



Policy PA7 Regional Investment Sites

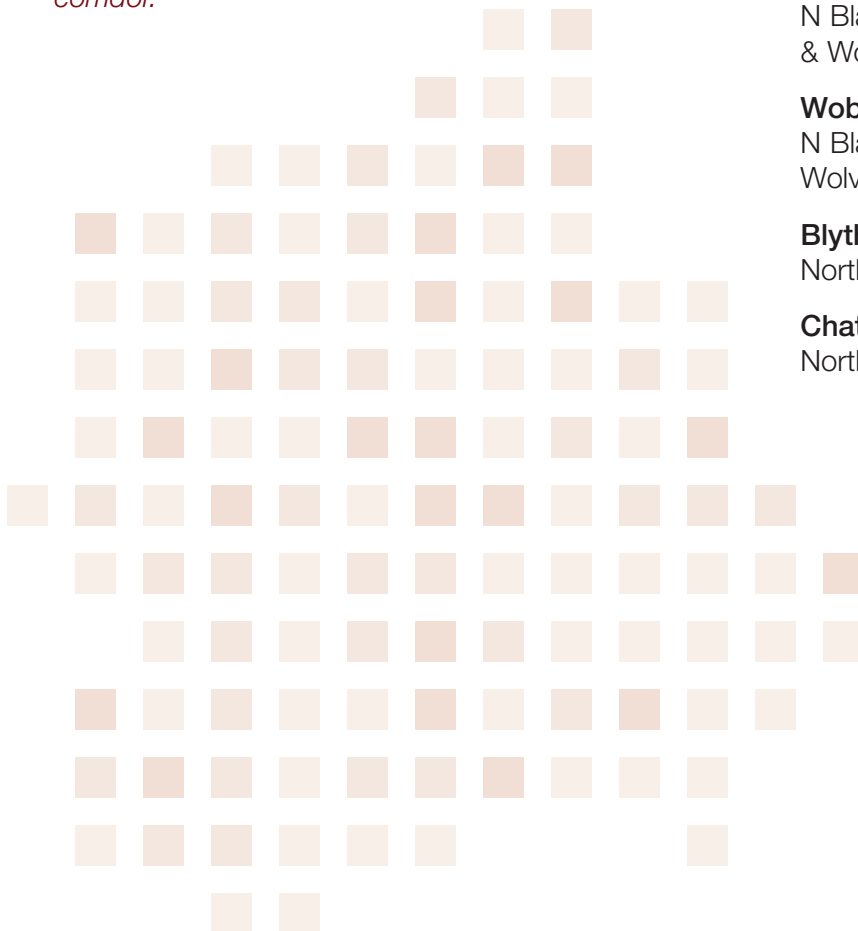
- A. Within the portfolio of employment sites, provision should be made for a series of Regional Investment Sites (RIS) the purpose of which will be to support:
- i) the diversification and modernisation of the Region's economy; and in particular
 - ii) the development of the Region's cluster priorities as identified in the *West Midlands Economic Strategy*.
- B. Regional Investment Sites will be identified within development plans. The RPB should be consulted on such proposals. Sites should be:
- i) *in the order* of 25–50 hectares
 - ii) high-quality sites attractive to national and international investors
 - iii) served or capable of being served by multi-modal transport facilities and broadband IT infrastructure
 - iv) *possess good quality public transport links, or be capable of having such links provided*
 - v) well related to the motorway and trunk road network
 - vi) located within, or close to, the areas of greatest need and
 - vii) accessible to effective education and training opportunities to ensure that the employment benefits are available to the local workforce.
- C. Taking account of current *provision* (set out below), at least one RIS should be made available within or linked by public transport to:
- i) each of the Urban Regeneration Zones and
 - ii) each of the High-Technology Corridors.
- D. In some circumstances, a particular RIS may serve the needs of more than one Zone/Corridor.
- E. New RIS will be required to meet the needs of the following High-Technology Corridors/Regeneration Zones:
- i) Birmingham to Worcestershire HTC *and*
 - ii) South Black Country and West Birmingham RZ.
- F. Additional provision may be required *to serve the needs of* the *Coventry and Nuneaton Regeneration Zone and East Birmingham and North Solihull Regeneration Zone*.
- G. The potential for bringing forward proposals within the Regeneration Zones should be considered first. Development proposed on the edge of MUAs or on other greenfield sites should meet the criteria set out in policy PA1.
- H. *Joint working between the relevant local authorities and key partners including AWM should identify how the gaps and potential gaps in provision set out in E. and F. above are to be filled. The outcome of the joint working should then be taken forward through the relevant Core Strategies.*



Prosperity for All

7.37 Developments on RIS will be strictly controlled to ensure that they support the objectives of the Spatial Strategy *and be of the highest quality falling within Classes B1 and, where appropriate, B2*. In particular, large-scale speculative office development which can be more appropriately accommodated within town centres and warehousing-only developments will not be permitted.

7.38 The following areas are currently considered to be adequately served by RIS; the North Staffordshire RZ; North Black Country and South Staffs RZ; Wolverhampton to Telford HTC; *and Coventry-Solihull-Warwick HTC*. *In respect of the Birmingham to Worcestershire HTC, the emerging Longbridge Area Action Plan proposes an RIS which would serve this corridor.*



7.39 Current *RIS* where development has commenced or is identified in an adopted development plan *or taken forward through the development control process:*

Ansty

Coventry Solihull Warwickshire HTC & Coventry Nuneaton RZ³

Birmingham Business Park

Coventry Solihull Warwickshire HTC & E Birmingham/N Solihull RZ

Blythe Valley Park & extension

Coventry Solihull Warwickshire HTC

Hilton Cross

N Black Country & S Staffs RZ & Wolverhampton to Telford HTC

Wolverhampton Business Park

N Black Country & S Staffs RZ & Wolverhampton to Telford HTC

Wobaston Road

N Black Country & S Staffs RZ & Wolverhampton to Telford HTC

Blythe Bridge

North Staffordshire RZ

Chatterley Valley

North Staffordshire RZ

³ The changes made in respect of Ansty are proposed on the understanding that the site is to be taken forward as a site with multiple occupiers (i.e. an RIS) in accordance with the extant planning permission rather than a single user MIS as previously proposed in RPG11.