

## **Birmingham Development Plan Hearings**

### **Note to Inspector – Local Plan Position Statement and information on intention to review**

**November 2014**

1. In response to the inspector's request of 5<sup>th</sup> November, the attached schedule sets out the current position regarding local plans / core strategies and their commitment to meeting unmet housing need from Birmingham for the following geographical areas:
  - Greater Birmingham and Solihull LEP.
  - Black Country.
  - Associated Authorities (North Warwickshire, South Staffordshire, Stratford upon Avon and South Worcestershire).
2. This information focuses exclusively on Local Plan / Core Strategy overarching policy documents; it does not stray into allocation documents, area action plans or neighbourhood plans.
3. The City Council is not aware of any local authority from 'elsewhere' committing to review its plan in the light of unmet need in Birmingham and has not made any approach to any other local authority.
4. The City Council has also included some further information in the form of extracts from Inspector's Reports or Interim Conclusions from the relevant examinations, which illustrate how this matter has been dealt with elsewhere.
5. Most of the plans are under examination, exceptions to this are:
  - Post NPPF adopted plans, including Cannock Chase, North Warwickshire and Solihull (the latter is subject to unresolved legal challenge).
  - Black Country, South Staffordshire and Wyre Forest, which were adopted under the previous Regional Strategy regime.
  - Lichfield, where the examination has recently closed and the Inspector's Report is awaited.
  - Tamworth, which is at the pre-submission stage.
6. Information as to when plans are likely to be adopted is patchy and not always accurate due in part to delays during the examination process.

Schedule of Local Plan / Core Strategy progress and commitment to meeting Birmingham / conurbation unmet housing need, November 2014		
Greater Birmingham and Solihull LEP		
Local Authority: Solihull Metropolitan Borough Council		
Adopted Local Plan / Core Strategy	Local Plan / Core Strategy in preparation	Local Plan / Core Strategy under examination
<p>Solihull Metropolitan Borough Council Solihull Local Plan – Shaping a Sustainable Future, adopted December 2013.</p> <p><i>The Plan was subjected to a successful High Court challenge in May 2014. The Judge’s Order and schedule do not change the duty to cooperate commitment (below) which remains part of the adopted plan.</i></p> <p><i>The Council has appealed the High Court Judgement, which will be heard at the Court of Appeal on 25/6 November 2014.</i></p>		
Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation		
<p><b>8.4.5</b> Following discussions falling under the Duty to Cooperate Solihull Council recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham’s needs. Solihull Council will work collaboratively with Birmingham and other relevant neighbouring local authorities and with the GBSLEP to establish objectively the level of long term growth through jointly commissioning a Strategic Housing Needs Study and</p>		

work to establish the scale and distribution of any emerging housing shortfall. This may require a review of the Green Belt in relevant locations.

**8.4.6** It is anticipated that a Strategic Housing Needs Study will be commissioned and prepared during 2013 as evidence to inform the development of a GBS LEP strategy (Strategic Spatial Framework). This would provide a high level context for reviewing the Solihull Strategic Housing Market Assessment (SHMA) during 2014. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this.

#### **Inspector's Remarks**

##### **Solihull MBC Solihull Local Plan DPD Inspectors Report, November 2013**

<http://www.solihull.gov.uk/Portals/0/Planning/LDF/SolihullLP.pdf>

**Para 59** The issue about future housing provision for Birmingham City, including potential shortfalls in provision and the possible need to review the Green Belt, both in and around Birmingham, emerged with more clarity only after the SLP had been published and submitted. The latest information indicates that a Strategic Housing Needs Study will be undertaken on behalf of the GBSLEP early in 2014, identifying spatial options for accommodating any shortfall. SMBC proposes to include some additional text in the SLP, indicating the possible need to review the plan with regard to future housing provision and growth related to Birmingham City, including a possible review of Green Belt, as well as taking on board any changes in housing need established by SMBC's own SHMA review [MM20].

**Para 63** In terms of the overall housing requirement, SMBC has taken a consistent and pragmatic approach, having produced a positively prepared and effective plan, soundly based on, and consistent with, the most recent independent assessment of cross-boundary housing requirements undertaken for the former WMRSS Phase 2 Revision, and backed up with more up to -date, robust and reliable evidence, projections and studies. The commitment to review the SLP if it becomes necessary to address the issue of Birmingham's shortfall in future housing provision will ensure that cross-boundary housing issues are addressed when the results of these studies are finalised, reflecting the guidance in NPPF (para 179). The commitment to early review of the SHMA will ensure that Solihull's housing needs are kept up-to -date, including reviewing the SLP, if necessary.

