

1.0 Appendix 1: Consultation Report

Schedule of Stakeholders and Meetings

The schedule below provides a high level summary of the meetings with external stakeholders attended by NLP. The key issues identified in this schedule are abridged précis of the discussion and the inputs used within the study. They are not intended to be comprehensive reviews of all views expressed in any meeting. Stakeholders not identified on this list may have been invited to meetings/events but were not able to attend.

Meeting	Date	Location	Organisations Represented	Key Issues Discussed
Stakeholder Meeting	29 April 2008	GOWM, Birmingham	Highways Agency GOWM (Transport) GOWM (Planning) JMP GVA Grimley Mott MacDonald NLP	Key issues discussed included: <ul style="list-style-type: none"> Alignment of RSS spatial planning and transport issues WMRSS Study seeks to address this for the region For 'PRISM' model some form of proportional testing could be considered to assess areas of stress No major transport barriers to existing RSS identified
Stakeholder Meeting	30 April 2008	GOWM, Birmingham	Severn Trent Water GOWM NLP	Key issues discussed included: <ul style="list-style-type: none"> Insufficiency of water supply to meet demand in the Severn Trent part of the region without mitigation No fundamental barriers, but costs and timescales could pose risk RSS preferred option increases customers by 30-40%, - likely to be significant The further in the future, the less certainty about what the headroom might be
Stakeholder Meeting	30 April 2008	GOWM, Birmingham	Natural England English Heritage GOWM NLP	Key issues discussed included: <ul style="list-style-type: none"> Features of ecological/heritage importance should be considered within a wider context EH are working with the county councils on preparation of historic landscape character studies Designations maps are being updated for RSS Phase 3 review

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Stakeholder Meeting	7 May 2008	GOWM, Birmingham	Severn Trent Water NLP	Key issues discussed included: <ul style="list-style-type: none"> No major barriers to growth Risks - timescales, obtaining necessary consents from regulators No STW should be built in flood zone
Stakeholder Meeting	7 May 2008	GOWM, Birmingham	Environment Agency GOWM NLP	Key issues discussed included: <ul style="list-style-type: none"> Water Resources -Constraint with water resource data limited to Local Authority areas and not in accordance with water zones boundaries therefore reliant on assumptions Water Quality - A key issue in the West Midlands is that water quality is low in urban areas Surface water flooding is potentially a challenge
Advantage West Midlands	7 May 2008	GOWM, Birmingham	Advantage West Midlands Representatives: Head of Planning Regional Planner Head of Housing Director Sustainable Communities NLP	Key issues discussed included: <ul style="list-style-type: none"> Employment land – the latest RELS Study focuses on land transfer issues and is probably of limited use for our study The main areas with much brownfield industrial land include North Staffs, the Black Country and Birmingham Major development projects that could attract housing growth include Longbridge, Bilston and I54
Stakeholder Meeting	9 May 2008	GOWM, Birmingham	DfT Rail Network Rail Highways Agency GOWM NLP GVA Grimley	Key issues discussed included: <ul style="list-style-type: none"> Locations of economic growth are important in looking at rail services/commuting patterns/rail passenger growth For services into Birmingham some potential, to increase train length to meet growing demand Proposals to upgrade New Street station are committed and commence 2014. Will deliver benefits until 2030 Coventry and Wolverhampton are the most congested routes South of Worcester - has poor rail accessibility

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Options Study Discussion	13 May 2008	GOWM, Birmingham	West Midlands Regional Assembly GOWM NLP	Key issues discussed included: <ul style="list-style-type: none"> Urban areas have lost population for decades - communities are becoming polarised Urban extensions lead to more commuting into adjacent urban area Suggestion that risks can be decreased through strong phasing The aim is to strengthen and diversify – for a close alignment with economic strategy
Sub-Regional Group Meeting Coventry/Warwickshire/Solihull (CWS)	14 May 2008	GOWM, Birmingham	Warwickshire CC Warwick DC North Warwickshire BC Coventry CC Solihull MBC Nuneaton and Bedworth BC Stratford DC NLP	Key issues discussed included: <ul style="list-style-type: none"> Infrastructure is a constraint and sub-region considers it essential that this is provided at same time or in advance of - development taking place Showstopper significant constraints were considered to include; <ul style="list-style-type: none"> M1/M6 capacity Need for better capacity north/south link(s) in the 'axis' Avoiding settlements co-joining
Sub-Regional Group Meeting Black Country	14 May 2008	GOWM, Birmingham	Walsall Wolverhampton Dudley Sandwell NLP	Key issues discussed included: <ul style="list-style-type: none"> Impact of options on environmental quality and providing green space High density development effects on green space Core Strategy based upon concentrating town centre uses in strategic centres and transformative investment between the centres. Transforming some employment land for housing Black Country study aims to bring economic performance up league table Regeneration priorities for Black Country Focus on key corridors Limit on potential for identifying additional land Windfall issues

