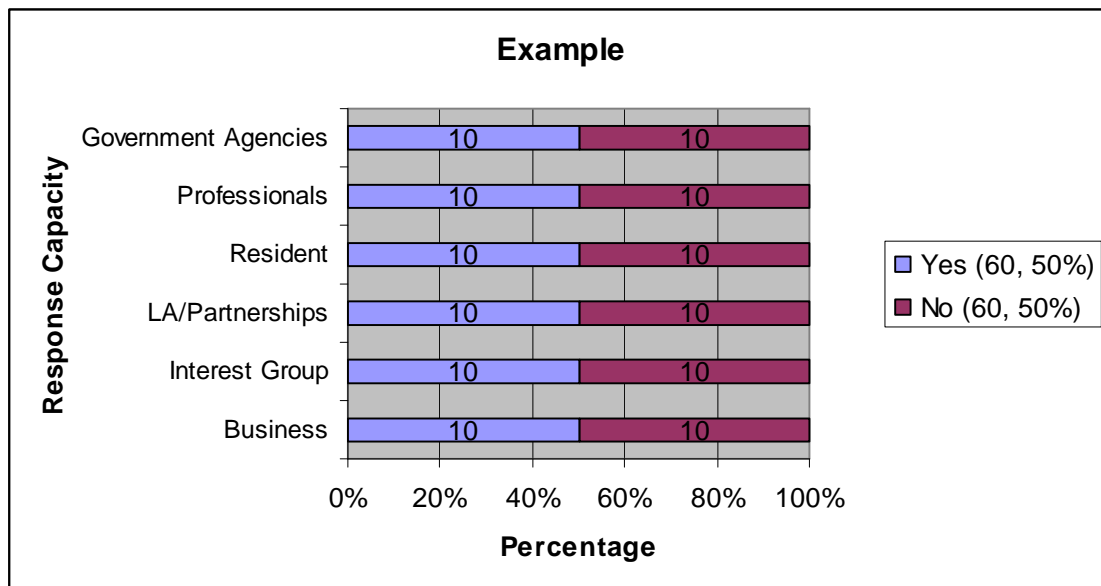
questions concurrently, where the questions addressed the same issue and it is clearly stated in the report where this is the case.

The total number of qualitative responses received for each question is provided in italicised brackets e.g. (342).

The analysis of qualitative data firstly provides a summary of Key Issues. The key issues identify and summarise general themes that have emerged through a review of the text responses (detailed in the Matrix of Responses at the Appendix C). Additional comments considering further issues for each theme are also reported under Additional Issues. These tend to have been mentioned less frequently than the key issues but are still considered valid points to be noted by the WMRA.

To provide clarification on the frequency of particular issues being raised, the report adopts a consistent terminology in reference to the number of people making a certain point (i.e. most, many, some, several, few) This is useful in establishing whether there is any consensus view amongst respondents or whether there are obvious conflicting views.

For each question that resulted in a statistical response, results have been illustrated utilising a percentile BAR chart split by response capacity and an example of the chart is provided below.



Reader Notes

Difficult / Unclear Questions

A number of respondents reported that they found the questionnaire difficult to follow and understand. Some residents considered that without having planning knowledge, the questionnaire was too complex and technical.

Duplicate Responses

A number of responses have been received twice. Where possible, duplicates have been removed from the system however, they may not all have been captured and therefore there is likely to be a small element of double-counting. As a number have been removed and discounted, there are resulting gaps in the list of respondents (Appendix A). Also in a few rare cases, different responses have been given the same reference number and so after having been coded and inputted, one response would not appear in the report. This is because when the databases are merged, the system automatically omits one of the duplicate reference numbers.

However, it should also be noted that some respondents have submitted more than one response but relating to different sections of the questionnaire. These have been received at different time intervals and have therefore been logged with separate reference numbers.

Whilst every effort has been made to ensure that all the responses have been considered on an equal basis, unfortunately this can not be guaranteed.

In addition, 3 petitions were received. They were from the following respondents:

- Ref **950** 37 residents signed the petition (responding to various questions within the questionnaire)
- Ref **957** 92 residents of Elfon, Clifton Campville & Edingale object to Option 3
- Ref **719** 452 residents of Rugby signed a petition opposing the housing growth proposals contained in option 3. 165 residents have registered their opposition to the proposals by signing an online petition and provided comments.

Detail of Responses

It is important to note that the Matrix of Response is a summary of key paragraphs, and is not to be considered as the full response. It is recommended that due to the detail of some responses the original submitted version should be assessed. It is important to be aware that this report is a summary of all responses received. Given the detail of many responses it is considered highly beneficial to refer back to original submissions and the Matrix of Responses contained in Appendix C, in particular with reference to Professionals, Local Authorities/Partnerships, Interest Groups, Businesses and Government Agencies.

Non-related responses

A number of points were made within the responses that did not directly answer an individual question but nonetheless made a point worthy of note and have therefore been reported.

Opposing findings from Quantitative and Qualitative responses

In several cases a conflicting conclusion was reached on the same question, when comparing the quantitative response with the qualitative response. It is considered that this is because the quantitative responses are weighted in favour of the group defined as Residents who proportionally answered many more of the quantitative questions. Furthermore, unsurprisingly the Professional Businesses, Local Authorities/Partnerships and Interest Groups including Government Agencies provided much greater detail in the qualitative responses and consequently any summaries are weighted in their favour as it is simply representative of the overall text received. In conclusion this has the affect in several cases of the non resident groups holding an opposing opinion to the resident group which can be clearly recognised when studying the percentile bar charts with the key issue findings.

General Comments – not related to the 4 specific topics and reported under the ‘Other’ section

There is a very strong consistent awareness amongst all respondents of the increasing importance of climate change and environmental considerations. This can be found throughout the responses to almost all the 106 questions. It is encouraging to see such strong interest from all parties in developing policies that balance economic growth with environmentally sustainable results.

IMPORTANT:

THIS REPORT MUST BE READ IN CONJUNCTION WITH THE MATRIX OF RESPONSES (APPENDIX C). IN PARTICULAR, THE QUANTITATIVE ANALYSIS AND THE DIAGRAMS IN THIS REPORT ARE BASED ONLY ON A SMALL NUMBER OF RESPONSES WHICH ARE NOT NECESSARILY REPRESENTATIVE OF THE CONSULTATION RESPONSES OVERALL. THEREFORE THE QUANTITATIVE ANALYSIS AND THE DIAGRAMS NEED TO READ WITH SOME CAUTION AND ONLY IN CONJECTION WITH THE QUALITATIVE ANALYSIS.

SECTION 1

Spatial Options – Housing

H1 What overall level of new housing development do you think is appropriate to plan for across the Region?

Key Issues (H1.1 – 302, H1.2 – 217, H1.3 – 252)

Analysis of this question presented no clear consensus as to what level of new housing development is appropriate. It was however, generally accepted that the continuation of current policies for housing provision is not acceptable, with current targets falling short of the 'projected demand'. Several responses from each response capacity comment that there appears no clear substantiated evidence or valid assumptions put forward by the RSS explaining reasoning behind the suggested 3 options, without such evidence several respondents had concerns about commenting on housing levels.

Option 1 was generally deemed acceptable by many because of the reduced impact fewer houses would have on the regions character and openness. Residents often noted that if housing has to be built the bare minimum amount is preferred. However, it was also acknowledged by many responses from a variety of response capacities that option 1 would fall short of household projections.

Several Professional responses considered that Option 2 would represent a reasonable stepping stone for housing provision in the region. This option was, in general, considered to be more sustainable, feasible and deliverable than option 3, providing early infrastructure provision is allowed for. Again, it was commented by many responses from a variety of response capacities that if the projected housing demand is to be believed, option 2 would still not meet the anticipated housing demand.

It was generally accepted that provision at Option 3 levels would enable the West Midlands meet projected housing demand, providing there is demonstrable evidence which supports such high levels. Strong concerns were voiced by many respondents on issues relating to the strain on the region, infrastructure provision and loss of green fields when considering this quantum of housing.

A few responses suggested a balance should be met between options 2 and 3 regarding the levels of demand, with this figure taking into account capacity rates, infrastructure provision and sustainability targets. The level of provision suggested in the 3 options was questioned by many, with a few professionals commenting that if options 1 and 3 are deemed unacceptable, it is not acceptable to assume that option 2 represents an acceptable middle-ground position.

In commenting on all 3 options many responses voiced strong concerns with regards to the infrastructure and environmental considerations which appear not to have been taken into consideration when preparing the RSS.

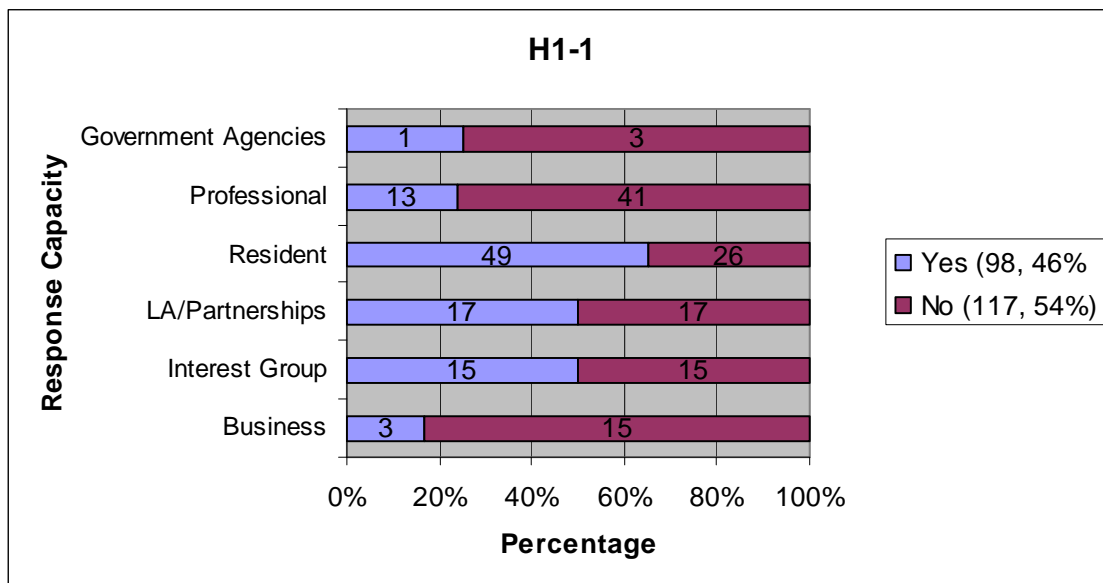
There were of course those respondents, of no one particular response capacity, who disagreed with all three options, and took it upon themselves to suggest a fourth level.

This ranged from zero additional housing, regardless of evidence, to a provision level higher than option 3. No matter what level people suggested a common theme was that infrastructure had to be improved in the region at the same time as the proposed building.

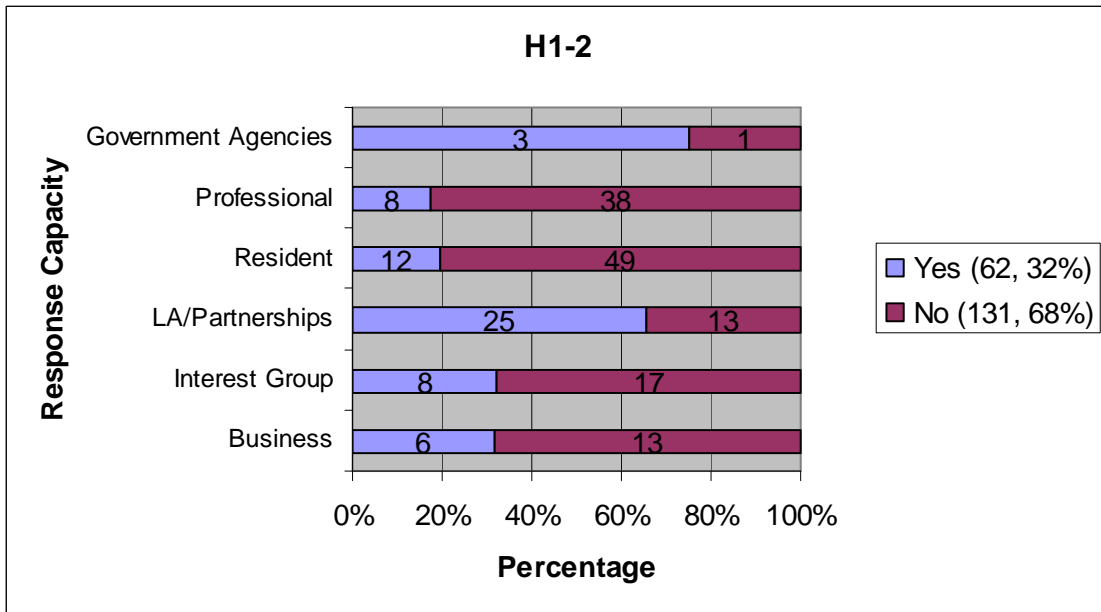
Additional Issues

- An underlying theme among all response capacities was that assessing numbers of houses is not enough on its own to solve the problem of housing provision. Levels of provision must be linked with local service provision, as well as employment.

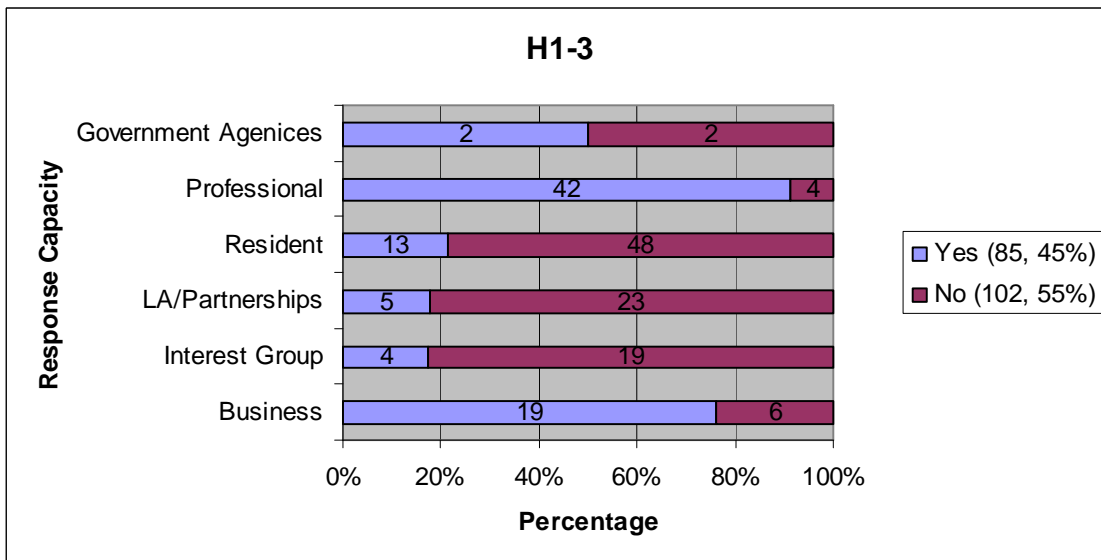
Option1:



Option 2:



Option 3:



H2 Can you suggest another level?

Key Issues (217)

Following on from the responses for H1, there was again a clear split on suggested levels. This split ranged from no houses at all up to the view that Option 3 should be set

as a minimum threshold because the economy is buoyant and housing is clearly required. There was wide ranging consensus that any decision on housing levels should be made at the local level.

Many respondents did not include detailed numerical evidence to support their suggested levels. It was commented by a few from a range of response capacities that the evidence base relied upon for the RSS was considered weak and required further work.

Many Professionals and Local Authorities/Partnerships explained their conclusions in great detail; it is recommended that the matrix of responses is studied in full.

Additional Issues

- A few respondents from no particular response capacity commented that no direct links have been made between housing demand and employment in the RSS, any future housing predictions must make this link as these issues are directly related.
- Several Interest groups and Local Authorities/Partnerships suggest that demonstrable need and an evidence based strategy is required, this has not been achieved in this RSS.
- A few Local Authorities/Partnerships and Professionals suggested that the 2004 based sub regional population projections should be used to inform housing projections rather than the 2003 housing projections. They will give the most up to date information.

H3: For each of the Options do you think that the balance of development between the MUAs and other areas is acceptable? Please see Table One on page 24 and the section on housing distribution for a more detailed breakdown of the numbers to Local Authority level.

Key Issues (H3.1 – 213, H3.2 – 98, H3.3 – 118)

Several respondents commented that these are not real choices at all due to the very small differences between them.

It was considered by the majority that it was more appropriate for house building to be concentrated in the MUAs, however, it was accepted by few responses that if high concentrations of housing are located in MUAs there will be greater division between rural and urban localities and likely strains on infrastructure.

Option 2 was generally considered to be more realistic than option 1. However, this option was more likely to undermine the urban renaissance due to less emphasis on building in urban areas.

Option 3 was considered by many as being unacceptable. It was noted that this option could lead to significant green belt release.

Several respondents considered the options as not going far enough. Several Professionals and Local Authorities/Partnerships suggested that more priority should be given to regenerating brown field sites in MUAs, by incorporating a much higher

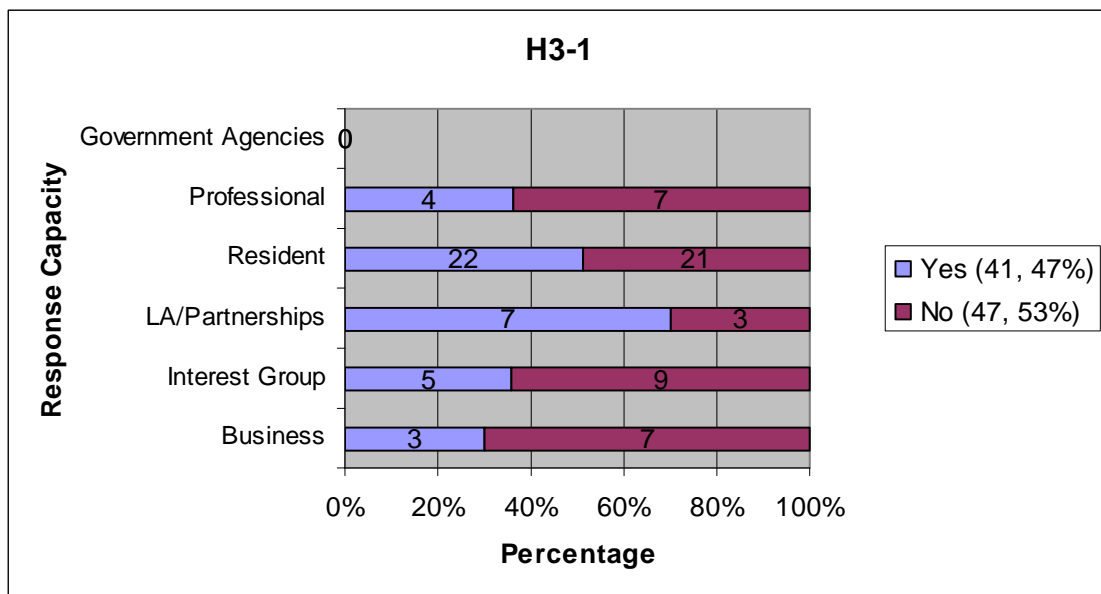
percentage than suggested in the RSS, one example being 65% MUA 35% in other areas.

It was suggested by a few residents that building a large proportion of housing in MUAs could bring problems of cramming, localised congestion and future slum housing.

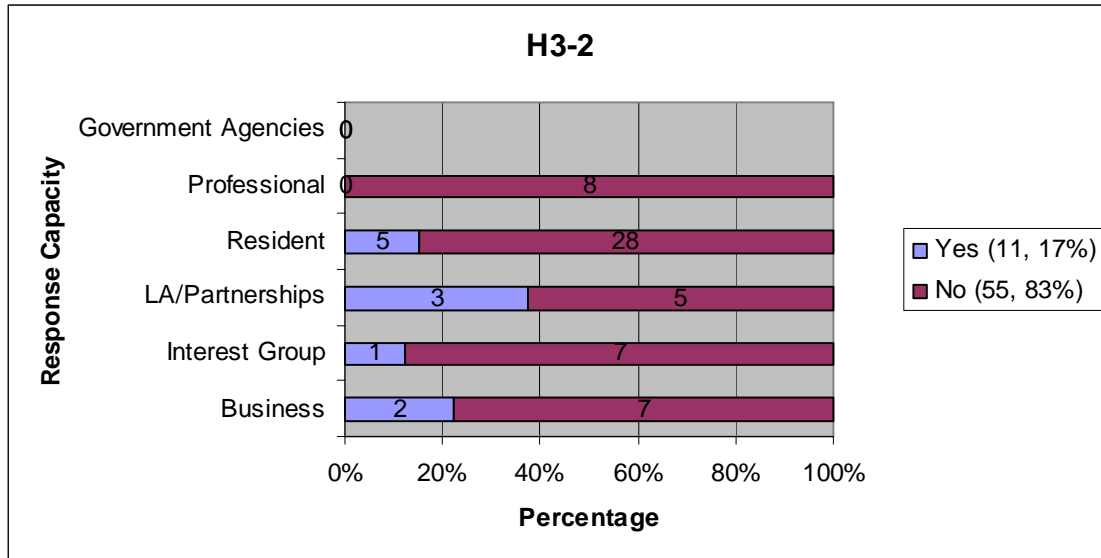
All response capacities considered that factors such as quality of residential areas, their proximity to retail outlets, services, amenities and transport connections all are factors which have to be taken into account when determining locations for housing.

A simple percentage split approach was not considered flexible enough by many Professionals, with a number of responses commenting that none of the options will deliver the objective of focusing development within the MUAs. No notable alternative approaches were suggested however, some professionals considered market forces should be used to dictate where housing is located. It is notable that several Professional respondents were of the opinion that there has been no credible evidence put forward by the RSS to support any of the options in the RSS.

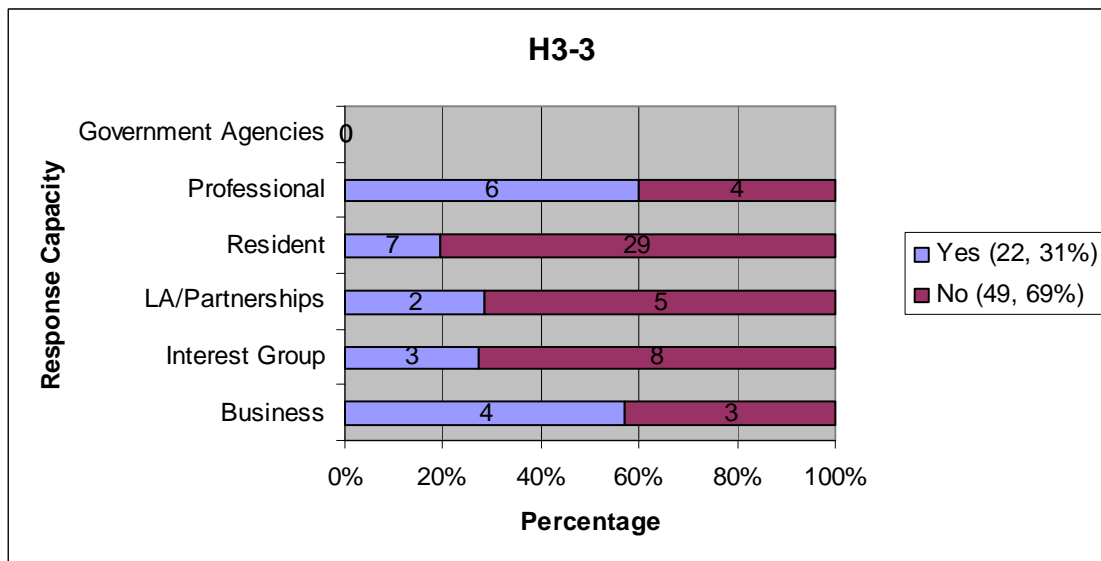
Option 1:



Option 2:



Option 3:



H4: Do you think that the capacity of the construction industry, including house building, will be sufficient to meet the levels of house building set out in the housing Options?

Key Issues (H4.1 – 154, H4.2 – 102, H4.3 – 114)

Generally, the view of many people from a variety of response capacities thought that the construction industry would be able to adjust accordingly to the pressures put on it and as such all the options are deliverable. In order that businesses meet requirements

many Professional and Business responses thought that the training and education of employees sufficiently far in advance was vital. A wide range of responses thought that growth should be smoothly phased thereby eradicating large fluctuations of demand.

There were obviously a number of alternative opinions with regard to this issue. When commenting on the higher levels put forward under options 2 and 3 a few respondents particularly from Professional and Residential capacities highlighted that growth in towns and cities would be occurring throughout the country and the accumulative effect could potentially lead to problems with resources if development is not properly planned. A few Residents mentioned that the Olympics could be a major drain on resources which could impact on the provision of housing levels suggested under Option 3.

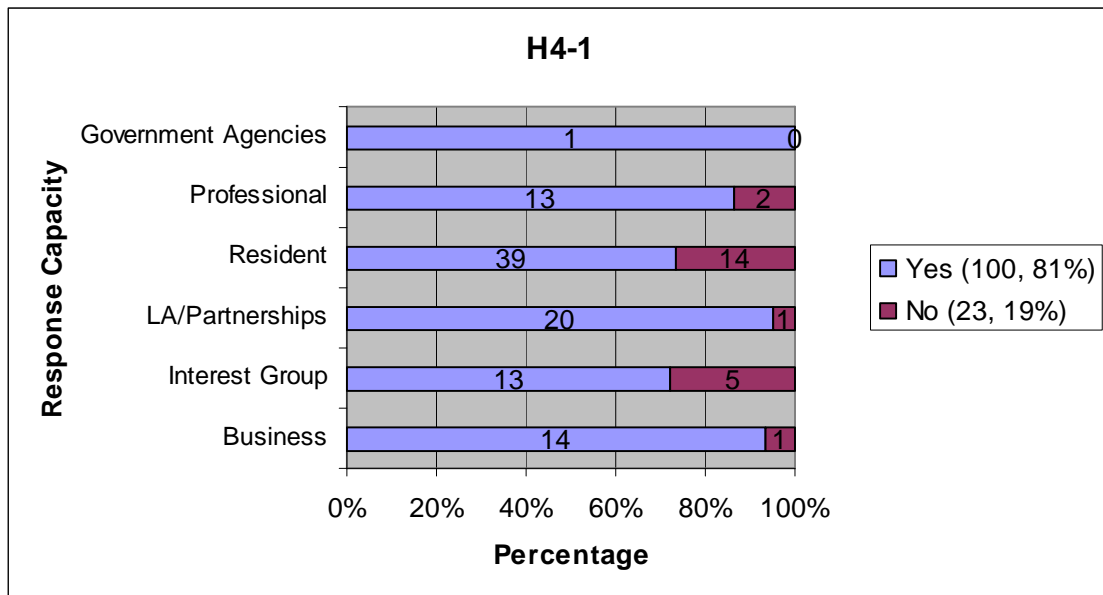
Concern was voiced by many respondents that Option 3 could be prone to delays with regard to land being released by owners and the capacity of the current planning system rather than internal problems within the construction industry. Residents voiced concern that there was a risk of bland repetitive design by large companies lacking local knowledge.

Many respondents raised the issue that there are other related industries to consider also. Many felt that the RSS failed to take into account other associated industries, i.e. infrastructure, road, water, schools, minerals companies etc.

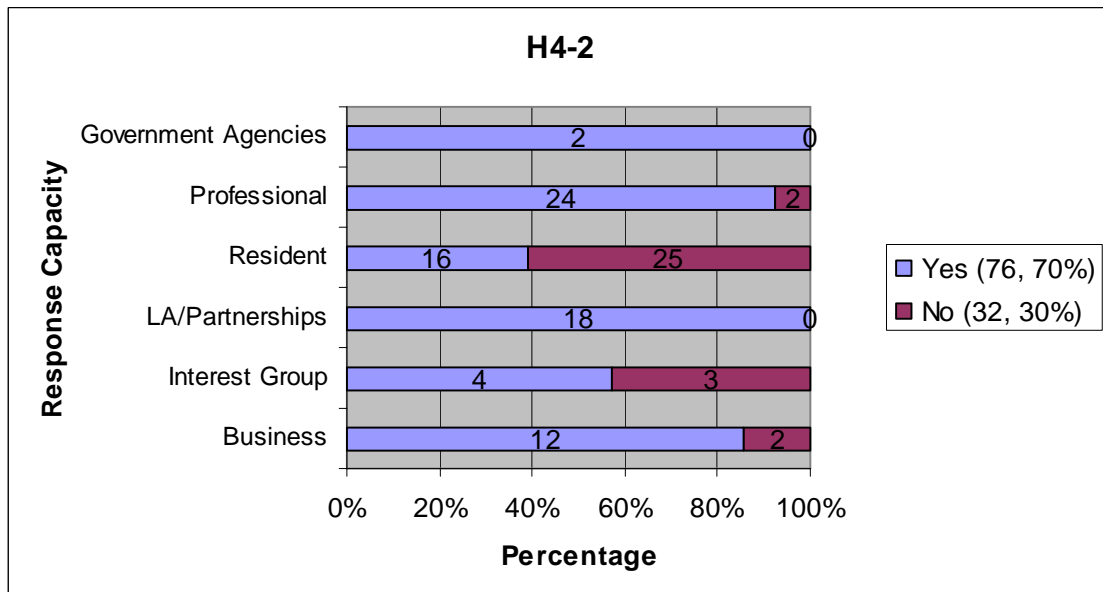
Additional comments

- It was suggested by a number of Businesses and Professionals that the capacity of the construction industry was market led, therefore they would always cope.
- The issue of infrastructure was raised by many respondents particularly Residents. Many thought this issue had not been properly assessed or allowed for in the RSS.

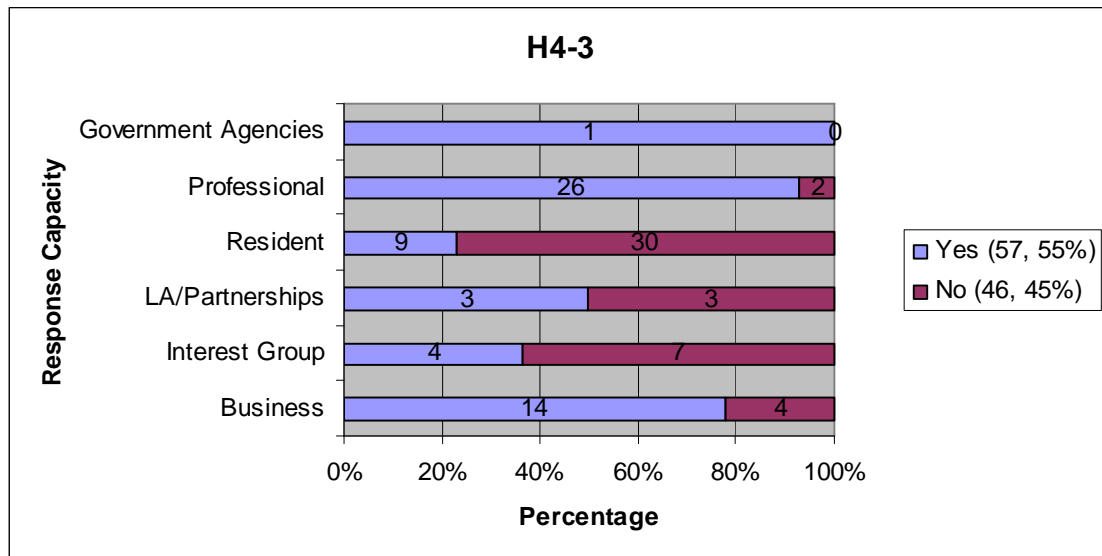
Option 1:



Option 2:



Option 3:



H5: What measures could be included in WMRSS policy to minimize these impacts?

Key Issues (254)

A small number of Resident respondents thought that lessons should be learnt from the past mistakes of other large urban areas. Concern that higher densities will lead to social problems was raised a number of times by Residents. In order to overcome previous mistakes the promotion of mixed use developments to secure a balanced and sustainable community was generally considered important. Strong principles of sustainable building and carbon neutral homes were seen as vital by Residents. Many responses particularly from residents considered that it was not acceptable to purely provide a certain level of housing without first fully assessing the environmental and social impact of such development. It was suggested by some Professional responses that as part of the WMRSS there should be a sustainability appraisal undertaken which prioritises development within the region enabling balanced and sustainable growth and this would help guard against any unacceptable loss/damage to environmental assets.

Any future house building should be phased over practical stages i.e. 5 years, so as to avoid fluctuations in provision. Monitoring was considered important to ensure housing targets are met. Consideration should be given to improving the skill and education base in the construction industry.

Appropriate infrastructure and planning ahead were core themes identified by many response capacities.

Strong emphasis on Brownfield sites (as opposed to Greenfield sites) was a popular response as was consultation with local people when designing estates. Building commuter estates on edge of town was not popular.

Many respondents held the view that development should be driven by local forces, rather than strategic housing numbers. Building too many large 5 bedroom houses and insufficient 1 bedroom flats was a concern voiced by Residents in particular, especially in rural areas.

Additional Issues

- A strong emphasis on efficiency of land use to minimise wider impacts was seen as important.
- Refurbish the existing stock was seen as a good provider of additional housing.
- The early land release for sites providing a higher proportion of affordable housing was one possible suggestion to minimise land supply delays.
- Should be local councils and not WMRA who decide issues to minimise impacts because of their local knowledge.
- There should be a sustainability appraisal carried out and, this should prioritise the regions for development thereby enabling balanced and sustainable growth.

H6: What do you think about the overall balance of proposals under each of the options?

Key Issues (284)

No clear consensus of opinion was identified for this question. A large variation of opinions was submitted. It is strongly advised that the matrix of responses is referred to.

Most concern was raised about the high numbers put forward under options 2 and 3. It was again generally accepted that option 1 would not meet projected demand and therefore is not really an option at all.

Many responses from a wide variety of response capacities commented that if Greenfield sites are to be developed only those with good transport provision are acceptable. Applications for houses should be on merit and not simply built to meet targets set at a regional level. A common theme among responses highlighted the opinion that design, environmental impact, and infrastructure are all important considerations which appear not to have been investigated.

Many Local Authorities/Partnerships considered that the supply of houses should not simply be concentrated in areas where demand is demonstrated to be high. Housing allocations must follow employment opportunities so as to meet sustainability targets. Any large scale development in a rural location without any infrastructure improvements or employment opportunities would not be consistent with sustainability objectives. One Local Authorities/Partnership questioned why some areas had been designated as sub regional while other areas had been dropped i.e. Shrewsbury, no evidence was put forward to qualify decisions made.

Many respondents considered that a much higher proportion of housing should be located in the MUAs to avoid commuting. Professional responses and Local Authorities/Partnerships in particular considered that a policy framework that is more flexible and less prescriptive is required, rather than seeking to provide a generic distribution of housing. For example, a more flexible multi-foci sub-regional strategy for

the region would better reflect the multi-centred nature of the regions settlement structure rather than a limited number of sub-regional foci settlements.

Areas notably raised by many response capacities were Coventry, Stoke on Trent, Redditch, Solihull and Rugby. These are broadly summarised by the following.

The proposed housing levels for Coventry were generally considered too high with concerns being raised by Residents and Interest Groups that such numbers will lead to a sprawling conurbation. It was acknowledged that Coventry must however continue to be recognised as an important centre for employment.

Comments for Rugby, Stoke on Trent and Solihull were fairly similar, they generally considered housing provision to be too high, One Local Authority questioned why Rugby should have more houses allocated it than either Herefordshire or Shropshire. Such high levels of housing provision will inevitably lead to a loss of Greenfield land. Questions were raised by a number of Local Authority/Partnerships with regards to the evidence supporting the projected growth forecasts for these areas particularly at levels advocated in Option 3.

For all areas across the region it was generally accepted that greater levels of retail, office and employment land allocations would be required if sustainable development is to be the result. On the positive side it was noted by Interest groups and Professionals that higher numbers of housing will enable regeneration of struggling areas.

The high level of housing proposed for Redditch was a concern of many Local Authorities/Partnerships. Particular concern was raised with regards to any future development and its impact on the open countryside surrounding Redditch.

Several Local Authorities/Partnerships considered that there were significant disparities between settlements and Local Planning Authority areas with very similar size and locational characteristics. Comparable settlements, in policy terms should receive similar proportions of new development. For example, Wyre Forest (Kidderminster – Large Settlement and Strategic Centre) is shown to have an increase in provision from Option 1 to Option 3 of 2.1% whilst Redditch Borough has an increase of 206.9% (Comment from Redditch Borough Council). There should be a consistent percentage increase across like for like settlements.

Localities which have already experienced major regional growth (Tamworth, Telford and Redditch) struggle with a heavy reliance on commuting back to the conurbation.

Additional Issues

- Many respondents felt that using strict Local Authority boundaries to define housing numbers, would result in a likelihood that cross boundary issues and opportunities are ignored.
- Some Professionals considered that the underlying thrust of the RSS has been undermined by the change in balance between the MUAs and the shires
- It is unclear whether individual settlement capacity has been taken into account, should not be done simply on housing projections alone.

- Some respondents considered that further investigation should be carried out with regards to urban capacity estimates before the final option is chosen, no decision can be made without such an investigation.
- Highly detailed comments were made about a number of specific areas not mentioned in this summary. (please see matrix of responses).

H7: You may wish to consider specific parts of the region, please set out below any comments you may wish to make on any part of the region.

Key Issues (322)

A Large variation of opinions were submitted on this question each dealing with specific areas. It is strongly advised that the matrix of responses is referred to in detail.

Below is a broad summary of opinions, for the most regularly commented areas, identified by numerous response capacities.

North Staffordshire and Coventry should be reduced in terms of housing provision. The projected housing numbers will result in an imbalance between jobs/housing and will have a significant impact on Greenfield land. The Local Councils for the Coventry area urged that the Regional Planning Body should carefully assess the capacity of Coventry. Coventry should be encouraged to maximise its capacity for new housing. It was suggested by a number of Professional responses that growth could be directed instead towards Birmingham and Burton on Trent.

Warwickshire contains several restrictive features, i.e. flood plains and immovable landscape features. It was considered by many responses as being able to absorb the levels of growth forecast, however, there was concern raised by at least one Local Authority/Partnership that there appears to be no assessment as to its realistic capacity for housing.

Telford was suggested by many as a good candidate for being classified as a MUA due to its capacity for housing and employment. It was acknowledged by many that infrastructure within the area is poor. However, one local Parish Council considered it to be easy to commute to and from, and for this reason many people living in Telford do not necessarily work there.

Worcester was considered by many as being a good focal point for development, again infrastructure was considered poor in the area by many.

Wychavon should remain as rural as possible; however it could accommodate some of Worcester's development. Priority for housing around existing communities should be a focus. Residents expressed concern regarding a large shortfall of affordable housing. It was advocated by a few respondents including Local Authorities/Partnerships that development should be phased and assessed continually.

Lichfield could cope with increased numbers given the identified local need, however, there is still likely to be an impact on the green belt. Housing levels suggested in Option

3 are not generally thought to be attainable, with many suggesting that such levels are totally inappropriate for the area. Whatever housing target is used, it is important to many including Local Authorities/Partnerships and residents that Lichfield retains its existing character. It was by many responses that levels suggested in option 3 will require large amounts of infrastructure investment.

Rugby, many Residents raised concern over the level of development and the lack of identified housing need. There needs to be a full environmental assessment before any more housing is proposed in this area, particularly given the limited infrastructure. A couple of Local Authorities/Partnerships had concerns about additional housing being directed to Warwick district from Rugby in light of the RSS footnote which states 'that to accommodate housing growth in Rugby Borough may imply development in neighbouring districts'. The RSS needs to be very clear where housing is to be located. Development within Rugby at a level between Options 1 and 2 could bring with it sustainability advantages reported one Local Authority/Partnership. If option 3 was proceeded with, additional growth requirements of employment land, retail and office allocations would be required.

One Professional response considered that Solihull could be developed while not compromising the Meridian gap and possibilities at Birmingham airport. Responses were concerned that the level of development should be capable of being satisfied within the urban area and not on Greenfield land. The main priority should be affordable housing. Development within the Solihull Borough should be restricted to MUA's only, there is no reason why the long term housing sites in the Green Belt should be utilised prior to development on Brownfield sites.

Redditch housing numbers were considered by many as not being in line with the natural growth in the area, far too much housing was being proposed. Within the area there is little alternative transport other than the car. A number of respondents however considered Redditch as having the capacity for increased housing allocations, however, Redditch Borough Council was concerned that the Option 1 housing target could not be fully accommodated within the existing urban area and suggested that Options 2 and 3 would require extensive rolling back of the Green Belt.

One Local Authority/Partnership considered that because Tamworth's administrative boundary area is small and predominantly urban it does not make sense to allocate housing figures to the area and then state that they may need to be provided in adjoining planning authorities.

It was commented that the RSS needs to focus more on northern areas of the region, rather than catering for the London commuter in the south. Development should reflect the availability of employment in the area; towns should not be rapidly expanded with the consequential need to shift employment in preference to redeveloping existing MUAs.

Additional comments

There were many individual comments made about specific areas, however the below bullet points were mentioned numerous times about numerous different areas.

- Towns with rapid expansion in the past should not be expected to expand any further in the near future.
- Future development must respect the locality they are to be built in.
- The entire region is predominantly a rural area, should remain so.
- Flexibility is needed in provision across the area.
- In certain locations around the region it is clear that accommodating housing growth may require development in neighbouring districts, this uncertainty is not helpful in any assessment.

H8: In particular, do you think that Burton upon Trent should be a foci settlement, accommodating significant development on Greenfield land?

Key Issues (174)

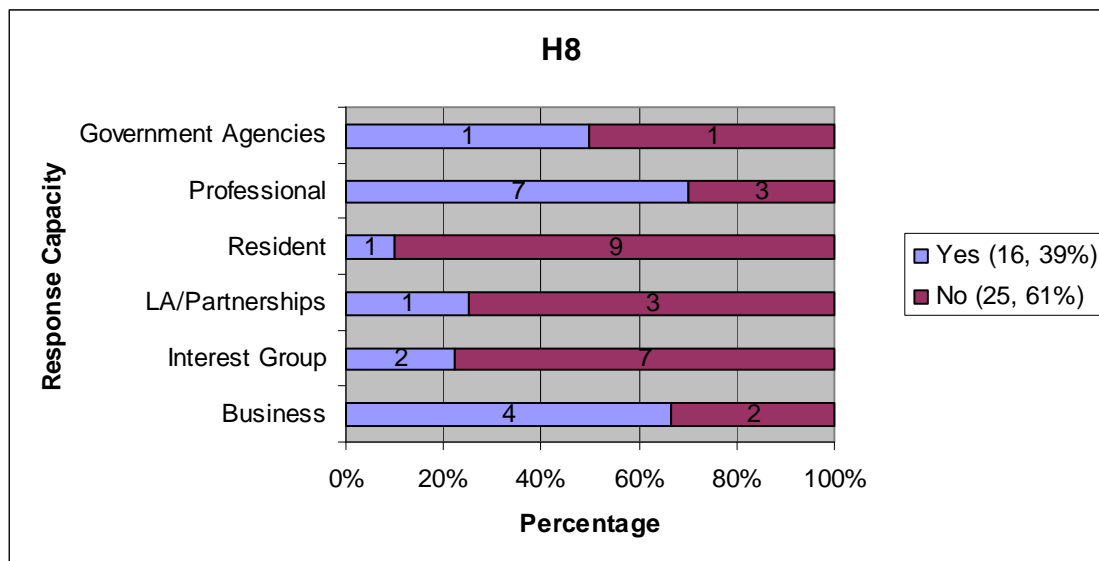
Many people responded positively to this question with a large number having the opinion that Burton upon Trent should be a foci settlement. There were of course differing views on this with a smaller number of responses commenting that Burton upon Trent is poorly located and should not be considered a foci settlement.

Views were also mixed with regard to infrastructure, some considered that Burton upon Trent is well provided for, while others considered that significant investment in both road and rail infrastructure would be required if development is to be acceptable.

The majority of residents were opposed to building on Greenfields land, and suggested an emphasis on developing Brownfield sites first before any land is released. If Greenfield land must be developed it should provide local benefits, regeneration and sustainable communities.

Additional Issues

- Site assessment in terms of urban design, conservation and landscape should determine suitability.
- Burton upon Trent suffers from flooding and should be further assessed.
- Further consultations are needed with local people about specific sites and boundaries.



H9: Do you think that the currently identified sub-regional foci of Worcester, Telford, Shrewsbury, Hereford and Rugby should fulfill this role, accommodating significant development on green field land?

Key Issues (268)

It was generally accepted that that some Greenfield land will have to be released, although this was not necessarily welcomed especially among residents. Within the areas there was considered to be significant opportunities for Brownfield development which should take priority. Some responses considered that Greenfield development is completely unacceptable in these locations. It was suggested that development within these areas offer excellent potential for sustainable living, principally because they could be well planned allowing for minimal car use, local employment opportunities and eco-friendly building techniques could be utilised.

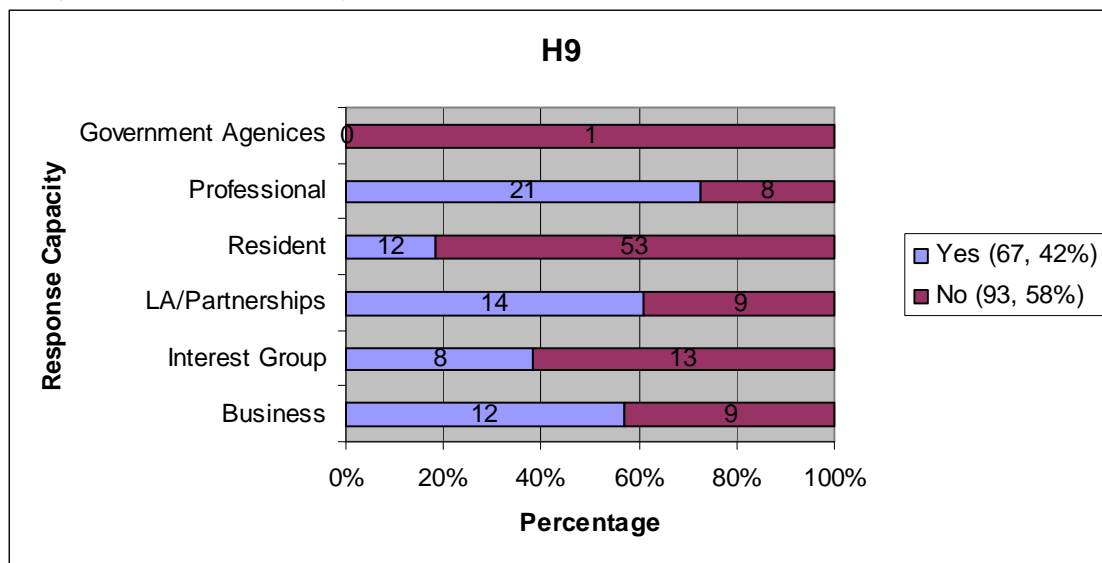
If Greenfield locations are to be developed its release should be phased so as to not undermine the Urban Renaissance.

Several Professional respondents commented that unlike the two historic cities of Worcester and Shrewsbury, Telford has a greater capacity to accept additional growth. Similarly, Rugby is more heavily restricted in terms of available land compared to the others in the list.

It was considered inevitable by many from various response capacities that green field land will be required to accommodate projected housing numbers. Local residents in the area tended to be opposed to developing foci settlements and the majority was strongly against Greenfield development.

Additional Issues

- It was mainly professionals who considered that it should be left to the market to decide and not the WMRSS on whether areas should have significant development within the Green Belt.
- There was general consensus that future development should be sustainable.
- Housing must match employment demand for that area so as to minimise commuting.
- Several Professionals thought that Greenfield land release at sub regional foci settlements should not be restricted by the imposition of Brownfield first Greenfield last policy, there needs flexibility.



Affordable Housing & Housing Mix

H10: Do you think that the proposed approach where the WMRSS provides a Regional target and where Local Planning Authorities provide local targets through the Local Development Frameworks process is appropriate?

Key Issues (270)

The majority of respondents considered that decisions regarding numbers of affordable homes should be taken at a local level by the Local Authorities.

Providing this exercise was a bottom up calculation people were generally supportive. It was not considered acceptable for WMRSS at a regional level to suggest figures for Local Authorities to meet. Regional targets were considered potentially useful by Professionals as they would prevent NIMBY attitudes being formed at Local Authority level.

It was generally accepted there are not enough allocated sites coming forward for affordable housing, highlighting the market cannot be relied upon for provision. It was stated by a few Interest Groups, Professionals and Businesses that targets are sometimes viewed as a disincentive for developers resulting in an underutilisation of sites, especially when they blanket over a large area and are not tailored to a local need. A common response was that targets should be seen as aspirational and not mandatory.

The overriding opinion was that local demographics need to be taken into account and targets must represent a local need.

Additional Information

- A few professionals considered that any targets need flexibility, rigid enforcement would act as a disincentive.
- A number of Interest Groups and Local Authorities/Partnerships highlighted that fact that there was no separation offered between social rented and shared ownership. It was suggested that there should be separate housing targets for each type of tenure.
- Many responses from a variety of response capacities stated that targets must be based on robust evidence; this is not evident in the RSS.

H11: What would the implications be of having a District level affordable housing target (as a minima) in the WMRSS?

Key Issues (203)

A number of respondents from a variety of response capacities acknowledged that adopting variable rates across the region may result in a skewing of the development as developers concentrate in areas where affordable housing thresholds are low. Local Authorities/Partnerships appeared to be concerned that it might lead to affordable housing in areas which are not necessarily suitable for such housing.

A small number of Professional and Local Authorities/Partnerships respondents could not see how applied minima would work under current planning procedures. It was suggested that there could be regional minima targets but these should be then further broken down to a sub regional level and applied at a local level.

While it was accepted the RSS approach would be better than random figures, it was suggested by a few Local Authorities/Partnerships that two targets figures are needed, one for social rented and another for intermediate private housing. It was suggested that each site to come up for development will have to be looked at on its own merits, flexibility is the key and development should pay close attention to local housing need and local characteristics.

It was considered by many as being too detailed for RSS. The RSS should set out broad strategy, with decisions being made at the local level. It could be helpful for rural communities but only if safeguards were included to prevent unsuitable housing being located in unsuitable areas.

Additional Comments

- It was commented by a small number of Businesses that district levels for affordable houses (as minima) would have downward pressure on land values, and likely to promote sink estates.
- Many responses from a variety of response capacities stated that targets must be based on robust evidence; this is not evident in the RSS.
- Any target figure must take into account local demographics.
- A number of Local Authorities/Partnerships considered that thresholds for affordable housing should be lower in the rural areas to help the young in rural communities.

H12: Do you have any other ideas on how levels of affordable housing delivery can be better directed by the WMRSS?

Key Issues (205)

For those respondents who believed that affordable housing should only be provided by market forces, the general consensus was, by substantially increasing the total housing numbers, the affordability gap would be decreased naturally thereby increasing the amount of housing which is affordable. This was considered consistent with Option 3 as a build rate. In addition by linking employment with housing, affordable housing could be built as part of employment developments on the same sites. (Live to work units)

It was considered that separate targets for rural and urban areas would be helpful, a blanket policy could cause sites in the rural areas not be utilized. A few Local Authorities/Partnerships commented that, very rarely are there ever any housing schemes in rural areas which are above the thresholds for affordable housing.

Additional Central Government funding was seen by a few Professionals and Local Authorities/Partnerships as potentially encouraging developers to build greater numbers of units. Much greater levels of communication between all relevant parties was suggested as being essential.

Additional Comments

- Social mobility is virtually impossible to estimate
- Control immigration
- Growing requirement for key worker provision
- Must ensure that existing housing stock is utilized to its full potential.

H13: Evidence from monitoring suggests that no more than 3,000 affordable houses, with subsidy, are likely to be built each year across the Region. Do you have robust evidence to support or contradict this view?

Key Issues (136)

The majority of respondents had no robust evidence, it was commented that the WMRSS had failed to provide any robust evidence to back up their case. Significant concern was raised regarding this low number and comments were made that this reflects popular opinion that the existing mechanisms are not sufficient to provide

affordable housing. Rather than accepting the status quo, should be advocating new methods of delivery. It obviously shows that there is greater funding needed.

Additional comments

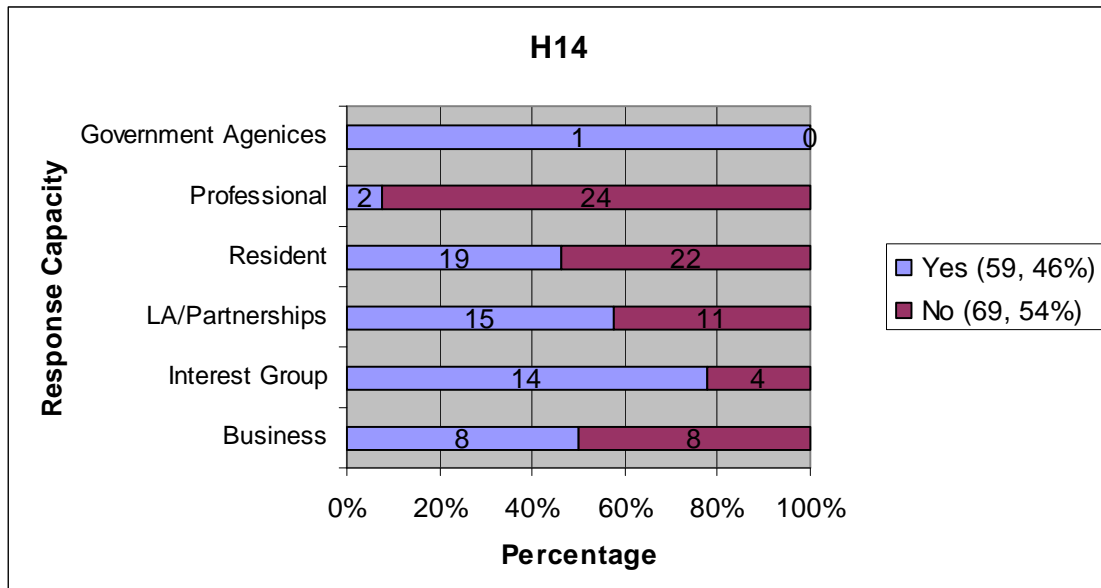
- Although new small homes are being built they remain above the price range for starter homes, funding is needed.

H14: Should the WMRSS identify those parts of the Region with a relatively high need for social housing where a lower threshold for negotiating Section 106 agreements with the private sector should be considered in LDDs?

Key Issues (91)

The Professional responses were the only response capacity to overwhelmingly consider this approach unsuitable. Other groups considered this approach to be suitable, especially in those parts of the region where young people are unable to afford to buy property. It was considered that such an identification could be a useful tool in getting developers to bring forward affordable housing in difficult areas or on Brownfield sites. It potentially would be helpful in rural areas, where very few developments will exceed the traditional affordable housing threshold.

For those respondents who considered such an approach unsuitable, it was commented that the RSS should not be defining detailed policy, this should be carried out at a local level utilising housing needs assessments. The imposition of inappropriate affordable housing levels will result in land not being brought forward. Thresholds should be underpinned by robust evidence; they should be transparent and sufficiently flexible to respond to local needs.



H15: Do you have any robust evidence on an appropriate housing mix within new developments that are needed in different parts of the Region?

Key Issues (116)

Most respondents had no robust evidence. Although generally it was considered that a much higher proportion of affordable homes was needed across the region. It was suggested by many respondents that this would have the added benefit of retaining graduates and skilled individuals who enter the workplace.

A few businesses and Professionals suggested that within the market place demand for family homes far exceeds that for one and two bedroom flats, blanket high density dwellings would not satisfy this high demand, and therefore should not be over stated.

