

## West Midlands Regional Spatial Strategy Phase Two Revision

Consultation Response Form on the West Midlands RSS Phase 2 Revision  
Draft submitted by the West Midlands Regional Assembly

### **Making Comments**

It is very helpful to us if you use this form to make your comments and if possible e-mail or post it to the following:

WMRSS Panel Secretary  
c/o Government Office for the West Midlands  
5 St Philip's Place  
Colmore Row  
Birmingham B3 2PW

E-mail: [wm.panelsecretary@gowm.gsi.gov.uk](mailto:wm.panelsecretary@gowm.gsi.gov.uk)

### **Deadline for Comments**

Deadline for receipt of completed forms is **12.00pm on 8<sup>th</sup> December 2008**

### **Additional Copies**

Additional copies of the form can be downloaded from the Government Office for the West Midlands web site at <http://www.go-wm.gov.uk> or [www.wmra.gov.uk](http://www.wmra.gov.uk) or can be requested by contacting Government Office for West Midlands on: 0121 352 5476.

### **How to complete this form**

Please complete a separate copy of the form for each matter that you wish to comment on, showing each time which policy or paragraph of the WMRSS Phase Two Revision Draft Submission documents you are commenting on.

Please note that all comments will be made available for the public to read – they cannot be treated as confidential. However, please be assured, WMRSS Panel Secretary will only use the contact details provided for the sole purpose of distributing appropriate information about this consultation and the next stages of the process.

### **Contact Details**

Title	Mr
First Name or initial	Neil
Surname	Hansen
Organisation (if applicable)	Highways Agency
Address	5 Broadway, Broad Street, Birmingham.
Post Code	B15 1BL
E-mail address	neil.hansen@highways.gsi.gov.uk
Telephone	0121 678 8215

<b>I am commenting as (please tick)</b>			
A private individual		Local Authority of Parish Council	
Business representative group		Campaign Group	
Utility and emergency services		Statutory Body or Government Agency	<b>X</b>
Landowner, Developer or Agent		Voluntary / Community group	
Representative of a client		Other (please specify)	
If you are commenting on behalf of a client, please add their name here			

<b>Please indicate which Paragraph or Policy your comment relates to:</b>	
Paragraph Number	Policy <b>CF1</b> Number

**Please use the section below to give your comments.**

### **Policy CF1 Housing in Major Urban Areas**

The findings and conclusions of the “*West Midlands Strategic Road Network Study*” (December 2008) prepared on behalf of the Highways Agency, and the Nathaniel Lichfield and Partners Housing Options Study suggest that certain parts of the regions strategic transport networks will come under pressure as a result of increases in the level of proposed housing development over the period of the RSS.

In order to manage down the impacts of development on the strategic road network (SRN) the Highways Agency would like to see the spatial strategy provide a strong policy framework for ensuring that future development occurs in the most sustainable locations which help minimise the need for travel or use of the SRN. The Highways Agency would therefore like to see consideration given to the provision of additional policy guidance within Policy CF1 which requires that:

- Within the MUAs future housing development should be integrated with the principal public transport corridors and routes serving the regions larger urban centres. Where there is a need to consider the development of sites outside these centres, accessibility mapping studies should be undertaken in order to identify the most appropriate locations for development and to inform on the nature of the transport interventions required to support future housing and economic growth.
- Where there is a need to consider the future release of Green belt land for housing development, the RSS should identify those broad areas where either a strategic or local greenbelt review should be undertaken. This should be done with the objective of identifying the most sustainable locations for development. Where there is a need to consider the development of sites in green field locations, accessibility mapping studies should be undertaken in order to identify the most appropriate locations for development and to inform on the nature of the transport interventions required to support future housing and economic growth.

The HA/NLP technical work identifies need for significant investment in the regions transport infrastructure to support future housing growth. This will need to be funded by

both public and private sector investment and will require the development of a more strategic and plan-led approach to the identification, prioritisation and delivery of future infrastructure improvements. At present the draft Preferred Option provides little guidance on the approach that local authorities and others should take to ensure that the allocation of sites for development at the local level is aligned with the identification and delivery of any supporting transport interventions and investment.

In order to inform the infrastructure planning process as set out in (PPS12) the Highways Agency would therefore suggest that the RSS through either Policy CF1 (or a new policy) includes additional policy guidance in relation to transport (and other infrastructure elements) which requires that local planning authorities should:

- produce district or sub-regional assessments of both existing and future infrastructure deficits.
- undertake accessibility mapping studies at the appropriate spatial level to help identify the most sustainable or potentially sustainable locations for development.
- undertake transport modelling assessments of their emerging core strategy spatial options/and any major strategic development allocations/proposals.
- evaluate the implications of alternative development phasing for infrastructure delivery.
- identify the financial options and delivery mechanisms available to secure the provision of any necessary infrastructure improvements.
- develop a delivery programme in the form of a Business Plan (or similar document) which sets out a programme for delivery and consideration of the implications of alternative phasing and funding strategies.

(Please continue on a separate sheet if required)