



WMCA Housing and Land Delivery Board

Date: Wednesday 21 February 2018

Time: 10.00 am **Public meeting** Yes

Venue: 16, Summer Lane, Birmingham, B19 3SD

Membership

Councillor Sean Coughlan (Chair)	Walsall Metropolitan Borough Council
Councillor George Adamson	Cannock Chase District Council
Councillor Peter Bilson	City of Wolverhampton Council
Bill Blincoe	Coventry and Warwickshire LEP
Councillor Steven Claymore	Tamworth Borough Council
David Cockroft	Coventry City Council
Councillor Ian Courts	Solihull Metropolitan Borough Council
Councillor Dennis Harvey	Nuneaton & Bedworth Borough Council
Councillor Majid Mahmood	Birmingham City Council
Simon Marks	Greater Birmingham and Solihull LEP
Councillor Paul Moore	Sandwell Metropolitan Borough Council
Councillor Richard Overton	Telford and Wrekin Council
Kevin Rodgers	West Midlands Housing Association Partnership
Councillor Matt Rogers	Dudley MBC
Councillor Chris Saint	Stratford-on-Avon District Council
Councillor Mark Shurmer	Redditch Borough Council
Karl Tupling	Housing and Communities Agency
Councillor Peter Butlin	Warwickshire County Council
Councillor David Humphreys	North Warwickshire Borough Council
Councillor Nic Laurens	Shropshire Council

Quorum for this meeting shall be eight members

If you have any queries about this meeting, please contact:

Contact Carl Craney Governance Services Officer
Telephone 0121 214 7965
Email Carl.Craney@wmca.org.uk

AGENDA

No.	Item	Presenting	Pages
1.	Apologies for Absence (if any)	Chair	None
2.	Declarations of Interests (if any) Members are reminded of the need to declare any disclosable pecuniary interests they have in an item being discussed during the course of the meeting. In addition, the receipt of any gift or hospitality should be declared where the value of it was thought to have exceeded £25 (gifts) or £40 (hospitality).	Chair	None
3.	Minutes of last meeting [For approval]	Chair	1 - 6
4.	Matters Arising	Chair	None
5.	Spatial Investment and Delivery Plan - (contents and outline for agreement)	Gareth Bradford	7 - 36
6.	Update on Housing Deal (verbal update)	Gareth Bradford	None



WEST MIDLANDS COMBINED AUTHORITY

WMCA Housing and Land Delivery Board

Wednesday 15 November 2017 at 10.00 am

Minutes

Present

Councillor Sean Coughlan (Chair)
Councillor Peter Bilson
Councillor Steven Claymore
David Cockroft
Councillor Majid Mahmood
Councillor Paul Moore
Kevin Rodgers

Councillor Mark Shurmer
Karl Tupling
Councillor Peter Butlin
Councillor David Humphreys
Councillor Nic Laurens

Walsall Metropolitan Borough Council
City of Wolverhampton Council
Tamworth Borough Council
Coventry City Council
Birmingham City Council
Sandwell Metropolitan Borough Council
West Midlands Housing Association
Partnership
Redditch Borough Council
Housing and Communities Agency
Warwickshire County Council
North Warwickshire Borough Council
Shropshire Council

In Attendance

Carl Craney
Nick Glover
Tim Johnson
Steve Maxey
Patrick White

West Midlands Combined Authority
Greater Birmingham & Solihull LEP
City of Wolverhampton Council
North Warwickshire Borough Council
West Midlands Combined Authority

Item Title No.

1. Chair's Announcement

The Chair welcomed those present at the inaugural meeting of the Board and introduced himself as Chair. He explained the purpose of the Board as being to drive the delivery of the housing and employment land needed to deliver the ambitions detailed in the Economic Strategy. The Board would be supported by an Officers' Group that had made good progress on developing the pipeline of schemes which would underpin delivery. He commented on the need to accelerate house building to drive the economy forward and acknowledged the different challenges, problems and priorities in the region which could be addressed better by collaborative working.

2. Apologies for Absence (if any)

Apologies for absence had been received from Bill Blincoe (Coventry and Warwickshire Local Enterprise Partnership), Councillor Ian Courts (Solihull MBC), Councillor Dennis Harvey (Nuneaton and Bedworth Borough Council), Simon Marks (Greater Birmingham and Solihull Local Enterprise

Partnership), Sarah Middleton (Black Country Local Enterprise Partnership), Councillor Richard Overton (Telford and Wrekin Council) and Councillor Chris Saint (Stratford on Avon District Council).

At the request of the Chair, Carl Craney updated the Board on changes to and additions in membership of the Board namely:

Councillor Nic Laurens – Shropshire Council;

Councillor Peter Butlin – Warwickshire County Council;

Councillor David Humphreys – North Warwickshire Borough Council; and

Sarah Middleton – Black Country Local Enterprise Partnership.

3. Declarations of Interests (if any)

No declarations of interest were made in relation to items under consideration at the meeting.

4. Draft Forward Work Programme

Patrick White presented a report which detailed the Terms of Reference of the Board and which proposed a structured work plan. He explained that the aim was to deliver the increase in housing and employment land needed across the West Midlands, with a focus on implementing the priority actions agreed in the Housing Delivery Plan. He outlined the work which had been undertaken to date and the Work Streams which needed to be commissioned to develop the priorities outlined in the Land Delivery Action Plan.