Local Authority: Bromsgrove District Council		
<b>Adopted Local Plan / Core Strategy</b>  Bromsgrove Local Plan, 1986 – 2001, adopted January 2004.	<b>Local Plan / Core Strategy in preparation</b>	<b>Local Plan / Core Strategy under examination</b>  Bromsgrove District Plan, Submission Version 2011-2030 (February 2014). Hearings commenced June 2014 and to reconvene 2 <sup>nd</sup> December 2014 to consider, inter alia, new evidence prepared by the Council on Objectively Assessed Need.  <b>Estimated Adoption Date</b>  September 2014 (June 2013 Local development Scheme), but in reality not likely to be before mid 2015.
<b>Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation</b>  <b>Extract from tracked changes version of Bromsgrove Development Plan to demonstrate implications of minor changes (Feb 2014)</b>  <b>8.18</b> Approximately ninety per cent of Bromsgrove District is currently designated as Green Belt, although this figure will reduce slightly with the release of land around Redditch. This forms an integral part of the West Midlands Green Belt, which was established to prevent the outward expansion of the conurbation. The NPPF requires Green Belt boundaries to be capable of enduring beyond the plan period and can only be altered in exceptional circumstances or through the preparation or review of the Local Plan. In view of the urgency to have an adopted up to date District Plan, the Council is progressing a plan that identifies sufficient land to deliver 4,600 of the 7,000 requirement by approximately 2023 without altering Green Belt boundaries. The Council acknowledges the remaining 2,400 homes cannot be delivered without altering Green Belt boundaries. In advance of 2023, a Green Belt Review will be undertaken and then through a Local Plan Review which will remove sufficient land will be removed from the Green Belt to deliver the remaining 2,400 homes in the period 2023-2030 and address the longer term development needs of Bromsgrove District and adjacent authorities based on the latest evidence at the time. <b><i>The timing of the Review will be determined by updated evidence such as the GBSLEP Strategic Housing Needs Study and the monitoring and housing delivery against the Council's projected housing trajectory.</i></b> The general extent of the Green Belt as indicated on the Policies Map		

will therefore only be maintained in the short to medium term.

The Green Belt Review will take account of:

- the need to accommodate 2,400 dwellings in the period of 2023 to 2030;
- the need for identifying safeguarded land to meet longer-term development needs in Bromsgrove and possibly in the conurbation stretching 10 years beyond the plan period;
- the cross-boundary development needs of the conurbation in the plan period;
- Identification of the most sustainable sites to meet the needs identified.

**8.19** As mentioned in BDP 3 Future Housing and Employment Development, the amount of development required in relation to the conurbation is uncertain and will depend on the latest evidence available in the next District Plan review.

For meeting the development needs in Bromsgrove, the total amount of land required will be approximately 330ha, including:

- 128ha to deliver 2,400 dwellings until 2030;
  - 188ha of safeguarded land to deliver 3,680 dwellings for the 10 years beyond 2030;
  - 14ha of safeguarded land to meet employment needs for the 10 years beyond 2030
- The Green Belt Review will follow the approach in the settlement hierarchy (BDP2) for Bromsgrove related growth as follows:
- Significant growth in Bromsgrove Town
  - Some growth in large settlements
  - Limited opportunities for growth in small settlements

**8.20** With Bromsgrove Town having a large variety of services and facilities and also the best access to regular public transport, it is currently thought to be a logical location for the largest proportion of growth. For example, further development consistent with the current expansion sites, and within the

confines of the M5 and M42 which is a potential strong defensible long term Green Belt boundary could also provide additional capacity in future years. Some potential sites have already been submitted and assessed as part of the Strategic Housing Land Availability Assessment process. At this stage it is not considered appropriate to apportion a particular number or percentage of dwellings to tiers within the settlement hierarchy or individual settlements. This is considered to be inflexible and it is more important to focus on identifying the most suitable and sustainable sites for growth. The Council will work with neighbourhoods and consider Green Belt land around all identified settlements in the settlement hierarchy and potential sites identified in Neighbourhood Plans. This may lead to alterations to some settlement boundaries and some village envelopes where suitable sites for development are identified.

**8.21** The Green Belt Review will also consider all land along the northern boundary of the District that adjoins the West Midlands conurbation to meet any growth needs arising from the conurbation. At this stage the quantum of development required is not yet known however the Council is working with the local authorities in the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) under the duty to co-operate to address this issue. **The ongoing GBSLEP Strategic Housing Needs Study will provide further evidence to help address this matter.**

#### **Policy BDP4 Policy Green Belt**

**BDP4.1** The ~~general extent of the~~ Green Belt as indicated on the Policies Map will only be maintained as per BDP 4.2.