Many respondents considered housing development in some areas as being driven by developers, who build inappropriate houses that were difficult to oppose by Local Planning Authorities. Common observations were that the majority of the new housing tended to be very large and unaffordable.

It was the view of many that it was not the role of the WMRSS to prescribe either delivery mechanisms or housing mix within new developments. Housing needs surveys should indicate the local levels of housing needed and should be used for calculations.

Managing Housing Development

H16: Options Two and Three imply release of land in the foci and other urban areas earlier than anticipated in the WMRSS – do you agree with this approach?

Key Issues (188)

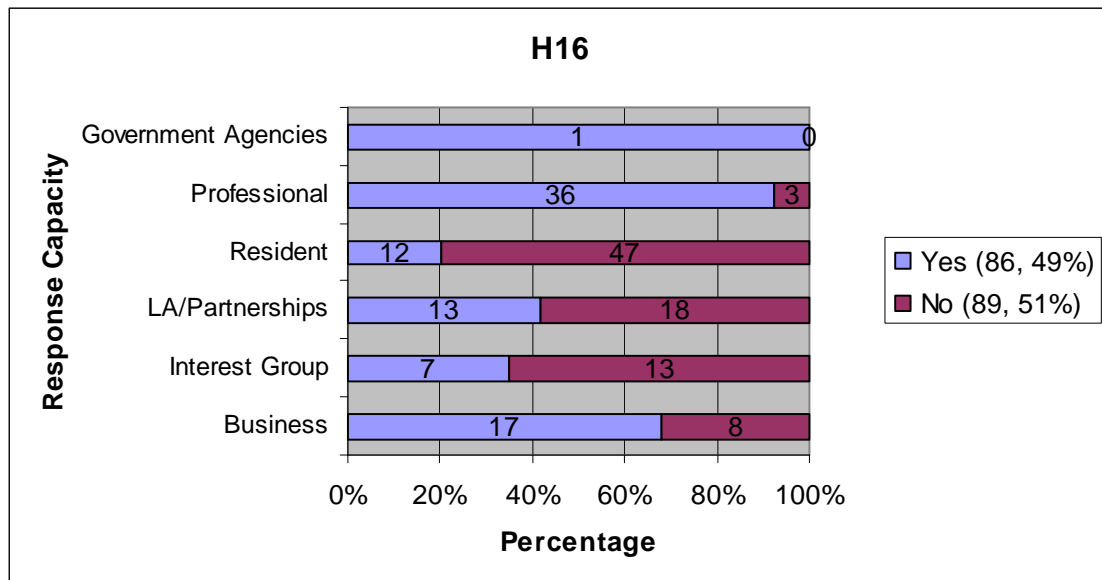
There was a polarization of opinions between those supporting and those firmly against early release of land. Those who supported the proposal tended to consider it useful, as it would ensure that sufficient land would be made available to achieve housing objectives. It was considered that development phasing will need to be carefully controlled in order that it does not undermine the Urban Renaissance. For those who were against early release, it was commented that the uptake of Brownfield sites was still too low, this should be a priority.

Positive respondents commented that if housing targets are to be achieved it is essential that early positive action is taken in relation to the release of Greenfield land. This should also be associated with a similar commitment to the early delivery of services and other infrastructure to meet the needs of the growing communities.

For those respondents who were principally against the release of Greenfield land there was some middle ground provided the sites were sustainable, achievable and desirable.

Additional Comments

- The WMRSS will need to take advantage of planned growth in adjacent areas and consequently must encourage strong links to London and the growth areas. Housing must match the employment demands of each area to avoid commuting, little mention of that in the RSS



H17: It could be considered that the Government's growth agenda implies that the use of maxima targets for areas outside the MUAs is inappropriate – do you agree with this approach?

Key Issues (203)

Amongst many Business respondents concern was raised that maxima targets are inappropriate.

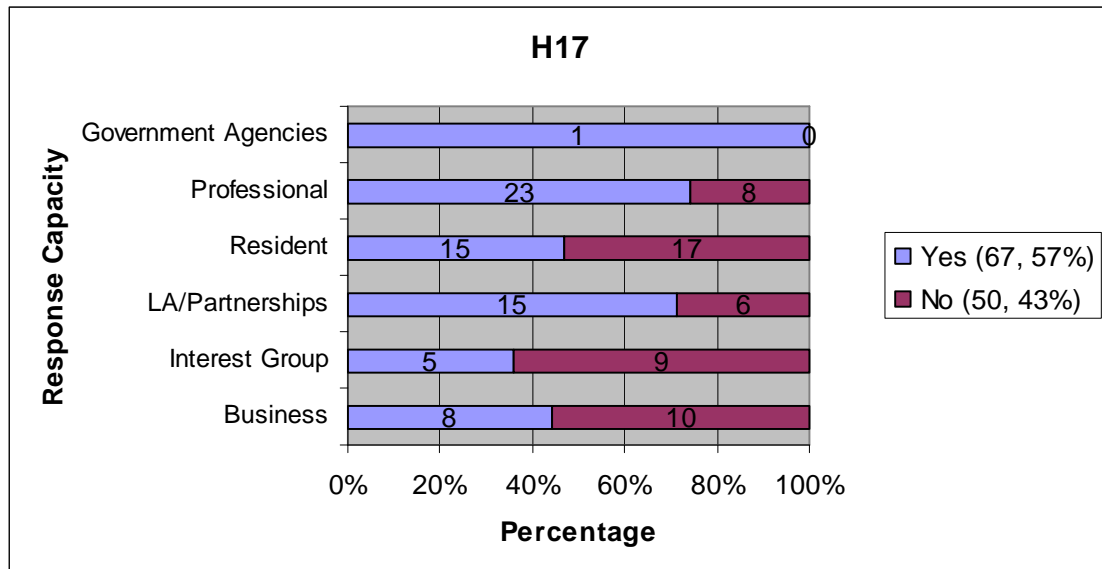
The alternative view of Residents and Professionals was that such an approach could be appropriate outside MUAs because of the risk that these areas could be otherwise made to accommodate the additional housing stock.

Local Authorities/Partnerships were generally of the view that maxima targets for areas outside the MUAs are a useful tool in ensuring an appropriate balance of development across the region, and giving priority to Urban Renaissance.

A few responses from no one particular response capacity considered that the use of maxima and minima targets in different parts of the Region could lead to confusion and degrees of uncertainty.

Additional Comments

- If RSS is concerned about too much provision, introduce sensible phasing roster.
- The question appeared to confuse many respondents from a wide range of response capacities.



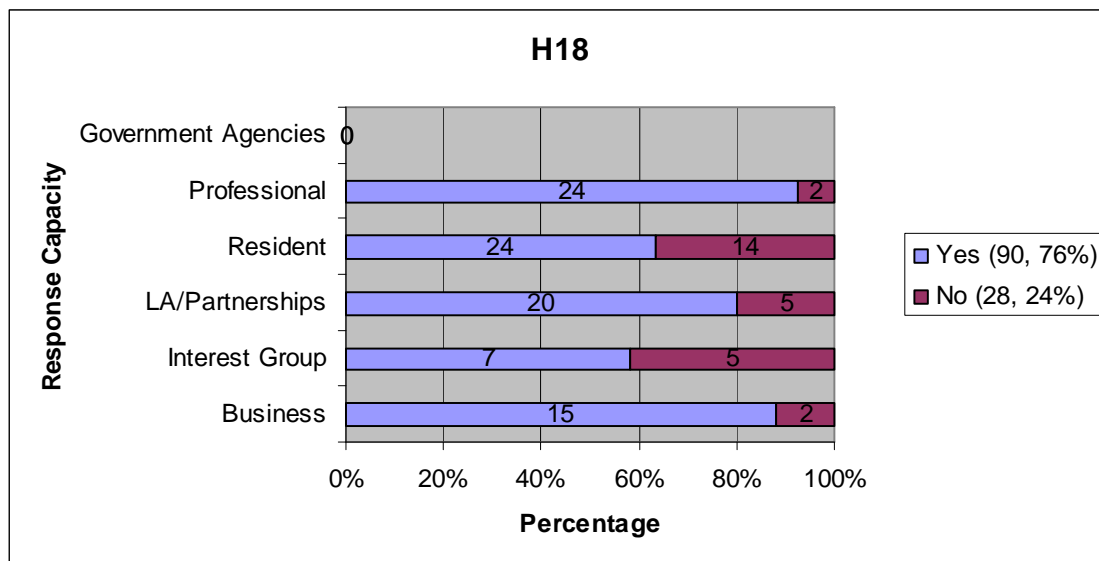
H18: Do you think the use of minima targets for the MUAs is still appropriate?

Key Issues (157)

Generally this statement was agreed, minima targets for MUAs are appropriate. This should assist in maintaining the priority of the regional spatial strategy, to see that housing growth is directed to key areas.

Ideally Local Planning Authorities should set minima and maxima targets in accordance with a locally determined vision. The WMRSS may need to stipulate maxima targets and phasing outside the MUAs to avoid undermining Urban Renaissance.

Whatever the approach the targets need to be very carefully thought through and not be set too high. Targets must be balanced with other considerations. i.e. employment and urban capacity studies, so as to avoid urban cramming.



General Comments

- The RSS should define what exactly 'Brownfield land' is, currently LPAs find it hard to refuse applications within built up boundaries especially back gardens.
- Many people from all response capacities considered infrastructure (roads, hospitals, schools etc) in general across region is poor, should be improved if the region is going to cope with additional housing development at a large scale.
- Many Residents and Interest Groups considered that sustainability issues, green house gas emissions, historic environment, air quality, environmental impacts have not been properly assessed within the RSS.
- A few Residents commented that no mention of park homes, holiday homes, lodges and caravans have been used to assess housing demand.
- Several responses highlighted the fact that environmental limitations have not been used when assessing locations for housing, i.e. Flood risk.
- Need protective policies about the ageing population, no details are provided in the RSS.
- The RSS fails to facilitate a joined up way of thinking between chapters, each is very dependent on each other, cannot be looked at in isolation.
- The issue of housing numbers is not the only factor, design was considered important by a large number of responses.
- Residents appeared to have strong concern that decisions have already been made and comments will be ignored.

SECTION 2

Spatial Options – Employment

E1: Do you agree that future employment land requirements should be quantified in the WMRSS? If employment land is not quantified in the WMRSS, individual authorities will calculate their own land requirements, the WMRSS would have general guidance on the type of methodology that could be used.

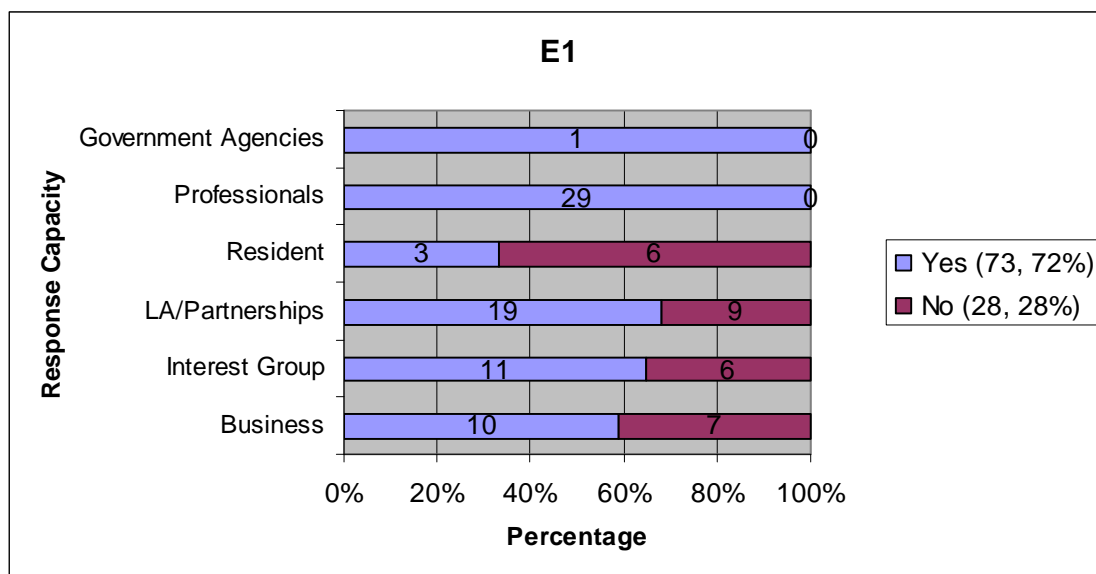
Key Issues (164)

The general consensus amongst respondents is that the RSS should provide the strategic guidance for employment land requirements and quantify employment land targets for each Local Authority. However, there should be a degree of flexibility to take account of local circumstances. It is considered by many that a regional assessment of the employment market is required to provide an overview for the whole region to drive economic growth and establish a strategic policy framework to offer certainty on employment land requirements. The provision of general guidance at a district level in the RSS is widely supported and this should reflect the expected role of each Local Authority area in relation to the region's overall economic strategy. Nonetheless, it is considered important that the RSS is not overly prescriptive, allowing for market forces and giving Local Authorities sufficient scope to provide for localised employment issues within their individual LDFs.

Respondents questioned the adopted method for determining employment land provision across the region and called for a central agreed methodology to be implemented. It was repeatedly suggested that targets should be based on economic forecasts not past trends. A thorough systematic assessment should determine the likely employment requirements and this will also help determine the level of infrastructure required.

Additional Issues

- A few respondents suggested that the indicative figures in the RSS should be subject to local employment needs assessment.
- Significant levels of employment growth are occurring outside areas of allocated employment land.
- There was some concern about the employment land approach taken in the RSS (in respect of employment projections based on past trend approach, considered to be questionable).
- The level of employment land should distinguish between regionally significant employment sites and other sites.
- RSS should take account of the changing employment structure and business requirements for new industries when quantifying employment land requirements and targets.



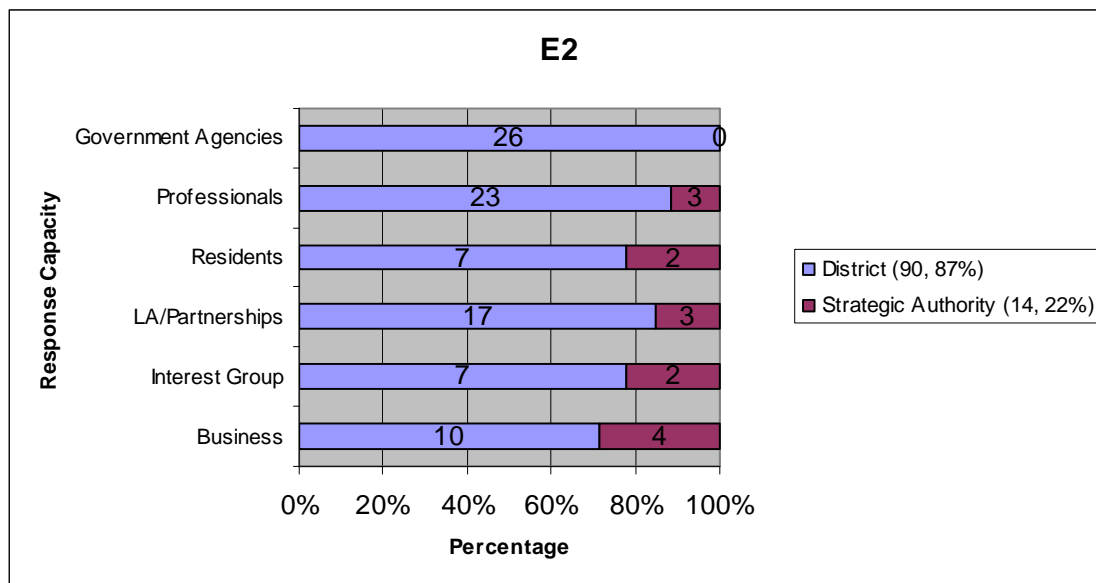
E2: If the amount of employment land requirements is included, should it be broken down to Strategic Authority or district levels?

Key Issues (132)

There is support for employment land requirements to be set at the *district level* rather than *strategic level* and this is a consistent view amongst the majority of respondents. A number of reasons were cited in support of district level employment land requirements. It was considered that this approach provides a degree of clarity and certainty for the development of core strategies by Local Authorities, with a view to meeting the overall policy aims of the RSS. Respondents noted that as County Structure Plans are due to be abolished it would be inappropriate for figures to be set at strategic authority level. A further view was that the district approach would assist in reconciling housing and employment needs within each district. Some Local Authorities/Partnerships considered that neither approach was appropriate, opting for a sub-regional level as a preference.

Additional Issues

- Some respondents suggest that employment figures should be based on job numbers rather than land area and this should be correlated with housing figures.
- It was suggested by one respondent that a clear distinction is required between regionally significant employment sites and other employment sites.
- RSS should express requirements for the whole plan period 2001-2026. District Authorities should be able to determine a phasing programme in relation to housing and infrastructure development.
- RSS could indicate how much of each district's requirement should be apportioned to main settlements to ensure appropriate balance between housing and employment provision.
- A few respondents consider that it is inappropriate to restrict assessment to administrative boundaries- it should be based on a sub-regional basis.



E3: Do you agree with the principle of a reservoir of employment land?

Key Issues (134)

The mechanism of a rolling employment land reservoir was generally supported and the identification of readily available and deliverable sites is endorsed. Many considered the approach to be in line with the government's objectives for creating sustainable communities. The reservoir should include a wide range of employment sites to reflect current and future business needs. Local Authorities should focus on responding to expansion or relocation of businesses and new start-ups. A criteria-based approach for identifying employment sites is proposed by a number of respondents and careful monitoring of the reservoir is recommended to ensure a sufficient supply of readily available sites and development of vacant or derelict employment sites for alternative uses.

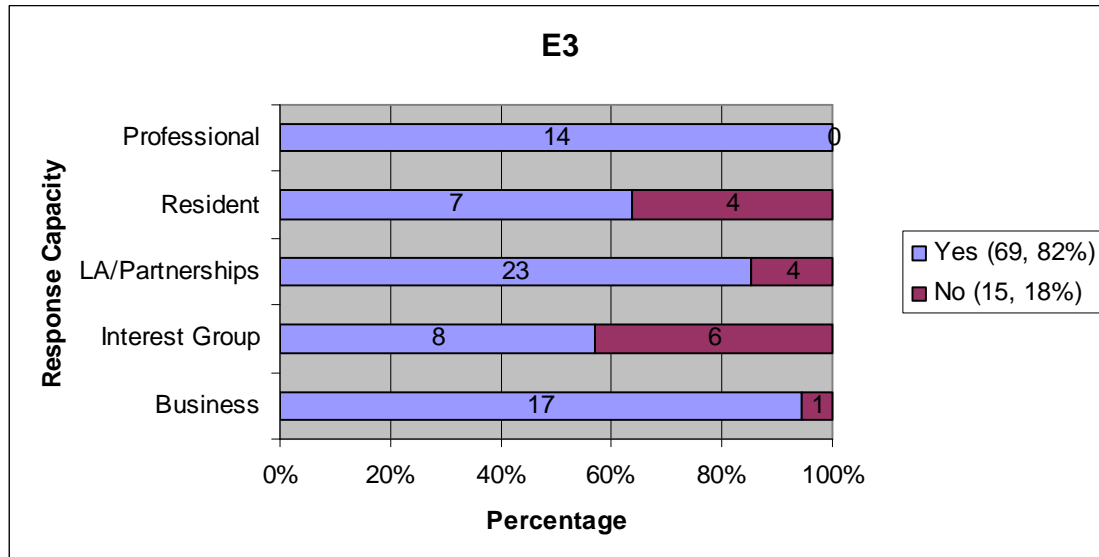
There was some criticism of this approach, however, with some respondents concerned that a reservoir could result in potential over-provision of employment sites. The approach may not be suitable for a rural context where viability of sites is more marginal. Furthermore, a reservoir may serve to feed market demand rather than contribute to RSS strategy for urban renaissance without strict policies to protect and restrict land releases outside MUAs. Whilst some respondents considered that a 5 year reservoir is reasonable others suggested that this was too short a time frame and 10yrs was suggested to be more appropriate. There was also concern that a reservoir approach may prejudice the Local Authorities' ability to offer a balanced portfolio of sites for local need.

From the 'Professionals' group there was a consistent view that a 5yr reservoir will require the employment portfolio to be regularly reviewed by Local Authorities, allowing existing employment sites to be developed for alternative uses. However, there was a conflicting view from 'Businesses', which recognised that whilst some employment sites

will be under pressure for housing development, sufficient land must be retained for employment purposes to ensure sustained economic prosperity in the future.

Additional Issues

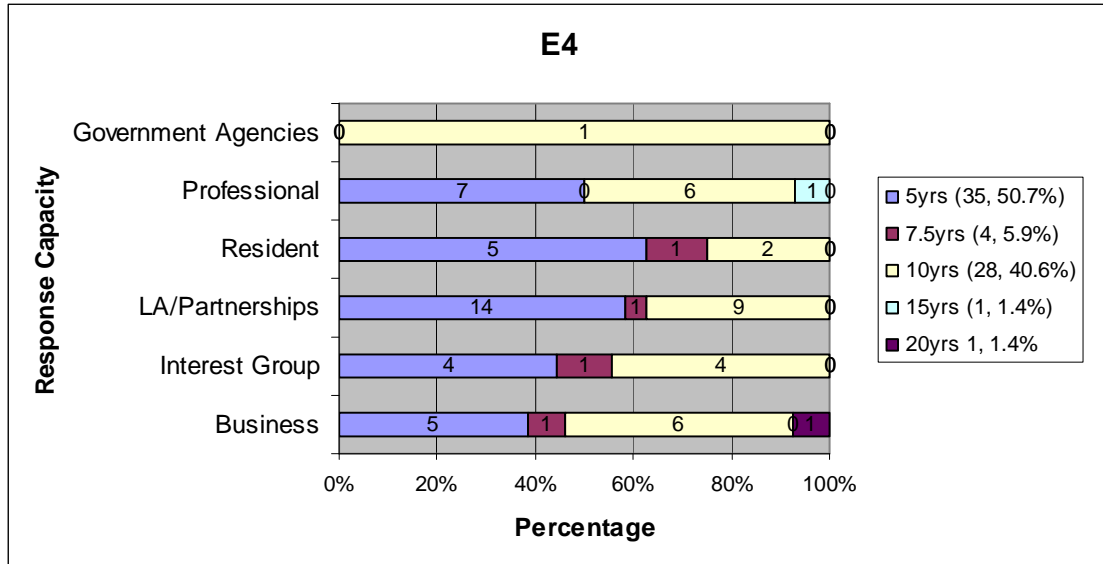
- Quality of employment sites was suggested as a criteria for assessment by a several respondents.
- Small sites should be excluded from a reservoir and considered as windfall development.
- A reservoir is a useful reference point for Local Authorities but should be indicative only.
- It was considered by a few respondents that geographical variances in economic performance suggests that less buoyant areas of the region would not respond well to this approach.
- An alternative approach would be to include a specific employment target for each Local Authority based on overall employment land requirements and available labour supply.
- Several respondents stated that it was difficult to determine at any one time whether there are sufficient sites available in the reservoir to satisfy objectives of RSS.
- There is some potential for sites on the periphery of MUAs to be brought forward to meet employment land requirements.
- For a reservoir approach, attention should be given to the time lag involved in delivering sites to the market.



E4: What period of time should the reservoir cover?

Key Findings

(Nb. Yes/No question. No comments sought therefore qualitative responses not available for analysis)

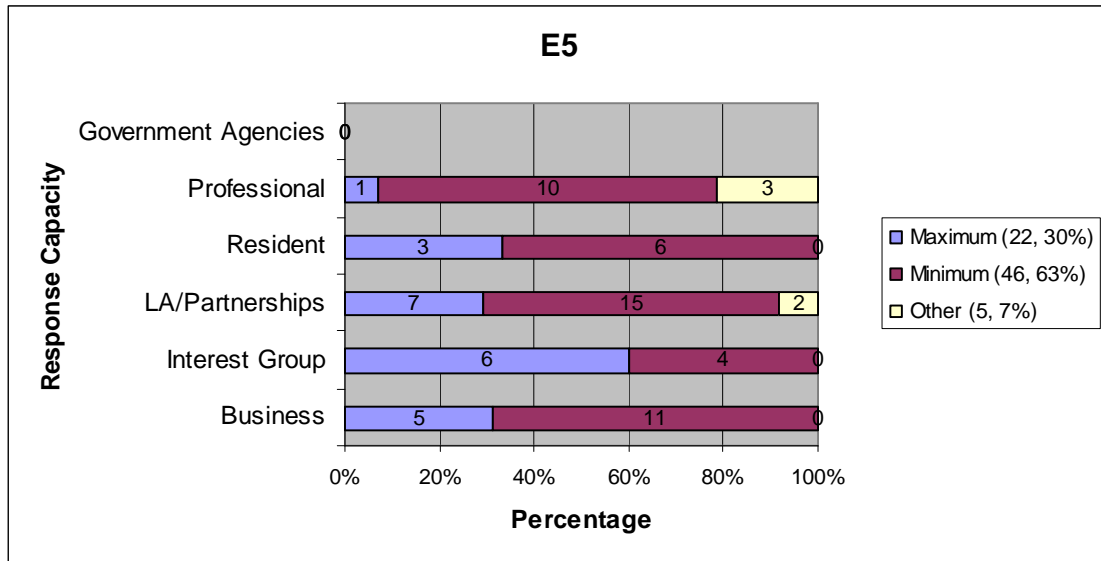


E5: Should employment land requirements in the MUAs be identified as maximum or minimum figures? i.e. should the reservoir figures identified in Table Three on page 38, act as maximum or minimum figures.

Key Findings

(Nb. Yes/No question. No comments sought however, views about this question were mentioned in response to other questions and the analysis has taken account of these, where possible)

It was generally accepted that minimum employment figures should be used for MUAs providing that these targets are realistic and relate to deliverable sites. Some Local Authorities/Partnerships and Professionals considered that neither maxima nor minima were appropriate for MUAs or the Shires and that the figures should be indicative only, and stated as a range or aspirational targets.

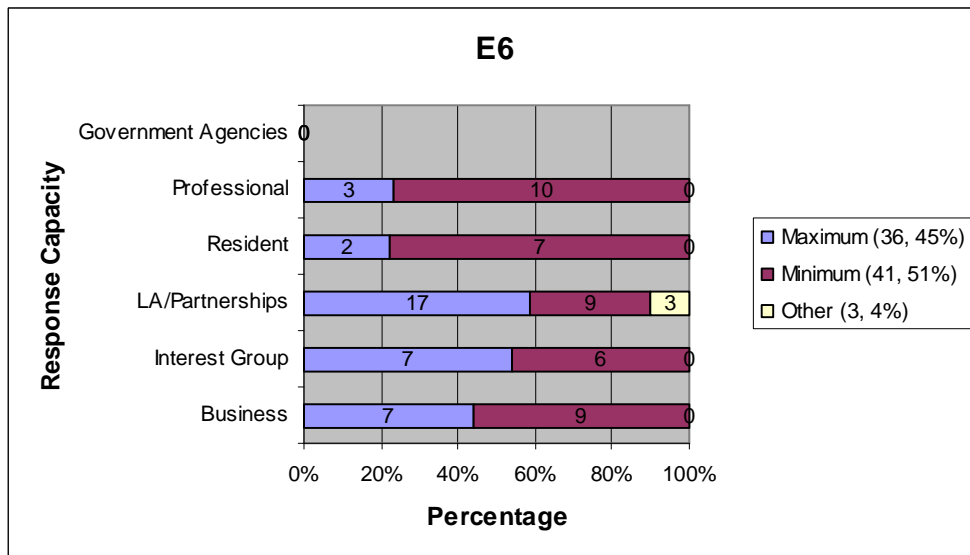


E6: Outside of the MUAs should employment land figures be identified as maximum or minimum figures?

Key Findings

(Nb. Yes/No question. No comments sought however, views about this question were mentioned in response to other questions and the analysis has taken account of these, where possible).

It was suggested by some respondents that there should be a greater degree of flexibility beyond MUAs to align with regional housing figures to maximise the opportunities for growth and development by local businesses.



E7: Should employment land requirements set out in Table Three on page 38, be adjusted to take account of:

- a) Number and type of households**
- b) Anticipated changes in past trends**
- c) Labour supply growth**
- d) Population**
- e) The need to provide a portfolio of employment sites**
- f) Increased need for waste management facilities**
- g) Areas of deprivation and employment need**

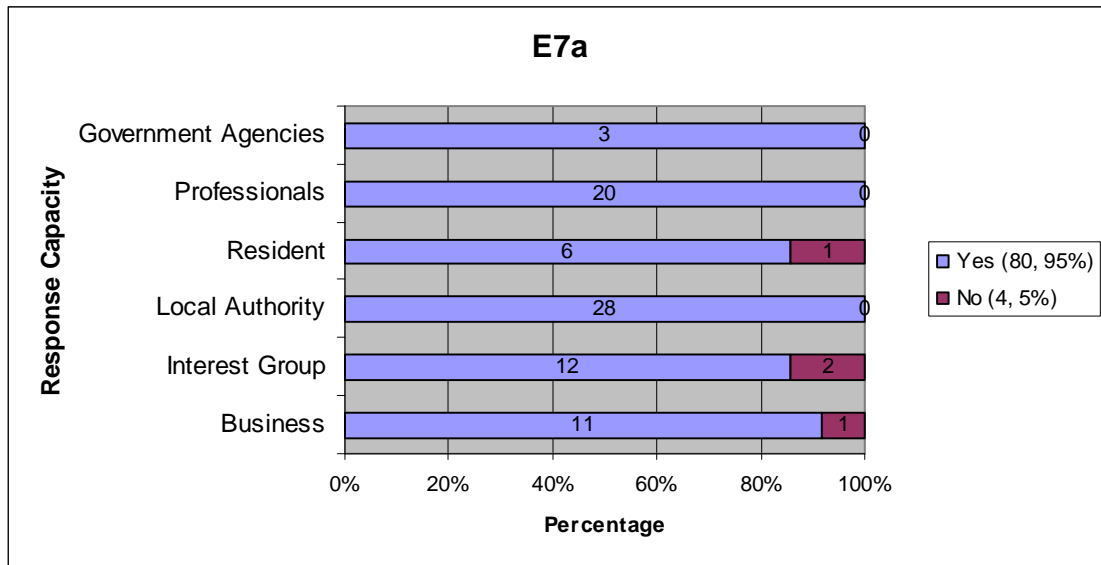
Key Issues (E7a- 81; E7b- 53; E7c- 33; E7d- 48; E7f- 48; E7g- 53; E7h-73)

The criteria listed were considered to be broadly correct, although there were a range of additional criteria also suggested, included the following (see E7h):

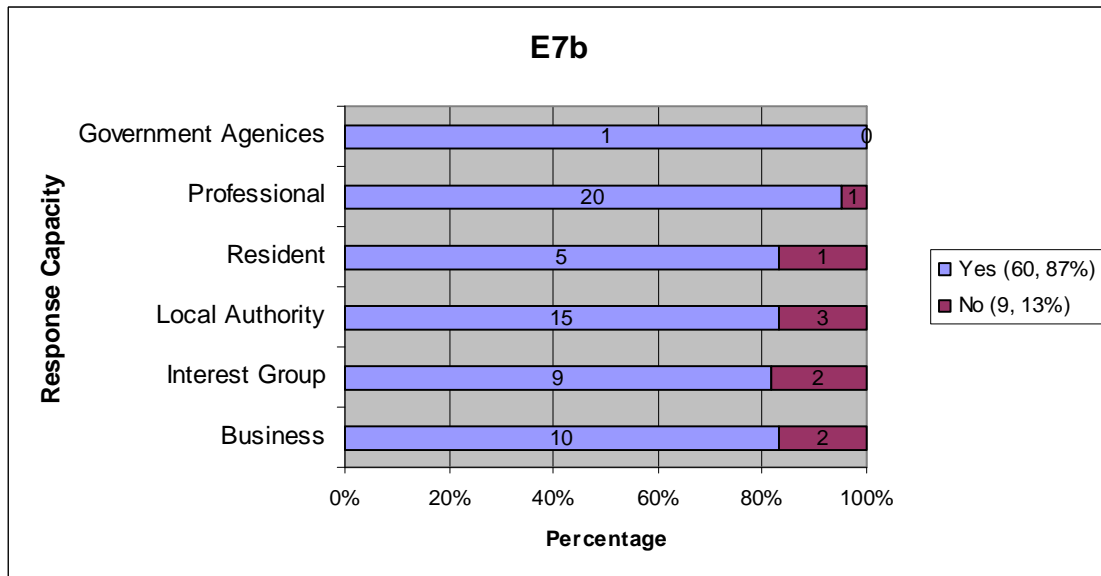
- Sustainability, energy consumption, climate change and green technologies etc.
- Rural employment needs and the ability to accommodate employment in rural areas should be considered.
- Changing work patterns to account for home working.
- Supporting infrastructure availability.
- Capacity issues, particularly in historic towns and cities.
- Employment market itself should be a factor in determining employment land requirements.
- Specific objectives of the Regional Employment Strategy (for example along High technology corridors).

It was seen to be important for the RSS to use the most reliable and accurate information available in assessing employment land provision and generally most respondents considered all factors to be influential in determining housing growth. A common suggestion amongst many respondents is that there should be a strong link between the growth and distribution of housing and employment land. A range of respondents considered that past trends should be used with caution.

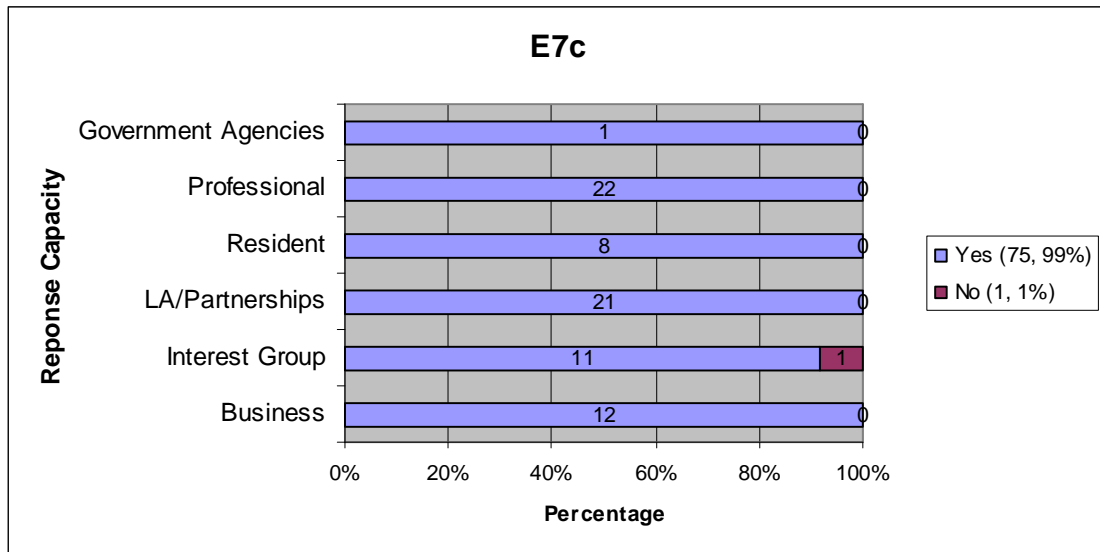
a) Number and type of households



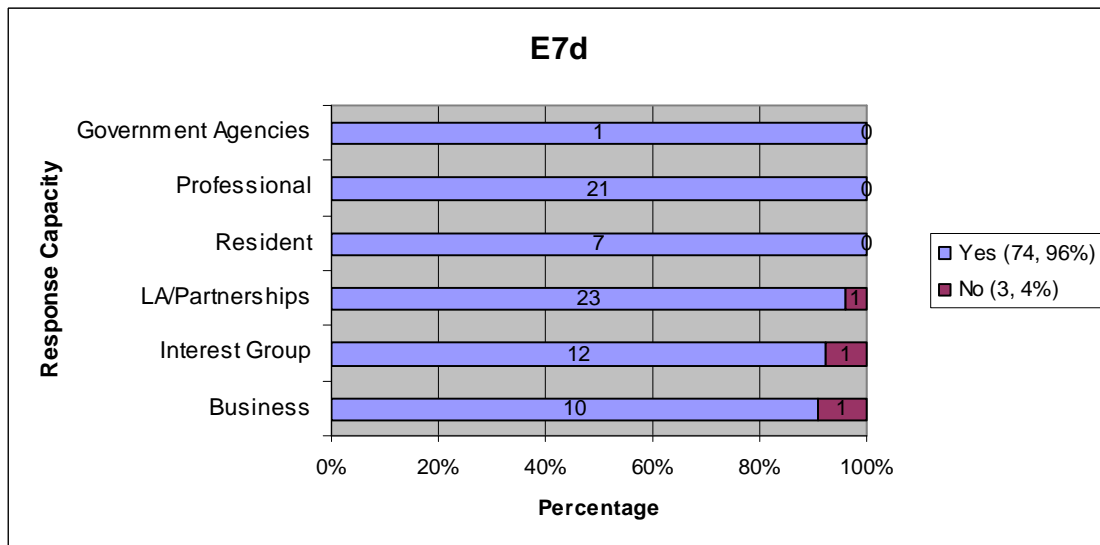
b) Anticipated changes in past trends



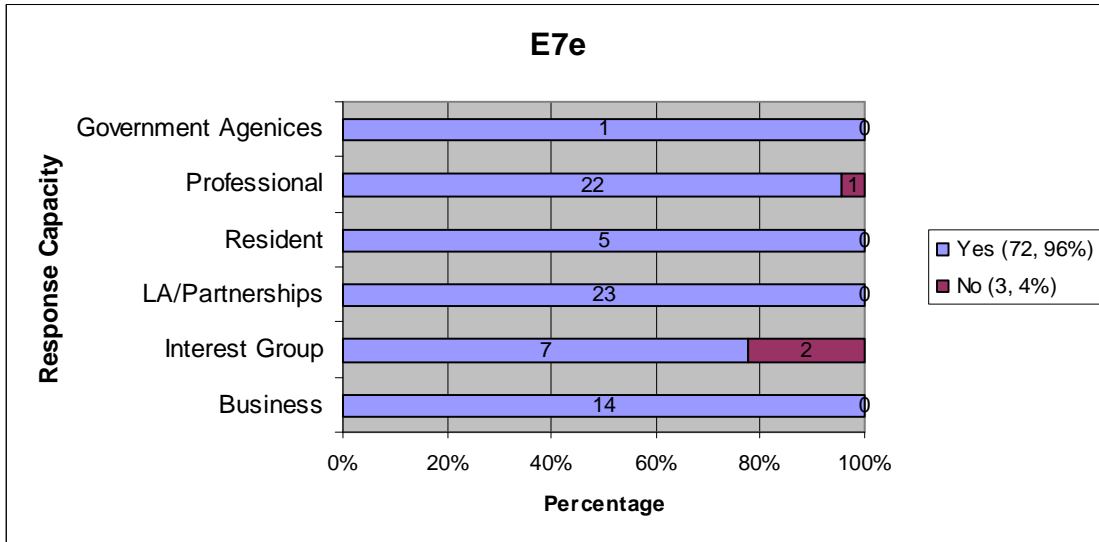
c) Labour supply growth



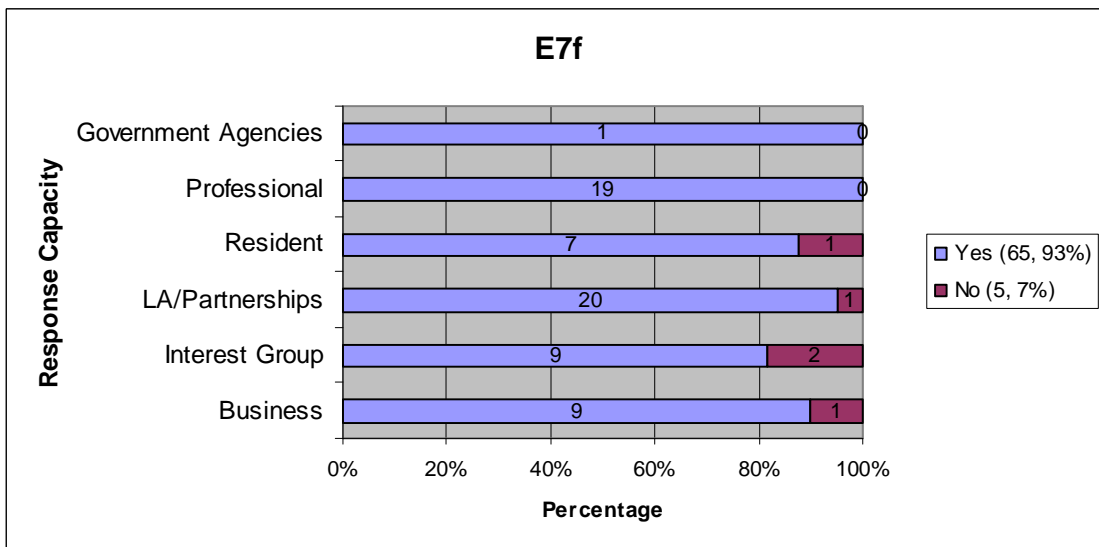
d) Population



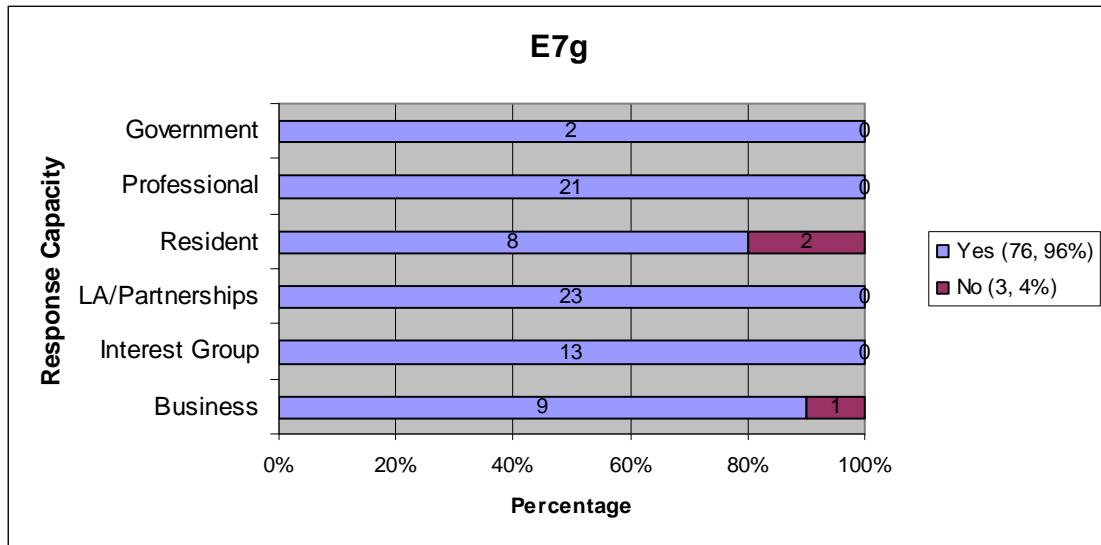
e) The need to provide a portfolio of employment sites



f) Increased need for waste management facilities



g) Areas of deprivation and employment need



E8: Do you have any comments on Table Three? For example, you may wish to consider whether the figures are sufficiently to meet the employment land requirements of a particular area or whether there would be any conflict with the policy objectives of the Spatial Strategy.

Key Issues (110)

There are no discernable emerging trends regarding the level of support for Table 3. A number of respondents made reference to specific geographical areas and these are reported in the Matrix of Responses (please refer to original responses for detailed comments).

Broadly, many respondents considered that Table 3 does not indicate any clear relationship between projected housing levels and employment land provision as there is no suggestion as to what level of housing growth is required to support these alternative employment growth rate forecasts. To reach a preferred option, further consideration into the housing and employment land links is suggested to ensure a strategic approach to the delivery of RSS objectives. A number of respondents considered it difficult to assess the merits of Table 3 without this information whilst some indicated a preference for indicative rather than precise targets.

Whilst there was little consensus of opinion amongst respondents about the figures presented in the table several business respondents mentioned that Nuneaton Borough Rugby and Stafford would be capable of supporting a higher level of growth than currently proposed. Individual Local Authority/Partnerships who commented on the table obviously had views about their own geographical areas and a number of Local Authorities/Partnerships were concerned that the stated employment figures may constrain their ability to meet local employment needs. The areas where it was considered (by at least one respondent) that there was capacity for higher employment growth than indicated in the table or the figures were considered to be too low included

Stoke-on-Trent; Shropshire County; Lichfield; Nuneaton & Bedworth; North Shropshire. Conversely, amongst this respondent group areas identified where the longer term targets areas were considered overambitious included: South Staffordshire and Redditch Borough. Professional respondents also had specific views on various locations and a few considered that more land could be allocated for employment in specific areas including: Nuneaton/Bedworth; Shrewsbury & Atcham; Rugby; Warwick District; Tamworth.

It was also considered that there is too much emphasis on past trends for predicting employment growth within these figures but it is apparent that most respondents consider these to be acceptable as an indicative figure rather than prescriptive.

Additional Issues

- The accuracy of the targets is questioned by some respondents. A range of figures in the Preferred Option is favoured.
- RSS should adopt a minimum brownfield target for employment growth as with housing according to one respondent.
- The scale of provision, types of sites and broad locations should reflect the regeneration ambitions set out in the Phase 1 RSS review.
- Some respondents suggested that sub-regional areas should be considered for determining employment figures.
- There are concerns about the use of regional monitoring data to reflect the employment land requirements at district level.
- Employment land figures should be indicated as minima for both MUAs and district authorities.
- Several alternative approaches to Table 3 were promoted to provide a more accurate prediction for employment land requirements. Either employment or employment floorspace could be used as a basis for calculation rather than land area.
- It was suggested by one respondent that the approach to employment land must be revised to reduce the need to travel and avoid over-allocation in the rural Shires.

Protection of Employment Land

PEL1: Should the WMRSS give more guidance on the need to retain employment sites which can contribute to the portfolio of employment land?

Key Issues (137)

Respondents recognise the need to protect employment land and consider that more guidance in the WMRSS would help to defend existing employment sites from competing land uses. RSS should give strong support for protecting the best quality, appropriately sited employment sites. At present, there is concern that national policy is weighted heavily in favour of housing redevelopment and small scale employment sites were reported to be particularly vulnerable to redevelopment for housing. The WMRSS

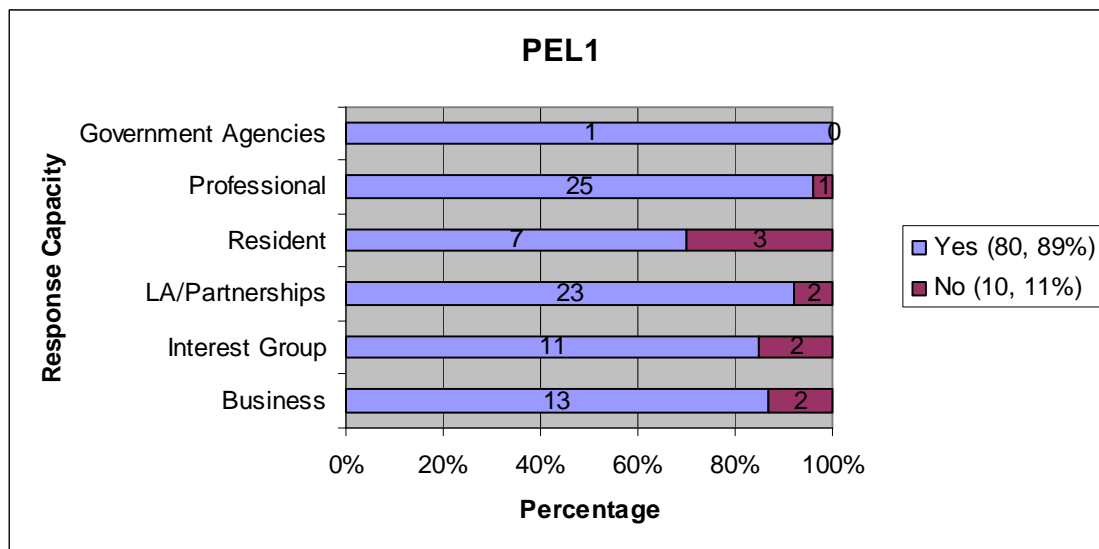
could provide greater regional guidance on the types and locations of sites appropriate for retention and reallocation.

It should be noted that some Local Authorities/Partnerships felt that the guidance should not extend to detailed policy criteria as this should be determined at a local level and brought forward through the LDF process.

Professional respondents are wary of restrictive policies protecting designated employment sites. Their views tended to reflect the need for a balanced approach to allow for retention of suitable sites but also the release of redundant employment sites for alternative uses and it was considered that overly restrictive policies could hamper the overarching regeneration objectives, particularly in the MUAs.

Additional Issues

- RSS should identify any gaps in employment provision (i.e. East Birmingham and North Solihull RZ) with Local Authorities filling remaining gaps
- Further consideration needed on protecting small and medium sized businesses
- A key consideration for retaining employment land should be whether it can help to ensure the protection of Green Belt
- Broad criteria should be set for assessing suitability of employment land which ensures a level of consistency with LDFs (i.e. period of time that an allocated site has been vacant), as suggested by several Local Authorities/Partnerships.
- Any advice needs to be taken within the context of an understanding of likely future employment requirements given shifts within regional economy.



PEL2: Should the WMRSS identify the need to protect waste management sites from competing uses?

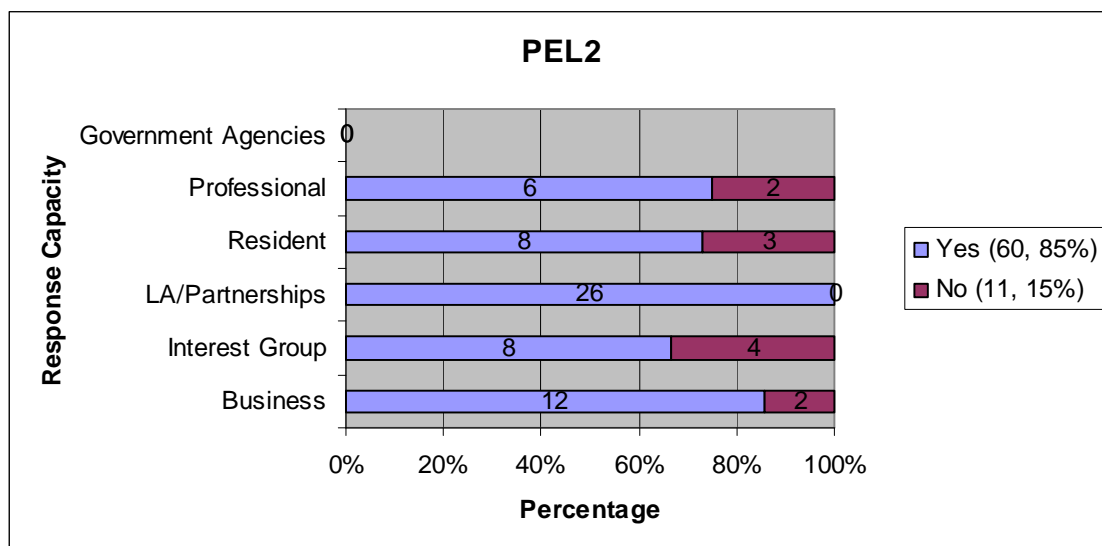
(Refer to Waste Section for detailed comments)

Key Issues (58)

There is widespread support for the WMRSS to identify the need to protect waste management sites from competing uses. Comments were made regarding the provision of recycling and resource recovery facilities in addition to waste disposal and respondents were generally responsive towards improving the sustainability of waste facilities in this regard, including energy recovery from waste.

Additional Issues

- Waste facilities can conflict with neighbouring land uses (i.e. housing) and the WMRSS could provide a co-ordinated approach to identifying the most appropriate locations for waste processing across the region and these should be close to public transport routes.
- It was considered by some Local Authorities/Partnerships that the WMRSS should include an enabling policy but the details should be a matter for local discretion.
- Waste management sites should be considered as a major contributor to economic activity.
- A two-pronged approach is required- safeguarding and expanding existing sites and the creation of new sites where necessary.



Regional Investment Sites

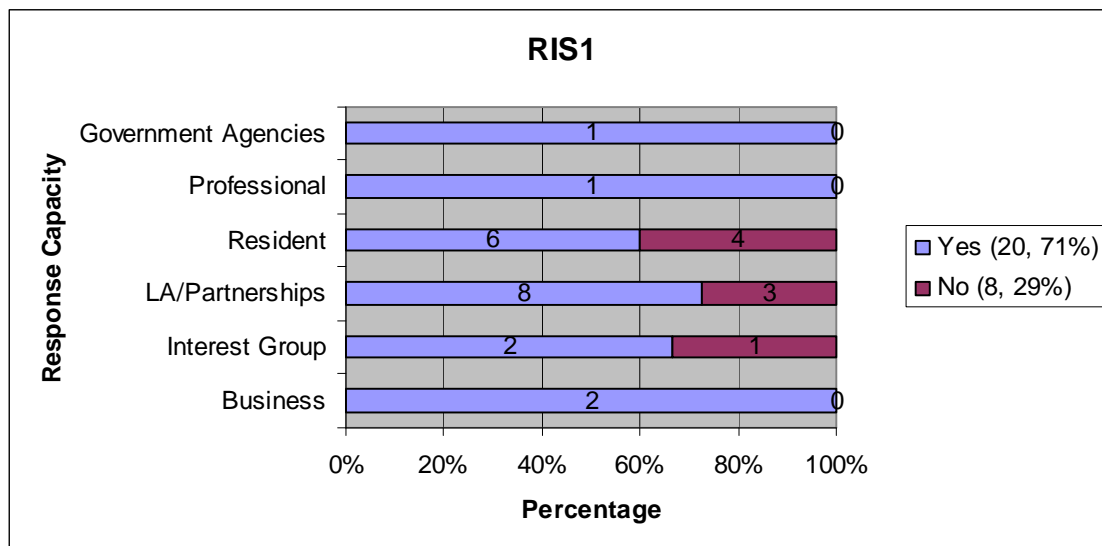
RIS1: Do we fill the gaps in the provision of RIS?

Key Issues (76)

The role of RIS in achieving the RSS aims for improving economic prosperity is acknowledged by many respondents and there is some support for RSS to identify broad locations and ensure a sufficient supply of RIS are available to meet the already identified need. It is broadly recognised that RIS play an important role in maintaining the region's economic competitiveness and are integral to future development of the HTC and RZs.

However, there were conflicting views from some Professionals and Interest Groups, who appear sceptical about the need for large designated employment sites outside of MUAs.

- There is some concern that there is insufficient evidence to demonstrate that there is a gap in the current provision of RIS or that there will be in the future.
- Demise of Bassatts Pole RIS has left a gap in the provision to serve the North Solihull/ East Birmingham Regeneration Zone.
- Question the need to restrict RIS to 25-50ha. There should be a greater number of RIS distributed throughout the region.
- Release of greenbelt land to facilitate growth will need to adequately addressed through RSS policy/mechanisms.



RIS2: If yes, what processes should be used for filling the gaps in provision?

For example, the WMRSS could set the context for sub-regional studies which would consider gaps in provision.

Key Issues (60)

Respondents cited a wide range of possible processes for addressing the RIS gaps, with no clear preference emerging overall. Further sub-regional studies were supported in the main, with clear endorsement from Local Authorities/Partnerships and Professionals for this approach. Individual locations which were promoted to fulfil this role include: north-east of Sutton Coldfield; Ansty; Arbury Estate; additions to Coleshill Manor and Blythe Valley Park; Chatterly Valley (refer to Matrix of Responses for comprehensive list of all sites suggested).

