

**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.