

West Midlands Regional Spatial Strategy

Phase Two Revision

Documentation of the Stakeholder Briefing Event

held on 28th September 2007

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1 Overview

The West Midlands Regional Assembly (WMRA), as the Regional Planning Body for the West Midlands, is currently working on the development of a Preferred Option for the RSS Phase 2 Revision. In shaping the Preferred Option, WMRA is continuing to work in partnership with regional partners and communities. As part of the process a public 'stakeholder briefing' event was held on 28th September 2007.

The purpose of the event was to share with stakeholders the conclusions from the Regional Planning Partnership meeting on 24th September 2007 and provide an opportunity for any final feedback and comments on the shaping of revised RSS policies.

The outcome from this event will subsequently be reported to Members of the Regional Planning Partnership at its meeting on 22nd October 2007, where it is intended that the final Preferred Option will be 'signed off' for submission to the Secretary of State in December 2007.

WMRA would like to thank all participants for their contributions to the event. This report aims to summarise the discussion at the event. It is one of a suite of documents and pieces of information that will be used to inform the development of the Preferred Option.

Every effort has been made to ensure the accuracy and comprehensiveness of the report including all figures and tables. However, WMRA cannot accept any responsibility for misrepresentations, omissions, errors or inaccuracies. The views expressed in this report are not necessarily those of WMRA.

Format of the event

West Midlands Regional Spatial Strategy – Phase Two Revision
Stakeholder Briefing Event on Draft Preferred Option
28th September 2007
Birmingham and Midland Institute, Margaret Street, Birmingham

Welcome

- 9:00 Registration and Refreshments on arrival
- 9:30 Welcome (***Rose Poulter, Director WMRA***)
- 9:35 ‘Purpose of the Event’ (***Meredith Evans, Chair RSS Task Group***)

Presentations

- 9:45am – 10:15 Draft Preferred Option / Outcome of Regional Planning Partnership 24th September 2007
- 10.15am – 10.30 Sustainability Appraisal & Habitat Regulation Assessment (URSUS Consulting)

Discussions

- 10:30 – 11:15 Housing
- 11:15 – 11:30 Tea/Coffee
- 11:30 – 12:30 Employment Land, Centres, Transport and Waste
- 12:30 – 12:45 Round up
- 1:00 Close

2 Presentations

The event started with a series of presentations which set the scene and provided the backdrop for the discussion in the second part of the event. The following presentations were received:

- Rose Poulter, Director/WMRA, welcomed the participants and provided an introduction to the event;
- Meredith Evans, Chair/RSS Task Group, outlined the process of Phase 2 of the RSS Revision and explained the purpose of the event;
- David Thew, Head of Planning/WMRA, introduced the emerging draft Preferred Option for the RSS Phase 2 Revision and summarised the discussion at Regional Planning Partnership which considered the emerging draft Preferred Option on 24th September 2007;and
- Anthony Wright, URSUS Consulting Ltd., presented the emerging findings of the Sustainability Appraisal and Habitat Regulation Assessment which are conducted as part of the RSS Phase 2 Revision.

The presentations are available on the WMRA website at:

<http://www.wmra.gov.uk/page.asp?id=367>

3 Discussion

Following the presentations, participants were given the opportunity to ask questions and make comments and suggestions. The questions and issues raised by participants are summarised below, using the topic headings of the RSS Phase 2 Revision.

3.1 Chapter 2 - Towards a more Sustainable Region

- Flooding and surface water run-off were identified as problems in parts of the Region. The RSS should ensure that new development does not increase existing problems.
- The new policies on climate change, sustainable communities and sustainable construction were generally welcome by several participants. However, it was felt that these overarching policies and considerations had not been integrated in the topic chapters.
- The reference to the Building For Life standard was welcome. It was suggested that the RSS should require local planning authorities to make this standard a formal requirement.
- It was suggested that the sustainable communities and sustainable construction policies should include reference to greening and trees.
- The question was asked whether an assessment of the health impacts of the emerging Preferred Option had been undertaken.
- It was queried whether the Sustainability Appraisal will comply with Strategic Environmental Assessment requirements.

