

Sub-Matter 4B

**Statement on behalf of
West Midlands Planning & Transportation Sub-Committee**

(i) Affordable housing

Is the approach to delivering affordable housing in Policy CF7 justified and consistent with national guidance? Does it give adequate and practicable guidance for LDDs?

Does the policy take account of the mechanisms and resources likely to be available for delivering affordable housing?

What is the justification for the targets set out in the policy, amounting to 6,000 affordable housing units per year in the region? Are they realistic and achievable and will they address affordable housing need?

What are the implications of the use of “gross” figures in the policy, and how have needs arising from demolitions been taken into account?

- 1 The Sub-Committee supports the submissions of the Regional Assembly in this matter and does not wish to add to its own December 2008 submissions on this matter.

(ii) Mixed and balanced communities

Will the policies of the Phase 2 Revision, including CF8 together with the overarching SR2, lead to sustainable mixed and balanced communities?

Does the RSS need to say more about providing for an aging population and meeting the needs of particular groups in society such as ethnic and cultural minorities, defence personnel?

Does the guidance in Policy CF8 provide an appropriate framework for LDDs to consider local market needs and the mix and tenure of housing?

Will the guidance in Policy CF8 be sufficient to ensure the creation of mixed balanced communities when taken with those on the economy, transport and accessibility and those on the quality of the

environment that will be reviewed in Phase 3 or does more need to be included on provision of social infrastructure?

- 2 The Sub-Committee supports the submissions of the Regional Assembly in this matter and does not wish to add to its own December 2008 submissions on this matter.

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