The Chair referred to the use of the term 'Spatial Expression / Integrated Investment Plan' and advised that the Government was of the view that a 'Spatial Plan' for the West Midlands was required. This view was not shared currently by the WMCA Mayor or the WMCA Leaders. The Land Delivery Plan had proposed a delivery focussed plan which was what Officers would work up for consideration by the Board.

Councillor Majid Mahmood suggested that the Board should consider its role in overseeing the 3,000 housing units at Perry Barr which would be used as the 'Athletes Village' if Birmingham's bid to host the Commonwealth Games in 2022 was successful and other major projects. In any event these units would be constructed and utilised as general purpose housing. He suggested that the Terms of Reference should also make reference to working with Housing Associations to achieve its aims. The Chair advised that whilst the WMCA supported Birmingham's bid to host the Commonwealth Games it was for Birmingham City Council to oversee the construction of these particular housing units. Kevin Rodgers advised that he represented the various Housing Associations operating in the West Midlands.

Councillor Mark Shurmer queried whether the housing needs of the West Midlands metropolitan area could be delivered within that area or whether it would be necessary to seek assistance from adjoining District and Borough Councils. The Chair advised that this issue was of great importance but took the opportunity to remind the Board that the housing need to be provided was not confined to the metropolitan area but to the Greater Birmingham Housing Market Area. He also referred to the existing working arrangements, for example, between the City of Wolverhampton Council and Telford and

Wrekin Council and South Staffordshire District Council. This matter would form part of the on-going discussions.

Steve Maxey commented that he supported the proposals detailed in the Work Plan. Councillor Peter Bilson commented on the need to look across the region and to acknowledge the different challenges faced by the respective Councils. He also referred to the importance of land remediation and the funds which were available to make land deliverable economically. With regard to the various pieces of work to be commissioned, he suggested that the various Project Briefs for the next stages of delivery be circulated to members of the Board for information.

The Chair informed the Board of a recent meeting in the Black Country with H M Treasury Officials which had also been attended by the Chamber of Commerce and the Black Country Local Enterprise Partnership where the latter two organisations had been very supportive of the current work.

Resolved:

1. That the Terms of Reference for the Board, as agreed by the WMCA Board, and detailed at Appendix 1 to the report be noted;
2. That the forward work plan of the Board as detailed at Appendix 2 to the report be approved;
3. That the following priorities from the Land Delivery Action Plan be developed and commissioned through the WMCA working through the Housing and Land Steering Group:
 - I. Integrated Pipeline (underway);
 - II. Spatial Expression / Integrated investment Plan;
 - III. Investment Prospectus; and
 - IV. Market Ready Site Business Plans;
4. That the various outline Project Briefs be circulated to members of the Board.

5. Update on Housing Deal

Patrick White reported on early discussions with Government in relation to a potential 'Housing Deal' and on the opportunity to work with the Government, especially the Department for Communities and Local Government, to increase delivery, address land remediation and market failure. He advised that following preliminary discussions with the Government and the Homes and Community Agency a brief reference to a potential 'Housing Deal' was anticipated in the forthcoming Budget linked to the Housing Investment Fund. He outlined the negotiating position adopted by the WMCA i.e. that a Spatial Plan was not necessary but that significant investment in housing, land remediation and associated transport infrastructure was necessary over a long term period. He noted that the Housing Market Area requirements and supply issues differed between partners across the region and advised that over the next three / four months a number of options would be worked through. The common goal was to build homes and sustainable communities to underpin inclusive growth.

The Chair noted the WMCA Mayoral aspirations for housing. He advised that the Mayor and he would be lobbying all local MPs and relevant Ministers to garner support on housing and also making the related to other issues such

as Skills and Employment.

Councillor David Humphreys advised that two thirds of the area of North Warwickshire Borough Council was situated within the Green Belt. He referred to a recent decision made by the WMCA's Investment Board to grant £3.690 million to Telford and Wrekin Council to assist in bringing forward approximately 540 housing units across that area. He enquired whether similar support would be made available to bring forward smaller development sites where existing housing units had come to the end of their lifespan. The Chair commented that such funds might be made available on a case by case basis. He added that the original name of the Land Remediation Fund had been amended to the Brownfield Land and Property Development Fund to cater for such instances.

Karl Tupling reported on the progress being made to investigate the portfolio of land coming forward and noted the aggregate effect of the development of a number of smaller development sites. These sites were also likely to be more attractive to small and medium sized developers.

The Chair commented on the maturity of partnership working in the West Midlands and on the founding principle intention that each community would benefit from its creation albeit not necessarily in the same way or at the same time.

Councillor Paul Moore enquired whether the Brownfield Technology Institute and a Modular Housing Manufacturing plant would form part of the 'Housing Deal' discussions. Patrick White confirmed this to be the case. The Chair referred to the very successful Modular Housing Manufacturing plant operated by Accord Housing in Walsall and that an indication of this success was the need to identify a larger site.

