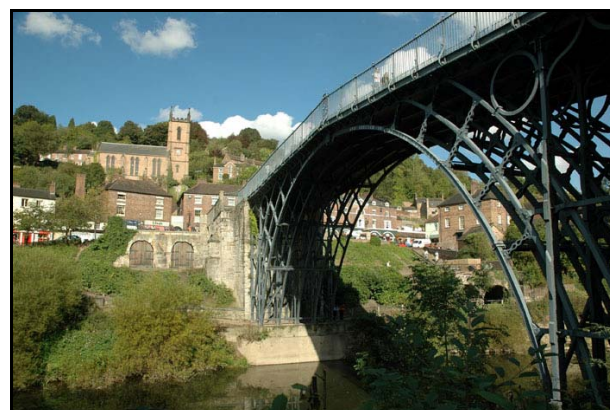


West Midlands Regional Spatial Strategy Phase Two Revision

Report of the Panel: Volume 2 – Annexes
September 2009

Examination in Public
28th April – 24th June 2009



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Annex A: List of Panel Recommendations

Chapter 1 Recommendations

Rec Number	Recommendation
R1.1	In the Inter-regional relationships diagram on page 11, add “river catchments and water quality” to the linkages with the South West and Wales, and also “water transfer” with Wales.
R1.2	Include new supporting paragraphs on the lines of the introductory paragraphs of document EXAM16D, and a new Policy SR4 as follows: Policy SR4 Safeguarding the Integrity of European Sites A. LDDs and other plans and programmes prepared by local authorities, and other relevant agencies, should give the highest level of protection to sites of international nature conservation importance (European sites¹). Local authorities and other plan makers should therefore ensure that they: (i) test alternatives as part of the process of preparing LDDs. In particular, where there are potential adverse effects on a European site, a local authority should consider alternative distributions of development within its area; (ii) demonstrate at examination that they have avoided adverse effects through testing distribution and phasing options. If adverse effects cannot be prevented, the local authority will need to show it has mitigated any impacts so that no adverse effect on the integrity of any European site will occur (alone or in combination with other plans and projects). In exceptional circumstances, if it is concluded that the only means of avoiding an adverse impact on the integrity of a European site is to reduce the housing allocation to a lower level than that set out in Policy CF3 Table 1, then the figure agreed by an Inspector at a DPD examination should be treated as the housing allocation. B. In relation to Land Use Change issues identified by the HRA, local authorities and other plan makers should: (i) require that any proposal which is likely to cause land use change to potential supporting habitat within 10 Kilometres of the Wye Valley Woodland SAC and Wye Valley and Forest of Dean Bat Sites SAC and other relevant European sites should be subject to a HRA in

Rec Number	Recommendation
	order to protect the integrity of these sites. C. In relation to Air Quality issues identified by the HRA, local authorities and other plan makers should: (i) secure the fullest possible use of sustainable transport choices (T1), reduce the need to travel (T2) and encourage the development of sustainable communities (SR2); (ii) include policies to improve air quality and reduce the levels of emissions as set out in air quality strategies so as to take account of the risks to European sites; (iii) ensure that both the diffuse and local air pollution effects of proposed development on European sites are considered; (iv) ensure that development is only permitted where it is clearly demonstrated by the HRA that it will not significantly contribute to adverse effects caused by diffuse air pollution at European sites, alone or in combination with other plans and projects. Where development would result in such increases it should include measures to secure an equivalent improvement in air quality or reduction in emissions from other sources; (v) avoid the siting of new sources of emissions or development that would increase traffic levels on roads near to sensitive European sites; (vi) consider the local air pollution impacts of increased road traffic within 200 metres of a sensitive European site, including impacts from dust; (vii) require a pollution-neutral strategy for major development based on the results of local air quality assessments, especially for potentially polluting development near to European sites. D. In relation to Water Supply issues identified by the HRA, local authorities and other plan makers should: (i) engage in early consultation with water companies, the Environment Agency and the HRA statutory consultation bodies on site allocations to ensure development is located and appropriately phased in Water Resource Zones where a sustainable water supply is available and where water supply can be secured

Rec Number	Recommendation
	without adverse effects upon a European site; (ii) avoid development within the Pilleth Water Resource Zone (affecting a small part of rural Herefordshire) unless it can be demonstrated that water supply can be secured without adverse effects on a European site; (iii) where significant effects on a European site are possible, ensure that Water Cycle studies inform the evidence base for LDDs. E. In relation to Water Quality issues identified by the HRA, local authorities and other plan makers should: (i) engage in early consultation with water companies, the Environment Agency and the HRA statutory consultation bodies in relation to site allocations to ensure that development is located and appropriately phased and that there is capacity available in the waste water treatment works and sewerage network in order to ensure there will be no adverse effects on a European site; (ii) where significant effects on a European site are possible, to ensure that Water Cycle studies inform the evidence for LDDs. F. In relation to Disturbance from Recreation and Tourism issues identified by the HRA, local authorities and other plan makers should: (i) ensure that additional development does not result in an increase in recreational pressure that would cause an adverse effect on the integrity of European sites. The relevant local authorities must, in undertaking HRAs of their LDDs, ensure that increases in visitor numbers can be accommodated before giving effect to any such plan, with the provision of appropriate counteracting measures where necessary. ¹ 'European sites' is a term used to encompass sites that have the highest level of protection in the UK either through legislation or policy. These include Special Areas of Conservation (SAC), candidate (cSAC), Special Protection Areas (SPA), proposed (pSPA), European Offshore Marine Sites and Ramsar sites.
R1.3	Add a new Annex F to the RSS as follows: Annex F List of the European sites assessed within the

Rec Number	Recommendation
	HRA for the West Midlands RSS. Those in bold are those which have been identified in this current HRA as being at risk from diffuse air pollution. This list is not definitive and when undertaking screening for likely significant effects in relation to plans/projects subordinate to or derived from the WMRSS, additional European sites may need to be considered. Berwyn and South Clwyd Mountains SAC Bredon Hill SAC Brown Moss SAC Cannock Chase SAC Cannock Extension Canal SAC Dixton Woods SAC Downton Gorge SAC Elan Valley Woodlands SAC Elenydd Mallaen SPA Elenydd SAC Ensor's Pool SAC Fen's Pools SAC Fenn's, Whixall, Bettisfield, Wem & Cadney Mosses SAC Humber Estuary SAC/SPA/Ramsar Humber Flats, Marshes and Coast (Phase II) SPA Lyppard Grange Ponds SAC Midlands Meres and Mosses Phase I Ramsar Midlands Meres and Mosses Phase II Ramsar Mottey Meadows SAC Pasturefields Salt Marsh SAC Peak District Dales SAC Peak District Moors (South Pennine Moors Phase I) SPA Rhos Goch SAC River Clun SAC River Dee and Bala Lake SAC River Mease SAC River Usk SAC River Wye SAC Severn Estuary SAC/SPA/Ramsar South Pennine Moors Phase II SPA South Pennine Moors SAC The Stiperstones and the Hollies SAC Walmore Common SPA/Ramsar West Midlands Mosses SAC Wye Valley and Forest of Dean Bat Sites SAC Wye Valley Woodland

Chapter 2 Recommendations

Rec Number	Recommendation
R2.1	In paragraph 2.4 b) insert “low carbon and climate adapted” between “diverse” and “economy” and in 2.4 g) add at the end “which ensures a strong, healthy and just society living within environmental limits”; In paragraph 2.16 insert “national,” between “broader” and “regional” Add new paragraphs after paragraph 2.19 (1) to draw attention to the RES ‘Connecting to success’, the UK’s first low carbon regional economic strategy and its associated delivery framework and its key components related to climate change and (2) to refer to the work by the West Midlands Regional Observatory (WMRO) drawing on the WMRES and WMRSS and based on a 30% reduction target for 2020 which has identified the scale of a ‘carbon reduction gap’ for the region after application of international and national policies and the likely means to address this gap of 1.75 million tonnes of CO₂e (equivalent of 330kg of additional CO₂e savings per person per year in the region, such as driving 1,250 miles less each year in a small car) after taking RSS/RES policies into account, namely: • decentralising energy in the form of local heat and electricity networks using existing heat and energy loads identified through the regional heat and energy maps, powered by gas initially and later by a variety of other power sources such as biomass, bio-digestion and energy from waste; • managing the existing use of the transport networks, not just through the extensive promotion of walking, cycling, public transport and electric car infrastructure, but also through more flexible and smarter working practices combined with open access local tele-work centres to ensure overall productivity and carbon reduction gains are realised. • waste reduction and reuse as this is a key action that will help reduce carbon and provide economic benefit and which also reflects regional expertise through initiatives such as the National Industrial Symbiosis programme and the high concentration of waste reproducers within the region; and • the retrofit of the existing housing stock with improved insulation and water saving devices and its effective use as this will make more of an impact than new build even of zero carbon homes and the region has a high concentration of construction and building technology companies.

Rec Number	Recommendation
	Amend the start of paragraph 2.20 to commence: “Planning policies have a major role to play in tackling climate change as outlined in the Climate Change Supplement to PPS1 (December 2007). They can contribute towards the national targets set in the Climate Change Act 2008 to ensure that the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline in terms of aggregate emissions of carbon dioxide and other targeted greenhouse gases and at least 26% lower for the budgetary period including 2020.”
R2.2	Amend Policy SR1 to read: “Regional and local authorities, agencies and others shall include policies and proposals in their plans, strategies and programmes to both mitigate and adapt to the worst impacts of climate change through: A. Exploiting opportunities...[as in submitted policy]...Significant Development and other settlements which are capable of balanced opportunities for housing employment and local services as defined in LDDs by: (i)–(iii) [as in submitted policy] (iv) enhancing, linking and extending natural habitats...[existing B with ‘help’ changed to ‘helping’] B. Requiring all new development and encourage the retro-fitting of existing development to: (i) [as in C(i) of submitted policy] (ii) insert “low-carbon” between “developments and” and “sustainable building” (ii)–(iii) [as in C(ii)–(iii) of submitted policy] (iv) add at end “and encourage investment in low carbon vehicle infrastructure in appropriate developments and locations.” (v) [as in C(v) of submitted policy] (vi) amend to “protect, conserve, manage and enhance natural, built and historic assets in both urban and rural areas;” add (vii) “enhance, link and extend natural habitats as part of green infrastructure provision¹.” C. Adopting sustainability targets in LDDs and implementing them through SPDs for sustainable development. Targets should cover all aspects of design and layout, energy, water supplies and waste

Rec Number	Recommendation
	reduction. There should be regular monitoring of progress against these targets with review of policies as necessary in order to achieve the regional targets for carbon reduction. ¹ Green Infrastructure is the network of green spaces and natural elements that intersperse and connect our cities, towns and villages. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside. Green infrastructure provides multiple benefits for the economy, environment and People (Green Infrastructure Prospectus for the West Midlands, 2006)
R2.3	Amend Policy SR2 to read as follows: Policy SR2 Creating and Maintaining Sustainable Communities Regional and local authorities, agencies and others in their LDDs and other plans, strategies and programmes should make provision for the full range of requirements needed to create and maintain sustainable communities. In all parts of the region proposals for new development and for regeneration and enhancement in existing urban and rural areas should aim to meet the following requirements: A [as in submitted policy except: delete the words “with sufficient population” before “to achieve”] B [as in submitted policy] C [as in submitted policy, but insert the words “heritage and biodiversity” after “local character”] D to adapt, enhance and where appropriate regenerate existing communities to achieve the same standards of sustainability as in new development, maximising the beneficial use of existing developed land and buildings and maintaining the historic fabric, and promoting behavioural change to ensure sustainable communities E to H [as in submitted policy, D to G]
R2.4	Amend Policy QE9 to read as follows: Policy QE9 Water Management and Water Cycle Studies Local authorities, together with the Environment Agency, water companies and other agencies, should co-ordinate their LDDs and other plans, including where necessary across local authority and regional boundaries, in order

Rec Number	Recommendation
	to support the provision of the required housing and economic development and related infrastructure whilst ensuring the protection and enhancement of water quality and sustainable use of water resources. In particular: A. LDDs should be supported by a Water Cycle Study produced in accordance with Environment Agency guidance and advice. On the basis of the findings of Water Cycle Studies, LDDs should include environmental infrastructure identified as being needed to support new development. A Water Cycle Study should contain full assessments of the following: Flood Risk Management – Strategic Flood Risk Assessment Surface Water Management (production of Surface Water Management Plans) Urban and Rural Pollution Management Water Resources and Water Supply Water Quality and Waste Water Treatment B. Local Planning Authorities in their LDDs and in determining planning applications should have regard to the actions and objectives of the Severn and Humber River Basin Management Plans which include specific environmental objectives for each water body and how the objectives will be achieved. C. Local Planning Authorities in their LDDs and in determining planning applications should recognise the need for water efficiency and encourage schemes designed to reduce water consumption. D. LDDs should seek maintain and enhance the region's river and inland waterway corridors as a key strategic resource, particularly helping to secure the wider regional aims of regeneration tourism and the conservation of the natural and built environment and biodiversity. The supporting text to this policy should build on paragraph 8.40 of the existing RSS, bringing out the importance of ensuring that planning policies deliver on objectives for conserving water resources and protecting or enhancing water quality. It should also stress the importance of consultation with the Environment Agency and the water industry in the process for determining the water-related content of LDDs. In

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	particular it should include a reference to the approach to be followed in conducting Water Cycle Studies, and to the Environment Agency's advice and guidance on such studies.
R2.5	Insert a new Policy QE10 to read as follows: Policy QE10 Development and Flood Risk Fluvial and Surface Water flooding is a significant risk across the West Midlands Region. Groundwater flooding will be an increasing risk in the future. Policies should aim to ensure that new developments and residential properties are located where there is no or little risk from all potential sources of flooding as far as possible unless there is overwhelming technical evidence to support an alternate approach. Local authorities in their LDDs should have regard to the guidance in PPS25 and should: Use Strategic Flood Risk Assessments to guide development away from functional floodplains, areas of current high and medium risk of flooding, areas likely to be at risk of flooding in the future and areas where development would increase the overall risk of flooding in and outside the region. Include policies which identify and avoid development in flood zones, protect essential infrastructure, support the objectives of the relevant Catchment Flood Management Plans (Severn CFMP, Trent CFMP, Wye and Usk CFMP and the Weaver Gowry CFMP) and discourage development behind engineered flood defences. Require that sustainable drainage systems are incorporated in all new development and encourage their provision for existing development, unless it is demonstrated that it is not practicable to do so. Commit local authorities to adopt positive approaches to flood risk management by promoting land management practices which provide multifunctional benefits and encouraging new development to seek opportunities to make space for water by providing guidance on layout and design issues. Be supported by Surface Water Management Plans (as part of Water Cycle Studies) to inform the location and design of new development and adopt a strategic and integrated approach to managing Surface Water. These

Rec Number	Recommendation
	plans must also include identification and implementation of appropriate safe passage for overland flooding from sewerage systems and channels. The supporting text to this policy should be derived from existing RSS paragraphs 8.42 to 8.44 updated as necessary to refer to the findings of the Regional Flood Risk Assessment and to the new Policy QE10.
R2.6	In paragraph 2.27 add a further sentence at the end: “The West Midlands Sustainability Checklist is a toolkit adapted by AWM from a national approach produced by the Buildings Research Establishment for central government. Its use in formulating Design and Access Statements should ensure that key sustainability requirements of layouts and overall development are fully considered.”
R2.7	Amend Policy SR3 as follows: Replace Sub-section A by the following: “A. ensuring that Design and Access Statements include a sustainability statement that has regard to the contents of the West Midlands Sustainability Checklist. This should demonstrate that at least the ‘good’ standards and wherever possible the ‘best practice’ standards are achieved for each category. Appropriate targets should be set for substantial developments (over 10 residential units or 1,000 square metres) through dialogue between Local Planning Authorities and developers in AAPs, or through a planning brief or masterplan approach.” Replace Sub-Section B by the following: “B. ensuring that all new housing developments meet the CABE Building for Life requirements at least to the silver standard and that substantial developments (over 10 residential units) meet the gold standard wherever possible.” Replace Sub-section C by the following: “C. Local Planning Authorities, in preparing DPDs, should consider whether there is local justification for acceleration of progress towards securing zero-carbon development at an earlier date than that required under national policy. Such consideration must include the viability of development.”

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	Replace Sub-section D by the following: “D. Local Planning Authorities, in preparing DPDs, should consider whether there is local justification for requiring a proportion of on-site or locally generated energy from renewable sources in all new medium and large scale developments. In the interim pending adoption of DPD policies all substantial developments (over 10 residential units or 1,000 square metres) shall incorporate measures to ensure that at least 10 % of the development’s residual energy requirements are met from renewable sources whether on-site or as part of a local network.” Delete existing Sub-sections G, H and I and replace by the following: “G. ensuring all development adopts a sustainable approach to water resources, water quality, drainage and surface water management, in accordance with Policies QE9 and QE10” “H. ensuring that provision is included for waste management and recycling, including adequate space provision within buildings for appropriate storage or sorting of materials for recycling.”
R2.8	Add new paragraph at the end of the policy as follows: “Local authorities, Registered Social Landlords and regional agencies and bodies should promote and seek opportunities to introduce similar standards for energy and water efficiency as contained in the first part of this policy for existing buildings together with sustainable drainage systems to serve those buildings.”
R2.9	In paragraph 3.9 insert three new spatial strategy objectives, to read as follows (re-numbering the remaining objectives): a) to ensure that the region delivers its share of the reduction of greenhouse gas emissions needed to deliver a low-carbon future and that the region is resilient to the future impacts of climate change b) to ensure the sustainable use of water resources and protection and enhancement of water quality, and to avoid increasing and over time to reduce the exposure of housing and essential infrastructure to flood risk

Rec Number	Recommendation
	c) to ensure that everyone in the West Midlands has the opportunity of a decent home at a price they can afford
R2.10	Add a new Spatial Strategy policy after paragraph 3.9 to read as follows: Policy SS1 The Spatial Strategy To give effect to the spatial strategy objectives the following spatial strategy will guide development and investment priorities for the region: A. Development of a strategic scale will be focussed on the four Major Urban Areas of Birmingham / Solihull, The Black Country, Coventry and the North Staffordshire conurbation, to support urban renaissance, to maximise their contribution to the region's economy and to meeting housing needs through new development, regeneration and maximising the beneficial use of existing developed land and buildings. B. In other parts of the region major new development will be focussed in and adjacent to towns which are most capable of balanced and sustainable growth to complement the role of the MUAs. The following nine areas have been designated for this purpose as Settlements of Significant Development (SSD): Burton upon Trent Hereford Nuneaton / Bedworth Rugby Shrewsbury Stafford Telford Warwick / Leamington Worcester C. Beyond the MUAs and SSDs, development at or where appropriate, related to other urban areas including those designated as strategic centres under Policy PA11 will be of a smaller scale, to meet local housing needs and sustain the local economy and services D. In the region's rural areas the strategy supports rural renaissance, with a key role for market towns and larger villages and development on an appropriate local scale to address rural affordable housing needs Amend supporting Paragraphs 3.10 to 3.13 to avoid repeating

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	the substance of the new policy but explain its application in further detail through other RSS policies, particularly the “UR” and “RR” policies, CF1 and CF2, and policies in the “Prosperity for All” chapter. Delete the designation of “Other Large Settlements” from the Spatial Strategy diagram on page 48. The supporting text should explain that identifying other urban areas for the purposes of paragraph C of Policy SS1 will be a matter to be determined in DPDs.
R2.11	In paragraph 3.11 replace “ten” by “nine” and delete “Redditch” from the list. In Policy CF2 (A) delete “Redditch” from a re-ordered list with “Telford” placed first to recognise the scale of proposed growth. In Policy CF2 (B) In the second sentence delete “and which” and end sentence at “...services.” Add additional sentence “Additional settlements for balanced growth may be identified in Core Strategy DPDs.”
R2.12	In paragraph 5.17 delete final sentence concerning new villages.

Chapter 3 Recommendations

Rec Number	Recommendation																																																												
R3.1	Replace Policy CF3 to read as follows: Local Planning Authorities in their LDDs should make provision for a regional total of 397,900 net additional dwellings in the period 2006 to 2026, distributed as in Table 1 below. In all parts of the region the allocations should be regarded as targets to be achieved by 2026, having regard to the phasing and indicative trajectories set out in Policy CF4. Replace Table 1 – Housing Proposals 2006-2026 with new Table: Table 1 – Housing Proposals 2006-2026																																																												
	<table><tr><th>Planning Area</th><th>Proposal Total (Net) 2006-2026</th><th>Indicative Annual Average 2006-2026</th><th>Comments (Figures for SSDs within Districts are indicative)</th></tr><tr><td>Birmingham</td><td>57,500</td><td>2,875</td><td>Around 700 to be in Longbridge AAP within Bromsgrove District</td></tr><tr><td>Solihull</td><td>10,500</td><td>525</td><td></td></tr><tr><td>Black Country</td><td>63,000</td><td>3,150</td><td></td></tr><tr><td>Coventry</td><td>33,500</td><td>1,675</td><td>Around 3,500 to be within Nuneaton & Bedworth adjacent to the City boundary to the north near Keresley and around 3,500 to be within Warwick District adjacent to the City boundary to the south in the vicinity of Gibbet Hill/ Finham.</td></tr><tr><td>WM MUA</td><td>164,500</td><td>8,225</td><td></td></tr><tr><td>North Warwickshire</td><td>3,000</td><td>150</td><td></td></tr><tr><td>Nuneaton & Bedworth</td><td>11,000</td><td>550</td><td></td></tr><tr><td>Rugby</td><td>11,000</td><td>550</td><td></td></tr><tr><td>of which Rugby town</td><td>9,800</td><td>490</td><td></td></tr><tr><td>Warwick</td><td>11,000</td><td>550</td><td></td></tr><tr><td>Stratford-on-Avon</td><td>7,500</td><td>375</td><td>Further study should be undertaken in the context of a Core Strategy Review on the potential for sustainable provision of a further 2,500-3,000 dwellings for the 2021-26 period.</td></tr><tr><td>Warwickshire</td><td>43,500</td><td>2,175</td><td></td></tr><tr><td>Bromsgrove</td><td>4,000</td><td>200</td><td>Further study should be undertaken in the context of a Core Strategy Review on the potential for sustainable provision of a further 2,000-3,000 dwellings for the 2021-26 period.</td></tr><tr><td>Redditch</td><td>7,000</td><td>350</td><td>Around 4,000 within the Borough and around 3,000 within Bromsgrove District adjacent to the Redditch boundary.</td></tr></table>	Planning Area	Proposal Total (Net) 2006-2026	Indicative Annual Average 2006-2026	Comments (Figures for SSDs within Districts are indicative)	Birmingham	57,500	2,875	Around 700 to be in Longbridge AAP within Bromsgrove District	Solihull	10,500	525		Black Country	63,000	3,150		Coventry	33,500	1,675	Around 3,500 to be within Nuneaton & Bedworth adjacent to the City boundary to the north near Keresley and around 3,500 to be within Warwick District adjacent to the City boundary to the south in the vicinity of Gibbet Hill/ Finham.	WM MUA	164,500	8,225		North Warwickshire	3,000	150		Nuneaton & Bedworth	11,000	550		Rugby	11,000	550		of which Rugby town	9,800	490		Warwick	11,000	550		Stratford-on-Avon	7,500	375	Further study should be undertaken in the context of a Core Strategy Review on the potential for sustainable provision of a further 2,500-3,000 dwellings for the 2021-26 period.	Warwickshire	43,500	2,175		Bromsgrove	4,000	200	Further study should be undertaken in the context of a Core Strategy Review on the potential for sustainable provision of a further 2,000-3,000 dwellings for the 2021-26 period.	Redditch	7,000	350	Around 4,000 within the Borough and around 3,000 within Bromsgrove District adjacent to the Redditch boundary.
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	Wyre Forest	4,000	200	
	Worcester City	11,000	550	At least 3,500 will be within Worcester City, at least 3,500 within Malvern Hills adjacent to the West boundary of the City and the remainder split between the City, Malvern Hills and Wychavon Districts adjacent to or in the vicinity of the City as determined in the Joint Core Strategy.
	Malvern Hills	5,000	250	
	Wychavon	9,500	475	
	Worcestershire	40,500	2,025	
	Cannock Chase	6,800	340	Around 1,000 to be within Lichfield District adjacent to Rugeley.
	South Staffordshire	3,500	175	
	Tamworth	4,000	200	At least 1,000 to be within Lichfield District adjacent to north Tamworth.
	Lichfield	8,000	400	
	East Staffordshire	13,000	650	
	<i>of which Burton-on-Trent</i>	<i>11,000</i>	<i>550</i>	
	Stafford	11,000	550	1,000 additional for Defence Personnel related to Stafford on return from Germany separately listed. Subject to further studies part of the provision for Stafford may be provided within South Staffordshire District adjacent to the southern boundary of Stafford.
	<i>of which Stafford town</i>	<i>8,000</i>	<i>400</i>	
	Staffordshire Moorlands	6,000	300	
	Newcastle-under-Lyme (rural part)	900	45	
	Staffordshire other than North Staffs MUA	53,200	2,660	
	Newcastle-under-Lyme (MUA)	7,800	390	3,000 post 2016 subject to Core Strategy DPD Review.
	Stoke-on-Trent	14,400	720	3,000 post 2016 subject to Core Strategy DPD Review.
	North Staffordshire MUA	22,200	1,110	
	Telford & Wrekin	26,500	1,325	See comment re Shropshire as some may be located within Telford & Wrekin.
	<i>of which Telford</i>	<i>25,000</i>	<i>1,250</i>	
	Herefordshire	18,000	900	
	<i>of which Hereford City</i>	<i>8,500</i>	<i>425</i>	
	Shropshire	27,500	1,375	1,000 additional for Defence Households related to Cosford /

Rec Number	Recommendation			
				Donnington on return from Germany separately listed.
	of which Shrewsbury	6,500	325	
	Military Households	2,000		
	MUAs	186,700	9,335	
	Other Areas	211,200	10,560	
	West Midlands Region	397,900	19,895	
R3.2	Revise the supporting text on the following lines: 1. Retain paragraph 6.22 2. Revise paragraph 6.23 to say: The distribution of housing shown in Table 1 sets out how the West Midlands will respond to the objective of meeting housing needs with in the region. It reflects the objectives of the WMRSS, including the priority for urban renaissance and rural renaissance, as well as the RES, RHS and sub-regional and local regeneration policies. Within the MUAs development will be of a scale that will enable these areas to increasingly meet their own generated needs. At 2006 the ratio of new housing development between the MUAs and other areas was 1:1.3. The provision in Table 1 corresponds to an average ratio of new development of 1:1.1 between the MUAs and the rest of the region. Exceeding the targets within the MUAs, if that is possible, would be beneficial to the process of urban renaissance. 3. Add a paragraph to refer to the central importance of annual monitoring of housing delivery against the totals in Table 1 and delivery trajectories, to be considered in the management of housing delivery and review of RSS and LDDs. More rapid or slower progress in different parts of the region would need to be seen in context, including the latest available housing market information. Any policy adjustment may be in terms increasing or redirecting efforts at delivery as well as, or instead of, adjustments to annual or five year provision levels within the target, or even review of the latter. 4. Retain paragraph 6.24 but delete 6.25 and 6.26.			
R3.3	Delete Table 2 and replace 6.27 and 6.28 with a paragraph explaining the need to add losses due to demolitions and other losses to the net provision in Table 1 in order to determine the total of new housing for which land needs to be provided in LDDs. These losses should be based on the best and most recent available local assessments, having regard to the RHS and other programmes and should be kept under review.			