3.2 Chapter 6 - Housing

- The importance of phasing housing provision/land release was stressed to control the rate of development outside the MUAs, e.g. in areas such as Redditch. Development should go first on previously developed land and in the Major Urban Areas (MUAs), while greenfield land or development outside MUAs should only be the second option.
- Some expressed concern that the proposed housing figures would result in an under-provision of housing. Solihull was mentioned as an area where provision should be increased to reflect employment opportunities in the area. It was argued that by adopting the level of housing provision implied in the emerging draft Preferred Option the Region would go onto collision course with Government. The question was asked as to whether there would be further consultation on the level and distribution of housing provision with the house building prior to submission of the Preferred Option to Government.

- It was argued that the split of housing development between MUAs and non-MUAs proposed in Table 1 and the phasing policy in CF4 were contrary to the objectives of urban renaissance and of focusing development into the MUAs.
- It was suggested that the intention to allow selected development in the Green Belt was contrary to Government policy on this matter, including PPG2 and more recent announcements by the new Prime Minister.
- It was suggested that Green Belt may have specific functions in different parts of the Region. For example, the Examination in Public into the Phase 1 Revision for the Black Country highlighted the role of the Green Belt around the Black Country. The RSS should be more specific about the role of Green Belt in specific areas.
- It was suggested that the area in-between Telford and Shrewsbury needed to be protected more strongly against development (e.g. through designation of Green Belt), given the designation of these locations as Settlements of Significant Development.
- It was questioned why student accommodation was not included in calculating the RSS housing requirement. In some parts of the Region such as Warwick the provision of student accommodation represents a significant amount of development which can have impacts on Green Belt/greenfield land.
- The question was asked whether detailed figures on the type of land (i.e. Green Belt, greenfield, brownfield) required to implement the housing figures could be provided.
- The question was raised as to why specific housing figures were allocated to some Settlements of Significant Development in Table 1, whereas no figures were allocated to other Settlements of Significant Development.
- It was questioned how the RSS would prevent out-migration from the MUAs. Settlements of Significant Development need to be developed in a way so that they become more self-contained and do not encourage out-migration from the MUAs. Also, flooding was seen as a constraint/concern in several Settlements of Significant Development.
- It was suggested that the RSS should channel development into areas that are not at risk from flooding.
- It was questioned whether there was any scope for additional development to that proposed for the Major Urban Areas.
- The importance of a range of enhanced infrastructure to support additional development in a number of areas of the Region was emphasised.

3.3 Chapter 7 - Employment land

- It was pointed out that the RSS encourages cross-boundary working between Stafford and South Staffordshire in relation to housing but not employment land. As these issues were interconnected it was suggested that the RSS should also refer to cross-boundary working in this part of the Region regarding employment land.

- In relation to Regional Investment Sites (RISs) the question was asked as to how the joint working to address sub-regional issues/allocations referred to in the RSS would work in practice.
- The need to ensure accessibility of employment sites to areas of new housing development was emphasised with Tamworth cited as an example with much of the housing development on the north of the town and employment sites to the south.

3.4 Chapter 7 - Centres/retail/offices

- It was queried as to whether the sequential approach proposed in relation to offices would apply to office development on RIS.
- The point was made that there was vacant office space in some centres which was seen as indication of a lack of demand. It was questioned how the RSS would deal with vacant office space in those centres.

3.5 Chapter 8 - Waste

[No questions or comments were received on this topic.]

3.6 Chapter 9 - Transport

- The question was asked as to how transport and the situation of the Region's transport infrastructure have been taken into account in developing the housing proposals. There was concern that the transport infrastructure in certain parts of the region was already under significant strain or even 'grid locked', and that housing growth in those areas would require substantial infrastructure improvements first. Worcester and Stafford were mentioned as examples.
- It was suggested that a 'tectonic shift' in public transport investment would be needed to achieve more sustainable patterns of travel.
- The RSS should make it a requirement that housing development can only go ahead if the infrastructure required to support housing growth is provided upfront.
- The need to reduce the need to travel and encourage walking and cycling was emphasised.
- It was felt that the RSS should recognise the importance to urban regeneration and strengthen provision for walking and cycling, e.g. by amending Policy T8b.
- It was suggested that Strategic Park and Ride sites should also be identified for the north-eastern part of the Region where there are already proposals for development, e.g. in the area of Tamworth, Lichfield or Burton on Trent.