**BDP4.2** A Local Plan Review including a full Review of the Green Belt will be undertaken in advance of 2023 to identify:

- a) Sufficient land in sustainable locations to deliver approximately 2,400 homes in the period 2023-2030 to deliver the objectively assessed housing requirement for Bromsgrove District.
- b) Safeguarded land for the period 2030-40 to meet the development needs of Bromsgrove District and adjacent authorities based on the latest evidence.
- and
- c) Land to help deliver the objectively assessed housing requirements of the West Midlands conurbation within the current plan period i.e. up to 2030.

#### **Inspector's Remarks**

**Examinations of the Bromsgrove District Plan (BDP) and Borough of Redditch Local Plan No. 4 (BORLP4) Inspector's Interim Conclusions (July 2014)**

[http://www.bromsgrove.gov.uk/cms/pdf/Red\\_Brom\\_Inspector.pdf](http://www.bromsgrove.gov.uk/cms/pdf/Red_Brom_Inspector.pdf)

**Para 6** I address this matter in terms of the Plans'soundness later in these interim conclusions. However, it is clear that both Councils have engaged actively and on an ongoing basis, for example in terms of their participation in the above -noted Joint Strategic Study. Some representors consider that the failure to make explicit provision to meet anticipated additional housing numbers, for example in the form of a Green Belt Boundary Review and specific allocations, represents a failure to act constructively, as is also required by section 33A(1). I do not agree. Relevant Councils (including Birmingham City Council) support the stance of both Plans in respect of this matter. Specifically, Bromsgrove District has accepted that it will accommodate additional housing to meet the conurbation's needs when its scale and apportionment have been quantified. Irrespective of my detailed comments below, a mechanism has been put in place within both Plans to implement this approach. To my mind, this represents an 'outcome' of the cooperation process, in the sense required by the national Planning Practice Guidance (PPG).

**Local Authority: Redditch Borough Council**

<b>Adopted Local Plan / Core Strategy</b>	<b>Local Plan / Core Strategy in preparation</b>	<b>Local Plan / Core Strategy under examination</b>
Redditch Local Plan Number 3 (1996 – 2011) adopted 2006.		Redditch Local Plan Number 4 (2011 – 30), submitted for examination February 2014. Hearings took place June and September 2014. Hearings on cross boundary matters (with Bromsgrove) to recommence December 2014.
		<b>Estimated adoption date</b>  January 2015 (Local Development Scheme 6, July 2014).

**Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation**

**Extract from Schedule of modifications v2 (October 2014)**

**Page 5 para 4** In addition, Redditch has worked with other Local Authorities, which although are not directly adjacent to Redditch may have strategic

matters that have implications for the preparation of the Local Plan. In particular, Redditch Borough Council and Birmingham City Council have jointly acknowledged there is strategic planning matter with regard to Birmingham being unable to accommodate all of its own housing needs. As required by the Duty to Co-operate, due consideration will be given, including through a review of the BORLP4 to the housing needs of another Local Planning Authority in circumstances when it has been clearly established through collaborative working that those needs must be met through provision in Redditch.

~~This issue will need to be dealt with during the preparation stage of the next Redditch Local Plan (i.e. the next plan period), or when a review of the development plan may be needed to consider these cross boundary matters. This will be dependent on the outcome of recently commissioned work to understand the issues, and further work on allocations for Birmingham's growth. With regard to Birmingham City Council, the mechanism for resolving this potential strategic matter of Birmingham's unmet housing needs will be through the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) and Redditch's subsequent review of the BORLP4.~~

#### **Inspector's Remarks**

As Bromsgrove District Council.

#### **Local Authority: Wyre Forest District Council**

##### **Adopted Local Plan / Core Strategy**

Wyre Forest District Council Core Strategy, 2006 – 26, adopted December 2010.

##### **Local Plan / Core Strategy in preparation**

Intend to commence a review 2015.

##### **Local Plan / Core Strategy under examination**

#### **Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation**

Not applicable as adopted plan prepared in context of West Midlands Regional Strategy.