Chapter 4 Recommendations

Rec Number	Recommendation
R4.1	Replace Policy CF4 and CF10 (which should be deleted) with a new policy to read as follows: CF4 Phasing and managing land for housing Local Planning Authorities in all parts of the region should aim to increase housing delivery as quickly as possible in order to reach the annual levels of delivery required to deliver the housing provision set out in Policy CF3, table 1. The table below sets out a trajectory for achieving the regional total housing provision by 2026. In LDDs (including joint core strategies where applicable) Local Planning Authorities should set out a trajectory for their area having regard to the indicative annual rates set out below, and taking particular account of local factors affecting delivery in their area, including any strategic infrastructure or other constraints on the timing of development, market considerations and any opportunities for early housing delivery. In maintaining a 5 year supply and at least 10 year provision of sites Local Planning Authorities should bring forward sites for development having regard to the guidance in PPS3 and to the following criteria: A. The need to maintain and accelerate the progress of urban renaissance, as well as to achieve the delivery of additional housing under Policy CF3. B. Priority for the re-use and development of previously developed land in sustainable locations. C. Avoiding the use of greenfield sites (including land released from the Green Belt pursuant to the policies of the RSS) ahead of need, having regard to the availability of other land, but also to the lead times involved in bringing sites forward for development. Regional Housing Trajectory Indicative Average Annual Rates for 5 Year Periods (figures may not sum due to rounding) (cross-boundary provision treated as in table 1 to Policy CF3)

Rec Number	Recommendation					
		2006-11	2011-16	2016-21	2021-26	2006-26
	Birmingham + Solihull	2,040	2,990	4,080	4,240	3,400
	Coventry	1,000	1,475	2,010	2,210	1,675
	Black Country	1,890	2,775	3,775	4,160	3,150
	Herefordshire	540	800	1,080	1,190	900
	Shropshire	825	1,210	1,650	1,815	1,375
	Telford & Wrekin	800	1,165	1,590	1,750	1,325
	Staffordshire non MUA	1,600	2,340	3,190	3,510	2,660
	N Staffordshire MUA	675	975	1,330	1,465	1,110
	Warwickshire	1,300	1,915	2,610	2,870	2,175
	Worcestershire	1,275	1,870	2,550	2,805	2,125
West Midlands	12,000	17,500	23,900	26,300	19,900	
Revise the supporting text, paragraphs 6.30 to 6.35 to include the following points:						
1. To achieve the amount of additional housing required to meet the Region’s needs will require a rapid rise from current (2009/10) levels of housing increase. This should be a priority for all parts of the region as soon as economic circumstances permit. The indicative trajectory for delivery is inevitably “back-loaded”, with the average annual rate of delivery required over a 20 year period to achieve the provision in Policy CF3, table 1 unlikely to be reached until about 2015 or 2016. Thereafter rates will need to continue to rise to balance out the lower delivery in earlier years and achieve the regional total by 2026.						
2. The annual rates included in Policy CF4 are not to be regarded as fixed targets. Any opportunity for more rapid delivery, provided it is consistent with achieving sustainable development and the other objectives of the RSS, should be taken up. In preparing supply trajectories at district level, Local Planning Authorities will need to consult with the Regional Assembly, strategic planning authorities and neighbouring authorities, as well as taking into account the latest information						

Rec Number	Recommendation
	from Strategic Housing Land Availability Assessments and other sources. It will be particularly important to identify opportunities for early gains to delivery, through re-starting sites already in the development pipeline as well as bringing forward new allocations which are both available and deliverable. 3. Urban renaissance continues to be the key priority for the RSS, and the approach to housing delivery needs to support this. In giving priority to urban sites for development and particularly PDL, account needs to be taken of viability and deliverability and the sustainability of locations. Not all PDL sites will be suitable for early development – this source is likely to remain a significant part of the supply throughout the plan period. The 5-year supply and 10 year allocations identified in each Local Planning Authority area should therefore contain a portfolio of sites of appropriate type, size and location to meet the housing requirements of the area. 4. Greenfield sites, including land released from the Green Belt, are likely to need to be brought forward in some locations at an early date to complement the availability of previously developed sites in achieving the levels of housing increase sought. The programming and location of such sites, particularly in or adjacent to the MUAs, may need to be carefully managed so as to avoid undermining the delivery of viable urban sites close by (including those in a neighbouring authority's area). While the strategy does not support releasing greenfield sites ahead of need, account will also need to be taken of the lead time involved for such sites to make a contribution to meeting housing requirements and the need for early commitment in order to secure infrastructure funding. 5. Windfall sites are likely to continue to play an important role in housing delivery, and this should be closely monitored. While windfall sites will count towards housing delivery, LDDs should not include an allowance for windfall unless this is specifically justified in accordance with PPS3 paragraph 59. 6. The balance of delivery of housing across the region will be monitored annually. Authorities will need to keep SHLAAs and their 5 year supply under review, and respond rapidly to any shortfall against the delivery trajectory. 7. A thorough regional review should be carried out when data for 2015/16 is available to consider what action to take in response to any instances of under delivery or conversely where delivery is running above planned levels, including any need for additions to be made to planned levels of provision.

Rec Number	Recommendation														
R4.2	Revise Policy CF5 to remove the words “between 2006 and 2016” from paragraph B and from the table in the policy. The supporting text should refer to the need for the targets to be kept under review in the light of monitoring of progress in delivering the regional housing provision and the rate at which previously developed land comes forward for development.														
R4.3	Revise Policy CF6 to read as follows: Local authorities should set out density policies in their DPDs specific to their areas to reflect local circumstances and the findings of housing market assessments. High density development should be encouraged on sites within and close to town centres, in other local centres, in locations close to public transport interchanges and in public transport corridors well served by public transport.														
R4.4	Revise Policy CF7 to read as follows: CF7 Delivering affordable housing A. Local authorities should keep under review the need for affordable housing in their area, based on local and sub-regional housing market and housing needs assessments, using a consistent approach as advised by government policy and the regional housing board. Both social rented and intermediate housing should contribute to meeting needs, dependent on the particular requirements and market circumstances of an area. Opportunities should be sought within the existing housing stock where this would help the creation of mixed communities as well as through new build. B. The regional affordable housing target is that across the region as a whole 35 % of the net housing increase should be affordable, equivalent to average provision of 7,000 net additional affordable housing units per annum over 20 years. Indicative minimum targets (net annual) for each housing market area are: <table data-bbox="400 1776 978 2056"> <tr> <td>South HMA</td><td>1,200</td></tr> <tr> <td>North HMA</td><td>700</td></tr> <tr> <td>West HMA</td><td>760</td></tr> <tr> <td>Central HMA - C1</td><td>2,100</td></tr> <tr> <td>- C2</td><td>700</td></tr> <tr> <td>- C3</td><td>1,540</td></tr> <tr> <td>Total</td><td>7,000</td></tr> </table>	South HMA	1,200	North HMA	700	West HMA	760	Central HMA - C1	2,100	- C2	700	- C3	1,540	Total	7,000
South HMA	1,200														
North HMA	700														
West HMA	760														
Central HMA - C1	2,100														
- C2	700														
- C3	1,540														
Total	7,000														

Rec Number	Recommendation
	C. Local Planning Authorities in their DPDs, together with local or sub-regional housing market partnerships in their Housing Investment Strategies should: (i) set an overall minimum target for their area for the amount of affordable housing to be provided, in the light of local and sub-regional assessments of need and subject to economic viability assessment. Targets should have regard to the regional target and indicative sub-regional minima set out in part B above. Only exceptionally will the proportion be either below 25 % or above 40 % of the total additional housing provision; (ii) ensure a flexible response to emerging needs and opportunities for affordable housing delivery over time, having regard to the overall trajectory of provision and monitoring of delivery year by year; (iii) take full account of the need for additional affordable housing to replace losses to stock through demolitions and conversions, in deciding on the gross requirement for additional affordable housing for their area. (iv) ensure that the need and demand for housing in rural areas is adequately taken into account. Where appropriate separate indicative targets should be set for affordable housing provision in rural areas; (v) consider the option of allocating sites for 100 % affordable housing and lower site thresholds to recognise the contribution of small sites to the overall land supply in rural areas; (vi) actively promote the use of rural exception sites to meet the need and demand for local housing; (vii) consider how their own land resources and those of strategic partners can be used to support a higher level of social rented and intermediate tenure housing provision. D. The Regional Housing Strategy and the implementation of associated programmes should distribute resources, taking into account the broad pattern of identified need and the likely contribution from S106 agreements and other resources. Revise the supporting text, paragraphs 6.43 to 6.52 to reflect

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	the above approach, in particular drawing attention to the fact that the RSS affordable housing targets, like the overall provision, are for the net additional increase. The definition of affordable housing in Policy CF7 includes both social and intermediate housing. Affordable housing targets should not, however, be regarded as setting limits to the amount of intermediate housing that may be delivered as part of the general housing allocation. Table 3 should be deleted, and the supporting text should instead make it clear that local assessments of need and targets in LDDs should take full account of the latest information about the expected level of demolitions in the area.
R4.5	Revise Policy CF8 to: Include a new opening sentence to read: Policies for housing provision should be set in the broader context of Policy SR2 Creating Sustainable Communities. In particular: Remove the words “an ageing population” from the list in sub-paragraph Bi), and insert a new sub-paragraph ii) (re-numbering the existing ii) as iii)) to read as follows: The particular needs of an increasing proportion of older people in the population for accommodation and places to live that are suited to their needs. This will include support for older people living independent lives in their own homes, through ensuring access to services on which they depend, as well as meeting specialised needs for specially designed or adapted housing, sheltered and residential care accommodation. The supporting text should refer to the need for housing policies to link up with the wider range of actions required to promote sustainable communities as set out in Policy SR2. It should refer in particular to the increasing proportion of older households and to the benefits of addressing their needs in a positive way, in terms of widening choice and opportunity for older people, improving quality of life and helping to free up under occupied family homes. Reference should also be included to Lifetime Homes and the role this can play in the housing supply, subject to appropriate local assessment of need.

Chapter 5 Recommendations

Rec Number	Recommendation
R5.1	In paragraph 7.8 replace “controlled to ensure that” by “planned so that”
R5.2	In paragraph 7.32 replace “then those should be reflected as part of the portfolio for that authority” by “the existence of these sites has been taken into account in determining the size of the general portfolio reservoir in Table 4 to Policy PA6A.”
R5.3	Elevate the two footnotes on page 96 to form new paragraph after paragraph 7.34 as follows: “Employment land...areas. See also following paragraph. A site is defined as readily available if ALL the following...” [Omit footnote indications in the Policy]
R5.4	Bring forward paragraph 7.36 to follow previous insertion in the following terms: “Policies PA6, PA6A and PA6B do not cover land suitable for employment purposes within town centres. In accordance with Policy PA11 and PPS6, large scale office developments (Class B1(a)) and particularly those of a speculative nature of more than 5,000 sq m gross should normally be located in or adjacent to the strategic town and city centres. Where large scale office developments are proposed other than at strategic centres or RIS they will need to be subject of impact assessments unless the proposal has been identified in an up-to-date DPD. Other than in exceptional circumstances such proposals should be made explicit and justified through the development plan process.”
R5.5	In Policy PA6A add at the end of the first paragraph: “In view of the plan, monitor and manage approach and the anticipated recycling of previously developed good quality premises and land there would be no need to identify the full long-term provision in the preparation of Core Strategy DPDs in order to avoid unnecessary release of greenfield land. However, as a minimum the indicative requirement for a 10-year period should be identified in order that land or premises will always be available to top up the reservoir as it is used.” In the second paragraph delete the second sentence and “, however,” from the third.
R5.6	In Table 4 replace all the figures in the final column by multiples of 4x those in the second column rather than 3x. Aggregate the figures for the Shropshire Districts to form a composite figure for the new Shropshire Unitary Authority.

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R5.7	Re-locate the footnotes to Table 4 from page 97 so that they immediately follow the table amending them as follows: “(a) In these districts the 5-year reservoirs should be regarded as minima, in all others the figures are targets that should nevertheless be identified.” (e) Delete footnote for <u>Warwick</u> reservoir provision but add footnotes for <u>Tamworth</u> reservoir and indicative long-term provisions stating “part of the provision may need to be located in Lichfield or North Warwickshire Districts”. “(f) Of which 8 ha will be provided within Stratford-on-Avon District west of the A435.” “(g) Of which at least 12 ha will be provided within Stratford-on-Avon District west of the A435 and the balance remaining out of a total of up to 37 ha will be provided in Bromsgrove District at a location or locations to be agreed in the Core Strategies for Redditch and Bromsgrove Districts.” “(h) Of which 9 ha will be located in Malvern Hills and/or Wychavon Districts adjacent to the boundary or in the vicinity of the City” “(i) Of which 36 ha will be located in Malvern Hills and/or Wychavon Districts adjacent to the boundary or in the vicinity of the City”
R5.8	In Policy PA6B delete the second set of sub-paragraphs i)-iii) and replace as follows: “(a) identify and protect those sites most suitable for employment purposes in Core Strategy DPDs with appropriate remediation and/or infrastructure provision to ensure the provision of sub-regional employment sites (10 ha to 20 ha) or other elements of the employment land portfolio; (b) identify sites for transfer from employment land to mixed-use or housing developments to ensure that the housing requirements in Policy CF3 are met; (c) seek to ensure the balanced provision of employment and housing development.”
R5.9	Reduce the final paragraph of Policy PA6B to the status of supporting text as new paragraph after the policy in the following terms:

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	"In the event of the unexpected closure of a large employer over 10 ha, wherever possible the redevelopment of that land for non-employment uses should be provided for through the preparation of an AAP."
R5.10	In Policy PA7, amend sub-paragraph E to read as follows: "(i) South Black Country and West Birmingham RZ and (ii) Coventry and Nuneaton RZ." [and delete sub-paragraph F, re-numbering following sub-paragraphs and in the current sub-paragraph H, deleting "and F."]
R5.11	In paragraph 7.37, add new second sentence as follows: "Ancillary development including hotels, health and fitness leisure facilities, childcare provision, local shopping facilities, restaurants and banking facilities will also be acceptable provided that they are of a scale commensurate with primarily serving the occupiers of the RIS." Commence final sentence "Large-scale speculative..."
R5.12	In paragraph 7.38, delete "and" before "Coventry-Solihull-Warwickshire HTC;" and add "East Birmingham/North Solihull RZ and Birmingham to Worcestershire HTC."
R5.13	In paragraph 7.39, add: "and extension" after "Birmingham Business Park"; ">Aston – E Birmingham/N Solihull RZ"; and "> Longbridge – Birmingham to Worcestershire HTC"
R5.14	In Policy PA9, amend sub-paragraph B as follows: "RLS with existing or potential dedicated rail access to freight routes with at least W8 loading gauge and close proximity to a junction that could provide access to the SRN or other principal roads should be identified in Core Strategy DPDs. The RPB should be consulted on such proposals. Sites should also: (i) Ideally be in the order of 50 ha or more but smaller inter-modal sites may be appropriate for consideration as RLS if they can be closely associated with substantial warehousing on adjacent or closely related land..."; amend sub-paragraph C to replace "at least 150 ha" by "at least 200-250 ha"; amend sub-paragraph D by deleting the first two indents and replacing them by:

Rec Number	Recommendation
	>utilising the full potential for the expansion of the existing RLS at Hams Hall, Birch Coppice and Hortonwood; amend the third to read: >securing provision of new rail-served facilities to serve...[as in submitted policy]
R5.15	Amend paragraph 7.46 by deleting the final three sentences and replacing them as follows: "Possibilities to be explored further for provision of RLS <u>include</u> Brinsford, Four Ashes, Cannock, Fradley and Meaford."
R5.16	In Policy PA10 insert additional bullet: • "Black Country Heritage attractions in particular Dudley town centre and its surroundings."
R5.17	Amend paragraph 7.53 to add: "There is no reference to convenience retail development in the following retail policies not because such development would be inappropriate at strategic centres. It is rather because the extent of convenience retail floorspace that may be appropriate at strategic centres is a matter for local determination in Core Strategy DPDs having regard to the network of other centres within their catchments."
R5.18	In Policy PA11 in sub-paragraph A amend the Tiers, descriptions and order as follows: • "Regional centre: Birmingham" • "Major sub-regional centres: Coventry, Stoke-on-Trent, Wolverhampton, Brierley Hill" • "Other strategic sub-regional centres: Telford, Walsall, Solihull, Worcester, Shrewsbury, West Bromwich, Burton, Hereford, Leamington Spa, Sutton Coldfield, Redditch, Stafford, Cannock, Kidderminster, Lichfield, Newcastle-under-Lyme, Nuneaton, Rugby, Stratford-upon-Avon, Tamworth"
R5.19	In paragraph 7.57 delete "Redditch" from the list of SSDs.
R5.20	After paragraph 7.61 amend heading "Merry Hill" to "Strategic Centres in the Black Country" and insert paragraphs 7.64, 7.64A and 7.64B from the January 2008 RSS

Rec Number	Recommendation
	[with the references to Policy PA11A amended to PA12A in the last] together with Policy PA11A re-numbered as Policy PA12A. In that Policy amend sub-paragraph C to read: “...within the allocation of 65,000 sq m gross comparison retail for the period 2006-2021 will be...”
R5.21	Re-number Policy PA12A as Policy PA12B and amend the Table Tiers, descriptions and order as follows: • “Regional centre: Birmingham” • “Major sub-regional centres: Coventry, Stoke-on-Trent, Wolverhampton, Brierley Hill” • “Other strategic sub-regional centres: Telford, Walsall, Solihull, Worcester, Shrewsbury, West Bromwich, Burton, Hereford, Leamington Spa, Sutton Coldfield, Redditch, Stafford, Cannock, Kidderminster, Lichfield, Newcastle-under-Lyme, Nuneaton, Rugby, Stratford-upon-Avon, Tamworth” with the figures for <u>Telford</u> amended to be “60,000 (2006-21)” and “10,000 (2021-2026)”
R5.22	In paragraph 7.68 replace “5,000 sq m” by “10,000 sq m”
R5.23	Re-number Policy PA12B as PA12C and in that policy amend “local authorities” to “Local Planning Authorities” and insert “in Core Strategy DPDs” after “those centres” in line 3 and amend the reference to “Policy PA12A” to “Policy PA12B”.
R5.24	Re-number Policy PA13 as Policy PA12D.
R5.25	In Policy PA13A amend the Table Tiers, descriptions and order as follows: • “Regional centre: Birmingham” • “Major sub-regional centres: Coventry, Brierley Hill, Wolverhampton, Stoke-on-Trent.” • “Other strategic sub-regional centres: Walsall, West Bromwich, Telford, Newcastle-under-Lyme, Worcester, Hereford, Leamington Spa, Redditch, Stafford, Kidderminster, Solihull, Burton, Cannock, Lichfield, Nuneaton, Rugby, Tamworth, Shrewsbury, Stratford-upon-Avon, Sutton Coldfield.” • with the following addition at the end of the introductory words: “Much of the demand for the period to 2026 will occur

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	towards the middle and end of the plan period and mainly after 2016.” and the figure for Solihull reduced to “35,000 sq m”.
R5.26	In the first indent of paragraph 7.83 replace “in-centre” by “within or on the edge of strategic town or city centres” and in paragraph 7.85 insert a new second sentence “Additional development will take place in or on the edge of other centres defined in Core Strategy DPDs.”, commencing the final sentence “However, the proportions in-centre will be lower...”
R5.27	In paragraph 7.89 amend “paragraph 7.36” to the new paragraph number.
R5.28	Amend Prosperity for All map on page 120 to take account of the foregoing.
R5.29	Delete the sub-heading “Regional Casinos”, paragraphs 7.90 to 7.92 and Policy PA13C.

Chapter 6 Recommendations

Rec Number	Recommendation
R6.1	Amend Policy W1 to read as follows: Policy W1 Waste Strategy Waste Planning Authorities in their LDDs should have regard to the following regional waste strategy principles: - delivering sustainable development through application of the over-arching RSS Policies SR1 to SR4; - seeking to ensure that the West Midlands becomes and remains a zero waste growth region; - promoting waste management up the waste hierarchy by maximising the reduction, re-use, recycling, composting and energy recovery and as a last resort disposal; - regarding waste as a resource; - adopting the “equivalent self-sufficiency” approach for each WPA in the region. Each Waste Planning Authority should allocate sufficient land or facilities to manage an equivalent tonnage of waste to that arising from all waste streams within its boundary, taking into account the waste hierarchy. LDDs should include policies to secure timely provision of facilities capable of dealing with the tonnages required close to the source of the waste produced, and taking account of cross-boundary flows of particular waste streams. In addition to facilities to reprocess, re-use, recycle and recover energy from waste, provision will need to be made for the transfer and transport of waste and where appropriate for landfill.
R6.2	Revise the supporting text to Policies W1 to W12 to bring out the following issues: 1. The need to have regard to the relevant national guidance in PPS10, notably the locational criteria in Annex E as well as other policies of the RSS. 2. In supporting text to Policy W1, mention the Region’s need to reduce its reliance on methods of waste management that are towards the bottom of the waste hierarchy, such as waste disposal and energy recovery. Waste Planning Authorities should therefore encourage proposals that are likely to reduce waste and make more efficient use of resources. 3. Relationship to the “QE” policies of the RSS, and

Rec Number	Recommendation
	importance of criteria including local landscape character, sites within flood plains, in proximity to controlled waters, groundwater protection zones and impact of flora and fauna. 4. Flexible interpretation of the targets in Tables 5, 6 and 7 in the light of the latest and best available monitoring information. 5. The need to keep Tables 5 and 6 under review having regard to monitoring, and to produce new information on a consistent basis for the whole region in time for the review of the RSS in the context of the new SIRS, with a view to setting new targets as necessary at that stage. 6. Replace Table 7 with a complete version showing the “gap analysis” for all the Waste Planning Authorities or sub-regional groupings in the region. 7. Recognise that, within the concept of “equivalent self-sufficiency”, sharing of facilities and movement of particular waste streams across Waste Planning Authority boundaries may have an important role to play. 8. Include a definition of the term “urban quarries” in the supporting text to Policy W9.
R6.3	Revise Policy W12 to read as follows: Policy W12 Hazardous Waste – Final Disposal Sites Where the geological conditions are suitable Waste Development Documents outside the MUAs should identify final disposal sites for Hazardous Waste, including where necessary encouraging the creation of separate appropriately engineered cells in landfills for Stabilised Non-reactive Hazardous Waste.

Chapter 7 Recommendations

Rec Number	Recommendation
R7.1	Update paragraph 9.7 to refer to the “Local Transport Act 2008” and the “Planning Act 2008”. Add new paragraph after 9.7 as follows: “Most recently, the Department for Transport has published ‘Delivering a Sustainable Transport System’. This sets out the following goals for the transport system: • to support the national economy by delivering reliable and efficient transport networks; • to reduce emissions of CO₂ and other greenhouse gases to tackle climate change; • to contribute to better safety, security and health by reducing risks arising from transport and promoting more healthy travel modes; • to promote greater equality of opportunity for all citizens to achieve a fairer society; and • to improve quality of life and a healthy natural environment for both transport and non-transport users. The objectives set for the RTS seek to reflect these goals.” The text in paragraphs 9.85 and 9.87 should also be updated to reflect the current legislative position.
R7.2	Add “Oxford – Worcester – Hereford” as an additional corridor across the lower part of Figure 7 with in its box “The Cotswold Rail line”, with appropriate supporting text after paragraph 9.33. For completeness it would also be desirable to include reference to Stansted and the East Coast Ports in the East of England/Europe Box; Heathrow and the South Coast Ports in the London/SE/Europe Box; and Bristol to the reference to the rail line in the SW/South Wales Box as Gloucester, like Worcester, lies off the main high speed line.
R7.3	Add to Policy T9 (A) “and the Strategic Rail network as identified in Figure 9” (or in an additional Figure for greater clarity); Update Figure 10 to reflect the current position on inter-modal freight terminals by including Birch Coppice and Hortonwood and more clearly representing the proposed reinstatement of the Stourbridge-Walsall-Lichfield line as part of the Strategic Rail Freight network.

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R7.4	Add in Policy T5 (D) after “...urban areas,” “in particular the SSDs”. Add at end of Policy T8 (B) “, cycling and walking”.
R7.5	Combine Sections B and C of Policy T6 as follows: “Potential Strategic locations have been identified at: • Brinsford, north of Wolverhampton • Worcester Parkway at the crossing of the Worcester/Oxford and Birmingham/Bristol railways • Bromsgrove • In the vicinity of M42 Junction 3 • East of Shrewsbury • Longbridge (Birmingham) • In the vicinity of M5 Junction 3 • North of Stratford-upon-Avon • Telford • In the vicinity of Lichfield Trent Valley station • In the vicinity of Stoke on Trent station • In the vicinity of Kidderminster station • North Redditch • Tamworth • Castle Bromwich Update Figure 8 to reflect these changes (and to correct rail line omissions).
R7.6	Amend paragraph 9.99 by amending the final sentence to delete “the” and omitting “as follows” and the three quoted paragraphs from FATWP. Add at the end of paragraph 9.101: “, though the position will be kept under review.” Relegate Policy T11 (A) to a paragraph of supporting text immediately ahead of the Policy replacing paragraph 9.108 with the remaining Policy Sections renumbered. Amend the new paragraph 9.108 to read: “The roles of Birmingham International Airport, Coventry Airport, Wolverhampton Business Airport and RAF Cosford were outlined in the 2003 Air Transport White Paper. The BIA role is set out in paragraphs 9.101 and 9.102 above. Coventry Airport currently serves a specialist role within the region catering for business/general aviation, air mail and bulk freight and other

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	niche functions. It has planning permission for a passenger terminal with a throughput of around 1 million passengers per year. Wolverhampton Business Airport also serves a business/general aviation role for the north-west of the region and Tatenhill airfield performs a similar role for the north-east of the region. Although considered to have potential as it is a rail-served airfield, the Ministry of Defence have indicated that RAF Cosford near Telford will not be available for commercial air transport services during this RSS period in view of its continuing military role.” Amend existing Policy T11 (B) by replacing “facilities” by “development including diversion of the A45 and additional terminal facilities” and deleting the sentence: “Beyond the period of this WMRSS it may be...second shorter runway.”; In existing Policy T11 (C) add “surface access” before “minimum modal share”; Amend existing Policy T11D to commence: “The further development of Coventry Airport, Wolverhampton Business Airport, Tatenhill airfield and other airfields in the region should be in accordance with the roles set out in paragraph 9.108 and complement the role of BIA as the region’s principal passenger airport. Development Plans...” and adding “surface access” before “mode share”; In existing Policy T11 (E) add at the end “in respect of surface construction wherever realistically possible.”

R7.7

Amend paragraphs 9.109- 9.112 as follows:

in paragraph 9.109 delete “Draft” before “Implementation Plan”;

in Paragraph 9.110 replace the end of the paragraph by “...(2007) and the Regional Funding Advice submitted to Government in February 2009.”;

in paragraph 9.111 add at the end “and the rail enhancements, those identified by Network Rail in collaboration with Centro to the strategic Rail network.”