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Sub-Regional Group Meeting	14 May 2008	Birmingham City Council, Birmingham	Birmingham City Council NLP	Key issues discussed included: <ul style="list-style-type: none"> NE / SW boundaries of City offer scope for urban extensions but risk of undermining urban renaissance Growth in City Centre driven by restraint in other areas - growth outside of City Centre could jeopardise wind-fall sites coming forward More problematic to deliver housing in City Centre, higher land prices. Private sector completions still low, and now credit crunch. Therefore need social housing
Sub Regional Meeting North Staffordshire	14 May 2008	GOWM, Birmingham	Stafford East Staffordshire South Staffordshire Newcastle under Lyme Staffordshire County Stoke-on-Trent NLP	Key issues discussed included: <ul style="list-style-type: none"> Desire to accommodate further growth versus need to address a failing housing market Area to consider maximising development in the urban core alongside investment in infrastructure Limited employment in the area to support significant additional housing growth Housing numbers in the RSS Preferred Option represent a significant step change for the area Investment in school and transport is already underway and nothing to suggest there are any infrastructure 'show stoppers'
Sub-Regional Group Meeting Herefordshire and Worcestershire (CADPOG)	15 May 2008	GOWM, Birmingham	Hertfordshire Worcestershire NLP	Key issues discussed included: <ul style="list-style-type: none"> Additional future growth raises infrastructure issues, which could impact deliverability / timetable Importance of clarity about windfalls – particularly in rural areas Need to take a balanced approach to development, and not just look at housing growth Different issues and housing needs across the region, and those within individual sub-regions Imperative to ensure consistency with RSS principles

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Sub-Regional Group Meeting	15 May 2008	GOWM, Birmingham	Shropshire County Council Shrewsbury and Atcham NLP	<p>Key issues discussed included:</p> <ul style="list-style-type: none"> ▪ Step change recognised philosophy of RSS but ability to deliver housing numbers because people move out to the shires is constrained ▪ Extent to which implementation of RSS may place more emphasis on urban than rural renaissance ▪ Shrewsbury growth point and sub regional centre but constrained by environment/flooding issues ▪ Not having high housing numbers is 'comfortable' in planning terms for area but also need for development to address affordability and provide employment land for economic growth
Regional Seminar 1 Group 1 (Economic Change)	20 May 2008	Birmingham Midland Institute	C B Richard Ellis Stratford upon Avon DC Birmingham Council West and East Midlands SHA Estates Management Newcastle Under Lyme BC David Lock Associates Advantage West Midlands Coventry Council West Midlands Regional Assembly Bromsgrove DC NLP	<p>This discussion group focused on Economic Change. Key issues included:</p> <ul style="list-style-type: none"> ▪ Different needs and opportunities exist within different sub-regions - not one size fits all (e.g. in and around Stoke-on-Trent). Needs to be integrated with other policy areas (e.g. infrastructure, raising skills levels etc) ▪ RSS and RES dove-tailed – any change to one, impact on the other, also impact on employment land policies ▪ Rural Areas: Affordability rather than growth is the issue. Housing Corporation intervention rather than rely on S106

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Regional Seminar 1 Group 2 (Market/Affordability/Mix)	20 May 2008	Birmingham Midland Institute	Staffordshire County Council RPS Worcestershire Gallagher Estates Barton Willmore Pegasus Planning Group (Birmingham) LLP Warwick DC West Midlands Regional Assembly Friends of the Earth Shropshire County Council Bromsgrove DC Walsall MBC NLP	This discussion group focused on Market/Affordability/Mix. Key issues included: <ul style="list-style-type: none"> ▪ Opportunities for more growth within the MUAs is not uniform, each area differs in their potential capacity ▪ If MUAs at capacity, additional growth could be directed to Growth Points and Settlements of Significant Development, ▪ Phasing of growth is essential to ensure MUAs are not undermined ▪ The level of phasing between MUAs and Shires should be established at a regional level, and not left to individual Core Strategies ▪ The study should explore impacts of more housing if focused on areas of high economic growth
Regional Seminar 1 Group 3 (Market/Affordability/Mix)	20 May 2008	Birmingham Midland Institute	Boyer Planning Worcestershire County Council Campaign to Protect Rural England (CPRE) Solihull MBC Countrywide Homes Wolverhampton City Council Advantage West Midlands GVA Grimley West Midlands Regional Assembly Home Builders Federation Staffordshire RPS NLP	This discussion group focused on Market/Affordability/Mix key issues included: <ul style="list-style-type: none"> ▪ Rural numbers have associated environmental constraints ▪ Planning is major route to supply of affordable housing ▪ Site viability thresholds problems ▪ Issues of density