- It was argued that the development of Strategic Park and Ride facilities would facilitate long distance commuting into the MUAs and thus encourage migration from the MUAs into the Shires. The RSS should promote local schemes and self-containment rather than larger facilities and long distance commuting.
- “Wild” parking of lorries was perceived as a problem in certain parts of the Region and it was suggested that this should be addressed in the RSS through nominated overnight secure lorry parks.
- The question was raised as to whether reference to development of a second runway at Birmingham International Airport should be deleted in the light of the recent publication of a Draft Masterplan by the Airport.
- It was queried whether the RSS would propose a strategy to encourage the use of public transport to airports.

4 List of participants¹

First Name	Last Name	Organisation
Jonathan	Abbott	David Lock Associates
John	Acres	Redrow Homes (Midlands) Ltd
David	Acton	Highways and Transport Consultant
Jan	Adams	Bewdley Town Council
Arthur	Allen	Dudley MBC
Elizabeth	Allison	Sutton Coldfield Civic Society
Lousie	Alton	CSW Partnership Ltd
Mike	Anderson	Armstrong Burton Planning
Neil	Arbon	DPDS Consulting
Michael	Askew	Lambert Smith Hampton
Bob	Badham	Sandwell MBC
Ruth	Bamford	Redditch Borough Council
Charles	Barlow	Warwickshire Rural Community Council
Robert	Barnes	Planning Prospects Ltd
Nick	Baston	Sutton Courtenay Landfill Site
Anna	Bave	First City Limited
Thomas	Beavin	JVH Town Planning Consultants Ltd
E	Bedford	
Adrian	Bedford-Smith	Chartered Architect & Chartered Town Planner
Darren	Bell	David Lock Associates on behalf of Roger Bullivant and E-on UK
David	Bell	Shropshire LSP
R	Bellamy	Cala Homes
Phillip	Bennion	West Midlands Region Liberal Democrats
Mike	Best	Turley Associates
Sandra	Bevan	on behalf of The Ramblers Association
Paul	Bland	East Midlands Regional Assembly
Wayne	Bocock	Staffordshire Fire & Rescue
Roland G	Bolton	DLP Planning Ltd
James	Botham	Birmingham Airport anti-Noise Group (BANG)
Caroline	Boughton-Thomas	Hartlebury Parish Council
Andrew	Bowe	CB Richard Ellis
Davina	Bowe	on behalf of Taylor Woodrow Developments & BAE Systems**
Bob	Boyd	United Kingdom IT Association
Martyn	Bradley	University of Warwick
Bruce	Braithwaite	Staffordshire CC
Ralph	Brand	Birmingham International Airport Limited
Richard	Brogden	Bruton Knowles
Geoffrey	Brown	East Midlands Development Agency
Helen	Brown	West Midlands Higher Education Association (WMHEA)
Michael	Burrow	Savills

¹ The list contains those who confirmed their attendance and/or attended the event. Every effort has been made to ensure the accuracy and comprehensiveness of the list. However, WMRA cannot accept any responsibility for omissions, errors or inaccuracies.

First Name	Last Name	Organisation
Valerie	Burton	Burton upon Trent Civic Society
Mike	Bushell	Black Country Chamber and Business Link
R	Caldwell	
Leonard	Cardwell	Atkins
Trevor F	Carter	Newcastle under Lyme Borough Council
Elle	Cass	King Sturge
Donald	Chambers	Colin Buchanan
Will	Charlton	CSJ Brooke Smith
Godfrey	Cheshire	Balsall Parish Council
Joan	Clark	British Holiday & Home Park Association Ltd
Gavin	Clarke	Staffordshire Moorlands DC
Rowena	Clayton	Government Office for the West Midlands
Declan	Cleary	Phillips Planning Service
Andrew	Close	Arup
Steve	Colella	South Staffs Water
John	Coleman	William Davis Ltd
R J M	Collins	Broadway Traders Association
Sarah	Conlan	Crest Strategic Projects Limited
Malcolm	Cook	Highways Agency
Jack	Cookson	
Jeff	Coupe	
Liam	Cowden	Shropshire County Council
David	Cox	Colin Buchanan
Denise	Craig	The Federation of Small Businesses - West Midlands Policy Unit
Richard	Cutler	Goodman International Limited
Alan	Cutler	The Black Country Geodiversity Partnership
Brian	Davies	Stoke on Trent City Council
Marcia	Davies	Health and Safety Executive
Alan	Davies	South Shropshire DC
Douglas	Davis	
Rachel	Davis	
Anthony R	Davis	Conault Design
G	Dhillon	
Mike	Dittman	North Warwickshire Borough Council
John	Dixon	Rushwick Parish Council
Ann	Dobbins	Pershore Town Council
Roger	Dowthwaite	CSW Partnership/Connexions
J	Dring	
Bob	Evans	Pritchard & Associates Ltd on behalf of The Pritchard Group
Simon	Evans	National Forest Company
David	Felthouse	Balsall Common Village Residents Association
Susie	Firth	Lovejoy Birmingham
Paul	Fisher	Chemical Hazards & Poisons Division (Birmingham)
Everton	Flemmings	Ethnic and European Enterprise Network CIC
Andy	Ford	Wychavon District Council