Additional Issues

- Each Local Authority to identify possible sites which could be put forward for consideration at the WMRSS level.
- Some respondents agreed that a sub-regional study could be used to fill the gaps in provision.
- Others considered that no further sub-regional studies are required- identifying that there is a need is sufficient.
- RSS should define search areas within the specific areas of need and set out site selection criteria to allow independent comparative studies (this may involve release of Greenfield land).
- RSS needs to address the lack of RIS in south-east sub-region.

RIS3: Is there a need to change the policy on the control of uses on RIS?

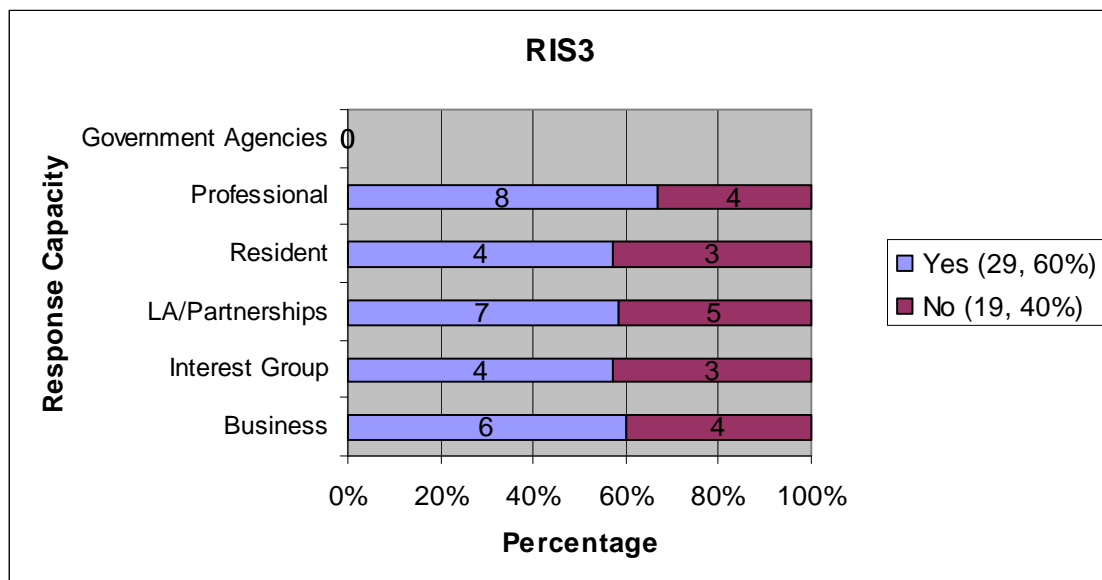
Key Issues (71)

There are mixed views as to whether the WMRSS should change the policy on the control of RIS. Some respondents would like greater flexibility in the policy to allow for a wider range of major employment generators to locate within in the region (including high quality B2 uses). It was also suggested that the policy could extend to B8 (storage and distribution) uses or other uses such a hotels or serviced apartments to serve the RIS.

Conversely, there was also the view that tighter restrictions should be imposed (i.e. on the scale of development) to ensure the least harm to the urban renaissance from large scale, out-of-centre office development in RIS. Tighter restrictions may encourage further development in the strategic centres, thus reducing the need to travel. A few other respondents considered that RIS should focus on appropriate major employment generators irrespective of use class. It is the nature of the business activity which these respondents consider to be important rather than a specified use class.

Additional Issues

- Each proposal should be judged on its merits dependent on locational constraints.
- Accessibility from RIS to RZ remains a key consideration to be addressed.
- The suggested sub-regional studies should indicate whether more flexibility is required.
- A range of uses would enhance the sustainability of RIS.
- Sites will only be successful if they demonstrate good infrastructure links.



Major Investment Sites

MIS1: Do you think that the WMRSS has adequate MIS provision?

Key Issues (55)

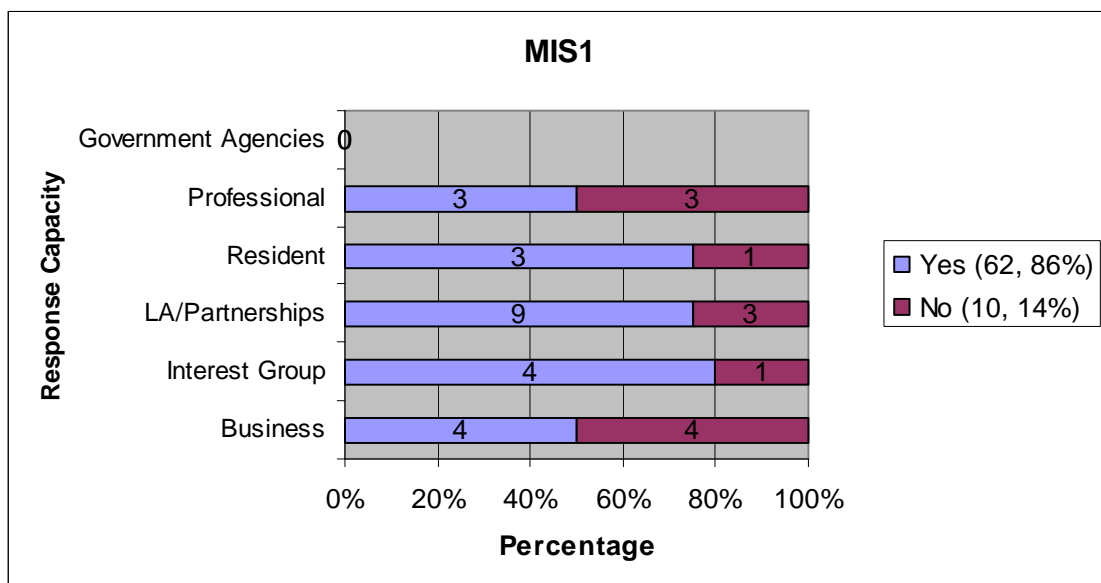
Whilst the statistical responses indicate that the WMRSS has adequate MIS provision, the comments indicate that there is some debate as to the success of existing MIS and need for additional MIS. Several respondents questioned the continued validity of MIS sites in the changing global economy and a number of respondents call for a review of this policy through the RES. Others considered that maintaining a supply of alternative MIS is crucial to the economic prosperity of the region and it is recognised that MIS form a specific function, attracting international companies to the region which may play a significant role in the restructuring of the regional economy.

Additional Issues

More sites should be identified.

- A number of large employment sites i.e. Longbridge Coventry redundant car making plants are becoming available.

- Restricting occupancy on MIS to a single user has not worked in the West Midlands as there is no market need for it.
- The distinction between RIS and MIS is arbitrary. Whilst potential large sites need to be identified they do not need to be allocated to particular uses or sizes of development.
- It is for the WMRSS, Shire and Local Authorities to determine whether there is adequate provision for MIS in the region and preferred locations for additional need.
- Contingency plans should be put in place when MIS no longer needed.



MIS2: If no, what are the options for additional provision? (41)

Options for additional provision include the following suggestions:

- MIS to be located within RIS to benefit from infrastructure
- Opportunities exist within NE Birmingham/Solihull RZ and around J11 of the M6
- Ryton, Ex-Peugeot plant and MG Rover site at Longbridge.
- Local Authorities to promote sites for development of regional significance.
- Land around Burntwood adjacent to strategic road junction
- Abury land at Nuneaton could fulfil this role
- Land east of Walmley
- Ex-Jaguar factory, Coventry
- Part of rugby radio masts station.

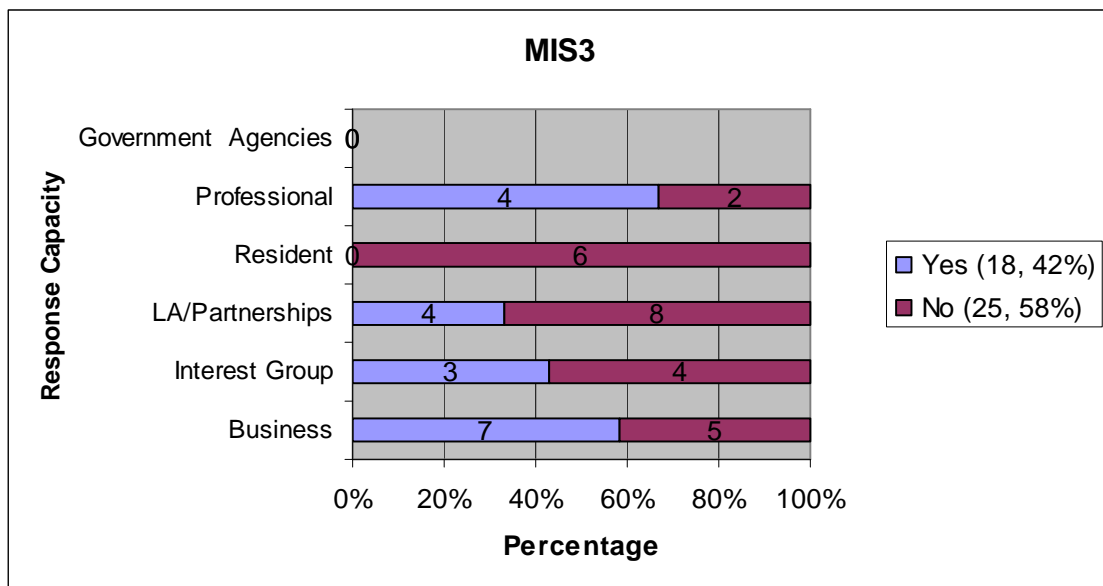
MIS3: Should more flexibility be introduced to the MIS policy?

For example: the current policy restricts occupation of a MIS to a single user. Do you agree that this should continue to be the case?

Key Issue (59)

Although the statistical responses are inconclusive, from the comments received there is clear consensus that the policy should introduce a greater degree of flexibility. This will enable the region to meet international/ pan-regional requirements that MIS will require to drive forward the West Midlands economy. It is considered that restricting the use of MIS to a single user may be counter-productive to economic objectives. It is suggested that where sites have remained vacant for a specific period of time (3-5) years the policy could allow flexibility for multi-user development. A further justification for introducing a more flexible approach is that single user sites are volatile and can have negative impacts on communities in times of economic decline.

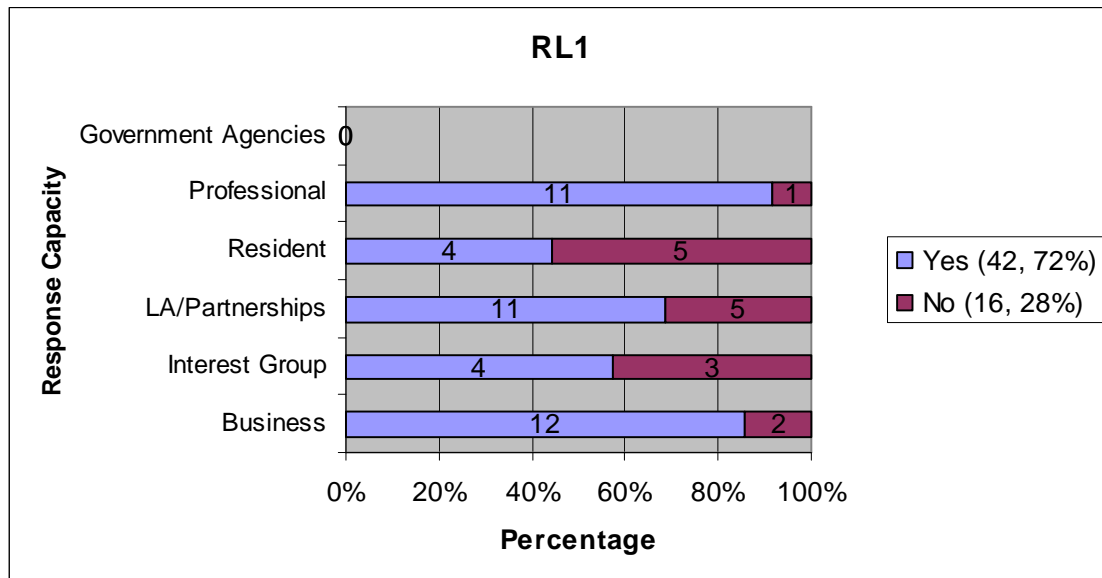
It is also noted that unrestricted subdivision may defeat the purpose of the MIS and inflate the provision of allocated employment land.



Regional Logistics Sites

RL1: Significant growth in logistic provision in the Region is anticipated. Should part of this growth be accommodated on RLS?

(Nb. Yes/No question. No comments sought therefore qualitative responses not available for analysis)



RL2: If yes, how many RLS are needed?

Key Issues (81)

Growth in RLS is encouraged but some respondents consider that this should not preclude other sites from accommodating logistics development. Few respondents provided a clear response to the number of RLS required but several suggest that the provision should be based on the evidence in the RLS study.

With regards to the environmental impact, respondents tend to concur that fewer, larger sites would be preferable to a greater quantity of smaller sites. The CO₂ emissions generated by lorries is noted and locations close to rail links is supported for this reason. The capacity of the rail network is also noted as being fundamental to the level of provision of RLS across the region.

Additional Issues

- Capacity of the rail network is currently constrained (e.g. West Coast Mainline) and until this is addressed the potential of well located, non-rail based sites will need to be considered.
- Pursuing a further RLS at Burntwood (Lichfield) would encourage investment linked to road improvements.

RL3: The Stage Two study recommends the following criteria for RLS. Do you agree?

- a) At least 50 hectares of development land available**
- b) Good rail access**
- c) Has good quality access to the highway Network**
- d) A suitable configuration**
- e) A need for such facilities due to demand from the logistics market which cannot be met in the medium to long term by existing capacity**
- f) Located away from incompatible neighbors**
- g) Has good access to labour**
- h) Minimising the impact on the local environment**
- i) Other**

Key Issues

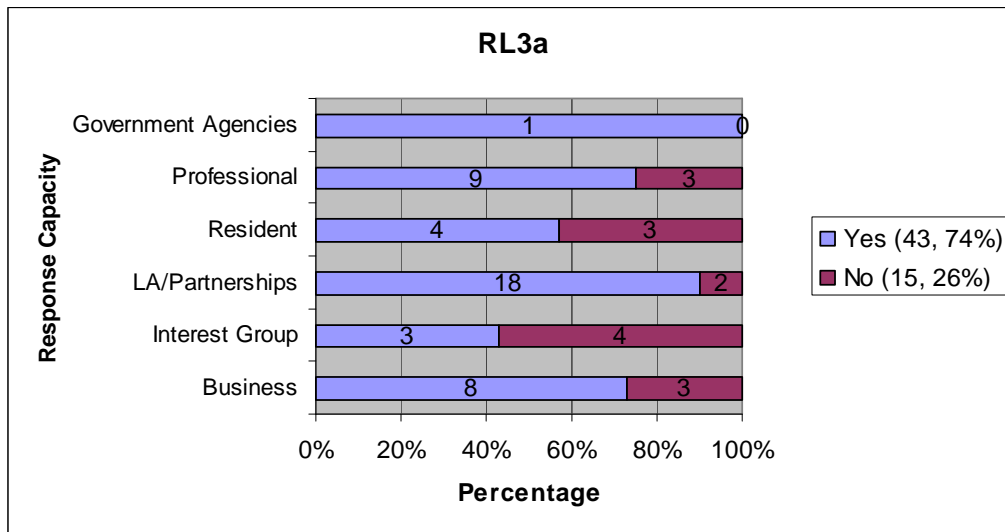
(RL3a- 81; RL3b- 44; RL3c- 21; RL3d- 17; RL3e- 17; RL3f- 22; RL3g- 21; RL3h- 20; RL3i- 41)

Overall, the criteria listed were generally seen to be acceptable. There were varying responses about the quantum of development land that should be available. Whilst some Professional respondents considered that there should be at least 50ha dedicated to RLS across the region others felt that this criterion was not necessary and that there should be more flexibility in the area for development. There was consistent support for rail as a means of haulage and but it is recognised that the existing opportunities are limited in some areas and that it should not be an absolute requirement for all RLSs. Good highway access is seen to be an essential requirement by the vast majority of respondents to this question. Few respondents commented on the configuration of RLS and several requested greater clarity on what was required of an RLS to accommodate these facilities. There was a low response rate regarding the need for logistics sites with no clear consensus of view (refer to Matrix of Responses for detailed answers). It was desirable for RLS to be located away from incompatible neighbours. A mixed response was received in respect of the labour market although access to good labour supply was considered important. There is general agreement that environmental impacts are a high priority, including the potential impacts on the historic character of the built environment.

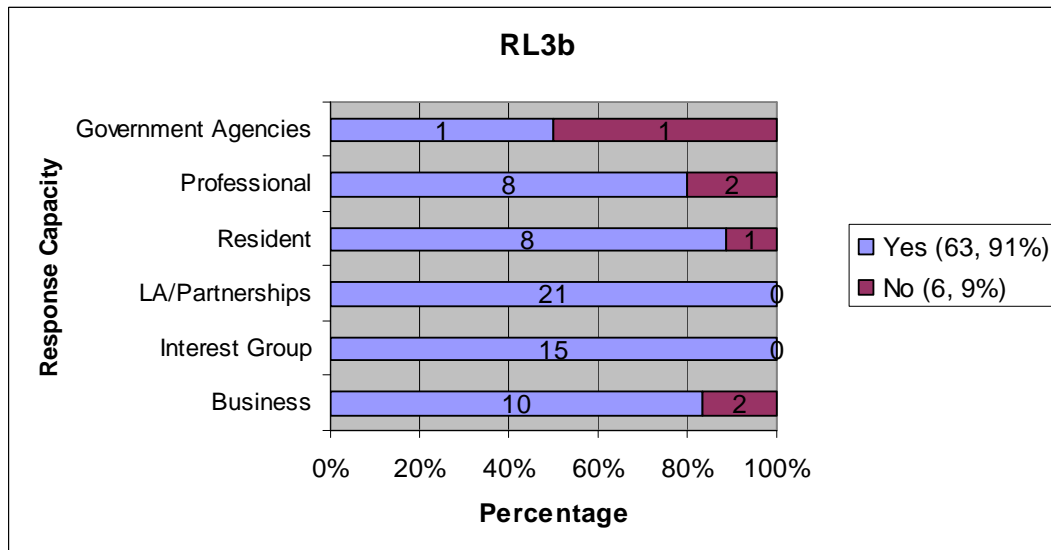
Other suggestions included (see RL3i in Matrix of Responses):

- Public transport accessibility.
- Deliverability.
- Policy should acknowledge that some green belt releases may be required.

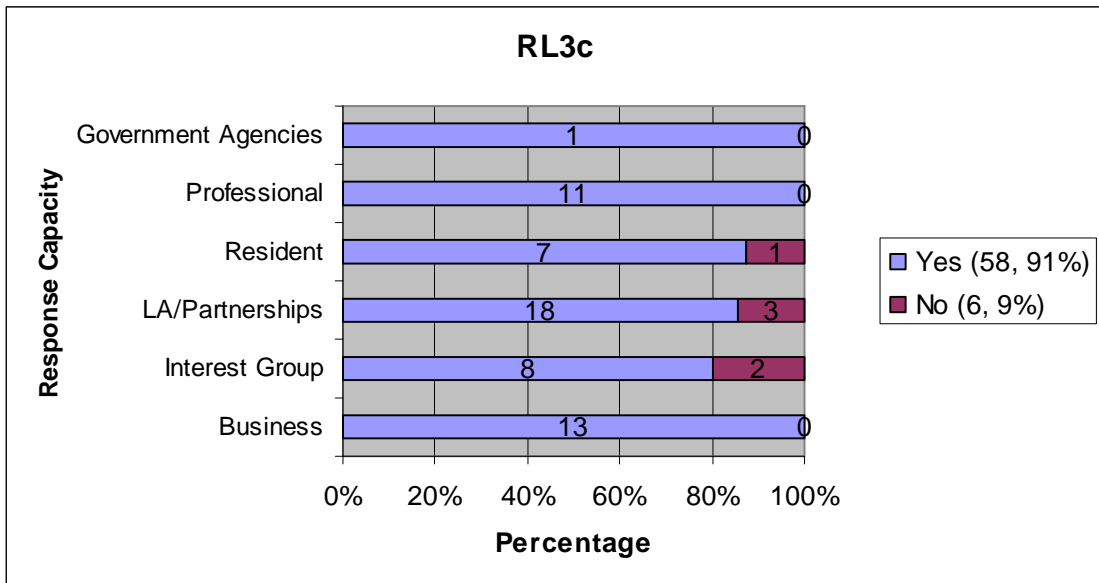
a) At least 50 hectares of development land available



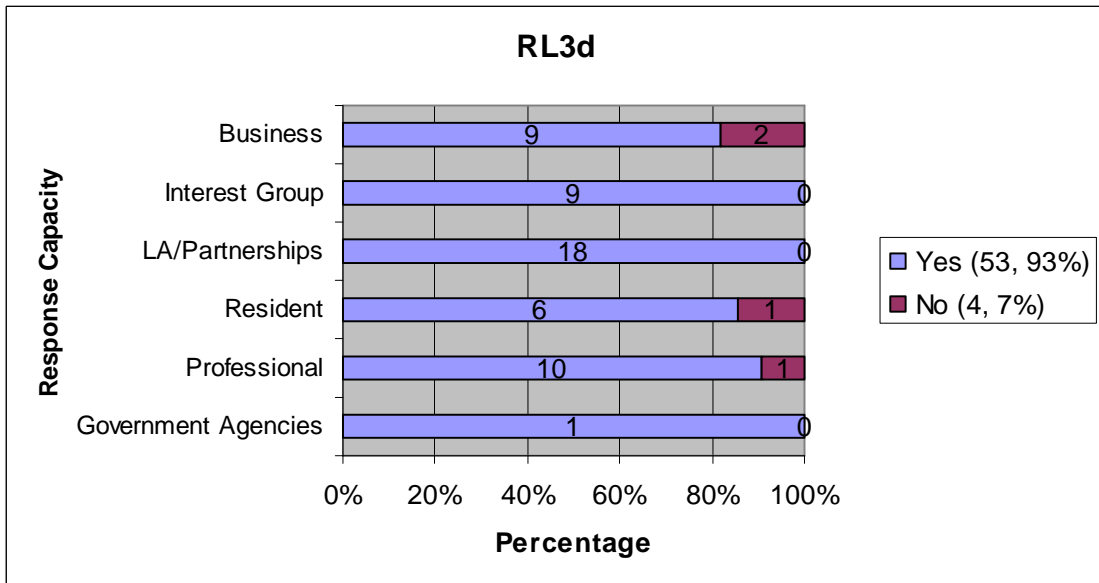
b) Good rail access



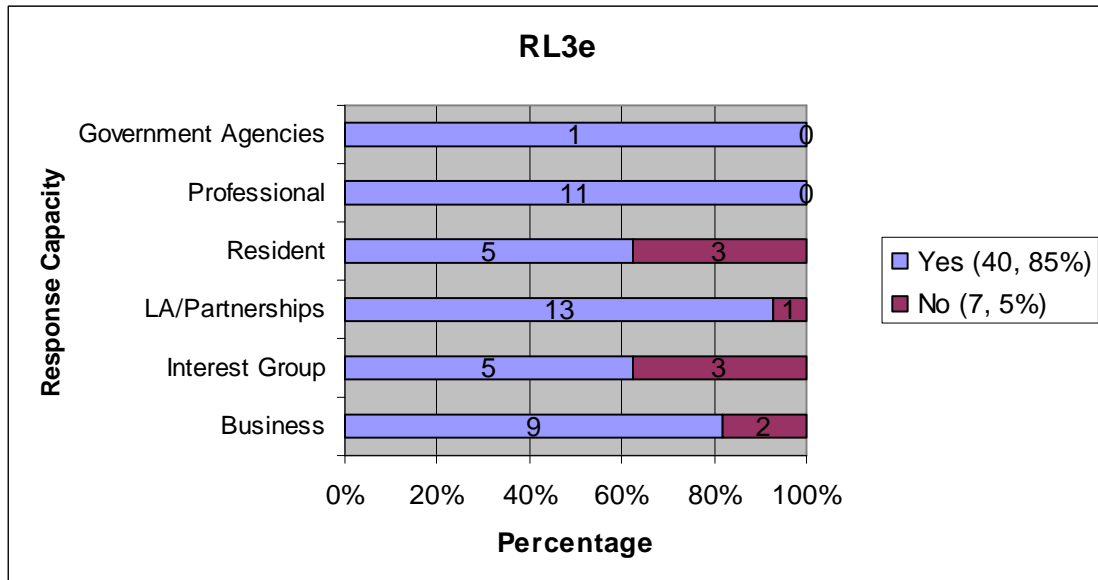
c) Has good quality access to the highway Network



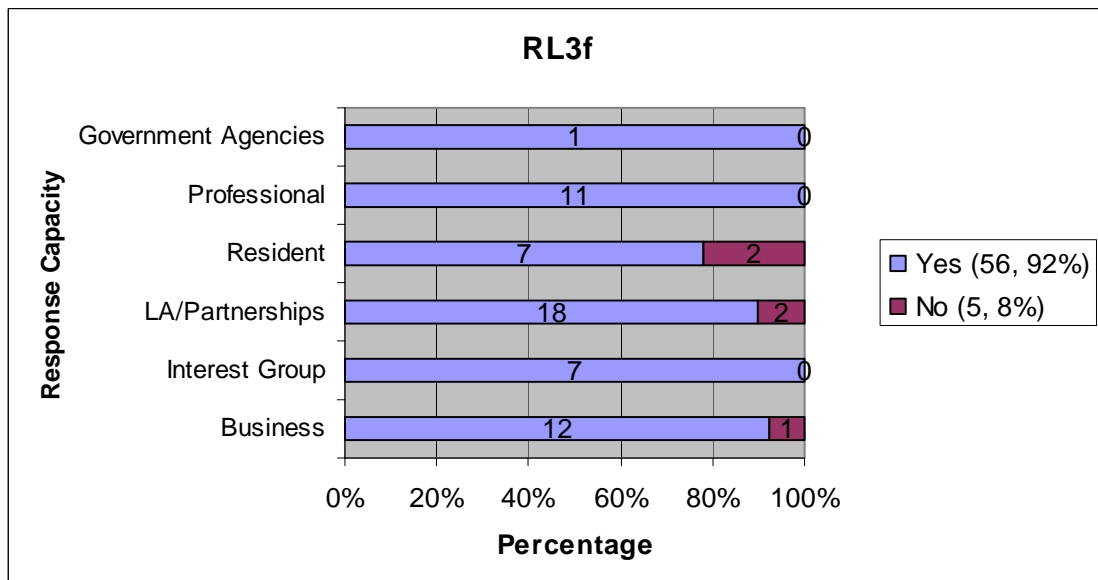
d) A suitable configuration



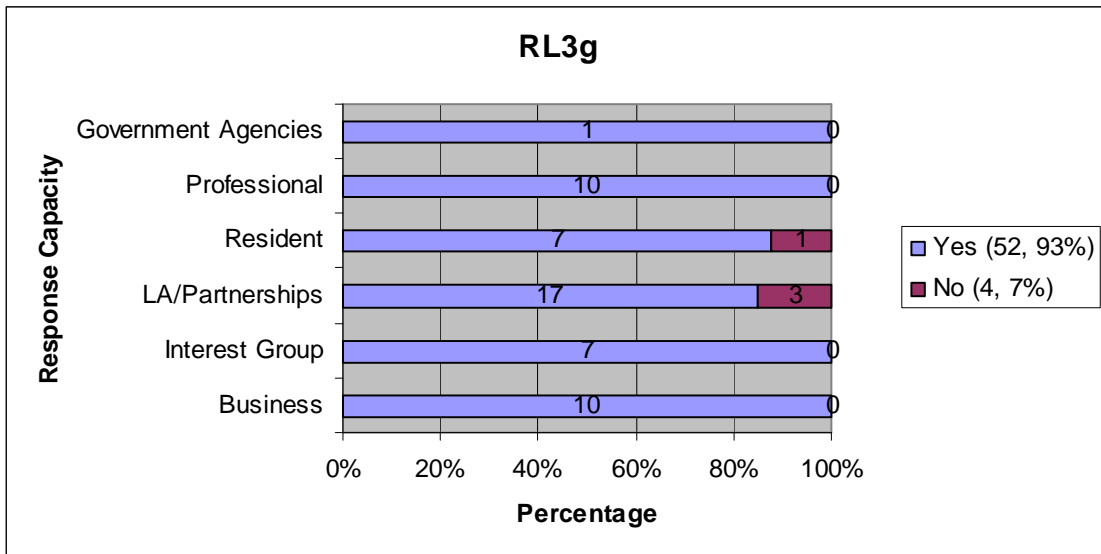
e) A need for such facilities due to demand from the logistics market which cannot be met in the medium to long term by existing capacity



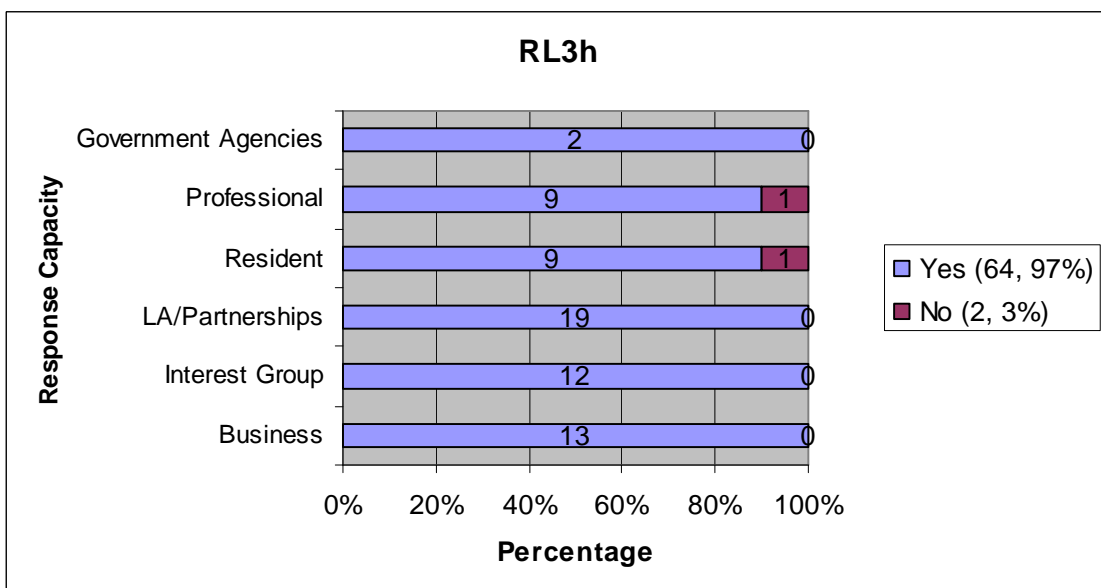
f) Located away from incompatible neighbours



g) Has good access to labour



h) Minimising the impact on the local environment



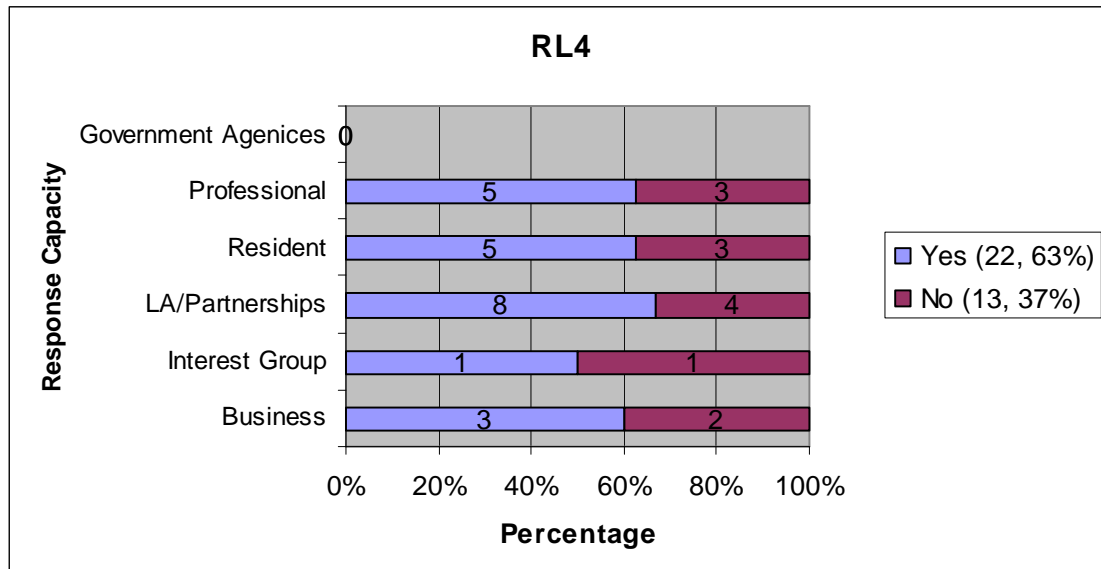
RL4: Is North Staffordshire still an appropriate location for RLS provision?

Key Issue (50)

There is no clear consensus of opinion from the comments received with regards to locating a RLS in North Staffordshire and given the relatively low response rate no useful conclusions can be drawn (refer to the Matrix of Responses). A number of respondents

Analysis and Review of West Midlands Regional Spatial Strategy—Phase 2 Revision 56
 Spatial Options 8th January-5th March 2007
 Consensus Planning Ltd
 May 2007

consider this area to be appropriate for some logistics development to support local industry. Rail-freight is considered to be an important part of a co-ordinated approach for additional logistics sites in this area. A few do not consider this to be appropriate as the area seeks high quality employment.

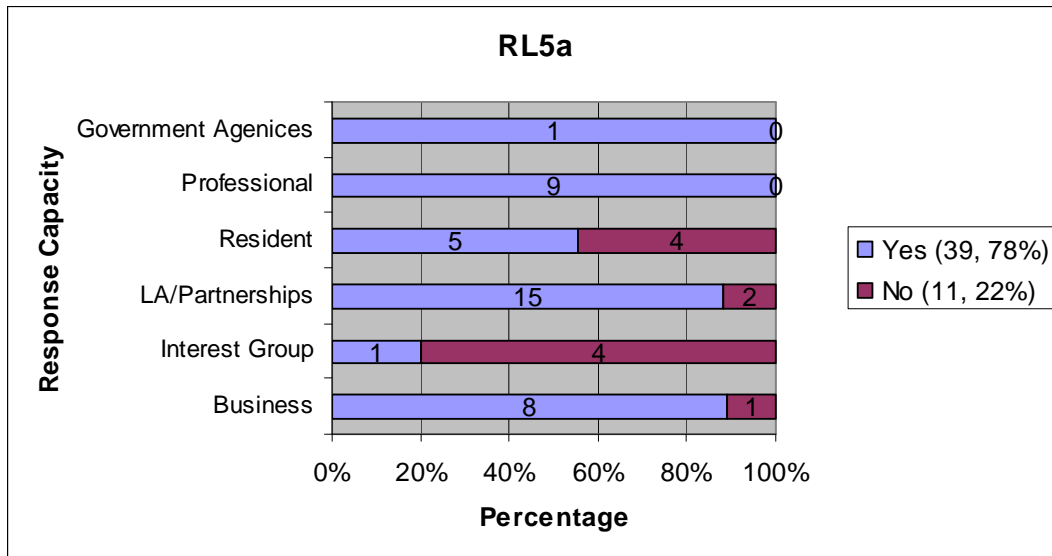


RL5: Do you agree that these areas are the best broad locations for RLS provision?

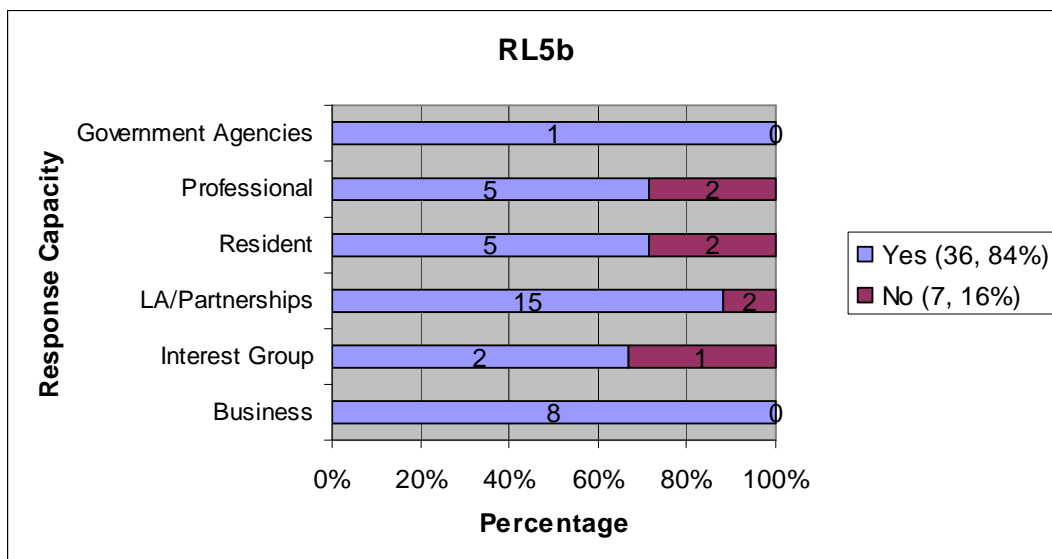
Key Issues (RL5a- 35; RL5b- 25; RL5c- 22; RL5d- 28; RL5e- 26)

Overall, the broad locations listed were seen to be agreeable by many. Respondents made specific reference to areas within the region that were considered to be appropriate locations for RLS development (refer to the Matrix of Responses). Professional respondents promoted individual sites they consider to be suitable for logistics development. There was some concern about RLS development in respect of Location 'D' (Rugby & Birmingham) with Rugby located close to the existing East Midlands 'DRIFT' facility. Further development in the area was considered to contribute to increased traffic congestion.

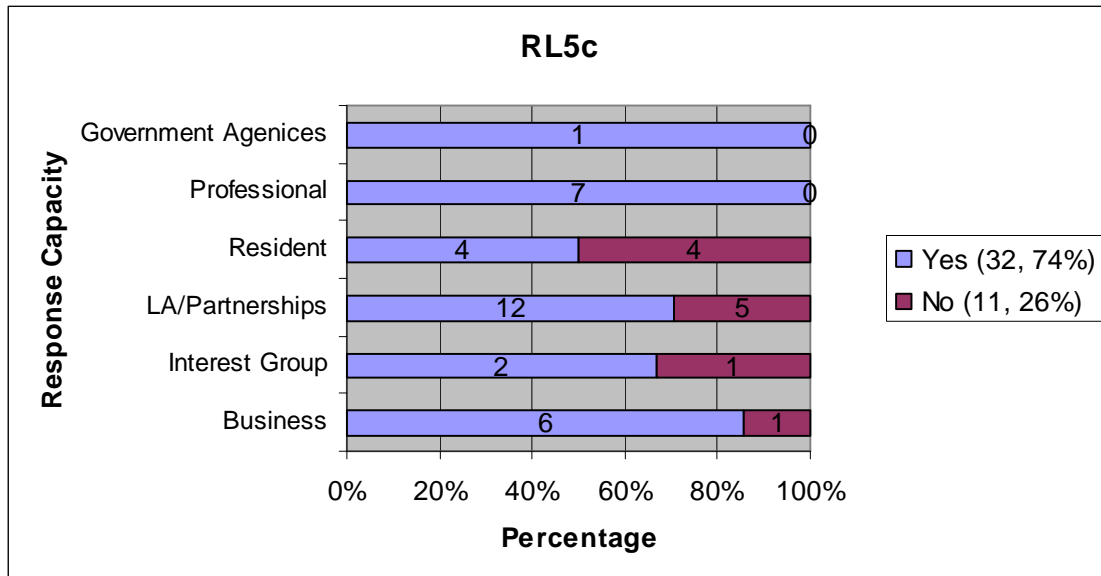
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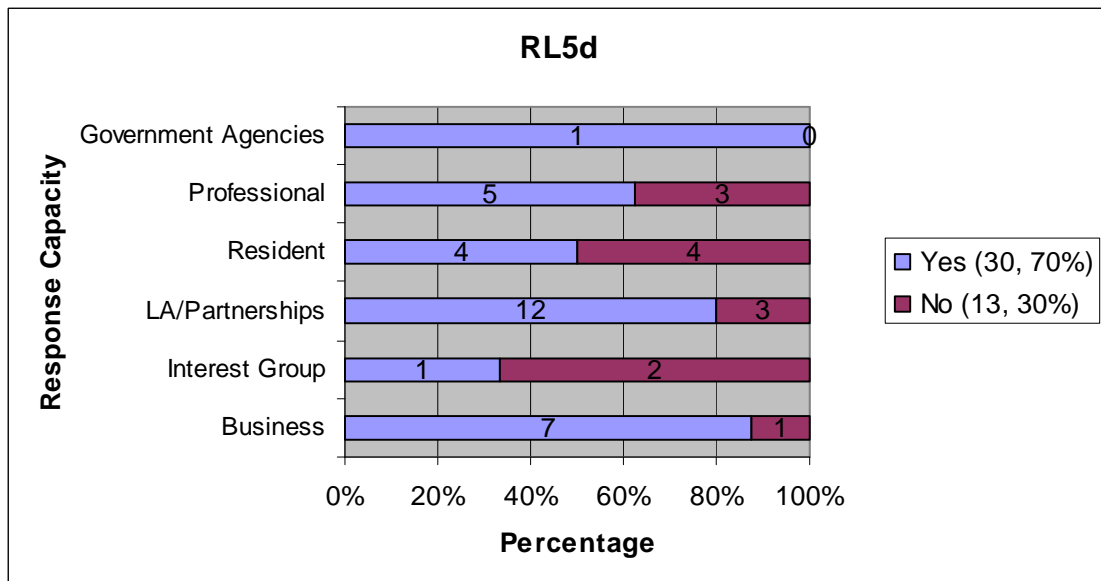
B:



C:



D:



RL6: Should priority be given to the extension of existing RLS where there is spare capacity available at the existing rail freight terminal?

Alternatively, where sites cannot be extended should satellite sites be considered? Satellite sites would utilise the rail freight infrastructure at an existing RLS. A pre-requisite for a satellite site would be the availability of spare capacity at the existing rail terminal.

Key Issues (78)

It is evident that most respondents seek the extension of existing RLS where there is spare capacity and satellite sites were also considered appropriate where capacity has been exhausted. Support for connecting RLS with rail infrastructure is a common theme amongst comments received, based on the improved sustainability of rail freight over road based haulage.

Of the few respondents who objected, they cited the negative impact on progressing alternative sites for logistics development as the prime reason.

Additional Issues

- Rail connection must be deliverable and not a token gesture to justify inappropriate greenfield development
- Demand from logistics companies for rail access is extremely limited
- Satellite sites could be provided at Hereford, Leominster or Morton-on-Lugg
- Opportunity to expand freight transport inland via waterways should be explored

Strategic Centres

SC1: Do you have any comments on the levels of provision, see page 45?

Key Issues (87)

The network of strategic centres and assumptions for additional comparison retail development is supported by many respondents. It is acknowledged that the projected net additional comparison retail figures indicated in the consultation document set a broad framework for retail growth. Whilst they provide a useful basis respondents stated that they should not be prescriptive with further analysis required to take into account the scale of growth in the Preferred Option. There needs to be sufficient flexibility to enable Local Authorities to respond to the needs of individual strategic centres within the hierarchy of centres.

A common theme amongst respondents is that sustainability should be central to retail development in terms of design quality, sustainable construction and green infrastructure.

Refer to the Matrix of Responses for comments about specific centres.

Additional Issues

- A few respondents state that Table preceding Question SC1 does not include Black Country Strategic Centres and this is misleading.
- Several respondents seek further guidance on retail provision over full period of the Strategy until 2026.

- RSS should acknowledge the role of retail as a major catalyst for regeneration.
- RSS should encourage early provision of retail floorspace to serve sub-regional foci which is to be subject to residential development earlier in the plan period
- If RSS Phase 2 review proceeds with Option 2 or 3 there will be an inconsistency with Phase 1, for which comparison retailing figures are based on growth assumptions of Option 1 (lowest level)
- Additional floorspace within Hanley should be increased to 100,000sqm to meet predicted growth levels in North Staffordshire City Centre retail study.
- Capacity issues may impact on the historic character of cities and towns and the RSS should take account of cumulative impact of housing and other development.
- Level of provision for Telford Town Centre is underestimated.
- Concern about number of Tier 3 centres (Worcester, Shrewsbury, Hereford & Leamington) & Tier 4(Lichfield, Stratford)- Centres should demonstrate how they will meet floorspace allocations.
- Upper limit for Solihull should be increased and hierarchy amended to reflect Solihull's competitive market position with Worcester.
- Unlikely that Stratford-Upon-Avon could accommodate 20,000sqm of additional retail floorspace due to physical and conservation constraints.
- Worcester's rapid expansion has occurred without sufficient infrastructure support and increased development will compound traffic congestion etc.

SC2: Do you have any comments on the assumptions included in the Regional Centres Study?

Key Issues (59)

There were a few concerns raised regarding the assumptions used in the RCS. Of those mentioned the most common was the overestimate of market share for e-tailing until 2021 and a lack of reference to housing growth. The consequence is that further additional floorspace will be required to meet need estimated in the Study. Other criticisms include indiscriminate application of assumptions concerning the annual increase in retail floorspace efficiency.

Additional Issues

- No allowance made of overtrading of the base year thereby underestimating retail need.
- Each percentage change in e-tailing assumptions can make a dramatic impact on floorspace outcomes.
- Per capita expenditure growth and diversion assumptions too conservative.

SC3: Do you have any comments on the suggested thresholds for referral to the RPB, see page 46?

Key Issue (47)

There are no obvious trends emerging from the responses to suggested thresholds. It was suggested by several respondents that it would be inappropriate to set thresholds

Analysis and Review of West Midlands Regional Spatial Strategy—Phase 2 Revision 61
 Spatial Options 8th January-5th March 2007
 Consensus Planning Ltd
 May 2007

for referral to RPB as this will limit development. On the other hand, however, some respondents broadly supported this approach, recognising the function that the thresholds perform in protecting the role of strategic centres. Some stated that for tier 4 and 5 centres, on the edge of non-strategic centres and out-of-centre locations, consideration should be given to applying a lower threshold (e.g.5,000sqm for out-of-centre).

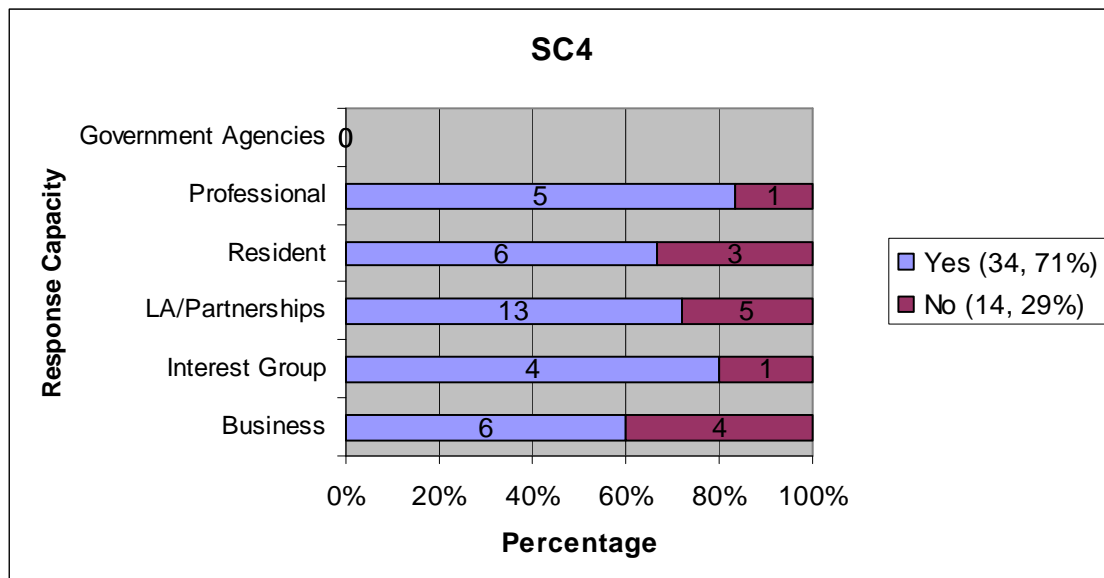
Other suggestions about the thresholds included:

- Only development outside of strategic centres should be referred.
- Criteria based approach which supports regeneration would be more appropriate.

SC4: Should an upper limit for development in non-strategic centres be introduced in order to protect the role of the strategic centres?

Key Issue (57)

No clear consensus on the introduction of an upper limit for retail development in non-strategic centres. Respondents saw the benefits of this in focusing large scale development towards the strategic centres and welcomed this approach for preserving the character of the smaller centres and meeting the regeneration objective of the strategic centres and broader regional policy framework. However, others considered that upper limits on development in non-strategic centres would fail to recognise the potential regeneration benefits that retail could have in smaller centres and market towns not identified within the network of strategic centres. It is suggested that there needs to be some flexibility in policy to allow development to address the individual circumstances of each town centre.



SC5 Do you think that WMRSS policies should give priority to centres where people currently travel away for retail and leisure?

SC6: Do you think that WMRSS policy should support the regeneration approach, see page 47?

SC7: Do you think that WMRSS policy should support the market led/opportunity approach, see page 47?

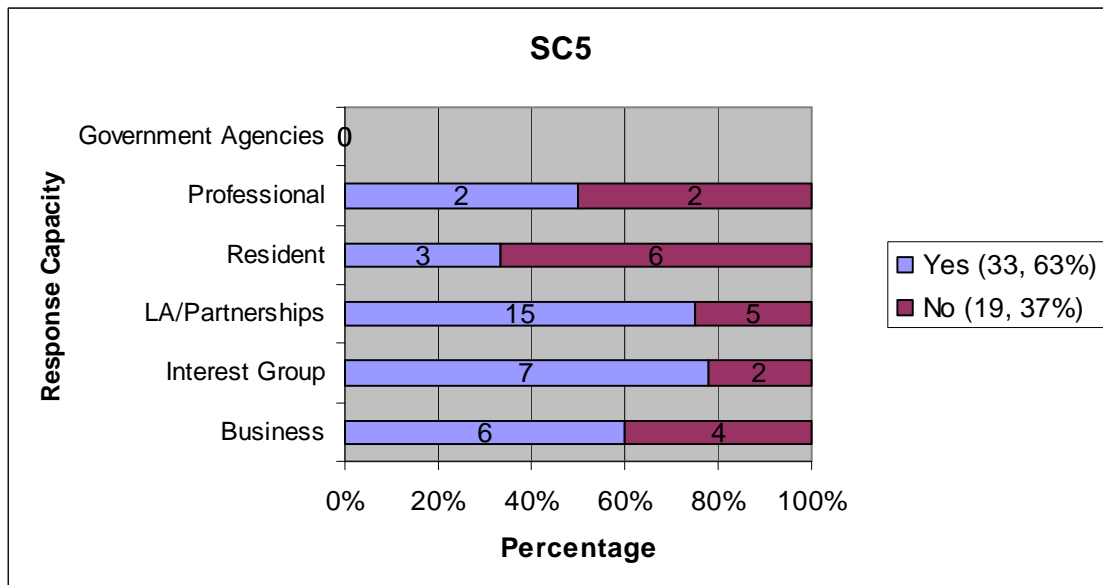
(Nb. Analysis of questions combined because responses follow the same theme)

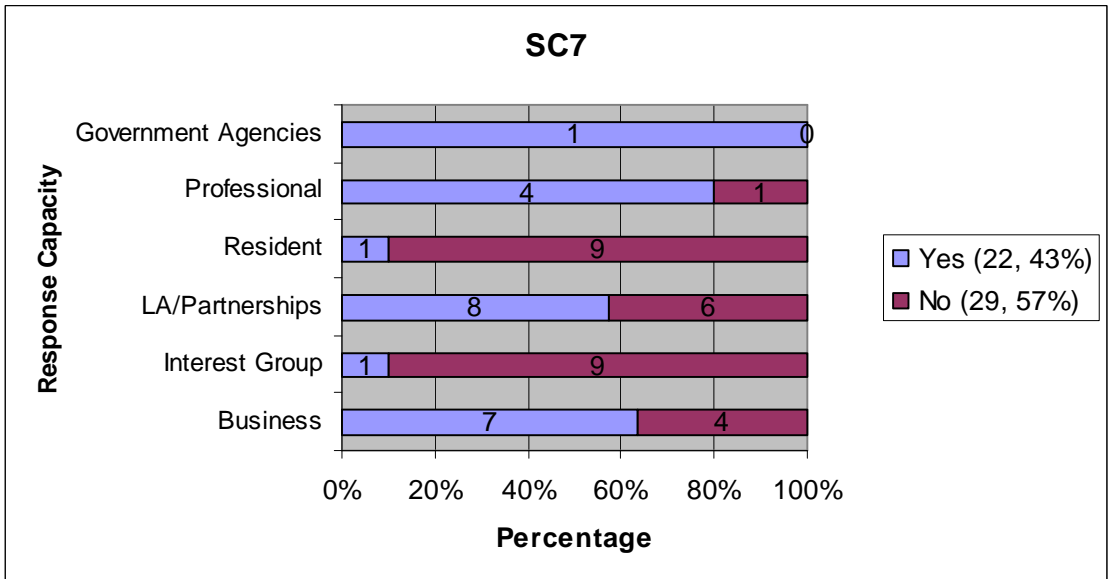
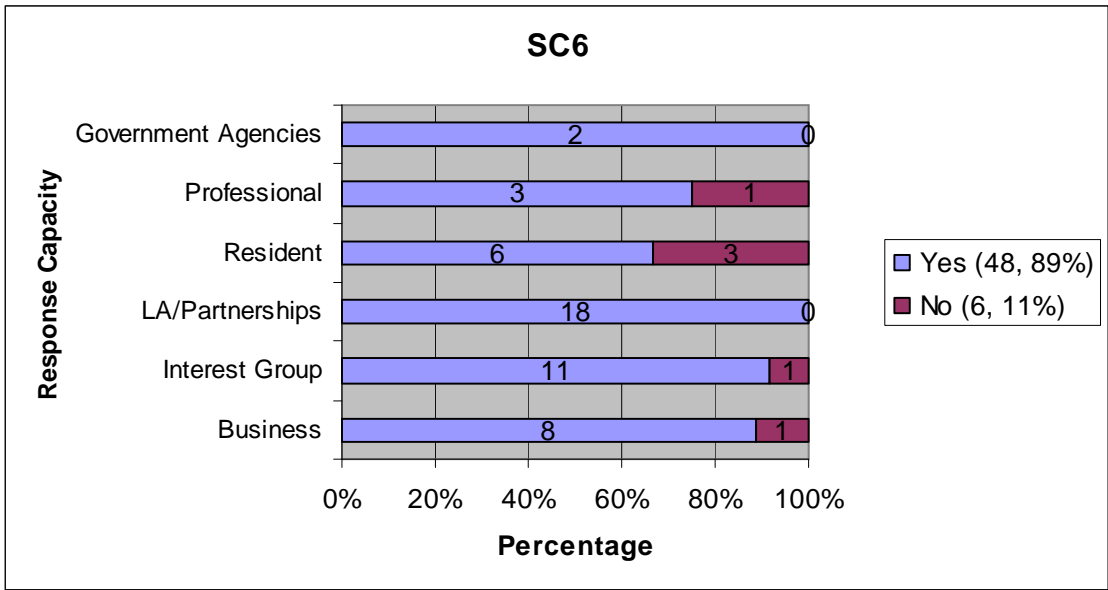
Key Issues (SC5- 58; SC6- 60; SC7- 61)

In comparing the levels of support for each of the three policy objectives (accessibility, regeneration, market/competitiveness/opportunity) no obvious preferences emerge from the comments, with support for all options amongst respondents to differing degree. However, in response to Question SC7 there is generally a more negative reaction. Focusing policy on the more productive centres is considered to lead to unbalanced development and it is suggested that such centres are able to remain competitive without regional policy intervention. Whilst there are a range of views as to which policy approach should be taken forward in the preferred option, based on evidence from the RCS, a number of respondents were of the view that a balanced approach needs to be taken, with policy focused on both regeneration of the weaker centres and bolstering continued growth of the stronger centres.

