

WMCA Housing and Land Delivery Board

Date	17 July 2018
Report title	Spatial Investment and Delivery Plan Update
Portfolio Lead	Councillor Mike Bird – Housing & Land
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Report has been considered by	Land and Housing Steering Group (in earlier draft) on 24 April

Recommendation(s) for action or decision:

Note timely progress in taking forward the development of the Spatial Investment Delivery Plan in accordance with the outline scope and timetable discussed at the meeting on 21 February 2018 and subsequently in the Delivery Steering Group of 24 April 2018.

Agree the proposed Consultation Draft of the Spatial Investment and Delivery Plan, following review and any required amendments.

1.0 Purpose

- 1.1 To update constituent and non-constituent members of the West Midlands Combined Authority on progress on the development of the Spatial Investment and Delivery Plan which was a key recommendation of the West Midlands Land Commission, the subsequent Land Delivery Plan and recent Housing Deal agreed with Central Government.
- 1.2 To share for comment and review the latest version of the Spatial Investment and Delivery Plan (SIDP).

2.0 Background

- 2.1 Following the West Midlands Land Commission, the WMCA Board agreed the Housing and Land Delivery Plan in September 2017. The Housing and Land Delivery Board subsequently agreed an outline scope for the SIDP in February 2018 which was submitted to Central Government in negotiations on a housing deal.
- 2.2 The Spatial Investment and Delivery Plan primary purpose is to enable coordinated delivery of housing, employment and infrastructure and securing the necessary investment for inclusive growth. It is specifically not 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 and improve development quality as well as tackle constraints in delivering other land uses.
- 2.3 The latest Draft Spatial Investment and Delivery Plan (SIDP) builds from emerging and adopted plans to set out a framework for growth that includes 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 meeting of the Housing and Land Delivery Board in February 2018 the following work has been undertaken:
- Preparation of an informal officer draft SIDP
 - Discussion at the Housing and Land Steering Group of the informal officer draft
 - Constituent and non constituent authorities, as well as others affected by the scope of the SIDP have had the opportunity to offer informal officer comments on the draft
 - A series of maps have been developed for the SIDP
 - A consolidated housing pipeline has been prepared of key sites, barriers and interventions and used by Transport for the West Midlands for use in further strategic planning (the employment sites pipeline is being developed)
 - An amended version of the SIDP has been prepared for endorsement by the Housing and Land Delivery Board having regard to informal comments made by local authority officers.
- 3.2 Workshops have been offered to all constituent and non constituent authorities and some others affected by the SIDP on the emerging plan as members of either the Greater Birmingham and Solihull or the Coventry and Warwickshire LEAs.
- 3.3 The SIDP is not a substitute for local plans or the National Planning Policy Framework. It is a robust delivery plan aimed at highlighting priority strategic growth areas and corridors across the region, which, given the housing market areas relevant to the region, is not the same as the boundary of the WMCA.
- 3.4 The Geography of the SIDP is proposed to comprise the following authorities:

- All members of the West Midlands Combined Authority
- All members of the following 3 LEPs – Greater Birmingham and Solihull; Coventry and Warwickshire; the Black Country
- All authorities in the Birmingham and Black Country Housing Market Area and the Coventry and Warwickshire Housing Market Area.

3.5 The indicative timetable for next steps of the SIDP:

- July 2018 – comments from Housing and Land Delivery Board and preparation of Consultation Draft SIDP
- August 2018 – publication of Consultation Draft SIDP
- September 2018 – consultation period / bi-lateral meetings; preparation of Equalities Impact Assessment.
- October 2018 – Deadline for comments on Consultation Draft SIDP / consideration of Equalities Impact Assessment.
- November 2018 – preparation of SIDP for endorsement by WMCA Board
- December 2018 – adoption of SIDP by WMCA Board

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 has an important role to play in providing the forum for collaboration and resolving barriers and issues. For the purposes of the development of the SIDP these bodies will need to ensure that authorities outside the WMCA that are included within the SIDP are consulted and involved adequately in the preparation of the final plan for adoption.

5.0 Resources

5.1 To support the implementation of this work programme, the WMCA has invested in an Executive 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. While the preparation of the Consultation Draft SIDP has been led by the Director, supported by external consultants from Blackstock Partnership, a new Housing and Land team, including secondees from Homes England has now been established to take forward and drive this work to its conclusion.

6.0 Financial implications

- 6.1 Full delivery of the SIDP 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. The SIDP has not statutory or legal weight in the planning system – it is an investment tool. The WMCA is able to exercise a range of housing and land powers also exercisable by Homes England which will facilitate the delivery of this agenda as set out in the WMCA (Functions and Amendment) Order 2017.
- 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. An Equalities Impact Assessments will need to be undertaken as part of the consultation process and prior to the adoption for the final SIDP.

9.0 Appendices

- 9.1 Appendix 1 – Draft Spatial Investment and Delivery Plan.