Councillor Majid Mahmood referred to the difficulties arising upon the practice of some developers to 'land bank' and on the difficulties this caused with developable land, often with the benefit of planning permission, remaining undeveloped. He suggested action to prevent this practice was required and that the WMCA Mayor should be encouraged to use his influence with regard to this issue. He also suggested that any land identified for development needed to be matched by appropriate proposals for transport infrastructure. He also commented on the need to address social deprivation through the provision of social housing units and partnership working.

In summing up, the Chair noted the various points and commented that it would be important to retain the involvement of all sectors of the housing and development industry, given that the West Midlands needed a broad mixture of tenures. Councillor Peter Butlin commented on the length of time that could be involved in the various planning permission stages from the initial grant of Outline Consent, through negotiations on Section 106 Agreements, approval of Reserved Matters before construction need commence. The Chair reported that these issues had been raised with Government and that the WMCA Mayor and he would continue to press for positive action.

Patrick White advised that these issues could be discussed with Government as part of the negotiations on a 'Housing Deal' and assured the Board that the pipeline schemes were integrated with proposed infrastructure developments. The development priorities would be determined through the pipeline. The Chair reminded the Board that the West Midlands had a 30 year history of developing an integrated transport infrastructure and was in a better position than other Combined Authorities as such.

The meeting ended at 10.48 am.

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WMCA Housing and Land Delivery Board

Date	21 February 2018
Report title	Housing and Land Delivery Board – Spatial Investment and Delivery Plan (Contents and outline for agreement)
Portfolio Lead	Councillor Sean Coughlan – Housing & Land
Accountable Chief Executive	Deborah Cadman
Accountable Employee	Gareth Bradford - Director, Housing and Regeneration West Midlands Combined Authority email: gareth.bradford@wmca.org.uk tel:
Report has been considered by	Land and Housing Steering Group (in earlier draft)

Recommendation(s) for action or decision:

Note progress in taking forward the work programme agreed at the Housing and Land Delivery Board on 15 November 2017, particularly in relation to developing the following priority committed to in the Land Delivery Action Plan:

- i. Spatial Expression / Integrated Investment Plan

Agree the proposed Outline of the Spatial Investment and Delivery Plan.

1.0 Purpose

- 1.1 To update constituent and non-constituent members of the West Midlands Combined Authority group on progress in taking forward work to support implementation of the West Midlands Land Delivery Plan, which was a key recommendation of the West Midlands Land Commission.

- 1.2 To share for comment and agreement the proposed draft contents and outline of the Spatial Investment and Delivery Plan and progress to date in developing this work.

2.0 Background

- 2.1 The WMCA Board agreed the Housing and Land Delivery Plan in September 2017 followed by the Housing and Land Delivery Board's agreement of a specific work programme to support delivery in November 2017.
- 2.2 The Housing and Land Delivery Plan identified the need for a Spatial Investment and Delivery Plan as recommended by the Land Commission. This places the focus firmly on delivery and is specifically a new statutory regional planning structure. There is a need for further co-ordinated and resourced delivery efforts to unlock housing supply in the region. The Spatial Investment and Delivery Plan (SIDP) will set out a spatial framework for growth including priority sites and growth areas and associated infrastructure requirements and the actions participating authorities, including WMCA and its strategic partners, Homes England, TfWM, HS2, Network Rail and the Highways Agency, will take to support the delivery of new homes and employment opportunities in the region.

3.0 Progress so far

- 3.1 Since the November meeting of the Board WMCA has commissioned further work to develop all the different work streams of the Land Delivery Plan. This paper deals specifically with work on the Spatial Investment and Delivery Plan (SIDP).
- 3.2 WMCA is committed to developing the SIDP in a bottom up way with full engagement and participation by the constituent and non-constituent authorities. As a first step a series of workshops have taken place and more are planned, with the constituent and non-constituent authorities to share initial thinking on the SIDP and agree critical inputs from the authorities. This is intended to ensure support and full agreement from the authorities for the site pipeline being developed to underpin the SIDP, the proposed Priority Growth Areas and other spatial priorities and the policy and investment directions set out in the SIDP.
- 3.3 Work is continuing to develop the extensive site pipeline further with good co-operation from local authorities who are providing further information on sites. The pipeline now includes more than 800 sites and has been shared with Homes England for their detailed input and consideration. In discussion with Homes England agreement has been reached that they will work closely with WMCA on the development of the SIDP and how it may be used for their investment planning and decisions.
- 3.4 Workshops have already taken place with Birmingham, Solihull, the Black Country authorities and the authorities in the Coventry and Warwickshire HMA. The last initial workshop with the non-constituent authorities (Birmingham HMA area) is due to take place on 27 February. All the workshops have been positive and productive with authorities keen to support the development of the site pipeline and SIDP. Further detailed engagement will take place as the SIDP is developed.
- 3.5 A paper setting out the scope, role and status of the Spatial Investment and Delivery Plan was discussed with officers from the constituent and non-constituent authorities at the Housing and Land Steering Group on 16 January. This paper has now been developed, following feedback from the Group, the workshops undertaken and feedback from Homes

England. The proposed contents and outline of the SIDP has now been developed for comment and agreement at this meeting. This is attached as Appendix 1 to this paper. It includes as annexes:

- a high level vision statement for the SIDP
- the emerging list of Priority Growth Areas which is subject to further discussion with authorities
- an example of the material to be included for each Growth Area for the Greater Icknield and Smethwick Growth Area

3.6 The geographical scope of the SIDP is expected to cover the WMCA constituent and non-constituent authorities. Engagement will take place with authorities outside the WMCA area who are part of the co-operation arrangements for meeting housing need across the area. .