Additional Issues

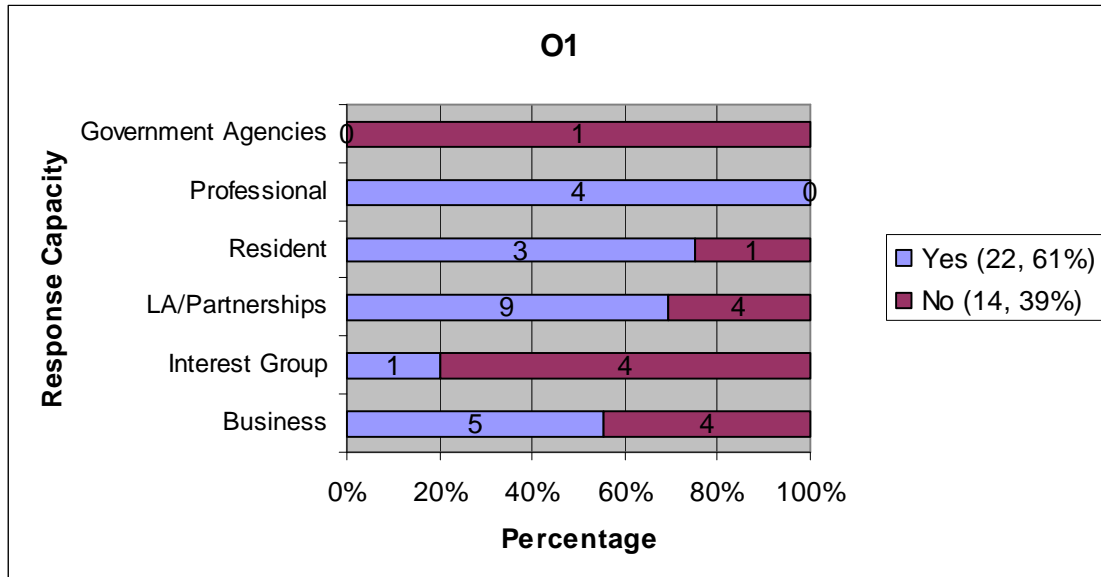
- It was suggested by several respondents that policies must take into account the reason why certain centres are unattractive for retail.



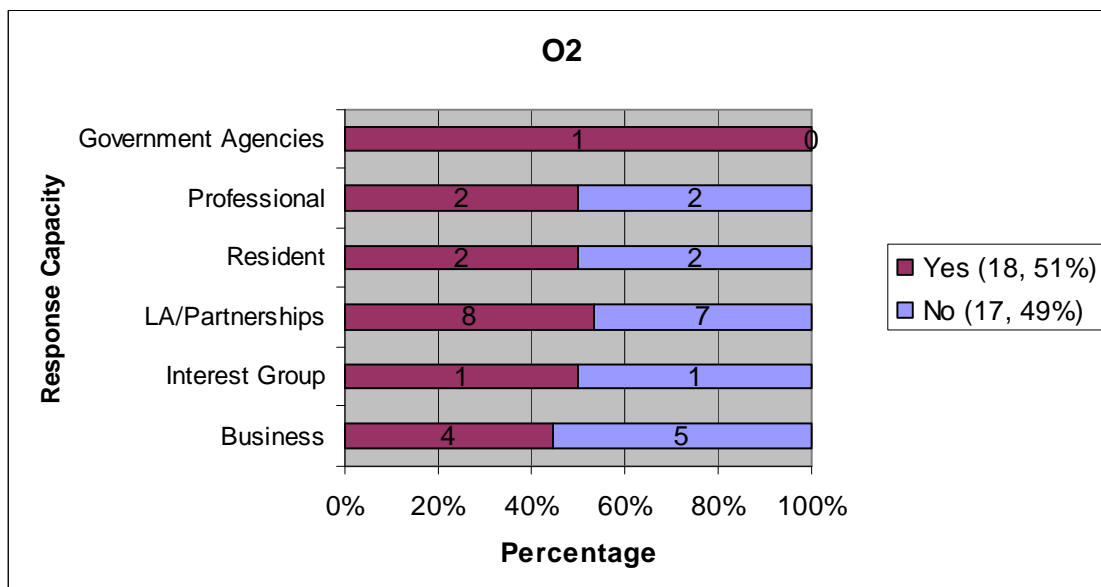


Offices

O1: Do you have any comments on Table Four that will help the RPB to develop an office provision policy, see page 50?



O2: Do you think the Centres Study has identified the right levels of additional office floorspace/development?



O3: If no, do you have any robust evidence that can support your comment and the development of the Preferred Option?

(Nb. Analysis of questions combined because responses follow the same theme)

Key Issues (O1- 62; O2-56; O3-37)

In general, the projected levels for office growth identified in the consultation document are accepted, although a number of Local Authorities/Partnerships consider the distributions for their areas to be either too ambitious or too low. Focusing the majority of office growth in strategic and town centres is seen to be the most appropriate approach, in line with PPS6 guidance. As with the responses to the general employment questions, there is a call for greater linkage between these projections and the housing growth options. There is also some objection to the trend based data used to ascertain these figures. It is considered they do not take into account capacity, likely demand or other RSS policy goals and therefore may have similar limitations to the employment figures.

There was a very low response to Question O3 (refer to Matrix of Responses) with few people offering examples of robust evidence.

Additional Issues

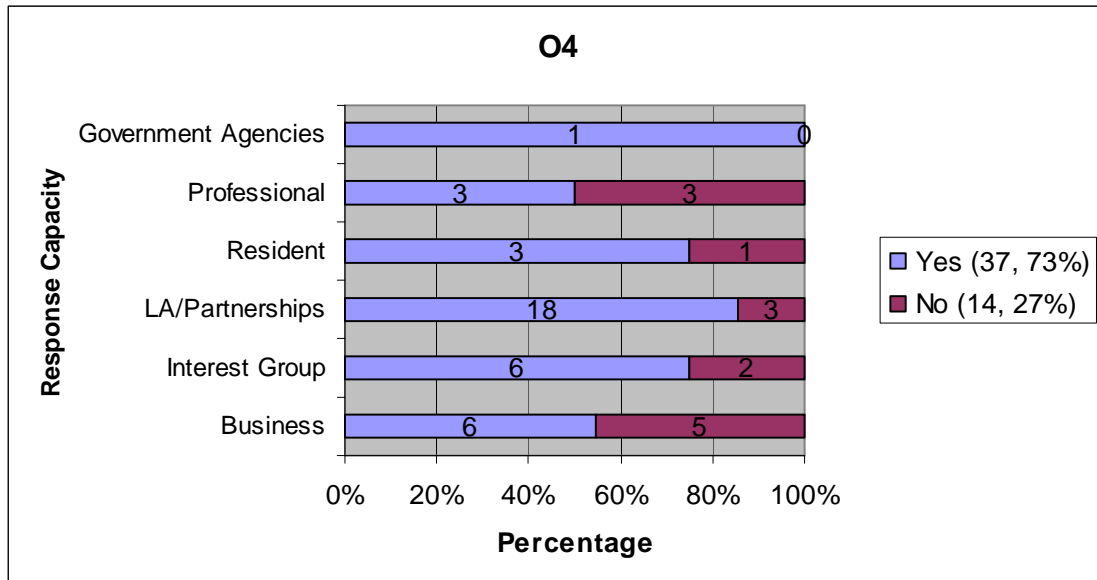
- A few respondents stated that opportunities for adapting, reusing and enhancing existing office stock must be taken into account, particularly for historic buildings.
- More office development should be targeted at centres and urban public transport nodes.
- Some respondents suggested that figures should be indicative rather than prescribed maxima and should be minima for MUAs to allow sufficient flexibility to adapt to changing demand.
- Working from home to be encouraged as a sustainable alternative to office development.
- Office floorspace growth should be included in the regional and sub-regional modelling.
- Town centres should be adequately serviced by public transport to serve office locations in town centres.

O4: Do you think the sequential approach to out-of-centre office development is the best approach?

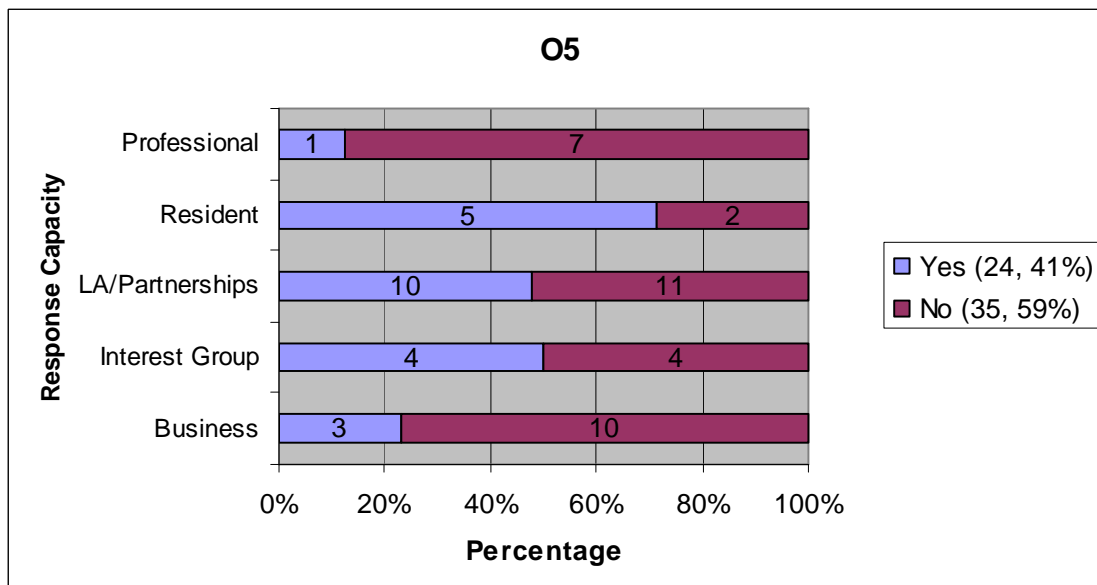
Key Issue (59)

The principle of adopting a sequential approach is supported and this is considered to be a sustainable option for assessing site suitability for out-of-centre office development. The sequential approach is recognised as being well established through PPS6 and has a key role to play in determining office locations. However, amongst Business and Professional and some Local Authorities/Partnerships respondents it is considered that there should be some flexibility to respond to the different opportunities and constraints facing different centres. There were conflicting views as to whether RIS should provide preferential alternative to office development in city centres and suggestions for

improving the flexibility of the policy include the promotion of out-of-centre office parks in sustainable locations. There was widespread recognition that alternative locations should be assessed on sustainability criteria.



O5: Do you think WMRSS policy should set out maximum percentages for out-of-centre office development?



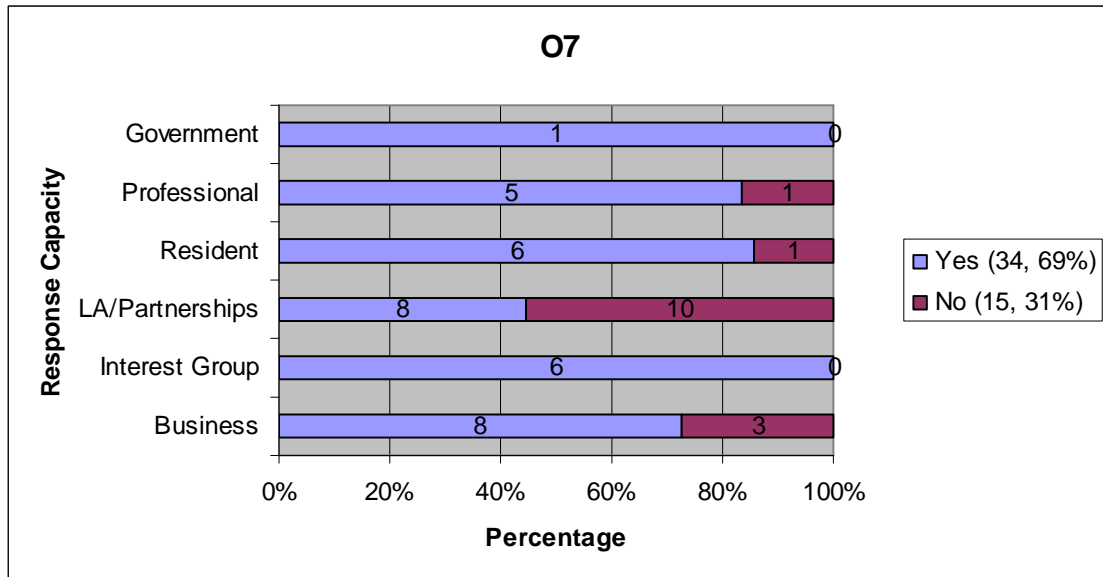
O6: If yes, what percentage would you suggest?

(Nb. Analysis of questions combined because responses follow the same theme)

Key Issues (O5- 52; O6- 31)

There is limited support for setting a maximum percentage policy for out-of-centre development amongst respondents. The reasons for objecting to this policy approach were varied (refer to Matrix of Responses). Arbitrary figures were considered to have no regard for local circumstances and would not leave sufficient flexibility to respond to market need. Of those respondents that did agree with this approach and suggest a percentage, suggestions ranged from 2% up to 70% with no clear consensus amongst respondents (refer to Matrix of Responses).

O7: Do you think that WMRSS policy should set out criteria for out-of-centre office development?



O8: If yes, what criteria would you suggest?

(NB analysis of questions combined because responses follow the same theme)

Key Issue: (O7- 53; O8- 43)

Whilst there appears to be a greater level of support for this criteria-based option in comparison to the percentage based policy, the sequential approach is generally preferred. However, a number of respondents broadly supported this approach and considered that a criteria based policy would offer flexibility and support sustainable development. The suggested criteria for determining suitable office locations includes the following:

- Accessibility by public transport, walking, cycling

- Sequential test and capacity of nearest strategic centres
- Proximity to labour markets
- Sustainable development led criteria (design, energy, landscape, nature conservation)
- Opportunities for co-location with other uses
- Demonstrate exceptional circumstances
- Availability of parking provision.

O9: Do you have any additional comments about out-of-centre office development?

Key Issues (54)

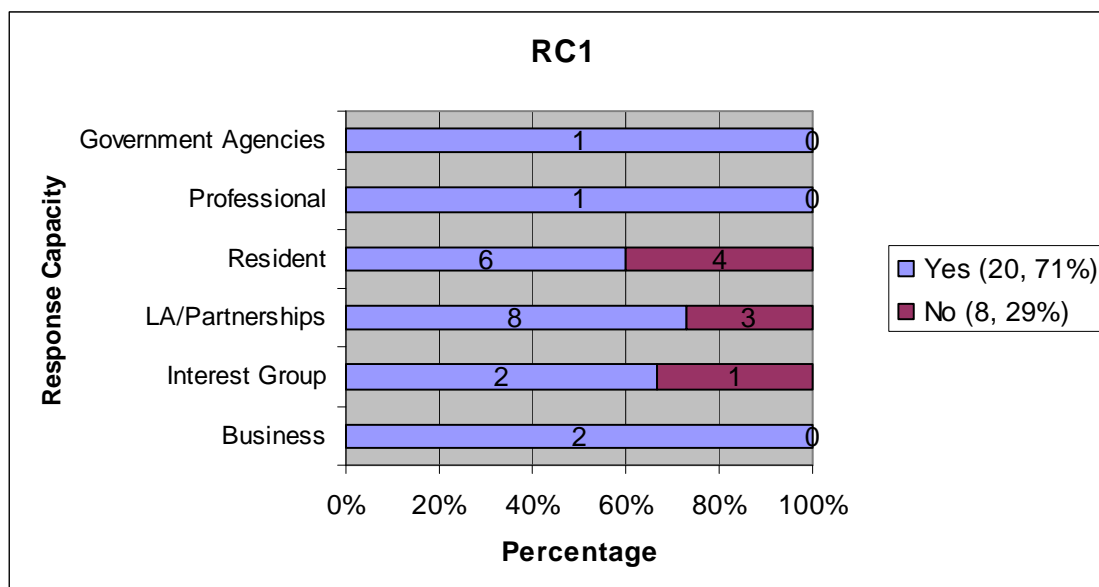
No clear consensus has emerged (refer to the Matrix of Responses for individual comments). Whilst some respondents consider such development to be detrimental to the regeneration objectives of the WMRSS, others are of the view that a flexible approach to out-of centre locations has greater merit in terms of sustainability. For example, out-of-centre developments may be sustainable in instances where it reduces car journeys to major urban areas. There is also concern that if out-of-centre office developments are restricted by thresholds, investment by out-of-centre occupiers could relocate to other regions. Office developments should be focused in town centre locations to prevent need for greenfield take up.

Regional Casinos

RC1: Should the guidance in the WMRSS for where regional and large casinos go be based on assessing the impact on Urban Renaissance?

Key Issue (49)

Some respondents (primarily from Business, Interest Groups and Residents) were opposed to casino development in the region per se. However, of those that support most considered that they should be located in city and town centres to fulfill the regeneration objectives of the region although it was not clear from responses whether WMRSS guidance should assess potential locations against the impact on urban renaissance.



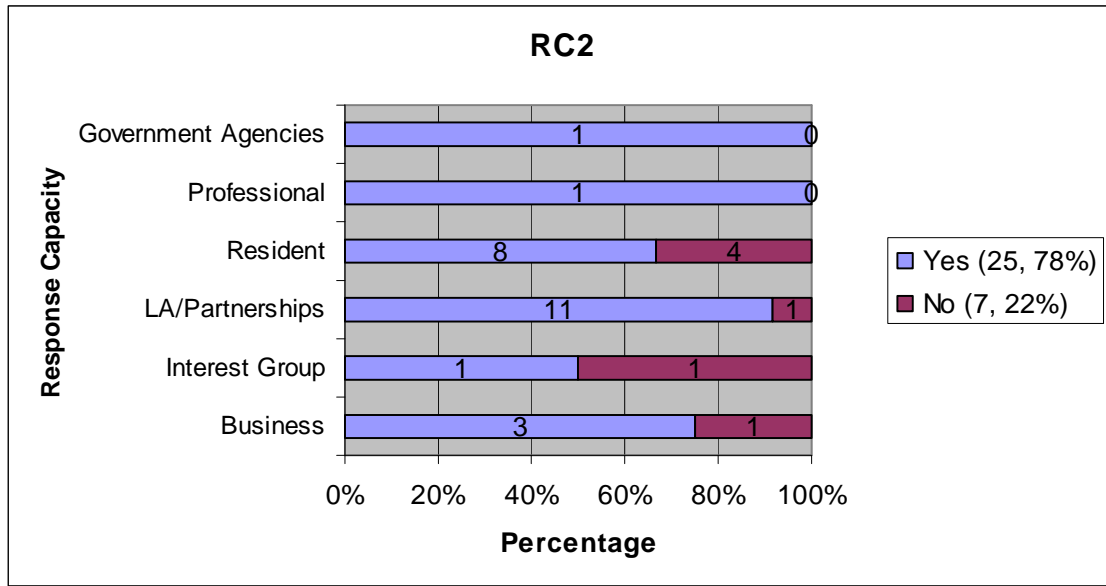
RC2: Should WMRSS policy state that large casinos should in the first instance be in town and city centres?

Key Issues (36)

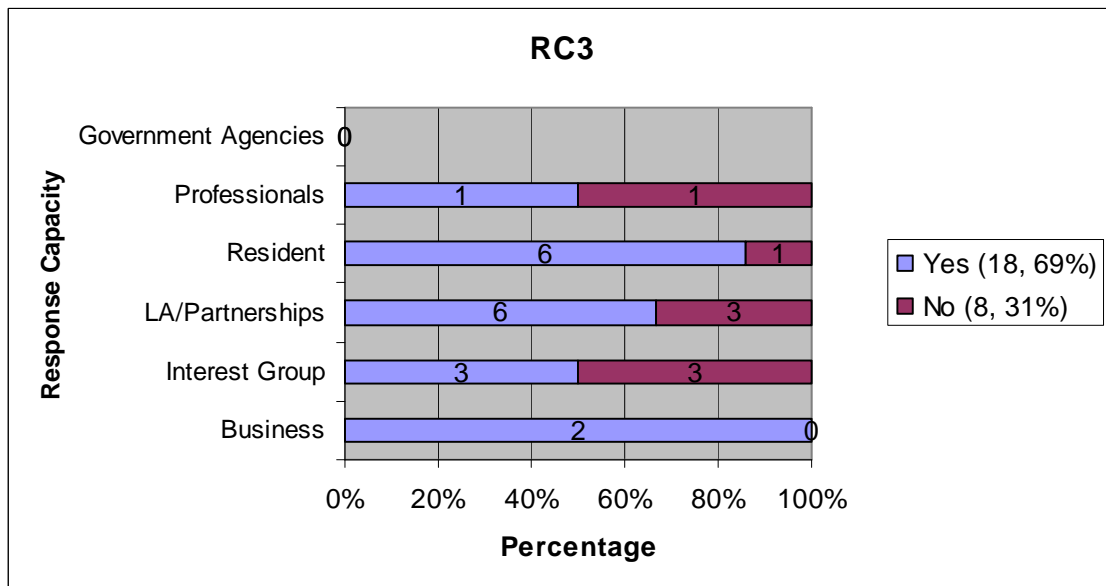
Areas that require regeneration and town centres were considered to be most suitable for new casino development. Local Authorities/Partnerships tended to agree that large casinos should be located in town and city centres in the first instance, in the interests of sustainability and reducing the impact on the surrounding environment. A small number were opposed to promoting casino development within the West Midlands. It was considered that the regional casinos generate socio-economic problems that outweigh the benefits that they may bring to the region. Several respondents noted that the report from the government's Casino Advisory Panel has superseded the debate surrounding Regional Casinos and this should not therefore be part of this Phase 2 Revision. It was also questioned whether it is appropriate for regional planning policy to contain specific guidance on the potential of new casinos.

Additional Issues

- The fact that the sequential approach to town centres uses is an established planning principle brings into question the added value of a casino specific sequential test for one respondent.
- Several respondents suggested that edge of centre and out-of-centre locations should also be considered.



RC3: Should the guidance in the WMRSS on where regional and large casinos go be based on assessing the impact on Urban Renaissance, RC1, however add more specific local criteria both in terms of location and potential benefits?



RC4: If yes, what criteria would you suggest?

(NB. analysis of questions combined because responses follow the same theme)

Key Issue (RC3- 31; RC4- 33)

At a very broad level it appears that there is support for WMRSS policies to be developed with general criteria for assessing locations but specific locations should be left to the Local Authorities to determine. A regional framework for the WMRSS and criteria for future casino development is considered to be appropriate.

Suggested criteria for inclusion in the policy include:

- Views of the Safeguarding Board
- Potential environmental impacts
- Cumulative impact of development
- Accessibility (including proximity to Midlands Airport, road and rail links)

Additional Issues

- The policy should be set out to reflect DCMS guidelines to enable a consistent approach at a national level
- Criteria brought forward by Local Authorities are likely to be most effective where integrated with broader leisure destinations

General Employment Issues

Many respondents recognise the need for sustainable growth in the employment sector. A greater degree of linkage between housing and employment land needs is requested for the RSS, to balance future housing needs with an appropriate level of employment land and this was suggested by a significant number of respondents. These policies should also be strongly integrated with transport policies. There is concern that the employment land requirements are being progressed in isolation of the housing review as part of this revision. It would be beneficial for employment land requirements to be adjusted to take account of household types, population, labour supply, areas of employment need and a measure of the likely growth in household formation.

Although reported in the analysis of E1, a number of respondents objected to the use of historical records as a basis for predictions in future employment trends, which is considered by some to bear little resemblance to or anticipation of the property market requirements, including site availability and developer interest. It was suggested that the land requirements do not take sufficient account of probable changes in work practices.

Sustainability and the impacts on climate change were noted by many as an important consideration in respect of employment development and there was significant mention of the transport related issues for employment to be addressed to minimise CO₂ emissions. Robust policies should be included in the RSS to require the highest design standards and incorporate green infrastructure and to take greater account of the climate change issues. Reduced commuting distances between housing and employment would

help to tackle and impacts of unsustainable car journeys. Creation of smaller employment areas linked to residential neighbourhoods would improve sustainability. Public transport accessibility is seen to be a major issue for determining employment locations.

Attracting highly skilled employment generation to the region is encouraged by some respondents. More emphasis should be given to diversifying and modernising the economy in the RSS, which should refer to the roles of universities and science parks as centres for growth and expansion in training highly skilled workers.

Several respondents suggested that the WMRSS should reflect the need for rural businesses to expand.

SECTION 3

Spatial Options – Waste

Managing Your Own Waste

W1: Should the WMRSS set out the principle that each Waste Planning Authority, or sub region, should manage waste; in accordance with the Waste Hierarchy, and; allocate enough land in its Local Development Documents to manage an equivalent tonnage of waste to that arising within its boundary, taking into account the appropriate growth in waste arising from the formation of new households and the diversion of Commercial and Industrial Waste from landfill?

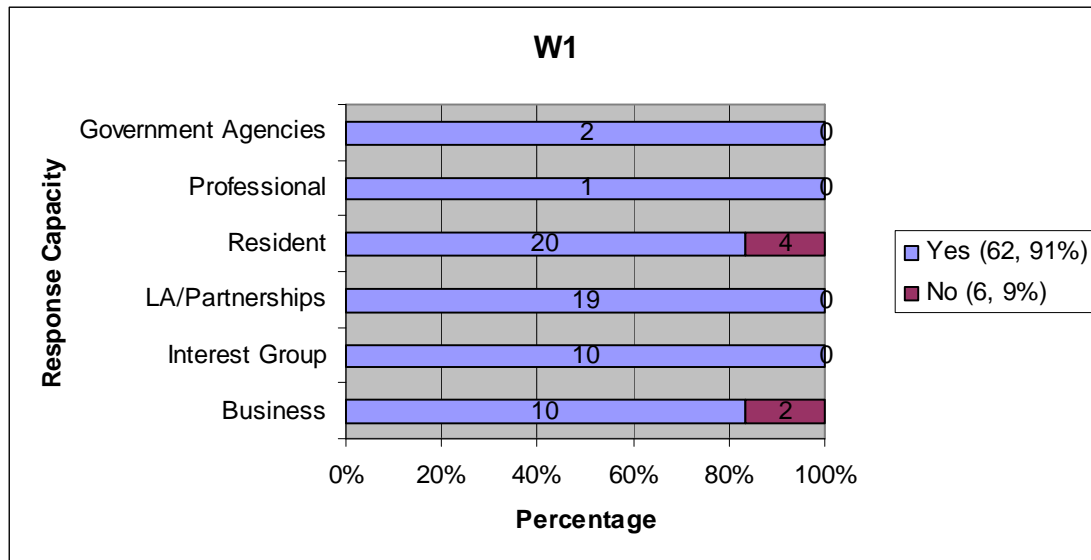
Key Issues (86)

The respondents are generally in agreement with this approach, particularly as waste management close to source would minimise the environmental and economic costs of transporting waste. However, new solutions for the disposal, reuse and recycling should be investigated (i.e. energy from waste could offer alternatives to land fill). Far greater levels of household kerbside recycling of separated materials are needed and industry and commerce should be set higher recycling targets. There is also a great deal of concern amongst Businesses that they are actively discouraged from recycling. Local recycling facilities should be made available to the commercial sector as well as domestic council tax payers. This should be addressed as a matter of urgency in order to reduce the amount of waste going into landfill.

While the principle that each WPA should manage waste in accordance with the Waste Hierarchy is sound, trading flexibility should be allowed at boundaries; some Local Authorities/Partnerships suggested that authorities should be allowed the option of looking across regions to neighbouring authorities where facilities may be closer than those within the same region.

Additional Issues

- A number of respondents felt the principle should be to stop creating waste (i.e. minimise packaging)
- Hazardous waste should be dealt with at a regional level
- With regard to construction and demolition, on-site recycling should be encouraged to minimise the carbon footprint of transporting waste.
- One Interest Group felt that Lichfield District Council has a good policy on waste; it recycles 50% of all rubbish produced.
- Constraints in this policy may occur in some parts of Staffordshire due to the Peak District National Park.
- If extra houses are built, waste recycling will inflict an even larger blot on our countryside.
- Protecting a minimum reservoir of employment land and permitting waste management facilities to be located within employment areas gives greater flexibility and is more likely to be effective.



W2: If no, suggest an alternative approach;

Key Issues (28)

A number of respondents emphasised the need to see waste as a resource, then “resource” management would be perceived as a major contributor to economic activity rather than a space-consuming waste product. Localising this to Local Authority level is probably beneficial, but the principle should be that resource loops are promoted on as localised basis as possible which will vary for each material.

Some respondents felt that if land is not allocated, then this will force authorities to think harder about other policy initiatives to reduce and re-use waste. Each WPA should allocate less land than is “enough”.

The Hierarchy of Waste should not be imposed rigidly as in some instances some materials would require increased flexibility lower down the Hierarchy. The Waste Hierarchy therefore should be applied but should still be subject to the caveat of sustainability. Two Local Authorities/Partnerships suggested that the RSS should accurately reflect what WPAs can do and set realistic goals which should be subject to caveats.

Additional Issues

- The RSS should assess likely cross region movements of waste and the broad locations for regional site waste management facilities.
- One Resident suggested privatising the entire industry.

W3: Should the basis on which WPAs identify sites be based on safeguarding and expanding suitable sites with an existing waste management use? However they need to be capable of meeting a range of locally based environmental and amenity criteria and have good transport connections.

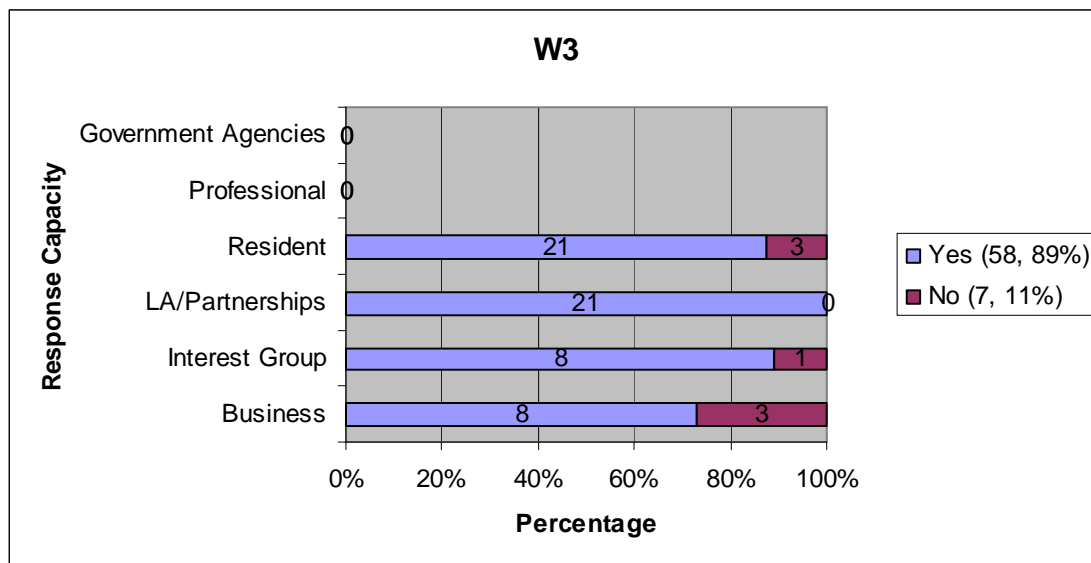
Key Issues (65)

The general consensus appears to be that all existing sites should be considered for expansion, as this would be the least environmentally damaging method of dealing with increased capacity issues. However, even existing sites need to be capable of meeting a range of locally based environmental and amenity criteria and have good transport connections to ensure sustainability. All applications for new or expanded waste sites should be rigorously scrutinised for environmental impacts so the best option can be chosen.

A few responses highlighted the fact that future waste management facilities are likely to be very different to existing sites and it would therefore not seem appropriate to constrain their development by allocating only land adjacent to existing sites. Furthermore, not all sites are well-located, so the RSS should also support the relocation of poorly-located facilities to sites that have better accessibility and/or less impact on amenity or the environment.

Additional Issues

- Warwickshire is consulting the community on this issue.
- One Interest Group and one Local Authority/Partnership underlined that Herefordshire and Worcestershire are running out of capacity in existing sites. It is therefore essential that existing sites are safeguarded and alternative methods have to be devised.
- Industrial rail freight sites (local transport plan) potential to be released.
- New targets will be provided by the revision of Waste Strategy 2000. The requirement for expanded and new waste treatment facilities will therefore be higher.
- One Interest Group felt that sufficient employment land also needs to be protected to make allowance for changes to land use from employment to housing to cater for sufficient, growth in waste facilities.



W4: Should the basis on which WPAs identify new sites be based on the following criteria;

Good accessibility from existing urban areas or major planned development; and good transport connections including, where possible, rail or water, and compatible land uses, namely,

- Active mineral working sites; or
- Previous or existing industrial land use; or
- Contaminated or derelict land; or
- Land within or adjoining a sewage treatment works; or
- Redundant farm buildings and their curtilage; and
- Be capable of meeting a range of locally based environmental and amenity criteria and have good transport connections?

Key Issues (62)

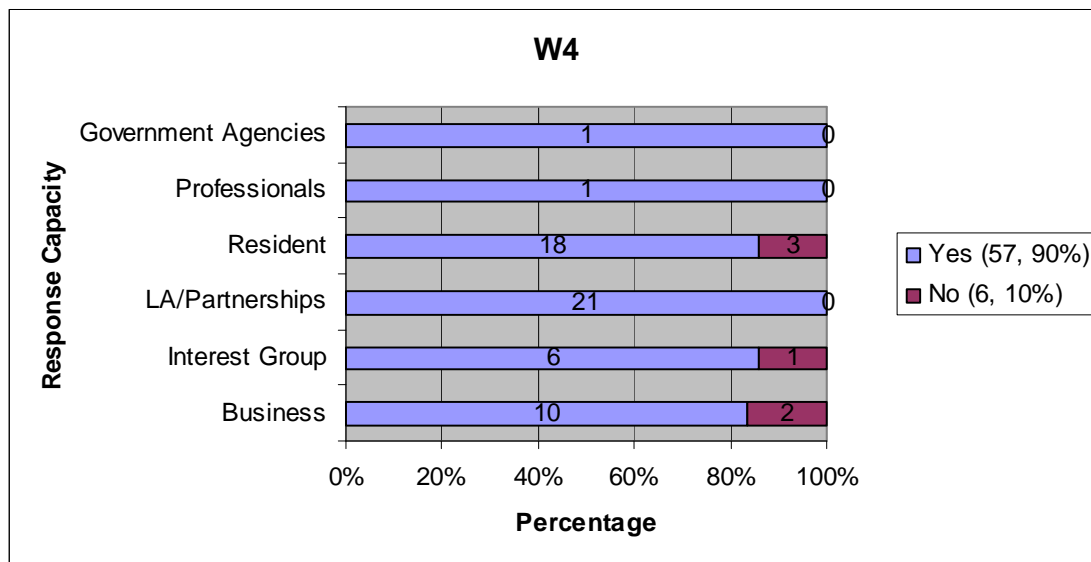
There is broad agreement with this criteria based approach, although policy needs to make clear whether all criteria should be met or just some. These are the criteria that should be taken into account, but not necessarily met in every case in order to provide for flexibility and maximise the number of sites that could come forward. (The list of criteria should also include existing waste management facilities/sites and should make a distinction between the different waste management processes.)

The use of rail and water to transfer waste should be actively encouraged in preference to long distance road haulage even if that means moving waste outside the Region for incineration. A reduction of carbon footprints must be taken into account.

One Local Authority/Partnership felt that better use should be made of coal mines and quarries. However, an Interest Group underlined that there is still active mineral working within the area and a presumption to use these worked areas for infill was deemed inappropriate.

Additional Issues

- One Business felt that redundant farm buildings and their curtilage should only be used for composting and anaerobic digestion systems.
- An Interest Group questioned the scope of “redundant farm buildings and their curtilage” especially where buildings are of historic or architectural interest.
- For thermal treatment plants there will be considerable benefit in being located adjacent to land uses with the potential to use waste heat.
- Waste management should not be pushed towards contaminated land to any greater extent than any other development as it adds cost which will be largely passed back to the communities served.
- Developing derelict land for new waste sites for example, could easily conflict with a planning authority’s desire to develop derelict land for housing.
- There is concern at the inclusion of industrial land and redundant farm buildings in the list because of the loss of potential employment land. There is no indication whether the reservoir figures for employment land in each district include an allowance for this.
- In rural areas the presumption should be to retain local facilities.
- Involving businesses could also contribute to solving waste problems.
- Sewage works should retain space to cope with additional demand from new housing.
- The RSS should include policies that are worded in such a way that they can be applied through the development control process, as well as guidance on what WPAs should include in DPDs. The criteria could also be better worded.



W5: If no, suggest alternative criteria below;

Key Issues (36)

There should be support for locating facilities where they may be able to co-ordinate with existing or other planned material reclamation. E.g. Thermal treatment plants produce

around 3% by input weight of scrap metal outputs and so locations with existing scrap metal businesses may be beneficial.

The criteria are far too simple and the principles outlined in W4 are open to abuse. The term "industrial land" is far too loose. Waste facilities are inherently unhealthy and must be kept away from housing and other workplaces and this limits their location. They should therefore be based on the outskirts of towns/cities and should also be easily accessible from the strategic transport network. There should be a maximum raw wastage figure.

Additional Issues

- It depends on the type of waste facility, for instance composting could be Greenfield land near to farm land
- The criteria should be more in line with those set out in the Council's Preferred Waste Core Strategy, in particular Policy 10, which directs facilities to industrial sites and Policy 11 which sets out criteria for assessing criteria not able to be undertaken on industrial sites.
- The suitability of new sites should be reviewed using a risk assessment approach.
- Set diminishing targets year on year to tighten the screw.
- Two Local Authorities/Partnerships said they had no objection to the criteria, but have concerns about the way that they are worded and expressed.

W6: Should waste management facilities be permitted on open land, including land within the

Green Belt, where it is

- **close to the communities producing the waste; and**
- **where there are no alternative sites; and**
- **where it would not harm the openness of land or the objectives of Green Belt**

Key Issues (67)

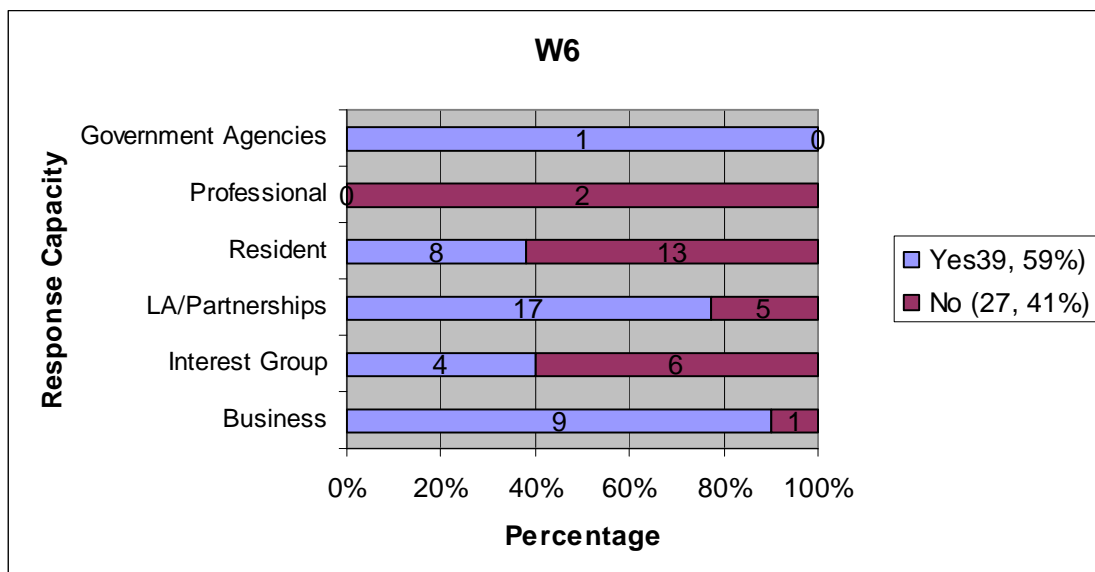
Waste management facilities should be permitted on open land, including the Green Belt, only in exceptional circumstances, and in line with national guidance, PPS 10 and environmental safeguards, and only where Brownfield sites are unavailable. Any development would have adverse environmental effects, but this would need to be balanced with the delivery of the regional waste strategy.

It should be borne in mind that open land cannot be ruled out as some waste management facilities can only be located on open land in some locations, whether or not they are in the Green Belt. However, any built development would be intrusive or damaging, and it should not be accepted that in such circumstances waste management should be treated as a "special case".

The RSS is urged to protect the Green Belt and the open countryside by giving a better direction of/developing more detailed policies targeted at specifying types of waste management facility that may be acceptable in the Green Belt.

Additional Issues

- One Interest Group felt this would be the thin edge of a potentially environmentally disastrous wedge and would set a precedent for the future. Alternative solutions have to be found.
- Some respondents considered that provision within the Green Belt should be avoided, except where the waste management facility is compatible with the Green Belt, i.e. composting anaerobic digestion
- There may be special circumstances where a waste management facility could be justified in a Green Belt location.
- It would be better to use a derelict factory or disused farm site and so long as it is maintained without being a blot on the landscape.
- W6 fails to take account of the guidance contained within PPS10 paragraph 3 (indent 6) which sets out the key planning objectives in respect of the Green Belt.
- Only if it has regard to potential site specific impacts on natural, built and historic assets.
- “A very qualified yes”. Dudley MBC holds a strong policy position (in line with national planning guidance) in terms of safeguarding the openness and character of its Green Belt and other open spaces.



Municipal Waste

W7: Do you have any comments on the tables on pages 59-60?

Key Issues (48)

A number of respondents felt that policies should be pursued that actively encourage diversion from landfill and support the principle of “the polluter pays” with an increase in charges for landfill, while a minority considered that the RSS should plan for the maximum provision of facilities. The reasoning behind the second argument is if there are not enough waste disposal facilities, this may limit the number of houses that can be built. The facilities required should therefore reflect the housing growth levels proposed within the Preferred Option and new development should be designed to incorporate facilities for recycling; this is particularly important in high density developments such as flats.

There is concern that the tables have used housing figures from 1995 as a base year as there have been many more houses built in the region since 1995, so this may be underestimating the expected waste for each authority. Furthermore, to assume no growth arising from 2011 other than from new housing was deemed unrealistic.

Some respondents commented on the figures which related to their area and these are included below.

Additional Issues

- A County Council believes the figures given in the Report to be incorrect. The 2005-06 tonnages shown in the Waste section for Worcestershire County Council differ from the Council’s own figures. This is important because it overestimates the need for land fill.
- One Interest Group felt that Staffordshire should be separated from Stoke-on-Trent. It is not fair on Staffordshire.
- One Local Authority/Partnership questioned the increase in domestic waste arising in Shropshire and Herefordshire from Housing Option 2 to 3 given that the level of housing proposed for these Counties in these options is unchanged.
- One Resident believes the sewerage works in the city are probably at capacity. Therefore, for any further growth within the city capacity should be utilised only by the West side and a new plant built to cope with the East side. Extra building work involves increased problems with surface water disposal.

W8: Should the WMRSS policy for Commercial and Industrial Waste be based on:

Key Issues (W8a – 26, W8b – 12, W8c – 28)

The diversion of waste from commercial sources should reach the higher levels – (c). The waste policy should also require Local Authorities to consider what tools they can use to ensure Businesses minimise waste and maximise recycling and to ensure best practice across their own operations. While waste policy is increasingly putting the onus

on individual householders to reduce their waste there is a lack of conviction that business is making sufficient effort to match that.

While one Local Authority/Partnership advocated that in the long term a high rate of diversion from landfill was the ideal, it felt that due to technical and funding policies a medium diversion (b) was currently more realistic, but with a requirement for new initiatives to be implemented conditional on the higher rate being achieved in the future. Another Local Authority/Partnership felt that waste disposal should be based on Option (b), medium, rather than (c), high, as such developments will be commercially driven and there is a need to ensure a level of provision that is consistent with the Government's revised England's Waste Strategy.

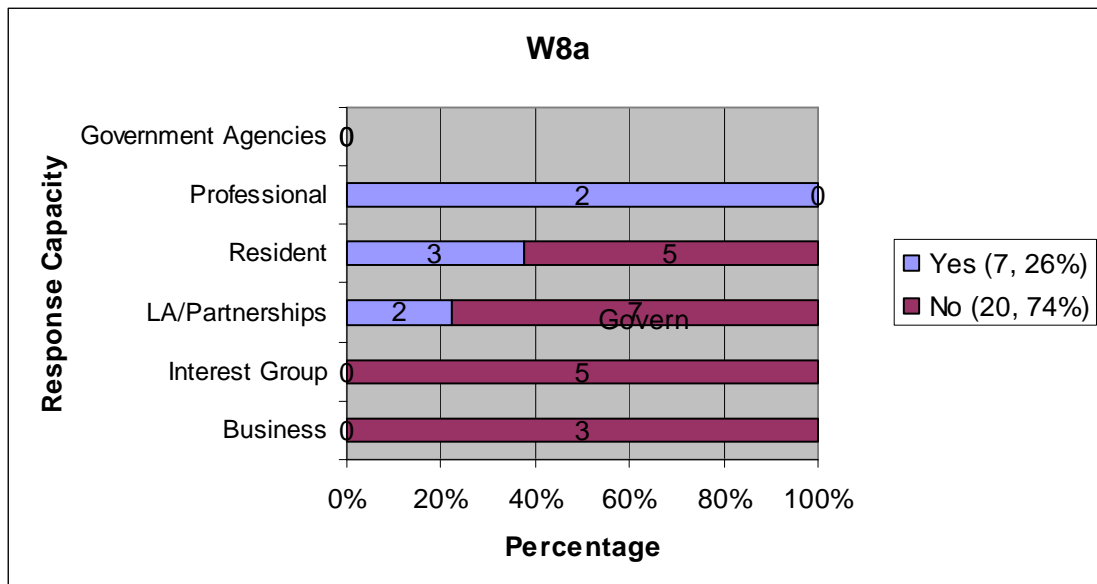
There are two principal drivers for commercial and industrial waste which include:

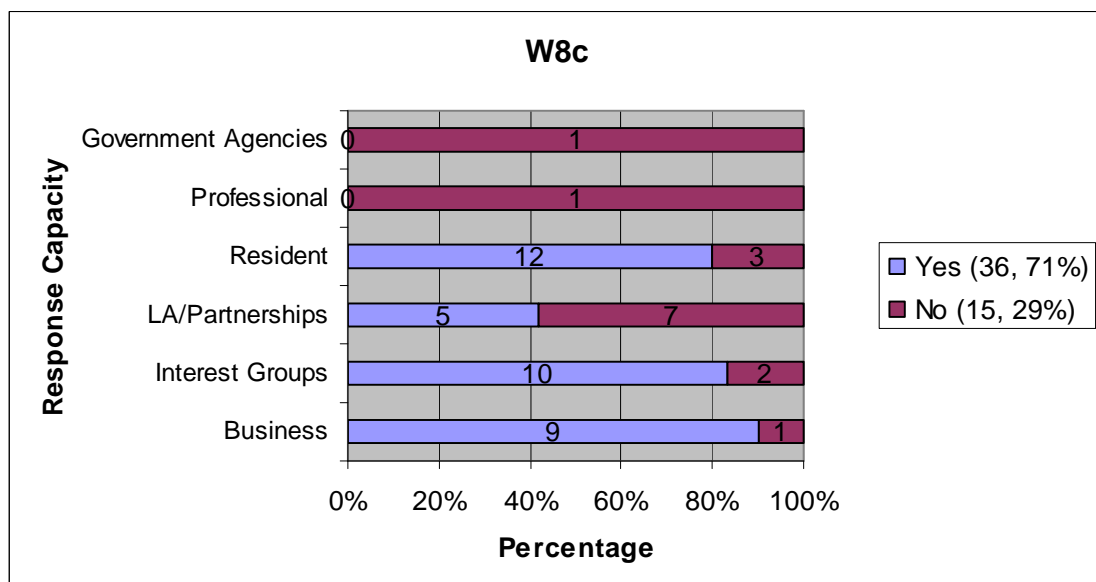
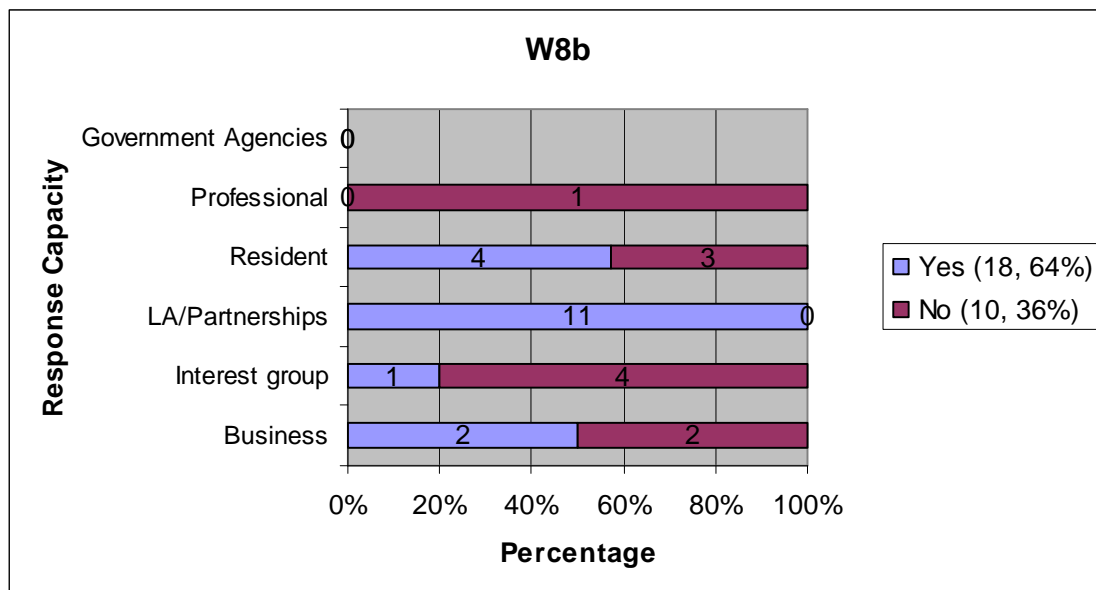
- (1) When existing practices become too expensive (landfill tax);
- (2) As a result of new legislation.

There is concern that currently there is no mechanism to regulate compliance across all sectors and under the present tax regime higher diversion cannot be guaranteed.

Additional Issues

- Commercial and Industrial waste should be based on tonnage cost;
- "There is no driving mechanism for measuring";
- Industry and commerce need to take far more responsibility as do Local Authorities;
- The current provision for disposing of industrial and commercial waste in rural areas is poor and the revised WMRSS is called on to address this;
- Please bear in mind that the Waste Strategy will be revised shortly.





Hazardous Waste

W9: Should the WMRSS include a policy which requires Waste Development Frameworks to safeguard existing sites for the treatment and management of Hazardous Waste?

Key Issues (47)

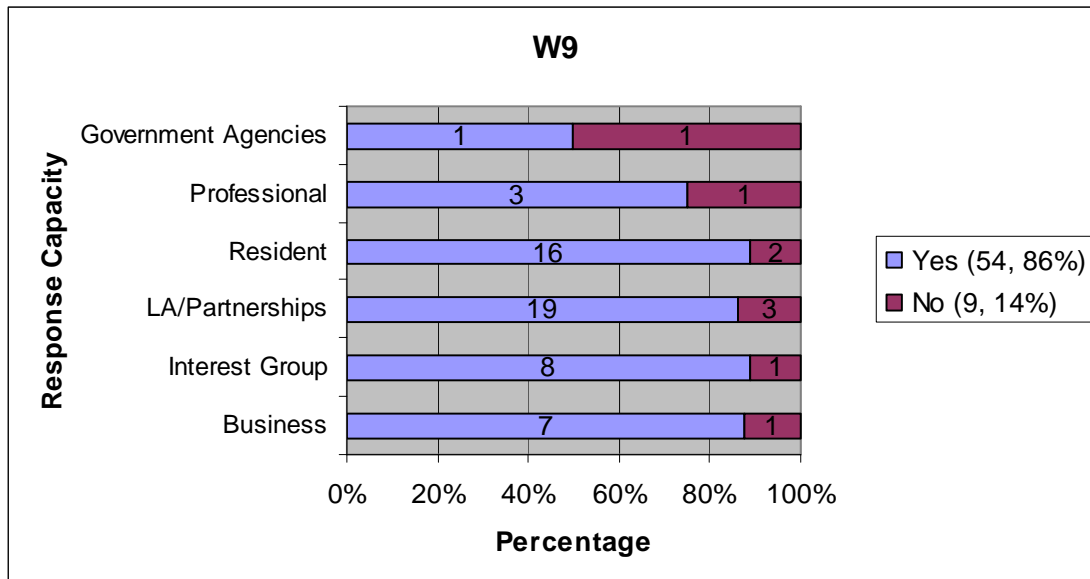
It is essential to safeguard existing sites for the treatment and management of hazardous waste given the reducing numbers of such sites nationally and the need to ensure continued provision for legitimate disposal. Furthermore, the number of hazardous waste sites, particularly very close to the Major Urban Areas, is very limited.

It is important to note that the West Midlands is a net importer of hazardous waste. If a treatment plant was lost within the West Midlands, it could have national implications.

A proportion of the new development proposed under the three options will be on Brownfield land and some sites will be contaminated. As a minimum the region needs to safeguard hazardous waste facilities to provide capacity to meet any future demand. There also needs to be support for the appropriate use of in-situ land remediation techniques.

Additional Issues

- Hazardous waste sites should be strictly controlled with a long term objective of reduction.
- Where waste facility sites are located close to residential/employment areas, there should be provision for relocation (i.e. site in Stoke on Trent)
- Quantities of hazardous waste may reduce as we move up the waste hierarchy and become more proficient at segregation. We therefore may not need additional land provision, but existing sites should be maintained.
- Landfill tax encourages fly tipping of dangerous products. Again criteria are always based on money, not on the health of our planet.
- Specialised centres are required.



W10: If yes, should WMRSS policy state that Waste Development Frameworks in the Major Urban Areas give specific priority to identifying new sites for facilities, to store, treat, and remediate Hazardous Waste, including contaminated soils and demolition waste?

