

West Midlands Regional Spatial Strategy

Phase Two Revision

Briefing Event on Draft Preferred Option

28th September 2007

RSS Phase Two Revision

Developing the Preferred Option

Meredith Evans
Chair – RSS Task Group

Background

- Consultation on Spatial Options – Jan-March 2007
- Results of consultation considered by Regional Planning Partnership (RPP) – 31st May 2007
- Emerging draft Policies considered by RPP – 20th July 2007
- Partnership event on the shaping of draft Policies – 26th July 2007
- Emerging draft Preferred Option considered by RPP – 24th September 2007
- Final ‘sign off’ of the Preferred Option by RPP – 22nd October 2007
- Submission to Government by end of year

Purpose of the Event

- An informal briefing on the outcome of the RPP meeting of 24th September
- To outline the findings of the Sustainability Appraisal
- To provide an opportunity for feedback of views from stakeholders
- Views will be reported to the RPP on 22nd October

RSS Phase Two Revision

Draft Preferred Option & Outcome of the Regional Planning Partnership

*David Thew
Head of Planning, WMRA*

Purpose of the presentation

- To describe the background to the shaping of the emerging Preferred Option
- To outline the key issues addressed by the RPP on 24th September
- To report on the outcome of the RPP meeting

Setting the 'Direction of Travel' (1)

31st May RPP meeting

- Results of Options consultation
- Initial assessments of housing demand and supply 2006-2026, i.e.:
 - Potential Demand 382,000 net dwellings
 - Potential Supply 340,000 net dwellings
 - Possible 'Gap' = about 40,000 dwellings
- Agreed a set of key principles to guide the shaping of the Preferred Option - especially the need to maintain the integrity of the current RSS
- The need to hold further discussions with authorities and partners

Setting the 'Direction of Travel' (2)

20th July RPP meeting

- Updating on technical work, including the Infrastructure Study
- Feedback on discussions with Government/DCLG on household projections
- First draft of emerging policies, including introduction of concept of 'Settlements of Significant Development'

Developing the 'Direction of Travel' (3)

Work undertaken since July

- Consultation event – 26th July
- Sustainability Appraisal, Habitat Regulation Assessment and Rural Proofing
- Completion of technical work, including Risk Assessment
- Completion of liaison with authorities and partners

Shaping the Preferred Option – Chapter 2

- Sustainable development principles and the challenge of Climate Change at the heart of the strategy
- The introduction of 3 new policies
 - Climate Change
 - Sustainable Communities
 - Sustainable Construction
- RPP suggestions
 - Climate Change Policy to reflect Phase 1 Proposed Changes
 - incorporate reference to ‘Building for Life’ standards

Shaping the Preferred Option – Chapter 3

- The sub-regional implications of the strategy
- Amendments still to be made following consultation with authorities
- Editorial updating to include greater cross linkages with other strategies
- Strategy objectives to be retained with appropriate amendments
- RPP suggestion to amend Green Belt objective

Shaping the Preferred Option – Housing

- The range of factors to be considered
- ‘Top down’ matters – e.g. the household projections
- ‘Bottom up’ matters – e.g. land capacity, infrastructure, environment
- The integrity of the Strategy

Housing - the 'top down' dimension

Potential housing demand

- Housing Green Paper proposals – 19,000 p.a. up to 2016?
- The implications of the household projections:
 $380,000/20 = 19,000$ p.a.
- Different views of different partners
- Housing & Economy Study for AWM

Housing – the ‘bottom up’ dimension

- The re-assessment of the initial estimate of potential supply
 - the Housing Technical report
 - the liaison with the Local Authorities
- **TABLE 1 – a total potential supply of 362,600**
- Conurbation figures as ‘minima’
- A more optimistic view of the prospects for Urban Renaissance in Stoke

Housing – Determining the Preferred Option (1): Key ‘tests’

- Maintaining the principles of the RSS – the Risk Assessment
- Housing market considerations
- The deliverability of the proposals
- Sustainable development and Climate Change considerations
- **Interpreting the tests** - the different views of different interests

Housing – Determining the Preferred Option (2): Officers' advice

- Key tests assessed in paragraphs 5.16 – 5.29 of the RPP report
- Table 1 and policies in Appendix 3 should form the basis of the Preferred Option
- There are risks involved - the need to accelerate urban renaissance and to adopt strong phasing policies BUT:
- Overall the proposals meet the housing needs of the Region in a sustainable way and maintain the current strategy

Housing – key issues in the RPP discussion

- Adequate investment in infrastructure
- Appropriate policies regarding flood risk
- The need to strengthen phasing policies
- The importance of including ‘windfalls’ in land supply
- The right type of housing in the right place
- The proposals to form a basis for the Preferred Option

Employment Land – Determining the Preferred Option

- The need to identify requirements at District level
- The role of the West Midland Employment Land Group (WMELAG)
- Circulated table sets out a 5-year reservoir and indicative longer term needs
- The recommendations of WMELAG for further improvements
- RPP comments

Centres – Determining the Preferred Option (1)

The increasingly important role of Strategic Centres:

- The location of new jobs
- The focus for the community
- Important hubs for the transport system
- A key role in urban renaissance

Developing two quantified elements of policy :

- The updated Centres Study
- Updated Comparison Retail and Office floorspace figures

Centres – Determining the Preferred Option (2)

Office development in Strategic Centres:

- An important change of policy development
- Key requirements:
 - local planning/master planning
 - accessibility
 - environmental quality
 - Tightening up on out-of-centre development
- Further amendments of figures required to reflect Housing - Table 1
- RPP comments

Transport – Determining the Preferred Option

- The overall RTS is NOT being reviewed - some updating and restructuring of the Chapter
- 4 policies are being revised
 - Strategic Park and Ride
 - Car Parking standards
 - Demand Management
 - Airports
- Opportunity taken to adjust T12 on Transport Priorities
- RPP comments

Waste – Determining the Preferred Option

- Waste management - an increasingly important issue
- A new suite of RSS policies
- The role of the Regional Technical Advisory Body
- An outstanding issue – the location of facilities
- RPP comments