3.7 Appendix 2 shows where the SIDP fits into wider plans, strategies and information sources across the region. This organogram demonstrates that the SIDP is intended to be a bottom up tool to support and guide other strategies and investment decisions.

4.0 Wider WMCA Implications

4.1 The geographies over which land and housing issues are considered, planned and delivered vary depending on the market characteristics and delivery challenges experienced. Whilst the WMCA Strategic Economic Plan is based on three LEP geography the WMCA non-constituent membership covers a fourth LEP, the Marches including Telford & Wrekin and Shropshire Council, and work relating to the supply and delivery of land needs to recognise the importance of this geography, the interdependencies and opportunities to deliver the WMCA's economic vision. There are wider housing market areas and functional economic areas (based on commuting and supply chain linkages) which reflect how the market operates. There are also differences within these geographies that will require different approaches and solutions, and work relating to the supply and delivery of land needs to recognise the importance and interdependencies of areas and markets which are within, outside and adjacent to, the WMCA.

4.2 This complexity is why the Housing and Land Delivery Board and the officer Steering Group which supports it has such an important role to play in providing the forum for collaboration and resolving barriers and issues.

5.0 Resources

5.1 To support the implementation of this work programme, the WMCA has invested in a Director of Housing and Regeneration and has successfully secured £6m over three years from Central Government to take forward accelerated housing delivery across the region. The focus of this work programme is intended to secure further additional resources needed from a number of sources (for example, Housing Deal with Government, strategic application of Homes England funding streams, greater leverage of private sector investment).

6.0 Financial implications

- 6.1 Full delivery of the forward work programme is subject to additional resources being secured to complement the resources already contributed by the WMCA partners.
- 6.2 The immediate actions recommended in this report will be delivered through existing resourced and new capacity funding secured through the second devolution deal.

7.0 Legal implications

- 7.1 The WMCA does not have any statutory planning powers. The role and powers of the local planning authorities will not be altered through the delivery of this plan.
- 7.2 The Housing and Land Delivery Board is not a decision making body, but will make recommendations to the WMCA Board as appropriate.

8.0 Equalities implications

- 8.1 There are no direct equalities implications arising from this report. Equalities Impact Assessments will be undertaken at the appropriate stages of the development of the SIDP.

9.0 Appendices

- 9.1 Appendix 1 – Proposed contents and outline of the Spatial Investment and Delivery Plan – subject to comments.
- 9.2 Appendix 2 – Organogram setting out where the Spatial Investment and Delivery Plan fits with other strategies and workstreams

Appendix 1



WEST MIDLANDS
COMBINED AUTHORITY

Spatial Investment and Delivery Plan

Outline Draft

9 February 2018

Contents Page

To be added later.

**Foreword by Cllr Sean Coughlan, Chair Leaders' Board / Lead Member for
Regeneration WMCA**

To be drafted later in discussion with Simon Tranter.

West Midlands Spatial Vision

See Annex 1 – Draft Vision text

What is the purpose and basis of the SIDP

This introductory section will set out the purpose and basis of the SIDP.

The SIDP will be a non-statutory document. Its strength will come from wide endorsement, ownership and its use in decision making from the West Midlands Mayor, Leaders of the constituent and non-constituent authorities, Homes England, Transport for the West Midlands and the regional LEPs and from the extent to which public and private investors and developers use it confidently to make investment decisions.

The key references will be the Land Delivery Action Plan following the report of the Land Commission and any Housing Deal document agreed with HMG. But the SIDP will also support and be supported by other regional strategies, in particular the Strategic Economic Plan.

[Insert Diagram showing relationship to other plans and strategies]

The SIDP is a delivery tool and investment document. It sets out a prioritised work programme for the public sector and its delivery partners, a coherent narrative for growth and development across the West Midlands bringing together the existing and emerging strategies of local plans in a regional spatial expression to guide current and future investment and development decisions.

The SIDP's over-riding purpose is to identify the key activities that will help unblock and speed up the delivery of new homes and new employment opportunities in the West Midlands Region. It underpins a commitment by the West Midlands to plan for and deliver 215,000 homes between now and 2031.

Key Spatial Issues

The SIDP cannot create new planning policy or require greenbelt release, though it could be a material consideration for planning and investment decisions if endorsed by relevant local authorities.

This section of the SIDP will set out how the target of 215,000 homes is founded on existing and emerging local plans and explain the co-ordinated process of plan making and plan review that is underway in the region pursuant to authorities' duty to co-operate to plan to meet all identified housing need.

It will draw together inputs from adopted and emerging plans illustrated in a series of maps, but the key diagram will move away from site specific information towards defining a series of priority growth areas. These are currently being defined and identified by authorities through workshops and in follow up discussion.

The narrative will cover a number of important topics, primarily:

- Delivery of the housing numbers; accelerating trends to increase delivery of new homes
- Constraints on and barriers to delivery
- Supporting economic growth and realising the Industrial Strategy
- Improving connectivity
- Other infrastructure investment
- Building on the region's environmental strength
- Supporting people to realise their full potential

Related to each section will be a series of maps. The list of maps required is set out below.