Substitute the following for Policy T12:

National/Regional Network Priorities								
Scheme	Key Policy Links	Status as of March 2009	Delivery Mechanism	Key Delivery Role	Support Delivery	Implementation Period		
						2007/2010	2011/2015	Post 2015
1. Measures aimed at achieving behavioural change	T1, T2, T3, T4, T5, UR2, RR2, PA11	Various	LTP, Operators, Developers, HABP	LA, operators, HA	Other agencies			
2. Active Traffic Management for M5/M6 Junctions 5-13/M42 motorway box & north of Birmingham	T9	C	HABP/PTIF	HA				
3. West Midlands Rail capacity and performance enhancement including cross-city line Redditch & Bromsgrove, NUCKLE Phases 1 & 2, and Stourbridge-Walsall-Lichfield Freight line	T5, T9, T10, UR, RR2, CF2	Various	HLOS/NRBP / RFA/ LTP	NR, LA, TOCs	Centro			
4. West Coast Mainline Strategy	T5, T9, T10	C	DfT West Coast Mainline Strategy	NR	Operators			
5. M40 J15 Longbridge	T9	C	HABP	HA				

	6. Upgrading rail freight route to Felixstowe and Southampton	T10	C	PTIF	NR				
	7. A45/A46 Tollbar End	T9	C	HABP	HA				
	8. Passenger capacity enhancement Birmingham New Street Rail station	T5, T6, T9, T10, UR1, UR2, UR3, PA1, PA2, PA10, PA11, PA12	C	DfT/NRBP/ RFA/LTP	NR	AWM/ Birmingham City Council/ Centro/ Private Sector			
	9. BIA, runway extension/A45 diversion/additional terminal facilities and development of services and improved surface access, especially by public transport	T11, PA12	Various	HABP/NRBP/ RFA/LTP/ ADZ/Private Sector	AWM, BIA, LA, Centro,	HA/NR/ National Exhibition Centre			
	10. M42-improvements J3-7	T9, T11	UI	HABP	HA				
	11. M54 – M6/M6 Toll link	T9, PA3	FA	HABP	HA and private sector				
	12. A38 Streethay – A50 improvements	T9	FA	HABP	HA				
	13. M6 improvements J11a – J19	T9	FA	HABP	HA				
	<u>Sub-regional Priorities in support of MUAs</u>								
	<u>West Midlands MUA</u>								
	14. Quality bus networks including Bus Rapid Transit in appropriate key corridors	T5, UR2, PA2	Various	RFA/LTP	Centro and LA	Operators			
	15. Red Route network Development	T5, T8, T9, UR2, PA2	Various	RFA/LTP	LA				
	16. Improved transport networks to facilitate access to centres of Walsall, West Bromwich, Wolverhampton and Brierley Hill	T5, UR1, UR2	Various	RFA/ LTP/Private Sector/ Centro/CIF/ADZ	Centro, LA	Operators			

	17. Improved transport networks to facilitate improved access to the four employment land investment corridors (Black Country North, Central, East and West)	T5, UR1	Various	RFA/LTP/ Private Sector/ Centro/CIF/ADZ	Centro, LA	Operators			
	18. Metro extension Birmingham City Centre to New Street Station and Five Ways	T5, T9, UR1, UR2, PA12	FA	RFA/LTP/ Private Sector	Centro	LA, Operators			
	19. Metro/tram-train extension Wednesbury to Brierley Hill	T5, UR1, UR2	FA	RFA/LTP/ Private Sector Centro/ADZ	Centro	LA, Operators			
	20. Further Metro extensions in Birmingham/ Solihull/Black Country conurbation including to BIA	T5, UR2, PA12	FA	LTP/RFA/ Centro/ Private Sector/ADZ	Centro	LA, Operators, Developers			
	21. Strategic Park and Ride - Brinsford	T5, T6, T7, PA3	FA	RFA/LTP Private Sector	Centro and LA	NR, Operators			
	22. Strategic Park and Ride – other sites	T5, T6, T7,	UI	RFA/ LTP/ Private Sector	Centro and LA	NR, Operators			
	23. M5 Junction 1-2 improvement	UR1	UI	HABP	HA/LA				
	24. M6 Junction 9-10 improvement	UR1	UI	HABP/ADZ	HA/LA				
	<u>North Staffordshire MUA</u>								
	25. Improved public transport network in North Staffordshire	T5, UR2, PA2	Various	RFA/LTP/ AWM/ Private Sector	LA, Operators				
	26. Improved access to regeneration sites, and growth areas	PA7, PA8, PA9	Various	RFA/ Private Sector/LTP/ Growth Points/AWM/CIF/ADZ	LA	Centro			
	<u>Sub-regional Priorities outside MUAs</u>								
	27. Enhancement & development of rural public & community	T5, RR2, CF2	Various	AWM/LTP	RASP, LA	Operators			

	transport particularly links between market towns & their hinterlands								
	28. Development of improved road network management and prioritisation, including between nodes of High Technology Corridors	T9, PA3	Various	RFA/LTP/HABP	LA, HA	AWM			
	29. Improved access to regeneration sites	PA7, PA8, PA9	Various	RFA/ Private Sector/LTP	LA, Developers	AWM			
	30. Improvements to the transport networks in Settlements of Significant Development to support their growth i.e. Burton upon Trent, Hereford, Nuneaton/Bedworth, Rugby, Shrewsbury, Stafford, Telford, Warwick/Leamington and Worcester	CF2	Various	RFA/LTP/ Private Sector/ Growth Points/CIF	LA, Developers				
	31. Worcester Parkway Strategic Park and Ride	T1, T5, T6, T7, T9, UR2	UI	NRBP/RFA/ LTP/ Private Sector	NR, LA	DFT, Operators			
<u>Status</u> C (Committed) – Schemes approved by the Secretary of State for Transport and included in the relevant programme, although the powers may still be required. FA (Further Appraisal Work Needed) – Schemes identified in a MMA or relevant Business Plan but requiring further appraisal work. UI (Under Investigation) – Appraisal work is underway. Various – Combination of the above due to long term programme. <u>Organisations</u> AWM – Advantage West Midlands (Regional Development Agency)									

	Centro – West Midlands Passenger Transport Authority/Executive DfT – Department for Transport HA – Highways Agency LA – Local Transport Authorities NR – Network Rail <u>Delivery</u> HABP – HA Business Plan NRBP – NR Business Plan LTP – Local Transport Plan RASP – Rural Access to Services Partnership RFA – Regional Funding Allocation PTIF – Productivity Transport Innovation Fund ADZ – Accelerated Development Zone CIF – Community Infrastructure Fund
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Chapter 8 Recommendations

Rec Number	Recommendation	Reason
R8.1	Amend Paragraph 6.20 to read as follows: “Telford (population around 142,000) is a larger freestanding settlement than others across the region. As a former ‘New Town’ with extensive areas of reclaimed land still available for development, it will provide a key opportunity for the growth and investment required to create a large sustainable community.”	<i>To reflect more accurately the nature and role of Telford.</i>
R8.2	Amend Paragraph 3.9 d) by replacing the wording after “or” as follows: “where specifically identified as necessary or potentially appropriate to provide for the most sustainable form of development to deliver the proposals referred to within the sub-regional policy implications of the strategy.”	<i>To make explicit that all localities where significant Green Belt adjustments are envisaged as required or potentially likely to be appropriate are identified in Sub-regional policy.</i>
R8.3	Amend Paragraph 3.11 by amending “ten” to “nine” and deleting “Redditch” from the list of SSDs.	<i>Redditch does not meet the definition of SSDs given in the Strategy</i>
R8.4	Amend The Sub-Regional Implications of the Strategy from Paragraph 3.24 onwards as follows: Amend the Sub-heading to read: “The Birmingham, Solihull and Black Country conurbation” and the start of 3.24 to read: “The Birmingham, Solihull and Black Country conurbation falls...”	<i>For clarity as Coventry is considered with Warwickshire and in normal parlance a “City Region” would include its hinterland, i.e. most of the West Midlands.</i>
R8.5	Amend Paragraph 3.26 by inserting “within Solihull” after “airport”.	<i>For clarity as the airport is located in Solihull.</i>
R8.6	Elevate the final sentence of Paragraph 3.27 and the following 4 bullet points to become Policy SS2: Birmingham Development Strategy	<i>To clarify the sub-regional Policy content from the supporting text. Although mainly directed at Birmingham City Council, there are cross-boundary</i>

Rec Number	Recommendation	Reason
		<i>linkages with Bromsgrove, Sandwell and Solihull and the City is the core of the Region and driver for its economic health.</i>
R8.7	Elevate the final sentence of Paragraph 3.30 to become Policy SS3: Birmingham Airport as follows: “ Birmingham International Airport should continue to be developed within the framework of Policy T11, together with improved public transport links to support the economy of Solihull and the Region and to enhance national and international connectivity. ”	<i>To clarify the sub-regional policy content from the supporting text.</i>
R8.8	Amend Paragraph 3.31 by inserting “of the Meriden Gap” after Greenbelt.	<i>To clarify this key sub-regional objective.</i>
R8.9	Insert new Policy SS4: North Solihull after the first sentence of Paragraph 3.32 as follows: “ To enable the full potential of the regeneration of North Solihull to be realised together with that of the adjacent regionally important economic assets, adjustments to the Green Belt boundary will be required in the area north of the A45 as realigned and west of the M42 / M6. ” Amend final sentence of paragraph 6.13 to read: “To deliver the RSS proposals in Birmingham and Solihull no significant urban extensions are currently seen as needed in the period up to 2026, though to secure the maximum potential benefit of the renewal programme in North Solihull, Green Belt amendments will be required in that locality.”	<i>To clarify the sub-regional policy content from the supporting text and make clear that Green Belt adjustments will be required to maximise the benefit from the renewal of Chelmsley Wood and the role of Birmingham Business Park.</i>
R8.10	The second sentence of Paragraph 3.32 would become the start of Paragraph 3.33 with that paragraph shortened to conclude	<i>For clarity.</i>

Rec Number	Recommendation	Reason
	with the following replacing the present text of Paragraph 3.33: “The economic and other development issues that link Solihull with areas outside the central conurbation are able to be pursued through the Council's membership of the Coventry-Solihull-Warwickshire Forum.”	
R8.11	Replace Paragraphs 3.34 – 3.37 by Paragraphs 4.6A-4.6D inserted into the Published January 2008 version of West Midlands Regional Strategy by the Secretary of State, subject to replacing “2021” by 2026” in Paragraph 4.6B and adding the text of the Phase 2 Revision Paragraph 3.37 to the end of 4.6D.	<i>To reconcile Phase 1 decisions of the Secretary of State with Phase 2, essentially as suggested in CD222.</i>
R8.12	Insert new paragraph (following extended 4.6D) in the terms of Paragraph 3.14A inserted into the Published January 2008 version of West Midlands Regional Strategy by the Secretary of State, subject to amendment of the first sentence to read: “Given the importance of the regeneration of the Black Country to the RSS, the following objectives provide the context for the following Black Country policies: a)...”	<i>To reconcile Phase 1 decisions of the Secretary of State with Phase 2, essentially as suggested in CD222.</i>
R8.13	Insert Policy UR1A as inserted into the Published January 2008 version of West Midlands Regional Strategy by the Secretary of State as new “ Policy SS5: Black Country Regeneration Priorities ”, followed by Paragraphs 4.6E and 4.6F from that document as new Paragraphs, followed by Policy UR1B from that document as “ Policy SS6: Black Country Housing and Employment Land ” followed by paragraphs 4.6G and 4.6H from that document as new paragraphs amended as follows: “(4.6G) The four strategic centres will be the main locations for major office (B1(a)) development, particularly for schemes	<i>To reconcile Phase 1 decisions of the Secretary of State with Phase 2, essentially as suggested in CD222. Policies UR1C and UR1D are not recommended for inclusion as the town centre office and retail figures for the Black Country strategic centres are included in Policies PA13A and PA12A.</i>

Rec Number	Recommendation	Reason
	exceeding 5,000 sq m. Overall it is expected that 88% of new office schemes will be located in these centres in the period to 2026. All four centres have potential and capacity to absorb an equal proportion of proposed growth. In LDDs sites will be identified in each of the four strategic centres to accommodate up to 220,000 sq m of office development to 2026 (see Policy PA13A). This figure should be regarded as indicative and will be subject to review in the light of monitoring of the actual level of development and progress in implementing the Joint Core Strategy (see also paragraph 7.86)." And "(4.6H) The Spatial Strategy seeks to focus the majority of further comparison retail investment within the four strategic centres as catalysts for regeneration. The strategy however also seeks to maintain the vitality of other non-strategic centres in the sub-region. The apportionment of the additional comparison retail floorspace in the four strategic centres over the period 2006 to 2026 is indicated in Policy PA12A."	
R8.14	Insert after (4.6H) paragraphs 8.46A-8.46C as inserted into the Published January 2008 version of West Midlands Regional Strategy by the Secretary of State followed by Policy QE10 as "Policy SS7: Transforming the Environment of the Black Country"	
R8.15	Relocate Telford – Paragraphs 3.38 to 3.40 to be part of a sub-region including Southern Staffordshire, deleting the third sentence of Paragraph 3.38. The 3 paragraphs would follow-on after Paragraph 3.55. An addition should be made to the final paragraph (3.40) as follows: "The adopted Core Strategy for Telford and Wrekin should be reviewed as soon as	<i>For clarity, given the location of Telford and in normal parlance a "City Region" would include the whole of the hinterland of the West Midlands conurbation, i.e. most of the West Midlands. Specific Sub-regional Policy is not included as the outstanding</i>

Rec Number	Recommendation	Reason
	possible to extend its plan period to that of the RSS.”	<i>issues over the form of town centre development or appropriateness of mixed developments elsewhere do not involve cross-boundary development or adjustment of Green Belt and so are for local determination in the required review of the Core Strategy or any related AAPs.</i>
R8.16	Amend Paragraph 3.41 to commence as follows: “Coventry is a compact city that although being a metropolitan authority has strong economic and social ties with Warwickshire. A Coventry...”	<i>For clarity as in normal parlance a “City Region” would include the whole of the hinterland of the West Midlands conurbation, i.e. most of the West Midlands.</i>
R8.17	Elevate the last sentence of Paragraph 3.45 and the succeeding sub-paragraphs to become Policy SS8 Coventry-Warwickshire Development Strategy , with amendments as follows: The Development Strategy shall: “a) maintain the WMRSS ‘step-change’ with a minimum of 50 % of growth in the sub-region over the plan period being directed to Coventry and Nuneaton & Bedworth to further urban renaissance; b) focus growth...; but with more limited development in North Warwickshire and Stratford-on-Avon; c) deleted; d) adjusts the Green Belt boundary where required within Coventry to facilitate urban renaissance and growth on a north-south axis and also within Nuneaton and Bedworth and Warwick districts to facilitate the cross-boundary housing provision to the north and south of the City set out in Table 1 to Policy CF3 and the	<i>To clarify the sub-regional policy content from the supporting text and make clear where Green Belt adjustments will be required or may be appropriate. Sub-paragraphs c) and e) are deleted as phasing and trajectories are addressed in relation to Policies CF4 and CF10.</i>

Rec Number	Recommendation	Reason
	expansion of the University of Warwick. Further Green Belt adjustments (whether to subtract or add Green Belt) may also be appropriate in these two authorities to secure the most sustainable pattern of development in that north-south axis; <i>e) deleted</i> Delete all in paragraph 6.14 after the first sentence and replace by: “Greenfield urban extensions will also be required to further urban renaissance and develop the north-south growth axis. These should be brought forward in the Core Strategy for the City and, in relation to cross-boundary developments within Nuneaton & Bedworth and Warwick Districts, in the Core Strategies for those authorities. These urban extensions will involve amendments to Green Belt boundaries.”	
R8.18	Delete the final sentence of Paragraph 3.46.	<i>To avoid prejudice to the role of Rugby as a SSD, Policy SS8 a) sufficiently prioritising the urban renaissance of Coventry and Nuneaton & Bedworth.</i>
R8.19	Add at the end of Paragraph 3.47: “As the level of housing that can be proposed in this RSS in the light of Sustainability Assessments completed to date is likely to be significantly below that necessary to stabilise or improve levels of affordability in Stratford-on-Avon District, the proposed provision should desirably be regarded as that only for the period until 2021 and annual trajectories adjusted accordingly. A review of the Core Strategy for the District should be set in hand at an early date following adoption of the Core Strategy that will give effect to this RSS to determine whether there is a sustainable way in which an additional 2,500-3,000 dwellings might be provided for the period 2021-2026. Such provision could be part	<i>To give notice of a requirement to give further attention to the need to increase housing provision in the southern part of Stratford-on-Avon District in the expectation that migration into the locality from outside the Region will continue.</i>

Rec Number	Recommendation	Reason
	of a larger scheme or schemes that might extend beyond the plan period.”	
R8.20	Bring forward Worcestershire – Paragraphs 3.60 to 3.65 ahead of Southern Staffordshire & Telford, with amendments. In the final sentence of Paragraph 3.62 replace “two” by “one” and delete “and Redditch”. In Paragraph 3.64 elevate from the second sentence onwards to Policy SS9 Worcester City Development Strategy, amended as follows: “To facilitate cross-boundary co-operation a Joint Core Strategy will be prepared by the authorities of Worcester City, Malvern Hills and Wychavon to ensure that development takes place in the most sustainable locations (particularly avoiding areas of potential flood risk) and that necessary transport and other supporting infrastructure is provided. Adjustment of Green Belt boundaries north of Worcester may be appropriate to achieve these objectives.” Add “Policy SS10 Worcester Sub-regional Employment Site: To facilitate the relocation and expansion of Worcester-Bosch to further the development of high-technology environmental manufacturing, a Sub-regional employment site of some 30 hectares will be provided to the east of the M5 in the vicinity of Junction 6.” Amend Paragraph 3.65 by replacing the second sentence as follows: “In the case of Redditch, although not designated as a Settlement of Significant Development since it will not be meeting	<i>For clarity through more consistent grouping of sub-regions.</i> <i>To clarify the sub-regional policy content from the supporting text and make clear where Green Belt adjustments may be appropriate.</i> <i>To provide strategic policy context for this key economic development that does not fit within the terms of Policy PA7.</i> <i>To clarify the sub-regional policy content from the supporting text and make clear where Green Belt adjustments will be required.</i>

Rec Number	Recommendation	Reason
	more than its local needs, it will nevertheless require a substantial scale of housing to meet its own needs (which reflect the population structure arising from its previous New Town status) together with necessary supporting employment and infrastructure. With limited development capacity within the Borough boundaries, there will need to be cross-boundary urban extensions into neighbouring districts.” Elevate the remainder of the Paragraph to form: “Policy SS11 Redditch Development Strategy: Green Belt alterations will be required within Redditch and within Bromsgrove District to meet the housing provision and related development needs arising from Redditch as specified in Table 1 of Policy CF3. Close co-operation will be required between these two authorities, and in relation to employment development with Stratford-on-Avon District, in the production of their Core Strategies. Greenfield extensions will need to be located as far as possible to minimise the likelihood of migration from and car-borne commuting in relation to the MUA.” Add new paragraph after Paragraph 3.65 as follows: “As the level of housing that can be proposed in this RSS in the light of Sustainability Assessments completed to date is likely to be significantly below that necessary to stabilise or improve levels of affordability in Bromsgrove District, the proposed provision should desirably be regarded as that only for the period until 2021 and annual trajectories adjusted accordingly. A review of the Core Strategy for the District should be set in hand at an early date following adoption of the Core Strategy that will give effect to this RSS to	

Rec Number	Recommendation	Reason
	determine whether there is a sustainable way in which an additional 2,000-3,000 dwellings might be provided for the period 2021-2026. Such provision could be part of a larger scheme or schemes that might extend beyond the plan period.” Add new paragraph after this new Paragraph as follows: “There should be co-operative working on the Core Strategies for Wychavon and Tewkesbury Districts across the regional divide in order to secure the most sustainable form of development for Tewksbury.”	
R8.21	Re-title Paragraphs 3.49ff as two separate sections: Southern & Eastern Staffordshire and Telford, inserting the Telford Paragraphs under separate sub-heading before Paragraph 3.56, and North Staffordshire. The following amendments should be made: In Paragraph 3.49 rephrase the list as follows: “(ie Burton, Cannock, Rugeley, Stafford and Tamworth in Southern Staffordshire together with Biddulph and Leek in North Staffordshire).” In paragraph 3.52 replace the second half from “However, limited development...” onwards by: “Consideration should be given to the functional relationship between Burton-on-Trent and Swadlincote. This may include the preparation of a joint study by the respective regional partners to investigate the development potential identified on each side of the regional boundary, including transport improvements such as the A38/A511 corridor and the National Forest rail line. There should be co-operative working on the Core Strategies for East Staffordshire and South Derbyshire in view of the likelihood of	<i>For clarification by bringing together and distinguishing sub-regional elements.</i> <i>To reflect the Published March 2009 version of the East Midlands RSS and the current expectations with regard to the development of the Drakelow site.</i>

Rec Number	Recommendation	Reason
	substantial mixed development on the site of Drakelow Power station which immediately adjoins the boundary and urban edge of Burton on Trent. Although such development would be governed by the South Derbyshire Core Strategy there is a clear physical inter-relationship with Burton on Trent. Given its location on the River Trent, care will need to be taken in determining the detailed location and form of development to minimise the risks of flooding.” In Paragraph 3.53 replace “adjoining authorities” by “South Staffordshire District Council”. In paragraph 3.54, replace the second sentence as follows: “In order to meet the needs of Rugeley (Cannock Chase) and Tamworth, cross-boundary liaison will be required with Lichfield District Council to ensure that appropriate provision is made in the Lichfield Core Strategy for their needs as set out in Table 1 to Policy CF3. Elsewhere in Lichfield District Green Belt adjustments may be appropriate to meet local housing needs and comprehensive consideration will need to be given to the optimum sustainable form of development north-east of Lichfield City.” Add after paragraph 3.54, new “Policy SS12 Lichfield Development Strategy: Cross-boundary housing provision will be required within Lichfield District to meet the needs of Rugeley and Tamworth. Elsewhere in the District Green Belt adjustments may be appropriate to meet the needs of Lichfield City, Burntwood and other settlements in the southern part of the District in the most sustainable manner. To the north-east of Lichfield in the general area of Streethay/Fradley a comprehensive study should be undertaken of the most sustainable way to meet long-	<i>To clarify the authority concerned in relation to a <u>possible</u> southern urban extension of Stafford.</i> <i>To clarify the sub-regional policy content from the supporting text and make clear where Green Belt adjustments may be appropriate, where cross-boundary provision is necessary and give guidance on long-term sustainable development.</i>

Rec Number	Recommendation	Reason
	term development needs, be that through an urban extension, a new linked settlement or a combination of such forms. If of sufficient scale such development might extend beyond the plan period." Add new paragraph: "In addition to development to meet local needs, the Ministry of Defence has indicated that provision will be required for approximately 2,000 additional dwellings to provide for service families returning from Germany. These will need to be located at or close to the proposed garrisons to be created at Stafford and RAF Cosford in roughly equal measure, but because the precise distribution has not yet been agreed between Stafford and Shropshire/Telford, this additional provision is indicated as a separate non-locational augmentation to Table 1 of Policy CF3. The dwellings are nevertheless expected to be required in at least two of these three authorities and will be additional to the levels of provision indicated for the authorities."	
R8.22	North Staffordshire: after Paragraph 3.58 Add new "Policy SS13 Long-term development strategy for North Staffordshire Conurbation: Before commitment of the additional housing provision envisaged in the second half of the plan period after the stabilization of the housing market in the conurbation, a review of the Joint Core Strategy for Stoke on Trent and Newcastle under Lyme will be undertaken to confirm the appropriateness of increasing the housing output and to determine its spatial distribution. In that review adjustment of Green Belt boundaries may be appropriate in Newcastle-under-Lyme to secure the most sustainable form of development."	<i>For clarity over the long-term nature and implications of any increased housing provision for the North Staffordshire Conurbation.</i>

Rec Number	Recommendation	Reason
	In the first sentence Paragraph 3.59 delete “the Staffordshire and”; at the end of the second sentence add “and seek to build on the strengths of the University of Keele.” Add at the end of the Paragraph: “This will include particular attention to the local regeneration zones at Biddulph and Leek in Staffordshire Moorlands district.” Amend the last two sentences of paragraph 6.16 to read as follows: “...WMRSS and the Joint Core Strategy for Stoke on Trent and Newcastle-under-Lyme. No urban extensions are likely to be needed in Stoke in the period up to 2026, but the position in Newcastle for the period beyond 2016 will be assessed in the Core Strategy Review.”	
R8.23	In paragraph 3.68 add after “affordable housing” “and low-cost market housing.” In Paragraph 3.70 add after “transport infrastructure” “including an outer relief road and new river crossing outside the city centre.” In paragraph 3.72 add after “historic heritage” “and securing flood risk alleviation”.	<i>To stress the need to improve affordability in rural areas and give an indication of the anticipated requirement following completion of Hereford transport studies and a further critical issue at Shrewsbury. No Policies are indicated as the issues, apart from the Hereford relief road that would be part of the SRN, are essentially for local determination in Core Strategies while the Hereford relief road is not yet agreed policy.</i>

Chapter 9 Recommendations

Rec Number	Recommendation
R9.1	Add an Annex to the RSS based on the schedule in Document EXAM35 detailing the saved Structure Plan policies replaced by the revised RSS.
R9.2	Revise the RSS Monitoring Framework in Chapter 10 to incorporate updating on the basis of Annex C of Document CD228, including the 2008 updated Core Output Indicators. Add the Climate Change monitoring provision from document EXAM46. Revise the output indicators for Policies CF3 and CF4 to include indicative targets to achieve an annual average for the region of 19,895 additional dwellings per annum by 2016 and five-year annual averages in line with the indicative trajectories in Policy CF4. Revise the output targets for Policy CF7 to reflect the overall regional affordable housing target of 35% and revised indicative annual targets for HMAs.
R9.3	Consider presenting the revised Monitoring Framework as a freestanding Technical Annex to the main RSS document.

Annex B: EiP Timetable

Venue will be Molineux Stadium, Wolverhampton

Examination start time will normally be 09.30 a.m. Tuesday-Friday

DATES	TOPIC
<i>Wk 1 28 April – 1 May 09</i> Tuesday 28 April 10.00 Wednesday 29 April 09.30 Thursday 30 April 09.30 Friday 1 May 09.30	Opening Matter 1: The context of the Phase 2 revision Sub-Matter 2A: Sustainable development issues Sub-Matter 2B: Spatial Strategy Principles Sub-Matter 2B: Spatial Strategy Principles
<i>Wk 2 6-8 May 09</i> Wednesday 6 May 09.30 Thursday 7 May 09.30 Friday 8 May 09.30	Sub-Matter 3A: Evidence base on housing requirements Sub-Matter 3B: Policy and spatial implications of provision for additional housing Sub-Matter 3C: Deliverability of new housing development
11-15 May 09	Recess Week
<i>Wk 3 19-22 May 09</i> Tuesday 19 May 09.30 Wednesday 20 May 09.30 Wednesday 20 May 14.00 Thursday 21 May 09.30 Thursday 21 May 14.00 Friday 22 May 09.30	Sub-Matter 4A: Land for Housing Sub-Matter 4B: Delivering Homes and Communities Sub-Matter 5A: Employment land Sub-Matter 5A: Employment land Sub-Matter 5B: Employment sites Sub-Matter 5C: Town and City Centres, Retail and Office Floorspace
<i>Wk 4 27-29 May 09</i> Wednesday 27 May 09.30 Wednesday 27 May 14.00 Thursday 28 May 09.30	Matter 6: Waste Matter 7: Transport Matter 7: Transport NB Question (iii) Airports will not start before 28 May 09.30

DATES	TOPIC
<i>Wk 5 2-5 June 09</i>	
Tuesday 2 June 09.30	Sub-Matter 8A: Birmingham
Tuesday 2 June 14.00	Sub-Matter 8B: Solihull
Wednesday 3 June 09.30	Sub-Matter 8C: Black Country
Wednesday 3 June 14.00	Sub-Matter 8D: Telford and the Wrekin
Thursday 4 June 09.30	Sub-Matter 8E: Coventry & Warwickshire – (i) North Warwickshire
Thursday 4 June 14.00	Sub-Matter 8E: Coventry & Warwickshire – (ii) Warwick District
Friday 5 June 09.30	Sub-Matter 8E: Coventry & Warwickshire – (iii) Stratford-upon-Avon District
8-12 June 09	Recess Week
<i>Wk 6 16-19 June 09</i>	
Tuesday 16 June 09.30	Sub-Matter 8E: Coventry & Warwickshire – (iv) Stratford-upon-Avon District: Middle Quinton Eco-town proposal (including parts of site within Worcestershire / Gloucestershire)
Tuesday 16 June 14.00	Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire (i) South Staffordshire and East Staffordshire
Wednesday 17 June 09.30	Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire (i) South Staffordshire and East Staffordshire
Thursday 18 June 09.30	Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire (ii) Stafford Borough
Thursday 18 June 14.00	Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire (iii) North Staffordshire
Friday 19 June 09.30	Sub-Matter 8G: Worcestershire (i) South Worcestershire Authorities
<i>Wk 7 23-26 June 09</i>	
Tuesday 23 June 09.30	Sub-Matter 8G: Worcestershire (ii) North Bromsgrove / Redditch and Wyre Forest
Wednesday 24 June 09.30	Sub-Matter 8H: Shropshire and Herefordshire
Wednesday 24 June 14.00	Matter 9: Implementation and Monitoring
	CLOSE

Annex C: Matters and Participants

Respondent Numbers are shown in brackets beside each Participant

Introductory Note to Matters

The Matters for Examination set out below cover all the aspects of the RSS Phase 2 revision which the Panel considers need to be covered by the Examination. Many responses to consultation raised issues about policies or sections of the RSS document which are not proposed for change in the Phase 2 revision, including those which are due to be included in the Phase 3 revision. Such issues have generally been excluded from the Matters to be examined under Phase 2.

The questions listed under each Matter have been compiled in the light of the representations received. These questions are not exhaustive but are intended to give guidance to participants on the intended scope of the matters, and to provide a way of opening up each topic for debate. In preparing and conducting the Examination the Panel will also have regard to issues emerging from the Sustainability Appraisal and the rest of the evidence base. While the questions set out will help to focus the debate they are not intended to be exclusive or to restrict the ability of participants to develop their arguments about the issues in their own way.

There are inevitably issues which arise in more than one matter, or which involve linkages between matters. In such cases it will be the Panel's aim to ensure that linkages are recognised and discussed as appropriate but to avoid overlap or duplication.

The Panel's approach is that the soundness of the RSS will be tested in accordance with Planning Policy Statement 11 (PPS11) paragraph 2.49 throughout all the Matters of the Examination in relation to evidential issues. The primary policy numbers relevant to the selected matters have been included under the title of each Matter but these are indicative only and other policies may also be covered under the specified matter.

Note:

The participants indicated within this Annex are those that were understood to be participating in the immediate run up to each session. It should be noted that in places these differ slightly from the indicated participants noted within the Matters and Participants published in March 2009 due to some invited participants declining that offer. Additionally, in some instances last minute changes were made but not noted, particularly amongst Local Authorities.

Matter 1: The context of the Phase 2 revision

Questions to be covered in Matter 1 include the following:

i) The phased revision programme

- will the revisions in Phase 2 result in a coherent and internally consistent RSS?
- what is the relationship between Phase 2 and the changes made by the Phase 1 revision: do the Phase 2 revisions entail endorsement or further changes to the regeneration strategy for the Black Country (including policies UR1A, B, C and D) adopted since the Phase 2 submission was made?
- does the Phase 2 revision provide sufficient guidance on the issues and policies that will be covered in the Phase 3, pending the completion of the Phase 3 revision?

ii) Inter-regional/national issues

- is the RSS, as proposed to be revised, consistent with existing and emerging RSS for neighbouring regions, and are there strategic inter-regional issues that need to be addressed? (Local or sub-regional cross boundary issues will be considered in Matter 8).
- does the Phase 2 revision take sufficient account of impacts in neighbouring regions and in Wales, specifically to do with river systems and water supply? (*for discussion of water-related issues within the region see Matter 2*)

iii) Procedural soundness in relation to SA and HRA

- have the requirements for SA and HRA been adequately met and are they properly reflected in the content of the Phase 2 revision?
- in the light of the material considered at the seminar session on 18 March 2009 is there a need for changes to the Phase 2 revision or further assessment work?

Note:

The purpose of this Matter is to examine the procedural and strategic policy context for the Phase 2 Revision. It will test aspects of soundness concerned with the nature of the revision process, its consistency with national planning policy and with RSS for neighbouring regions, and whether it is procedurally sound, with particular reference to Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). Relevant criteria of soundness from PPS11, paragraph 2.49 include (i), (iii), (iv), (x) and (xi). Matter 1 will take a strategic view and may flag up issues which will need to be returned to and discussed in greater depth in subsequent topic based Matters or at a sub-regional level in Matter 8.