Key Issues (36)

While some respondents felt that it was not practical to assume that competing land uses and limited available land in the Major Urban Areas will permit for hazardous waste

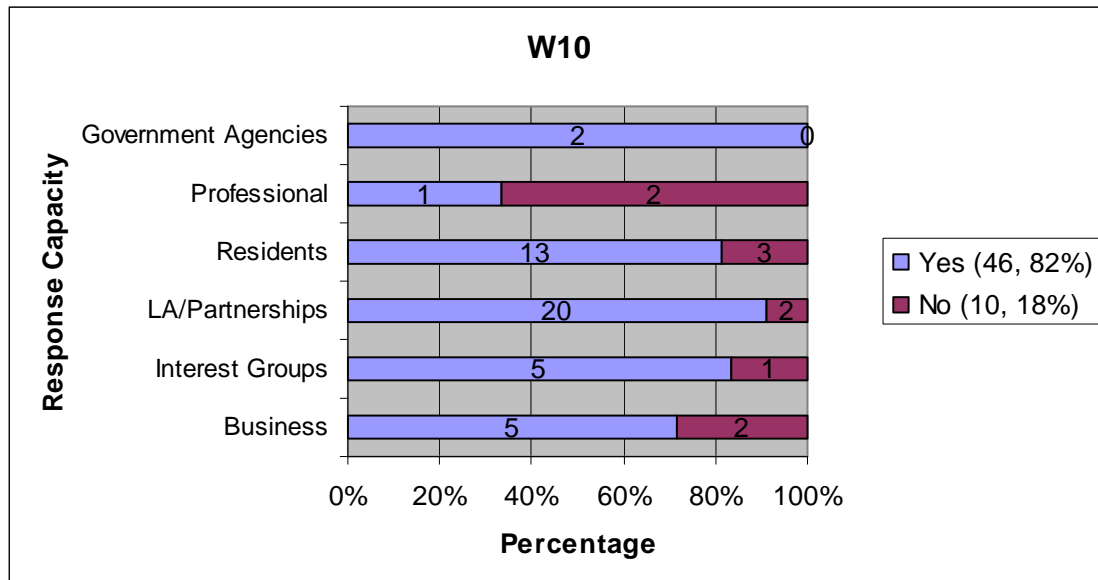
Analysis and Review of West Midlands Regional Spatial Strategy—Phase 2 Revision 84
 Spatial Options 8th January-5th March 2007
 Consensus Planning Ltd
 May 2007

disposal/treatment facilities, others felt that the proximity principle meant that more effort needs to be made in the MUAs to manage their own waste as much as possible. One respondent felt that these facilities can be shared between Local Authorities and between regions as it is not likely that all MUAs will need a full range of facilities. Therefore a degree of co-operation and cross-authority working would be necessary.

Policy should require that these sites be Brownfield only to avoid contamination of Greenbelt land and that the region should not be importing any additional hazardous waste. This should be dealt with in the region where it arises.

Additional Issues

- Specialised centres are required.
- At this stage there is insufficient evidence to assess the need for additional facilities for this waste stream.
- It should be noted that further waste may be reclassified as hazardous in the future.
- Yes, as this would minimise the illegal disposal in the surrounding rural areas.



W11: Should WMRSS policy state that Waste Development Frameworks for the non MUAs, identify new sites for the disposal of Hazardous Waste, including where necessary encouraging the creation of protective cells in landfills for stable Hazardous Waste?

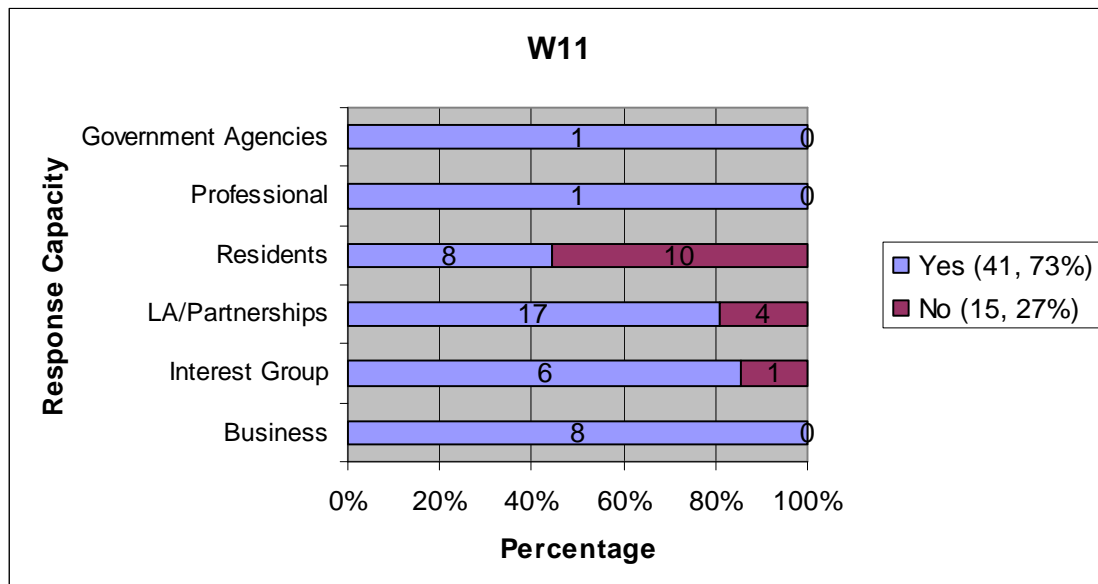
Key Issues (39)

The majority of responses were yes, or a qualified yes, bearing in mind the competing land uses within the Major Urban Areas, the need to maximise housing growth in these areas, only where this may be necessary to meet a local need and only after a full environmental assessment. Another reason given was that it would minimise the transportation of hazardous waste.

The reason given for the “no” responses was that very little hazardous waste is produced in non-MUAs and it would not be appropriate to manage this waste stream on this basis, particularly due to the economies of scale.

Additional Issues

- Yes, but not in the vicinity of residential development or sites of natural or scientific interest, and preferably in locations that are unlikely to be considered for development.
- Ready-prepared sites for the Business waste sector should be made available. At present it is up to the Business to identify a possible site and prepare it for waste disposal.
- Why do MUAs and non-MUAs have to work in isolation? Can they not work together and share facilities?



Construction and Demolition Waste

W12: Should the WMRSS encourage greater recycling of Construction & Demolition Waste through:
a) maximising ‘on-site’ recycling; and
b) promoting ‘urban quarries’ in the MUAs where material from a variety of sites can be recycled to a high standard?

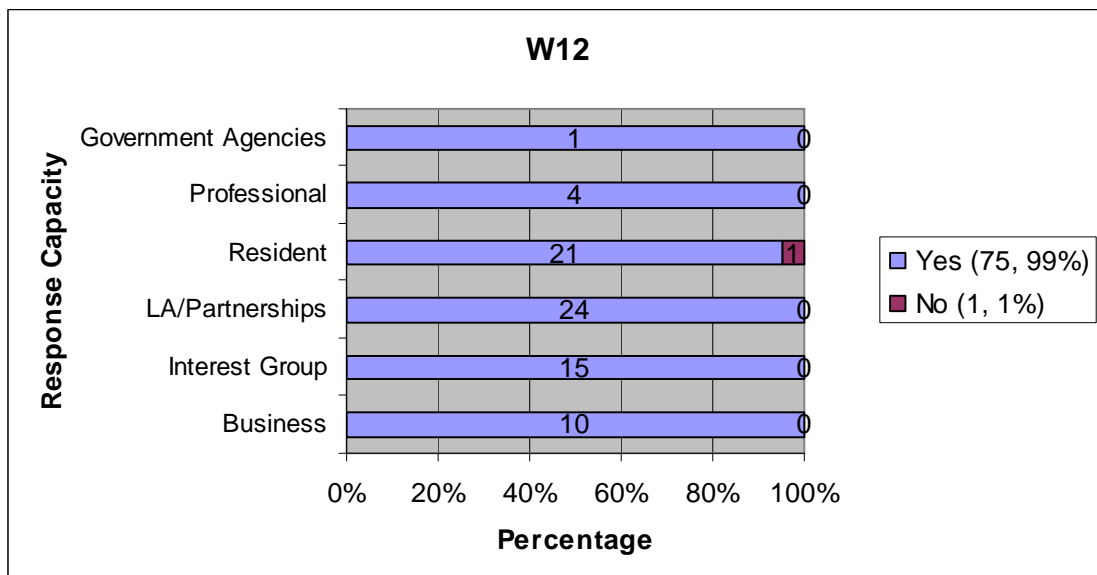
Key Issues (55)

The responses were a unanimous “yes” to both approaches being adopted as this sector contributes one third of all waste produced in the region. The recycling of Construction and Demolition Waste would contribute to sustainable development in that it reduces dependence on primary aggregates extracted from the ground and this will have the beneficial effect of reducing demand for new materials extracted from the Peak District

National Park. Some respondents felt that (a) should be prioritised as it would minimise the movement of waste on the roads. One Local Authority/Partnership broadly supported initiative (b) subject to “urban quarries” being sensitively located.

Additional Issues

- There would not be sufficient land for an urban quarry in Coventry but there could be sites for recycling.
- Reducing the waste produced on site and requiring companies to plan for its disposal/recovery could also help reduce the levels of fly tipping of construction and demolition waste.
- Recycle as much as possible. Reuse timber. Crush brick and concrete for hard core. Reuse old bricks; old bricks are in high demand so that they tie in with adjoining building/buildings.



Landfill

W13: Should the WMRSS policy state that Waste Development Frameworks restrict the granting of planning permission for new sites for landfill to proposals which are necessary to restore despoiled or degraded land, including mineral workings, or which are otherwise necessary to meet specific local circumstances?

Key Issues (47)

The majority of written responses were yes or a qualified yes although a significant number did not support this approach. The reasoning behind the “yes” vote was that by restricting the granting of planning permission for new sites for landfill would act as a catalyst for a change in behaviour in the way in which waste in the region is dealt with and enable alternative technologies to come forward and reduce in price, in comparison to landfill. Other respondents felt that this policy would protect the Green Belt in favour

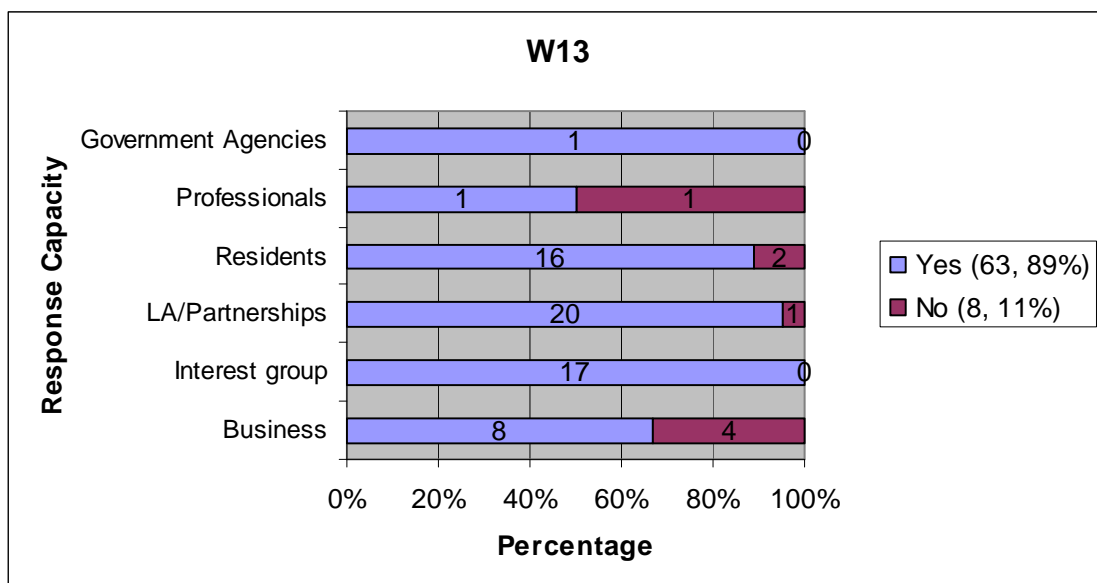
of the considerable amount of existing degraded land and mineral workings outstanding. These should prove sufficient for the plan period.

Although restricting landfill sites would certainly be desirable, the location in relation to the source of material for landfill is also critical. If some areas are not allowed to build landfills, then waste will have to be transported potentially long distances which would lead to a greater impact on the environment.

Those who did not support this approach cited that it would be too restrictive, existing capacity is running out more quickly than was anticipated and that the PPC regulations are reducing existing permitted capacity.

Additional Issues

- Yes, especially in view of employment land availability.
- Yes, but for inert wastes only
- Some “degraded/despoiled” land may have an inherent biodiversity/cultural/Green infrastructure value which should be accommodated
- There should be more recycling and pyrolysis plants.



W14: Should the WMRSS only support the allocation of new landfill sites in Waste Development Frameworks (WDFs) where they are supported by evidence of the depletion of existing landfill capacity, and a shortage of capacity in the plan period following a study of the existing sites with planning permission for landfill, but which do not have a waste management licence or permit from the Environment Agency?

Key Issues (39)

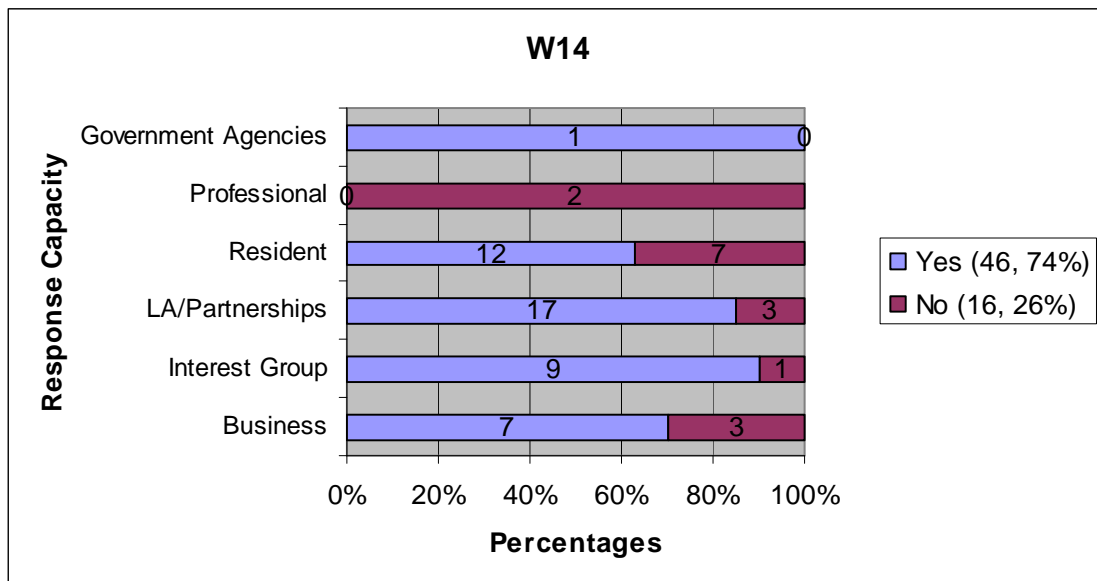
Some Professionals, Residents and Interest Groups felt that the question was overly complex and could have been worded more clearly. This is also borne out by the lack of written responses to the questionnaire.

Respondents in the Interest Group and Professional sector felt that the strategy should go further than this and study both the provision of existing sites with planning permission for landfill and whether the Local Authority has proved that it has exhausted all the alternatives to increasing landfill capacity, such as improved recycling regimes, before planning permission is considered.

A couple of respondents did not agree with the second part of W14 on the basis that many undeveloped sites with current/historic planning permissions may no longer represent the most appropriate location in many circumstances. Furthermore, some of the sites that do have planning permission and are suitably located may not be able to obtain a PPC Permit from the Environment Agency.

Additional Issues

- Restricting the future availability of landfill is seen as key to altering the economic balance in favour of more sustainable forms of waste management.
- There needs to be a proven case that landfill is required. Take each case on merit/need.
- While it is acknowledged that there are a number of sites with previous planning permissions, they are not distributed evenly across the Region and, in particular, there are few located within the south west of the region.



Agricultural Waste

W15: Should the WMRSS include a policy which requires relevant WDFs outside the MUAs to identify sites for the treatment and management of Agricultural Waste based on the premise that:

- agricultural undertakings adopt sustainable waste management practices with regard to waste arisings and best agricultural practice in relation to any wastes treated or disposed of on a farm
- opportunities for necessary additional sustainable waste management capacity in rural areas for waste recovery or recycling should be based on:
- effective protection of amenity and the environment; and
- the proposed activity is appropriate to the area proposed?

Key Issues (22)

A couple of Local Authorities/Partnerships did not consider that a regional policy would add value to the local planning process unless there is evidence to suggest that there is a shortfall of these facilities that is not being picked up through the LDF. The amount of Agricultural Waste is very small and would not warrant such an approach. It is questionable whether this is a role of a regional strategy; managing waste should be left to the discretion of the individual Local Authorities.

One respondent felt that this was taking things further than the waste industry is already doing while another advocated that all waste should be subject to equal constraints.

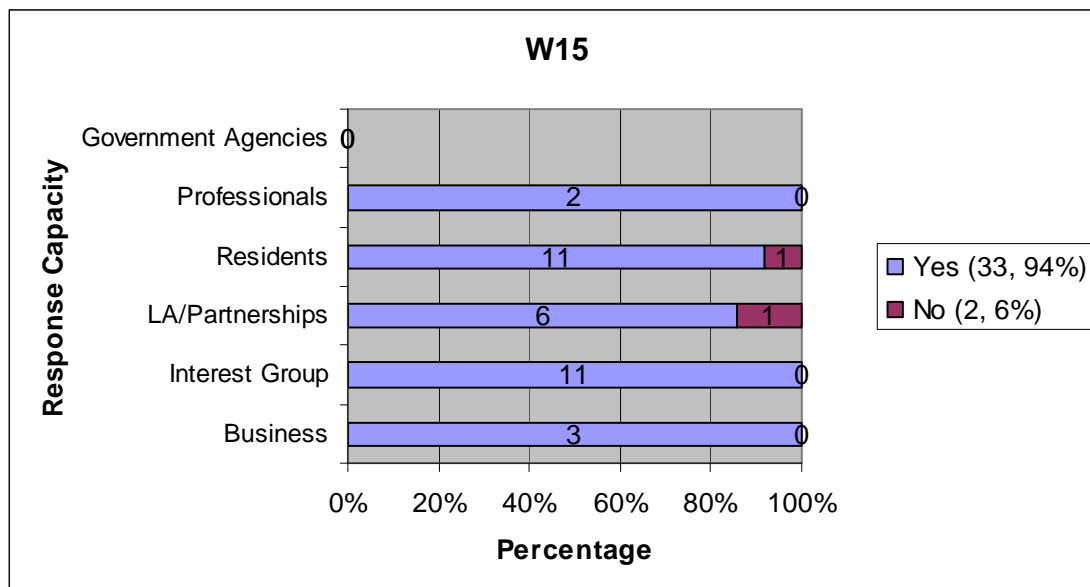
It was felt that the RSS should promote links between energy production and waste disposal in the Agricultural Sector, recognising the potential of the production of biomass fuels and slurry disposal in this context. This will add to rural regeneration opportunities.

It is likely that much agricultural waste could be treated or disposed of alongside other waste streams. i.e. Anaerobic digesters could treat farm slurry and sewerage sludge alongside each other.

The WMRSS was urged to protect amenity and the environment when addressing agricultural waste issues.

Additional Issues

- The principle must be that agricultural waste is dealt with at/near its original location.
- Treatment/management should include new technologies for the production of biogas.
- Regulation should be through cross compliance via DEFRA.
- Yes, whilst encouraging the use of anaerobic digestion and composting facilities.



Managing Waste in New Development

W16: Should all Local Planning Authorities in the Region include a requirement in their local validation checklist for all Full or Reserved Matters planning applications for developments in excess of 10 dwellings or 1,000 sq. metres, or outline planning applications for sites in excess of 0.4 hectares of development to include a Site Waste Management Plan, without which they will not be registered as valid?

Key Issues (59)

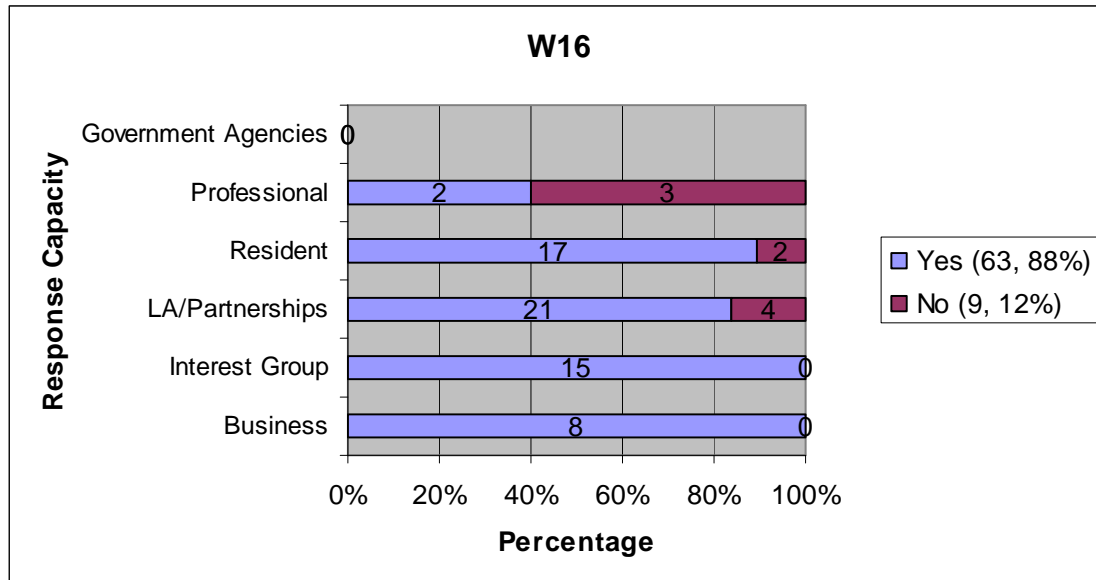
This principle is greatly supported and some respondents questioned why the minimum should be ten. Why not a minimum of one, and why not include all developments? Why not include waste management and conservation of utilities, i.e. water? Others worried that while it should be encouraged, would it be unduly bureaucratic/onerous to require it? Some respondents supported the approach in principle but they considered it too prescriptive for a regional strategy. Furthermore, sufficient regard will need to be given to the practicalities of implementing this initiative and there could be resource implications for all Local Planning Authorities.

Although in the minority, those responding negatively felt that such requirements should not be placed upon every planning application and the introduction of such measures is too stringent. This would add to the cost of developments which would result in not achieving the increased requirements for Affordable Housing.

Respondents from the Local Authorities/Partnerships and Interest Group sector felt that while waste management plans would provide valuable information which aims to reduce the amount of waste on construction sites and to prevent fly-tipping, it considered that there would be more value in requiring details on sustainable waste management and waste disposal for schemes.

Additional Issues

- This would be desirable and having a statutory framework would aid implementation.
- Provide communal compost sites. Currently high density estates lack gardens to contain bins.



W17: Should all Waste Planning Authorities in the Region include a requirement in their local validation checklist for all Full or Reserved Matters planning applications for waste management facilities to include information on annual throughput capacity in tonnages/ litres/ cubic metres (depending on the type of waste/facility), without which they will not be registered as valid.

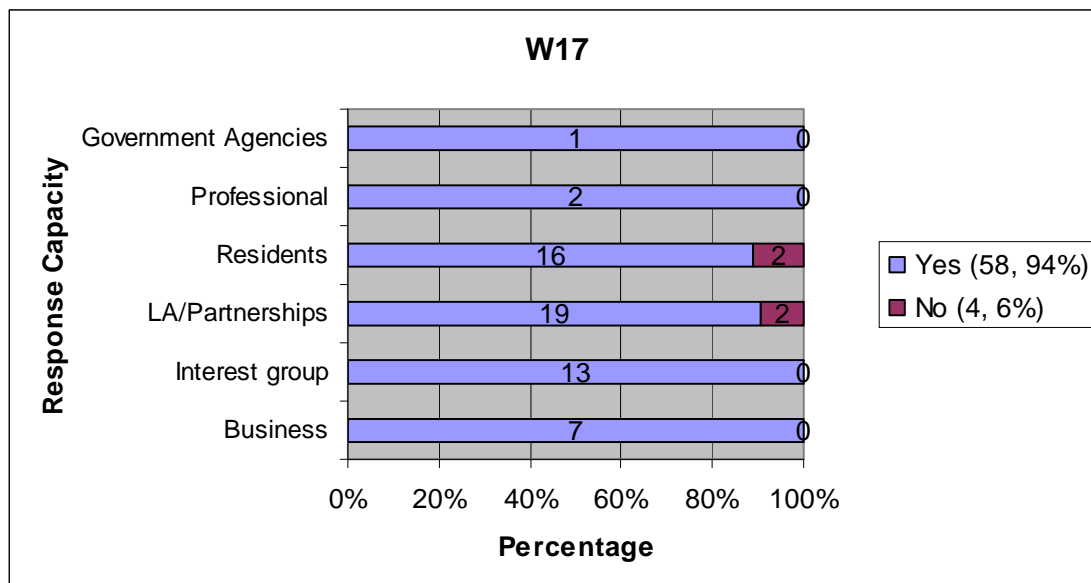
Key Issues (33)

Most sectors are largely in support of this requirement, while two respondents were adamant that such a requirement should not be placed on every Planning Application.

Currently monitoring is considered to be insufficient on waste capacity in the region and therefore in order to ensure that provision for the handling and processing of waste is judged to be adequate for its purpose, accurate and regular monitoring should be adopted. This would also benefit managers in Local Authorities in developing their understanding of commercial and industrial waste streams and would help determine what additional waste management facilities may be required.

Additional Issues

- Tracking throughout helps improvement targets.
- Yes, but not just new developments.
- If waste disposal is to be managed correctly in the region this type of data needs to be available to the Local Authorities and the Environment Agency.



W18: Should the WMRSS require all LDDs to have policies which require provision to be made in the design of all new residential and in commercial and industrial development for the segregated storage of waste and for on-site waste management to be part of the 'Design and Access Statements'?

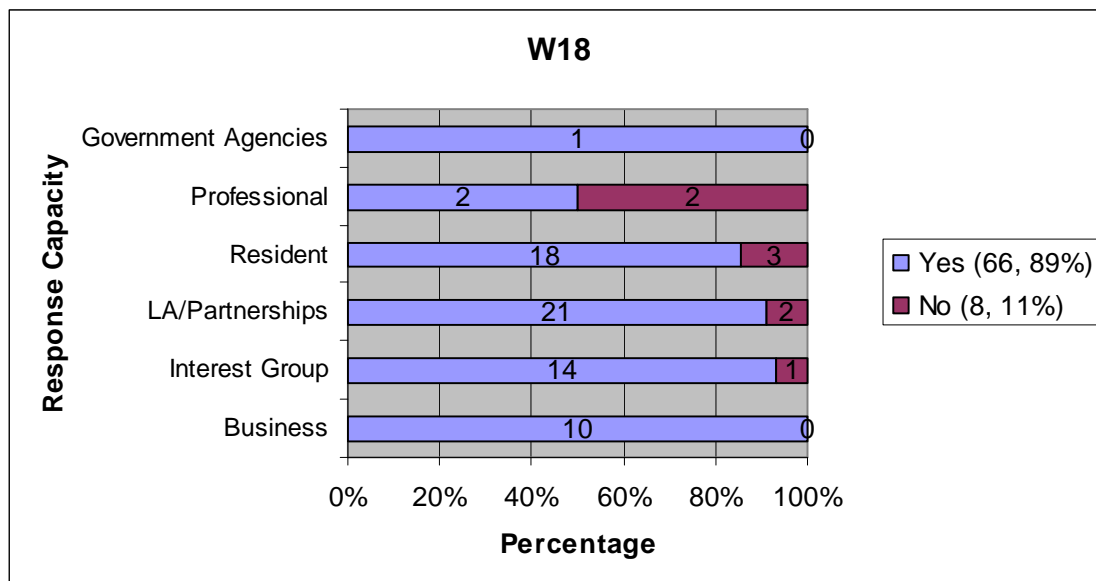
Key Issues (47)

Many respondents felt that well designed homes and commercial premises will encourage recycling by making space for the segregated waste streams so that it is as easy to recycle waste as to dispose of waste. This in turn will reduce disposal costs and improve recovery options. Furthermore, good design of waste storage is vital for safety.

However, a significant number of respondents considered that the appropriateness of such policies should be considered at the local level and on a site by site basis, so as not to place unnecessary constraints on development which could ultimately, if applied on a blanket basis, discourage sites from being brought forward for development. This may put the delivery of new housing at risk.

Additional Issues

- This policy links in with the Joint MWS for Herefordshire and Worcestershire published in November 2004 (see policy 14)
- This measure can help achieve an increase in the amount of household waste recycled or composted, which is a target of the Stratford District's Community Plan.
- Yes, and not only on new developments.
- This approach is a good one in principle, but it is doubtful whether the RSS can dictate the content of all LDDs in this way. Furthermore this runs counter to the Government's intention to reduce the number and level of detail of policies in LDDs.



General Waste Issues

There was widespread concern amongst all sectors that the options do not make explicit the impacts for climate change or what mechanisms will be used to mitigate any possible impacts. This could result in emissions contrary to the national targets to stabilise and reduce greenhouse gas emissions by a minimum 60% of 1990 levels in 2050. The RSS is called upon to include a cross-cutting policy to address climate change so that it is a key and integrating theme of the Preferred Option.

It was felt by some respondents that higher options (b) and (c) would increase the pressure on waste facilities and because they would lead to less sustainable land patterns this would inevitably increase the transportation of waste. Resources for recycling need to be implemented before new housing growth projected in the 'Preferred Options Strategy' is built.

The OECD estimates that by 2020 we could be generating 45% more waste than we did in 1995. The urgent need to recycle or using waste to create energy for local neighbourhoods was underlined in numerous responses across all sectors of respondents.

The country geology trusts and geo-conservation groups have formed the Geo-diversity Action Plan. These GAPs will address issues of the impact of waste disposal facilities on geo-diversity especially at active and disused mineral workings and at landfill and land raising sites.

One Local Authority/Partnership believes that "many of the excellent proposals lack teeth." Where is the accompanying Minerals Policy? We need aggregates to support this particular Revision document." It endorses the proposal to continue the reduction of aggregate consumption and transportation.

One County Council supports a strategic approach to waste management in the region that seeks to manage waste on a sub-regional basis. Another County Council, which feels that it leads on most waste minimisation initiatives, has recently launched a campaign to reduce junk mail.

It is envisaged that all Waste Collection in Herefordshire & Worcestershire Authorities will move to alternative week collections, while some Residents were concerned that fortnightly collections will result in a health hazard.

A number of respondents underlined their concern at the lack of facilities to recycle plastics. One of the respondents who underlined this problem was Dr Lynne Jones, Labour MP for Birmingham Selly Oak. Birmingham City Council has attributed the lack of a plastics processor in Birmingham to the need to feed the Tyseley energy-from-waste incinerator. She is therefore concerned that the existence of the Tyseley plant is discouraging the Council from recycling on a city-wide basis or from setting up facilities that allow solutions further up the waste hierarchy. Any spare capacity at Tyseley should be sold to neighbouring districts to convert their non-recyclable or non compatible materials, which might otherwise go into landfill, into energy.

One Local Authority/Partnership felt the waste section of the WMRSS covers a lot of detail that maybe better addressed in waste core strategies, rather than at the regional level. The advice in PPS10 paragraph 6 - 15 should be followed.

One Business highlighted the hazard presented by waste disposal and waste management sites, and in particular landfill sites, to aircraft and airports is the potential increase in bird activity, in the vicinity of the airport, due to the likely bird attractant features associated with waste disposal and landfill. Bird strikes are a major hazard and are also costly in terms of damage and delays to aircraft. Landfill should be seen as a method of last resort, for economic, environmental, social and Aerodrome Safeguarding (for sites within at least 13 kilometers of an airport) reasons.

Other strategies which respondents would like to see implemented were:

- The disposal of waste as close to its source as practical.
- The reduction of the amount of waste exported from the MUAs to the Shires.
- Positive policies to generate energy from waste and encourage the use of wind farms. (We are too dependent on imported fuel.)
- Policies to ensure the use of far less packaging and plastic.
- Standardise the method of collecting waste for re-use/recycling across the Region.
- Increase the kerbside collection of segregated waste for recycling.
-

Other concerns cited were:

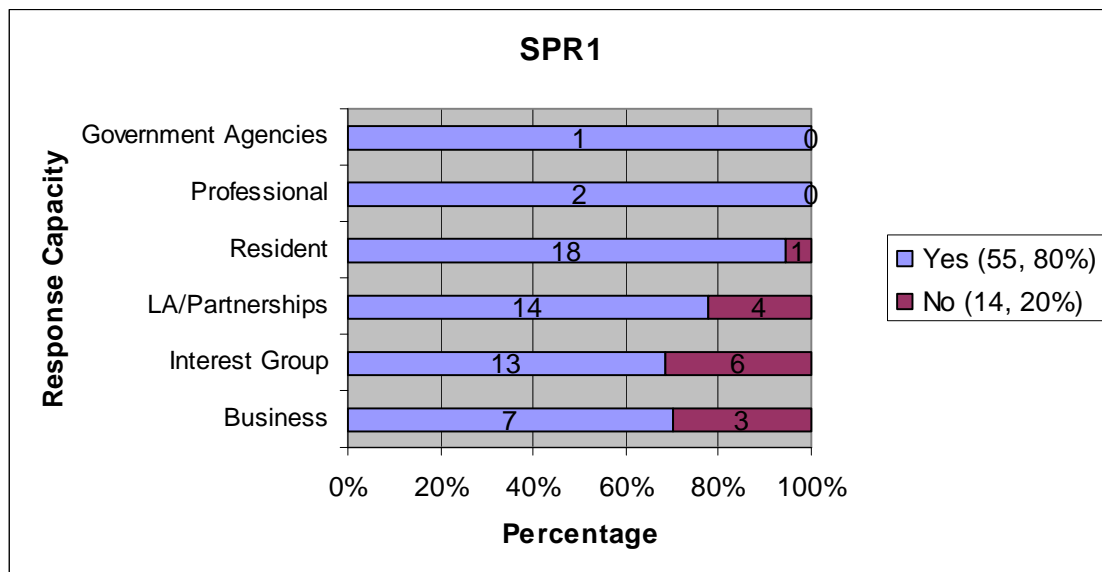
- On a localised level, the lack of recycling facilities in Solihull.
- The report deals with the disposal of waste, rather than policies to reduce waste.
- Lack of consideration within the document as to how future waste water should be dealt with.

SECTION 4

Spatial Options – Transport and Accessibility

Strategic Park & Ride

SPR1: Do you agree that the criteria on page 73 are the right criteria?



SPR2: If not what else should be considered?

(NB. analysis of questions combined because responses follow the same theme)

Key Issues (SPR1- 69; SPR2- 51)

The existing criteria for assessing Strategic Park & Ride (SPR) locations are broadly supported. Respondents repeatedly referred to sustainability criteria as an essential basis for assessment. Effective and convenient public transport interchanges was also viewed as being particularly important by many respondents. Greater consideration could also be given to linking to other modes of transport (i.e. walking, cycling) in deciding on the location and design of strategic sites. It was also noted by a few respondents that the appraisal of potential sites should extend to assessing site specific impacts on natural, built and historic assets the surrounding area. Respondents have also referred to particular locations that would support the potential of a SPR facility or sites they consider to be inappropriate (refer to detailed comments and the Matrix of Responses).

With regards to the suggestions for other criteria, these included:

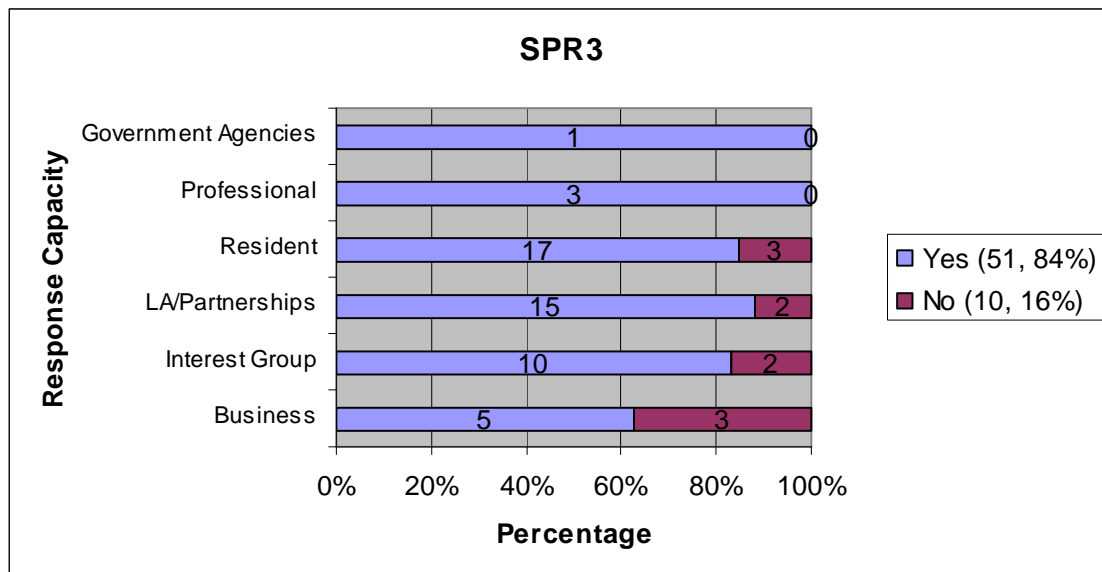
- Impacts on the surrounding and existing land uses, particularly in rural areas.

- Whether a SPR is a temporary measure until improved public transport facilities can be achieved.
- It was questioned whether improvements to existing public transport services would be a preferable option.
- Level of carbon dioxide emissions –aim should be to reduce the overall rate of emissions by reducing length of car journeys.
- Aim to minimise travel time and not add to traffic congestion.
- Opportunity for diversifying SPR land use i.e. car sharing during day and overnight lorry parking.

SPR3: Do you agree that Strategic Park and Ride locations may be categorised as “Edge of Major Urban Area” and “External Town”?

Key Issues (39)

Whilst there is support for the distinct categories for locating SPR (edge of MUA & external town) in the main, there was some concern that other areas which could potentially benefit from SPR may be disadvantaged if SPR were to be restricted to these two types of location. It was considered that there should be some flexibility for in-town SPR if they were assessed to be sustainable. Site selection should also be considered in a sub-regional context in relation to the MUAs and there may be scope to provide smaller facilities on the edge of all major towns based on identifiable need and capacity.



SPR4: Are the broad locations identified on page 74 the right ones, or should others be considered?

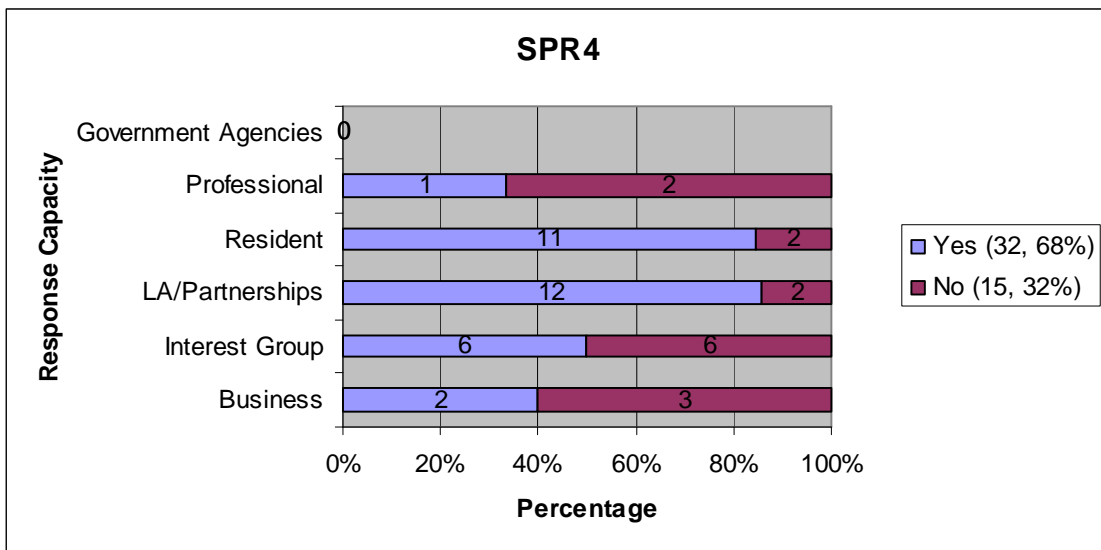
Key Issue (64)

With regards to the broad locations identified in the consultation document, most respondents were generally content that those were correct. However, it is evident that a number of respondents consider additional sites should be included to address areas

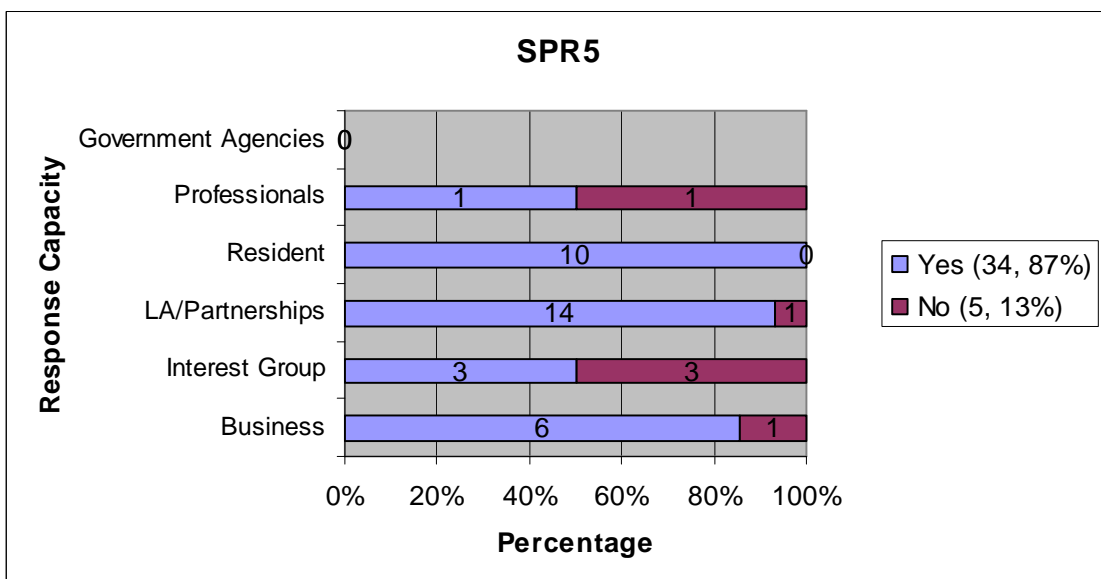
where there may be a deficiency including south-east of the MUA, the Black Country and North Staffordshire (refer to the Matrix of Responses for other examples).

Additional Issues

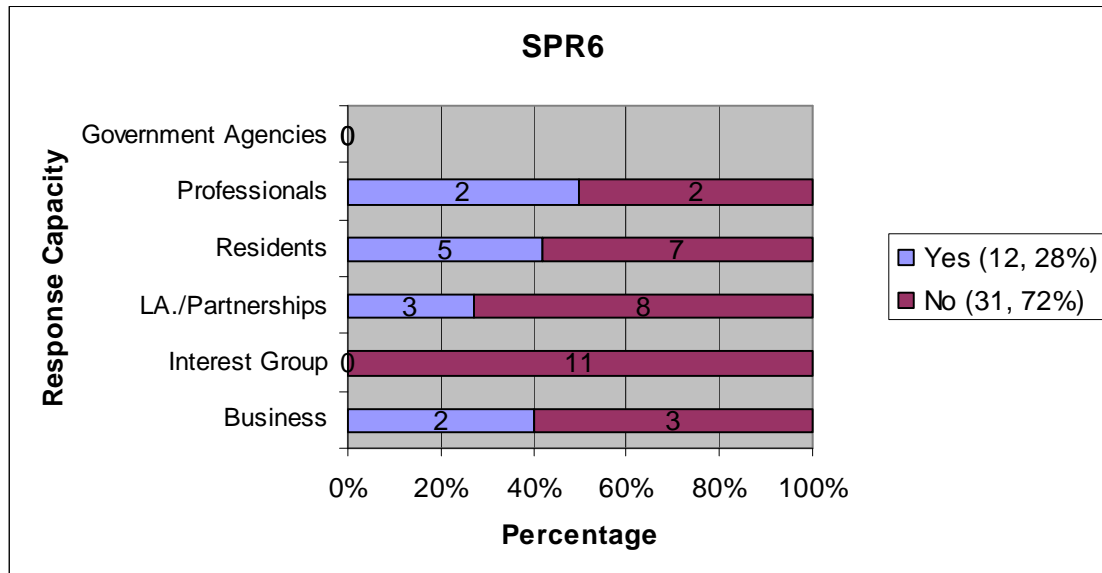
- Implications for SPR encroaching onto the greenbelt and increasing traffic volumes on local roads should be assessed.
- Public transport leg of SPR journeys should be the leg that covers the greatest distance.



SPR5: Do you agree that the “Target Destinations” within the Region are the Centres identified in WMRSS Policy PA11?



SPR6: Is London the only “Target Destination” outside the Region that should be accessed by Strategic Park and Ride or are there others?



SPR7: Are there opportunities for Strategic Park and Ride in the West Midlands to provide access to “Target Destinations” outside of the Region?

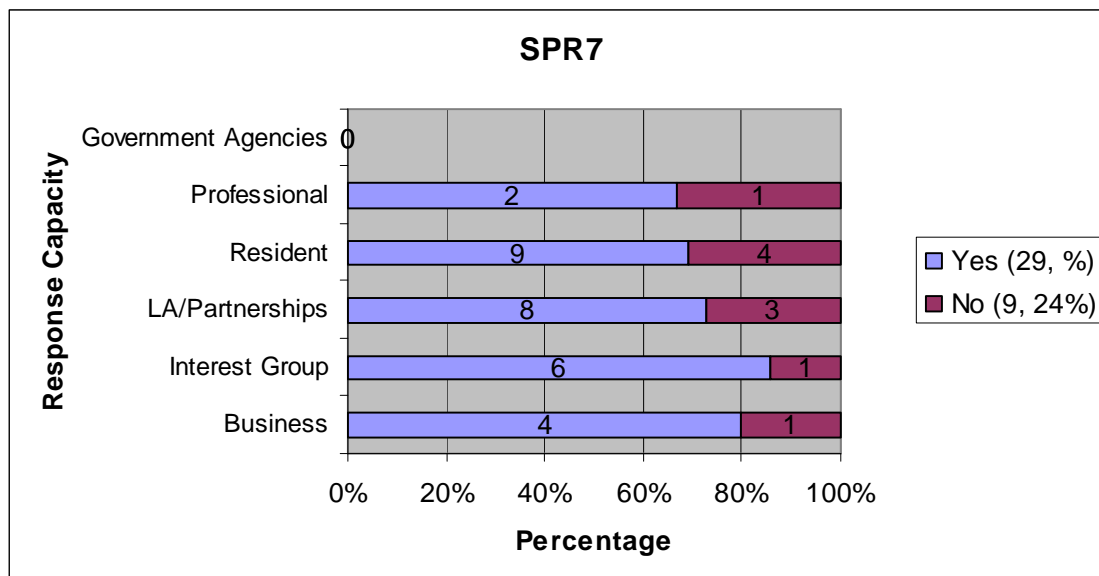
(NB. analysis of questions combined because responses follow the same theme)

Key Issues (SPR5- 38; SPR6- 57; SPR7- 41)

Respondents agree with the target destinations identified in Policy PA11. There is also clear support for the inclusion of MUAs, Birmingham International Airport and the NEC in this category. The use of target destinations provides a greater level of policy support for SPR facilities beyond the conurbation.

Suggested target destinations outside the region include: Manchester, Cardiff, Leeds, East Midlands Airport. More generally, some respondents considered that all major destinations that can be accessed by via main line train routes could be considered as target destinations.

Few respondents gave a clear view as to whether there are opportunities for SPR sites to provide access to other destinations outside of the city (refer to Matrix of Responses for summary of comments).



SPR 8: Which of the three approaches (Criteria Based, Location or Target Destinations) do you feel would best provide the guidance needed and why?

Key Issues (65)

There is no obvious preference emerging from the text responses as to which of the approaches would best provide the guidance needed, with slightly more favouring the criteria based approach over other options. Notably however, a number of respondents queried why the three approaches should be mutually exclusive and it was repeatedly suggested that a combination of the three options would prove useful in assessing the most appropriate location for SPR.

Of those respondents that supported the criteria based approach, it was considered that this would provide sufficient flexibility to account for localised variations across different districts. It was also suggested that adopting a set criteria allows for potential sites to be brought forward over the lifetime of the RSS. Of those who chose location as a preference, no clear reasoning was given. The target destination approach was seen to be beneficial because it provided greater scope for considering transport issues beyond the conurbation.

Additional Issues

- A more wide ranging assessment of SPR is required under a comprehensive review of 'transport hubs and interchanges'.
- SPR facilities should be utilised as lorry parking facilities during the night.
- Emphasis on improving transport links which offer an alternative transport mode to the car.

Car Parking Standards

PS1: Does the West Midlands need to have regionally specific parking standards that are different to those set out in the national guidelines?

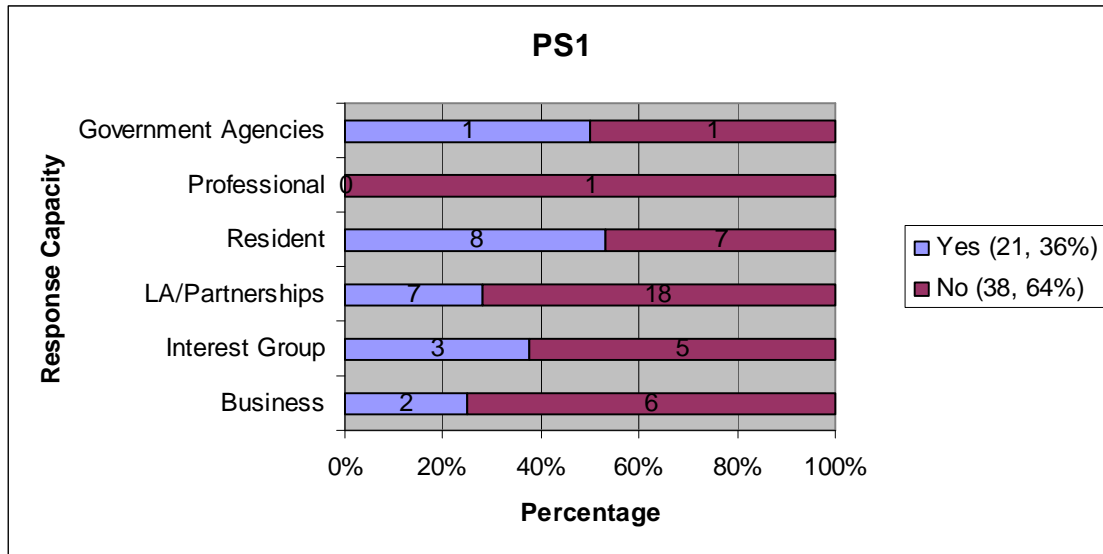
Key Issues (87)

There are a variety of views in respect of the need for the WMRSS to include regionally specific parking standards and there are identifiable distinctions between the different respondent capacities commenting. Notably, Local Authorities/Partnerships consider that the detailed parking standards not covered by national policy should be determined through the LDF strategy and SPG at the local level rather than at regional level. This would allow for a district's distinct circumstances to be accounted for. It was broadly suggested that some strategic guidance may be beneficial but that there should be sufficient flexibility to enable the LDFs to have sufficient regard to local circumstance and would provide a regional framework which reflects the nature and needs of the region.

Interest Groups generally considered that more stringent standards should be implemented to encourage reduced levels of car ownership and to achieve the regeneration objective of more sustainable communities. There was a consistent view that parking standards should restrict car use whilst improving public transport. Conversely, Business respondents were keen to ensure that the standards are not overly restrictive unless there are viable alternative means of sustainable transport. Otherwise restrictive parking standards could discourage businesses from locating in the strategic centres.

Additional Issues

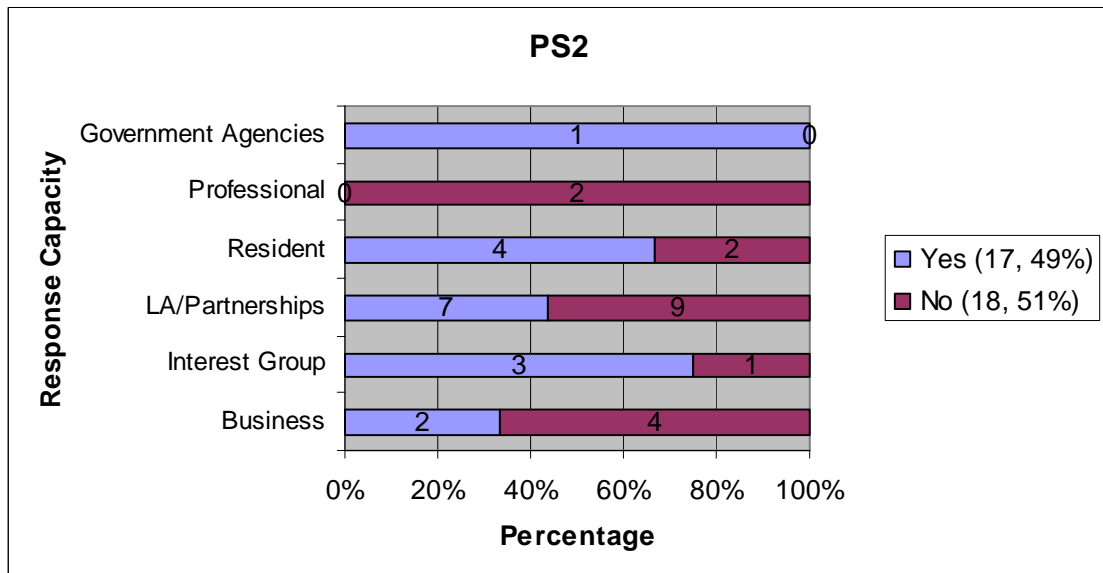
- RSS should require a full assessment of public transport accessibility by all new developments and increase requirements for developers to support public transport services to developments.
- Car parking can have a detrimental impact on flooding, reducing permeability of the ground and SuDs should be considered early in the planning process.
- Areas most in need of investment and improved infrastructure should not face further restrictions upon parking.
- Adequate parking should be provided for high technology and high value added business, creative industries and the tourism sector to encourage inward investment



PS2: Should regional parking standards be identified for land uses not included in national guidelines (PPG13: Transport) and if so which?

Key Issue (38)

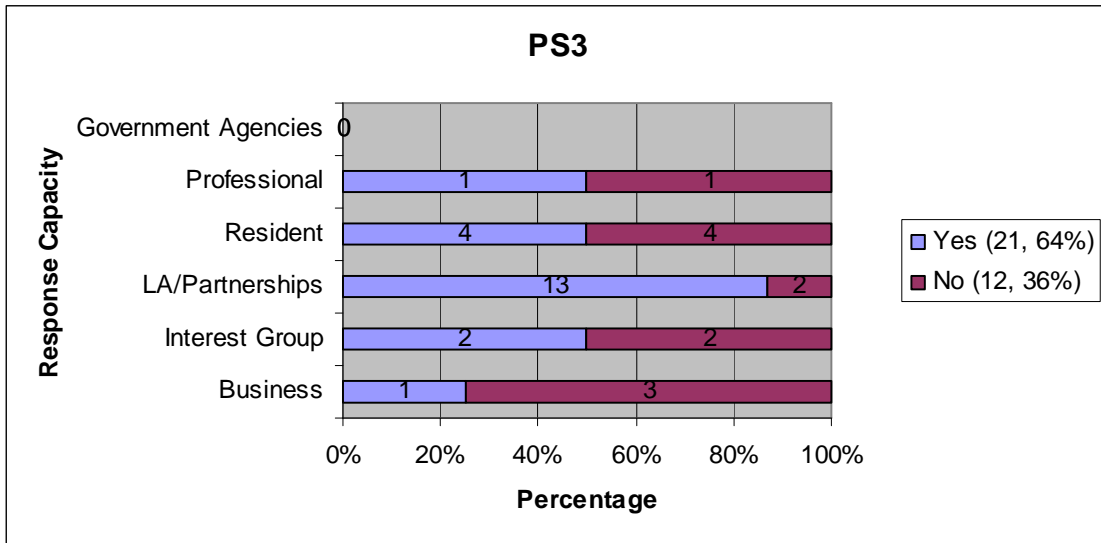
With regards to identifying regional parking standards not included in the national guidelines, there was no clear preference amongst respondents. Suggestions from a few respondents included mixed use developments and hospitals. It was also suggested that reduced standards should be implemented for land uses that relate to those economic sectors that are expected to grow in the region over the medium term.