Housing sites

[Map of sites identified in local plans – adopted and draft; from agreed WMCA pipeline]

Employment sites

[Map of sites identified in local plans – adopted and draft; from agreed WMCA pipeline]

Transport corridors – existing and proposed

[From Transport Strategy – to cover main road and rail infrastructure]

Environmental opportunities and constraints

[Maps of green belt and special environmental protected areas and of blue infrastructure including canals]

Map showing areas of deprivation

Key Diagram

Spatial Expression to include:

- Main transport routes (existing and proposed)
- Priority Growth Areas: main growth nodes and corridors
- Green Belt / areas of special environmental value
- Diagrammatic relationship with hinterland

Unlocking barriers to development in the West Midlands

This section will set out strategic approaches to overcoming the barriers to delivery identified in the previous section. This will include but not be limited to:

- Securing investment in the new infrastructure needed for delivery
- Overcoming fragmentation of ownership and a strategic approach to land assembly
- A best practice remediation strategy to drive delivery
- Addressing land banking / slow release of completed units by market
- Achieving joint delivery and investment plans with Homes England
- Boosting social housing delivery with greater freedoms for HRA borrowing
- Options for strengthened delivery vehicles
- Building relationships with private investors and developers

A quality and brownfield first approach to development

This section will set the development principles for WMCA/Homes England investment:

- brownfield sites will be prioritised
- quality design and placemaking encouraged and insisted on
- optimising densities
- innovation in construction and development
- action to build community cohesion
- existing residents to benefit first from e.g. estate regeneration
- creating places of choice across the whole region building on the success of existing 'high value' areas
- practical support to encourage SME builders

Strategic Regional Growth Areas

This section is important. It will set out in spatial terms the key areas where WMCA and Homes England will act to support local authorities in bringing forward sites.

We would expect all areas that were subject of the FF and MV HIF bids to be included as well as those identified with local authorities in discussion with them or from their plans.

The section would begin by listing the main growth nodes and corridors identified in the region (these will be either housing or employment or a mix of the two).

The section will continue with 'snapshot delivery plans' for each key growth node / corridor. These will identify key sites and their planning and ownership status, barriers to development and steps to mitigate these, and identify critical infrastructure, funding and other interventions. It will summarise and set out what action WMCA and other partners have committed to take / or is needed to bring forward development as a basis for more detailed delivery plans to be developed by lead authorities.

It will also set out the timing of new home / job delivery if the interventions are undertaken.

List of identified growth nodes and corridors

See Annex 2 – draft list of Priority Growth Areas

Snapshot Delivery Plans – growth areas

See Annex 3 – example snapshot delivery plan for Greater Icknield and Smethwick Priority Growth Area

Sites Pipeline

The Delivery Plans will be supported by the continuing development of a joint WMCA/Homes England site pipeline building on the work already carried out on this. Through the workshops and a new template authorities have been asked to provide some further information to enhance the value of the pipeline.

Delivering the Plan

This section will set out the governance arrangements for managing and monitoring the SIDP.

It will set out key PIs that will be kept under review.

It will include a high level delivery programme.

It will include a very high level estimate of the funding that is required and currently committed

It will include a consolidated Action Plan with actions for WMCA and for others including Homes England, TfWM, Highways England, HS2, Network Rail, local authorities, LEPs and developers, land owners and investors.

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Addendum 1 – West Midlands Spatial Vision (draft)

The revival of the West Midlands as a regional powerhouse economy is already underway. Our business base is growing – powered by global leadership in advanced manufacturing, and a world class research base across twelve universities. Our city centres are thriving – giving rise to more start-ups than any other UK city apart from London, and a digital and tech sector which is 90,000 strong and will grow by 20% between now and 2025.

The region lies at the heart of a better connected, dynamic and more inclusive future UK. The Commonwealth Games and City of Culture put the spotlight on our incredibly young, diverse and creative population. They are forging a modern version of the industrial revolution that we in the region started: representing Britain and reaching out to the world.

Our ambition for delivery is clear – we have committed to 215,000 new homes by 2031 in our Land Delivery Plan. And we have pushed for this aggressively because we know that we cannot deliver inclusive growth that is meaningful for our communities without a step change in housing supply and quality. This Spatial Investment and Delivery Plan sets out the action we need to take across the region, including identifying priority growth areas for investment from public bodies and from private investors and developers.

The regional partnership underpinning these ambitions is strong – bound by shared recognition of the need for bold collaboration across sectors, and the need for radical market intervention to unlock brownfield land, build new homes and raise the quality of housing across the region. We have the land supply – a pipeline with over 800 sites – and an impressive checklist of attributes such as transport connectivity, investor commitment and the potential of sustainable financing through significant land value uplift.

We know that unlocking this potential requires a different level of collaboration, and that is set out in this plan. We want to break the mould; to forge a partnership with central government, its agencies, local authorities and the private sector across the region, that brings forward an increased pace of housing delivery but which also innovates in construction, accelerates land release and enhances viability, and which is clear about building communities and places which are high quality, sustainable and inclusive over the long term.