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Environment Agency (547)	4	North West Regional Assembly (1008)
5	West Midlands Planning & Transportation Sub-committee (443)	6-8	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
9	Severn Trent Water (432)	10	Natural England (394)
11	Countryside Council for Wales (244)	12	Advantage West Midlands (451)
13	Ms J Mackinnon (586)	14	West Midlands Biodiversity Partnership (552)
15	Royal Society for the Protection of Birds (RSPB) (589)	16	Home Builders Federation (568)
17	Campaign to Protect Rural England West Midlands (CPRE WM) (442)	18	Town and Country Planning Association (TCPA) (382)

Matter 2: Key Issues and Principles

Sub-Matter 2A: Sustainable development issues

Questions to be covered will include:

(i) Climate change

- does Policy SR1 provide an effective framework for the RSS to mitigate and adapt to the impacts of climate change? Is it regionally specific and does it add to national guidance on climate change?
- Are climate change considerations adequately reflected in other policies as indicated in the table following paragraph 2.21? If not what, if any, further changes should be incorporated in this Phase 2 revision, or followed through in Phase 3?

(ii) Creating sustainable communities

- does Policy SR2 add anything to national policy and/or the existing RSS as it stands; does it give adequate guidance for local development frameworks?
- is it possible to give more regionally specific guidance? Should it relate more clearly to existing communities as well as new development?
- is there a need, here or elsewhere in the RSS, for the Phase 2 revision to deal more fully with issues of water supply, waste water, water quality and flood risk and flood protection? Or should these issues be left for any revisions to “QE” policies under Phase 3 based on the supporting text in SR2?

(iii) Sustainable design and construction

- is policy SR3 necessary and does it add meaningfully to national policy and guidance incorporated in building regulations, the Code for Sustainable Homes, and CABI “Building for Life”? Is the reference to the West Midlands Sustainability Checklist for Development appropriate?
- what is the region’s justification for departing from national standards, for example in requiring faster progress to higher levels of the Code for Sustainable Homes?
- what is the basis of the regional 10% target for on-site renewable or low-carbon energy?

(iv) Improving air quality

- is Policy SR4 necessary and at an appropriate level of detail for RSS?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Environment Agency (547)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
7	Advantage West Midlands (451)	8	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
9	West Midlands Friends of the Earth (550)	10	Natural England (394)
11	English Heritage (526)	12	Homes & Communities Agency (604)
13	Town and Country Planning Association (TCPA) (382)	14	RICS West Midlands (544)
15	Home Builders Federation (568)	16	West Midlands Amenity Societies Association (290)
17	National Housing Federation (562)	18	Sustainability West Midlands (132)
19	West Midlands Planning & Transportation Sub-committee	20	Development Land & Planning (Sheffield) on behalf of clients 350 &457
21	Barton Willmore (Solihull) on behalf of various clients (including 685-689)	22	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)

Sub-Matter 2B: Spatial Strategy Principles

Questions to be covered will include:

(i) The spatial strategy approach

- is the approach of maintaining the direction of the existing strategy soundly based and robust against current and changing circumstances? Will it deliver the spatial development the region needs in a sustainable way? What are the implications of not maintaining the existing strategy, including in terms of the need for a full RSS review?
- what is the evidence for the view that movement of people out of the Major Urban Areas (MUA) has been caused by the availability of development outside them?
- is the Draft Revision justified in making adjustments (e.g. paragraph 3.3) to provide for some development in the surrounding Shires to meet needs which cannot be met within the MUA? What implications does this have for the urban renaissance strategy? Should the spatial strategy be changed in this revision to provide for more development outside the MUA?
- what grounds are there for supposing that more development outside MUAs would increase output overall and not just divert resources and activity away from the MUAs?

(ii) Spatial strategy objectives

- do the Spatial Strategy Objectives in 3.9 as amended in the revision remain appropriate and is the proposed change to provide for Green Belt adjustments to allow for the most sustainable form of development justified?
- should any other changes to the objectives be considered, for example to address more explicitly meeting the region's housing needs or dealing with mitigation and adaptation to climate change or other key issues identified in the updated list at paragraph 2.5?
- does the strategy give clear and sufficient guidance on the role and extent of green belt in the region, and criteria for any boundary adjustments or reviews?

(iii) Regional and sub-regional implications of the spatial strategy¹

- does the revision and its underlying strategy give sufficient guidance on both housing and economic development and will it provide for consistency between the RSS and RES?
- is the revision and its underlying strategy clear about the respective roles of MUAs and Settlements of Significant Development (SSD)? What is the basis for the selection of those settlements designated as SSD?
- what role in principle might eco towns or new settlement proposals have in providing for development in the region? How would such settlements relate to the spatial strategy objectives?

¹ There will be a change to participants for this question, see below.

- will the revision and its underlying strategy achieve a realistic balance between MUAs, SSDs and other settlements, and allow all parts of the region to meet their development needs sustainably?
- does the revision and its underlying strategy, either in Chapter 3 or in revisions to the "RR" policies in Chapter 5, need to give more policy guidance on development in rural areas and smaller settlements, in order to meet the challenge of Rural Renaissance?

(iv) Role and status of the Spatial Strategy

- is the status of the Spatial Strategy and the sub regional text in Chapter 3 clear? Should any part of it be distinguished as Policy?
- do aspects of the spatial strategy diagram need amendment or clarification, such as the classification of "other large settlements?"

Note:

In considering the sub-regional implications of the revision and its underlying spatial strategy the emphasis in Matter 2 will be on issues of principle and the strategic level. More detailed sub-regional issues relating to specific locations and sub-regions will be considered principally in Matter 8.

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Nathaniel Lichfield & Partners (1000)	4	National Housing and Planning Advisory Unit (1001)
5	Advantage West Midlands (451)	6-8	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
9-10	2 seats for Shire Borough/District Councils	11	West Midlands Planning & Transportation Sub-committee (443)
12	Environment Agency (547)	13	Hampton-in-Arden Society (642)
14	English Heritage (526)	15	BARD (better, accessible, responsible, development) (Stansgate Planning) (695)
16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)	17	West Midlands Friends of the Earth (550)
18	Town and Country Planning Association (TCPA) (382)	19	Natural England (394)
20	Home Builders Federation (568)	21	National Housing Federation (562))
22	West Midlands Business Council (422)	23	Ms B Metcalf (428)
24	Gallagher Estates (Roger Tym & Partners) (575)	25	Framptons on behalf of various clients including 535, 536 and 655
26	Development Land & Planning (Sheffield) on behalf of clients 350 & 457	27	Pegasus Planning Group on behalf of various clients (including 591-595)
28	Country Land and Business Association (CLA) (294)	29	Catesby Property Group (567)

Participants at seats 24-29 will change for Matter 2B question (iii)

24	St Modwen & Bird Group (Barton Willmore) (687 & 688)	25	QinetiQ (GVA Grimley) (406)
26	Follett Property Holdings (RPS, Abingdon) (421)	27	Curborough Consortium (RPS, Birmingham) (508)

Matter 3: Level and distribution of additional housing development
(Primary policies: CF3, PA1, PA6, PA6A, PA6B)

Sub-Matter 3A: Evidence base on housing requirements

This sub-matter will start with a seminar presentation and discussion to consider the latest information on 2006-based sub-national household projections, expected to be published in March 2009, and to take further matters arising from the housing seminar session held on 28 January 2009. The debate will then turn to the justification for and implications of the Phase 2 revision proposed additional housing provision, and alternatives to it including the supply range in the NHPAU advice.

Questions to be covered will include:

(i) Household projections

- what light do the latest 2006-based projections shed on likely household changes in the region over the period 2006-2026?
- what confidence can be placed on projections in the light of economic and other changes over the past 12 months or so? What implications are these changes likely to have for assumptions made about future international and inter-regional migration, household formation rates and other factors? Is it possible to quantify the possible impact of these factors on future household numbers?
- in the light of all available evidence what is a “best estimate” of projected household increase in the Region over the period 2006-2026?

(ii) Other evidence relevant to housing requirements

- on what evidence is the submitted proposal for 365,000 net additional homes in the region between 2006 and 2026 based? How robust is this assessment against changing circumstances and uncertainty about the future?
- could the requirement be significantly reduced by increasing the use of vacant housing or other policy measures?
- what are the implications of the supply ranges suggested in the NHPAU advice? What assessment has been made of the impact of the current economic climate on the need and demand for additional housing over the short to medium and longer term? What justification is there for the view that increasing the level of housing provision above the proposed Phase 2 level would improve housing affordability in the region?
- what account should the housing provision take of: a) assessed housing need at the regional and sub-regional level; b) estimates of a backlog of previous unmet housing need?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Nathaniel Lichfield & Partners (1000)	4	National Housing and Planning Advice Unit (1001)
5	Advantage West Midlands (451)	6-8	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
9-10	2 seats for Shire Borough/District Councils	11	Town and Country Planning Association (TCPA) (382)
12	National Housing Federation (562)	13	Home Builders' Federation (586)
14	Communities & Local Government	15	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
16	RICS West Midlands (544)	17	Ms B Metcalf (428)
18	Sustainability West Midlands (132)	19	Development Land & Planning (Sheffield) on behalf of clients 350 & 457
20	Gallagher Estates (Roger Tym & Partners) (575)	21	North Tewkesbury Land Consortium (RPS, Birmingham) (574)
22	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)	23	Barton Willmore (Solihull) on behalf of various clients (including 685-689)

Sub-Matter 3B: Policy and spatial implications of provision for additional housing

This sub-matter will consider in broad terms the policy implications and spatial distribution of additional housing as proposed in the Phase 2 revision or at a lower or higher level.

Questions to be covered will include:

- how does the provision of additional housing impact on the achievement of sustainable development and on meeting the objectives and policies of the RSS?
- what risks are attached to making provision: a) at the level proposed in Policy CF3 Table 1? b) at a lower level in response to arguments about environmental and resource issues and the views of local communities? c) at a higher level in response to demographic factors and arguments about housing affordability?
- could the Phase 2 revision say more about the economic development, specifically employment growth, that should accompany housing development, and can housing and employment land provision be more closely related?
- does the proposed spatial distribution between the different parts of the region provide for sustainable development and respond effectively to development needs and market conditions, and capacity at a sub-regional level? If not what adjustments should be made having regard to available evidence such as Strategic Housing Land Availability Assessments (SHLAAs) and the findings of the Nathaniel Lichfield and Partners (NLP) Study (Core Document (CD) 178)?
- is the distribution between MUAs, SSDs and other locations practicable and consistent with the spatial strategy and other objectives for the RSS? What would be the implications of: a) allowing for additional “green field” allocations outside the MUAs or b) a more dispersed pattern of provision, or c) seeking to confine the provision more closely to urban areas?
- is it appropriate to specify the MUA figures as minima; should figures outside the MUA also be expressed as minima, or as maxima?

Note:

Issues of spatial distribution will be considered in this matter only where they are related to wider strategic considerations for the region. Many specific issues raised on Policy CF3 and Table 1 relate to figures for specific districts or locations, and these will be considered in the relevant sub-regional sessions under Matter 8.

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Nathaniel Lichfield & Partners (1000)	4	National Housing and Planning Advice Unit (1001)
5	Advantage West Midlands (451)	6-8	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
9-10	2 seats for Shire Borough/District Councils	11	Town and Country Planning Association (TCPA) (382)
12	National Housing Federation (562)	13	Home Builders' Federation (586)
14	West Midlands Planning & Transportation Sub-committee (443)	15	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
16	RICS West Midlands (544)	17	Ms B Metcalf (428)
18	Sustainability West Midlands (132)	19	Development Land & Planning (Sheffield) on behalf of clients 350 & 457
20	Gallagher Estates (Roger Tym & Partners) (575)	21	North Tewkesbury Land Consortium (RPS, Birmingham) (574)
22	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)	23	Barton Willmore (Solihull) on behalf of various clients (including 685-689)

Sub-Matter 3C: Deliverability of new housing development

This sub-matter will address issues of deliverability including infrastructure requirements and resource availability, the likely delivery over time (trajectory) of additional housing and proposals for phasing housing allocations.

Questions to be covered will include:

- how does the proposed provision of additional housing relate to rates of delivery a) at current and recent levels and b) over the medium to longer term?
- in the light of current economic indications and other available evidence, what is the likelihood of the region being able to deliver additional housing at the rates envisaged in the Phase 2 revision, or at a higher or lower level?
- what strategic assessment has been made of the impacts of additional housing on existing and planned infrastructure of all kinds? What additional infrastructure would need to be provided with additional housing development?
- can any assessment be made of the likely cost and resource availability for such infrastructure? At a strategic level, what influence should judgements about infrastructure requirements have on the levels of additional housing proposed?
- is the phasing of development set out in Policy CF4 and supporting paragraphs necessary, and does it represent a realistic approach to the delivery of housing across the region? Would a more precise “trajectory” be possible, and would it be helpful as guidance for LDDs?

Note:

Policy CF4 relates both to the rate of delivery of additional housing, over the RSS period and to the criteria for the phasing of land release. As it relates to the rate of delivery, Policy CF4 will be considered in Matter 3C. To avoid duplication, aspects of Policy CF4 to do with the phased release of greenfield and brownfield land will be considered in Matter 4 along with Policy CF10 concerning the management of housing land supply.

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Nathaniel Lichfield & Partners (1000)	4	National Housing and Planning Advice Unit (1001)
5	Advantage West Midlands (451)	6-8	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
9-10	2 seats for Shire Borough/District Councils	11	West Midlands Planning & Transportation Sub-committee (443)
12	National Housing Federation (562))	13	Home Builders' Federation (586)
14	Homes and Communities Agency (604)	15	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
16	RICS West Midlands (544)	17	Ms B Metcalf (428)
18	Sustainability West Midlands (132)	19	Town and Country Planning Association (TCPA) (382)
20	Gallagher Estates (Roger Tym & Partners) (575)	21	North Tewkesbury Land Consortium (RPS, Birmingham) (574)
22	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)	23	Barton Willmore (Solihull) on behalf of various clients (including 685-689)
24	Development Land & Planning (Sheffield) on behalf of clients 350 & 457		

Matter 4: Housing and Communities

(Primary policies CF4-CF8, CF10)

Sub-Matter 4A: Land for Housing)

The purpose of Sub-Matter 4A is to discuss the approach of the Phase 2 revision to the provision of land for housing, including the phasing criteria in Policy CF4 (but not general consideration of the housing “trajectory” which will be covered in Matter 3C), the re-use and efficient use of land (Policies CF5 and CF6) and managing housing land supply (CF10).

Questions to be addressed will include:

(i) Phasing of housing

- is the approach to phasing and release of land in Policy CF4 necessary to support the spatial strategy and urban renaissance? Will it enable the most sustainable form of development?
- will it enable additional housing to be brought forward at the rate required to deliver the RSS provision? Is greater flexibility needed, for example over the timing of development on land released from the green belt?
- are the criteria clear, and is the implied sequential approach to land provision consistent with current guidance in PPS3? Should the RSS include other criteria such as the availability of infrastructure?

(ii) Re-use of land and buildings for housing and efficient use of land

- does the approach contained in Policy CF5 add significantly to national guidance?
- are the percentages for development on brownfield land given in the policy appropriate and achievable?
- does Policy CF6 on efficient use of land and density of development add anything regionally specific to national planning policy? Is more guidance on these matters needed at RSS level?

(iii) Managing housing land supply

- is Policy CF10 for managing housing land supply necessary and consistent with national guidance in PPS3? How does it relate to Policy CF4?
- is the approach to windfall development acceptable within the West Midlands context, and does it provide appropriate guidance for LDDs?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
7-9	3 seats for Shire Borough/District Councils	10	National Housing Federation (562)
11	Homes and Communities Agency (604)	12	National Housing and Planning Advice Unit (1001)
13	Home Builders' Federation (586) and/or HBF Retirement Housing Group (Tanner & Tilley) (665)	14	West Midlands Planning & Transportation Sub-committee (443)
15	West Midlands Voluntary and Community Sector Housing Network (468)	16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
17	Burton-upon-Trent Civic Society (269)	18	Town and Country Planning Association (TCPA) (382)
19	RICS West Midlands (544)	20	Shelter (534)
21	West Mercia Constabulary representing Police Authorities (230 & 419)	22	White Ladies Aston Parish Council (315)
23	NHS West Midlands & Department of Health West Midlands (514) representing the health service	24	Brethren's Gospel Trusts (570) representing the faith communities
25	Barton Willmore (Solihull) on behalf of various clients (including 685-689)	26	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)
27	Defence Estates/MoD (540)	28	Development Land & Planning (Sheffield) on behalf of clients 350 & 457

Sub-Matter 4B: Delivering Homes and Communities

Sub-Matter 4B will cover the regional approach to affordable housing provision and the approach to providing for mixed and balanced communities, including in the context of the Regional Housing Strategy.

Questions to be covered will include:

(i) Affordable housing

- is the approach to delivering affordable housing in Policy CF7 justified and consistent with national guidance? Does it give adequate and practicable guidance for LDDs?
- does the policy take account of the mechanisms and resources likely to be available for delivering affordable housing?
- what is the justification for the targets set out in the policy, amounting to 6,000 affordable housing units per year in the region? Are they realistic and achievable and will they address affordable housing need?
- what are the implications of the use of “gross” figures in the policy, and how have needs arising from demolitions been taken into account?

(ii) Mixed and balanced communities

- will the policies of the phase 2 revision, including CF8 together with the overarching Policy SR2, lead to sustainable mixed and balanced communities?
- does the RSS need to say more about providing for an ageing population and meeting the needs of particular groups in society such as ethnic and cultural minorities, defence personnel?
- does the guidance in Policy CF8 provide an appropriate framework for LDDs to consider local market needs and the mix and tenure of housing?
- will the guidance in Policy CF8 be sufficient to ensure the creation of mixed balanced communities when taken with those on the economy, transport and accessibility and those on the quality of the environment that will be reviewed in Phase 3 or does more need to be included on provision of social infrastructure?

Note:

The Policy CF9 on sites for gypsies and travellers will not be discussed at this EiP, as this is effectively an interim policy which repeats Policy CF5 sub-section F in the approved RSS and as this will be considered in the Phase 3 revision

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
7-9	3 seats for Shire Borough/District Councils	10	National Housing Federation (562) and/or West Midlands RSL Planning Consortium (Tetlow King Planning (678)
11	Homes and Communities Agency (604)	12	National Housing and Planning Advice Unit (1001)
13	Home Builders' Federation (586) and/or HBF Retirement Housing Group (Tanner & Tilley) (665)	14	West Midlands Planning & Transportation Sub-committee (443)
15	West Midlands Voluntary and Community Sector Housing Network (468)	16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
17	Burton-upon-Trent Civic Society (269)	18	Town and Country Planning Association (TCPA) (382)
19	RICS West Midlands (544)	20	Shelter (534)
21	West Mercia Constabulary representing Police Authorities (230 & 419)	22	White Ladies Aston Parish Council (315)
23	NHS West Midlands & Department of Health West Midlands (514) representing the health service	24	Brethren's Gospel Trusts (570)
25	Barton Willmore (Solihull) on behalf of various clients (including 685-689)	26	Development Land & Planning (Sheffield) on behalf of clients 350 & 457
27	Defence Estates/MoD (540)	28	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)

Matter 5: Economic development

(Primary policies: PA1-PA13C)

Sub-Matter 5A: Employment land

This sub-matter will consider the changes to the RSS approach to employment land provision within the context of the overall spatial strategy. It will concentrate on the proposals in Policy PA6 and the additional Policies PA6A and PA6B.

Questions to be covered will include:

(i) Portfolio of Employment Land and Premises

- is the approach of Policy PA6 as revised for developing a portfolio of sites and premises soundly based, workable and consistent with the aims of the RES?

(ii) Employment Land Provision

- does the policy for employment land provision PA6A provide necessary and effective guidance for LDDs? Is there a need for employment land provision to be more closely related to housing?
- what is the justification for the requirements for employment land set out in Table 4 attached to the policy? Is their status and the intended use of the proposed 5 year reservoir clear, and to what period do the indicative long term requirements relate? Does the table allow sufficient flexibility in implementation?

Note:

Whilst issues of principle and clarification concerning Table 4 will be considered under Matter 5A(ii), arguments about specific figures for individual local authority areas in the Table will fall to be considered in the relevant sub-regional matter.

(iii) Protection of Employment Land and Premises

- will Policy PA6B provide an effective basis for ensuring a continuing supply of the most suitable land for employment use, while enabling the beneficial re-use of surplus employment land? Does it take sufficient account of market considerations and the relationship between employment and housing?
- is the policy appropriate for the RSS and consistent with the RES and with national planning policy?
- are the criteria for review and priorities for re-use reasonable and necessary and at the right level of detail?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
7-9	3 seats for Shire Borough/District Councils	10	West Midlands Planning & Transportation Sub-committee (443)
11	Home Builders Federation (568)	12	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
13	West Midlands Business Council	14	Burton-upon-Trent Civic Society (269)
15	Turley Associates on behalf of their University clients (499, 528 & 555)	16	Keele University (692)
17	I M Properties (Tweedale Ltd) (156)	18	QinetiQ (GVA Grimley) (406)
19	Follett Property (RPS, Abingdon) (421)	20	Harworth Estates & others (RPS, Birmingham) (452 & others)
21	Goodman (496)	22	Spetchley Estate (Pegasus Planning) (554)
23	NEC Group (344)		

Sub-Matter 5B: Employment sites

This sub-matter will concentrate on the provisions for Regional Investment Sites (RIS) and Major Investment Sites (MIS) and Regional Logistics Sites (RLS) within the context of the overall spatial strategy. It will also be the appropriate place to consider any issues raised in the context of the Phase 2 revision concerning High Technology Corridors (HTCs).

Questions to be covered will include:

(i) RIS and MIS

- are policies PA7 and PA8 as revised soundly based and will they support the RES while contributing to sustainable development?
- are the requirements of the policies sufficiently flexible and are the locations identified appropriate, and should any be added or deleted?

(ii) RLS

does Policy PA9 provide a sound and effective basis for the provision of regional logistics sites?

- are the criteria, for example for size and rail highway connections reasonable?
- are the priorities and locations mentioned at paragraph D of the policy appropriate; should the policy be any more or less specific?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County
7-9	3 seats for Shire Borough/District Councils	10	West Midlands Business Council (422)
11	West Midlands Planning & Transportation Sub-committee (443)	12	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
13	Highways Agency (404)	14	Hampton-in-Arden Society (642)
15	Home Builders Federation (568)	16	Associated British Ports (Brookside Planning) (402)
17	I M Properties (Tweedale Ltd) (156)	18	Oakland International Limited (Bigwood Assocs) (434)
19	J G Land Estates (RPS, Birmingham) (509)	20	E.ON UK plc (DTZ) (559)
21	Goodman (496)	22	Kilbride Properties Ltd (GVA Grimley, Birmingham) (662)
23	Ashford Developments (Barton Willmore, Solihull) (685)	24	Apha LLP (CgMs) (693)
25	Rugby Radio Station Limited Partnership (David Lock Assocs) (560)	26	Liberty Property Trust UK Limited (Holms-Antill) (314)
27	Spetchley Estate (Pegasus Planning) (554)		

Sub-Matter 5C: Town and City Centres, Retail and Office Floorspace

The focus of Matter 5C will be the policies for town centres and retail and office development, PA11 to PA13B within the context of the overall spatial strategy.

Questions to be covered will include:

(i) Network of Town and City Centres

- what is the rationale for and significance of the tiered network of centres set out in Policy PA11?
- how does the classification of centres relate to other policies of the RSS, such as Settlements of Significant development? Should the classification of any centres be changed?

(ii) Retail

- are the floorspace allocations in Policy PA12A realistic and achievable and appropriate to the RSS?
- is the guidance for non-strategic centres clear and consistent with other RSS policies and national guidance? Are the 10,000 sq. m. threshold and accompanying requirements reasonable?
- does policy PA13 on out-of-centre retail add anything to national policy in PPS6?

(iii) Offices

- are the office floorspace allocations in Policy PA13A realistic and soundly based?
- is the requirement to plan for construction of this floorspace within or on the edge of town centres reasonable, or does the policy need more flexibility to deal with local circumstances?
- does Policy PA13B take an appropriate approach to office development outside strategic centres?

Note:

Detailed issues concerning the specific figures allocated to individual centres in Policies PA12A and PA13A will be considered in the relevant sub-regional matter.

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-7	4 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
8-11	4 seats for Shire Borough/District Councils	12	West Midlands Planning & Transportation Sub-committee (443)
13	Home Builders Federation (568)	14	West Midlands Business Council (422)
15	Goodman (496)	16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
17	Westfield Shopping Towns Ltd (RPS, London) (532)	18	Stratford-upon-Avon Society (447)
19	Ms Mackinnon (586)		

Matter 6: Waste

(Primary policies include W1-W11)

Questions to be covered under this matter include:

- will the waste strategy set out in Policy W1 and other policies provide an effective framework for planning the sustainable management of waste in the region?
- does the strategy achieve the right balance between certainty and flexibility, e.g. in relation to cross – boundary waste issues?
- are the targets for waste management in Policy W2 realistic and deliverable? How will account be taken of future changes, e.g. arising from further technical work?
- are the policies for the provision and protection of waste facilities, W3 to W7 soundly based? Are the criteria justified and appropriate; should there be greater reference to environmental impacts?
- do Policies W8 to W11 give appropriate guidance for Waste Development Documents and LDDs?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)/RTAB
3	Environment Agency (547)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities representing the Waste Planning Authorities including Powys CC (436) and Jt Herefordshire & Worcs Officers Waste Resource M'tment Forum (61)
7-9	3 seats for Shire Borough/District Councils	10	Advantage West Midlands (451)
11	Natural England (394)	12	West Midlands Planning & Transportation Sub-committee (443)
13	Campaign to Protect Rural England West Midlands (CPRE WM) (442)	14	Jt Herefordshire & Worcs Officers Waste Resource Management Forum (14)
15	West Midlands Friends of the Earth (550)	16	Biffa Waste Services Ltd (280)
17	Waste Recycling Group Ltd (Savills) (576)		

Matter 7: Transport

(Primary policies T6-T12 and supporting text)

This Matter will consider the changes made by the Phase 2 revision to the Regional Transport Strategy (RTS) chapter of the RSS. As this is not a review of the whole of the RTS, Matter 7 will generally focus on those Policies where revision is proposed. In some places however, where the Phase 2 revision proposes extensive changes to the supporting text, respondents argue that the relevant policies should also be changed, and these issues fall within scope of Matter 7.

Questions to be covered in Matter 7 will include:

(i) Scope of the revision of the Regional Transport Strategy

- in the light of the proposed revisions to the text of the RTS, in particular paragraphs 9.1 to 9.51 or other considerations is there a need for any change to policies which are not proposed to be revised, e.g. T1 – T5 and T9, T10?
- what would be the practical effect of any such changes?

(ii) Policies for strategic park & ride, car parking and demand management

- do the new paragraphs 9.66 to 9.76 and Policy T6 provide a sound and sustainable approach to park and ride? Is the level of detail appropriate, and are the strategic locations and potential locations identified at B and C of the policy justified
- does the revision to parts A and B of Policy T7 provide for sufficient flexibility on car parking standards?
- do the amendments to Policy T8 provide an effective framework for demand management? Are the criteria in part C of the policy appropriate?

(iii) Airports

- are paragraphs 9.98 to 9.108 and proposed Policy T11 on airports soundly based, and in accordance with national policy in the Air Transport White Paper of 2003 (CD206) and the Air Transport White Paper Progress Report 2006 entitled 'The Future of Air Transport' (CD219)?
- if not what changes should be considered?