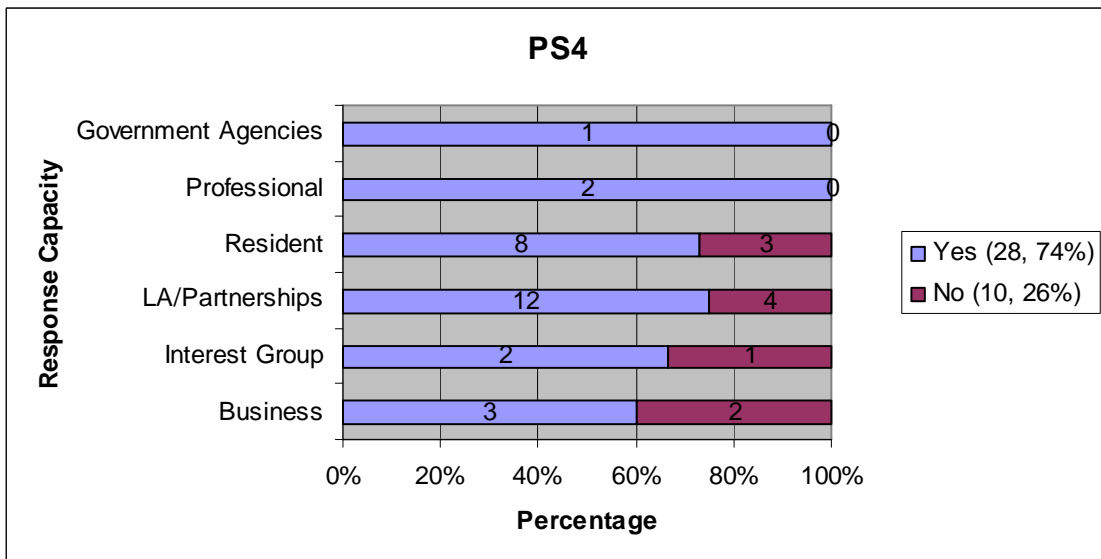
PS3: Should some parking standards only be defined in Local Development Frameworks, and if so which?

Key Issue (35)

There was consistent support for some parking standards to be defined only through the LDF process and a number of Local Authorities/Partnerships suggested that all parking standards should be identified in this way. It was generally considered that SPD are the most appropriate delivery mechanism for parking standards through the LDF.



PS4: Do you agree with these suggested criteria on page 76?



PS5: Should any other criteria be considered?

(NB. analysis of questions combined because responses follow the same theme)

Key Issues (PS4- 30; PS5- 19)

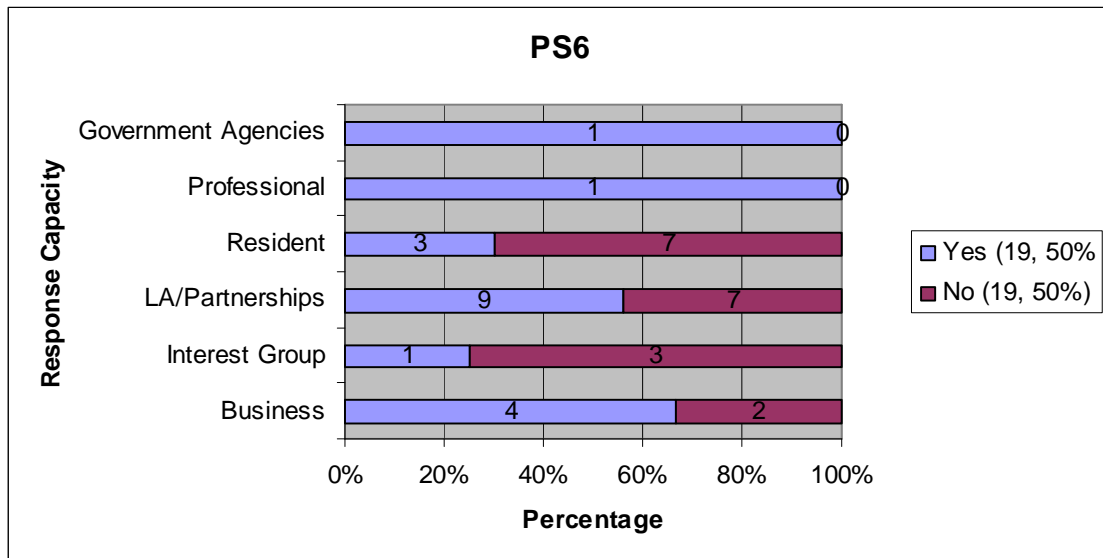
There was generally a low response rate to this criteria based approach so the results are limited. There seems to be broad support for the criteria identified amongst many respondents, with the 'availability of public transport' seen to be a key factor for consideration. It was also suggested by some respondents that the criteria be amended to include the consideration of environmental impacts.

A range of additional criteria were suggested for inclusion including environmental constraints and household type/tenure (refer to Matrix of Responses for full summary).

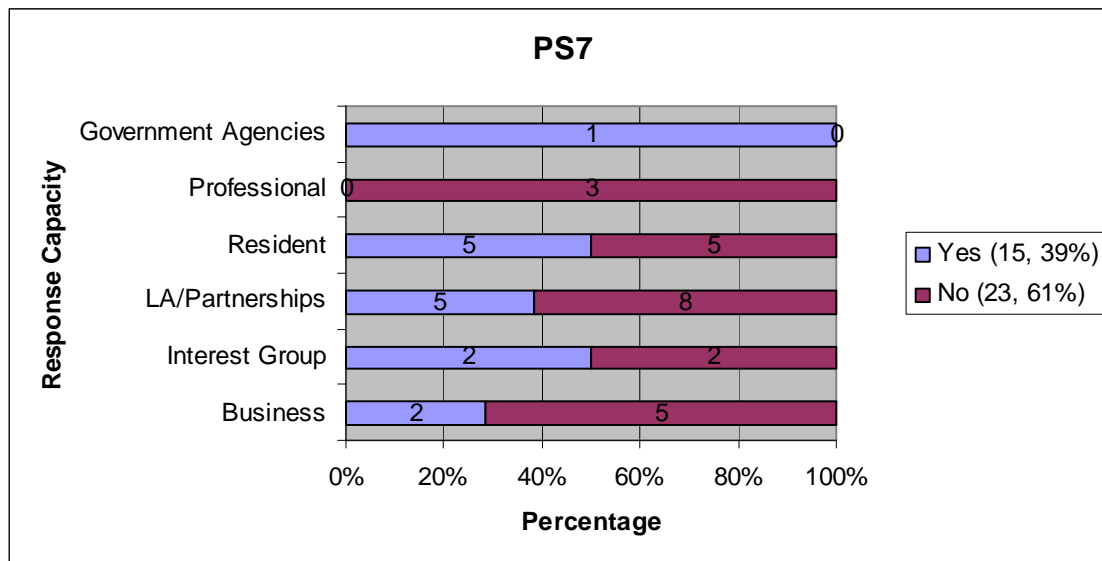
Additional Issues

- The criteria should not only be based on current public transport accessibility but also on future public transport improvements.
- Amend the wording of criteria 1 to read 'How accessible is the site by public transport, walking and cycling'
- There needs to be adequate provision as other modes of transport are not as efficient.
- Rural transport is important and rural communities will continue to rely on the car to access employment.
- High pricing of parking provision is an active deterrent to visitors to city centres.

PS6: Do you agree with the principle of dividing the Region into settlement types?



PS7: Do you agree with the definitions of the settlement types on page 76?



PS8: Do you agree with the 50% and 20% reductions?

(NB. analysis of questions combined because responses follow the same theme)

Key Issues (PS6- 34; PS7- 23; PS8- 25)

There was broad support amongst many respondents for the settlement characteristic approach but also some criticism that it is too rigid and simplistic. It is suggested that more flexibility is required to allow Local Authorities to localise their parking standards. The positive comments suggest that this approach recognises that a 'one size fits all' is not always appropriate and that it will promote consideration of where improved access by alternatives is required.

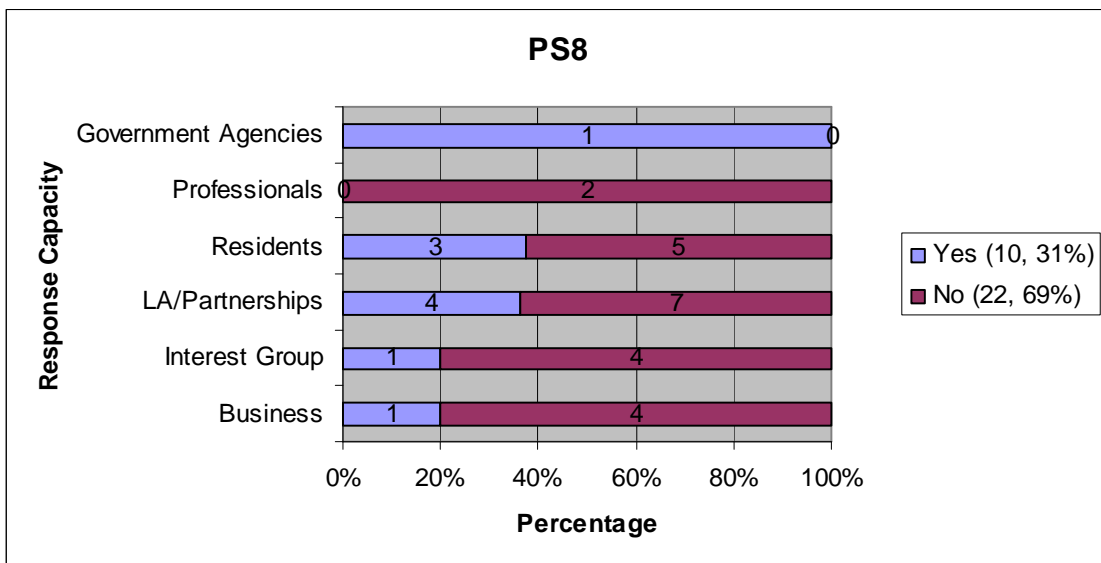
Objections to this approach from Local Authorities/Partnerships state that parking standards are a matter for local determination and it does not take sufficient account of local variation.

With regards to definitions of settlement types, there was concern that the definitions were too broad and did not adequately identify settlements which fall somewhere between Large urban Areas and Large City Centres.

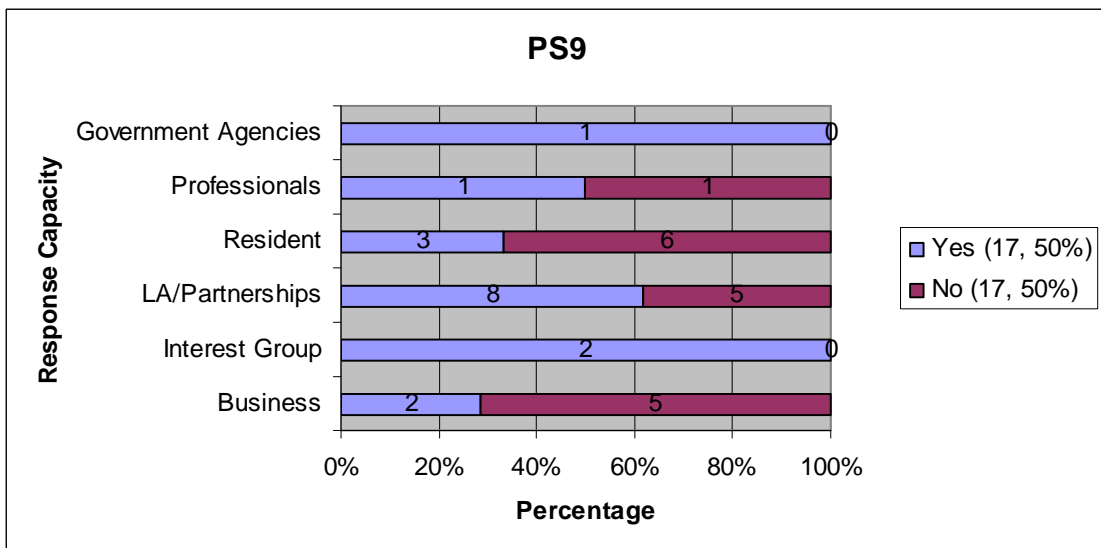
In setting target reductions beyond the national parking standards, there was limited support. Criticism includes the use of subjective figures rather than basing figures on a quantitative analysis. A blanket restriction may also discount any sub-regional or local variation in sustainability. Further attention should be given to the local context and differences between centres.

Additional Issues

- The definition of reasonable and comprehensive public transport systems would need to be considered in terms of what is an appropriate level for the settlement in question. The guidance should suggest criteria by which Local Authorities could determine this.
- Any reduction in parking will have a greater impact on smaller businesses than large chain stores.
- Levels are already too low for commercial sustainability in some circumstances.



PS9: Do you agree with the Local Accessibility approach on page 77?



PS10: Do you agree with the 50% and 20% reductions?

(NB. analysis of questions combined because responses follow the same theme)

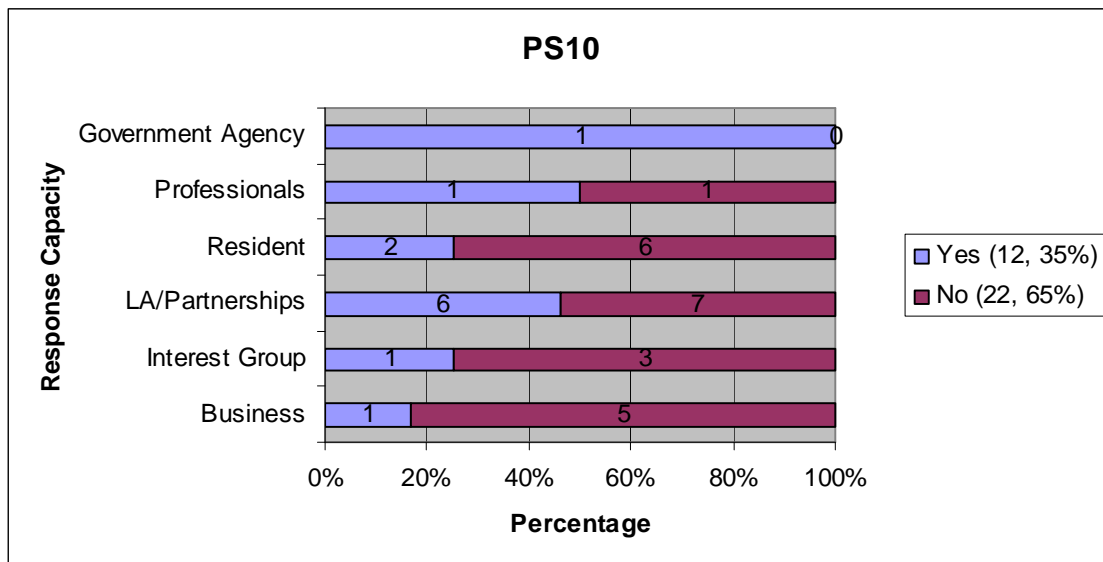
Key Issues (PS9- 30; PS10- 23)

The limitations of the local accessibility approach were highlighted by respondents and there were few who endorsed this approach unreservedly. The approach pays insufficient regard to walking and cycling as means of transport to the centres. Furthermore, it could incentivise development in less sustainable locations i.e. where public transport is poor, higher parking standards are warranted. A further concern identified is that the public transport accessibility level is being measured by current standards and takes no account of the potential improvements that could be made to the accessibility of the site. There is general concern that this approach does not place sufficient emphasis on encouraging public transport usage.

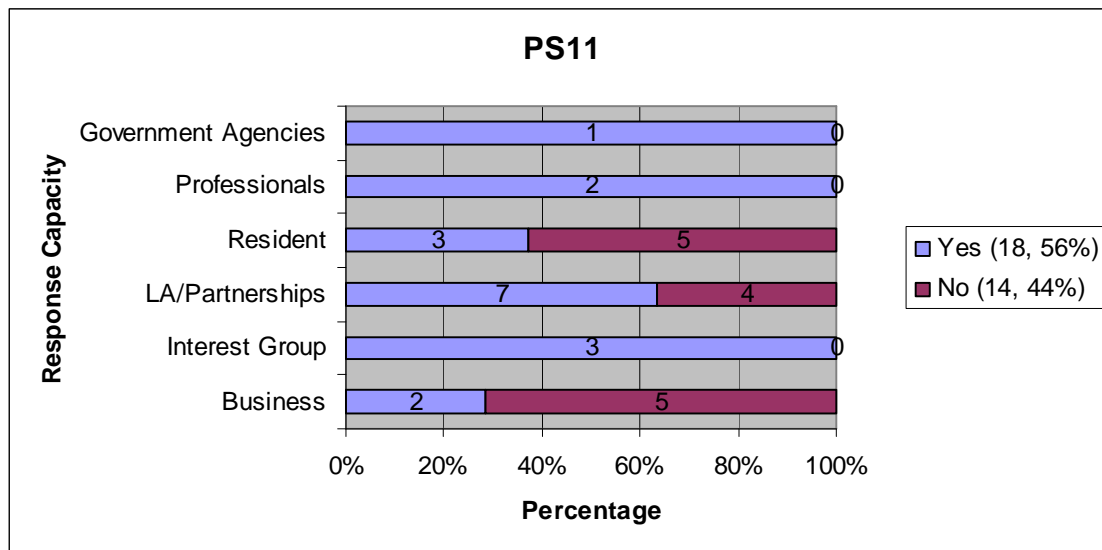
There was a small response in respect of comments on the proposed levels of reduction. There was limited support and recognition that public transport systems need to be in place. There is some concern that the levels are already too low but conversely other respondents consider that a significant reduction will be required to ensure improved sustainability.

Additional Issues

- The approach should be adapted to reflect local circumstance. What may be perceived as a poor journey time in the MUA may not be the same in the Shire districts.



PS11: Do you agree with this Site Specific Accessibility approach on page 77?



PS12: Do you agree that site specific considerations should result in a 50% or 20% reduction in provision?

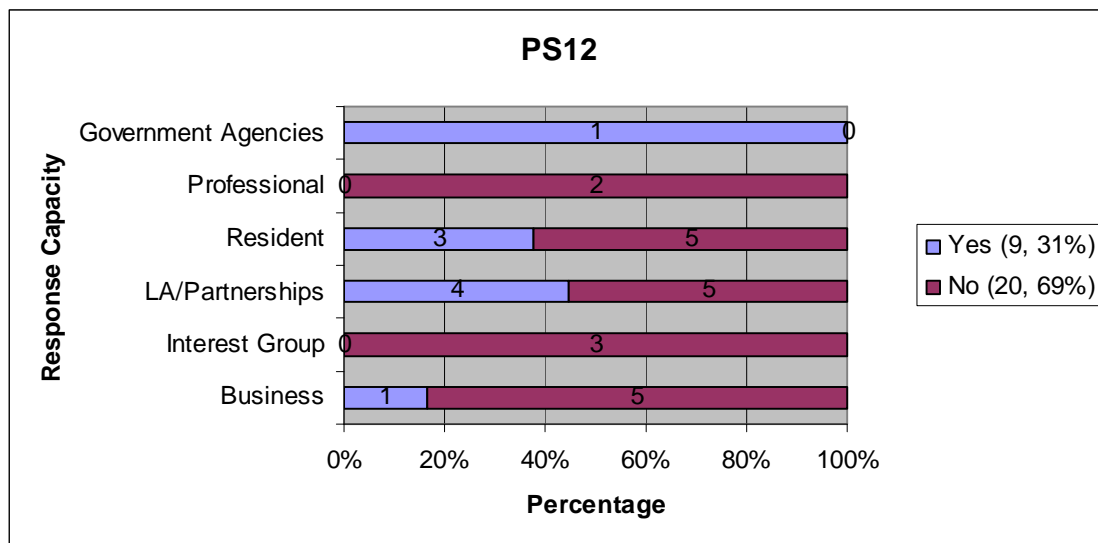
(NB. analysis of questions combined because responses follow the same theme)

Key Issues (PS11- 31; PS12- 24)

Site specific accessibility is considered to be a useful tool for assessing appropriate parking standards but has limitations that have been identified by some respondents. Professional respondents are concerned that the methodology focuses too heavily on journey time and does not account for the frequency or reliability of services nor the service coverage surrounding the centre. It is the view of Local Authorities/Partnerships that the tool has useful merits i.e. reflects passenger transport services and population within easy walking/cycling distance of a development.

Additional Issues

- Site specific considerations should seek a balance between accessibility of the site, provision of adequate parking to serve the development, objectives of the parking standards and the need to minimise congestion.
- Too simplistic- should depend on a range of criteria (proposed use, individual characteristics and frequency and quality of public transport).



Road User Charging

RUC1: Do you agree that the existing regional policy for Demand Management should remain the same until more is known on the outcome of the TIF work and the wider implication?

Key Issues (59)

There is clear support from most respondents for retaining the existing regional policy for demand management until the outcomes of the TIF study are released. Most respondents are cautious about implementing road user charging without the evidence base in place before the economic and social implications can be fully assessed. The ongoing studies that are being undertaken will be vital to provide informed evidence for the study. Changes to policy before this information is available would be premature.

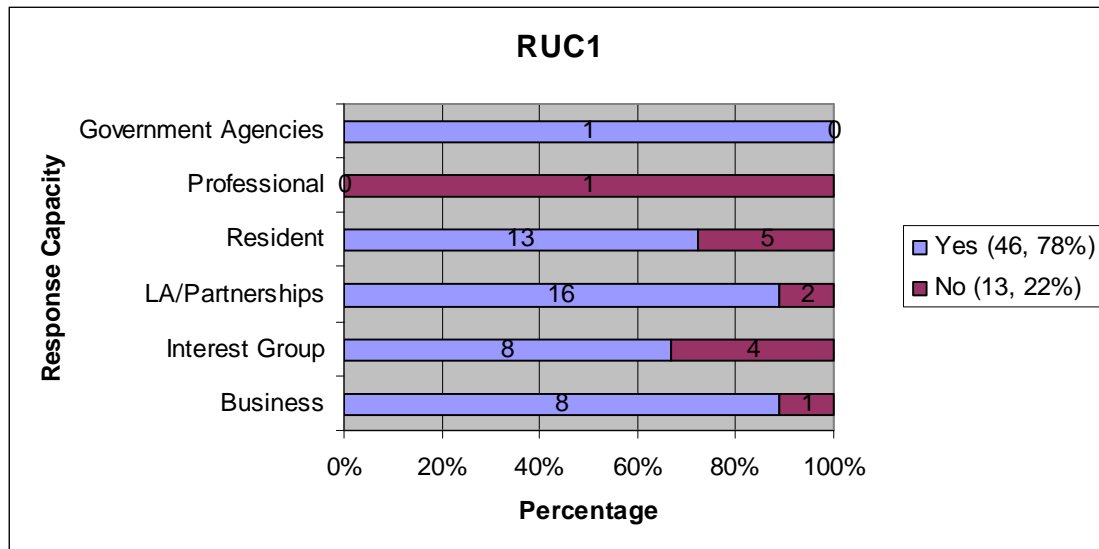
There is some concern that implementing demand management in certain parts of the region may be a disincentive for development and may discourage investment away from the areas in which it should be focused.

It was evident that most Residents oppose road user charging as a means of addressing congestion.

Additional Issues

- Further studies in the Shires are required to tackle the issue of demand management so that sub-regions do not become disadvantaged.
- There is little mention of improved public transport facilities.

- Policies that retain jobs and facilities in accessible locations for the population and encourage development within the MUAs will do more to reduce demand on road space than charging for its use.
- Road-user charging may cause displaced traffic from main arterial routes to inadequate minor roads, possibly through residential areas.



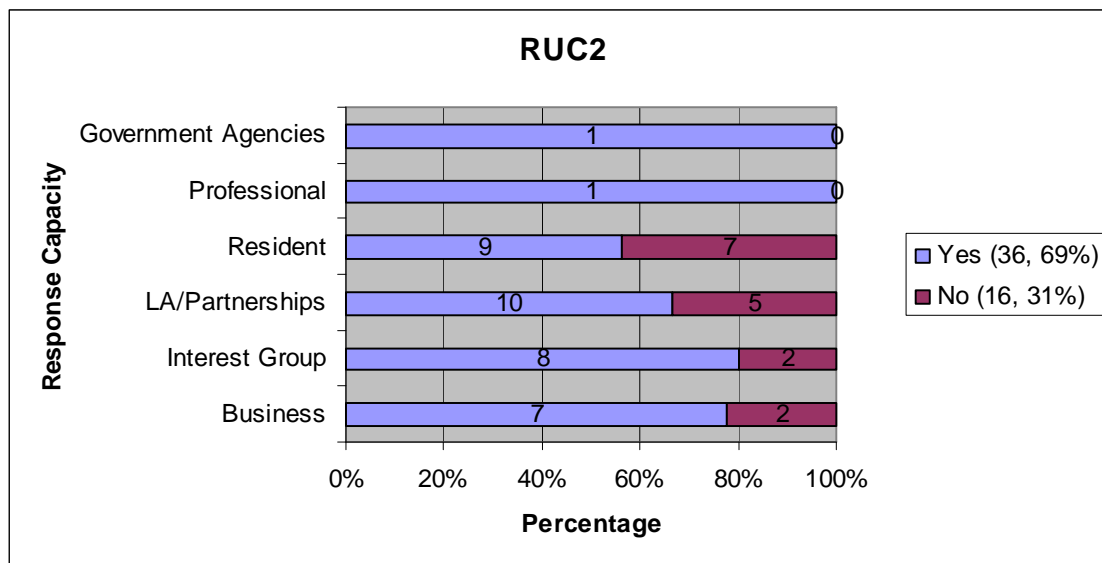
RUC2: Should the existing regional policy be changed to remove the reference to local charging schemes in the more congested city centres, such as Birmingham and include reference to the TIF and potential national scheme?

Key Issues (38)

A variety of opinions were expressed regarding the policy update for road user charging. Whilst not significant, the most common response acknowledged that the regional policy should reflect the most up-to-date data available and therefore the RSS should be amended to make reference to the pending TIF study conclusions and the inclusion of a reference to the potential national road charging scheme.

Additional Issues

- There is scope for a modest degree of road charging at the local level (i.e. tolling new trunk roads to secure financing or local congestion charges where public transport alternatives are available).
- Greater emphasis should be given to West Midlands Public Transport Systems.
- There is a need for local decision making in identifying whether or not road user charging should apply.



Role of Airports

A1: Do you have any comments on the suggested policy revision outlined on page 81?

Key Issues (94)

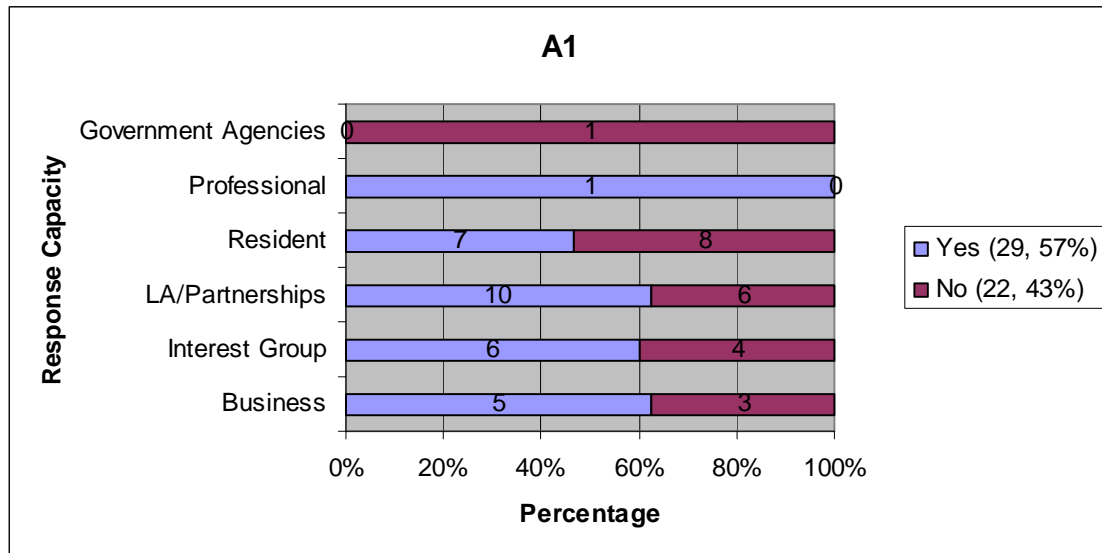
There was no clear consensus of support for the suggested policy revision. Not surprisingly Business respondents recognised the important role of airports as a gateway to the region and consider that expansion of BIA is crucial to ensuring the future economic success of the region. Local Authorities/Partnerships were in general agreement with the suggested policy revision and several noted the environmental benefits of residents utilising a local airport rather than travelling to more remote airports i.e. Stansted or Heathrow. It was noted that there is also support for limiting the role of Wolverhampton Airport and Coventry Airport amongst respondents generally.

Strong feeling amongst many Interest Group respondents, some Professionals and Government Agencies indicates that the negative social and environmental impacts of increasing the role of aviation within the region has not been adequately addressed in the policy, particularly in respect of climate change. There appears to have been no consideration of the indirect impacts of air traffic and many respondents seek greater policy guidance on the sustainability agenda in respect of airport expansion generally. It is stated that assumptions about the economic benefits of air travel need to be questioned and considered alongside health and economic costs of environmental degradation.

Additional Issues

- In respect of Wolverhampton Business Airport clearer definitions are required for the terms 'business' and 'general aviation' to avoid a wide range of interpretations.

- Debate over the future role of RAF Cosford has progressed and the WMRSS should address this issue in developing a preferred strategy for airport development.
- Improvements to road and rail links around the airport must be a priority to ensure that the region does not lose out to other regions.
- Expansion to BIA to improve frequency and the choice of long haul services should be a priority.



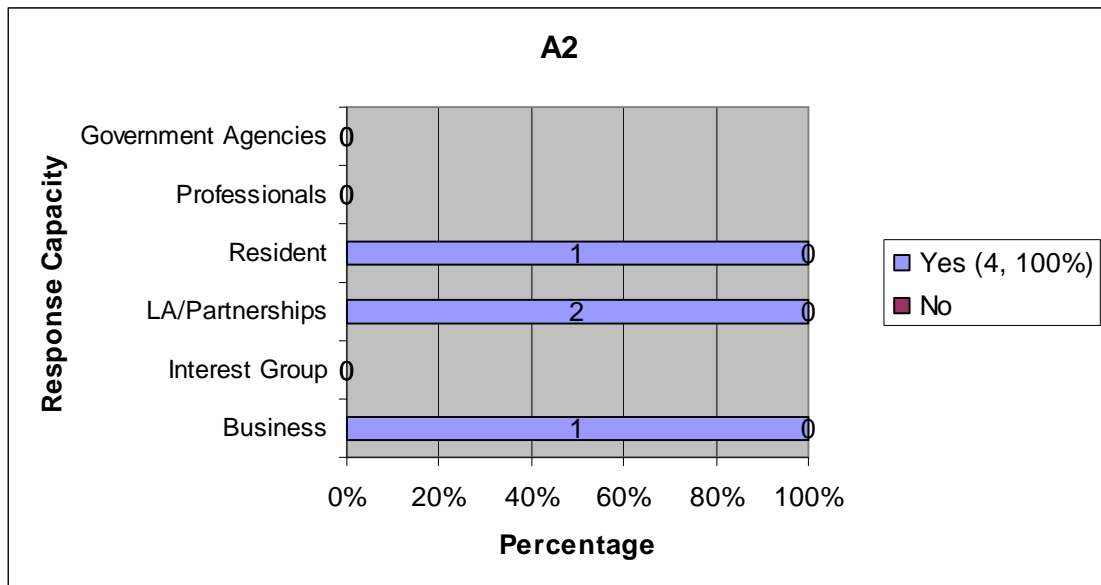
A2: What surface access modal split targets should be included in the WMRSS?

Key Issues (53)

There appeared to be some confusion amongst respondents regarding the form of the question, but of those who understood the meaning of the question, there was general support for providing a target modal split within the WMRSS. It was noted that a target could help to address the additional growth in traffic generated by the changes to airport policy. The most common percentage suggested by respondents was 25% for public transport, road and rail, in line with the long-term public transport target identified in the Air Transport White Paper. Higher targets were also proposed by several and there was support for increased targets for rail access.

Additional Issues

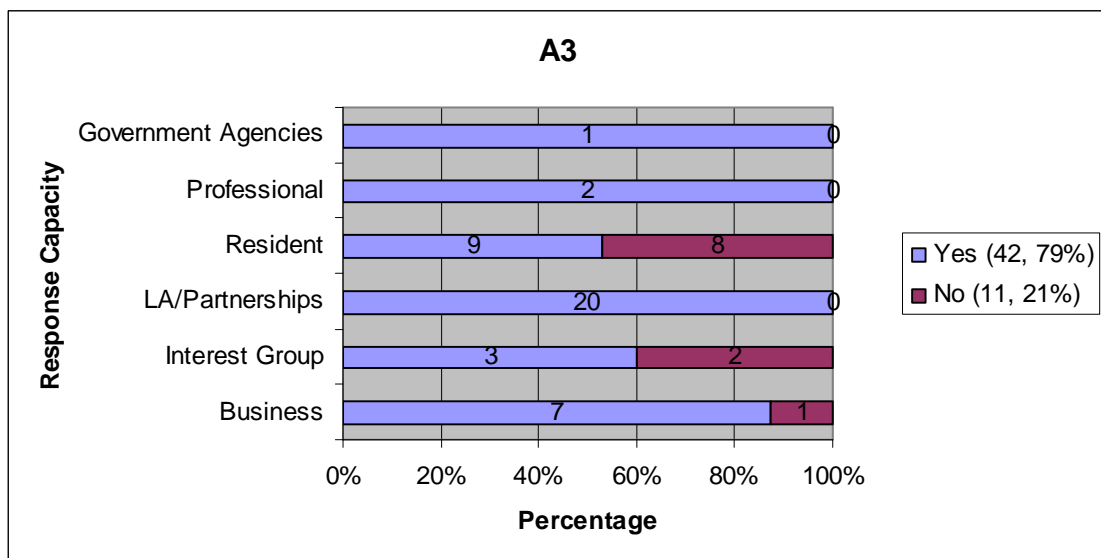
- It is difficult to quantify surface access modal split targets without the support of an adequate evidence base.
- Surface access modal split targets should reflect the targets in Birmingham International Airport's Draft Surface Access Strategy for passengers in 2012.
- A regional target would not be useful as it depends on the circumstances of each airport.



A3: Do you agree with the roles described on page 82 for each airport?

Key Issues (58)

Generally, these defined roles for each airport are considered to be acceptable amongst respondents, especially with regards to the restricted use of Wolverhampton Business Airport. However there are some respondents who resisted airport growth across the region and did not support physical expansion of any of the airports. There was a consistent objection to any expansion of Wolverhampton Business Airport and the removal of restrictions on jet aircraft. However, there was conflicting views about the merits of expanding both Birmingham and Coventry.



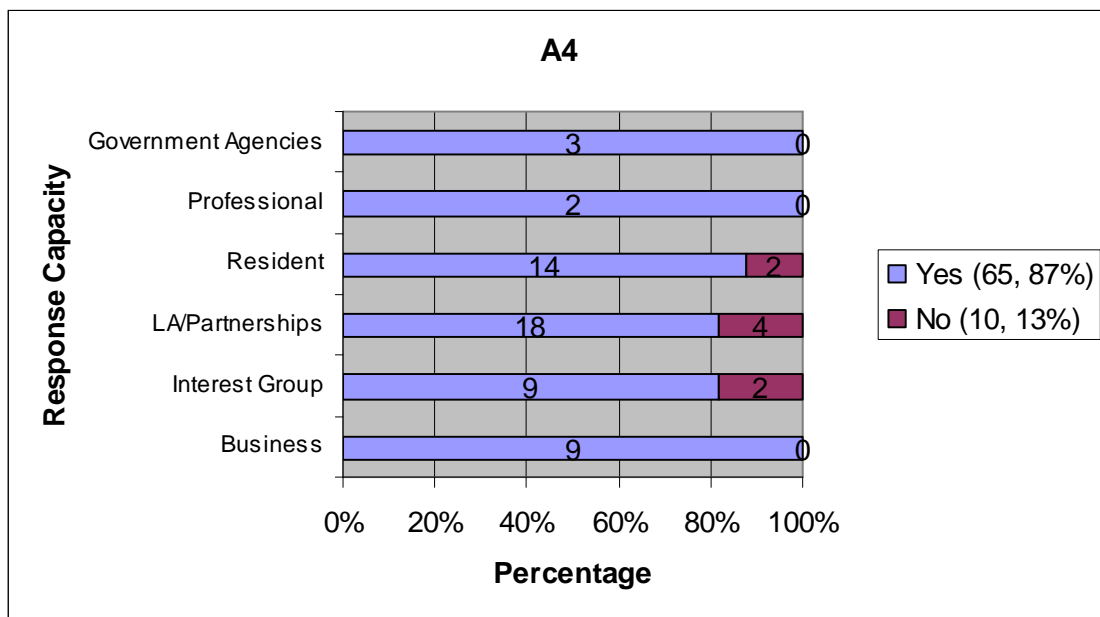
A4: Is the requirement for an ‘Airport Development Document’ an appropriate policy to include in the WMRSS?

Key Issues (57)

There is a consensus that all airports within the West Midlands should be required to prepare an Airport Development Document or similar masterplans that set clear objectives for airport management and development. In respect of the content of documents, it was suggested that the plans make a full assessment of the environmental impacts, including the impact on the region’s AONBs. Most Local Authorities/Partnerships endorse this masterplanning approach and consider that it would be beneficial to use the Airport Development Documents as an evidence base for their LDFs. However several Local Authorities/Partnerships stated that the masterplans should be informed by LDFs and not vice versa. Several other Local Authorities/Partnerships reject the proposals, suggesting that these details should be determined through the LDF process.

Additional Issue

- A clear policy that covers all airports is required so that there is consistency at the regional level.



A5: If an ‘Airport Development Document’ policy is not supported, then how else can the WMRSS manage the wider impacts of airport development?

Key Issue (42)

No clear preference has emerged from the responses in respect of how the WMRSS can manage the wider impacts of airport development if Airport Development Documents are not prepared.

The alternative measures suggested included the following.

- Maximising the use of sustainable transport to airports (Birmingham International Airport) and Coventry)
- Concentrate commercial activity at regional airports.
- Regional conformity process.

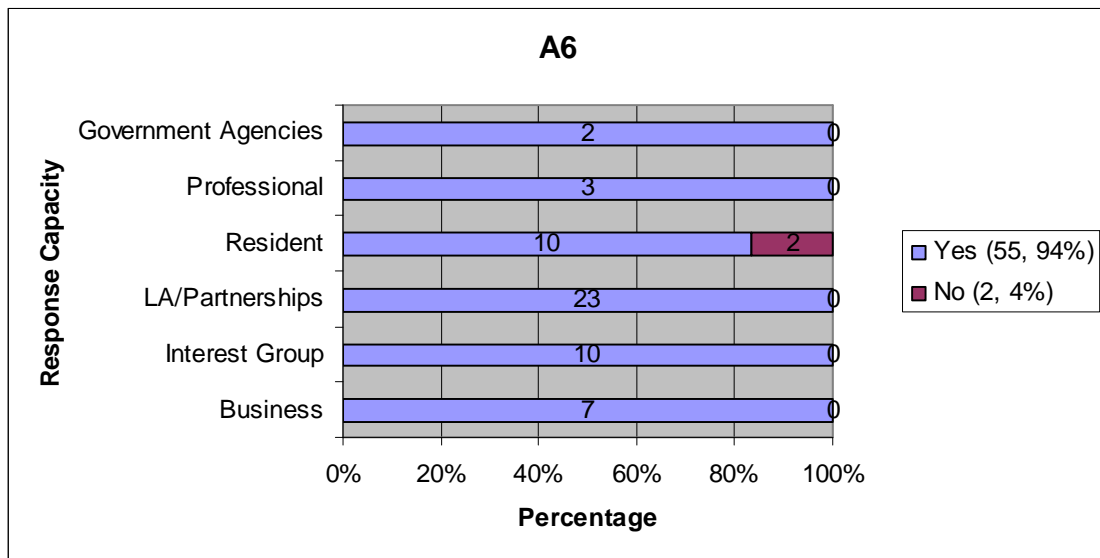
A6: Should the WMRSS include policies to deal with airport related cross-boundary planning issues?

Key Issue (41)

It is generally agreed that the WMRSS should include policies addressing cross-boundary issues for airports. The importance of cross-boundary travel is recognised given the influence that travel to other airports can have on the transport network in the region and this approach is endorsed.

Additional Issues

- This would need to be subject to a detailed evidence based approach, particularly in relation to surface access issues.
- The revised WMRSS needs to consider the expansion of Milton Keynes Growth Area which will increase demand for travel at BIA.
- The new WMRSS needs to recognise that it may be the only vehicle for co-ordinating policy on the overall impact of air transport. It should facilitate further debate about the wider impact of air travel.



General Transport Issues

Sustainability is at the forefront of many respondents concerns about transport development across the region. The impacts of carbon emissions and climate change impact generated by transport with regards to new development needs to be clearly articulated and be a key consideration in developing the preferred option.

Improvements to public transport are considered to be key. Improvements to infrastructure and the source of funding should be the first step as a determining factor in assessing the appropriate level of housing and employment development. There is uncertainty as to how the required infrastructure will be delivered to support the development options for growth as identified in the consultation document elsewhere. Improvements to the public transport systems (particularly buses and rail network) is widely considered to be a potential solution to reduce car travel and increase sustainable development. There are reported problems for rural communities accessing public transport and this could be addressed through the RSS.

Congestion is a real and increasing problem in the MUA and city centres and this is thought that this is likely to constrain the regeneration objectives of the WMRSS unless the issue is addressed. There is a need for a clear transport strategy at the regional level to support economic growth.

Refer to the Matrix of Responses for a summary of site specific transport issues raised by respondents.

SECTION 5

Other – non related to other 4 main topics

There is widespread concern across all sectors regarding Climate Change. While referred to in Phase 2, some respondents felt it has not been seriously or satisfactorily addressed within the Spatial Options document. A number of responses recommend that the RSS develop policy to address Climate Change ensuring it forms an integral part of the Preferred Option so that all new development aspires to the Government target to be zero carbon rated by 2016. There were also calls to reduce fossil fuel consumption, increase fuel efficiency and exploit renewable energy sources.

Another area of concern amongst many is the protection of the natural environment. Many endorsed the statement in the Report “Growth should avoid exceeding any thresholds beyond which an irreversible decline in environmental assets is triggered.” It was felt that if planned correctly, a Spatial Strategy should be adaptable if circumstances change. It should not be a document set in stone but should allow flexibility throughout the Region to adapt to environmental issues.

Other respondents felt the environmental implications of the Spatial Option had not been given due consideration and suggested the Region set a more realistic growth curve which is more acceptable to present global concerns.

A few cited the Peak District National Park as representing a major environmental and recreational asset and, as such, the needs and priorities of the Park should be appropriately reflected in the final West Midlands RSS.

Other identified areas of concern:

- The Process of Consultation
- Development in the MUAs versus Rural Areas
- Lack of Infrastructure
- Assessment of Flood Risk
- Future Water Supplies
- Mineral Resources

The Process of Consultation

There were a considerable number of responses regarding the Process of Consultation, particularly from Residents.

A number of responses expressed their concern that the Government is transferring planning powers to a “completely undemocratic body, the Regional Assembly”.

It was perceived that there had been a lack of public consultation throughout the Midlands, comparatively few people had been made aware of the report, and they therefore questioned the legality of the entire process. They felt the proposals will be carried through without adequate community involvement or even awareness, overriding

the wishes of local MPs and councils. Many felt their considered opinions would be disregarded or dismissed.

Concern was also evident amongst some respondents that interested bodies were not invited to respond to a named person, who could be held to account for incorporating responses to representations. It was felt that this did not engender confidence that stakeholders had a real role to play.

One Business felt it would have been useful to have a page for **all** the acronyms used, while an interest group counted at least 29 different abbreviations. They also felt that the map at the back was difficult to follow due to the use of shades of one colour. Furthermore, a section for general comments would have been useful.

Some Residents were concerned at the cost implications of the Options Document. The cost of postage alone was £1.50 and they felt it was a waste of public money when all they wanted was information that was relevant, in this instance, to Worcester.

Numerous respondents found the questionnaire “intimidating” and appeared designed to deter feedback. This is borne out by the fact the majority of respondents, particularly residents, did not use the questionnaire to convey their response. Other adjectives for the questionnaire were “impenetrable”, “complicated”, and “incomprehensible” and some felt that it was biased with heavily loaded questions and offered no opportunity for respondents to express their opinion. The consultation process was therefore seen by many as having the “appearance of engaging parties, but was subject to conditions, inadequate timescales and artificial choices, which in practice deny real and effective input and influence over the plans that have been published.” It should be noted that many of these responses were very strongly worded.

Development of the MUAs versus Rural Areas

Many responses support the urban renaissance strategy of the current RSS, in particular to bring forward derelict and Brownfield land as a priority in the MUAs. Regeneration of city/town centres should always be the priority instead of creating centres on Greenfield sites. Improving existing infrastructure (rather than constructing new) is supported.

However there was concern amongst many that the level of development in the Preferred Option will inevitably encroach on the countryside which one Local Authorities/Partnership sees as an “irreplaceable asset which makes an invaluable contribution to the health and welfare of local residents, as well as attracting tourists and thus adding to the local economy.” Many held the view that, the countryside is a vital food supply source and farmland needs to be robustly protected, both for its food production capacity, its growing future role in the production of bio fuels and in the necessity to reduce food miles.

Some respondents felt there was a substantial change in the balance of new development between the MUAs, and other parts of the Region envisaged within the current WMRSS and as such will reduce the ability to slow down and stem the decentralisation of population from the MUAs, a key principle of the WMRSS. It will only be possible to improve the balance of development if more urban capacity can be found within the MUAs. One Interest Group believes that outward migration has left Coventry

with a poorly balanced socio-economic mix as affluent families move into the neighbouring towns and villages of Warwickshire, while a resident felt that Shrewsbury has expanded out of all recognition and has sprawled extensively to the detriment of the town's local distinctiveness.

Although the designation of Major Urban Areas was seen as a useful tool of regional significance, one Local Authority felt that it would give rise to problems if applied in an inflexible and overly prescriptive manner.

Lack of Infrastructure

There is widespread concern as to whether the local and regional infrastructure (perceived by many as currently inadequate) will be able to service the levels of housing growth set out in the Report. Some respondents felt there was an element of blackmailing the public by only offering to improve the infrastructure if the plans are approved to build houses and businesses on green belt sites.

Sites for housing should also consider accessibility to employment, education and services.

Assessment of Flood Risk

There were concerns regarding flood risk in a few responses from the Professional and Residents' sector.

While other RSS consultations contain explicit policies requiring the proposed spatial distribution of homes to include an assessment of flood risk, one Professional respondent was disappointed that the West Midlands RSS does not include any such policy recommendation.

Another Professional underlined that despite the West Midlands having a relatively low percentage of land in Flood Zones, flooding is a significant issue in several of the towns identified as regional foci. Even in areas with flood defences, such as Burton upon Trent, there remains a residual risk of flooding in extreme weather events or as a result of defence failure. It is important that areas identified for growth have sufficient sites outside the flood plain. Furthermore, it was seen as important that any new sites should not increase the demand for new defences or increase the flood risk further downstream.

Future Water Supplies

There was some disappointment amongst respondents that the RSS does not explicitly consider the issues around water and sewerage service provision that arise from the spatial options being implemented, as all options will inevitably put considerable pressure on the water environment. One Professional emphasised the need, therefore, to align Water Company plans with the RSS so that the new waste infrastructure can be planned and developed in advance of the long term demand from new housing.

Mineral Resources

It was noted amongst the Professional Sector and Local Authorities/Partnerships that there was no reference to the location of mineral resource allocations in the document. Mineral Policy Guidelines stipulates in both policy and practice guides that Regional Planning Boards (RPBs) should take into account the distribution and quantum of mineral sources.

There were calls for mineral extraction in the Peak District National Park to be reduced.

Some comments on Individual Geographical Areas:

Concerns regarding the proposed development in Worcester gave rise to the largest number of responses, particularly amongst the Residents Sector. One of the main areas of concern was that the character of Worcester would be irreparably damaged by the level of development proposed and the pressure it would place on public services. The Worcester Royal Hospital, which now has 40% less beds, was mentioned numerous times. Also at the forefront of residents' minds were the risk of flooding, the transport infrastructure and the supply capacity of gas, water (which is taken from the River Severn), sewage and electricity to meet any further increase in demand.

One Resident felt that Worcester cannot compete with Birmingham in terms of a shopping experience, so its "market town status should be concentrated upon in the heart of England's countryside".

One Local Authority/Partnership considered that the figure of new housing for the Malvern Hills under Option 2 (6,300) would place further strain on an already overloaded infrastructure.

One Interest Group called for a new Green Belt to be created to ensure protection from overdevelopment of the area surrounding Telford.

One Local Authority/Partnership expressed the importance of preserving the current green corridor between the Black Country and The Potteries. It should not be allowed to become a single massive conurbation.

One Resident believes the inhabitants of Bromsgrove do not want technology buildings.

Miscellaneous Comments:

There were also calls for the RSS Revision process to focus on matters of truly regional significance and not unnecessarily stray into areas of concern or policy-making that can reasonably be left to local direction. Furthermore, the report was perceived to consider topics in isolation, without presenting a coherent option of a spatial strategy for the region.

There is no discussion in the Spatial Option surrounding cultural activity. The Arts, Culture and Tourism should form a Preferred Option.

Many MOD facilities make a significant contribution to local economies and nearby communities.

One resident expressed his concern regarding the current classification of garden sites as Brownfield sites.

There should be more opportunities for the greater use of wood for energy, construction and wood recycling.

Immigration should be more tightly controlled, particularly illegal immigration, thus reducing the need for more housing. The Spatial Options document was also criticised for failing to recognise the inherent lack of sustainability of continuing to allow second home ownership and not addressing the issue of vacant homes.