The following pages show how serious we are about this proposition. This Spatial Investment and Delivery Plan is not only critical to our ambitions for housing and employment growth, but is fundamental to ensuring sustainable development through better transport connections and to supporting an industrial strategy for the region that can boost inward investment, raise the skills bar and help bring a set of 21st century public services into being. The creation of our Brownfield Institute is testament to this ambition. Our commitments are real: more skilled young people in construction jobs, planning and design principles for that boost social connectivity; and a symbiotic link between housing and transport connectivity made possible by our award winning transport network embedded within the West Midlands Combined Authority.

Our priority growth areas have been identified by the relevant local authorities as areas where there the right combination of available land and existing or planned transport connections to support the ambitious levels of growth the region needs to support its economic vision. This plan will also support and build on the established urban network and network of town centres where significant further growth can be accommodated. It seeks to ensure that the right level of infrastructure is in place to support growth, be that land remediation, transport connectivity, water, power or social and environmental infrastructure such as schools and parks.

We are restless to deliver at pace because we know how important the regeneration of our places is to our people. Good housing underpins everything; and without it we cannot deliver the commitment to a productivity uplift of 5% GVA growth per head which is so fundamental to our Strategic Economic Plan and to the success of UKPLC as a whole. Our partners across the region recognise this, and that is why we they are signed up to support and to deliver this plan.

Addendum 2

Note - Birmingham HMA workshop scheduled for 27/2 so list is incomplete; all other areas subject to approval by local authorities / further input; includes all HIF bids and potential investment prospectus sites

	Identified or potential growth area	corridor or growth node	HIF bid	Notes from workshops	Long list for investment prospectus
Birmingham	Birmingham City Centre	Growth Node			Numerous sites - Curzon St; Paradise; Smithfield
	Greater Icknield (and Smethwick)	Corridor	Growth Areas	to be confirmed by BCC Sandwell to confirm nam	Included
	Perry Barr (and A34 corridor)	Corridor	Growth Areas	part in Walsall	Included
	Langley / Peddimore Eastern Growth Corridor	Growth Node Corridor	East Birmingham	name to be agreed based on plan sites but wider	SUE and Peddimore included
Black Country			Druids Heath		Aston Manufacturing hub and Birmingham Life Sciences
	Walsall to Wolverhampton	Corridor	Wolverhampton to Walsall	to be confirmed by LAs	J10 Cluster
			Caparo/Reedswood		Included
			Gostcote works		Included
	Brierley Hill to Wednesbury	Corridor	Metro Extension	smaller sites to be group	Dudley sites included
			Friar Park Housing estate		Bescot Friar Park Several sites included - canalside and interchange, springfield campus and Royal hospital
	Wolverhampton North Gateway	Corridor	Wolverhampton city housing quarter		

West Bromwich Triangle
all town centres

Corridor
Growth nodes

name to be confirmed

ALL COV/WARKS LEP members to respond by 16/2 with views

Coventry

Eastern Green

Eastern Green

Coventry city centre

Ring Road

Friargate and city centre
south included

North Warwickshire

A5 corridor
Mira Technology Park

Nuneaton and Bedworth

A444 corridor

A444 corridor

Rugby

Rugby Town Centre
A5 corridor

Lodge Farm
Rugby Gateway
South West Rugby SUE

Stratford-on- Avon

Stratford on Avo Long Marsden Garden Village
(A46 corridor)

Included
Gaydon / Lighthorne
heath
Canal Quarter

(Warwickshire)

assume covered by districts

to discuss 7/2

several key HIF bids

Warwick

not non-con but happy to be included

Kingshill/Westwood
Heath included in
Growth areas bid
Need to add detail of
WCC FF bids

A46 Corridor
Warwick /
Leamington?

Kenilworth Education Warwick

Kings Hill Park

A46 corridor Warwick
Holton Radio station

(Bromsgrove)

not a non-con member but relates to Birmingham HMA

A38 Bromsgrove Major Corridor scheme

Cannock Chase

(Lichfield)

not a non con but in HMA area

Redditch

Shropshire

Western Shropshire Interchange improvements

Flaxmill Maltings Shrewsbury

UKC and International
Rail Hub

Growth Areas

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Solihull

awaiting feedback

UK Central
Solihull centre
North Solihull
A34/Shirley
Balsall Common

(South Staffordshire)

workshop to be fixed

not a non-con but relates to Birmingham and Black Country HMA

Tamworth

workshop to be fixed

Telford and Wrekin

Not in HMA area

NOTE: re HIF bids red = not approved subject to discussion with Homes England; green = approved; black = not yet decided

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Addendum 3 – Snapshot Delivery Plan EXAMPLE: GREATER ICKNIELD AND SMETHWICK GROWTH AREA

DESCRIPTION/OPPORTUNITY

There are over 130 hectares of new development opportunities on brownfield land within the Greater Icknield and Smethwick Growth Area. It is the joint intention of Birmingham and Sandwell Councils to deliver an ambitious programme of housing growth across the area creating exemplar sustainable neighbourhoods and a destination of choice for families.

Housing growth in the area has the potential to deliver over 5,000 new homes. There will be an emphasis on family homes, creating an offer that will enhance the quality and range of housing. The location of the area, alongside its high quality transport connections and waterside development sites, provide the opportunity for quality innovative design which enables high densities and attractive spaces to be achieved.