(iv) Transport investment priorities

- do the revisions to Policy T12 reflect national, regional and sub-regional priorities, do they support the spatial strategy and are the timings and other information up to date? Is there reason to add any schemes to the list or to remove any?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for [s(4)4 authorities] Unitary/Metropolitan/County Authorities
7-9	3 seats for Shire Borough/District Councils	10	West Midlands Planning & Transportation Sub-committee (443)
11	Centro (384)	12	Highways Agency (404)
13	West Midlands Friends of the Earth (550)	14	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
15	Inland Waterways Advisory Council (413) and/or Inland Waterways Association, Birmingham, Black Country & Worcs (605)	16	Road Haulage Association Limited (2)
17	Network Rail (1002)	18	Railfuture (101)
19	Hockley Heath Parish Council (516)	20	Claverley Parish Council (41) and Worfield and Rudge Parish Council
21	Birmingham International Airport (212)	22	Operators of Wolverhampton Airport (MBA Planning) (1003)
23	Duchy of Lancaster (Savills) (448)		

Matter 8: The Sub Regions

(Primary policies CF3 and Table 1, CF4, PA1-PA3 and PA11-PA12 and other policies)

The sub-regional sessions provide opportunity to test the feasibility and deliverability of the overall strategy and of significant variations that have been suggested to the development provision set out in the preferred option. While to do this locational detail may need to be considered in some sub-regional sessions, it is not intended that these sessions will normally be a forum to determine the acceptability or otherwise of particular development proposals or sites. Locational specificity will only be warranted in the final RSS where it is necessary to guide LPAs in the preparation of DPDs or prioritize infrastructure investment decisions. Questions to be covered in each sub matter will include those listed below

Sub-Matter 8A: Birmingham

- does the strategy sufficiently recognise the international and national status of Birmingham including matters that might need to be addressed within its hinterland in other LPAs?
- are there any obstacles to the achievement of the housing provision in the preferred option? For example, will the current difficulties in the market for high density town centre living make the total unattainable? Will the figure enable a broad mix of housing sizes, types and tenures, for example including executive family housing, or to achieve the volume required will the Birmingham contribution be skewed towards smaller dwellings?
- is it correct that studies for the City Core Strategy DPD indicate that still higher provision would be achievable over the plan period? Should the provision be increased by up to the additional 10,000 dwellings suggested by NLP? Would this have a bearing on the mix of dwellings or economic aspirations? Would such an increase or achievement of the preferred option require one or more urban expansions, if so where, and would any Green Belt alteration be required?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution? In particular, is it acceptable for such a large proportion of office floorspace to be envisaged in out of centre locations? Is this an unavoidable consequence of commitments or is there other local justification?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Birmingham?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	Solihull MBC (429)
5	Birmingham City Council (676)	6	Bromsgrove DC (492)
7	Worcestershire CC (117)	8	Lichfield DC (456)
9	Other s(4)4 or Shire, District, Borough Authority	10	WM Planning & Transportation Sub-Committee (443) and/or Coventry, Solihull & Warks Sub Regional Forum (523)
10	Environment Agency (547)	12	Highways Agency (404)
12	Centro (384)	14	Network Rail (1002)
14	Severn Trent Water (Drivers Jonas) (432)	16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
16	West Midlands Friends of the Earth (550)	18	West Midlands Amenity Societies Association (290)
18	Pegasus Planning on behalf of various clients (including 591-595)	20	Miller Homes (RPS, Birmingham) (505)
20	Barton Willmore Client Group (including 686 & 689)	22	Goodman (496)

Sub-Matter 8B: Solihull

- are there any obstacles to the achievement of the housing provision in the preferred option? For example, it has been suggested that the wording of references to Green Belt alterations would not be sufficient to facilitate necessary renewal aspirations? Can this be explained in locational terms and more appropriate wording suggested?
- the housing provision in the preferred option appears to fall considerably short of projected increases in households in Solihull – how would the shortfall be met?
- NLP suggest, with support from various respondents, that housing provision could be increased by 5-13,000 dwellings through one or more urban extensions and/or a new settlement. Where would any such development be located? Would Green Belt alteration be required? What would the consequences be for urban renaissance whether in NE Solihull, Birmingham, the Black Country or Coventry/Northern Warwickshire?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Solihull? What additional infrastructure requirements would be critical should one or more urban extensions/new settlements be included to raise housing provision? What would be the impact of further growth on the M42 and key regional assets in this corridor?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution? In particular, is it acceptable for such a large proportion of office floorspace to be envisaged in out of centre locations? Is this an unavoidable consequence of commitments or is there other local justification? And is the retail floorspace proposed feasible?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	Solihull MBC (429)
5	Birmingham City Council (676)	6 - 7	2 seats for Shire Borough/District Councils
8	Environment Agency (547)	9	Highways Agency (404)
10	WM Planning & Transportation Sub-Committee (443) and/or Coventry, Solihull & Warks Sub Regional Forum (523)	11	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
12-13	Network Rail (1002)	14	Hockley Heath Parish Council (Stansgate Planning) (516)
15	Severn Trent Water (Drivers Jonas) (432)	16	West Midlands Friends of the Earth (550)
17	Mrs L Burt MP (573)	18	Hampton-in-Arden Society (642)
19	NEC Group (344)	20	Gallagher Estates (575)
21	Goodman (496)	22	Miller Homes (RPS, Birmingham) (505)
23	Barton Willmore Client Group (including 686 & 689)	24	Centro (384)
25	Pegasus Planning on behalf of various clients (including 591-595)	26	Catesby Property Group (567)

Sub-Matter 8C: Black Country

(Local authority areas of Dudley, Wolverhampton, Sandwell & Walsall)

- are there any obstacles to the achievement of the housing provision for the Black Country Authorities in the preferred option? For example will the current difficulties in the market for high density town centre living make the total unattainable? Will the figure enable a broad mix of housing sizes, types and tenures, for example including family housing, or to achieve the volume required will the Black Country contribution be skewed towards smaller dwellings? Is there sufficient effective demand to achieve the preferred option figure? Does work undertaken on the joint core strategy indicate that any higher figures would be realistic deliverable aspirations?
- are the revisions that are necessary to integrate the Published Black Country Phase 1 revisions into the composite Phase 2 revision agreed?
- has sufficient work been undertaken on the joint core strategy to produce specific office provision figures for the individual centres related to capacity and demand rather than simply equal shares of the total town centre figure for the sub-region? More generally do the employment provision figures properly reflect government guidance on phasing and spatial distribution?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to the Black Country?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-8	5 Seats for Unitary Authorities: Birmingham City Council (676); Dudley MBC (414); Wolves City Council (530); Sandwell MBC (582); Walsall MBC (393)
9	Other Authorities	10	Highways Agency (404)
11	Environment Agency (547)	12	Network Rail (1002)
13	Severn Trent Water (Drivers Jonas) (432)	14	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
15	West Midlands Friends of the Earth (550)	16	Hagley Parish Council (654)
17	Centro (384)	18	Black Country Consortium (441)
19	Pegasus Planning Group (Sutton Coldfield) on behalf of various clients (including 591-595)	20	Gallagher Estates (Roger Tym & Partners) (575)
21	London & Cambridge (504) and Mintworth Transport (507) both represented by RPS, Birmingham		

Sub-Matter 8D: Telford & Wrekin

- are there any obstacles to the achievement of the housing provision for Telford & the Wrekin in the preferred option? As the provision is greater than that achieved in the recent past, is effective demand sufficient to achieve the preferred option figure?
- NLP suggest that physically, land could be made available to enable provision to be increased by up to 10,000 dwellings. Given the foregoing, is the economic base sufficient to make any such increase a realistic deliverable prospect?
- do the employment provision figures properly reflect government guidance on phasing and spatial distribution? In particular, is a higher retail provision figure justified in respect of Telford centre?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Telford & Wrekin?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	Telford & Wrekin BC (405)
5	Sandwell MBC (582)	6	Walsall MBC (393)
7	Wolverhampton CC (530)	8	Dudley MBC (414)
9	Other Authorities	10	Network Rail (1002)
11	Environment Agency (547)	12	Highways Agency (404)
13	Severn Trent Water (Drivers Jonas) (432)	14	Kemberton Parish Council (125)
15	West Midlands Friends of the Earth (550)	16	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
17	Barton Willmore Client Group including 686 & 689	18	Harworth Estates (452) and Miller Homes (505) both represented by RPS, Birmingham
19	Telford Trustee No 1 Ltd & Telford Trustee No 2 Ltd (Drivers Jonas) (553)		

Sub-Matter 8E: Coventry & Warwickshire
(i) Northern Warwickshire

(Local authority areas of Coventry, Rugby, Nuneaton & Bedworth, North Warwickshire)

- are there any obstacles to the achievement of the housing provision for Coventry in the preferred option? For example it has been suggested that this represents a very substantial increase over recent achievement? Would there be a sufficient range of opportunities for a mix of housing types, sizes and tenures to make this a realistic aspiration? And is the economy strong enough to support effective demand at this scale? Could provision be increased further?
- the strategy indicates that Green Belt alterations would be required to accommodate urban extensions and that these might involve land in neighbouring LPAs. Can the locations of these urban extensions be indicated and can it be agreed whether all could be accommodated within the City of Coventry or would some proportion be required to be in adjacent LPAs, for example Nuneaton & Bedworth? If so, for how many units?
- apart from the University of Warwick, is any development related to Coventry required in Warwick District?
- are there any obstacles to the achievement of the housing provision for Nuneaton & Bedworth, North Warwickshire and Rugby in the preferred option? Is there any scope for higher provision, for example at Rugby, as suggested by NLP? Is the proposed split between Rugby town and the rest of the district appropriate?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Coventry, North Warwickshire, Nuneaton and Bedworth and Rugby? What additional infrastructure requirements would be critical should higher provision be proposed within any of these districts?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution? In particular is it acceptable for such a large proportion of office floorspace to be envisaged in out of centre locations? Is this an unavoidable consequence of commitments or is there other local justification?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	3 seats for Warwickshire County Council (173); Coventry City (658); Northants County Council (321)
7-11	5 seats for LPAs including Rugby BC (494); North Warwicks BC (329); Nuneaton & Bedworth BC (529) Warwick DC (248); Hinckley & Bosworth (439)	12	WM Planning & Transportation Sub-Committee (443)
13	Environment Agency (547)	14	Highways Agency (404)
15	Severn Trent Water (Drivers Jonas) (432)	16	Network Rail (1002)
17	West Midlands Friends of the Earth (550)	18	Campaign to Protect Rural England (CPRE) Warwickshire (272)
19-20	Keresley Parish Council (251) Newton & Biggin Parish Council (6)	21	Allesley/Eastern Green Residents Association (242)
22	Kenilworth Town Council (270)	23	Nuneaton Society (9)/ Mr K Mayer (603) (on behalf of Bedworth Woodlands Action Group)
24	Barton Willmore Client Group (including 686 & 689)	25	Martin Robeson on behalf of clients 541 and 543
26	Parkridge (Holmes Antill) (348) / Queen's College, Oxford (Bidwells) (656)	27	Goodman (496)/ S J S Property Management Limited (Vincent & Gorbing) (365)
28	Rugby Radio Station Limited Partnership (David Lock Associates) (560)	29	Centro (384)

Sub-Matter 8E: Coventry & Warwickshire
(ii) Warwick District

- are there any obstacles to the achievement of the housing provision for Warwick District in the preferred option?
- is locational specificity required to indicate broad locations for any urban extensions and related Green Belt alterations to achieve this figure?
- the provision figure in the preferred option is significantly below projected growth in household numbers? How would any shortfall be met? NLP suggest that an urban extension would be justified to provide for an additional 5-10,000 dwellings over and above the preferred option (and any Coventry related urban extension)? Where would this be located? What would be the economic justification for such additional provision and what would be the implications for urban renaissance in Coventry, Nuneaton & Bedworth, Solihull or Birmingham?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Warwick district? What additional infrastructure requirements would be critical should higher provision be proposed at any location?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution? In particular is the retail provision at Leamington feasible?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	WM Planning & Transportation Sub-Committee (443)
5	Warwick DC (248)	6	Warwickshire County Council (173)
7	Environment Agency (547)	8	Highways Agency (404)
9	Severn Trent Water (Drivers Jonas) (432)	10	Network Rail (1002)
11	Centro (384)	12	West Midlands Friends of the Earth (550)
13	West Midlands Rural Affairs Forum (WMRAF) (416)	14	Campaign to Protect Rural England (CPRE) Warwickshire (272)
15	Warwick Society (462)	16	Bishop's Tachbrook Parish Council (647)
17	Kenilworth Town Council (270)	18	Hallam Land (DLP) (457)
19	Lenco Investments (RPS Group) (455)	20	Gallagher Estates (575)
21	University of Warwick (Turley Associates) (499)		

***Sub-Matter 8E: Coventry & Warwickshire
(iii) Stratford-upon-Avon District***

- are there any obstacles to the achievement of the housing provision for Stratford-upon-Avon District in the preferred option?
- is greater locational specificity required to indicate broad locations for development?
- the provision figure in the preferred option is significantly below projected growth in household numbers? How would any shortfall be met?
- what is the economic basis for higher housing provision, for example are there expanding sectors of the economy within the District or simply an increase in part or full-time home-workers or long-distance commuters within the District?
- what would be the implications for urban renaissance in Coventry, Nuneaton & Bedworth, Solihull or Birmingham or sustainable travel patterns in adjoining regions if higher housing provision were to be made?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the preferred option strategy in so far as they are within or directly related to Stratford-upon-Avon district?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution? In particular is the retail provision at Stratford-upon-Avon feasible?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	Warwickshire County Council (173)
5	Stratford-upon-Avon DC (300)	6	Environment Agency (547)
7	Severn Trent Water (Drivers Jonas) (432)	8	Highways Agency (404)
9	Centro (384)	10	Network Rail (1002)
11	West Midlands Friends of the Earth (550)	12	Campaign to Protect Rural England (CPRE) Warwickshire (272)
13	Stratford-upon-Avon Society (447)	14	Stratford Voice (37)/Residents Against Shottery Expansion (460)
15	BARD (better, accessible, responsible, development) (Stansgate Planning) (695)	16	Gallagher Estates (575)
17	St Modwen (687) and St Modwen & Bird Group (688) (Barton Willmore, Solihull)	18	Miller Homes (RPS, Birmingham) (505)
19	Church Commissioners & Bloor Homes (350) Hallam Land Management (457) both represented by DLP Planning Ltd		

***Sub-Matter 8E: Coventry & Warwickshire
(iv) Stratford-upon-Avon District: Middle Quinton Eco-town
proposal (including parts of site within
Worcestershire / Gloucestershire)***

- would the Middle Quinton Eco-town proposal for some 6,000 additional dwellings represent a sustainable form of development?
- how would such a proposal fit within the RSS spatial strategy and what would the implications be for both urban and rural renaissance?
- is the proposal deliverable in terms both of economic viability and provision of appropriate transport (and other) infrastructure?
- should additional housing be warranted in the District over and above the preferred option, as suggested by NLP (4,500 plus 1,500 in Wychavon District) are there preferable alternatives such as an urban extension or extensions to Stratford-upon-Avon?
- what additional infrastructure requirements would be critical should higher provision be proposed whether at Middle Quinton or any alternative location? Would any such alternative require Green Belt alteration?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	Warwickshire County Council (173); Worcestershire County Council (117); Gloucester County Council (387)
7-9	3 seats for LPAs Stratford-upon-Avon DC (300); Coventry, Solihull & Warwicks Sub Regional Forum (523); South Worcestershire Authorities (539)	10	Centro (384)
11	Environment Agency (547)	12	Highways Agency (404)
13	Severn Trent Water (Drivers Jonas) (432)	14	Network Rail (1002)
15	West Midlands Friends of the Earth (550)	16	Campaign to Protect Rural England (CPRE) Warwickshire (272)
17	Stratford-upon-Avon Society (447)	18	Stratford Voice (37)
19	BARD (better, accessible, responsible, development) (Stansgate Planning) (695)	20	Gallagher Estates (Roger Tym & Partners) (575)
21	St Modwen (687) and St Modwen & Bird Group (688) (Barton Willmore, Solihull)	22	Miller Homes (RPS, Birmingham) (505)
23	Church Commissioners & Bloor Homes (350) Hallam Land Management (457) both represented by DLP Planning Ltd		

Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire

(i) Southern Staffordshire and Eastern Staffordshire

(Local authority areas of Tamworth, Lichfield, East Staffordshire, Cannock Chase and South Staffordshire)

- are there any obstacles to the achievement of the housing provision for South Staffordshire, Cannock Chase, Lichfield and Tamworth Districts in the preferred option? As overall the provision in this area is less than the projected increase in numbers of households, how would the shortfall be met? Do the provision figures allow for changes in numbers of military households?
- is there a need for greater locational specificity to guide locations for urban extensions or significant developments, particularly within Lichfield district which abuts urban areas in neighbouring districts?
- although NLP have not suggested any additional provision in this area is there any scope for increased provision without adverse consequences for urban renaissance, for example an urban extension NE of Lichfield bearing in mind the NLP suggestions for additional provision in the adjacent East Staffordshire District? Or are infrastructure constraints too severe between Lichfield and Burton?
- are there any obstacles to the achievement of the housing provision for East Staffordshire District in the preferred option? Is it acceptable for any part of the housing or employment provision for East Staffordshire to be catered for by development within South Derbyshire District? NLP suggest that an additional 2,500-5,000 dwellings could be provided in East Staffordshire District. Is there an economic basis and effective demand for such provision and can physical possibilities be identified to enable such provision to be a realistic deliverable aspiration?
- do the employment provision figures for these five districts properly reflect government guidance on phasing and spatial distribution?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to these five districts and what additional requirements might arise were any provision figures to be increased?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	Staffordshire County Council (548); Derbyshire County Council (588); Leicestershire County Council (644) + Stoke-on-Trent Council (531)
7-12	6 seats for LPAs South Staffordshire Council (664); Cannock Chase Council (557); Lichfield DC (456); Tamworth BC (385); East Staffordshire BC (150) South Derbyshire DC (279)	13	Severn Trent Water (Drivers Jonas) (432)
14	Environment Agency (547)	15	Highways Agency (404)
16	National Forest (257)	17	Network Rail (1002)
18	West Midlands Friends of the Earth (550)	19	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
20	Burton upon Trent Civic Society (269) and/or Lichfield Civic Society (311)	21	Rolleston on Dove Parish Council (473)
22	Taylor Wimpey Developments Limited (Boyer Planning) (392)	23	RPS, Birmingham on behalf of clients 454, 506, 508, 509
24	Barton Willmore Client Group & Clients of David Lock Associates	25	Bridge Farm Partnership (DPDS) (663)
26	Defence Estates/MoD (540)	27	Gough Planning on behalf of clients 483 & 484
28	Pegasus Planning on behalf of various clients (including 591-595)		

***Sub-Matter 8F: The North Staffordshire Conurbation and
Staffordshire
(ii) Stafford Borough***

- are there any obstacles to the achievement of the housing provision for Stafford Borough in the preferred option? Is it agreed whether all the identified provision for Stafford would be within Stafford Borough or would any part be within South Staffordshire District. If the latter, how much of the provision identified for Stafford Borough would need to be developed adjacent to its boundary in South Staffordshire?
- NLP suggest that provision could be made at Stafford for an additional 1,500-3,000 dwellings. Would such an increase be likely to be realistically deliverable and what phasing mechanism would be required? Do the provision figures allow for changes in the numbers of military households?
- do the employment provision figures for Stafford Borough properly reflect government guidance on phasing and spatial distribution?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Stafford Borough and what additional requirements might arise were the provision figures to be increased?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-5	Staffordshire County Council (548); + Stoke-on-Trent Council (531)
6-7	2 seats for LPAs Stafford BC (423); South Staffordshire Council (664);	8	North Staffordshire Regeneration Partnership (613)
9	Environment Agency (547)	10	Highways Agency (404)
11	Severn Trent Water (Drivers Jonas) (432)	12	Network Rail (1002)
13	West Midlands Friends of the Earth (550)	14	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
15	Cresswell Parish Council	16	West Midlands Amenity Societies Association (290)
17	Aragon Land & Planning UK Limited on behalf of client (649)	18	Defence Estates, MoD (540)

Sub-Matter 8F: The North Staffordshire Conurbation and Staffordshire

(iii) North Staffordshire

(Local authority areas of Newcastle-under-Lyme, Stoke on Trent and Staffordshire Moorlands)

- are there any obstacles to the achievement of the housing provision for Stoke-on-Trent, Newcastle-under-Lyme and Staffordshire Moorlands authorities in the preferred option? As overall the provision exceeds the projected increase in households and the housing market is acknowledged to be fragile, is there likely to be sufficient effective demand to make the provision deliverable?
- NLP suggest that additional provision could be made within or adjacent to the MUA for up to a further 6,000 dwellings provided that they were to be phased appropriately. Would such an increase be likely to be realistically deliverable and what phasing mechanism would be required? The suggestion is that an increase would be related to the economic strength of Keele University. Would this imply need for an urban extension and Green Belt alteration and how would any such development affect urban regeneration in more central parts of the North Staffordshire Conurbation?
- do the employment provision figures for the three authorities properly reflect government guidance on phasing and spatial distribution?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to the three authorities and what additional requirements might arise were any provision figures to be increased?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-5	Staffordshire County Council (548); Stoke on Trent (531)
6-7	Newcastle under Lyme Borough Council (449); Staffordshire Moorlands District Council (513)	8	North Staffordshire Regeneration Partnership (613)
9	Environment Agency (547)	10	Highways Agency (404)
11	Severn Trent Water (Drivers Jonas) (432)	12	Network Rail (1002)
13	West Midlands Friends of the Earth (550)	14	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
15	WM Amenity Societies Assoc (290)	16	Potteries Heritage Society (1009)
17	Keele University (692)	18	Gallagher Estates (Roger Tym & Partners) (575)

Sub-Matter 8G: Worcestershire
(i) South Worcestershire Authorities

- are there any obstacles to the achievement of the housing provision for the South Worcestershire Authorities in the preferred option?
- through work on joint core strategies is the distribution of the provision which is attributable to Worcester City now able to be apportioned between the three Authorities so that greater locational specificity can be given?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Worcester and the South Worcestershire Authorities?
- is there an economic justification for higher housing provision within the South Worcestershire Authorities? And, if so, have any options been discerned that would provide for the additional 3,000 dwellings suggested by NLP? What would the additional infrastructure requirements be of such provision and what would the implications be for urban and rural renaissance?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4	Worcestershire County Council (117)
5-8	Bromsgrove DC (492); Redditch BC (653); South Worcestershire Authorities (539); Wyre Forest DC (299)	9	Birmingham City Council (676)
10	Environment Agency (547)	11	Highways Agency (404)
12	Severn Trent Water (Drivers Jonas) (432)	13	Network Rail (1002)
14	West Midlands Friends of the Earth (550)	15	Campaign to Protect Rural England (Worcs) (CPRE) (345)
16	Worcester Diocesan Board of Finance Limited (331)	17-18	Shrawley PC (133); Whittington PC (263) White Ladies Aston (315)
19	Lower Broadheath PC (26)	20	Chamber of Commerce Herefordshire & Worcestershire (493)
21	Ms Mackinnon (586)	22	RPS Birmingham on behalf of clients (including 453, 503, 505, 574)
23	Crest Strategic Projects (538)	24	Billingham & Kite (351)
25	Robert Hitchins Limited (281)	26	DLP Planning on behalf of clients (425, 457 & 661)
27	QinetiQ (GVA Grimley) (406)	28	Pegasus Planning on behalf of various clients (including 591-595)

Sub-Matter 8G: Worcestershire

(ii) Northern Worcestershire: Bromsgrove/Redditch and Wyre Forest

- are there any obstacles to the achievement of the housing provision for the North Worcestershire Authorities in the preferred option? Following the White Young Green Stage 2 Study (Core Document (CD)167) is it agreed between Redditch, Bromsgrove and Stratford-upon-Avon Districts how the provision to meet household growth and related requirements at Redditch should be made in terms of its distribution between the three districts?
- as it has been suggested that higher provision should be made to meet local needs in Bromsgrove and Wyre Forest Districts, is it agreed how large these increases should be and the means by which any additional provision would be directed to meeting local needs rather than needs originating within the MUA? Is any locational specificity required?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to Bromsgrove, Redditch or Wyre Forest Districts?
- NLP has suggested that there would be merit in an additional provision of 5,000-7,500 dwellings within Bromsgrove District by way of urban extensions to either Birmingham or Redditch over and above any Redditch-related requirement. What would be the implications of such an increase on urban renaissance in Birmingham, Solihull and the Black Country? Where would any such urban extension or extensions be located and would Green Belt alteration be required?
- are there any additional infrastructure requirements that would be essential were such additional provision to be included in the strategy?
- do the employment provision figures properly reflect government policy both in terms of phasing and spatial distribution?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3-7	Stratford on Avon DC (300); Bromsgrove DC (492); Redditch BC (653); South Worcestershire Authorities (539); Wyre Forest DC (299)	8	WM Planning & Transportation Sub-Committee (443)
9	Advantage West Midlands (451)	10	Worcestershire County Council (117)
11	Environment Agency (547)	12	National Housing and Planning Advice Unit (1001)
13	Severn Trent Water (Drivers Jonas) (432)	14	Highways Agency (404)
15	West Midlands Friends of the Earth (550)	16	Network Rail (1002)
17	Worcester Diocesan Board of Finance Limited (331)	18	Campaign to Protect Rural England (CPRE) Redditch (288)
19	Ms J Kirkbride MP (3)	20-21	Alvechurch PC (527) & Hagley PC (654)
22	Bromsgrove District Housing Trust (Tetlow King) (458)	23	Chamber of Commerce Herefordshire & Worcestershire (493)
24	Taylor Wimpey (Savills) (399)	25	Pegasus Planning on behalf of various clients (including 591-595)
26	Bellway Homes (686) and Various Housebuilders (689) (Barton Willmore, Solihull)	27	Miller Homes (RPS) (505)

Sub-Matter 8H: Shropshire and Herefordshire

- are there any obstacles to the achievement of the housing provision for Shropshire and Herefordshire in the preferred option such as might arise from HRA or flooding constraints?
- NLP suggest that 1,900 and 1,200 additional dwellings might be added in these two counties without any impact upon urban renaissance, but on the contrary through helping to address local needs would assist in rural renaissance. Is this approach accepted and, if so, how would it be ensured that the additional provision would address local needs rather than demands arising from the MUAs or further afield? Would there be any need for greater locational specificity for all or some part of any additional provision?
- do the employment provision figures for these two counties properly reflect government guidance on phasing and spatial distribution?
- are there any infrastructure requirements that are critical to the achievement of the housing, employment or other aspects of the strategy in so far as they are within or directly related to these two counties and what additional requirements might arise were the provision figures to be increased?
- are there any locationally specific issues or proposals that require additional or modified reference in the strategy?

1	Government Office West Midlands (500)	2	West Midlands Regional Assembly (400)
3	Advantage West Midlands (451)	4-6	Shropshire County Council (587); Herefordshire County Council (171); Powys County Council (436)
7	Oswestry Town Council (250)	8	National Housing and Planning Advice Unit (1001)
9	Environment Agency (547)	10	Highways Agency (404)
11	Severn Trent Water (Drivers Jonas) (432)	12	Network Rail (1002)
13	West Midlands Friends of the Earth (550)	14	Campaign to Protect Rural England West Midlands (CPRE WM) (442)
15-16	Hereford Civic Society (289) and Oswestry Civic Society (1010)	17-18	Worfield and Rudge Parish Council (89); Much Birch Parish Council (495)
19	Rail for Herefordshire (318)	20	Chamber of Commerce Herefordshire & Worcestershire (493)
21	County Land & Business Assoc (294)	22	DLP on behalf of clients 350 & 457
23	RPS, Birmingham on behalf of clients 453, 502 & 506	24	West Midlands Rural Affairs Forum (WMRAF) (416)
25	Defence Estates/MoD (540)		

Matter 9: Implementation and Monitoring

(Primary policies: Chapter 10 and the Draft Implementation Plan)

Questions to be covered under this Matter will include the following:

- are the delivery arrangements for the RSS and the Phase 2 revisions clear and effective, and is there anything further that the Phase 2 revision should say about them?
- is there adequate guidance on implementation of the RSS through Local Development Frameworks?
- are the proposed revisions to the monitoring framework supported and is any further updating required?
- how will the Draft Implementation Plan contribute to the implementation of the RSS? Do the issues arising from this suggest ways in which the implementation arrangements need to be developed, including under the proposed Single Integrated Regional Strategy?

Note:

Matter 9 provides an opportunity for a brief discussion of how the RSS will be taken forward, and to bring together any issues for implementing the strategy arising from earlier sessions of the EIP. The draft Implementation Plan is not part of the formal RSS Phase 2 revision, and as such it would not be appropriate to discuss detailed amendments of it here. However, the EIP may provide helpful pointers for the future development of the Implementation Plan, including its future relationship to the proposed Single Integrated Regional Strategy. Nevertheless, this EIP is not the place for specific discussion of matters which are for the Phase 3 revision or the eventual Single Integrated Regional Strategy. Matter 9 does however, provide an opportunity to note any issues arising from the Phase 2 revision that need to be kept in view for future work.

