

## Sub-Matter 5A

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

- 1 The Sub-Committee supports the statements submitted by the Regional Assembly on Matter 5 and wishes to make only limited additions to its own December 2008 submission on this matter.
- 2 The Sub-Committee strongly supports the proposed amendment to approved Policy PA1 which identifies the MUAs as being the primary focus for additional investment in sustainable economic growth.

#### **(i) Portfolio of Employment Land and Premises**

**Is the approach of Policy PA6 as revised for developing a portfolio of sites and premises soundly based, workable and consistent with the aims of the RES?**

- 3 The Sub-Committee supports the statement of the Regional Assembly in this matter.

#### **(ii) Employment Land Provision**

**Does the policy for employment land provision PA6 provide necessary and effective guidance for LDDs? Is there a need for employment land provision to be more closely related to housing?**

**What is the justification for the requirements for employment land set out in Table 4 attached to the Policy? Is their status and the intended use of the proposed 5 year reservoir clear, and to what period do the indicative long term requirements relate? Does the table allow sufficient flexibility in implementation?**

- 4 The Sub-Committee supports the submissions of the Regional Assembly in this matter.
- 5 The Sub-Committee supports the approach of this Policy. It provides clear guidance on employment land requirements and distribution. It is imperative that such provision guards against making historically high levels of employment land allocation outside the MUA, as such provision would potentially undermine Urban Renaissance. It is considered that Policy PA6A provides the required level of balanced employment land provision.

- 6 The Sub-Committee wishes to make it clear that any Regional Investment Site, Major Investment Site and Regional Logistic Site provision is in addition to that provided for in Policy PA6A.
- 7 The Sub-Committee wishes to make it clear that any changes in housing provision levels and/or housing distribution will require commensurate amendment to Policy PA6A and may well result in employment land being placed under undue pressure in certain locations, potentially leading to unsustainable development patterns.

**(iii) Protection of Employment Land and Premises**

**Will Policy PA6B provide an effective basis for ensuring a continuing supply of the most suitable land for employment use, while enabling the beneficial re-use of surplus employment land? Does it take sufficient account of market considerations and the relationship between employment and housing?**

**Is the policy appropriate for the RSS and consistent with the RES and with national planning policy?**

**Are the criteria for review and priorities for re-use reasonable and necessary and at the right level of detail?**

- 8 The Sub-Committee supports the submissions of the Regional Assembly in this matter.

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