Local Authority: Lichfield District Council		
Adopted Local Plan / Core Strategy  Lichfield District Local Plan, 1998 – 2001.	Local Plan / Core Strategy in preparation	Local Plan / Core Strategy under examination  Lichfield District Plan – Our Strategy, 2008 – 28.  Submitted for examination March 2013 with hearings taking place June / July 2013. Proposed Modifications published for consultation February 2014 and hearings reconvened October 2014.
		Estimated Adoption date  Inspector’s Report anticipated by end of December 2014.
Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation		
Proposed Main Modification MM1 - (February 2014)  Para 4.5 Following discussions falling under the Duty to Cooperate Lichfield District Council recognises that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirements for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. Lichfield District Council will work collaboratively with Birmingham and other authorities and with the GBSLEP to establish, objectively, the level of long term growth through a joint commissioning of a further housing assessment and work to establish the scale and distribution of any emerging housing shortfall. In the event that the work identifies that further provision is needed in Lichfield District, an early review of the Lichfield District Local Plan will be brought forward to address this.		
Inspector’s Remarks  Inspectors Initial Findings Report for the Local Plan (September 2013)		

[http://www.lichfielddc.gov.uk/downloads/file/5459/local\\_plan\\_strategy\\_initail\\_findings\\_report](http://www.lichfielddc.gov.uk/downloads/file/5459/local_plan_strategy_initail_findings_report)

## Birmingham

**Para 4.** Evidence that Birmingham may not be able to meet its own housing needs emerged relatively late in the preparation of the Plan. Consequently the Council proposes a main modification<sup>8</sup> which recognises this and proposes collaborative working with Birmingham and other authorities within the Greater Birmingham and Solihull Local Enterprise Partnership to establish the scale of any shortfall and where it should be met. If this work points to a need for further provision for housing in Lichfield then the Plan will be reviewed.

**Para 5.** This appears to me to be a pragmatic response to a changing situation. Given that it has yet to be established what the level of the shortfall in housing land will be or whether any of this shortfall will be met in Lichfield District, I do not consider that there is a need at this stage to commit to a review of the Plan or to include reference to such a review in a policy rather than in the supporting text.

**Local Authority:** Cannock Chase District Council

### Adopted Local Plan / Core Strategy

Cannock Chase Local Plan (Part 1), June 2014.

### Local Plan / Core Strategy in preparation

Local Plan (Part 2), Site Allocations.

### Local Plan / Core Strategy under examination

### Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation

**Preface** Local Plan Part 2 will identify site specific allocations as well as the various standards to be applied in order to help deliver the strategic policy. Part 2 will also help address Birmingham's housing needs should this be necessary following further evidence gathering, either by identifying further capacity within the plan period or safeguarding land for development beyond the plan period.

**Para 1.8** Cannock Chase Council is a member of both the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) and the Stoke-on-Trent and Staffordshire LEP and also has connections to the Black Country LEP. There is a strong commitment from the LEPs to work in a coherent way across LEP boundaries on mutual priorities. This will be key in Cannock Chase District where the economic geography is closely linked with that of the Birmingham, Solihull and the Black Country conurbation. Following discussions falling under the duty to co-operate Cannock Chase Council recognise that evidence is

emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs.

Cannock Chase Council will work collaboratively with Birmingham and other authorities, including joint commissioning of appropriate evidence to assess the emerging housing shortfall and the scale and distribution of any such requirement. In the event that the additional work identifies Cannock Chase District as a reasonable option for helping to meet the requirement, this will be addressed further as part of Local Plan Part 2.

#### **Inspector's Remarks**

##### **Cannock Chase Local Plan Part 1 Inspector's Report (February 2014)**

[http://www.lichfielddc.gov.uk/downloads/file/5459/local\\_plan\\_strategy\\_initail\\_findings\\_report](http://www.lichfielddc.gov.uk/downloads/file/5459/local_plan_strategy_initail_findings_report)

**Para 10** There is a longer term challenge relating to the future scale and distribution of Birmingham's housing growth. CCDC has contributed to the joint brief for the GBSLEP housing needs study and collaborated with Birmingham City Council (BCC) to agree a commitment to address this matter, if necessary through the Local Plan (Part 2) [CD1; para 1.8]; BCC is content for the plan to progress to adoption on this basis. Some suggest that strategic housing requirements have not been considered properly as part of the DTC, but they are addressed in the joint housing study [CD38; Appx 2]. Many of these matters are closely related to the NPPF soundness tests of the plan being "effective" and "positively prepared", and are dealt with in more detail in the housing section of this report.