1	Government Office West Midlands	2	West Midlands Regional Assembly
3	Advantage West Midlands	4	West Midlands Planning & Transportation Sub-committee
5	Birmingham City Council	6	CSW Sub-regional Forum
7	Black Country Consortium	8	Other Authorities
9	NHPAU	10	HCA
11	Highways Agency	12	Environment Agency
13	Network Rail	14	Centro
15	Natural England	16	WM Sustainability Housing Action Programme
17	TCPA	18	CPRE
19	Home Builders' Federation	20	National Housing Federation
21	Roland Bolton (DLP)	22	Joanne Russell (Barton Willmore)
23	Mr G Goodall		

Annex D: Library Documents

WEST MIDLANDS REGIONAL SPATIAL STRATEGY – PHASE 2 REVISION - LIST OF LIBRARY DOCUMENTS

Library Number	Document Title and Author	Publication Date / Received Date
	CORE DOCUMENTS	
CD1	West Midlands Regional Spatial Strategy Phase Two Revision - Draft Preferred Option	Dec 2007
CD2	West Midlands Regional Spatial Strategy Phase Two Revision - Overview	Dec 2007
CD3	West Midlands Regional Spatial Strategy Phase Two Revision - Draft Implementation Plan	Dec 2007
CD5	West Midlands Regional Spatial Strategy Phase Two Revision- Sustainability Appraisal Scoping Report – Ursus Consulting Limited on behalf of the West Midlands Regional Assembly	June 2006
CD6	West Midlands Regional Spatial Strategy Phase Two Revision- Sustainability Appraisal Spatial Options – Ursus Consulting Limited on behalf of the West Midlands Regional Assembly	Sept 2006
CD7	West Midlands Regional Spatial Strategy Phase Two Revision-Final Sustainability Appraisal, Non Technical Summary – Ursus Consulting Limited on behalf of the West Midlands Regional Assembly <i>Annex A, Final Sustainability Appraisal Report</i> <i>Annex B, Chapter by Chapter Review of Sustainability Appraisal Findings</i> <i>Annex C, Detailed Policy-by-Policy Appraisal</i> <i>Annex D, Detailed Analysis of Housing Figures</i> <i>Annex E, Audit Trail of Recommendations from the Sustainability Appraisal</i> <i>Annex F, Overall Implications of the Spatial Options Paper</i> <i>Annex G, Review of Baseline Economic, Social and Environmental Conditions in the West Midlands</i> <i>Annex H, Review of Conditions at International Nature</i> <i>Annex I, Review of Policies, Plans, Programmes and Sustainability Objectives</i> <i>Annex J, Review of Other Plans and Strategies with Potential for Cumulative Effects</i>	Dec 2007
CD8	Habitats Regulation of the Phase Two Revision of the Regional Spatial Strategy for the West Midlands, Final Report – Ursus & Treweek Environmental Consultants	Oct 2007
CD9	Rural Proofing of the Phase Two Revision Spatial Options – West Midlands Rural Affairs Forum and the Rural Renaissance Working Group	Dec 2006
CD10	Rural Proofing of the Phase Two Revision Preferred Option – West Midlands Rural Affairs Forum and the Rural Renaissance Working Group	Oct 2007

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Library Number	Document Title and Author	Publication Date / Received Date
CD11	Analysis and Review of Phase Two Revision Spatial Options Consultation Responses Final Report – Consensus Planning Limited	May 2007
CD12	Risk Assessment of the Phase Two Revision Preferred Option – Alan Wenban-Smith	Sept 2007
CD13	Infrastructure Implications of Housing Options – Background Paper for Phase Two Spatial Options Consultation – WMRA	Jan 2007
CD14	Infrastructure Review Final Report – WMRSS Phase Two Revision – Mott MacDonald	Nov 2007
CD15	West Midlands Regional Spatial Strategy Phase Two Revision-Draft Revision Matters – Have your say in planning the future of the West Midlands	Dec 2007
CD16	Regional Spatial Strategy for the West Midlands incorporating Phase 1	Jan 2008
CD17	West Midlands Regional Spatial Strategy Phase Three Revision-Draft Project Plan	Nov 2007
CD18	Regional Spatial Strategy for the West Midlands RPG11	June 2004
CD19	West Midlands Regional Spatial Strategy, Annual Monitoring Report 2007 – Executive Report – WMRA	Feb 2008
CD20	West Midlands Regional Spatial Strategy, Annual Monitoring Report 2007 – Employment Land Study – WMRA	Aug 2008
CD21	Central Wales – West Midlands Memorandum of Understanding on Cross Border Collaboration	March 2007
CD22	Risk Assessment of the Phase Two Revision Preferred Option – Alan Wenban-Smith	Dec 2008
CD23	Annual Monitoring Report 2006 Regional Housing Market Summary	April 2008
CD24	Annual Monitoring Report 2007 Green Belt	April 2008
CD25	The Regional Cultural Strategy 2001-2006	2001
CD26	'Mapping and gapping' analysis of cultural assets in the West Midlands	Aug 2008
CD27	West Midlands Regional Housing Strategy 2005	June 2005
CD28	A Guide to the Delivery of Affordable Housing in the West Midlands	Nov 2006
CD29	WMRSS Phase Two Revision – Preferred Option – Quality of the Environment – Waste Background Paper	Dec 2007
CD30	Sustainability Appraisal Audit Trail October 2006	Oct 2006
CD31	WMRSS Phase Two Revision – Preferred Option – Communities for the Future – Housing Background Paper Final Version	Jan 2008
CD32	WMRSS Phase Two Revision – Preferred Option – Employment Land	Dec 2007

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Library Number	Document Title and Author	Publication Date / Received Date
	Provision Background Paper	
CD33	WMRSS Phase Two Revision – Preferred Option – Prosperity for All – Centres Background Paper	Dec 2007
CD34	West Midlands Regional Spatial Strategy Phase Two Revision - Project Plan	March 2006
CD35	West Midlands Regional Spatial Strategy Phase Two Revision – Draft Project Plan	Nov 2005
CD36	Phase Three Revision of the West Midlands Regional Spatial Strategy – Scoping Study	Jan 2007
CD37	West Midlands C1 Housing Market Area – Strategic Housing Market Assessment 2008 - Outside UK	Nov 2008
CD38	West Midlands C2 Housing Market Area Strategic Housing Market Assessment 2008 Final Report – Outside Consultants	April 2008
CD39	A Strategic Housing Market Assessment for the C3 Housing Market Area of the West Midlands – Final Report – Ecotec	July 2008
CD40	West Midlands North Housing Market Area Strategic Housing Market Assessment 2008, Outside UK	April 2008
CD41	A Strategic Housing Market Assessment For The South Housing Market Area of the West Midlands Region - Prepared by Rupert Scott, Affordable Housing Consultant	April 2007
CD42	West Midlands West Housing Market Area (Shropshire & Herefordshire), Outside UK	June 2008
CD43	West Midlands Planning Guidance – “Plan, Monitor, Manage” – Provision of housing in the WMRSS 2004	2004
CD44	WMRSS – Annual Monitoring report SRS – Green Belt Report 2004	2004
CD45	Regional Employment Land Study (RELS) 2005	2006
CD46	Annual Monitoring Report 2005	Feb 2006
CD47	Annual Monitoring Report 2006	Feb 2007
CD48	Regional Housing Market Summary 2005	2005
CD49	West Midlands Regional Housing Strategy 2005 Defining Housing Market Areas (University of Sheffield, Town and Regional Planning)	2005
CD50	West Midlands Strategic Road Network – Report for Highways Agency – Mott Macdonald, GVA Grimley, JMP	Dec 2008
CD51	Contextual Monitoring Report for Urban and Rural Renaissance and Annex 2006 West Midlands Regional Observatory	May 2006
CD52	Rural Accessibility to Services Framework for the West Midlands Draft – Advantage West Midlands	May/Dec 2007

Library Number	Document Title and Author	Publication Date / Received Date
CD53	Analysis of the socio-economic drivers in the south east and the impact of the MKSM growth area on the West Midlands – Advantage West Midlands	May 2007
CD54	West Midlands Planning Guidance Review – Draft Regional Planning Guidance – WMLGA	Nov 2001
CD55	Regional Planning Guidance for the West Midlands – Public Examination Panel Report	Oct 2002
CD56	Planning and Compulsory Purchase Act – ODPM	2004
CD57	Town & Country Planning (Regional Planning)(England) Regulations 2004	2004
CD58	Town & Country Planning (Initial Regional Spatial Strategy)(England) Regulations 2004	2004
CD59	The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No 1633	July 2004
CD60	Strategic Framework, One Future Different Paths – DEFRA	March 2005
CD61	Securing the future: delivering UK sustainable development strategy - HM Government	March 2005
CD62	EU Directives	
CD63	EU Directive 1999/31/EC Landfill of Waste – European Union	April 1999
CD64	EU Directive 2001/42/EC Strategic Environmental Assessment (SEA) – European Union	June 2001
CD65	EU Directive 2002/91/EC Energy Performance of Buildings – European Union	Dec 2002
CD66	European Funding Interreg III – European Union	
CD67	European Funding LEADER – European Union	2002
CD68	European Funding Objective 2 – ESF	
CD69	European Funding Objective 3 – ESF	
CD70	European Funding Urban II – European Union	
CD71	European Spatial Development Perspective – ESDP	May 1999
CD72	Rural Development Programme for England 2007-2013 – DEFRA	Dec 2007
CD73	Sustainable Communities Plan – ODPM plus updates	2002
CD74	Targeted Programme Improvements – DfT	1998
CD75	Maintaining Water Supply: The Environment Agency's advice to Ministers on the final water resources plans submitted by water companies as part of the 2004 periodic review	Oct 2004. Update July 2005

Library Number	Document Title and Author	Publication Date / Received Date
CD76	Land Use Change in England: Residential Development to 2004 – Updated July 2005 – ODPM	May 2005
CD77	Regional funding allocations: Guidance on preparing advice – HM Treasury, dti, DfT, ODPM	Jul 2005
CD78	STERN review on the Economics of Climate Change	Oct 2006
CD79	The Climate Change Bill	Nov 2007
CD80	Intergovernmental Panel on Climate Change – IPCC 4 th Assessment Report – DEFRA	Nov 2007
CD80A	Climate Change Mitigation in the Buildings Sector: the findings of the 4th Assessment Report of the IPCC	May 2009
CD81	National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions, Annex 4: Local Economy and Environmental Sustainability (indicators 185) – Communities and Local Government	April 2008
CD81A	Assessing the Sustainable Development Contribution of the Partnerships of the West Midlands Regional Assembly – Sustainability West Midlands – Final Report,	July 2006
CD82	Local Sites – Guidance on their Identification, Selection and Management – DEFRA	Oct 2008
CD83	National Forest Biodiversity Action Plan	
CD84	PPS1 – Delivering Sustainable Development Planning Policy Statement 'Planning and Climate Change' supplement to PPS1	2005, Dec 2007
CD85	PPG2 – Green Belts	July 2001
CD86	PPG3 – Housing	Nov 2006
CD87	PPG4 – Industrial, Commercial Development and Small Firms	Nov 1992
CD87A	PPS4 – Planning for Prosperous Economies, Consultation Draft (draft replacement not just for PPG4 but also for PPS6, part of PPS7 and a small part of PPG13).	May 2009
CD88	PPS6 – Planning for Town Centres Consultation Draft	March 2005
CD88A	PPS6: Changes to Planning Policy Statement 6: Planning for Town Centres – Consultation	May 2009
CD89	PPS7 – Sustainable Development in Rural Areas	Aug 2004
CD90	PPG8 – Telecommunications	Aug 2001
CD91	PPG9 – Biodiversity and Geological Conservation	Aug 2005
CD92	PPS10 – Planning for Sustainable Waste Management	July 2005
CD92A	Planning for Sustainable Waste Management: A Companion Guide to Planning Policy Statement 10 – CLG	April 2009

Library Number	Document Title and Author	Publication Date / Received Date
CD93	PPS 11 – Regional Spatial Strategies	Sept 2004
CD94	PPS12 – Local Spatial Planning	June 2008
CD95	PPG13 – Transport	April 2001
CD96	PPG14 – Development on Unstable Land	April 1990
CD97	PPG15 – Planning and the Historic Environment	Oct 2002
CD98	PPG16 – Archaeology and Planning	Aug 2001
CD99	PPG17 – Planning for Open Space, Sport and Recreation Assessing Needs and Opportunities: PPG17: Companion Guide	July 2002
CD100	PPG18 – Enforcing Planning Control	Dec 1991
CD101	PPG19 – Outdoor Advertisement Control	March 1992
CD102	PPS22 – Renewable Energy	Aug 2004
CD103	PPS23 – Planning and Pollution Control	2004
CD104	PPG24 – Planning and Noise	Aug 2001
CD105	PPS25 – Development and Flood Risk	July 2001
CD105A	Planning Policy Statement 26: Tackling Climate Change through Planning: The Government's Objectives – Discussion Document, September 2006, FoE TCPA	May 2009
CD106	Draft Planning Policy Statement: Eco-towns - Consultation	Dec 2008
CD107	RPG6 – Regional Planning Guidance for East Anglia (GO-East)	Dec 2006
CD108	RPG9 – Regional Planning Guidance for the South East (GO-SE)	2001
CD109	Milton Keynes and South Midlands Sub-Regional Strategy: Alterations to Regional Spatial Strategies covering the East of England, East Midlands and South East of England (ODPM)	March 2005
CD110	MPS1 Minerals Policy Statement 1 Planning and Minerals	Nov 2006
CD111	Monitoring Regional Planning Guidance: Good Practice Guide on Targets and Indicators – ODPM	2002
CD112	Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008	July 2008
CD113	Local Development Framework Monitoring: A Good Practice Guide	Mar 2005
CD114	The Planning Response to Climate Change: Advice on Better Practice (ODPM)	Sept 2004
CD115	Changes to Planning Obligations: a Planning Gain Supplement consultation	Dec 2006

Library Number	Document Title and Author	Publication Date / Received Date
CD116	Regional Planning Guidance for West Midlands (RPG 11) – Secretary of State's Proposed Changes and Reasons for Changes	Sept 2003
CD117	West Midlands Regional Logistics Study: Stage One – for Advantage West Midlands – King Sturge	June 2004
CD118	West Midlands Regional Logistics Study: Stage Two – Final Report – MDS Transmodal, Savills, Regeneris Consulting	Sept 2005
CD119	The Social and Economic Impact of Casino Development in the West Midlands Region – Final Report – GHK Consulting	March 2006
CD120	Regional Centres Study Main Report – Roger Tym & Partners and King Sturge	March 2006
CD121	West Midlands Regional Centres Update Final Report – Roger Tym & Partners and King Sturge	Oct 2007
CD122	Study to examine the interface between housing and the economy in the West Midlands Region – commissioned by Advantage West Midlands – SQW Consulting and Cambridge Econometrics	Oct 2007
CD123	Research on Office Locations Final Report – commissioned by Advantage West Midlands – GVA Grimley	Oct 2007
CD124	Connecting to Success West Midlands Economic Strategy – AWM	June 2008
CD125	Connecting to Success West Midlands Economic Strategy Summary –AWM	June 2007
CD126	Prosperous Places: taking forward the review of sub-national economic development and regeneration – BERR & CLG – The Government response to public consultations, TSO, London	Nov 2008
CD126A	The Government's Review of Sub-National Economic Development and Regeneration: Key Issues, Spatial Economic Research Centre	Sept 2008
CD127	West Midlands Regional Economic Assessment, Local area profile for Solihull – WMRO	2008
CD128	West Midlands Regional Economic Assessment, Local area profile for Worcestershire – WMRO	2008
CD129	West Midlands Regional Economic Assessment, Local area profile for Warwickshire – WMRO	2008
CD130	West Midlands Regional Economic Assessment, Local area profile for Coventry – WMRO	2008
CD131	West Midlands Regional Economic Assessment, Local area profile for Telford & Wrekin – WMRO	2008
CD132	West Midlands Regional Economic Assessment, Local area profile for Shropshire – WMRO	2008
CD133	West Midlands Regional Economic Assessment, Local area profile for Herefordshire – WMRO	2008

Library Number	Document Title and Author	Publication Date / Received Date
CD134	Our Energy Future: Creating a Low Carbon Economy – DTI	2003
CD135	West Midlands Regional Energy Strategy – WMRA/AWM	Nov 2004
CD136	Air Quality Strategy 2000 – DEFRA	Jan 2000
CD137	Catchment Abstraction Management Strategies – EA	Mar 1999
CD138	Climate Change: The UK Programme – DEFRA	2000
CD139	West Midlands Climate Change Action Plan – WMRA	Dec 2007
CD139A	West Midlands Declaration on Climate Change, Nov 2006	May 2009
CD140	Climate Convention – United Nations	1992
CD141	The Historic Environment: A Force for our Future, 2001 – Department for Culture, Media and Sport	2001
CD142	Biodiversity: The UK Action Plan	1994
CD143	Environment Agency – The Impact of Housing Growth on Water Quality and Waste Water Infrastructure –EA	June 2007
CD144	Environment Agency – The Impact of Housing Growth on Public Water Supplies – EA	June 2007
CD145	Regional Flood Risk Appraisal for the West Midlands Region Final Report – Faber Maunsell	Oct 2007
CD146	The Regional Biodiversity Strategy for the West Midlands	2005
CD147	SHAP – Sustainable Housing Action Programme 2007- 2008	Oct 2007
CD148	Scenario Analysis of the carbon dioxide emissions of the West Midlands Housing, based on the alternative housing options – Stockholm Environment Institute	Spring 2007
CD149	Future Water: The Government's Water Strategy for England – DEFRA	Feb 2008
CD150	Strategic Environmental Assessment and Climate Change: Guide for Practitioners – revised	June 2007
CD151	The Wildlife and Countryside Act	1981
CD152	The Wildlife and Countryside (Amendment) Act 1991 (c.39)	1991
CD153	The Countryside and Rights of Way (CROW) Act 2000	2000
CD154	The Conservation (Natural Habitats & C)(Amendment)(England & Wales) Regulations 2007	2007
CD155	Planning for the Protection of European Sites: Appropriate Assessment – Guidance for Regional Spatial Strategies and Local Development Documents	2006

Library Number	Document Title and Author	Publication Date / Received Date
CD156	Ecotowns' Sustainability Appraisal and Habitats Regulations: Assessment of the Ecotowns Programme – Middle Quinton	Nov 2008
CD156A	Ecotowns' Sustainability Appraisal and Habitats Regulations: Assessment of the Ecotowns Programme – Curborough.	Nov 2008
CD157	Severn Trent Water: Water Resources Management Plan 2009 – draft version	May 2008
CD158	South Staffs Water: Draft Water Resources Management Plan	March 2008
CD159	Welsh Water: Draft Water Management Plan	
CD160	Countryside and Rights of Way (CROW) Act (OPSI) relates to the following Areas of Outstanding Natural Beauty – Cotswolds, Cannock Chase, Malvern Hills, Wye Valley and Shropshire Hills	2000
CD161	RSS Housing Phasing Study, Final Report – GVA Grimley	June 2005
CD162	Regional Housing Land and Urban Capacity Study 2004 – Sandwell Metropolitan Borough Council	Aug 2005
CD163	RSS Affordable Housing Study, Final Report – GVA Grimley	Sept 2005
CD164	Migration Report, Average Annual Migration 1999-2004 – Worcestershire County Council	Feb 2006
CD165	Local Housing Market Areas, Report of Initial Findings – ECOTEC	June 2006
CD166	Local Housing Market Areas, Final Technical Report – ECOTEC	Oct 2006
CD167	Redditch Joint Study – White Young Green	Nov 2007
CD168	Regional Housing Land and Urban Capacity Study Refresh Birmingham, The Black Country, Coventry, Solihull and Telford & Wrekin – Analysis Report – Wolverhampton County Council	Nov 2006
CD169	Housing Background Paper, Background Paper for Spatial Options – WMRA	Jan 2007
CD170	Housing Demand Paper, Background Paper for Spatial Options Consultation – WMRA	Jan 2007
CD171	Regional Housing Land Potential Study – WMRA	Oct 2007
CD172	Regional Land for Affordable Housing Survey 2006, Final Report – WMRA	2007
CD173	Housing Projection based estimate of Housing Demand and Need in the West Midlands Region 2006-2026 – CCHPR	Nov 2007
CD174	Developing a target range for the supply of new homes across England – NHPAU	Oct 2007
CD175	Meeting the housing requirements of an aspiring and growing nation: taking the medium and long-term view. Advice to the Minister about the housing supply range to be tested by Regional Planning Authorities - NHPAU	June 2008

Library Number	Document Title and Author	Publication Date / Received Date
CD176	Regional household forecasts and scenarios using 2004 based population projections – Experian - NHPAU	March 2008
CD177	Regional household forecasts and scenarios – Experian - NHPAU	
CD178	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 1 Main Report – NLP for GOWM	Oct 2008
CD178A	Consultants Brief: Development of Options for the West Midlands RSS in response to the initial NHPAU Report, February 2008	May 2009
CD179	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 1 Main Report, Executive Summary – NLP for GOWM	Oct 2008
CD180	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 2 Appendices – NLP for GOWM	Oct 2008
CD181	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 3 Background Review – NLP for GOWM	Oct 2008
CD182	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 4 Sustainability Appraisal: Non Technical Summary – NLP for GOWM	Oct 2008
CD183	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 5 Sustainability Appraisal – NLP for GOWM	Oct 2008
CD184	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 6 HRA Screening Report – NLP for GOWM	Oct 2008
CD185	Development of Options for the West Midlands RSS in Response to the NHPAU Report: Volume 7 HRA Assessment Report – NLP for GOWM	Oct 2008
CD186	Affordability Still Matters – NHPAU	2008
CD187	Housing Intelligence – Hometrack	March 2008
CD188	Holmes, A. and Whitehead C.: Town & Country Planning. Tomorrow Series Paper 10. New and higher projections of future population in England. A first look at their implications for households and housing	Sept 2008
CD189	Affordability Matters – NHPAU	2007
CD190	Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing – CLG	July 2008
CD191	Housing audit: Assessing the design quality of new 2007 housing in the East Midlands and the South West, CABE	2007
CD192	Regional Waste Scenarios Study – Enviros Consulting Limited	July 2005
CD193	West Midlands Waste Facilities – Future Capacity Requirements, Shropshire County Council	Nov 2004

Library Number	Document Title and Author	Publication Date / Received Date
CD194	West Midlands Waste Treatment Capacity Survey – Golder Associates (UK) Limited	Aug 2004
CD195	Waste Residues Report – Enviros Consulting Limited	June 2006
CD196	Waste Background Paper – Background Paper for Spatial Options Consultation – WMRA	Jan 2007
CD197	A Study into Future Landfill Capacity – Scott Wilson	May 2007
CD198	Final WMRTAB Report – Waste Treatment Facilities and Capacity Survey – SLR Consulting Limited	May 2007
CD199	Waste Strategy for England 2007 – DEFRA	March 2007
CD200	West Midlands Regional Waste Planning Strategy (draft)	2001
CD201	West Midlands State of the Region Report – West Midlands Regional Observatory	2008
CD202	West Midlands – State of the Natural Environment – Natural England	2008
CD203	Government's 10 Year Plan for Transport – DfT	Jul 2004
CD204	The Future of Transport – a network for 2030 - DfT	July 2004
CD205	Airports Economic Study – Final Report – York Aviation	July 2005
CD206	The future of Air Transport White Paper – DfT	July 2003
CD207	Air Transport – Surface Access and Environmental Issues – Atkins	Aug 2005
CD208	West Midlands Airports Environmental Baseline Reference Document – WMRA	Dec 2006
CD209	Coventry Airport Airspace Implications for the Regional Spatial Strategy, Final Report – York Aviation	Dec 2006
CD210	Parking Standards Study, Draft Scoping Report – Atkins	Sept 2005
CD211	West Midlands Strategic Park and Ride Strategy – Atkins	Sept 2003
CD212-1	First section West Midlands Regional Freight Study, Final Report – MDS Transmodal & Mott MacDonald	Jan 2005
CD212-2	Second section Regional freight study, Final report	June 2009
CD213	Demand Management, Final Report – Atkins	July 2005
CD214	Regional Spatial Strategy Monitoring: A Good Practice Guide	Dec 2005
CD215	Spatial Plans in Practice – Supporting the Reform of Local Planning	June 2008
CD216	Cross boundary working: Spatial Plans in Practice	April 2003
CD217	Homes for the future, more affordable, more sustainable – Housing	Aug 2007

Library Number	Document Title and Author	Publication Date / Received Date
	Green Paper	
CD218	Community Infrastructure Levy	Aug 2008
CD219	Air Transport White Paper Progress Report 2006 - 'The Future of Air Transport'	Dec 2006
CD220	Household Projections to 2031, England	March 2009
CD221	Letter from Minister of State for Housing and Planning (Rt. Hon. Keith Hill MP) to Cllr Bransby Thomas, Chair of the WMRA	June 2004
CD222	Panel Briefing Note No. 1: The phased Revision of the WMRSS and the inter-relationship between the WMRSS Phase Two Revision Draft and WMRSS Revision Phases One and Three	March 2009
CD223	Panel Briefing Note No. 2: Proposed Regional Governance Arrangements	March 2009
CD224	WMRSS Phase Two Revision – Preferred Option – Communities for the Future – Housing Background Paper Supplement	March 2009
CD225	WMRSS Phase Two Revision – Preferred Option – Employment Land Provision Background Paper. Revised Version. Plus Appendix	March 2009
CD226	Letter to the Panel from GO-WM dated 17 March 2009 and updated Table taking into account the latest Household Projections to 2031 (CD220)	March 2009
CD227	Letter to the Panel from WMRA concerning the Replacement of Saved Structure Plan Policies	20 March 2009
CD227A	Further letter to the Panel from WMRA concerning the Replacement of Saved Structure Plan Policies. A Joint Schedule of such Policies (from WMRA & GO-WM)	May 2009
CD228	Updated Monitoring Framework and Supporting Background Information	March 2009
CD229	Eco towns: Financial viability study of the Eco Town programme	March 2009
CD230	East Midlands Regional Plan	March 2009
CD231	Panel Briefing Note 3: Reconciliation of NHPAU Housing Supply Range Advice to the WMRSS time period	March 2009
CD232	Note on housing figures in SQW study prepared by WMRA and AWM	March 2009
CD233	RSS Phase Two Revision Draft Implementation Plan Supplement, including an update of regional infrastructure requirements (update of Appendix B of the Draft Implementation Plan, CD3)	March 2009
CD233A	RSS Phase Two Revision Draft Implementation Plan Supplement, including an update of regional infrastructure requirements – update relating to Coventry & Warwickshire	May 2009
CD234	Migration Report for the West Midlands 2002-07 prepared by Worcestershire County Council on behalf of WMRA	March 2009

Library Number	Document Title and Author	Publication Date / Received Date
CD235	Critique of the Habitats Regulations Assessment for the NLP housing study, Treweek Environmental Consultants	Oct 2008
CD236	Review of Sustainability Appraisal of the NLP Housing Study Relating to the West Midlands RSS Phase Two Revisions Final Report - WMRA	Nov 2008
CD237	Regional Flood Risk Appraisal Update	Feb 2009
CD238	Local Authority Housing Statistics, England 2007/08	Jan 2009
CD238A	Housing Statistics 2007 - ONS	May 2009
CD239	House of Commons CLG Committee - Housing and the Credit Crunch	Feb 2009
CD240	Barker Review of Land Use Planning Interim Report – Analysis	July 2006
CD241	West Midlands Regional Funding Advice to Government - West Midlands Shadow Joint Strategy and Investment Board	Feb 2009
CD242	Habitats Regulations Appropriate Assessment for the NLP Study	March 2009
CD243	Draft Planning Policy Statement: Eco Towns – Consultation	2008
CD244	Fig 1 Wales Hereford SAC Abstraction March 2009	March 2009
CD245	Press release of speech Thu morning 29/1 /09 by the PM to Local Government Network	March 2009
CD246	The Relationship Between Housing Completions and Migration from the Metropolitan Area in the West Midlands	March 2009
CD247	The implications of the economic downturn for regional housing targets - Ecotec	March 2009
CD248	Affordability and Housing Supply: A review of the implications for the West Midlands of the National Housing and Planning Advice Unit Recommendations - Green Balance.	March 2009
CD249	Analysis of Strategic Housing Market Assessments in the West Midlands : Stage 1 Technical Report - Ecotec	Jan 2009
CD249A	WMRA: Amendments to figures taken from Table 14 of CD249	May 2009
CD250	Coventry Development Plan: Core Strategy	March 2009
CD251	Water Issues HRA update: Impact of Housing Growth on Water Supply and Water Quality at European Sites – Update to information contained with the WM RSS Phase Two Revision HRA: Final, prepared by Treweek Environmental Consultants for WMRA	March 2009
CD252	West Midlands Regional Spatial Strategy (RSS 11) The Impact of housing growth on public water supplies – August 2008 [Brief update to CD144]	April 2009
CD253	West Midlands Regional Carbon Dioxide Emissions Study	March 2009

Library Number	Document Title and Author	Publication Date / Received Date
CD254	Annual Monitoring Report 2008 - WMRA	April 2009
CD255	Low Carbon Housing – developing a baseline for refurbishment in the West Midlands – Baseline assessment of energy efficiency retrofitting in existing housing stock in the West Midlands	March 2009
CD256	Potential affordable housing delivery for the West Midlands – Survey of Local Authorities - June 2008	April 2009
CD257	Update of Regional Centres Study, Roger Tym & Partners. [This is an update of the Regional Centres Study (CD121) which is necessary due to the passage of time and significant changes in economic circumstances since the original study was undertaken.]	May 2009
CD258	West Midlands Regional Logistics Study - 2009 Update, MDS Transmodal and Savills. [This is an update of the original RLS work (CD118) undertaken by MDS Transmodal and Savills which is necessary due to the passage of time and significant changes in economic circumstances since the original study was undertaken]	May 2009
CD259	Delivering a Sustainable Transport System: Consultation on Planning for 2014 and Beyond	April 2009
CD260	Delivering a Sustainable Transport System	April 2009
CD261	Central Wales -West Midlands Cross Border Memorandum of Understanding on Cross Border Collaboration	March 2009
CD262	Household survey - CURS / University of Birmingham	March 2006
CD263	Methodology paper and Household questionnaire - CURS / University of Birmingham	2005
CD264	Most recent occupiers survey - CURS / University of Birmingham	March 2006
CD265	Supplement on Household change and Affordable housing - CURS / University of Birmingham	March 2005
CD266	Technical report - Analysis of Census and Land Registry data - University of Sheffield	2005
CD267	Analysis of four Housing Market Areas - University of Sheffield (there are 4 individual reports - Central, North, South and West)	2005
CD268	Final Report - Rural Community Sustainability • Thematic Chapter 1: Housing [focus on delivery mechanisms] • Thematic Chapter 2: Low Carbon Principles • Thematic Chapter 3: Employment Provision • Thematic Chapter 4: IT Infrastructure • Thematic Chapter 5: Economic Inclusion • Thematic Chapter 6: Green infrastructure • Thematic Chapter 7: Critical Rural Services • Thematic Chapter 8: Rural Economy	June 2008