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Regional Seminar 1 Group 4 (Spatial Strategy, Regeneration and Land Supply)	20 May 2008	Birmingham Midland Institute	Stafford Borough Council South Staffordshire Council Newcastle Under Lyme BC Gallagher Estates Natural England Worcestershire County Council Barton Willmore Cannock Chase District Council Nuneaton and Bedworth Borough Council West Midlands Regional Assembly Birmingham City Council NLP	This discussion group focused on Spatial Strategy, Regeneration and Land Supply. Key issues included: <ul style="list-style-type: none"> Each MUA presents different opportunities for different types and forms of growth MUA should carefully consider SSD/Growth Points and not just assume urban extensions are the only or preferred solution Using phasing to avoid undermining the RSS core principles Consider the impact of more housing in areas with significant economic growth potential
Regional Seminar 1 Group 5 (Spatial Strategy, Regeneration and Land Supply)	20 May 2008	Birmingham Midland Institute	Worcestershire CC Deeley Homes Ltd Telford & Wrekin Council Rugby BC Staffordshire Moorlands District Council East Staffordshire BC West Midlands Regional Assembly West Midlands Amenity Societies Association GVA Grimley Ltd Dudley MBC West Midlands Regional Assembly Lichfield DC NLP	This discussion group focused on Spatial Strategy, Regeneration and Land Supply. Key issues included: <ul style="list-style-type: none"> The principle of urban renaissance should be maintained and not be diluted Quantity of additional housing to be provided will be key factor in determining whether existing RSS policy is undermined Potential for additional growth in the MUAs but additional investment and funding is required to deliver it

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Regional Seminar 1 Group 6 (Transport, Utilities and Hydrology)	20 May 2008	Birmingham Midland Institute	British Geology Survey English Heritage Centro Birmingham International Airport Limited Severn Trent Water Mott MacDonald The National Trust Highways Agency Natural England Network Rail JMP Consultants Ltd Staffordshire County Council Worcestershire Country Council NLP	This discussion group focused on Transport, Utilities and Hydrology key issues included: <ul style="list-style-type: none"> Water can become a 'show stopper' if not mitigated Areas under greatest pressure also have greater chance for transport infrastructure Other regulators like EA may produce barriers, increased abstraction can affect other environmental interests Current sustainability issues. Some might be increased by increased housing
Stakeholder Meeting	23 May 2008	NLP, London	Home Builders Federation NLP	Key issues discussed included: <ul style="list-style-type: none"> Birmingham as the economic hub of activity East side of Birmingham/Solihull/ Tamworth corridor and so-called 'crescent towns' demand/growth is under provided for A lower rate of affordable housing applied to a higher level of supply would deliver more affordable housing Environmental objectives can act as a key barrier to delivery in a tighter economic climate Slow progress on SHLAA's means no clear picture on how much land is really available across the region
Eco Town Meeting	11 June 2008	Eland House, London	DCLG Scott Wilson NLP	Key issues discussed included: <ul style="list-style-type: none"> Scope of the Sustainability Appraisal of the draft Eco-towns PPS
RPOG	19 June 2008	West Midlands Regional Assembly (Birmingham)	RPOG Members NLP	As part of the wider agenda, a short presentation on progress and timescales of project was provided. Discussion on process and next steps.
Eco-Towns (London)	19 June 2008	Eland House	CLG GOWM NLP	Discussion focused on current work by CLG assessing Eco-Town locations and bids, and how this should be reflected in the study

