



## WMCA Housing and Land Delivery Board

<b>Date</b>	21 February 2018
<b>Report title</b>	Housing and Land Delivery Board – Spatial Investment and Delivery Plan (Contents and outline for agreement)
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<b>Report has been considered by</b>	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