First Name	Last Name	Organisation
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K.W	Forest	
Peter	Frampton	Framptons
Sarah	Francis	
Anna	Frankel	Heart of Birmingham Teaching Primary Care Trust
Richard	Freer	
Paul	Fullwood	Passengerfocus
Simon	Geraghty	Worcester City Council
Clive	Gibbins	Lichfield District Council
Paul	Gilbert	Colwich Parish Council
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Nigel	Gough	Bigwood Chartered Surveyors
Richard	Gough	Gough Planning Services
Patrick	Grady	Ramblers Association
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Colin	Griffiths	Satnam Investments Ltd
Sue	Griffiths-Jones	Royal Town Planning Institute, West Midlands Region
Gillian	Griggs	GVA Grimley LLP on Behalf of Kilbride Properties Limited
Alistair	Grills	Alistair Grills Associates
Alison	Grimmett	Redditch Borough Council
Sarah	Hamilton-Foyn	Gloucestershire County Council
Dave	Hammond	Bromsgrove District Council
Nigel	Hancock	Owen Williams (part of Amey plc)
Neil	Hansen	Highways Agency
Nick	Hardy	GVA Grimley
David	Harmes	
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Janet	Hodson	
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Nick	Hollands	On behalf of Westfield Shoppingtowns Limited**
Martyn	Holloway	Dudley MBC
Darren	Hood	HLL Humberts Leisure

First Name	Last Name	Organisation
Howard	Horsely	Much Wenlock Civic Society
John	Howells	Road Haulage Associations
Valerie	Hulme	Banner Homes (Midlands) Ltd
Steve	Hunt	Gleeson Strategic Land
Sue	Hurley	Jobcentre Plus
George	Illingworth	
Joanna	Illingworth	Kenilworth Society
Christina	Jackson	Institution of Civil Engineers
Mark	Jackson	Donaldsons LLP on behalf of Multi Development UK
Stella	Jarman	
Steve	Jasper	Travel West Midlands
G B	Jelfs	Bretforton Parish Council
Victoria	Johnson	British Waterways
Andrew	Johnson	South Staffordshire Council
G	Jones	Development and Regeneration
A S	Jones	Stoneleigh Planning Partnership ON BEHALF OF Hallam Land Management
Les	Jones	Bridgenorth DC - Chairman of the Council's Community Improvement Committee
Matthew	Jones	Drivers Jonas on Behalf of The Birmingham Alliance
Peter	Jones	Housing Corporation West Midlands
Garry	Jones	Tamworth Council for Voluntary Service
Craig	Jordan	Lichfield DC
David	Joseph	Bloor Homes
Derek	Keatley	Phillips Planning Services
David	Keene	David Lock Associates
David	Kelly	OSJ Brookesmith
Eric	Kelsall	Keele University
Leanne	Keltie	David Lock Associates
Margaret	Kennedy	Soroptimist International of Central Birmingham
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Mike	Kinghan	West Midlands Wildlife Trusts
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Peter	Langley	CPRE West Midlands
John I	Lattey	
Karen	Leach	Localise West Midlands
Ron	Lewis	
Mark	Limbrick	Defense Estates Operations North
Sue	Lindsay	Coventry Airport
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Hugh	Luffton	Staffordshire CC
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Janet	Mackinnon	
Paul	Maitland	Worcestershire Country Council