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North HMA	24 June 2008	GOWM, Birmingham	Newcastle under Lyme DC NLP East Staffordshire BC	Key issues discussed included: <ul style="list-style-type: none"> Little connectivity between some parts of HMA Burton Upon Trent is planning for growth but its distance from conurbation minimises impact Newcastle-under-Lyme and Stoke-on-Trent are interrelated and work quite closely together Social landlords can possibly consider taking on excess flatted development to increase their stock holdings
West HMA	25 June 08	GOWM, Birmingham	Meeting Cancelled	Meeting Cancelled
North Staffordshire	30 June	Stoke-on-Trent City Council	RENEW North Staffs Newcastle under Lyme Staffordshire -Moorlands Stoke-on-Trent City Council Stafford NLP	Presentation on progress of study and status of options. Discussion on specific HMR and economic development prospects and how this might relate to housing provision.
Central HMA	24 June 2008	GOWM, Birmingham	Lichfield DC Solihull MBC Solihull MBC Wolverhampton City Council Tamworth BC NLP GOWM	Key issues discussed included: <ul style="list-style-type: none"> There is a need to better understand the current stock of housing, some housing types are no longer suitable for an aging population Uncertainty around levels of demand for flatted development Ensure employment opportunities are provided alongside growth Affordable housing should be provided based on need across the region High quality design is essential
South HMA	24 June 2008	GOWM, Birmingham	Stratford upon Avon DC Wyre Forest DC Bromsgrove DC NLP	Key issues discussed included: <ul style="list-style-type: none"> South Worcestershire's quality of life and links to London is appealing to residents within the South East of England The housing markets of Redditch and Bromsgrove are closely inter-related, and housing capacity issues are shared
CEPOG	4 July 2008	CENTRO, Birmingham	Members of CEPOG NLP	As part of a wider agenda, NLP gave a presentation on process and progress of study. Question and discussion re: study and status of options

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Regional Seminar 2 Group 1 (Transport)	8 July 2008	Burlington Hotel, Birmingham	WMRA CENTRO JMP Motts MacDonald Highways Agency Network Rail GVA Grimley Staffordshire County Council ECOTEC NLP	Key issues included: <ul style="list-style-type: none"> Concerns around urban expansion results in pressure on low grade infrastructure Greater potential for S106 in South East of Region Only a few major transport schemes are likely to be implemented
Regional Seminar 2 Group 2 (Provision of Infrastructure)	8 July 2008	Burlington Hotel, Birmingham	CENTRO Braithwaite Staffordshire County Council Birmingham City Severn Trent Water Severn Trent Water Shropshire County Council NLP	Key issues included: <ul style="list-style-type: none"> Severn Trent suggested lower numbers (option 1) over this time period is unlikely to have major impact on infrastructure; higher growth particularly in Severn Zone may bring about a requirement to bring forward investment in supply. Question over mechanism for this Concentration of development in urban areas has the potential to support provision of social/community infrastructure, there is also potential for growth to support provision in rural areas Query whether the scale of new settlements (below 20,000) was sufficient to be 'self-contained' support all necessary infrastructure

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Regional Seminar 2 Groups 3 and 4 (Housing Markets)	8 July 2008	Burlington Hotel, Birmingham	Staffordshire County Council Warwickshire North Warwickshire Borough Council Catesby Property Group Herefordshire Council Stratford on Avon District Council Campaign to Protect Rural England (CPRE) Solihull MBC JMP CB Richard Ellis Countrywide Property Holdings Gallagher Estates Barton Willmore Warwick District Council Telford and Wrekin Council Solihull MBC East Staffordshire Borough Council NLP	Key issues included: <ul style="list-style-type: none"> ▪ A balance should be found amongst the options for accessibility ▪ There must be links between location of houses and jobs ▪ Options should consider cohesive communities ▪ Building on the regions strengths, phasing to monitor impact on fragile areas ▪ Use existing transport infrastructure as a basis for development – price of fuel will add impetus to this ▪ Celebrate excellence – we need more examples of best practice, e.g. Dickens Heath ▪ Work needs to make a clear distinction between housing need and housing demand to demonstrate the extent to which LPA's are consuming someone else's smoke
Regional Seminar 2 Groups 5 and 6 (Market Deliverability)	8 July 2008	Burlington Hotel, Birmingham	Rugby Borough Council Stoke-on-Trent City Council Malvern Hills District Council West Midlands Regional Assembly Balfours Newcastle Under Lyme Borough Council Lichfield District Council Worcestershire County Council Malvern Hills District Council NLP	Key issues included: <ul style="list-style-type: none"> ▪ The city centre apartment market is dead - current market condition will struggle to deliver scale of growth ▪ Urban extension (works if in appropriate locations) and can begin to provide for live/ work approach ▪ Concern of private sector to actually deliver urban extensions ▪ Regeneration supported by substantial infrastructure has been successful but increase needed to delivery targets. ▪ Uncertainty about deliverability of eco-town proposals