Appendix A

List of Respondents by Response Reference

(Nb. Some references appear to be missing but they have been removed from the database because they are duplicates)

Ref No.	Last Name	First Name	Response Capacity
1	Miller	Robert	Resident
2	National Air Traffic Services		Professional
3	Broadway Parish Council		LA/Partnership
4	Bannerman	Judith	Resident
5	Hill	Carolyn	Resident
6	Cookhill Parish Council		LA/Partnership
7	Sampson	Fiona	Resident
8	Rogers	Mrs J.	Resident
9	Shrank (Shrewsbury Town Centre Residents Association)	DR Alan B	Resident
10	Thomas	Patric	Resident
11	Clarke	D.R.	Resident
12	University of Wolverhampton		Professional
13	Marsh	J	Resident
14	Evans	Glynis	Resident
15	Davies	John	Resident
16	Salloway	E.	Resident
17	Nuneaton (Civic Trust) Society		Interest Group
18	Benham	A R	Resident
19	Dixon	Maria	Resident
20	Taylor	Doris M	Resident
21	Barnfield	Fred	Resident
22	Lorentzen	N	Resident
23	Napthan	Mike	Resident
24	Wolverhampton City Council		LA/Partnership
25	Tulitt	Simon	Resident
26	Premier Places New Homes		Business
27	Trains Back on the Tracks		Interest Group
28	Yorkshire Forward		Govnt Agency/Org
29	Barnacle	Nigel	Resident
30	Sharpe	R.G.	Resident
31	Rowe	Suzy	Resident
32	Aratoon	Peter	Resident
33	Whilton	Julie	Resident
34	Wall, James and Davies Solicitors		Business
35	Jones MP	Lynne	Govnt Agency/Org
36	Nuneaton Club for Young People Ltd.		Interest Group
37	Fabricant MP	Michael	Govnt Agency/Org
38	Bell	Robert	Resident
39	Holden (the Revd)	Rita	Resident
40	Bowater	Julie	Resident
41	Sims	Terry	Resident
42	Blackwood	Karen	Resident
43	Davies	Warren	Resident
44	Davies	Karen	Resident
45	Hedley	John	Resident
46	Perks	Claire	Resident
47	Carlyle	R M	Resident
48	Pyke	D.W.	Resident
49	Parker	M.J.	Resident
50	Marsh	J	Resident
51	Anson	Cynthia	Resident
52	Jones	Deborah	Resident
53	Storr	Suzanne	Resident
54	Warner	Alan and Joan	Resident
55	Smallman	Robert	Resident
56	Hall	Phillip	Resident
57	Goodenough	A.C.	Resident

58	Tyler	Mike	Resident
59	West Midlands Safari Park C/O Chartered Town Planners		Professional
60	Beesley	Mrs J.	Resident
61	Stephens	M.G. and E.	Resident
62	Beard	Veronica	Resident
63	Franklin	Anne and Bert	Resident
64	Simkin	John and Joy	Resident
65	Edwards	Shaun	Resident
66	Pemberton	Mr C.	Resident
67	Field	Mr & Mrs	Resident
68	Beales	K	Resident
69	Bairly	Elaine	Resident
70	Kirk	J.	Resident
71	Devane-Porter	William and Anna	Resident
72	Bowles	R.S.	Resident
73	Ager	Peter	Resident
74	Leach	Philip	Resident
75	Collins	Patricia	Resident
76	Mansell	Mr & Mrs	Resident
77	Burrows	E.D.	Resident
78	Button	Nick, Julie & Emily	Resident
79	Baily	George	Resident
80	Bailey	Claire	Resident
81	Bailey	Phil	Resident
82		Unclear	Resident
83	Crouch	Paul	Resident
84	Smith	Mrs M.	Resident
85	Hallam	Chris	Resident
86	Bannerman	Annita J.	Resident
87	Ladywood Healthy Living Centre		Business
88	Farman	Christopher John	Resident
89	Galassini	Wendy	Resident
90	Chapman	Barbara	Resident
91	Whitmore	Mrs S.J.	Resident
92		Unclear	Resident
93	Horwood	John	Resident
94	Bicknall	Mrs C	Resident
95	Murphy	Sam	Resident
96	Davies	I.A.	Resident
97	Williams	M.W.	Resident
98	Nash	Mr & Mrs A J	Resident
99	Beckwith	Mr GJ & Mrs M	Resident
100		Unclear	Resident
101	Murphy	Miss K	Resident
102		Unclear	Resident
103	Farbrother	K	Resident
104	Lawrence	Elizabeth	Resident
105	Gregg & Edwards	P.E. & R.D.	Resident
106	Botterell	Paul F	Resident
107	Briggs & Bosworth	Colin & A.K.	Resident
108	Wells	Leonard	Resident
109	Hundley	Jill & Norman	Resident
110	Mills	Dudley & Lillian	Resident
111	Scrivener	Joyce	Resident
112	Nicholls	J M	Resident
113	Mobkich	Anita	Resident
114	O'Leary	M K	Resident
115	Whatmough	Philip C	Resident
116	Kidney MP	David	Govnt Agency/Org
117	Jackson	S C	Resident

118	Watkins	M	Resident
119	Towman	Joanna	Resident
120	Taylor	Mary L	Resident
121	Horton	Martin & Margaret	Resident
122	Townrow	C J	Resident
123	Johnson	H M	Resident
124	Bial	E	Resident
125	Marshman	G	Resident
126	Cliff	S F	Resident
127	Byatt	Joyce and Jeffrey	Resident
128	Elson	R J	Resident
129	Johnstone	F	Resident
130	Cook	Peter J	Resident
131	Fulcher	Joy and Eric	Resident
132	McAllister	Jean	Resident
133	Rowley	DT & BA	Resident
134	Myers	Tim	Resident
135	Hastings	Brian & Val	Resident
136	Briggs	G W	Resident
137	Allen	D	Resident
138	Moss	R F	Resident
139	Hughes	G M	Resident
140	Bates	Dorothea E	Resident
141	Flowers	Cllr Brenda	Resident
142	Herd	R J	Resident
143	Clarke	Paul	Resident
144	Thompson	P L	Resident
145	Cook	Wendy	Resident
146	Collins	JW and VA	Resident
147	Charnley	J W	Resident
148		Unclear	Resident
149	Milton	G & D M	Resident
150	Boyce	David	Resident
151	Basford	James, Janet & Alexander	Resident
152	Smith	W & SE	Resident
153	Bostridge	C	Resident
154	Davis	Rachel	Resident
155	Edwards	T J	Resident
156	Offenham Parish Council		LA/Partnership
157	Ingestre with Tixall Parish Council		LA/Partnership
158	Fladbury Parish Council		LA/Partnership
159	Boyce	Pauline	Resident
160	Sazimpton	Sybil	Resident
161	Ellis and Teer	Jean and Paul	Resident
162	Herring	H	Resident
163	George	J K	Resident
164	Scanlon	G e	Resident
165	Mackinnon	Janet	Resident
166	Simmonds	Trevor	Resident
167	Bump		Interest Group
168	Rugby Liberal Democrats		Interest Group
169	Hall	G M	Resident
170	West Midlands Estates Ltd		Business
171	No contact details		Resident
172	Paul	John	Resident
173	Taylor	Lisa	Resident
174	Hussell	Simon	Resident
175	Dew	Will	Resident
176	Dew	Will, Paula & Briony	Resident
177	Turtle	Mr & Mrs A D	Resident

178	Grant	Kenneth J	Resident
179	Chaddesley Corbett Parish Council		LA/Partnership
180	Moule	M	Resident
181	Jones	Mr & Mrs R	Resident
182	Walker	Joyce P	Resident
183	Tyler	J.R.	Resident
184	Williams	Daphne	Resident
185	Elkins	D.B.	Resident
186	Pritchard	Geoffrey	Resident
187	Wetton	Pauline	Resident
188	Wetton	Robert	Resident
189		Unclear	Resident
190	Benjamin	Rachel	Resident
191	Hander	Mrs Margaret	Resident
192	Tyler	Mr. M. F.	Resident
193	Sewell	Mrs. P. A.	Resident
194	Jones	Deborah	Resident
195	Wimpenny	J. S.	Resident
196		Resident	Resident
197	Pritchard	Vivian	Resident
198	Peter	Stefan	Resident
199	Jackson	Peter	Resident
200	Hagley Parish Council		LA/Partnership
201	Link	Daphne	Resident
202	Huges	Margaret H.	Resident
203	Whitehouse	M.A. & J.M.	Resident
204	Hanson	J.E.	Resident
205	Link	Percy J.R.	Resident
206	Davison	G.J. & R.M.	Resident
207	Williams	Wendy	Resident
208	Scrivener	S.H.	Resident
209	Shepherd	A.J. & B.D.	Resident
210	Tringham	J.R.	Resident
211		Unclear	Resident
212	Fletcher	Sarah	Resident
213	Blandford	Mrs and Mrs R.W.	Resident
214	Maysey	William	Resident
215	Norton	P.S. & M.E.	Resident
216	Sharp	Mr and Mrs M.	Resident
217	Harvey	Mrs Miriam Anne	Resident
218	Baker	Mrs M.A.	Resident
219	Parkinson	The Rev. George	Resident
220	Hunt	Wendy	Resident
221	Sheridan	Brenda	Resident
222		Unclear	Resident
223	Planning & Land Consultants		Professional
224	Phillpott	John	Resident
225	The Theatres Trust		Interest Group
226	Benjamin	John	Resident
227		Unclear	Resident
228	Pash	Charlotte	Resident
229	Blackwood	Karen and Ian	Resident
230	Fraser	Ian	Resident
231	Sutton Maddock Parish Council		LA/Partnership
232	Brassington	Mark	Resident
233	Rees	Mr. M.B.	Resident
234	Rees	M.B.	Resident
235	Reynolds	M	Resident
236		Unclear	Resident
237	Dunn	G	Resident

238	Fryer	D	Resident
239	Dunn	Carlo	Resident
240	Richards	B	Resident
241	Kay	Elizabeth	Resident
242	Bathe	R	Resident
243	Coupland	E	Resident
244	Court	Alan	Resident
245	Institution of Civil Engineers		Professional
246	Whittington	Peter	Resident
247	Pemberton	Carl	Resident
248	Pearce	Ted	Resident
249	Tiller	Lorraine	Resident
250	Mintrim	Dawn	Resident
251	Romsley Parish Coucil		LA/Partnership
252	O'Donnell	C	Resident
253	Coldicott	Alan	Resident
254	Breeze	Stuart	Resident
255	Morris	Dr P	Resident
256	Jackson	Stephen	Resident
257	Jackson	Margaret	Resident
258	Cartwright	J	Resident
259	Court	J	Resident
260	Atkinson	Naomi	Resident
261	Croxton	Richard	Resident
262	Taylor	S	Resident
263	Levett	Betty	Resident
264	Rose	James	Resident
265	Hughes	R	Resident
266	Thomas	Richard	Resident
267	Morris	Tracey	Resident
268	Knight	T	Resident
269	George	V	Resident
270	Hyrons	Jo	Resident
271	Leggatt	Judith	Resident
272	Shrawley Parish Council		LA/Partnership
273	Huxter	P	Resident
274	Woodwand	Mr & Mrs	Resident
275	Wood	Dorothy and Gordon	Resident
276	Peart	R T	Resident
277	Smith	Johannna	Resident
278	Flandwicke	Joan	Resident
279	Ailkin	Eilean	Resident
280	Powell	Michael	Resident
281	Hewlett	S M	Resident
282	Newport (Shropshire) Town Council		LA/Partnership
283	Royal Leamington Town Council		LA/Partnership
284	Hardwick	Robin	Resident
285	Arbury Estate C/O Smiths Gore		Professional
286	Mackinnon	Janet	Resident
287	Martin Robeson Planning Practice		Professional
288	Rose	David	Resident
289	Rose	Susan Joan	Resident
290	Godfrey	Graham	Resident
291	Barnacle	N	Resident
292	Stallard	Ann	Resident
293	Fudger	A W & F M C	Resident
294	Molyneux	E A	Resident
295	Craddock	Paul	Resident
296	Stephens	Jonathan	Resident
297	Edward	Eileen	Resident

298	Poole	K B	Resident
299	Ayrton	John & Julia	Resident
300	Brant	C T	Resident
301	Jacobs	M H	Resident
302	Taylor	Heather	Resident
303	gordon	J & H	Resident
304	Keeble	J	Resident
305	Guarlford Parish Council		LA/Partnership
306	Earl's Court Farm Action Group		Interest Group
307	McDavallans	Sophie	Resident
308	Green	C	Resident
309	McAllister	Stephen	Resident
310	Packwood	Barbara	Resident
311	Stevenson	Katie	Resident
312	Butt	J	Resident
313	Butt	E A	Resident
314	Caffrey	P & J L	Resident
315	Griffiths	Freda	Resident
316	Newman	Janet	Resident
317	Heart of Birmingham PCT		LA/Partnership
318	Angell	G	Resident
319	White	Pamela	Resident
320	Goulding	M	Resident
321	Deanshaw (Balsall Common Village Residents Association)	David	Resident
322	Hagley Parish Council		LA/Partnership
323	Metcalfe	Beryl	Resident
324	Webster	Karen	Resident
325	Reeves	Maggie	Resident
326	WALC County Committee		LA/Partnership
327	Pulsford	John	Resident
328	Nash	S	Resident
329	Grigg	Sandra	Resident
330	Hill	Mr & Mrs	Resident
331	Kineman	D	Resident
332	Peak District National Park Authority		LA/Partnership
333	Pailton Parish Council		LA/Partnership
334	West Midlands Regional Woodland & Forestry Forum		Interest Group
335	West Mids Forestry Framework		Interest Group
336	South Derbyshire District Council		LA/Partnership
337	Rushwick Parish Council		LA/Partnership
338	Birmingham	Paul	Resident
339	Headless Cross Neighbourhood Group		Interest Group
340	White Ladies Aston Parish Council		LA/Partnership
341	Taylor	R	Resident
342	Lichfield Civic Society		Interest Group
343	Dyer	S	Resident
344	Hewlett	T	Resident
345	Westaway	Dawn	Resident
346	Pebworth Parish Council		LA/Partnership
347	Marston Thompson	M	Resident
348	Honeybourne Parish Council		LA/Partnership
349	Rugby Town Centre Company Chairman		Business
350	Carbury	A	Resident
351	Hall	Jacqui & Russell	Resident
352	Mosforth	Jeff	Resident
353	Hills	Martyn	Resident
354	Pawson	Fiona	Resident
355	Road Haulage Association		Interest Group
356	Sumpner	Mike	Resident
357	Architect		Business

358	Solihull Metropolitan Borough Council		LA/Partnership
359	Pershore Town Council		LA/Partnership
360	Stratford Voice		Interest Group
361	Burton upon Trent Civic Society		Interest Group
362	Conway	Gary	Resident
363	Ramblers' Association		Interest Group
364	Veolia es Birmingham Ltd		Business
365	Willis	A	Resident
366	Lawley & Overdale Parish Council		LA/Partnership
367	Hemming	Graham	Resident
368	Brain	Mary	Resident
369	Wood	Margaret	Resident
370	Leeson	Anthony	Resident
371	Gardner	L	Resident
372	Vale	M	Resident
373	Lowe	J	Resident
374	Dix	J	Resident
375	Ashworth	C	Resident
376	Ball	Susan	Resident
377	Hill	M	Resident
378	Yapp	D	Resident
379	Weet	G	Resident
380	Saunders	J	Resident
381		Unclear	Resident
382	Whittington Parish Council		LA/Partnership
383	Thorpe-Smith	Barry	Resident
384	Green	J	Resident
385	Northamptonshire County Council		LA/Partnership
386	Ludlow	Jo	Resident
387	Scott	Martin	Resident
388	Layland	S	Resident
389	Marsh	J	Resident
390	Hackett	Tim	Resident
391	Elliott	D	Resident
392	Defence Estates Operations North		Professional
393	The Tipton & Coseley Building Society		Business
394	Knighton on Teme Parish Council		LA/Partnership
395	Wallace JP	Lady C	Resident
396	Kentish	M	Resident
397	Spencer	C	Resident
398	Moore	V	Resident
399	Freeman	B	Resident
400	Partridge	G	Resident
401	Knibb	D	Resident
402	Westaway	E	Resident
403	Drinkwater	Peter	Resident
404	Cranston	Ian	Resident
405	Mason	E	Resident
406	Cook	O	Resident
407	The Gallery & Picture Framing at Bevere		Business
408	Blunt	Kathryn	Resident
409	McGrawn	David	Resident
410	Hunt	Doris	Resident
411	Bridges	Alexandra	Resident
412	Elliot	J	Resident
413	Elliot	G	Resident
414	Townley	W	Resident
415	Westaway	P	Resident
416	Pearson MP	Ian	Govnt Agency/Org
417	Evens	R	Resident

418	Herefordshire Council		LA/Partnership
419	Hallow Parish Council		LA/Partnership
420	Tanworth-in-Arden Parish Council		LA/Partnership
421	Ruby	Peter	Resident
422	Woodlands/Heath Action Group		Interest Group
423	Worcester Forum for Older People		Interest Group
424	Sanders	S	Resident
425	Salisbury	D	Resident
426	Glossop	Mark	Resident
427	Malby	J	Resident
428	Browning	E	Resident
429	Drinkwater	C	Resident
430	Harris	S	Resident
431	Baldacchino	J	Resident
432	Coombs	A	Resident
433	Coombs	S	Resident
434	Hodgetts	Brian	Resident
435	Drinkwater	Peter	Resident
436	Guy	Andrew	Resident
437	Braithwaite	Susanna	Resident
438	Thatcher	Paul	Resident
439	Rice	E	Resident
440	Carter	C	Resident
441	Carter	Jenny	Resident
442	Chard	Neil David	Resident
443	Watkins	IJ	Resident
444	Bryant	M	Resident
445	Bunger	S	Resident
446	Chater	Sarah	Resident
447	Dalton	WH	Resident
448	Maylor	Patricia	Resident
449	Matthews	Audrey	Resident
450	Price	Edmund	Resident
451	Stokes	J	Resident
452	Hanson	Paul & Alison	Resident
453	Jones	NA	Resident
454		Unclear	Resident
455	Waller	J	Resident
456	Campaign to Protect Rural England		Interest Group
457	Tubby	Ann & Jack	Resident
458		Unclear	Resident
459	Hastings	Brian E	Resident
460	Hastings	Valerie	Resident
461	Lock	CL	Resident
462	Eccles	P	Resident
463	Waghorn	Ew	Resident
464	Bretford Parish Council		LA/Partnership
465	Walker	M	Resident
466	Droitwich Spa Town Council		LA/Partnership
467	Sanford	M A	Resident
468	Kingston	Martin	Resident
469	Evesham Town Council		LA/Partnership
470	B.Millichip Sports C/O Planning Prospects Ltd		Business
471	Woolterton	R F	Resident
472	Sanders	Delyse	Resident
473	Browning	J	Resident
474	Shropshire Hills Area of Outstanding Natural Beaut		Interest Group
475	Forrest	Alan	Resident
476	Rugby Friends of the Earth		Interest Group
477	Crest Nicholson Midlands C/O Stoneleigh Planning		Professional

478	Health Planning and Development Agency		Interest Group
479	Worcestershire County Council		LA/Partnership
480	WM Registered Social Landlords C/O Tetlow King Pl.		Professional
481	Ripple Parish Council		LA/Partnership
482	Moody	John	Resident
483	Hale	Mr & Mrs	Resident
484	North and Middle Littleton Parish Council		LA/Partnership
485	Homer	Christopher	Resident
486	Rugby Team Ministry		Interest Group
487	Powell	M	Resident
488	Brooke	J	Resident
489	Powell	C	Resident
490	Powell	M	Resident
491	Seddon (Tidbury Green Residents Association)	Peter	Resident
492	Styler	J	Resident
493	Brooke	Kevin	Resident
494	Prindezis	Catherine	Resident
495	Sole	Lionel	Resident
496	Knight	John	Resident
497	Alrewas Conservation Group		Interest Group
498	Knapton	Ruth	Resident
499	Croudace Strategic Ltd		Professional
500	Turberfield	M	Resident
501	Drinkwater	Cllr Mary	Resident
503	Lea	Richard	Resident
504	Sinclair	John	Resident
505	Turberfield	J	Resident
506	Firmin	P	Resident
507	Dewhurst	W	Resident
508	Warwickshire Rural Community Council		Interest Group
509	Howard Painter & Company Ltd		Business
510	Lattey	J	Resident
511	Forestry Commission		Interest Group
512	Warwickshire County Council		LA/Partnership
513	J C Bamford Excavators Ltd.		Business
514	Kenswick and Wichenford Parish Council		LA/Partnership
515	Much Wenlock Civic Society		Interest Group
516	Guy	Francis	Resident
517	Eyre	Liz	Resident
518	Bigwood Associates Ltd		Business
519	Everett	A	Resident
520	British Holiday and Home Parks Association Ltd.		Interest Group
521	Studley Parish Council		LA/Partnership
522	Rowe	Evelyn	Resident
523	Rowe	Andrew	Resident
524	Taylor	T	Resident
525	Baker	Gragam	Resident
526	Lewis	J	Resident
527	Clapperton	Richard	Resident
528	Harrison	Janet	Resident
529	Kingston & Dormston Parish Council		LA/Partnership
530	Naunton Beauchamp Parish Council		LA/Partnership
531	Nether Whitacre Parish Council		LA/Partnership
532	Rushton Hickman Ltd		Business
533	Hudson	Maureen	Resident
534	Atkinson	Paul	Resident
535	Holt Parish Council		LA/Partnership
536	Ruddell	M	Resident
538	Pester	Michael	Resident
539	Stanley	Lisa	Resident

540	Norton-Juxta-Kempsey Parish Council		LA/Partnership
541	The Broadway Trust		Interest Group
542	Westgate	Tonira	Resident
543	Sherwood	AD	Resident
544	Coutts	John	Resident
545	Bovis Homes Ltd C/O Star Planning & Development		Professional
546	Crowhurst	Alan	Resident
547	Tamworth Borough Council		LA/Partnership
548	Staffordshire Wildlife Trust		Interest Group
549	Campbell	Neil	Resident
551	Brown	Julie	Resident
552	Rider	M.C.	Resident
553	Wells	Diane	Resident
554	Breakwell	Sarah and Richard	Resident
555	WWF UK Midlands Office		Interest Group
556	Stafford Borough Council		LA/Partnership
557	South Shropshire District Council		LA/Partnership
558	Stafford Borough Partnership (Economic Task Group)		LA/Partnership
559	Old Road Securities PLC		Business
561	Bloor Homes		Professional
562	Planning, Economy & Performance		LA/Partnership
563	Atherstone Civic Society		Interest Group
564	Davison	B	Resident
565	Davison	B	Resident
566	Saint - Gobain		Business
567	Wedd	M. W	Resident
568	Wersocki	Heather	Resident
569	West Midlands Amenity Societies Association		Interest Group
571	Conservation for Alrewas Group		Interest Group
572	South Shropshire District Council		LA/Partnership
573	Wilson	Mr Michael	Resident
574	Old Road Securities PLC		Business
575	Pieda	Barbara	Resident
576	Cheater	R	Resident
577	Monks Kirby Parish Council		LA/Partnership
579	Bryant	Colonel J.H.	Resident
580	Pershore Town Council		LA/Partnership
581	Bryant	Colonel J.H.	Resident
582	West Midlands Brownfield Land Working Group		Professional
583	Pershore town council		LA/Partnership
584	Stafford Borough Partnership (Economic Task Group)		Interest Group
585	Pershore Town Council		LA/Partnership
586	South West Regional Assembly		Govnt Agency/Org
587	Government Office for the West Midlands		Govnt Agency/Org
588	Tolnai	Mr J A	Resident
589	Payne	Miss W K	Resident
590	Sutton	P.C.	Resident
591	Sutton	P.A.	Resident
592	Tainty	P.A.	Resident
593	Smith	J.S.	Resident
594	Martin	B.R.	Resident
595	Moxon	K G	Resident
596	Moxon	H M	Resident
597	Stanely	Mr & Mrs P.J.	Resident
598	Clarke	Sally-Anne	Resident
599	Briggs	D.R.	Resident
600	Carter	Mrs C.A.	Resident
601	Tanner	Jill	Resident
602	Gibbs family		Resident
603	Preece	Jonh and Ann	Resident

604	Lander	Joan	Resident
605	Jeffs	Mrs Muriel	Resident
606	Westaway	Mr David J.	Resident
607	Williams	Keith	Resident
610	Hampton-in-Arden Society		Interest Group
611	Savills - Hephher Dixon Planning & Regeneration		Professional
612	Bowen	Maureen	Resident
613	Bowen	I.	Resident
615	Conservation for Alrewas Group		Interest Group
616	Conservation for Alrewas Group		Interest Group
617	Grinnell	Marlene	Resident
618	Defford and Besford P.C.		LA/Partnership
620	CT Planning		Professional
621	Broadway Traders Association		Interest Group
624	Smith	D.S. & Mrs S.J.	Resident
625	Roger Coy Partnership		Professional
626	Sinclair	Mrs S N	Resident
627	Smith	Mr D F	Resident
628	Smith	B	Resident
629	Warwick District Council		LA/Partnership
631	Smith	V	Resident
632	Stourport-On-Severn Town Council		LA/Partnership
633	Bobbington Parish Council		LA/Partnership
634	Whitnash Town Council		LA/Partnership
635	Baker & Family	R A	Resident
637	Weeford Parish Council		LA/Partnership
638	Essington Park Ltd c/o Tweedale Ltd		Professional
639	I. M. Properties		Professional
640	The Rowney Green Association		Interest Group
642	Campaign to Protect Rural England		Interest Group
643	Jones	Mr. K	Resident
644	Bromyard & Winslow Town Council		LA/Partnership
645	Marston's PLC		Business
646	Worcestershire County Council		LA/Partnership
647	Hanbury Parish Council		LA/Partnership
648	Lower Broadheath Parish Council		LA/Partnership
650	Chesterhouse Properties c/o Framptons		Professional
651	Wolfe	Andrew	Resident
652	JJ Gallagher C/O Stoneleigh Planning		Professional
653	Atherstone Town Council		LA/Partnership
654	Mercia Waste Management C/O Axis		Professional
655	Spencer (Dorridge & District Residents Association)	Ian	Resident
656	Tamworth Council for Voluntary Service		Interest Group
657	Akzo Nobel UK Limited		Business
658	CDS Development Services Ltd		Business
659	Westfield Shoppingtowns Ltd C/O RPS Planning		Business
660	Hedger	Yvonne	Resident
661	The National Trust		Interest Group
662	Lichfield District Housing Partnership		LA/Partnership
663	SITA C/O Axis		Professional
664	West Midlands Regional Health Partnership		LA/Partnership
665	Asbury	Howard	Resident
666	City of Stoke on Trent Community and Adult Services		Interest Group
667	Atherstone Town Council		LA/Partnership
668	Network Rail		Professional
669	Martin Robeson Planning Practice		Professional
670	Codsall Parish Council		LA/Partnership
671	Hicks	Richard	Resident
672	Evelyn Wilson	John Upton	Resident
673	Mahoney	John	Resident

674	Langford	Chris	Resident
675	Goymer	John	Resident
676	H A Andrew and Son Ltd		Business
677	Child	Dr John	Resident
678	Wakefield	Mark	Resident
679	Tamworth Northern Alliance		Business
680	Luff MP	Peter	Govnt Agency/Org
681	Peplow Jewellers		Business
682	Pawlowski	Christine	Resident
683	West Midlands Travel Limited		Business
684	Archer	Colin	Resident
685	Kenilworth Town Council		LA/Partnership
686	Fuller	Margaret	Resident
687	Brand	Ralph	Resident
688	Barras	Lyle	Resident
689	Prime	William	Resident
690	Goymer	Terry	Resident
691	Flyford Flavell, Grafton Flyford and North Piddle		Interest Group
692	Tutbury Parish Council		LA/Partnership
693	Malvern Wells Parish Council		LA/Partnership
694	Orme	B J	Resident
695	South Littleton Parish Council		LA/Partnership
696	Pettinger	John W	Resident
697	Cameron	Duncan	Resident
698	Palmer	Michael	Resident
699	Lee	Penelope	Resident
700	Thompson	Neil and Jane	Resident
701	Minihane	Michael R	Resident
702	Council for British Archaeology West Midlands		Interest Group
703	Localise West Midlands		Interest Group
704	Jones	Rachel	Resident
705	Berkley Contract Services Limited		Business
706	Bidwells - Emmanuel College		Professional
707	R Beamish C/O Simon Burn Solicitors		Professional
708	Hallam Land Management Ltd C/O J and J Design		Professional
709	Brethren's Gospel Trusts		Interest Group
710	Horton	John	Resident
711	Birdingbury Parish Council		LA/Partnership
712	Transport 2000 Herefordshire and Worcestershire		Interest Group
713	Bromsgrove District Council		LA/Partnership
714	Telereal Services Ltd		Professional
715	Severn Trent Water Ltd C/O Nathaniel Lichfield and Partners		Professional
716	Kloetzli	Gill	Resident
717	Davy	Brian & Jacqueline	Resident
718	Sandwell Primary Care Trust		Interest Group
719	Rugby Conservative Association		Interest Group
720	Forest	K.W.	Resident
721	Crotly	Josephine A	Resident
722	Goymer	Terry	Resident
723	Martin Robeson Planning Practise		Professional
724	King Sturge (c/o Akzo Nobel UK Ltd)		Business
725	JJ Gallagher C/O Stoneleigh Planning		Professional
726	National Farmers Union		Business
728	Campaign to Protect Rural England		Interest Group
729	Soroptimist Int Central Birmingham		Business
730	Austin	Derek A	Resident
731	Cheshire County Council		LA/Partnership
732	RRA Architects		Business
733	Cannock Chase Area of Outstanding Natural Beauty		Interest Group
734	Haigh	Mr and Mrs S	Resident

735	Bonham	Mr and Mrs T D	Resident
736	East Staffordshire Borough Council		LA/Partnership
737	Baleby	Madelaine	Resident
738	Shottery Village Association		Interest Group
739	Hockley Heath Parish Council C/O Stansgate		LA/Partnership
740	Peter Brooks C/O Stansgate Planning Consultants		Professional
741	White	Mrs R E	Resident
742	White	Kevin	Resident
743	Megson	Barry	Resident
744	Coombs	Alan	Resident
745	Pritchard (Warmley Residents Association)	RJ	Resident
746	Bridgnorth District Council		LA/Partnership
747	Payne	D G	Resident
748	Payne	V J	Resident
749	Jones	Mrs R J	Resident
750	Cox	Paula	Resident
751	Stubbins	Amanda	Resident
752	Silvester	Christine	Resident
753	Cox	Neil	Resident
754	Pearce	Mrs A	Resident
755	Stansgate Planning Consultants		Professional
756	Mrs Grant-Nicholas C/O Stansgate Planning Consultants		Professional
757	Mercator Trust Co. Ltd C/O Stansgate Planning Consultants		Professional
758	Newcastle Under Lyme Borough Council		LA/Partnership
759	Walsall Council		LA/Partnership
760	SJS Property Management Ltd C/O Vincent and Gorbing		Professional
761	Dobinson	B.J.	Resident
762	Wyre Forest District Council		LA/Partnership
763	Satnam Planning Services		Professional
764	Entec on behalf of Europa Way Consortium		Professional
765	Boyer Planning		Professional
766	Boyer Planning		Professional
768	The Ward Trust C/O DPDS Consulting		Professional
770	Hoeford	D	Resident
771	Rugby Borough Council		LA/Partnership
772	West Midlands Metropolitan Pension Fund C/O Entec		Professional
773	Bloor Homes C/O Enteck UK Ltd		Professional
774	Bloor Homes Ltd C/O Boyer Planning		Professional
775	Malvern Hills AONB Partnership		Interest Group
776	Little Comberton Parish Council		LA/Partnership
777	Little Comberton Parish Council		LA/Partnership
780	Robert Hitchens Ltd.		Business
781	Parrel	V	Resident
782	Development Planning Partnership		Professional
783	Clent Parish Council		LA/Partnership
784	Ramblers Association		Interest Group
785	Gough Planning Services		Professional
786	KGL (Estates) Ltd C/O Gough Planning Services		Professional
787	Revelan Group C/O Gough Planning Services		Professional
788	Harworth Estates Ltd C/O Gough Planning Services		Professional
789	Haywood Holdings C/O Gough Planning Services		Professional
790	Quadrant Land Partnership C/O Gough Planning		Professional
791	Danbank Developments C/O Gough Planning Services		Professional
792	Stock and Bradley Parish Council		LA/Partnership
793	Kenilworth Town Council		LA/Partnership
794	ServiceMaster		Business
795	Comins	J	Resident
796	Midland Commercial C/O Stansgate Planning Consulta		Professional
797	Newpool Construction C/O Stansgate Planning Consul		Professional
798	Wilson	M	Resident

799	Brush	D	Resident
800	MacTaggart	P	Resident
801	Marriot	Clive	Resident
802	Mrs E Brown C/O Stansgate Planning Consultants		Professional
803	M. Bryan C/O Stansgate Planning Consultants		Professional
804	Church Farm Trust C/O Stansgate Planning Consultan		Professional
805	Hickman Stanmore C/O Stansgate Planning Consultant		Professional
806	Vale of Evesham Civic Society		Interest Group
807	Garrad		Resident
808	Herfordshire & Worcs Chamber of Commerce		Business
809	Gauderton	Sheila	Resident
810	The Ramblers Association		Interest Group
811	Owen	J. E.	Resident
812	Mayfield	Caroline	Resident
813	Unclear	Unclear	Resident
814	Royle	Julie	Resident
815	Long	P S	Resident
816	Luff MP	Peter	Govnt Agency/Org
817	Philpott	Alan and Joan	Resident
818	Davis	BM	Resident
819	Barber	Brian and Brigitte	Resident
820	Burton (Abbots Morton Residents' Association)	Mr C	Resident
821	North Staffs Rail Promotion Cup		Interest Group
822	Terence O'Rourke		Professional
823	Norton & Lenchwick Parish Council		LA/Partnership
824	Longdon, Queenhill and Holdfast Parish Council		LA/Partnership
825	Lampitt	Mr and Mrs R	Resident
826	Hodgetts	GJ and SA	Resident
827	Grey	M	Resident
828	Churchill and Blakedown Parish Council.		LA/Partnership
829	Charlton Parish Council		LA/Partnership
830	Lichfield District Council		LA/Partnership
831	Cunningham MP	Jim	Govnt Agency/Org
832	The National Forest Company		Interest Group
833	Birmingham International Airport Limited		Business
834	Swan	David	Resident
835	English Partnerships		Govnt Agency/Org
836	The Local Government Association		LA/Partnership
837	Staffordshire County Council		LA/Partnership
838	Powys County Council		LA/Partnership
839	Black Country Consortium		LA/Partnership
841	Madeley Conservation Group		Interest Group
842	Natural England West Midlands		Govnt Agency/Org
843	Tibberton Parish Council		LA/Partnership
844	Kemerton Parish Council		LA/Partnership
845	IKEA C/O Firstplan		Professional
846	Holmes Antill		Professional
847	Chartered Architect and Chartered Town Planner		Professional
848	Advantage West Midlands		Govnt Agency/Org
849	Hallam Land Management C/O Tweedale		Professional
850	Ciel Properties Ltd C/O Lovejoy		Professional
851	Catesby Property Group and A S Audhali		Professional
852	Warndon Parish Council		LA/Partnership
853	Spetchley Estates C/O Pegasus Planning Group		Professional
854	Conder Developments & GAD Estates c/o Pegasus Planning Group		Professional
855	Deltabridge C/O Pegasus Planning Group		Professional
856	David Wilson Homes C/O Pegasus Planning Group		Professional
857	McInnery Homes C/O Pegasus Planning Group		Professional
858	Miller Homes C/O Pegasus Planning Group		Professional
859	Charles Church Developments C/O Pegasus Planning Group		Professional

860	Wilson Bowden Developments C/O Pegasus Planning Group		Professional
861	Richborough Estates C/O Pegasus Planning Group		Professional
862	Commercial Estates Group		Professional
863	CALA Homes C/O Pegasus Planning Group		Professional
864	Bloor Homes C/O Pegasus Planning Group		Professional
865	A J Mucklow C/O Pegasus Planning Group		Professional
866	Upton Warren Parish Council		LA/Partnership
867	Dudley Free Church Liason Council		Interest Group
868	Creswell Parish Council		LA/Partnership
869	Upper Arley Parish Council		LA/Partnership
870	Fisher German Chartered Surveyors		Professional
871	Monics Walk Group		Interest Group
872	M S Wylesmith Settlement C/O CgMs Consulting		Professional
873	CgMs Client Group C/O CgMs Consulting		Professional
874	Deltabridge c/o Pegasus Planning Group		Professional
875	GW Partnership		Professional
876	Merris	J.W.	Resident
877	The Ramblers Association		Interest Group
878	North Shropshire District		LA/Partnership
879	Harris	Val	Resident
880	Sanford	Sana	Resident
881	DP9 Planning Consultants		Professional
882	RASE		Interest Group
883	Routledge	Craig	Resident
884	Brinklow Parish Council		LA/Partnership
885	East Midlands Regional Assembly		Govnt Agency/Org
886	Lafarge Aggregates Ltd. c/o Chartered Surveyors		Professional
887	Stoke-on-Trent City Council		LA/Partnership
889	Drivers Jonas		Professional
890	Lichfield Rail Promotion Group		Interest Group
891	Scottish Widows Investment Partnership C/O Turley		Professional
892	C/O Framptons		Professional
893	Stoneleigh Estate and Stoneleigh Abbey Ltd		Professional
894	Nicholas Chamberlaine's Charity School Foundation		Professional
895	A R Cartwright Ltd		Professional
896	ProLogis Development LTD's c/o Turley Associates		Professional
898	Enodis Group Ltd C/O CBRE Richard Ellis		Professional
900	Abbots Morton Parish Council		LA/Partnership
902	Poulter	Mrs Rose	Resident
903	Lightfoot	J.A.	Resident
904	Ranson	Mrs H.	Resident
905	Coverdale	John & Nicola	Resident
906	Evans	Vicky	Resident
907	Bunnett	A.S.	Resident
908	Jefferies	Mr & Mrs S.P.	Resident
909	Williams	Ken & Angela	Resident
910	Carpenter	Margaret	Resident
911	New	Cllr Noreen	Resident
912	City Spirit Ltd, c/o RPS Planning & Development		Professional
913	Woodland Trust		Interest Group
914	Blewitt	Lyn	Resident
915	Drakes Broughton and Wadborough Parish Council		LA/Partnership
917	West Midlands Friends of the Earth		Interest Group
918	JVH Town Planning Consultants Ltd		Professional
919	University of Birmingham		Professional
920	Champ	Jacqueline	Resident
921	NEC Group		Business
923	Campaign to Protect Rural England		Interest Group
924	Telereal Services Ltd		Professional
925	Sustainability West Midlands		LA/Partnership

926	Development Planning Partnership (behalf of Tesco)		Professional
927	West Midlands Regional Sustainability Forum		Interest Group
929	Champ	R C C	Resident
930	Newcastle Under Lyme Borough Council		LA/Partnership
931	on behalf of Peopleton Parish Council		LA/Partnership
932	Parish of the Sacred Heart		LA/Partnership
933	Morag	Chris	Resident
934	West Midlands Voluntary and Community Housing Netw		Business
935	Harris Lamb Limited		Business
936	Redditch Friends of the Earth		Interest Group
937	Wychavon District Council		LA/Partnership
938	Herefordshire Association of local Councils		LA/Partnership
939	Shropshire County Council		LA/Partnership
940	King Sturge		Professional
941	Rugby Friends of the Earth		Interest Group
942	Redrow Homes (Midlands) Ltd		Professional
943	Joint Policy Unit (Sandwell)		Professional
944	Andrew Martin Assocs, for Commercial Estates Group		Professional
945	West Midlands County Leader and CEO Group		LA/Partnership
946	Homezone Housing Limited		Professional
947	Gazeley UK Ltd		Business
948	Pattingham & Patshull Parish Council		LA/Partnership
949	Crothorne Parish Council		LA/Partnership
950	Lanfermeijer	W	Resident
951	Wilson	C	Resident
952	West Midlands Region Liberal Democrats		LA/Partnership
953	Clifton upon Dunsmore Parish Council		LA/Partnership
954	Spicer	Michael	Resident
955	Allesley & Coundon Wedge Conservation Society		Interest Group
956	Sacred Heart Parish Council (Bilton)		LA/Partnership
957	Pincher	Christopher	Resident
958	Balsall Parish Council		LA/Partnership
960	Unclear		Resident
961	Merris	J W	Resident
962	Burt MP	Lorley	Govnt Agency/Org
963	Sustainable Staffordshire		Interest Group
964	Severn Trent Water Ltd		Professional
965	Hereford & Worcester Gardens Trust		Interest Group
966	Taft (Brandwood West Neighbourhood Forum)	Sue	Resident
967	Clarke	Debra	Resident
968	Godsmark	Simon	Resident
971	Birmingham Chamber of Commerce & Industry		Business
972	Confederation of West Midlands Chamber of Commerce		Business
973	Kington Town Council		LA/Partnership
974	Health Protection Agency		Professional
976	CSIP		Interest Group
977	Bishampton and Throckmorton Parish Council		LA/Partnership
978	Chartered Institute of Housing West Midlands Branc		Professional
979	Urban Living Birmingham Sandwell Housing Market		LA/Partnership
981	Cannock Chase Council		LA/Partnership
982	Kloetzli	Myles	Resident
983	Kloetzli	Andrew	Resident
984	Turner	Lesley	Resident
986	Moss	Jane and Peter	Resident
987	Creed	June	Resident
988	Cooper	Linda	Resident
989	Brown	Maureen	Resident
990	Shearburn	Simon	Resident
991	Inland Waterways Association (Lichfield)		Interest Group
992	Holme	Michael	Resident

993	L N Mitchell Ltd		Business
994	Entec UK Ltd.		Business
995	Wigginton and Hopwas Parish Council		LA/Partnership
996	Sandison Cllr.	Neil	Resident
997	Smith	Liz	Resident
998	Robin (Councillor)	Lunn	Resident
999	L N Mitchell Ltd		Business
1000	Sustainable Rugby C/O N Sanderson		Business
1001	Lewing	Karen	Resident
1002	Foley	D and S	Resident
1003	Hope	James	Resident
1004	Droitwich History & Archaeology Society		Interest Group
1005	The Queens College C/O Clutton LLP		Professional
1006	Stoops	Clara	Resident
1007	Edwards	David	Resident
1008	Edwards	Marlene	Resident
1009	Edwards	Ian	Resident
1010	Clifton Campville with Thorpe Constantine Parish C		LA/Partnership
1011	Gow	Neil	Resident
1012	Sutton Coldfield Civic Society		Interest Group
1013	Strutt & Parker		Professional
1014	Wolferstan	F.C.P.	Resident
1015	Boden	Sue	Resident
1016	Lymer	Guy	Resident
1017	Environment Agency		Govnt Agency/Org
1018	Telford & Wrekin Council		LA/Partnership
1019	Davison	John	Resident
1020	Ludlow 21		Interest Group
1022	Rowley	Cllr Margaret	Resident
1023	Conault Design		Business
1024	Kingstone	Richard	Resident
1025	Lichfield City Council		LA/Partnership
1026	DNS Stuart		Business
1027	Visit Worcester		Interest Group
1028	Southern Staffordshire Partnership		Interest Group
1029	Cooke	Sidney	Resident
1030	Kilbride Properties C/O GVA Grimley LLP		Professional
1031	Allesley & Coundon Wedge Conservation Society		Interest Group
1032	Jolley	F H	Resident
1033	Boswell	Alison	Resident
1034	Boswell	Brian	Resident
1035	Droichwich Spa Civic Society		Interest Group
1037	Dhillon	Gully	Resident
1038	West Midlands Wildlife Trusts		Interest Group
1039	Wolverhampton City Council		LA/Partnership
1040	Town & Country Planning Association		Professional
1041	Retirement Housing Group C/O Chartered Town Plan..		Interest Group
1043	Decathlon UK C/O Pegasus Planning Group		Professional
1044	E. On UK Plc C/O Donaldsons		Professional
1046	Taylor Woodrow Developments Ltd and BAE Systems		Professional
1047	John Rose Associates		Business
1048	West Midlands Biodiversity Partnership		Interest Group
1049	Multi Development UK Ltd c/o Donaldsons		Professional
1050	Aurora Land & Dev Ltd & Helios Prop C/O King Sturge		Professional
1051	Horton	Elizabeth	Resident
1052	Policy Panel Worcester Civic Society		Interest Group
1053	Diocese of Gloucester C/O Hives Planning		Interest Group
1054	Colin Buchanan		Business
1056	The Inland Waterways Association		Interest Group
1057	West Midlands Geodiversity Partnership		Interest Group

1058	Royal Town Planning Institute (West Midlands)		Professional
1059	Quarry Products Association		Professional
1060	Hodgkiss	Dorothy	Resident
1061	Acocks Green Focus Group		Interest Group
1062	Hallam Land Management on behalf of Mr Jones		Professional
1063	Residents Against Shottery Expansion		Interest Group
1064	Matrix Housing Partnership		Professional
1065	South Housing Market Partnership (Bromsgrove D C)		LA/Partnership
1066	The Inglewood Investment Company C/O Fisher German		Professional
1067	Moorse	Peter	Resident
1068	First City Limited		Business
1069	The Black Country Geodiversity Partnership		Interest Group
1070	Rugby Radio Station Limited Partnership		Professional
1071	Localise West Midlands		Interest Group
1072	Ryton-on-Dunsmore Parish Council		LA/Partnership
1073	West Malvern Parish Council		LA/Partnership
1074	Rhodes	Cllr Andrew	Resident
1075	Spicer MP	Micheal	Govnt Agency/Org
1076	Advantage West Midlands		Govnt Agency/Org
1077	Deboo-Jones	Jean	Resident
1079	Cotswolds Conservation Board		Professional
1080	Coventry Partnership		Interest Group
1081	Enodis Group Limited C/O CBRE Richard Ellis		Professional
1082	South Staffordshire Council		LA/Partnership
1083	Horton	Janette	Resident
1084	National Housing Federation (West Midlands)		Professional
1085	Inland Waterways Association (Birmingham)		LA/Partnership
1086	Home Builders Federation		Professional
1087	Coventry Solihull Warwickshire Forum		LA/Partnership
1088	Cawbourne Ltd C/O Croft Consulting		Professional
1089	Bovale Ltd C/O Harris Lamb		Business
1090	Sport England		Interest Group
1091	West Midlands Passenger Transport Authority		LA/Partnership
1092	Drivers Jonas on behalf of The Birmingham Alliance		Professional
1093	Diocese of Worcester		Interest Group
1094	West Midlands Rural Affairs Forum		Interest Group
1095	Hallam Land Management Ltd C/O DLP Planning		Professional
1096	Church Commisioners for England		Professional
1097	Orthopaedic & District Hospital Trust C/O GL Hearn		Professional
1098	Birmingham Airport anti-Noise Group (BANG)		Interest Group
1101	Gallagher Estates		Business
1102	British Land C/O Berwin Leighton Paisner LLP		Professional
1103	Nathaniel Lichfield and Partners		Professional
1104	The Leamington Society		Interest Group
1105	The Federation of Small Businesses West Midlands		Business
1106	Barratt	Katherine E and William B	Resident
1107	Hamiltons Chartered Surveyors		Professional
1108	Gloucestershire County Council		LA/Partnership
1109	Gloucestershire County Council		LA/Partnership
1111	Williams	Chris	Resident
1112	Lichfield and Tamworth Liberal Democrats		Interest Group
1114	Worcestershire Local Medical Committee		Business
1115	Birmingham Friends of the Earth		Interest Group
1116	Coventry Airport		Business
1117	Upton Warren Parish Council		LA/Partnership
1118	Williams	Chris	Resident
1119	London & Cambridge Prop Ltd c/o GVA Grimley LLP		Professional
1120	Arlington Business Park C/O GVA Grimley LLP		Professional
1121	Stratford-on-Avon District Council		LA/Partnership

1122	Franklin	Anne & Bert	Resident
1123	Wilson	Mr M.K.	Resident
1124	Crouch	Paul	Resident
1125	Thompson	Rupert	Resident
1126	Sturgeon	Mark	Resident
1127	Unclear	Marjorie & Derek	Resident
1128	Powell	Robin	Resident
1129	Thomas	Mike & Jackie	Resident
1130	Smith	Jane	Resident
1131	Satnam Planning Services Ltd		Professional
1132	Prime	William	Resident
1133	Ludlow Civic Society		Interest Group
1134	Berkley Contract Services Ltd.		Business
1135	Mitchell	Peter	Resident
1136	West Midlands Rural Community		Interest Group
1138	Waters	Roger	Resident
1139	Williams	Chris	Resident
1140	Herefordshire Association of local councils		LA/Partnership
1141	English Heritage		Govnt Agency/Org
1142	Redditch Borough Council		LA/Partnership
1143	SI Group UK Ltd C/O Drivas Jonas		Professional
1144	Abbots Morton Parish Council		LA/Partnership
1145	Nuneaton and Bedworth Borough Council		LA/Partnership
1146	Solihull Metropolitan Borough Council		LA/Partnership
1147	Royal Society for the Protection of Birds		Interest Group
1148	Leicestershire County Council		LA/Partnership
1150	Dudley MBC		LA/Partnership
1152	West Midlands Country Land & Business Association		Business
1154	Oswestry Borough Council		LA/Partnership
1155	National Farmers Union, West Midlands Region		Business
1156	North Staffs Chamber of Commerce & Industry		Business
1157	Staffs Moorlands DC		LA/Partnership
1158	East Midlands Regional Assembly		Govnt Agency/Org
1160	Rugby Branch of the Coventry & Warwickshire Ch Com		Business
1161	Cayley	Bill	Resident
1162	Shelter		Interest Group
1163	OBO Lawrence Sherriff School		Interest Group
1164	Robins	Martin	Resident
1165	The Kenilworth Society		Professional
1166	Clack	Ms Michelle	Resident
1167	Bilton Methodist Church		Interest Group
1168	Worcester County Council		LA/Partnership
1169	Roger Tym & Partners (co Gallagher Estates)		Professional
1170	Vickers	Paul	Resident
1171	Grae	Lyn	Resident
1173	Jackson	Roger	Resident
1174	South Birmingham PCT		LA/Partnership
1175	Wilding	Nicholas	Resident
1176	Ravenscroft	RV	Resident
1177	Cook	Mr & Mrs B.	Resident
1178	Webheath Action Group		Interest Group
1179	Widdas	David	Resident
1180	Phillpotts	Malcom	Resident
1181	Ravenscroft	Rob	Resident
1182	Barr	Liz	Resident
1183	Shropshire Association of Local Councils		LA/Partnership
1184	Bryant	Colonel J.H.	Resident
1185	Smith	Ms Jane	Resident
1186	Pattingham & Patshull Parish Council		LA/Partnership
1188	R.E Matthews Ltd		Professional

1189	Enville and Stalybridge Estate		Business
1190	Ward	Juliet Mary and Laurie	Resident
1192	Breakwell	Mrs S	Resident
1193	Wells	Diane	Resident
1194	Rider	Mr M.C.	Resident
1195	Brown	Julie	Resident
1197	Meddings	B	Resident
1198	Conservation for Alrewas Group		Interest Group
1199	Multi Development UK Ltd C/O Donaldsons		Professional
1200	West Midlands Biodiversity Partnership		Interest Group
1201	John Rose Associates		Professional
1202	Taylor Woodrow		Professional
1205	Jackson	Christine	Resident
1206	Regional Environment Partnership		Interest Group
1207	Instaffs		Business
1208	Higham and Co.		Business
1209	West Midlands Regional Homelessness Strategy Group		Interest Group
1210	Isherwood	John	Resident
1211	Atherstone Town Council		LA/Partnership
1212	Smith	Ronald	Resident
1213	Churches together in England		Interest Group
1214	Davies	Irene	Resident
1215	Horton	Elizabeth	Resident
1216	Colin Buchanan		Business
1218	Landowners in Worcs, Malvern, Wyvern C/O Hallmark		Professional
1219	West Midlands Geodiversity Partnership		Interest Group
1220	Pershore Civic Society		Interest Group
1221	Regional Partnership Centre		Govnt Agency/Org
1222	Saleway Parish Council		LA/Partnership
1224	Billingham and Kite Ltd C/O P Woodhams		Professional
1225	Vision 21 - Malvern Hills Partnership		Interest Group
1226	Holdcroft	Robert	Resident
1227	Gwin	L.	Resident
1228	Taylor	Mr A E	Resident
1229	Myers	Tim	Resident
1230	Smith	Margaret	Resident
1231	Pearce	D	Resident
1232	Hoeking	R	Resident
1233	Martin	Elaine	Resident
1234	Martin	K	Resident
1235	Cleeve Prior Parish Council		LA/Partnership
1236	L N Mitchell Ltd, Foxhill		Professional
1237	WBB Minerals		Business
1238	Lloyd	C	Resident
1239	Philiips	Claire	Resident
1240	Phillips	Terence	Resident
1241	Stevens	L.R. & S.J.	Resident
1242	Curborough/Elmhurst/Farewell/Chorley Parish Council		LA/Partnership
1243	Stewart	Neil	Resident
1244	O'Sullivan	Kevin	Resident
1245	Vassel	S.	Resident
1246	Hatton	S.	Resident
1249	Severn Trent Water		Professional
1250	Cookhill Parish Council		LA/Partnership
1251	Highways Agency		Govnt Agency/Org
1252	Crown Estate C/O CBRE Richard Ellis Ltd		Professional
1254	Hanna	C.	Resident
1255	Field	T.	Resident
1256	Richards	M.	Resident
1257	Beales	Mrs Sarah	Resident

1258	Tesco Stores Ltd C/O DPP		Professional
1259	Birks	Mr M.T.	Resident
1260	Bromsgrove District Council		LA/Partnership
1261	Shewan	Mrs Barbara	Resident
1262	South Worcestershire Authorities		LA/Partnership
1263	North Tewkesbury land Consortium C/O RPS		Professional
1264	Crest Strategic Projects Ltd C/ORPS		Professional
1265	Uk Coal Ltd C/O RPS		Professional
1266	Curborough Consortium C/O RPS		Professional
1267	Gleeson Land C/O RPS		Professional
1268	Lenco Investments C/O RPS		Professional
1269	City Spirit Limited		Professional
1270	Hilton Park @ Junction 11 C/O RPS		Professional
1271	London & Cambridge Properties C/O RPS		Professional
1272	Mosaic Estates C/O RPS		Professional
1273	Miller Homes C/O RPS		Professional
1274	Kensington & Edingburgh Est & J Ross Dev C/O RPS		Professional
1275	Albrighton Consortium C/O RPS		Professional
1276	Harris	P.D.	Resident
1281	Ecker	R.	Resident
1283	Wade	Ann M.M.	Resident
1285	Lumley	Karen	Resident
1286	Balsall Parish Council		LA/Partnership
1287	Belbroughton Parish Council		LA/Partnership
1288	West Midlands Development Group C/O Barton Wilmore		Professional
1289	Arena Leisure Plc C/O Nathaniel Lichfield and Part		Professional
1290	Betchton Ltd c/o Carter Jonas		Professional
1291	George Wimpey UK C/O Woolf Bond Planning		Professional
1292	Transport 2000 West Midlands		Interest Group
1293	Keele University		Professional
1294	George Wimpey c/o Gough Planning Services		Professional
1295	Central Technology Belt Birmingham-Worcestershire		Business
1296	Clerk of the Wolston Parish Council		LA/Partnership
1297	Barratt Homes and KingOak c/o Pegasus Group		Professional
1298	Tesco Ltd. C/O Nathaniel Lichfield and Partners		Professional
1300	St. Mark's Church Bilton		Interest Group
1301	Holdcroft	Robert	Resident
1302	Godfrey Payton C/O J G Gray Ltd		Professional
1304	Worcestershirre Primary Care Trust		LA/Partnership
1305	Thamesway Properties		Professional
1306	Staffordshire County Council		LA/Partnership
1307	Dudley Zoological Gardens		Interest Group
1308	West Midlands Business Council		Business
1309	Aurora land & Developments & Helios Props plc		Professional
1310	Worcester City Civic Society		Interest Group
1312	Transport 2000 West Midlands		Interest Group
1313	North Shropshire District Council		LA/Partnership
1315	Hallam Land Management c/o Stoneleigh Planning		Professional
1317	Hinckley and Bosworth Borough Council		LA/Partnership
1318	Shrewsbury & Atcham Borough Council		LA/Partnership
1319	Rugby Borough Council		LA/Partnership
1320	Pritchard	Vivian	Resident
1321	Client 1 C/O Hamiltons Chartered Surveyors		Professional
1322	Client 2 C/O Hamiltons Chartered Surveyors		Professional
1323	Client 3 C/O Hamiltons Chartered Surveyors		Professional
1324	Client 4 C/O Hamiltons Chartered Surveyors		Professional
1325	Client 5 C/O Hamiltons Chartered Surveyors		Professional
1326	Client 7 C/O Hamiltons Chartered Surveyors		Professional
1327	Client 8 C/O Hamiltons Chartered Surveyors		Professional
1328	Schmitz	Micaela	Resident

1330	George Wimpey Strategic Land C/O Gough Planning		Professional
1332			Resident
1335	Rose	Susan Joan	Resident
1336	Rose	David	Resident
1338	Chadwick	Dr John	Resident
1339	Waste Recycling Group Ltd		Business
1340	CEPOG		LA/Partnership
1341	Roger Bullivant Ltd c/o David Lock Associates		Professional
1342	Derbyshire ~County Council		LA/Partnership
1343	WWF		Interest Group
1344	North West Regional Assembly		Govnt Agency/Org
1345	Coventry City Council		LA/Partnership
1346	RENEW North Staffordshire		LA/Partnership
1347	West Midlands Regional Transport Partnership		LA/Partnership
1349	Tamworth Council for Voluntary Service		Interest Group
1350	RE Matthews Ltd C/O Ms Kreuser		Professional
5321	Gill	D	Resident
7271	Campaign to Protect Rural England		Interest Group
8100	Strange	V	Resident
9999	SmithsGore		Interest Group
13251	Client 6 C/O Hamiltons Chartered Surveyors		Professional

Appendix B

List of Respondents Alphabetically

(Nb. Some references appear to be missing but they have been removed from the database because they are duplicates)

Last Name/Organisation	First Name	Ref No.	Response Capacity
A J Mucklow C/O Pegasus Planning Group		865	Professional
A R Cartwright Ltd		895	Professional
Abbots Morton Parish Council		900	LA/Partnership
Abbots Morton Parish Council		1144	LA/Partnership
Acocks Green Focus Group		1061	Interest Group
Advantage West Midlands		848	Govnt Agency/Org
Advantage West Midlands		1076	Govnt Agency/Org
Ager	Peter	73	Resident
Ailkin	Eilean	279	Resident
Akzo Nobel UK Limited		657	Business
Albrighton Consortium C/O RPS		1275	Professional
Allen	D	137	Resident
Allesley & Coundon Wedge Conservation Society		955	Interest Group
Allesley & Coundon Wedge Conservation Society		1031	Interest Group
Alrewas Conservation Group		497	Interest Group
Andrew Martin Assocs, for Commercial Estates Group		944	Professional
Angell	G	318	Resident
Anson	Cynthia	51	Resident
Aratoon	Peter	32	Resident
Arbury Estate C/O Smiths Gore		285	Professional
Archer	Colin	684	Resident
Architect		357	Business
Arena Leisure Plc C/O Nathaniel Lichfield and Part		1289	Professional
Arlington Business Park C/O GVA Grimley LLP		1120	Professional
Asbury	Howard	665	Resident
Ashworth	C	375	Resident
Atherstone Civic Society		563	Interest Group
Atherstone Town Council		653	LA/Partnership
Atherstone Town Council		667	LA/Partnership
Atherstone Town Council		1211	LA/Partnership
Atkinson	Naomi	260	Resident
Atkinson	Paul	534	Resident
Aurora Land & Dev Ltd & Helios Prop C/OKing Sturge		1050	Professional
Aurora land & Developments & Helios Props plc		1309	Professional
Austin	Derek A	730	Resident
Ayrton	John & Julia	299	Resident
B.Millichip Sports C/O Planning Prospects Ltd		470	Business
Bailey	Claire	80	Resident
Bailey	Phil	81	Resident
Baily	George	79	Resident
Bairly	Elaine	69	Resident
Baker	Mrs M.A.	218	Resident
Baker	Gragam	525	Resident
Baker & Family	R A	635	Resident
Baldacchino	J	431	Resident
Baleby	Madelaine	737	Resident
Ball	Susan	376	Resident
Balsall Parish Council		958	LA/Partnership
Balsall Parish Council		1286	LA/Partnership
Bannerman	Judith	4	Resident
Bannerman	Annita J.	86	Resident
Barber	Brian and Brigitte	819	Resident
Barnacle	Nigel	29	Resident
Barnacle	N	291	Resident
Barnfield	Fred	21	Resident
Barr	Liz	1182	Resident
Barras	Lyle	688	Resident