MAP

KEY DEVELOPMENT OPPORTUNITIES AND SITES

There are seven key development opportunities in the Growth Area:

1. Icknield Port Loop

Icknield Port Loop is the 27 hectare primary site for delivering growth and regeneration in the area. Centred on a canal loop that offers waterside development opportunities next to the major recreational asset of Edgbaston Reservoir it should deliver around 1,400 new homes aimed predominantly at families, together with a mix of commercial and community uses.

The development is being delivered by Places for People and Urban Splash in association with Birmingham City Council and the Canal & River Trust who have come together in the Icknield Port Loop LLP. Outline planning permission for 1,150 units was granted in 2013, though this number is likely to be exceeded. The first phase of development with 297 homes and two new public parks received full planning permission in December 2017.

2. City Hospital

This opportunity will be released by the development of the new Midland Metropolitan Hospital nearby in Sandwell. Over 11 hectares of land will be available for new build, primarily for family homes. The site has been acquired by Homes England and leased back to the NHS Trust pending the move to the new hospital.

3. Spring Hill/Soho Loop

This is a 4 hectare canalside site between Icknield Port Loop and City Hospital. Outline planning consent for 500 homes on the site was granted to its previous owners in 2015. In June 2017 the site was acquired by Apsley House Capital and Galliard Homes who plan to bring forward proposals for up to 800 homes.

4. Leadsam Street

This 3.5 hectare site offers potential to extend the successful Brindleyplace development out from Birmingham City Centre along the canal. Via a mix of conversion of former industrial buildings and new build there is potential for around 210 homes depending on the overall mix of uses which could also include hotel, leisure and other business uses. The site is in mixed ownership of the Schools of King Edward VI in Birmingham and Birmingham City Council.

5. Grove Lane

The opportunity here is to develop a new residential community close to the new Midland Metropolitan Hospital. In addition there are opportunities for some commercial development to support the supply chain opportunities created by the hospital development. There are a number of development sites within the area, in particular the Heartlands Furniture site with potential for up to 300 homes and land south of Cranford Street with opportunities for 270 homes and commercial uses.

The potential development land around Grove Lane is in mixed private ownerships. Sandwell Council has received Homes England funding from the Large Sites and Housing Zones Capacity Fund to carry out more detailed work on the viability of delivering land use change and housing development, including reviewing remediation and infrastructure costs, producing development appraisals and options for land assembly.

6. Windmill Eye

There is potential for at least 450 new homes within this predominantly residential area north of Cape Hill Town Centre. Four main sites have been identified along with potential for a number of smaller sites. The land is in mixed private ownerships and further work is required to identify interventions required to support delivery.

7. Brindley Canalside

There is an opportunity for delivering 750 new homes on three sites alongside the Birmingham Canal to complement the recent development of Brindley Urban Village. The Brindley II scheme has planning consent for 155 homes and has been acquired by a housebuilder following major remediation investment by Homes England. The other two sites are currently occupied and relocation of existing uses will be necessary prior to clearance and remediation.

OUTPUTS FROM DEVELOPMENT PROGRAMME TO 2030

Homes: 4,000 Jobs: 1,500 Employment Floorspace: [] Other: New swimming pool and leisure facilities; new secondary school; development of heat network; major improvements to A457 improving connectivity to Birmingham City Centre and M5

BARRIERS AND CONSTRAINTS TO DELIVERY

Remediation:

- All opportunities are brownfield development. Significant requirements for remediation on almost all sites; in many cases public investment required to make development viable.

Ownership and development partners:

- Ownership and partner issues to resolve at Lednam Street by Birmingham City Council. Nearly all Sandwell sites require strategy and investment for land assembly and in some cases relocation of existing occupiers and strategy to secure development partners

Heritage:

- Nearly all Birmingham sites require strategy and agreement for retention and reuse of heritage buildings.

Planning:

- 439 homes with full planning consent; further 1443 with outline consent; nearly all sites allocated in DPDs. Further full applications required on all sites including proposed density increase at Soho Loop; Homes England developing scheme at City Hospital

Infrastructure:

- Improvements required to A457 to provide better access to Birmingham City Centre, part funded by Local Growth Fund but requires additional funding and business case approval
- New secondary school required in Icknield Port Loop area
- Development of heat network required
- Housing Infrastructure Fund Growth Area bid for £31 million submitted and would fund currently identified infrastructure requirements

LEAD BODY AND GOVERNANCE/DELIVERY ARRANGEMENTS

Birmingham (BCC) and Sandwell (SMBC) Councils currently take the lead in managing delivery of their respective elements of the development plan. The proposed WMCA/Homes England joint delivery team will provide additional support including with a detailed delivery programme across the Growth Area.