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Regional Seminar 2 Group 7 (Economic Growth)	8 July 2008	Burlington Hotel, Birmingham	Stafford Borough Council Birmingham City Council Gallagher Estates Worcestershire County Council Coventry Council Shropshire County Council Advantage West Midlands West Midlands Regional Assembly Nuneaton and Bedworth Borough Council Staffordshire NLP	Key issues included: <ul style="list-style-type: none"> Some options will require cross-boundary working – not necessarily easy to achieve in practice Is it appropriate to increase housing supply in areas where they cannot support economic growth? Urban renaissance should not be promoted at expense of rural areas
Regional Seminar 2 Group 8 (Regeneration)	8 July 2008	Burlington Hotel, Birmingham	Walsall MBC GVA Grimley Ltd RPS Newcastle Under Lyme Borough Council Stoke-on-Trent- City Council Birmingham City Council Redditch Borough Council Cannock Chase District Council NLP	Key issues included: <ul style="list-style-type: none"> Phasing is key to regeneration – ensuring delivery of appropriate sites at the appropriate time What ever option chosen – still significant amount of development in the Region and overall impact upon regeneration and is not as Black and White
Regional Seminar 2 Group 9 (Planning and Government Housing Policy)	8 July 2008	Burlington Hotel, Birmingham	Worcester City Council Worcestershire County Council Cannock Chase District Council Staffordshire Moorlands District Council West Midlands Regional Assembly Dudley MBC Bromsgrove District Council East Staffordshire Borough Council Deeley Homes Ltd AWM NLP	Key issues included: <ul style="list-style-type: none"> Appropriate levels of housing to be built to lessen threat to urban renaissance Concerns around the Meridan gap Phasing should be considered seriously to ensure sustainable development occurs

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Regional Seminar 2 Group 10 (RSS Objectives/Sustainability and HRA)	8 July 2008	Burlington Hotel, Birmingham	West Midlands Regional Assembly English Heritage Natural England Smith Stuart Reynolds William Davis Ltd Nuneaton and Bedworth Borough Council Wyre Forest District Council Sandwell MBC CWPH NLP	Key issues, which included: <ul style="list-style-type: none"> The preferred option will have to ultimately be matched with investment in infrastructure and services to ensure sustainable developments Consideration of the neighbouring authorities outside of the West Midlands region needs to be made in the context of the Habitat Regulations Assessment and the Sustainability Appraisal. View that further intensification of SSDs over MUAs may be a better route forward for accommodating more of the growth identified by the NHPAU
Sub-Regional – Telford and Wrekin	14 July 2008	GOWM offices	Telford and Wrekin Council NLP	Key issues discussed include: <ul style="list-style-type: none"> Potential opportunities and barriers of additional growth Flood risks are an issue to be resolved. Providing infrastructure and funding would need to be in place to support medium and higher levels of growth in Telford and Wrekin
Sub-Region – Shropshire	14 July 2008	GOWM offices	Shropshire County Council NLP	Key issues discussed include: <ul style="list-style-type: none"> Extent of potential opportunities for higher housing subject to local planning issues to address rural affordability In considering higher figures capacity, issues relating to environment and infrastructure arise The connectivity of the rural west is an issue
Sub-Regional – Birmingham	15 July 2008	Alpha Tower	Birmingham City Council NLP	Key issues discussed included: <ul style="list-style-type: none"> Birmingham is a world city, transformational changes must be sustainable Mature suburbs policy is looking at custom made family living and boosting local economy with local services Birmingham needs access to resources in order to provide appropriate levels of infrastructure to support growth