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Library Number	Document Title and Author	Publication Date / Received Date
CD269	WM RSS EiP Draft Phase 1 Revision - Black Country - Report of the Panel – 2007 - Secretary of State	March 2007
CD270	Regional Freight Strategy, WMRA	Spring 2007
CD271	Regional Transport Priorities Action Plan, Regional Minister	Dec 2008
CD272	Gypsy, Traveller and Travelling Showpeople: Regional Overview of sub-regional Gypsy and Traveller Accommodation Assessments	June 2008
CD273	'The nature and structure of the housing market in the West Midlands' – Halcrow	March 1996
CD274	The West Midlands Housing Markets: Changing Demand, Decentralisation and Urban Regeneration - CURS - The University of Birmingham	March 2001
CD275	West Midlands Regional Spatial Strategy – Phase Two Revision – Spatial Options	8 Jan – 5 March 2007
CD276	A Sustainable Future for the West Midlands Regional Sustainable Development Framework Version Two	July 2006
CD277	A Sustainable Future for the West Midlands Regional Sustainable Development Framework Refreshed Draft	January 2008
CD278	Regional Planning Guidance for the West Midlands Region RPG11 – DETR – GOWM	April 1998
CD279	Sustainability Appraisal of Draft Regional Spatial Strategy (RSS) Phase 3 Revision for the West Midlands – Final Scoping Report - URSUS Consulting LTD West Midlands Regional Assembly Introductory Paper Topic Paper 1: Sustainable Consumption and Production Topic Paper 2: Climate Change and Energy Topic Paper 3: Natural Resource Protection and Environmental Enhancement Topic Paper 4: Sustainable Communities	Sept 2008
CD280	West Midlands Regional Assembly - Transport and Accessibility - Update of T12 Priorities for investment	April 2009
CD281	West Midlands Regional Assembly - Transport and Accessibility - Comparison of T12 Priorities for investment with Regional Funding Advice 2	April 2009
CD282	'The Black Country Study'	May 2006
CD283	West Midlands Regional Forestry Framework 2004 (For matters of sustainable construction, green infrastructure, supporting regeneration, etc.)	Oct 2004
CD284	Greener Homes for the Future? An Environmental analysis of the Government's house building plans – The House Of Commons	Nov 2008

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CD285	Best Practice in Urban Extensions and New Settlements - CLG	March 2007
CD286	Cities Outlook 2009 - LGA	Jan 2006
CD287	Housing and Neighbourhoods Monitor – Joseph Rowntree Foundation	2006
CD288	Understanding the different roles of deprived neighbourhoods: a typology - Research summary -DCLG	Feb 2009
CD289	Housing and the Credit Crunch - Third Report of Session 2008-09 - House of Commons	Feb 2009
CD290	Affordability Still Matters - NHPAU - CLG	July 2008
CD291	Affordability targets: Implications for housing Supply. Geoff Mean. University of Reading	Dec 2005
CD292	Recent developments in the Communities and Local Government Affordability Model. CLG	Dec 2008
CD293	Towards a Sustainable Transport System, DfT	Oct 2007
CD294	Delivering a Sustainable Transport System, DfT	Nov 2008
CD295	Regional Funding Guidance, Her Majesty's Treasury, Departments for Innovation Universities and Skills, CLG, Business Enterprise and Regulatory Reform and Transport	July 2008
CD296	Eddington Transport Study	Dec 2006
CD297	Adams, D and Leishman, C. (2008) Factors Affecting Housing Build-out Rates, Report to Communities and Local Government, Department of Urban Studies, University of Glasgow	Feb 2008
CD298	South West Regional Assembly Draft Regional Spatial Strategy	April 2006
CD299	The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes	July 2008
CD300	Secretary of State published Proposed Changes to the draft South East Regional Spatial Strategy	July 2008
CD301	People, Places, Futures - The Wales Spatial Plan - Update	2008
CD302	Draft River Basin Management Plan Severn River Basin District	Dec 2008
CD303	ODPM Guidance for Regional Planning Bodies and Local Planning Authorities on Sustainability – Appraisal of Regional Spatial Strategies and Local Development Documents	Nov 2005
CD304	Code for Sustainable Homes: Setting the standard in sustainability for new homes – CLG	Feb 2008
CD305	Planning and Energy Act – Office of Public Sector Information	Nov 2008
CD306	Integrating Renewable Energy into New Developments: Toolkit for Planners, Developers and Consultants – Faber Maunsell for London	Sept 2004

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	Energy Partnership	
CD307	Factors Influencing the Relative Economic Performance of the West Midlands - Aston Business School	Sept 2006
CD308	Appeals by George Wimpey UK Ltd – At Landywood Lane, Cheslyn Hay, Staffordshire, WS6 7AW/7AX – Application: Ref 05/00140/OUT and 05/00400/OUT	Sept 2006
CD309	Waste – A Future Resource For Business: Developing The Evidence Base For A Targeted Market Intervention Strategy For The West Midlands – AWM	March 2008
CD310	Guide to Producing Regional Transport Strategies	July 2006
CD311	Network Rail's Route Plan 2007 – Route 17 West Midlands – Delivering For You	2007
CD311A	Network Rail's Route Plan 2009 – Route 17 West Midlands – Connecting local communities	2007
CD312	Eco Towns: Living a greener future – consultation paper, CLG	April 2008
CD313	Realising the Potential of the M42 Corridor. Final Report to Advantage West Midlands." Ecotec	March 2009
CD314	Eco-Towns Prospectus	July 2007
CD315	Building sustainable transport into new developments: a menu of options for growth points and eco-towns	April 2008
CD316	Sustainable Communities in the West Midlands: Building for the Future	2003
CD317	WMRA: Note for Matter 3B – Housing Proposals 2006- 2026 (net provision) by area type	7 May 2009
CD318	WMRA: Table showing up to date figures for Tables 3 and 3A showing local authority data as gross and net figures	7 May 2009
CD319	The South East Plan – Final Regional Spatial Strategy	May 2009
CD321	GO-WM: Census 2001 Theme Reports- commuting patterns in Warwickshire	June 2009
CD322	Network Rail Strategic Freight Network Long Term Vision	June 2009
CD323	Network Rail CP4 Delivery Plan 2009 Enhancements Programme	June 2009
CD324	Managing the impact of migration and innovations	March 2009

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	EXAMINATION DOCUMENTS	
EXAM1	Original representations to the Consultation Draft Plan (30 files, 692 respondents, 4159 individual comments) Dec 2008	Dec 2008
EXAM2	Printed report of summaries of 4159 individual comments (19 separate documents)	Feb 2009
EXAM3	Minutes of the First Preliminary Meeting held on 27 January 2009	Jan 2009
EXAM4	Housing seminar, held on 28 January 2009, Presentation materials and Question and Answer Note	Jan 2009
EXAM5	Notes for Guidance	Jan 2009
EXAM6	Draft List of Matters and Participants	Jan 2009
EXAM7	Comments received on the Draft List of Matters and Participants during consultation 20 January – 17February 2009	Feb 2009
EXAM8	Correspondence between Cllr D Smith (WMRA) and CLG, dated 16 July 2008, 29 July 2008, 8 December 2008, 9 February 2009	2008 & 2009
EXAM9	Letter to Panel Secretary from GO-WM concerning Habitats Regulation Assessment	Jan 2009
EXAM10	Letter to Rt Hon Margaret Beckett MP from English Regions Network	Jan 2009
EXAM10A	Letter from Baroness Andrews to Cllr R Roberts	Jan 2008
EXAM10B	Letter from Baroness Andrews to Cllr D Smith	Jan 2008
EXAM11	Letter from Mike Ash (CLG) to Regional Planning Bodies and Local Authorities	Dec 2008
EXAM12	Letter to Panel from GO regarding Eco Towns	March 2009
EXAM13	Minutes of the Second Preliminary Meeting held on 18 March 2009	March 2009
EXAM14	Technical Seminar on Water, held on 18 March 2009, Presentation materials and Question and Answer Note	April 2009
EXAM15	Participant and non participant statements for Matters & Sub-Matters 1-9	April 2009
EXAM16	Suggested wording for Policy SR4 from WMRA (in consultation with GOWM, Natural England, CCW and others) distributed to participants to Matters 1 & 2A	14 April 2009
EXAM16A	Countryside Council for Wales: Draft SR Policy – RPBCCW, 22 April	22 April 2009
EXAM16B	Stafford Borough Council: Response to proposed changes to Policy SR4	11 May 2009
EXAM16C	Walsall MBC: SR4: Suggested Alternative Policy Wording for the Panel	11 May 2009

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EXAM16Ci	Herefordshire Council: comments on revised SR4	18 May 2009
EXAM16D	Suggested wording for Policy SR4 from WMRA (in consultation with GOWM, Natural England, CCW and others) - Revised 15 May 2009	18 May 2009
EXAM17	Letter in respect of Middle Quinton Eco Town from Henry Cleary, CLG to MPs, Parish Councils and other local interested groups	17 April 2009
EXAM18	Panel note in response to EXAM17, letter from CLG	17 April 2009
EXAM19	Letter in response to EXAM18 from CLG	20 April 2009
EXAM20	Panel Notes for the debates, Matters 1-9, which were distributed at the relevant sessions	
EXAM21	West Midlands Regional Assembly Opening Statement to the Examination	28 April 2009
EXAM22	WMRA: Understanding the 2006 based household projections	22 April 2009
EXAM23	WMRA: Questions for CLG at Matter 3A	22 April 2009
EXAM24	CLG: Household Projections: Presentation to WM EiP <i>Sub-Matter 3A 6th May</i>	24 April 2009
EXAM25	WMRA: Executive Summary - Cambridge Centre for Housing and Planning Research 20 April 2009	24 April 2009
EXAM26	WMRA: Housing demand and need in the West Midlands: 2009 revision to regional estimates for 2006 to 2026, April 2009, Alan Holmans and Alex Fenton, CCHPR	24 April 2009
EXAM27	Correspondence between GO-WM and WMRA, 24 April 2009, re RSS Phasing	24 April 2009
EXAM28	WMRA: Opening Statement	28 April 2009
EXAM29	From Panel re Matter 3B: Table , Comparison between RSS PO Allocation and Household Projections	7 May 2009
EXAM30	Correspondence between WMRA & CLG in respect of the Consultation on Eco-Towns: Living a Greener Future – 27 June 2008 & 25 March 2009	May 2009
EXAM31	GOWM: Data on jobs and employment by district as requested by the Panel	May 2009
EXAM32	WMRA: Note in response to request from Panel in relation to affordable housing	May 2009
EXAM33	WMRA: Tables presented for Matter 4A, 19 May 2009	19 May 2009
EXAM34	WMRA: Table showing proportion of windfall completions that ate Greenfield and Previously Developed Land	20 May 2009
EXAM35	WMRA: Letter to the Panel Secretary, 20 May 2009, regarding the replacement of saved Structure Plan Policies	21 May 2009

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EXAM36	WMRA: Note to Panel on Office Floorspace Requirement for Redditch in Policy PA13A	21 May 2009
EXAM37	WMRA: Technical Note, Matter 5C	21 May 2009
EXAM38	WMRA: Response to Panel request – Update of regional previously developed land target in Policy CF5	26 May 2009
EXAM39	WMRA: Note to Panel on Issues arising from Matter 2B (Ecotowns & New Settlements)	26 May 2009
EXAM40	WMRA: Note on CD281 in response to a question from the Panel	28 May 2009
EXAM41	WMRA: Note to Panel on explanation of section 'RSDF28 Meeting Housing Needs' in Preferred Option Sustainability Appraisal (CD7)	1 June 2009
EXAM42	WMRA: Letter to the Panel dated 12 June 2009 regarding the SEA Directive	12 June 2009
EXAM43	Letter from Panel to the WMRA in response to EXAM42	15 June 2009
EXAM44	WMRA: Letter to the Panel dated 19 June 2009 in response to EXAM43	19 June 2009
EXAM45	WMRA: List of Points Agreed/Concessions made during EiP	23 June 2009
EXAM46	WMRA: Monitoring Climate Change	23 June 2009
	PARTICIPANTS DOCUMENTS	
26/1	Lower Broadheath Parish Council: South Worcestershire population growth	22 June 2009
117/1	Worcestershire County Council: Planning for Water in Worcestershire – Technical Research Paper	Dec 2008
117/2	Worcestershire County Council: Planning for Climate Change in Worcestershire – Technical Research Paper	May 2008
117/3	Worcestershire County Council: Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred Option, Final Report – Baker Associates	March 2009
117/4	Worcestershire County Council: Infrastructure requirements within Worcestershire to 2026 arising from Phase Two Review of West Midlands RSS Preferred Option, Final Report – Baker Associates – Addendum	May 2009
144/1	Sir Bert Millichip Sports Ltd: Statement from Bell Cornwall in respect of Matter 8Gi	15 June 2009

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144/1A	Sir Bert Millichip Sports Ltd: Appendix to Statement from Bell Cornwall in respect of Matter 8Gi	15 June 2009
144/2	Sir Bert Millichip Sports Ltd: Plan showing Hindlip Community Sports Hub (A3 & A1 size)	19 June 2009
144/3	Sir Bert Millichip Sports Ltd: Hindlip Community Sports Hub – Submission to South Worcestershire Joint Core Strategy, 14 May 2009	19 June 2009
144/4	Sir Bert Millichip Sports Ltd: Letter to Mr Peter Millichip from Worcestershire County Council, dated 18 June 2009, regarding proposals at Hindlip	19 June 2009
144/5	Sir Bert Millichip Sports Ltd: Plan showing Hindlip Community Sports Hub, Plan C Development Zone Masterplan (A3 & A1 size)	19 June 2009
144/6	Sir Bert Millichip Sports Ltd: Letter to Panel (dated 23 June 2009) in respect of the debate on Matter 8Gi, copied to 8Gi participants	23 June 2009
150/1	East Staffordshire BC: Core Strategy, Issues & Options – July 2007	May 2009
150/2	East Staffordshire BC: Burton Town Centre – Area Action Plan, Preliminary Options – May 2009	May 2009
156/1	I M Properties: Warwickshire Structure Plan 1996 – 2011: Examination in Public: April 1999 – Panel Report	March 2009
156/2	I M Properties: Warwickshire Structure Plan 1996 – 2011 (WASP)	March 2009
156/3	I M Properties: North Warwickshire B.C: LDF Annual Monitoring Report 2008	March 2009
156/4	I M Properties: North Warwickshire B.C: Local Plan (Adopted 2006)	March 2009
156/5	I M Properties: North Warwickshire B.C: Local Plan Housing Background Paper (2003)	March 2009
156/6	I M Properties: Plans (A4, A3) Existing Birch Coppice Business Park and Phase 2 Extensions	18 May 2009
156/7	I M Properties: Letter to Panel with clarification of points relating to Birch Coppice raised in 685/1 letter from Framptons dated 3 June (Matter 5B)	11 June 2009
171/1	Herefordshire Council: Draft Multi Modal Model for Hereford – JMP Consultants Ltd	April 2009
171/2	Herefordshire Council: Maps showing the Herefordshire County boundary (red and green respectively) and the Pilleth Water Reserve zone (vertical blue hatching)	April 2009
171/3	Herefordshire Council: Core Strategy: Delivering Options Paper – Shaping our place 2026 – June 2008	May 2009
209/1	SWRA: Extracts from South West RSS – Proposed Changes	April 2009
212/1	BIA Master Plan - "Towards 2030: Planning a sustainable future for	March 2009

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	air transport in the Midlands"	
212/2	BIA Airport Surface Access Strategy - "Moving Together: Airport Surface Access Strategy 2006-2012"	March 2009
212/3	BIA: "UK Air Passenger Demand and CO2 Forecasts" January 2009	May 2009
242/1	Allesley/Eastern Green Residents Association: Note to Panel re Matter 8E(i)	June 2009
248/1	Warwick District Council: LDF Evidence Base – Strategic Housing Land Availability Assessment (SHLAA)	March 2009
248/2	Warwick District Council: LDF Evidence Base – Strategic Housing Land Availability Assessment (SHLAA) – Site Assessments	March 2009
248/3	Warwick District Council: Warwick District Employment Land Review – GVA Grimley	May 2009
248/4	Warwick District Council: Core Strategy, Options Paper - Background Technical Paper, May 2008	May 2009
248/5	Warwick District Council: Core Strategy, Issues Paper – November 2007	May 2009
248/6	Warwick District Council: Core Strategy Preferred Options Paper	June 2009
290/1	West Midlands Amenity Societies Association; Statement on Matter 9	24 June 2009
294/1	Country Land & Business Assoc: Commission for Rural Communities – "England 's rural areas: steps to release the economic potential"	May 2009
299/1	Wyre Forest DC: Core Strategy – Preferred Options Paper, January 2009	May 2009
299/2	Wyre Forest DC: Kidderminster Central Area Action Plan – Issues & Options, January 2009	May 2009
299/3	Wyre Forest DC: Site Allocations & Policies, Issues and Options Paper, January 2009	May 2009
300/1	Stratford-on-Avon DC: Local Development Framework, Draft Core Strategy	Oct 2008
300/2	Stratford-on-Avon DC: Local Development Framework, Annual Monitoring Report 2008	Dec 2008
300/3	Stratford-on-Avon DC: Eco-Towns – Second Stage Consultation – Response to Draft Planning Policy Statement and accompanying Documents – Joint response submitted by Cotswold DC, Stratford-on-Avon DC, Wychavon DC, Gloucestershire CC, Warwickshire CC and Worcestershire CC	April 2009
311/1	Lichfield Civic Society: Letter, dated 9 June 2009, in respect of the Lichfield District Council Core Strategy – Policy Directions consultation	17 June 2009
314/1	Liberty Property Trust UK: Letter from Holmes Antill to the Panel in	24 June 2009

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	respect of Matter 5B.	
318/1	Rail for Herefordshire: Letter dated 24 June 2009 re 8H	24 June 2009
329/1	N Warwickshire BC: RLS, RIS & Employment sites near Coleshill, North Warks	2 June 2009
329/2	N Warwickshire BC: Core Strategy Issues & Options	24 June 2009
329/3	N Warwickshire BC: Core Strategy Issues & Options, Sustainability Appraisal	24 June 2009
330/1	Low Carbon Housing: Lessons from Best Practice: Sustainable Housing Action Programme 2007-2008. Sustainability West Midlands (West Midlands Sustainability Housing Action Programme (SHAP))	March 2008
330/2	SHAP: Low Carbon Housing: Market Framework Sustainability West Midlands (West Midlands SHAP)	March 2008
343/1	Mrs D Snaddon: Appeal Decision, 31 August 2004, relating to Lower Park Farm, Storage Lane, Rowney Green B48 7QJ (relates to Mrs Snaddon's Written Representation on Matter 8G(ii))	April 2009
350/1	DLP: Church Commissioners & Bloor Homes – Suggested word changes for para 6.34 & Policy CF2 – Matter 8Gi	16 June 2009
351/1	Billingham & Kite: DCLG Live Table 406 Household Estimates and Projections by District, England 1981 - 2031	March 2009
351/2	Billingham & Kite: Bromsgrove District Council Core Strategy Draft Document October 2008.	March 2009
351/3	Billingham & Kite: Census 2001: Census Area Statistics: Distance Travelled to Work UV80 (2001)	March 2009
351/4	Billingham & Kite: DCLG Live Table S209 Distance Moved by Tenure	March 2009
382/1	TCPA: Members' briefing on 'planning for the upturn and developing in the downturn', G Amos	March 2009
382/2	TCPA: 'Chapter 11: Planning for a live/work economy: how can planners respond to the trend that sees housing becoming a place of work?' in Can homeworking save the planet? how homes can become workspace in a low carbon economy, The Smith Institute: Amos, G and Mannion, F	Nov 2008
382/3	TCPA: Green, R., The town in the country 2001, Town and Country Planning Journal	Feb 2009
382/4	TCPA: Green and Holiday, Country Planning. A time for action, TCPA	1991
382/5	TCPA: Shaw, R., Colley, M. and Connell, R., Climate change adaptation by design: a guide for sustainable communities, TCPA	2007
382/6	TCPA, Policy Statement: Climate Change	Jan 2003
382/7	TCPA, Policy Statement: Green Belts	May 2002

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382/8	TCPA, Policy Statement: Housing	April 2000
382/9	TCPA, Planning for Accessible and Sustainable Transport	July 2005
382/10	TCPA, Planning for Sustainable Energy	June 2006
382/11	TCPA, Policy Statement: Residential Densities	May 2002
382/12	TCPA, Policy Statement: Strategic and Regional Planning	Jan 2003
382/13	TCPA, New Towns and Town Extensions	July 2002
382/14	TCPA, Policy Statement: Urban Renaissance	Nov 2003
382/15	TCPA, Biodiversity by design: a guide for sustainable communities	2004
382/16	TCPA/ CHPA, Community energy: urban planning for a low carbon future	2008
382/17	TCPA/ CLG, various dates, Eco-towns worksheets for promoters and planners (community development, transport, green infrastructure, water cycle management, zero waste, economy, biodiversity, inclusion, housing and energy)	Various dates
382/18	TCPA, Best practice in urban extensions and new settlements. A report on emerging good practice	March 2007
382/19	TCPA, Connecting England – A Framework for Regional Development. Final report of the TCPA - appointed Hetherington Commission on the Future Development Needs and Priorities of England	May 2006
384/1	CENTRO: Integrated public transport prospectus	May 2009
384/2	CENTRO: West Midlands Route Utilisation Strategy, July 2005	May 2009
384/3	CENTRO: Transport Innovation Fund – technical work: “Towards an Integrated Transport Strategy, 2007” (“Gridlock or Growth 2”)	May 2009
384/4	CENTRO: WM region, Rail Development Plan, Summary – draft for consultation – Steer Davies Gleave	June 2009
384/5	CENTRO: Annual Statistical Report, 2007-2008	June 2009
385/1	Tamworth BC: Local Development Framework – Tamworth Core Strategy 2006-2026, Options Report, Feb 2009	June 2009
385/2	Tamworth BC: Local Development Framework – 17 June 2009 Tamworth Core Strategy 2006-2026, Issues & Options Report, March 2008	June 2009
385/3	Tamworth BC: Local Development Framework – Tamworth Core Strategy 2006-2026, Initial sustainability Appraisal, Report of the Issues and Options, March 2008	June 2009
385/4	Tamworth BC: Local Development Framework – Sustainability Appraisal Scoping Report, Nov 2006	June 2009

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387/1	Gloucestershire CC: Statement regarding North Tewkesbury Land Consortium	June 2009
393/1	Walsall MBC: Document to be advised	
394/1	Natural England: Green Infrastructure – a Prospectus for the West Midlands (WMRA)	2006
399/1	Taylor Wimpey: Light Hill Farm, Shirley: Representations submitted in response to the Solihull Core Strategy Challenges and Choices Consultation	March 2009
403/1	Transport Study, land at Henshurst Hill, Burton-upon- Trent, SK Transport and Planning Ltd, from Savills on behalf of Various Landowners at Henshurst Hill formal response to WMRSS Phase 2 Preferred Option Consultation	Dec 2008
403/2	Land at Henshurst Hill, Burton upon Trent: full landscape and visual appraisal /revised masterplan Savills on behalf of various landowners	June 2009
405/1	Telford & Wrekin: Strategic Housing Land Availability Assessment 2008	May 2009
405/2	Telford & Wrekin: Central Telford Area Action Plan 2009	May 2009
405/3	Telford & Wrekin: Strategic Flood Risk Assessment for LDF 2007	May 2009
405/4	Telford & Wrekin: Telford Urban Capacity Study 2005	May 2009
405/5	Telford & Wrekin: Telford & Wrekin Economic Baseline Study 2006	May 2009
405/6	Telford & Wrekin: Telford Growth Point: Programme of Development 2008	May 2009
405/7	Telford & Wrekin: Telford & Wrekin Housing Market Assessment 2007	May 2009
405/8	Telford & Wrekin: Telford & Wrekin Retail and Leisure Study 2006	May 2009
405/8A	Telford & Wrekin: Telford & Wrekin Retail and Leisure Update - Update of Quantitative Retail Assessment and Assessment of Regional Policy Implications, WYG Planning & Design	May 2009
405/8 B	June 2009 correction report to Telford & Wrekin Retail and Leisure update, On quantitative retail assessment and assessment of regional policy implications ;WYG Planning and Design	June 2009
405/9	Telford & Wrekin: Suggested wording for para 6.20 & Policy CF2.	3 June 2009
405/10	Telford & Wrekin: Response to submission from Telford Trustees (553/2)	22 June 2009
406/1	Addendum to original response from QinetiQ: "Conceptual Development Framework for Throckmorton Airfield"	March 2009
422/1	West Midlands Business Council: Response to request from Panel for a statement relating to Eco-Towns	May 2009

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423/1	Stafford BC: Meeting notes and Letters, land south of Stafford	March 2009
423/2	Stafford BC: Stafford Borough Local Development Framework - Evidence Base: Strategic Housing Land Availability Assessment – Final Report	Jan 2009
423/3	Stafford BC: Delivering the Plan for Stafford Borough - issues & options	Feb 2009
423/4	Stafford BC: Local Development Framework – Planning for our Future: Employment Land Review	Dec 2007
423/5	Stafford BC: Employment Land Study – Future Land Estimation: Summary Report	July 2007
423/6	Stafford BC: Employment Land Study – Future Land Estimation: Technical Appendix Report	July 2007
423/7	Stafford BC: Infrastructure Strategy – Interim Report, Colin Buchanan & Partners Ltd	May 2009
423/8	Stafford BC: Letter to the Panel dated 23 June in respect of Matter 9, Implementation & Monitoring	23 June 2009
428/1	Comments by Ms Metcalf on the WMRA RSS Technical Housing Seminar held on 28 January 2009	March 2009
428/2	Mrs Metcalf: Overprojection of population 2006-2026 West Midlands	May 2009
428/3	Mrs Metcalf: Table from WM Observatory – Mid year Population Estimates 1981-2007	May 2009
428/4	Mrs Metcalf: information on student demographics	May 2009
428/5	Mrs Metcalf: Notes relating to Matter 3A	24 June 2009
428/6	Mrs Metcalf: Notes relating to Matter 4B	24 June 2009
429/1	Solihull MBC: Solihull Local Development Framework Core Strategy Issues and Options Document “Challenges and Choices”	April 2009
429/2	Solihull MBC: Inspector's Report on Appeals by Swayfields Ltd & Shirley Estates (Development) Ltd re motorway service area adjacent to M42, February 2008 Key paras: 16.36; 16.125; 16.134; 16.136; 16.196; 16.210; 16.222; 16.233; 16.270.	June 2009
429/3	Solihull MBC: Decision Letter on Appeals by Swayfields Ltd & Shirley Estates (Development) Ltd re motorway service area adjacent to M42, January 2009	June 2009
429/4	Solihull MBC: Solihull Local Development Framework – Annual Monitoring Report, April 2007-March 2008	June 2009
434/1	Oakland International Ltd: Appendix to 5B Statements – photographs	April 2009
441/1	Black Country Consortium: Daniel Dorling & Bethan Thomas -	March 2009

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	People and Places: A 2001 Census Atlas of the UK pp 183 – 186	
441/2	Black Country Consortium: Worcestershire County Council - Migration Report for the West Midlands 2001 – 2006 pp 15-24	March 2009
441/3	Black Country Consortium: Motts - EiP Analysis: Housing completions and supply charted against house prices	March 2009
441/4	Black Country Consortium: Michael Parkinson – The Credit Crunch and Regeneration: Impact and Implications January 2009	March 2009
441/5	Black Country Consortium: Institute of Fiscal Studies - Green Budget Public Finance Forecasts	March 2009
441/6	Black Country Consortium: The Empty Homes Agency – Useful Information	March 2009
441/7	Black Country Consortium: The Empty Homes Agency – 'Empty homes numbers on increase'	March 2009
441/8	Black Country Consortium: Robert Chote – Public Spending: Outlook grim –Times Online	March 2009
441/9	Black Country Consortium: Office for national Statistics – Instant Figures	March 2009
441/10	Black Country Consortium: The House of Commons Environmental Audit Committee - Greener Homes for the Future	March 2009
441/11	Black Country Consortium: Town & Country Planning Act 1990, Appeal by Persimmon Homes (West Midlands) Ltd – South Staffordshire DC	Aug 2007
441/12	Black Country Consortium: Town & Country Planning Act 1990, Communities and Local Government	Oct 2008
441/13	Black Country Consortium: Town & Country Planning Act 1990, Appeal by Nigel Roberts – South Staffordshire DC	Dec 2007
441/14	Black Country Consortium: Town & Country Planning Act 1990, Appeal by Taylor Woodrow Developments – Communities & Local Governments	April 2009
441/15	Black Country Consortium: Town & Country Planning Act 1990 – Section 77 - Application by Bliss Sand & Gravel Company Ltd	March 2009
441/16	Black Country Consortium: Draft Black Country Waste Planning Study – Atkins	April 2009
441/17	Black Country Consortium: Draft Black Country Waste Planning Study – Appendix E	April 2009
441/18	Black Country Consortium: Draft BCIS Stage One Report – MOTTS	April 2009
441/19	Black Country Consortium (on behalf of Walsall MBC, 393): Matter 2A – Appendix 1: 106 Agreement negotiation – concessions agreed by District Valuer	April 2009
441/20	Black Country Consortium Draft RSS Phase 1 Revision	May 2006