OUTLINE ACTION PLAN**2018/19 – 2019/20:**

- WMCA and authorities to complete business case development for infrastructure included in Housing Infrastructure Fund bid (A457, school and heat network) and secure necessary approvals

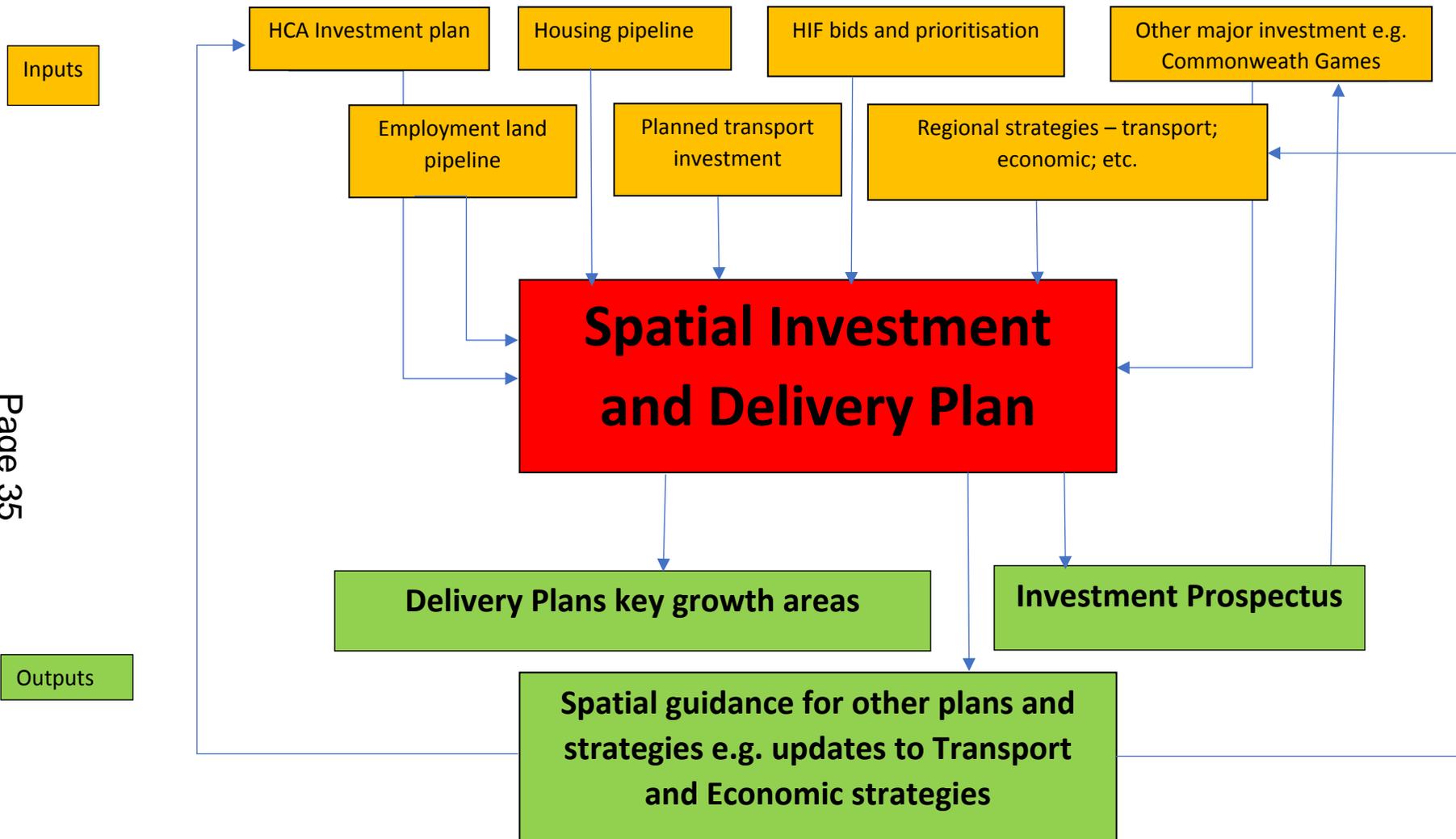
- As necessary BCC to liaise with and submit proposals to Department for Education and Education Funding Agency for new secondary school
- Authorities with partners as appropriate to secure planning and other necessary consents for and commence procurement of secondary school and heat network
- BCC to secure necessary consents for A457 works
- Homes England to submit application and secure planning permission for City Hospital site and agree and implement strategy for securing development partners
- Icknield Port Loop LLP to deliver first phase of Icknield Port Loop and submit planning application for further phases
- Apsley/Galliard to submit planning application and secure full planning consent for Soho Loop
- Mar City to deliver Atlas Metals site development at Grove Lane
- SMBC with support from WMCA/Homes England to prepare detailed land assembly and remediation strategy for opportunity sites, begin acquisition programme and, as appropriate, commence CPO processes and apply for and secure remediation funding

2020 – 2025

- BCC with partners as appropriate to complete construction of secondary school and Dudley Road improvements
- BCC and SMBC with partners as appropriate to complete main stages of heat network
- BCC to agree and implement strategy for securing development partner for Ledsam Street
- Icknield Port Loop LLP to complete first phase and secure full planning consent for and commence further phase(s) of Icknield Port Loop
- Homes England with development partner to commence first phase of City Hospital development
- Apsley/Galliard to commence Soho Loop development
- SMBC with support from WMCA/Homes England to complete land assembly using CPO as necessary, proceed with remediation programme and agree and implement strategy for securing development partners
- SMBC and Homes England with partners as appropriate to secure planning consents and commence initial development on opportunity sites

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Appendix 2



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