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Sue	Manns	Arup
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Chris	May	Pegasus Planning Group/on behalf of Wilson Bowden Developments
Sophie	McCarroll	Hereford & Worcester Fire and Rescue Authority
Hazel	McDowell	Natural England
Brian	McKenzie	Worcester City Council
Nathan	McLoughlin	CGMS Consulting: on behalf of CgMs Client Group
Angela	Mealing	Higham & Co.
Ian	Mercer	Bruton Knowles
J W	Merris	
Beryl	Metcalf	West Midlands Sustainability Forum
Mark	Middleton	Worcestershire CC
David	Millis	Wyre Forest DC
Justin	Milward	Woodland Trust
Steve	Mitchell	Veolia ES Birmingham Limited
Elizabeth	Morris	Webheath Action Group
David	Morris	Dudley MBC
Andy	Mortimer	Shropshire County Council - Sustainability Group
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Robin	Moxon	Goodman International Limited
Simon	Murphy	
Peter	Murray	English Partnerships
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Peter	O'Grady	EEF West Midlands
Chris	Orphanou	Coventry Airport
Ed	Osborn	Bentley Homes
	Paris	
Mike	Parker	Wyre Forest District Council
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Amanda	Patterson	The Environment Agency
Ted	Pearce	
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Stefan	Peter	
Simon	Phillips	GVA Grimley
Joan	Platt	Stratford Voice
Juliette	Porter	West Midlands Council British Archaeology
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Antonia	Pulsford	
John	Reader	Black Country Chamber and Business Link
Michael	Rees	Boyer Planning
Malcolm	Reid	West Midlands Planning Aid

First Name	Last Name	Organisation
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Robin	Richmond	The Leamington Society
Lucy	Robinson	Lichfield District Council
Charles	Robinson	CDS Development Services Ltd
Miranda	Rogers	Stansgate Planning Consultants on behalf of Mr Peter Brooks
Jerry	Roodhouse	Rugby Liberal Democrats
Dennis	Rook	Stourport-on-Severn Town Council
Paul	Rouse	Savills
Simon	Rowberry	CEPOG
Ken	Rowe	Pershore TC
Joanne	Russell	Barton Willmore Planning Partnership
Mark	Sackett	City Spirit Ltd C/O RPS0 Planning & Development
Stuart	Sage	Turley Associates
Chris	Saint	Warwickshire CC
Chris	Saint	Coventry Soilhull Warwickshire Forum
Christine	Seaton	The Housing Corporation
J	Shakespeare	Allesley Parish Council
Bob	Sharples	RTPI
E	Sheldon	Worcestershire County Council
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Ian	Silvera	Sport England
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Dave	Simpson	Solihull MBC
Karen	Sinclair	Bridgnorth District Council
Gareth	Smith	DTZ
Terry	Smith	Gloucestershire County Council
Stephen	Spencer	Ramblers Association Staffs area
Ian	Spencer	Dorridge & District Residents Association
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Roger	Stone	
Chris	Straker	WALL JAMES & DAVIES
Robin	Studd	
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Tim	Sunter	Brierley Hill Regeneration Partnership
Kate	Sylvester-Kilroy	Old Road Securities PLC
Peter	Talbot	Howkins & Harrison LLP
Ernie	Taylor	Deeley Homes Ltd
David	Taylor	University Hospital Birmingham NHS Trust
Nick	Taylor	Shropshire County Council
R L	Tesh	Shrawley Parish Council
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Michael	Thompson	Arup
Jake	Thrush	Centro
Roger	Tilley	Tanner & Tilley Chartered Town Planners & Development Consultants

First Name	Last Name	Organisation
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Kate	Viney	West Mercia Constabulary
Ian	Waddle	Ian Waddell and Associates
Tony	Walsh	Council of Disabled People
Deborah	Walsh	RICS
Kate	Warburton	The National Trust
Jack	Wassell	
Malcolm	Watt	On Behalf of the Cotswolds Conservation Board
Tim	Watton	Home Builders Federation
Jenny	Webb	Bromford Housing Group
Keith	Webster	Ancer Spa (Midlands) Ltd
Nicholas	Wilding	
Rosemary	Williams	Bromsgrove District Council
Paul	Williams	Mosaic Town Planning
David	Willis	Welsh Assembly Government
Robert	Wilson	Warwick University
Paul	Windmill	Stafford Borough Council
Lesley	Wroe	Coventry City Council
Alex	Yendole	Stafford Borough Council
Trevor	Zargar	Drivers Jonas