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441/21	Black Country Consortium: Black Country Core Strategy Preferred Options – Four Local Authorities of the Black Country	April 2009
441/22	Black Country Consortium: Regional AMR table APP.PA11 – WMRA	Jan 2008
441/23	Black Country Consortium: Regional AMR table APP.PA12 – WMRA	Jan 2008
441/24	Black Country Consortium: CABE Housing Audit 2006	2007
441/25	Black Country Consortium: UK road traffic rises 25% in 15 years – The Guardian, John Vidal	March 2009
441/26	Black Country Consortium: Cities produce surprisingly low carbon emissions per capita – International Institute for Environment and Development	April 2009
441/27	Black Country Consortium: W2R Planning Statement, Non Technical Summary – Staffordshire County Council	April 2009
441/28	Black Country Consortium: Greenstar West Midlands Profile Leaflet – Greenstar	April 2009
441/29	Black Country Consortium: Coleman and Company's "Urban Quarry" - Production of high value aggregates from construction, demolition and excavation waste – WRAP	April 2009
441/30	Black Country Consortium: DfT Strategic Rail Freight Network: Longer-term development	12 May 2009
441/31	Black Country Consortium: Cities for a Small Country – Richard Rogers & Anne Power – 2000	18 May 2009
441/32	Black Country Consortium: Decision Letter, Appeal by Dr Nigel Roberts; Application reference 05/00938/out. Campions Wood Quarry, Wolverhampton Road, Cheslyn Hay, Staffordshire, WS6 7LQ – October 2008	18 May 2009
441/33	Black Country Consortium: Inspector's Report – Appeal by Taylor Woodrow Developments Ltd & Bae Systems – November 2007	18 May 2009
441/34	Black Country Consortium: Only 15 homes meet Gordon Brown's zero-carbon test – Times on-line, November 2008	18 May 2009
442/1	A CPRE Report: Planning for Housing Affordability	March 2009
442/2	CPRE: Aviation Masterplan	March 2009
442/3	CPRE: Rural Transport Leaflet	March 2009
442/4	CPRE: Rural Transport Report	March 2009
442/5	CPRE: Green Belt Statement, No 10 Downing Street	March 2009
442/6	CPRE: The Proximity Principle	March 2009
442/7	CPRE Untapped Potential	March 2009
442/8	CPRE: A Study of Housing Requirement in the West Midlands 2007-	Jan 2007

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	2026, Dr S F Custance-Baker ProCon Computer Modelling	
442/9	CPRE WM: What Price West Midlands Green Belts	June 2007
442/10	CPRE WM: WM Regional Sustainability Forum "Enriching our Region – An Environmental Manifesto for the West Midlands"	March 2009
442/11	CPRE WM: West Midlands RSS Logistics Sites, Report to the Campaign to Protect Rural England, Part 1 by Ware Consulting Limited	March 2009
442/12	CPRE WM: West Midlands RSS Logistics Sites, Report to the Campaign to Protect Rural England, Part 2 by Ware Consulting Limited	March 2009
442/13	CPRE WM: 2026 – A Vision for the Countryside	May 2009
442/14	CPRE WM: Walsall Submission to the Four Ashes Incinerator Business Case	May 2009
442/15	CPRE WM: SoS Decision Letter, Coventry Airport – 14 June 2007	May 2009
442/16	CPRE WM: Reply to the Panel concerning 569/1 letter regarding Matter 8A train & bus times	15 June 2009
442/17	CPRE letter and enclosures including map concerning Nuneaton and Bedworth	24 June 2009
443/1	WM P & T Sub Committee: Margaret Beckett MP speech 'The Future of Green Building in Britain' 4 March 2009	March 2009
443/2	WM P & T Sub Committee: DCLG – The Callcutt Review of Housebuilding Delivery Executive Summary	March 2009
443/3	WM P & T Sub Committee: John Stewart article 'Recovery Trajectory' in Housebuilder Jan/Feb 2009	March 2009
443/4	WM P & T Sub Committee: Proof of evidence of Andrew Round GVA Grimley on behalf of Wolverhampton City Council July 2007	March 2009
443/5	WM P & T Sub Committee: Appeal decision letter from CLG to Savills dated 30 October 2008	March 2009
443/6	WM P & T Sub Committee: Appeal decision letter from CLG to RPS Planning dated 30 October 2008	March 2009
443/7	WM P & T Sub Committee: Urban White Paper 'Our Towns and Cities: The Future - Delivering an Urban Renaissance' November 2000	March 2009
443/8	WM P & T Sub Committee: Centre for Urban and Regional Studies, University of Birmingham 'The West Midlands Housing Markets: Changing Demand, Decentralisation and Urban Regeneration' March 2001	March 2009
443/9	WM P & T Sub Committee: Urban Renaissance in the West Midlands: Origins, Progress and Future Prospects	April 2009
443/10	WM P & T Sub Committee: letter to Panel Secretary dated 9 April	April 2009

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	2009, setting out the statutory remit of the Sub Committee	
448/1	Duchy of Lancaster: Consent Order between Duchy of Lancaster & SoS CLG & East Staffordshire Borough Council, January 2009	28 May 2009
450/1	Kemerton Parish Council: Statement in respect of Matter 8Gi and land at Mitton Bank, Bredon, Tewkesbury	18 June 2009
451/1	Economic Evaluation of the Middle Quinton Eco-town Proposal – Entec UK Ltd for Advantage West Midlands	Jan 2009
451/2	Advantage West Midlands: Housing Policy and Economy Study. Final Report	Oct 2008
451/3	Advantage West Midlands: Regional Transport Challenge	March 2009
451/4	Advantage West Midlands: Regional Transport Priorities Action Plan	March 2009
451/5	Advantage West Midlands: DfT Roads Programme	March 2009
451/6	Advantage West Midlands: Visitor Economy Strategy	March 2009
451/7	Advantage West Midlands: The Economic Downturn and its Potential Implications	April 2009
451/8	Advantage West Midlands: West Midlands monthly economic update report	April 2009
451/9	Advantage West Midlands: Evidence of Success: Developing the UK's First Low Carbon Regional Economic Strategy	24 April 2009
452/1	RPS: West of Lawley, Telford: Transport and Landscape Assessment	March 2009
453/1	RPS: South Worcestershire Joint Core Strategy (Preferred Options)	Sept 2008
453/2	RPS: Worcester Integrated Transport Regional Summary Table	2009
453/3	RPS: South Worcestershire Joint Core Strategy SHLAA	June & Oct 2008
454/1	RPS: Land West of Pye Green Road, Cannock: Appropriate Assessment Report	March 2009
455/1	RPS: Coventry City Council Annual Monitoring Report 2007/2008	2008
455/2	RPS: Land South of Baginton – A Sustainable Extension	Feb 2009
456/1	Lichfield District Council: Core Strategy – Issues & Options, December 2007	May 2009
456/2	Lichfield District Council: Core Strategy – Policy Directions, April 2009	May 2009
456/3	Lichfield District Council: Core Strategy – Preferred Options, December 2008	May 2009
458/1	Bromsgrove District Housing Trust: Final Draft Bromsgrove DC: District Level Housing Market Assessment	March 2009

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458/2	Duplicate of 351/1(Billingham & Kite) Bromsgrove District Housing Trust: CLG Housing Statistical Release 2: Household Projections to 2031 – Table 406 Household Estimates and Projections by District 1981-2031	March 2009
492/1	Bromsgrove DC: Core Strategy, Draft Document, Oct 2008	May 2009
496/1	Goodman: Decision Letter, Arlington Business Parks Partnership Ltd, November 2008	20 May 2009
496/2	Goodman: Inspector's Report, Arlington Business Parks Partnership Ltd, August 2008	20 May 2009
505/1	RPS: Redditch Borough Council Core Strategy Representations on behalf of Miller Homes and Persimmon Homes	Feb 2009
505/2	RPS: Redditch Core Strategy Evidence Base Representations on behalf of Miller Homes and Persimmon Homes	Jan 2009
505/3	RPS: Hydraulic Foul Water Sewer Assessment for Proposed Development at Brockhill East and Brockhill West, Redditch.	Jan 2009
505/4	RPS: A Study of Green Belt Land and Areas of Development Restraint – Redditch Borough Council	Oct 2008
505/5	RPS: Bishopton Lane, Stratford-Upon-Avon A Sustainable Location For Future Growth	July 2008
505/6	RPS: Draft North West Redditch Masterplan: Landscape Assessment	23 June 2009
505/7	RPS: Draft North West Redditch Masterplan: Plans	23 June 2009
508/1	RPS: Curborough Chronology 1990 - 2009	March 2009
508/2	RPS: Curborough Design and Access Statement (Revised)	Oct 2008
508/3	RPS: Transport Delivery Curborough New Settlement	March 2009
508/4	RPS: Curborough Comparative Landscape Assessment of LDC Preferred Options	March 2009
508/5	RPS: Staffordshire and Stoke-on-Trent Structure Plan 1996-2011	Feb 2002
508/6	RPS: Study of the potential for a new settlement in Lichfield District (David Lock)	1994
508/7	RPS: Curborough Consortium New Settlement Context Studies	1999
508/8	RPS: Curborough New Settlement Outline Planning Application – Transport Assessment	March 2009
509/1	Employment Land Review Land West of Junction 11 M6 Motorway (Hilton Park @Junction11)	Sept 2008
509/2	Land West of M6 Junction 11 Transport Considerations	March 2009
511/1	Mondial Investments Ltd (c/o Tiger Developments): Coventry Joint Green Belt Study	March 2009

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523/1	CSW SR Forum: Supplementary document of Coventry, Solihull and Warwickshire Sub Regional Forum – Position on RSS & NLP Study	March 2009
523/2	CSW SR Forum: Minutes 24th April 2009 re Matter 2B	18 May 2009
526/1	English Heritage: Heritage Counts 2008 (England)	March 2009
526/2	English Heritage: Heritage Counts 2008 (West Midlands)	March 2009
526/3	English Heritage: Heritage at Risk 2008	March 2009
526/4	English Heritage: Climate Change and the Historic Environment 2008	March 2009
526/5	English Heritage: DCMS, Heritage Protection for the 21 st Century 2007	March 2009
526/6	English Heritage: CABE, Housing Audit: assessing the design Quality of new Housing in the East Midlands, West Midlands and the South East, 2007	March 2009
529/1	Nuneaton & Bedworth BC: Core Strategy, Issues and Options, May 2009	May 2009
530/1	Wolverhampton City Council: Proof of Evidence of Andrew Round on behalf of Wolverhampton City Council - land at Cat and Kittens Lane, Featherstone, South Staffordshire, WV10 7PR	July 2007
530/2	Wolverhampton City Council: Joint Core strategy for the Black Country – Preferred Options Report, March 2008	May 2009
530/3	Wolverhampton City Council: Joint Core strategy for the Black Country – Preferred Options – Regeneration Corridor & Strategic Centres, Appendix 2, March 2008	May 2009
531/1	Stoke on Trent Council: Newcastle under Lyme & Stoke on Trent Core Spatial Strategy, May 2008	17 June 2009
531/2	Stoke on Trent Council: Newcastle under Lyme & Stoke on Trent Core Spatial Strategy, Inspector's Report, June 2009	18 June 2009
534/1	Policy Discussion Paper: Building more and better homes – Shelter	2008
534/2	Research Report: Neighbourhood Watch – Building new communities: learning lessons from Thames Gateway – Shelter	2008
534/3	Building Blocks: Exploring ways to deliver more affordable homes in the housing downturn – Shelter	2008
534/4	Research Report: Homes for the future – a new analysis of housing need and demand in England – Shelter	2008
540/1	MoD: Command Paper 7424: "The Nation's Commitment: Cross Government Support to our Armed Forces, their Families and Veterans	March 2009
541/1	Martin Robeson: Covebtry Green Belt Review – DLS Planning for Coventry City Council	Dec 2007

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541/2	Martin Robeson: Plan MRPP1 of site location of land east of Watery Lane Keresley	April 2009
544/1	RICS WM: News release - RICS UK housing market survey, March 2009 – April 2009	May 2009
544/2	RICS WM: News release - RICS UK housing market survey, April 2009 – May 2009	May 2009
544/3	RICS WM: RICS UK housing market survey, April 2009	May 2009
544/4	RICS WM: RICS UK housing market survey, March 2009	May 2009
547/1	Environment Agency: Comments on Water Environment Policy re Matter 2A	April 2009
547/2	Environment Agency: Water Cycle Guidance	April 2009
547/3	Environment Agency: CLG RBMP Letter 20th January	April 2009
550/1	WM Friends of the Earth: Notice of application determination, Tatenhill Airfield, East Staffordshire Borough Council, 27 June 2006	28 May 2009
550/2	WM Friends of the Earth: Report of Inspector into Objections to East Staffordshire Local Plan Review, (Para 35 & New Policy T13), March 2006	28 May 2009
550/3	WM Friends of the Earth: Claim against Decision of SoS in respect of Tatenhill Airfield, including Grounds of Challenge, 20 February 2008	28 May 2009
553/1	Telford Trustees: Statement to the Panel regarding Sub Matter 8D and the documents of Telford & Wrekin Council, 405/8 & 405/8A	17 June 2009
553/2	Telford Trustees: Statement to the Panel regarding Sub Matter 8D and the documents of Telford & Wrekin Council, 405/8 & 405/8A & the statement from Telford & Wrekin 405/10	24 June 2009
554/1	Spetchley Estate's representations to the emerging South Worcestershire Joint Core Strategy	March 2009
557/1	Cannock Chase Council: Town Centres Retail Health Chck , Final Report, White Young Green Planning. Addendum to Council's formal response to WMRSS Phase 2 Preferred Option Consultation	March 2004
557/2	Cannock Chase Council: Letter to the Panel relating to Cannock Chase Special Area of Conservation Appropriate Assessment Study	March 2009
560/1	Rugby Borough Council: Core Strategy Preferred Options Paper	Sept 2008
561/1	DLA: Location Plan Burton upon Trent (Drakelow Park)	March 2009
561/2	DLA: Illustrative MasterPlan (Drakelow Park)	March 2009
562/1	National Housing Federation: Suggested wording change for Policy CF7	23 June 2009
569/1	Aurora Land & Developments: Letter concerning Matter 8A and factual corrections regarding train and bus services. 3 June 2009	5 June 2009

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570/1	Brethren's Gospel Trusts: Diversity & Equality in Planning: A Good Practice Guide, ODPM	2006
570/2	Brethren's Gospel Trusts: Cemeteries and their Management – Home Office online Report, 1/04	April 2009
570/3	Brethren's Gospel Trusts: Working Together: Cooperation between Government and Faith Communities – Home Office Faith Communities Unit	2004
570/4	Brethren's Gospel Trusts: Believing in the Region – A baseline study of faith bodies across the West Midlands: Regional Action West Midlands	May 2006
570/5	Brethren's Gospel Trusts: Believing in the Region: Effective Partnership Working with Faith Communities: Learning the Lessons: Regional Action West Midlands	Jan 2007
570/6	Brethren's Gospel Trusts: Faith Action Audit – Stoke-on- Trent: The Saltbox Christian Centre and Faithworks	April 2009
570/7	Brethren's Gospel Trusts: Faith Action Audit – Staffordshire Christian Centre and Diocese of Lichfield	2008
570/8	Brethren's Gospel Trusts: Inter Faith Dialogue and Social Action – A Report from a Workshop: West Midlands Faiths Forum	Feb 2008
570/9	Brethren's Gospel Trusts: Faith in the Community: the contribution of faith-based organisations to rural voluntary action ncvo and Commission for Rural Communities	June 2007
570/10	Brethren's Gospel Trusts: "Christianity iin Public Life", recorded in House of Commons Hansard Debates for 11 March 2009 (pt 0005) at column 105WH-130WH	April 2009
570/11	Brethren's Gospel Trusts: Responding to the needs of faith communities, places of worship: CAG Consultants in association with Land Use Consultants and Diverse Ethics for the Mayor of London	May 2008
570/12	Brethren's Gospel Trusts: Facilities for Faith Communities in New Developments in the Cambridge Sub-Region: Report for Cambridgeshire Horizons: Three Dragons	Nov 2008
570/13	Brethren's Gospel Trusts: Faith in Affordable Housing – Using Church Land and property for affordable housing: a practical guide funded by Housing Justice, Commission for Rural Communities, the Homes and Communities Agency, the Tenant Services Authority, the Church of England and the Quaker Housing Trust	Feb 2009
570/14	Brethren's Gospel Trusts: Building balanced communities – the US and UK compared: Anna Minton, RICS	2002
570/15	Brethren's Gospel Trusts: Working Together	2009
570/16	Brethren's Gospel Trusts: Face to Face and Side by Side – A Framework for Partnership in our Multi-Faith Society: Communities and Local Government	2008

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570/17	Brethren's Gospel Trusts: Priceless, Unmeasurable – by Faith Based Regeneration Network UK	May 2009
575/1	Addendum prepared on behalf of Gallagher Estates Limited by Roger Tym & Partners to the formal response to WMRSS Phase 2 Preferred Option Consultation	Dec 2008
575/2	Gallagher Estates Ltd: Extract from 575/1 of Table 2.1 The Approach used by Roger Tym & Partners with Higher Housing Numbers	7 May 2009
575/3	Gallagher Estates Ltd: Initial Working Paper prepared on behalf of Gallagher Estates by Roger Tym & Partners on Phase Two Revision, August 2008	April 2009
577/1	Bredon, Bredon's Norton & Westmancote PC: Letter to Panel (received 17 June 2009) relating to Mitton Bank, in Bredon Parish, adjacent to Tewkesbury.	17 June 2009
586/1	Ms J Mackinnon: Inspectorate Report on Worcester City Council's Balanced Housing Market DPD	Sept 2007
586/2	Ms J Mackinnon: House of Commons, Environmental Audit Committee, Twelfth Report	Oct 2008
586/3	Ms J Mackinnon: Note on SEA Compliance Issues, re Matter 1	June 2009
586/4	Ms J Mackinnon: Closing Submission	24 June 2009
587/1	Shropshire County Council: Shropshire Core Strategy – Issues and Options, January 2009	May 2009
587/2	Shropshire County Council: Shropshire 2007: Local Area Agreement – Evidence Base, November 2007	May 2009
587/3	Shropshire County Council : Resilience & Opportunity: The Government Response to the Report of the Rural Advocate: England's Rural Areas: steps to release their economic potential, February 2009	May 2009
587/4	Shropshire County Council: Speech by Hilary Benn – The Commission for Rural Communities Summit: Releasing the Innovative Potential of Rural Economies – Why the Rural Economy Matters, 5 February 2009	May 2009
587/5	Shropshire County Council: Shropshire Strategic Housing Land Availability Assessment – Final Draft Report, February 2009	May 2009
587/6	Shropshire County Council: Shropshire Annual Monitoring Report 2007-2008, December 2008	May 2009
587/7	Shropshire County Council: Shrewsbury Retail Capacity Study – Update, 2006	May 2009
587/8	Shropshire County Council: Shrewsbury Offices Study – Final Report, February 2007	May 2009
587/9	Shropshire County Council: Shropshire Core Strategy Habitat Regulation Assessment Screening Report, March 2009	May 2009

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587/10	Shropshire County Council: Shrewsbury and Atcham Borough Council Strategic Flood Risk Assessment for the Local Development Framework, Level 1 Volume 1, September 2007	May 2009
587/11	Shropshire County Council: Shrewsbury and Atcham Borough Council Strategic Flood Risk Assessment, Draft Level 2, March 2009	May 2009
587/12	Shropshire County Council: Shrewsbury & Atcham New Growth Point Programme of Development 2008	May 2009
591/1	Pegasus Planning Group: A Framework for City Regions	2006
591/2	Pegasus Planning Group: Press release: Number of households on waiting lists projected to reach all time high – as recession fuels demand – National Housing Federation	March 2009
591/3	Pegasus Planning Group: The Future of Residential Development: Unlocking the housing market – Knight Frank	March 2009
591/4	Pegasus Planning Group: Birmingham City Joint Strategic Housing Land Availability Assessment and Employment Land Capacity Study Executive Summary – Entec and Knight Frank	2007
591/5	Pegasus Planning Group: Preferred Options Report: Black Country Joint Core Strategy for the Black Country	March 2008
591/6	Pegasus Planning Group: Coventry City Council Core Strategy Proposed Submission Document	March 2009
591/7	Pegasus Planning Group: Message from Tony Bateman in respect of Green Belt land re Matter 8Fii	24 June 2009
603/1	Evidence to Nuneaton & Bedworth Local Plan Inquiry June 2003 by Judy Vero BA, MA Bedworth Woodlands – landscape, historical significance, value as Green Belt	March 2009
647/1	Bishop's Tachbrook Parish Council: Minutes of the Meeting held on 26 May 2009, re Item 6.	June 2009
653/1	Redditch BC: Study into the Future Growth Implications of Redditch: Second Stage Report – WYG Planning & Design. Appendix to Redditch Borough Council formal response to WMRSS Phase 2 Preferred Option Consultation	Nov 2008
653/2	Redditch BC: A Study of Green Belt Land and Areas of Development Restraint within Redditch Borough	Oct 2008
653/3	Redditch BC: A Study of Public Open Space Standards in the Borough	March 2009
653/4	Redditch BC: Strategic Housing Land Availability Assessment – Refresh	March 2009
653/5	Redditch BC: Retail Needs Assessment	Oct 2008
653/6	Redditch BC: Employment Land Review	March 2009
653/7	Redditch BC: Sustainability Appraisal Refresh and Technical Paper	March 2009

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653/8	Redditch BC: The Bromsgrove District and Redditch Borough Water Cycle Strategy	Jan 2009 (and Addendum)
653/9	Redditch BC: Worcestershire Landscape Sensitivity Map for the Redditch Area	April 2009
653/10	Redditch BC: Preferred Draft Core Strategy 31 Oct 08-8 May 09	23 June 09
653/10A	Redditch BC: Preferred Draft Core Strategy (31 Oct 08-8 May 09) Key Diagram & Issues and Options Key Diagram (9 May – 20 June 08)	23 June 09
661/1	J S Bloor/Hallam Land: Environmental Report, West of Worcester (8Gi) – Boyer Planning	March 2009
661/2	J S Bloor/Hallam Land: Environmental Report, West of Shottery, Stratford-upon-Avon (8Eiii) – Boyer Planning	March 2009
661/3	J S Bloor/Hallam Land: Environmental Report, South Hereford (8H) – Boyer Planning	March 2009
663/1	Bridge Farm Partnership (DPDS): East Staffordshire Strategic Flood Risk Assessment Level 1 Report, February 2008	May 2009
663/2	Bridge Farm Partnership (DPDS): Extract from East Staffordshire Local Plan, July 2006, page 43, Policy BE2: National Forest-Built Development	17 June 2009
664/1	South Staffs Council: Letter to Panel relating to Matter 5B	26 May 2009
676/1	Birmingham City Council: Core Strategy, Issues and Options – September 2008	May 2009
676/2	Birmingham City Council: Big City Plan, Work in Progress	May 2009
676/3	Birmingham City Council: Graph showing housebuilding in Birmingham re Matter 8	May 2009
678/1	West Midlands RSL Planning Consortium : Sustainable Planning for Housing in an Ageing Population (International Longevity Centre UK, 2008)	May 2009
680/1	A Bedford-Smith: bundle of documents in support of Original Response documents	April 2009
685/1	Ashford Developments: Letter from Frampton's relating to the closing remarks at Matter 5B by Mr D Carter on behalf of WMRA	6 June 2009
688/1	Addendum prepared by Barton Willmore on behalf of St Modwen & Bird Group to the formal response to WMRSS Phase 2 Preferred Option Consultation: Middle Quinton, a new Eco-town community	Oct 2007
688/2	Addendum prepared by Barton Willmore on behalf of St Modwen & Bird Group to the formal response to WMRSS Phase 2 Preferred Option Consultation: A vision for Middle Quinton Eco-Town - Response to CLG's Living a Greener Future – Progress Report	Aug 2008
688/3	Barton Willmore: Briefing Note for the Panel, with suggested proposed changes, in respect of Matter 2B	April 2009

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688/4	Barton Willmore: South Worcestershire Joint Core Strategy: Preferred Options – Sustainability Appraisal, prepared by Enfusion, August 2008	May 2009
688/5	Barton Willmore: Stratford-on-Avon District: Local Development Framework – Core Strategy – Issues and Options, May 2007	May 2009
688/6	Barton Willmore: South Worcestershire Joint Core Strategy – Issues and Options Paper, November 2007	May 2009
688/7	Barton Willmore: Combined West Midlands Regional Assembly Regional Planning Partnership/Executive reports: 24 Sept 2007 Agenda item 6; 22 Oct 2007 Agenda item 6; 12 Dec 2007 Agenda item 6; 25 Jan 2008 Agenda item 5	May 2009
688/8	Barton Willmore: Evidence base to support strategic growth within the West Midlands: - Letter to NLP 15 Sept 08 - RSS Growth Areas Evidence Base Report - App 3 Executive Summary housing needs of Stratford-on-Avon District Final Report Aug 06 - App 2a Option 1 Leisure Phase 2 - App 2b Option 2 Residential Phase 2 - App 4 Letter from Orbit 28/08/08	May 2009
688/9	Barton Willmore: 17186/A3/MXS/SJH - Note to Panel Library in response to discussion on sub-matter 2B(iii) held on Thursday 30th April 2009 (SWJCS)	18 May 2009
688/10	Barton Willmore: 17186/A3/MXS/AC - Note to Panel Library in response to discussion on sub-matter 2B(iii) (Eco Towns)	18 May 2009
688/11	Barton Willmore: WMRA Comments on SWJCS Issues and Options	18 May 2009
688/12	Barton Willmore: 17186/A3/GS - Note to Panel Library in response to discussion on sub-matter 2B(iii) (Eco Towns) – Mr Sitch	20 May 2009
688/13	Barton Willmore: 17186/A3/JR/AC - Note to Panel Library in response to discussion on sub-matter 3B, 7 May – Mr Sitch	20 May 2009
688/14	Barton Willmore: 17186/A3/JR – Note for Panel Library in response to Panel Note on 8Eiv	16 June 2009
688/15	Barton Willmore: 1786/A3/MXS/SJH – Definitions for the Long Marston Estate & the Middle Quinton Eco- Town Proposals	16 June 2009
688/16	Barton Willmore: Middle Quinton Eco Town Strategic Transport Assessment	16 June 2009
694/1	RPS: RPS West Midlands RSS Phase 2 Housing Distribution	March 2009
694/2	RPS: Rapid Evidence of the Research Literature on the Purchase and Use of Second Homes – NHPAU	Oct 2008
695/1	BARD: Sustainability Assessment for Middle Quinton - Stansgate Planning. Appendix to BARD (better, accessible, responsible,	Dec 2008

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	development) formal response to WMRSS Phase 2 Preferred Option Consultation	
695/2	BARD: Appendix 1 to BARD statements on Matters 2B & 8E(iv) detailing their background documents, cross referenced to Library references where applicable	April 2009
695/3	BARD: Middle Quinton Eco-Town Proposal - Independent Viability Assessment – CB Richards Ellis	Feb 2009
695/4	BARD: Eco-towns living a greener future: progress report	July 2008
1001/1	NHPAU supporting analyses - WM RSS Phase 2 Revision	March 2009
1001/2	NHPAU: Affordability targets: implications for housing supply	March 2009
1001/3	NHPAU: Affordability targets: implications for housing supply (technical appendix)	March 2009
1001/4	NHPAU: Latest developments in the Affordability Model	March 2009
1001/5	NHPAU: Research Findings Number 2: Impact of worsening affordability on demand for social and affordable housing - tenure choice and household formation	March 2009
1001/6	NHPAU: Rapid evidence review of the research literature on the impact of worsening affordability	March 2009
1001/7	NHPAU: Baker M, McNicholas A, Garrett N, Jones N, Stewart J, Koberstein V and Lennon D. : Paediatric Infectious Disease Journal, 19 (10) 983- 990. Household crowding a major factor for epidemic meningococcal disease in Auckland children. (2000)	March 2009
1001/8	NHPAU: The Centre for Comparative Housing Research and the Health Policy Research Unit, De Montfort University. : The Impact of Overcrowding on Health and Education – ODPM	March 2009
1001/9	NHPAU: Thomas, B and Dorling, D. : Know Your Place: Housing Wealth and Inequality in Great Britain 1980-2003 And Beyond – Shelter	March 2009
1001/10	NHPAU: 'Survey of English Housing Preliminary Report, 2007-08'	March 2009
1001/11	NHPAU: Housing Statistics in the European Union 2005/06	March 2009
1001/12	NHPAU: The Office of Fair Trading Report on Homebuilding (2008)	March 2009
1001/13	NHPAU: Killian Pretty Review – Planning Applications: A faster and more responsive system (2008)	March 2009
1001/14	NHPAU: The Calcutt Review of Housebuilding Delivery (2007)	March 2009
1001/15	NHPAU: HCA Interim Corporate Plan Summary (2008)	March 2009
1001/16	NHPAU: Barker Review of Housing Supply (2004)	March 2009
1001/17	NHPAU: The Government Response to the Taylor Review of Rural Economy and Affordable Housing	March 2009

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1001/18	NHPAU: Housing Requirements and the impact of recent economic and demographic change	May 2009
1001/19	NHPAU: A report from York University – Affordability – more than just a housing problem	May 2009
1001/20	Ball, M. and Allmendinger, P. (2008) <i>Change, Rigidity & Delay in the UK system of land-use development control</i> . Working Papers in Real Estate & Planning 15/08 University of Reading	May 2009
1001/21	CLG (2009) Transforming places; changing lives: taking forward the regeneration framework	May 2009
1008/1	4NW: The South Cheshire Sub Region Study (SCSRS), Ove Arup & Partners on behalf of Cheshire County Council	April 2009