Barratt	Katherine E and William B	1106	Resident
Barratt Homes and KingOak c/o Pegasus Group		1297	Professional
Basford	James, Janet & Alexander	151	Resident
Bates	Dorothea E	140	Resident
Bathe	R	242	Resident
Beales	K	68	Resident
Beales	Mrs Sarah	1257	Resident
Beard	Veronica	62	Resident
Beckwith	Mr GJ & Mrs M	99	Resident
Beesley	Mrs J.	60	Resident
Belbroughton Parish Concil		1287	LA/Partnership
Bell	Robert	38	Resident
Benham	A R	18	Resident
Benjamin	Rachel	190	Resident
Benjamin	John	226	Resident
Berkley Contract Services Limited		705	Business
Berkley Contract Services Ltd.		1134	Business
Betchton Ltd c/o Carter Jonas		1290	Professional
Bial	E	124	Resident
Bicknall	Mrs C	94	Resident
Bidwells - Emmanuel College		706	Professional
Bigwood Associates Ltd		518	Business
Billingham and Kite Ltd C/O P Woodhams		1224	Professional
Bilton Methodist Church		1167	Interest Group
Birdingbury Parish Council		711	LA/Partnership
Birks	Mr M.T.	1259	Resident
Birmingham	Paul	338	Resident
Birmingham Airport anti-Noise Group (BANG)		1098	Interest Group
Birmingham Chamber of Commerce & Industry		971	Business
Birmingham Friends of the Earth		1115	Interest Group
Birmingham International Airport Limited		833	Business
Bishampton and Throckmorton Parish Council		977	LA/Partnership
Black Country Consortium		839	LA/Partnership
Blackwood	Karen	42	Resident
Blackwood	Karen and Ian	229	Resident
Blandford	Mrs and Mrs R.W.	213	Resident
Blewitt	Lyn	914	Resident
Bloor Homes		561	Professional
Bloor Homes C/O Enteck UK Ltd		773	Professional
Bloor Homes C/O Pegasus Planning Group		864	Professional
Bloor Homes Ltd C/O Boyer Planning		774	Professional
Blunt	Kathryn	408	Resident
Bobbington Parish Council		633	LA/Partnership
Boden	Sue	1015	Resident
Bonham	Mr and Mrs T D	735	Resident
Bostridge	C	153	Resident
Boswell	Alison	1033	Resident
Boswell	Brian	1034	Resident
Botterell	Paul F	106	Resident
Bovale Ltd C/O Harris Lamb		1089	Business
Bovis Homes Ltd C/O Star Planning & Development		545	Professional
Bowater	Julie	40	Resident
Bowen	Maureen	612	Resident
Bowen	I.	613	Resident
Bowles	R.S.	72	Resident
Boyce	David	150	Resident
Boyce	Pauline	159	Resident
Boyer Planning		765	Professional
Boyer Planning		766	Professional

Brain	Mary	368	Resident
Braithwaite	Susanna	437	Resident
Brand	Ralph	687	Resident
Brant	C T	300	Resident
Brassington	Mark	232	Resident
Breakwell	Sarah and Richard	554	Resident
Breakwell	Mrs S	1192	Resident
Breeze	Stuart	254	Resident
Bretford Parish Council		464	LA/Partnership
Brethren's Gospel Trusts		709	Interest Group
Bridges	Alexandra	411	Resident
Bridgnorth District Council		746	LA/Partnership
Briggs	G W	136	Resident
Briggs	D.R.	599	Resident
Briggs & Bosworth	Colin & A.K.	107	Resident
Brinklow Parish Council		884	LA/Partnership
British Holiday and Home Parks Association Ltd.		520	Interest Group
British Land C/O Berwin Leighton Paisner LLP		1102	Professional
Broadway Parish Council		3	LA/Partnership
Broadway Traders Association		621	Interest Group
Bromsgrove District Council		713	LA/Partnership
Bromsgrove District Council		1260	LA/Partnership
Bromyard & Winslow Town Council		644	LA/Partnership
Brooke	J	488	Resident
Brooke	Kevin	493	Resident
Brown	Julie	551	Resident
Brown	Maureen	989	Resident
Brown	Julie	1195	Resident
Browning	E	428	Resident
Browning	J	473	Resident
Brush	D	799	Resident
Bryant	M	444	Resident
Bryant	Colonel J.H.	579	Resident
Bryant	Colonel J.H.	581	Resident
Bryant	Colonel J.H.	1184	Resident
Bump		167	Interest Group
Bunger	S	445	Resident
Bunnett	A.S.	907	Resident
Burrows	E.D.	77	Resident
Burt MP	Lorley	962	Govnt Agency/Org
Burton (Abbots Morton Residents' Association)	Mr C	820	Resident
Burton upon Trent Civic Society		361	Interest Group
Butt	J	312	Resident
Butt	E A	313	Resident
Button	Nick, Julie & Emily	78	Resident
Byatt	Joyce and Jeffrey	127	Resident
C/O Framptons		892	Professional
Caffrey	P & J L	314	Resident
CALA Homes C/O Pegasus Planning Group		863	Professional
Cameron	Duncan	697	Resident
Campaign to Protect Rural England		456	Interest Group
Campaign to Protect Rural England		642	Interest Group
Campaign to Protect Rural England		728	Interest Group
Campaign to Protect Rural England		923	Interest Group
Campaign to Protect Rural England		7271	Interest Group
Campbell	Neil	549	Resident
Cannock Chase Area of Outstanding Natural Beauty		733	Interest Group
Cannock Chase Council		981	LA/Partnership
Carbury	A	350	Resident
Carlyle	R M	47	Resident

Carpenter	Margaret	910	Resident
Carter	C	440	Resident
Carter	Jenny	441	Resident
Carter	Mrs C.A.	600	Resident
Cartwright	J	258	Resident
Catesby Property Group and A S Audhali		851	Professional
Cawbourne Ltd C/O Croft Consulting		1088	Professional
Cayley	Bill	1161	Resident
CDS Development Services Ltd		658	Business
Central Technology Belt Birmingham-Worcestershire		1295	Business
CEPOG		1340	LA/Partnership
CgMs Client Group C/O CgMs Consulting		873	Professional
Chaddesley Corbett Parish Council		179	LA/Partnership
Chadwick	Dr John	1338	Resident
Champ	Jacqueline	920	Resident
Champ	R C C	929	Resident
Chapman	Barbara	90	Resident
Chard	Neil David	442	Resident
Charles Church Developments C/O Pegasus Planning Group		859	Professional
Charlton Parish Council		829	LA/Partnership
Charnley	J W	147	Resident
Chartered Architect and Chartered Town Planner		847	Professional
Chartered Institute of Housing West Midlands Branc		978	Professional
Chater	Sarah	446	Resident
Cheater	R	576	Resident
Cheshire County Council		731	LA/Partnership
Chesterhouse Properties c/o Framptons		650	Professional
Child	Dr John	677	Resident
Church Commisioners for England		1096	Professional
Church Farm Trust C/O Stansgate Planning Consultant		804	Professional
Churches together in England		1213	Interest Group
Churchill and Blakedown Parish Council.		828	LA/Partnership
Ciel Properties Ltd C/O Lovejoy		850	Professional
City of Stoke on Trent Community and Adult Services		666	Interest Group
City Spirit Limited		1269	Professional
City Spirit Ltd, c/o RPS Planning & Development		912	Professional
Clack	Ms Michelle	1166	Resident
Clapperton	Richard	527	Resident
Clarke	D.R.	11	Resident
Clarke	Paul	143	Resident
Clarke	Sally-Anne	598	Resident
Clarke	Debra	967	Resident
Cleeve Prior Parish Council		1235	LA/Partnership
Clent Parish Council		783	LA/Partnership
Clerk of the Wolston Parish Council		1296	LA/Partnership
Client 1 C/O Hamiltons Chartered Surveyors		1321	Professional
Client 2 C/O Hamiltons Chartered Surveyors		1322	Professional
Client 3 C/O Hamiltons Chartered Surveyors		1323	Professional
Client 4 C/O Hamiltons Chartered Surveyors		1324	Professional
Client 5 C/O Hamiltons Chartered Surveyors		1325	Professional
Client 6 C/O Hamiltons Chartered Surveyors		13251	Professional
Client 7 C/O Hamiltons Chartered Surveyors		1326	Professional
Client 8 C/O Hamiltons Chartered Surveyors		1327	Professional
Cliff	S F	126	Resident
Clifton Campville with Thorpe Constantine Parish C		1010	LA/Partnership
Clifton upon Dunsmore Parish Council		953	LA/Partnership
Codsall Parish Council		670	LA/Partnership
Coldicott	Alan	253	Resident
Colin Buchanan		1054	Business
Colin Buchanan		1216	Business

Collins	Patricia	75	Resident
Collins	JW and VA	146	Resident
Comins	J	795	Resident
Commercial Estates Group		862	Professional
Conault Design		1023	Business
Conder Developments & GAD Estates c/o Pegasus Planning Group		854	Professional
Confederation of West Midlands Chamber of Commerce		972	Business
Conservation for Alrewas Group		571	Interest Group
Conservation for Alrewas Group		615	Interest Group
Conservation for Alrewas Group		616	Interest Group
Conservation for Alrewas Group		1198	Interest Group
Conway	Gary	362	Resident
Cook	Peter J	130	Resident
Cook	Wendy	145	Resident
Cook	O	406	Resident
Cook	Mr & Mrs B.	1177	Resident
Cooke	Sidney	1029	Resident
Cookhill Parish Council		6	LA/Partnership
Cookhill Parish Council		1250	LA/Partnership
Coombs	A	432	Resident
Coombs	S	433	Resident
Coombs	Alan	744	Resident
Cooper	Linda	988	Resident
Cotswolds Conservation Board		1079	Professional
Council for British Archaeology West Midlands		702	Interest Group
Coupland	E	243	Resident
Court	Alan	244	Resident
Court	J	259	Resident
Coutts	John	544	Resident
Coventry Airport		1116	Business
Coventry City Council		1345	LA/Partnership
Coventry Partnership		1080	Interest Group
Coventry Solihull Warwickshire Forum		1087	LA/Partnership
Coverdale	John & Nicola	905	Resident
Cox	Paula	750	Resident
Cox	Neil	753	Resident
Craddock	Paul	295	Resident
Cranston	Ian	404	Resident
Creed	June	987	Resident
Crest Nicholson Midlands C/O Stoneleigh Planning		477	Professional
Crest Strategic Projects Ltd C/ORPS		1264	Professional
Creswell Parish Council		868	LA/Partnership
Crothorne Parish Council		949	LA/Partnership
Crotly	Josephine A	721	Resident
Crouch	Paul	83	Resident
Crouch	Paul	1124	Resident
Croudace Strategic Ltd		499	Professional
Crowhurst	Alan	546	Resident
Crown Estate C/O CBRE Richard Ellis Ltd		1252	Professional
Croxton	Richard	261	Resident
CSIP		976	Interest Group
CT Planning		620	Professional
Cunningham MP	Jim	831	Govnt Agency/Org
Curborough Consortium C/O RPS		1266	Professional
Curborough/Elmhurst/Farewell/Chorley Parish Council		1242	LA/Partnership
Dalton	WH	447	Resident
Danbank Developments C/O Gough Planning Services		791	Professional
David Wilson Homes C/O Pegasus Planning Group		856	Professional
Davies	John	15	Resident
Davies	Warren	43	Resident

Davies	Karen	44	Resident
Davies	I.A.	96	Resident
Davies	Irene	1214	Resident
Davis	Rachel	154	Resident
Davis	BM	818	Resident
Davison	G.J. & R.M.	206	Resident
Davison	B	564	Resident
Davison	B	565	Resident
Davison	John	1019	Resident
Davy	Brian & Jacqueline	717	Resident
Deanshaw (Balsall Common Village Residents Association)	David	321	Resident
Deboo-Jones	Jean	1077	Resident
Decathlon UK C/O Pegasus Planning Group		1043	Professional
Defence Estates Operations North		392	Professional
Defford and Besford P.C.		618	LA/Partnership
Deltabridge C/O Pegasus Planning Group		855	Professional
Deltabridge c/o Pegasus Planning Group		874	Professional
Derbyshire ~County Council		1342	LA/Partnership
Devane-Porter	William and Anna	71	Resident
Development Planning Partnership		782	Professional
Development Planning Partnership (behalf of Tesco)		926	Professional
Dew	Will	175	Resident
Dew	Will, Paula & Briony	176	Resident
Dewhurst	W	507	Resident
Dhillon	Gully	1037	Resident
Diocese of Gloucester C/O Hives Planning		1053	Interest Group
Diocese of Worcester		1093	Interest Group
Dix	J	374	Resident
Dixon	Maria	19	Resident
DNS Stuart		1026	Business
Dobinson	B.J.	761	Resident
DP9 Planning Consultants		881	Professional
Drakes Broughton and Wadborough Parish Council		915	LA/Partnership
Drinkwater	Peter	403	Resident
Drinkwater	C	429	Resident
Drinkwater	Peter	435	Resident
Drinkwater	CIlr Mary	501	Resident
Drivers Jonas		889	Professional
Drivers Jonas on behalf of The Birmingham Alliance		1092	Professional
Droitwich Spa Civic Society		1035	Interest Group
Droitwich History & Archaeology Society		1004	Interest Group
Droitwich Spa Town Council		466	LA/Partnership
Dudley Free Church Liason Council		867	Interest Group
Dudley MBC		1150	LA/Partnership
Dudley Zoological Gardens		1307	Interest Group
Dunn	G	237	Resident
Dunn	Carlo	239	Resident
Dyer	S	343	Resident
E. On UK Plc C/O Donaldsons		1044	Professional
Earl's Court Farm Action Group		306	Interest Group
East Midlands Regional Assembly		885	Govnt Agency/Org
East Midlands Regional Assembly		1158	Govnt Agency/Org
East Staffordshire Borough Council		736	LA/Partnership
Eccles	P	462	Resident
Ecker	R.	1281	Resident
Edward	Eileen	297	Resident
Edwards	Shaun	65	Resident
Edwards	T J	155	Resident
Edwards	David	1007	Resident
Edwards	Marlene	1008	Resident

Edwards	Ian	1009	Resident
Elkins	D.B.	185	Resident
Elliot	J	412	Resident
Elliot	G	413	Resident
Elliott	D	391	Resident
Ellis and Teer	Jean and Paul	161	Resident
Elson	R J	128	Resident
English Heritage		1141	Govnt Agency/Org
English Partnerships		835	Govnt Agency/Org
Enodis Group Limited C/O CBRE Richard Ellis		1081	Professional
Enodis Group Ltd C/O CBRE Richard Ellis		898	Professional
Entec on behalf of Europa Way Consortium		764	Professional
Entec UK Ltd.		994	Business
Enville and Stalybridge Estate		1189	Business
Environment Agency		1017	Govnt Agency/Org
Essington Park Ltd c/o Tweedale Ltd		638	Professional
Evans	Glynis	14	Resident
Evans	Vicky	906	Resident
Evelyn Wilson	John Upton	672	Resident
Evens	R	417	Resident
Everett	A	519	Resident
Evesham Town Council		469	LA/Partnership
Eyre	Liz	517	Resident
Facricant MP	Michael	37	Govnt Agency/Org
Farbrother	K	103	Resident
Farman	Christopher John	88	Resident
Field	Mr & Mrs	67	Resident
Field	T.	1255	Resident
Firmin	P	506	Resident
First City Limited		1068	Business
Fisher German Chartered Surveyors		870	Professional
Fladbury Parish Council		158	LA/Partnership
Flandwicke	Joan	278	Resident
Fletcher	Sarah	212	Resident
Flowers	Cllr Brenda	141	Resident
Flyford Flavell, Grafton Flyford and North Piddle		691	Interest Group
Foley	D and S	1002	Resident
Forest	K.W.	720	Resident
Forestry Commission		511	Interest Group
Forrest	Alan	475	Resident
Franklin	Anne and Bert	63	Resident
Franklin	Anne & Bert	1122	Resident
Fraser	Ian	230	Resident
Freeman	B	399	Resident
Fryer	D	238	Resident
Fudger	A W & F M C	293	Resident
Fulcher	Joy and Eric	131	Resident
Fuller	Margaret	686	Resident
Galassini	Wendy	89	Resident
Gallagher Estates		1101	Business
Gardner	L	371	Resident
Garrad		807	Resident
Gauderton	Sheila	809	Resident
Gazeley UK Ltd		947	Business
George	J K	163	Resident
George	V	269	Resident
George Wimpey c/o Gough Planning Services		1294	Professional
George Wimpey Strategic Land C/O Gough Planning		1330	Professional
George Wimpey UK C/O Woolf Bond Planning		1291	Professional
Gibbs family		602	Resident

Gill	D	5321	Resident
Gleeson Land C/O RPS		1267	Professional
Glossop	Mark	426	Resident
Gloucestershire County Council		1108	LA/Partnership
Gloucestershire County Council		1109	LA/Partnership
Godfrey	Graham	290	Resident
Godfrey Payton C/O J G Gray Ltd		1302	Professional
Goodenough	A.C.	57	Resident
Gordon	J & H	303	Resident
Gough Planning Services		785	Professional
Goulding	M	320	Resident
Government Office for the West Midlands		587	Govnt Agency/Org
Gow	Neil	1011	Resident
Goymer	John	675	Resident
Goymer	Terry	690	Resident
Goymer	Terry	722	Resident
Grae	Lyn	1171	Resident
Grant	Kenneth J	178	Resident
Green	C	308	Resident
Green	J	384	Resident
Gregg & Edwards	P.E. & R.D.	105	Resident
Grey	M	827	Resident
Griffiths	Freda	315	Resident
Grigg	Sandra	329	Resident
Grinnell	Marlene	617	Resident
Guarlford Parish Council		305	LA/Partnership
Guy	Andrew	436	Resident
Guy	Francis	516	Resident
GW Partnership		875	Professional
Gwin	L.	1227	Resident
H A Andrew and Son Ltd		676	Business
Hackett	Tim	390	Resident
Hagley Parish Council		200	LA/Partnership
Hagley Parish Council		322	LA/Partnership
Haigh	Mr and Mrs S	734	Resident
Hale	Mr & Mrs	483	Resident
Hall	Phillip	56	Resident
Hall	G M	169	Resident
Hall	Jacqui & Russell	351	Resident
Hallam	Chris	85	Resident
Hallam Land Management c/o Stoneleigh Planning		1315	Professional
Hallam Land Management C/O Tweedale		849	Professional
Hallam Land Management Ltd C/O DLP Planning		1095	Professional
Hallam Land Management Ltd C/O J and J Design		708	Professional
Hallam Land Management on behalf of Mr Jones		1062	Professional
Hallow Parish Council		419	LA/Partnership
Hamiltons Chartered Surveyors		1107	Professional
Hampton-in-Arden Society		610	Interest Group
Hanbury Parish Council		647	LA/Partnership
Hander	Mrs Margaret	191	Resident
Hanna	C.	1254	Resident
Hanson	J.E.	204	Resident
Hanson	Paul & Alison	452	Resident
Hardwick	Robin	284	Resident
Harris	S	430	Resident
Harris	Val	879	Resident
Harris	P.D.	1276	Resident
Harris Lamb Limited		935	Business
Harrison	Janet	528	Resident
Harvey	Mrs Miriam Anne	217	Resident

Harworth Estates Ltd C/O Gough Planning Services		788	Professional
Hastings	Brian & Val	135	Resident
Hastings	Brian E	459	Resident
Hastings	Valerie	460	Resident
Hatton	S.	1246	Resident
Haywood Holdings C/O Gough Planning Services		789	Professional
Headless Cross Neighbourhood Group		339	Interest Group
Health Planning and Development Agency		478	Interest Group
Health Protection Agency		974	Professional
Heart of Birmingham PCT		317	LA/Partnership
Hedger	Yvonne	660	Resident
Hedley	John	45	Resident
Hemming	Graham	367	Resident
Herd	R J	142	Resident
Hereford & Worcester Gardens Trust		965	Interest Group
Herefordshire Association of local Councils		938	LA/Partnership
Herefordshire Association of local councils		1140	LA/Partnership
Herefordshire Council		418	LA/Partnership
Herefordshire & Worcs Chamber of Commerce		808	Business
Herring	H	162	Resident
Hewlett	S M	281	Resident
Hewlett	T	344	Resident
Hickman Stanmore C/O Stansgate Planning Consultant		805	Professional
Hicks	Richard	671	Resident
Higham and Co.		1208	Business
Highways Agency		1251	Govnt Agency/Org
Hill	Carolyn	5	Resident
Hill	Mr & Mrs	330	Resident
Hill	M	377	Resident
Hills	Martyn	353	Resident
Hilton Park @ Junction 11 C/O RPS		1270	Professional
Hinckley and Bosworth Borough Council		1317	LA/Partnership
Hockley Heath Parish Council C/O Stansgate		739	LA/Partnership
Hodgetts	Brian	434	Resident
Hodgetts	GJ and SA	826	Resident
Hodgkiss	Dorothy	1060	Resident
Hoeford	D	770	Resident
Hoeking	R	1232	Resident
Holdcroft	Robert	1226	Resident
Holdcroft	Robert	1301	Resident
Holden (the Revd)	Rita	39	Resident
Holme	Michael	992	Resident
Holmes Antill		846	Professional
Holt Parish Council		535	LA/Partnership
Home Builders Federation		1086	Professional
Homer	Christopher	485	Resident
Homezone Housing Limited		946	Professional
Honeybourne Parish Council		348	LA/Partnership
Hope	James	1003	Resident
Horton	Martin & Margaret	121	Resident
Horton	John	710	Resident
Horton	Elizabeth	1051	Resident
Horton	Janette	1083	Resident
Horton	Elizabeth	1215	Resident
Horwood	John	93	Resident
Howard Painter & Company Ltd		509	Business
Hudson	Maureen	533	Resident
Huges	Margaret H.	202	Resident
Hughes	G M	139	Resident
Hughes	R	265	Resident

Hundley	Jill & Norman	109	Resident
Hunt	Wendy	220	Resident
Hunt	Doris	410	Resident
Hussell	Simon	174	Resident
Huxter	P	273	Resident
Hyrons	Jo	270	Resident
I. M. Properties		639	Professional
IKEA C/O Firstplan		845	Professional
Ingestre with Tixall Parish Council		157	LA/Partnership
Inland Waterways Association (Birmingham)		1085	LA/Partnership
Inland Waterways Association (Lichfield)		991	Interest Group
Instaffs		1207	Business
Institution of Civil Engineers		245	Professional
Isherwood	John	1210	Resident
J C Bamford Excavators Ltd.		513	Business
Jackson	S C	117	Resident
Jackson	Peter	199	Resident
Jackson	Stephen	256	Resident
Jackson	Margaret	257	Resident
Jackson	Roger	1173	Resident
Jackson	Christine	1205	Resident
Jacobs	M H	301	Resident
Jefferies	Mr & Mrs S.P.	908	Resident
Jeffs	Mrs Muriel	605	Resident
JJ Gallagher C/O Stoneleigh Planning		652	Professional
JJ Gallagher C/O Stoneleigh Planning		725	Professional
John Rose Associates		1047	Business
John Rose Associates		1201	Professional
Johnson	H M	123	Resident
Johnstone	F	129	Resident
Joint Policy Unit (Sandwell)		943	Professional
Jolley	F H	1032	Resident
Jones	Deborah	52	Resident
Jones	Mr & Mrs R	181	Resident
Jones	Deborah	194	Resident
Jones	NA	453	Resident
Jones	Mr. K	643	Resident
Jones	Rachel	704	Resident
Jones	Mrs R J	749	Resident
JVH Town Planning Consultants Ltd		918	Professional
Kay	Elizabeth	241	Resident
Keeble	J	304	Resident
Keele University		1293	Professional
Kemerton Parish Council		844	LA/Partnership
Kenilworth Town Council		685	LA/Partnership
Kenilworth Town Council		793	LA/Partnership
Kensington & Edingburgh Est & J Ross Dev C/O RPS		1274	Professional
Kenswick and Wichenford Parish Council		514	LA/Partnership
Kentish	M	396	Resident
KGL (Estates) Ltd C/O Gough Planning Services		786	Professional
Kidney MP	David	116	Govnt Agency/Org
Kilbride Properties C/O GVA Grimley LLP		1030	Professional
Kineman	D	331	Resident
King Sturge		940	Professional
King Sturge (c/o Akzo Nobel UK Ltd)		724	Business
Kingston	Martin	468	Resident
Kingston & Dormston Parish Council		529	LA/Partnership
Kingstone	Richard	1024	Resident
Kington Town Council		973	LA/Partnership
Kirk	J.	70	Resident

Kloetzli	Gill	716	Resident
Kloetzli	Myles	982	Resident
Kloetzli	Andrew	983	Resident
Knapton	Ruth	498	Resident
Knibb	D	401	Resident
Knight	T	268	Resident
Knight	John	496	Resident
Knighton on Teme Parish Council		394	LA/Partnership
L N Mitchell Ltd		993	Business
L N Mitchell Ltd		999	Business
L N Mitchell Ltd, Foxhill		1236	Professional
Labour Member of Parliament for Birmingham Selly		35	Govnt Agency/Org
Ladywood Healthy Living Centre		87	Business
Lafarge Aggregates Ltd. c/o Chartered Surveyors		886	Professional
Lampitt	Mr and Mrs R	825	Resident
Lander	Joan	604	Resident
Landowners in Worcs, Malvern, Wyvern C/O Hallmark		1218	Professional
Lanfermeijer	W	950	Resident
Langford	Chris	674	Resident
Lathey	J	510	Resident
Lawley & Overdale Parish Council		366	LA/Partnership
Lawrence	Elizabeth	104	Resident
Layland	S	388	Resident
Lea	Richard	503	Resident
Leach	Philip	74	Resident
Lee	Penelope	699	Resident
Leeson	Anthony	370	Resident
Leggatt	Judith	271	Resident
Leicestershire County Council		1148	LA/Partnership
Lenco Investments C/O RPS		1268	Professional
Levett	Betty	263	Resident
Lewing	Karen	1001	Resident
Lewis	J	526	Resident
Lichfield and Tamworth Liberal Democrats		1112	Interest Group
Lichfield City Council		1025	LA/Partnership
Lichfield Civic Society		342	Interest Group
Lichfield District Council		830	LA/Partnership
Lichfield District Housing Partnership		662	LA/Partnership
Lichfield Rail Promotion Group		890	Interest Group
Lightfoot	J.A.	903	Resident
Link	Daphne	201	Resident
Link	Percy J.R.	205	Resident
Little Comberton Parish Council		776	LA/Partnership
Little Comberton Parish Council		777	LA/Partnership
Lloyd	C	1238	Resident
Localise West Midlands		703	Interest Group
Localise West Midlands		1071	Interest Group
Lock	CL	461	Resident
London & Cambridge Prop Ltd c/o GVA Grimley LLP		1119	Professional
London & Cambridge Properties C/O RPS		1271	Professional
Long	P S	815	Resident
Longdon, Queenhill and Holdfast Parish Council		824	LA/Partnership
Lorentzen	N	22	Resident
Lowe	J	373	Resident
Lower Broadheath Parish Council		648	LA/Partnership
Ludlow	Jo	386	Resident
Ludlow 21		1020	Interest Group
Ludlow Civic Society		1133	Interest Group
Luff MP	Peter	680	Govnt Agency/Org
Luff MP	Peter	816	Govnt Agency/Org

Lumley	Karen	1285	Resident
Lymer	Guy	1016	Resident
M S Wylesmith Settlement C/O CgMs Consulting		872	Professional
M. Bryan C/O Stansgate Planning Consultants		803	Professional
Mackinnon	Janet	165	Resident
Mackinnon	Janet	286	Resident
MacTaggart	P	800	Resident
Madeley Conservation Group		841	Interest Group
Mahoney	John	673	Resident
Malby	J	427	Resident
Malvern Hills AONB Partnership		775	Interest Group
Malvern Wells Parish Council		693	LA/Partnership
Mansell	Mr & Mrs	76	Resident
Marriot	Clive	801	Resident
Marsh	J	13	Resident
Marsh	J	50	Resident
Marsh	J	389	Resident
Marshman	G	125	Resident
Marston Thompson	M	347	Resident
Marston's PLC		645	Business
Martin	B.R.	594	Resident
Martin	Elaine	1233	Resident
Martin	K	1234	Resident
Martin Robeson Planning Practice		287	Professional
Martin Robeson Planning Practice		669	Professional
Martin Robeson Planning Practise		723	Professional
Mason	E	405	Resident
Matrix Housing Partnership		1064	Professional
Matthews	Audrey	449	Resident
Mayfield	Caroline	812	Resident
Maylor	Patricia	448	Resident
Maysey	William	214	Resident
McAllister	Jean	132	Resident
McAllister	Stephen	309	Resident
McDavallans	Sophie	307	Resident
McGrawn	David	409	Resident
McInnery Homes C/O Pegasus Planning Group		857	Professional
Meddings	B	1197	Resident
Megson	Barry	743	Resident
Mercator Trust Co. Ltd C/O Stansgate Planning Consultants		757	Professional
Mercia Waste Management C/O Axis		654	Professional
Merris	J.W.	876	Resident
Merris	J W	961	Resident
Metcalf	Beryl	323	Resident
Midland Commercial C/O Stansgate Planning Consultant		796	Professional
Miller	Robert	1	Resident
Miller Homes C/O Pegasus Planning Group		858	Professional
Miller Homes C/O RPS		1273	Professional
Mills	Dudley & Lillian	110	Resident
Milton	G & D M	149	Resident
Minihane	Michael R	701	Resident
Mintrim	Dawn	250	Resident
Mitchell	Peter	1135	Resident
Mobkich	Anita	113	Resident
Molyneux	E A	294	Resident
Monics Walk Group		871	Interest Group
Monks Kirby Parish Council		577	LA/Partnership
Moody	John	482	Resident
Moore	V	398	Resident
Moorse	Peter	1067	Resident

Morag	Chris	933	Resident
Morris	Dr P	255	Resident
Morris	Tracey	267	Resident
Mosaic Estates C/O RPS		1272	Professional
Mosforth	Jeff	352	Resident
Moss	R F	138	Resident
Moss	Jane and Peter	986	Resident
Moule	M	180	Resident
Moxon	K G	595	Resident
Moxon	H M	596	Resident
Mrs E Brown C/O Stansgate Planning Consultants		802	Professional
Mrs Grant-Nicholas C/O Stansgate Planning Consultants		756	Professional
Much Wenlock Civic Society		515	Interest Group
Multi Development UK Ltd c/o Donaldsons		1049	Professional
Multi Development UK Ltd C/O Donaldsons		1199	Professional
Murphy	Sam	95	Resident
Murphy	Miss K	101	Resident
Myers	Tim	134	Resident
Myers	Tim	1229	Resident
Napthan	Mike	23	Resident
Nash	Mr & Mrs A J	98	Resident
Nash	S	328	Resident
Nathaniel Lichfield and Partners		1103	Professional
National Air Traffic Services		2	Professional
National Farmers Union		726	Business
National Farmers Union, West Midlands Region		1155	Business
National Housing Federation (West Midlands)		1084	Professional
Natural England West Midlands		842	Govnt Agency/Org
Naunton Beauchamp Parish Council		530	LA/Partnership
NEC Group		921	Business
Nether Whitacre Parish Council		531	LA/Partnership
Network Rail		668	Professional
New	Cllr Noreen	911	Resident
Newcastle Under Lyme Borough Council		758	LA/Partnership
Newcastle Under Lyme Borough Council		930	LA/Partnership
Newman	Janet	316	Resident
Newpool Construction C/O Stansgate Planning Consul		797	Professional
Newport (Shropshire) Town Council		282	LA/Partnership
Nicholas Chamberlaine's Charity School Foundation		894	Professional
Nicholls	J M	112	Resident
No contact details		171	Resident
North and Middle Littleton Parish Council		484	LA/Partnership
North Shropshire District		878	LA/Partnership
North Shropshire District Council		1313	LA/Partnership
North Staffs Chamber of Commerce & Industry		1156	Business
North Staffs Rail Promotion Cup		821	Interest Group
North Tewkesbury land Consortium C/O RPS		1263	Professional
North West Regional Assembly		1344	Govnt Agency/Org
Northamptonshire County Council		385	LA/Partnership
Norton	P.S. & M.E.	215	Resident
Norton & Lenchwick Parish Council		823	LA/Partnership
Norton-Juxta-Kempsey Parish Council		540	LA/Partnership
Nuneaton (Civic Trust) Society		17	Interest Group
Nuneaton and Bedworth Borough Council		1145	LA/Partnership
Nuneaton Club for Young People Ltd.		36	Interest Group
OBO Lawrence Sherriff School		1163	Interest Group
O'Donnell	C	252	Resident
Offenham Parish Council		156	LA/Partnership
Old Road Securities PLC		559	Business
Old Road Securities PLC		574	Business

O'Leary	M K	114	Resident
on behalf of Peopleton Parish Council		931	LA/Partnership
Orme	B J	694	Resident
Orthopaedic & District Hospital Trust C/O GL Hearn		1097	Professional
O'Sullivan	Kevin	1244	Resident
Oswestry Borough Council		1154	LA/Partnership
Owen	J. E.	811	Resident
Packwood	Barbara	310	Resident
Pailton Parish Council		333	LA/Partnership
Palmer	Michael	698	Resident
Parish of the Sacred Heart		932	LA/Partnership
Parker	M.J.	49	Resident
Parkinson	The Rev. George	219	Resident
Parrel	V	781	Resident
Partridge	G	400	Resident
Pash	Charlotte	228	Resident
Pattingham & Patshull Parish Council		948	LA/Partnership
Pattingham & Patshull Parish Council		1186	LA/Partnership
Paul	John	172	Resident
Pawlowski	Christine	682	Resident
Pawson	Fiona	354	Resident
Payne	Miss W K	589	Resident
Payne	D G	747	Resident
Payne	V J	748	Resident
Peak District National Park Authority		332	LA/Partnership
Pearce	Ted	248	Resident
Pearce	Mrs A	754	Resident
Pearce	D	1231	Resident
Pearson MP	Ian	416	Govnt Agency/Org
Peart	R T	276	Resident
Pebworth Parish Council		346	LA/Partnership
Pemberton	Mr C.	66	Resident
Pemberton	Carl	247	Resident
Peplow Jewellers		681	Business
Perks	Claire	46	Resident
Pershore Civic Society		1220	Interest Group
Pershore Town Council		359	LA/Partnership
Pershore Town Council		580	LA/Partnership
Pershore town council		583	LA/Partnership
Pershore Town Council		585	LA/Partnership
Pester	Michael	538	Resident
Peter	Stefan	198	Resident
Peter Brooks C/O Stansgate Planning Consultants		740	Professional
Pettinger	John W	696	Resident
Philiips	Claire	1239	Resident
Phillips	Terence	1240	Resident
Phillpott	John	224	Resident
Phillpotts	Malcom	1180	Resident
Philpott	Alan and Joan	817	Resident
Pieda	Barbara	575	Resident
Pincher	Christopher	957	Resident
Planning & Land Consultants		223	Professional
Planning, Economy & Performance		562	LA/Partnership
Policy Panel Worcester Civic Society		1052	Interest Group
Poole	K B	298	Resident
Poulter	Mrs Rose	902	Resident
powell	Michael	280	Resident
Powell	M	487	Resident
Powell	C	489	Resident
Powell	M	490	Resident

Powell	Robin	1128	Resident
Powys County Council		838	LA/Partnership
Preece	Jonh and Ann	603	Resident
Premier Places New Homes		26	Business
Price	Edmund	450	Resident
Prime	William	689	Resident
Prime	William	1132	Resident
Prindezis	Catherine	494	Resident
Pritchard	Geoffrey	186	Resident
Pritchard	Vivian	197	Resident
Pritchard	Vivian	1320	Resident
Pritchard (Warmley Residents Association)	RJ	745	Resident
ProLogis Development LTD's c/o Turley Associates		896	Professional
Pulsford	John	327	Resident
Pyke	D.W.	48	Resident
Quadrant Land Partnership C/O Gough Planning		790	Professional
Quarry Products Association		1059	Professional
R Beamish C/O Simon Burn Solicitors		707	Professional
R.E Matthews Ltd		1188	Professional
Ramblers Association		784	Interest Group
Ramblers' Association		363	Interest Group
Ranson	Mrs H.	904	Resident
RASE		882	Interest Group
Ravenscroft	RV	1176	Resident
Ravenscroft	Rob	1181	Resident
RE Matthews Ltd C/O Ms Kreuser		1350	Professional
Redditch Borough Council		1142	LA/Partnership
Redditch Friends of the Earth		936	Interest Group
Redrow Homes (Midlands) Ltd		942	Professional
Rees	Mr. M.B.	233	Resident
Rees	M.B.	234	Resident
Reeves	Maggie	325	Resident
Regional Environment Partnership		1206	Interest Group
Regional Partnership Centre		1221	Govnt Agency/Org
RENEW North Staffordshire		1346	LA/Partnership
Residents Against Shottery Expansion		1063	Interest Group
Retirement Housing Group C/O Chartered Town Plan..		1041	Interest Group
Revelan Group C/O Gough Planning Services		787	Professional
Reynolds	M	235	Resident
Rhodes	Cllr Andrew	1074	Resident
Rice	E	439	Resident
Richards	B	240	Resident
Richards	M.	1256	Resident
Richborough Estates C/O Pegasus Planning Group		861	Professional
Rider	M.C.	552	Resident
Rider	Mr M.C.	1194	Resident
Ripple Parish Council		481	LA/Partnership
Road Haulage Association		355	Interest Group
Robert Hitchens Ltd.		780	Business
Robin (Councillor)	Lunn	998	Resident
Robins	Martin	1164	Resident
Roger Bullivant Ltd c/o David Lock Associates		1341	Professional
Roger Coy Partnership		625	Professional
Roger Tym & Partners (co Gallagher Estates)		1169	Professional
Rogers	Mrs J.	8	Resident
Romsley Parish Coucil		251	LA/Partnership
Rose	James	264	Resident
Rose	David	288	Resident
Rose	Susan Joan	289	Resident
Rose	Susan Joan	1335	Resident

Rose	David	1336	Resident
Routledge	Craig	883	Resident
Rowe	Suzy	31	Resident
Rowe	Evelyn	522	Resident
Rowe	Andrew	523	Resident
Rowley	DT & BA	133	Resident
Rowley	Cllr Margaret	1022	Resident
Royal Leamington Town Council		283	LA/Partnership
Royal Society for the Protection of Birds		1147	Interest Group
Royal Town Planning Institute (West Midlands)		1058	Professional
Royle	Julie	814	Resident
RRA Architects		732	Business
Ruby	Peter	421	Resident
Ruddell	M	536	Resident
Rugby Borough Council		771	LA/Partnership
Rugby Borough Council		1319	LA/Partnership
Rugby Branch of the Coventry & Warwickshire Ch Com		1160	Business
Rugby Conservative Association		719	Interest Group
Rugby Friends of the Earth		476	Interest Group
Rugby Friends of the Earth		941	Interest Group
Rugby Liberal Democrats		168	Interest Group
Rugby Radio Station Limited Partnership		1070	Professional
Rugby Team Ministry		486	Interest Group
Rugby Town Centre Company Chairman		349	Business
Rushton Hickman Ltd		532	Business
Rushwick Parish Council		337	LA/Partnership
Ryton-on-Dunsmore Parish Council		1072	LA/Partnership
Sacred Heart Parish Council (Bilton)		956	LA/Partnership
Saint - Gobain		566	Business
Saleway Parish Council		1222	LA/Partnership
Salisbury	D	425	Resident
Salloway	E.	16	Resident
Sampson	Fiona	7	Resident
Sanders	S	424	Resident
Sanders	Delyse	472	Resident
Sandison Cllr.	Neil	996	Resident
Sandwell Primary Care Trust		718	Interest Group
Sanford	M A	467	Resident
Sanford	Sana	880	Resident
Satnam Planning Services		763	Professional
Satnam Planning Services Ltd		1131	Professional
Saunders	J	380	Resident
Savills - Hepher Dixon Planning & Regeneration		611	Professional
Sazimpton	Sybil	160	Resident
Scanlon	G e	164	Resident
Schmitz	Micaela	1328	Resident
Scott	Martin	387	Resident
Scottish Widows Investment Partnership C/O Turley		891	Professional
Scrivener	Joyce	111	Resident
Scrivener	S.H.	208	Resident
Seddon (Tidbury Green Residents Association)	Peter	491	Resident
ServiceMaster		794	Business
Severn Trent Water		1249	Professional
Severn Trent Water Ltd		964	Professional
Severn Trent Water Ltd C/O Nathaniel Lichfield and Partners		715	Professional
Sewell	Mrs. P. A.	193	Resident
Sharp	Mr and Mrs M.	216	Resident
Sharpe	R.G.	30	Resident
Shearburn	Simon	990	Resident
Shelter		1162	Interest Group

Shepherd	A.J. & B.D.	209	Resident
Sheridan	Brenda	221	Resident
Sherwood	AD	543	Resident
Shewan	Mrs Barbara	1261	Resident
Shottery Village Association		738	Interest Group
Shrank (Shrewsbury Town Centre Residents Association)	DR Alan B	9	Resident
Shrawley Parish Council		272	LA/Partnership
Shrewsbury & Atcham Borough Council		1318	LA/Partnership
Shropshire Association of Local Councils		1183	LA/Partnership
Shropshire County Council		939	LA/Partnership
Shropshire Hills Area of Outstanding Natural Beaut		474	Interest Group
SI Group UK Ltd C/O Drivas Jonas		1143	Professional
Silvester	Christine	752	Resident
Simkin	John and Joy	64	Resident
Simmonds	Trevor	166	Resident
Sims	Terry	41	Resident
Sinclair	John	504	Resident
Sinclair	Mrs S N	626	Resident
SITA C/O Axis		663	Professional
SJS Property Management Ltd C/O Vincent and Gorbing		760	Professional
Smallman	Robert	55	Resident
Smith	Mrs M.	84	Resident
Smith	W & SE	152	Resident
Smith	Johanna	277	Resident
Smith	J.S.	593	Resident
Smith	D.S. & Mrs S.J.	624	Resident
Smith	Mr D F	627	Resident
Smith	B	628	Resident
Smith	V	631	Resident
Smith	Liz	997	Resident
Smith	Jane	1130	Resident
Smith	Ms Jane	1185	Resident
Smith	Ronald	1212	Resident
Smith	Margaret	1230	Resident
SmithsGore		9999	Interest Group
Sole	Lionel	495	Resident
Solihull Metropolitan Borough Council		358	LA/Partnership
Solihull Metropolitan Borough Council		1146	LA/Partnership
Soroptimist Int Central Birmingham		729	Business
South Birmingham PCT		1174	LA/Partnership
South Derbyshire District Council		336	LA/Partnership
South Housing Market Partnership (Bromsgrove D C)		1065	LA/Partnership
South Littleton Parish Council		695	LA/Partnership
South Shropshire District Council		557	LA/Partnership
South Shropshire District Council		572	LA/Partnership
South Staffordshire Council		1082	LA/Partnership
South West Regional Assembly		586	Govnt Agency/Org
South Worcestershire Authorities		1262	LA/Partnership
Southern Staffordshire Partnership		1028	Interest Group
Spencer	C	397	Resident
Spencer (Dorridge & District Residents Association)	Ian	655	Resident
Spetchley Estates C/O Pegasus Planning Group		853	Professional
Spicer	Michael	954	Resident
Sport England		1090	Interest Group
St. Mark's Church Bilton		1300	Interest Group
Stafford Borough Council		556	LA/Partnership
Stafford Borough Partnership (Economic Task Group)		584	Interest Group
Stafford Borough Partnership (Economic Task Group)		558	LA/Partnership
Staffordshire County Council		837	LA/Partnership
Staffordshire County Council		1306	LA/Partnership

Staffordshire Wildlife Trust		548	Interest Group
Staffs Moorlands DC		1157	LA/Partnership
Stallard	Ann	292	Resident
Stanely	Mr & Mrs P.J.	597	Resident
Stanley	Lisa	539	Resident
Stansgate Planning Consultants		755	Professional
Stephens	M.G. and E.	61	Resident
Stephens	Jonathan	296	Resident
Stevens	L.R. & S.J.	1241	Resident
Stevenson	Katie	311	Resident
Stewart	Neil	1243	Resident
Stock and Bradley Parish Council		792	LA/Partnership
Stoke-on-Trent City Council		887	LA/Partnership
Stokes	J	451	Resident
Stoneleigh Estate and Stoneleigh Abbey Ltd		893	Professional
Stoops	Clara	1006	Resident
Storr	Suzanne	53	Resident
Stourport-On-Severn Town Council		632	LA/Partnership
Strange	V	8100	Resident
Stratford Voice		360	Interest Group
Stratford-on-Avon District Council		1121	LA/Partnership
Strutt & Parker		1013	Professional
Stubbins	Amanda	751	Resident
Studley Parish Council		521	LA/Partnership
Sturgeon	Mark	1126	Resident
Styler	J	492	Resident
Sumpner	Mike	356	Resident
Sustainability West Midlands		925	LA/Partnership
Sustainable Rugby C/O N Sanderson		1000	Business
Sustainable Staffordshire		963	Interest Group
Sutton	P.C.	590	Resident
Sutton	P.A.	591	Resident
Sutton Coldfield Civic Society		1012	Interest Group
Sutton Maddock Parish Council		231	LA/Partnership
Swan	David	834	Resident
Taft (Brandwood West Neighbourhood Forum)	Sue	966	Resident
Tainty	P.A.	592	Resident
Tamworth Council for Voluntary Service		656	Interest Group
Tamworth Council for Voluntary Service		1349	Interest Group
Tamworth Northern Alliance		679	Business
Tamworth Borough Council		547	LA/Partnership
Tanner	Jill	601	Resident
Tanworth-in-Arden Parish Council		420	LA/Partnership
Taylor	Doris M	20	Resident
Taylor	Mary L	120	Resident
Taylor	Lisa	173	Resident
Taylor	S	262	Resident
Taylor	Heather	302	Resident
Taylor	R	341	Resident
Taylor	T	524	Resident
Taylor	Mr A E	1228	Resident
Taylor Woodrow		1202	Professional
Taylor Woodrow Developments Ltd and BAE Systems		1046	Professional
Telereal Services Ltd		714	Professional
Telereal Services Ltd		924	Professional
Telford & Wrekin Council		1018	LA/Partnership
Terence O'Rourke		822	Professional
Tesco Ltd. C/O Nathaniel Lichfield and Partners		1298	Professional
Tesco Stores Ltd C/O DPP		1258	Professional
Thamesway Properties		1305	Professional

Thatcher	Paul	438	Resident
The Black Country Geodiversity Partnership		1069	Interest Group
The Broadway Trust		541	Interest Group
The Federation of Small Businesses West Midlands		1105	Business
The Gallery & Picture Framing at Bevere		407	Business
The Inglewood Investment Company C/O Fisher German		1066	Professional
The Inland Waterways Association		1056	Interest Group
The Kenilworth Society		1165	Professional
The Leamington Society		1104	Interest Group
The Local Government Association		836	LA/Partnership
The National Forest Company		832	Interest Group
The National Trust		661	Interest Group
The Queens College C/O Clutton LLP		1005	Professional
The Ramblers Association		810	Interest Group
The Ramblers Association		877	Interest Group
The Rowney Green Association		640	Interest Group
The Theatres Trust		225	Interest Group
The Tipton & Coseley Building Society		393	Business
The Ward Trust C/O DPDS Consulting		768	Professional
Thomas	Patric	10	Resident
Thomas	Richard	266	Resident
Thomas	Mike & Jackie	1129	Resident
Thompson	P L	144	Resident
Thompson	Neil and Jane	700	Resident
Thompson	Rupert	1125	Resident
Thorpe-Smith	Barry	383	Resident
Tibberton Parish Council		843	LA/Partnership
Tiller	Lorraine	249	Resident
Tolnai	Mr J A	588	Resident
Towman	Joanna	119	Resident
Town & Country Planning Association		1040	Professional
Townley	W	414	Resident
Townrow	C J	122	Resident
Trains Back on the Tracks		27	Interest Group
Transport 2000 Herefordshire and Worcestershire		712	Interest Group
Transport 2000 West Midlands		1292	Interest Group
Transport 2000 West Midlands		1312	Interest Group
Tringham	J.R.	210	Resident
Tubby	Ann & Jack	457	Resident
Tulitt	Simon	25	Resident
Turberfield	M	500	Resident
Turberfield	J	505	Resident
Turner	Lesley	984	Resident
Turtle	Mr & Mrs A D	177	Resident
Tutbury Parish Council		692	LA/Partnership
Tyler	Mike	58	Resident
Tyler	J.R.	183	Resident
Tyler	Mr. M. F.	192	Resident
Uk Coal Ltd C/O RPS		1265	Professional
Unclear	Unclear	813	Resident
Unclear		960	Resident
Unclear	Marjorie & Derek	1127	Resident
Unclear		82	Resident
Unclear		92	Resident
Unclear		100	Resident
Unclear		102	Resident
Unclear		148	Resident
Unclear		189	Resident
Unclear		196	Resident
Unclear		211	Resident

Unclear		222	Resident
Unclear		227	Resident
Unclear		236	Resident
Unclear		381	Resident
Unclear		454	Resident
Unclear		458	Resident
Unclear		1332	Resident
University of Birmingham		919	Professional
University of Wolverhampton		12	Professional
Upper Arley Parish Council		869	LA/Partnership
Upton Warren Parish Council		866	LA/Partnership
Upton Warren Parish Council		1117	LA/Partnership
Urban Living Birmingham Sandwell Housing Market		979	LA/Partnership
Vale	M	372	Resident
Vale of Evesham Civic Society		806	Interest Group
Vassel	S.	1245	Resident
Veolia es Birmingham Ltd		364	Business
Vickers	Paul	1170	Resident
Vision 21 - Malvern Hills Partnership		1225	Interest Group
Visit Worcester		1027	Interest Group
Wade	Ann M.M.	1283	Resident
Waghorn	Ew	463	Resident
Wakefield	Mark	678	Resident
WALC County Committee		326	LA/Partnership
Walker	Joyce P	182	Resident
Walker	M	465	Resident
Wall, James and Davies Solicitors		34	Business
Wallace JP	Lady C	395	Resident
Waller	J	455	Resident
Walsall Council		759	LA/Partnership
Ward	Juliet Mary and Laurie	1190	Resident
Warndon Parish Council		852	LA/Partnership
Warner	Alan and Joan	54	Resident
Warwick District Council		629	LA/Partnership
Warwickshire County Council		512	LA/Partnership
Warwickshire Rural Community Council		508	Interest Group
Waste Recycling Group Ltd		1339	Business
Waters	Roger	1138	Resident
Watkins	M	118	Resident
Watkins	IJ	443	Resident
WBB Minerals		1237	Business
Webheath Action Group		1178	Interest Group
Webster	Karen	324	Resident
Wedd	M. W	567	Resident
Weeford Parish Council		637	LA/Partnership
Weet	G	379	Resident
Wells	Leonard	108	Resident
Wells	Diane	553	Resident
Wells	Diane	1193	Resident
Wersocki	Heather	568	Resident
West Malvern Parish Council		1073	LA/Partnership
West Midlands Amenity Societies Association		569	Interest Group
West Midlands Biodiversity Partnership		1048	Interest Group
West Midlands Biodiversity Partnership		1200	Interest Group
West Midlands Brownfield Land Working Group		582	Professional
West Midlands Business Council		1308	Business
West Midlands Country Land & Business Association		1152	Business
West Midlands County Leader and CEO Group		945	LA/Partnership
West Midlands Development Group C/O Barton Wilmore		1288	Professional
West Midlands Estates Ltd		170	Business

West Midlands Friends of the Earth		917	Interest Group
West Midlands Geodiversity Partnership		1057	Interest Group
West Midlands Geodiversity Partnership		1219	Interest Group
West Midlands Metropolitan Pension Fund C/O Entec		772	Professional
West Midlands Passenger Transport Authority		1091	LA/Partnership
West Midlands Region Liberal Democrats		952	LA/Partnership
West Midlands Regional Health Partnership		664	LA/Partnership
West Midlands Regional Homelessness Strategy Group		1209	Interest Group
West Midlands Regional Sustainability Forum		927	Interest Group
West Midlands Regional Transport Partnership		1347	LA/Partnership
West Midlands Regional Woodland & Forestry Forum		334	Interest Group
West Midlands Rural Affairs Forum		1094	Interest Group
West Midlands Rural Community		1136	Interest Group
West Midlands Safari Park C/O Chartered Town Planners		59	Professional
West Midlands Travel Limited		683	Business
West Midlands Voluntary and Community Housing Netw		934	Business
West Midlands Wildlife Trusts		1038	Interest Group
West Mids Forestry Framework		335	Interest Group
West Worcestershire		1075	Govnt Agency/Org
Westaway	Dawn	345	Resident
Westaway	E	402	Resident
Westaway	P	415	Resident
Westaway	Mr David J.	606	Resident
Westfield Shoppingtowns Ltd C/O RPS Planning		659	Business
Westgate	Tonira	542	Resident
Wetton	Pauline	187	Resident
Wetton	Robert	188	Resident
Whatmough	Philip C	115	Resident
Whilton	Julie	33	Resident
White	Pamela	319	Resident
White	Mrs R E	741	Resident
White	Kevin	742	Resident
White Ladies Aston Parish Council		340	LA/Partnership
Whitehouse	M.A. & J.M.	203	Resident
Whittington	Peter	246	Resident
Whitmore	Mrs S.J.	91	Resident
Whitnash Town Council		634	LA/Partnership
Whittington Parish Council		382	LA/Partnership
Widdas	David	1179	Resident
Wigginton and Hopwas Parish Council		995	LA/Partnership
Wilding	Nicholas	1175	Resident
Williams	M.W.	97	Resident
Williams	Daphne	184	Resident
Williams	Wendy	207	Resident
Williams	Keith	607	Resident
Williams	Ken & Angela	909	Resident
Williams	Chris	1111	Resident
Williams	Chris	1118	Resident
Williams	Chris	1139	Resident
Willis	A	365	Resident
Wilson	Mr Michael	573	Resident
Wilson	M	798	Resident
Wilson	C	951	Resident
Wilson	Mr M.K.	1123	Resident
Wilson Bowden Developments C/O Pegasus Planning Group		860	Professional
Wimpenny	J. S.	195	Resident
WM Registered Social Landlords C/O Tetlow King Pl.		480	Professional
Wolfe	Andrew	651	Resident
Wolferstan	F.C.P.	1014	Resident
Wolverhampton City Council		24	LA/Partnership

Wolverhampton City Council		1039	LA/Partnership
Wood	Dorothy and Gordon	275	Resident
Wood	Margaret	369	Resident
Woodland Trust		913	Interest Group
Woodlands/Heath Action Group		422	Interest Group
Woodwand	Mr & Mrs	274	Resident
Woolterton	R F	471	Resident
Worcester City Civic Society		1310	Interest Group
Worcester County Council		1168	LA/Partnership
Worcester Forum for Older People		423	Interest Group
Worcestershire County Council		479	LA/Partnership
Worcestershire County Council		646	LA/Partnership
Worcestershire Local Medical Committee		1114	Business
Worcestershirre Primary Care Trust		1304	LA/Partnership
WWF		1343	Interest Group
WWF UK Midlands Office		555	Interest Group
Wychavon District Council		937	LA/Partnership
Wyre Forest District Council		762	LA/Partnership
Yapp	D	378	Resident
Yorkshire Forward		28	Govnt Agency/Org

Appendix C

Matrix of Responses

[available as separate documents]