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Sub-Regional – Black Country	15 July 2008	GOWM offices	Sandwell MBC Dudley MBC Wolverhampton City Council Walsall MBC NLP	Key issues discussed included: <ul style="list-style-type: none"> Higher numbers could threaten the balance of employment land Growth point bid is currently in line with the RSS Not looking to reduce quality of amount of green space Impacts of sustainability and regeneration in this region must be considered
Sub-Regional – Coventry, Solihull, Warwickshire	15 July 2008	GOWM offices	Warwick DC Coventry CC Coventry CC Solihull MBC Stratford Upon Avon DC Rugby BC Nuneaton & Bedworth BC NLP	Key issues discussed included: <ul style="list-style-type: none"> Key factor for distribution of housing must be stopping the flight to the suburbs Urban extensions are more positive way forward Employment strategy needs to be more carefully considered in case of new settlements than with urban extensions
Sub-Regional – Hereford and Worcester	15 July 2008	GOWM offices	Herefordshire Council, Worcestershire County Council, Malvern Hills DC Worcester City DC Redditch Borough Council NLP	Key issues discussed included: <ul style="list-style-type: none"> Need for a balance between employment and residential land Objective is for Worcester to stop it from being a commuter settlement. Considerations of rural land should not come at a cost to green infrastructure Mix of locations have different market attractiveness New settlements are a potential option for the region
Sub-Regional – Staffs	15 July 2008	GOWM offices	East Staffordshire BC Newcastle-under-Lyme BC Staffordshire CC Stoke-on-Trent Staffordshire Moorlands Lichfield NLP	Key issues discussed included: <ul style="list-style-type: none"> General concerns about congestion on the A38 New settlements could undermine regeneration efforts in certain areas by diverting investment Higher growth options are principally designed to address affordability problem Brownfield v. Greenfield
Infrastructure Workshop	16 July 2008	GOWM offices	Mott MacDonald Environment Agency Severn Trent Water NLP	Key Issues from Infrastructure Workshop Included: <ul style="list-style-type: none"> PRISM model and work being undertaken on RSS Phase 2 Transport issues that may not be revealed by Model runs

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Meeting with Arup (AWM Consultant)	16 July 2008	GOWM offices	Arup AWM GOWM NLP	<p>Discussion focussed around AWM Stage 2 study:</p> <ul style="list-style-type: none"> ▪ Process has involved stakeholder interviews with local authorities, and Regional Assembly ▪ Focus of study is looking at: <ol style="list-style-type: none"> 1) Economic impact of housing 2) Role of housing in unblocking labour markets ▪ Preliminary analysis suggests some sectors are experiencing significant problems due to localised shortages outside the MUAs
Sustainability Assessment Meeting	21 July 2008	GOWM offices	Environment Agency English Heritage Countryside Council for Wales Natural England GOWM NLP	<p>NLP and BSG presented on the proposed scopes of the SA and HRA of the Housing Options Study respectively</p> <ul style="list-style-type: none"> ▪ The steering group and stakeholders provided comment on specific proposed SA questions, and the approach to HRA
Transport Issues	Between 6-18 August 2008	NLP Offices/JMP Offices	NLP DFT HA (represented by JMP/Mott MacDonald)	<p>In discussing the options, the main points arising in relation to rail were:</p> <ul style="list-style-type: none"> ▪ There are no fundamental showstoppers in relation to rail provision – additional capacity on the whole can be provided primarily through train and platform lengthening ▪ There may be particular growth distribution that need more detailed consideration, notably significant growth within Birmingham in conjunction with significant growth in locations to the south west ▪ New settlement locations without a existing rail service would require major rail infrastructure to be delivered <p>The main points arising in relation to the strategic road network (SRN) were that:</p> <ul style="list-style-type: none"> ▪ Significant levels of growth may lead to significant localised issues where capacity is currently limited on the SRN. The effects would depend on the scale and proximity of specific sites to the SRN ▪ There are very acute capacity issues on the A30 in the vicinity of Culborough

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House Builders Federation Meeting	19 August 2008	Bordesley Hall, in Redditch	HBF Barratt Miller Gladedale NLP	Key issues discussed included: <ul style="list-style-type: none"> Strong desire from development industry to bring forward new housing in positive market locations and areas that have good links with MUAs Urban extensions offer greater potential for viable development In some locations where the market is saturated with flats there may be challenges in delivering higher housing numbers New settlements represent a higher risk strategy for achieving higher housing numbers
Sustainability/HRA and Social Infrastructure GOWM meeting	29 August 2008	GOWM offices	NLP GOWM Natural England	Key issues discussed included: <ul style="list-style-type: none"> Provided update on progress of HRA and Sustainability elements of work Draft screening report Status of the various Reviews of Consents that are currently being carried out by the EA for the various sites within the East Midlands Consulted social infrastructure stakeholders on impacts of the options and identified any obvious show stoppers.
North Staffordshire	18 September 2008	Stoke-on-Trent City Council	RENEW North Staffs Staffordshire Moorlands Stoke-on-Trent- Newcastle under Lyme Stafford NLP	Key issues discussed included: <ul style="list-style-type: none"> Analysis of what options would mean for area suggest physical capacity for growth Control over location and phased release needed to avoid fragile market impacts