**Para 34** Accordingly, there is no need, and no exceptional circumstances, which would justify undertaking a full review of the Green Belt in order to deliver the sustainable development strategy set out in the submitted Plan, particularly given my conclusions on the overall development strategy and the objectively assessed housing requirements of the district within the current plan period. CCDC's approach of undertaking a review of the Green Belt as part of the subsequent Local Plan (Part 2) is somewhat unusual, since such matters are normally addressed in the initial strategic plan. However, given the less prescriptive arrangements in the latest regulations and the specific circumstances of Cannock Chase district, where current development needs can be fully met without identifying further releases of land from the Green Belt, it is appropriate and justified. With the proposed amendment, it provides a positive and pragmatic approach to considering future longer-term development needs (including the possible future housing needs of Birmingham, if found necessary), providing an effective and sound longer-term planning framework for the district.

Local Authority: East Staffordshire		
<b>Adopted Local Plan / Core Strategy</b>  East Staffordshire Local Plan 1996-2011, 2006.	<b>Local Plan / Core Strategy in preparation</b>	<b>Local Plan / Core Strategy under examination</b>  East Staffordshire Local Plan, 2012 31 submitted for examination April 2014. Hearings took place 28 to 31 <sup>st</sup> October and the \Inspector has suggested for approximately six months for the Council to undertake further work on Objective Assessment of Need and SEA.  <b>Estimated Adoption Date</b>  2015 (2013 Local Development Scheme).
<b>Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation</b>  <b>Para 1.54</b> In particular East Staffordshire Borough Council has had an ongoing relationship with Lichfield District Council regarding a large strategic site, referred to locally as Brookhay Villages and Twin Rivers Park. This mixed use scheme straddles the boundary of both local authorities and is located in the River Trent corridor between Lichfield and Burton upon Trent. The proposal is for a mixed use scheme, comprising 7,500 houses in Lichfield District with supporting infrastructure including rail, A38 improvements, local facilities and education. Within East Staffordshire the proposal relates to the provision of employment and sporting uses including national rowing facilities.  <b>Para 1.55</b> The proposal requires the delivery of housing and transport infrastructure within Lichfield District to facilitate development in East Staffordshire Borough. The Inspectors interim report into the Lichfield Local Plan examination sets out that both councils acknowledge that it is a strategic matter of importance that warrants further investigation to better understand its deliverability and potential benefits - particularly if it transpires that Birmingham City Council cannot accommodate its housing needs within its own area.		

**Inspector's Remarks****East Staffordshire Borough Council Local Plan Examination Interim Findings by the Inspector**

<http://www.eaststaffsbc.gov.uk/planning/planning-policy/core-strategy/new-local-plan/examination>

**Para 21** Moreover, notwithstanding the evidently weak market relationship between East Staffordshire and the Birmingham conurbation, the current uncertainty surrounding unmet housing need in Birmingham, whilst not requiring an immediate elevation of the East Staffordshire requirement, fully justifies a clear commitment to flexible review of the ESLP. That would take account of any change in these circumstances. It is also necessary to make clear that the stated housing requirements of the ESLP are in no way to be regarded as ceilings but as minima.

**Local Authority:** Tamworth Borough Council

**Adopted Local Plan / Core Strategy**

Tamworth Local Plan, 2001 – 11.

**Local Plan / Core Strategy in preparation**

Tamworth Borough Council – Pre-Submission  
Local Plan 2006-2031 for Public Consultation  
October 2014.

**Estimated Adoption Date**

October / November 2015.

**Local Plan / Core Strategy under examination****Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation**

**Para 3.37** Tamworth has proactively engaged and worked with neighbouring local authorities and other statutory duty to co-operate bodies in addressing strategic planning issues. This will enable the strategy for Tamworth and other local authorities to be delivered for mutual benefit. Further detail on duty to co-operate is within the Duty to Co- operate Statement (2014).

**Para 3.38** Agreements have been reached with Lichfield and North Warwickshire for the delivery of housing. In addition to this Tamworth Borough Council is actively involved with the Greater Birmingham and Solihull Local Economic Partnership. The GBSLEP Spatial Framework looks to present options for

delivering strategic planning across the LEP, one of which is the delivery of housing. Tamworth recognises that there is a current under provision of housing to meet objectively assessed needs across the LEP and that part of this arises from within Tamworth, but to a much greater extent from Birmingham. It has been established that Tamworth cannot fully meet its own housing or employment needs, any future development which goes beyond the levels of development set out in this Local Plan will be to meet needs arising from Tamworth. Through the preparation of Birmingham City Council's Local Plan and Tamworth's it has been agreed between the two authorities that Tamworth is unable to assist in meeting Birmingham's unmet needs.

## Association of Black Country Local Authorities

**Local Authority:** Association of Black Country Authorities (Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Walsall Metropolitan Borough Council, Wolverhampton City Council).

### Adopted Local Plan / Core Strategy

Black Country Joint Core Strategy 2006 – 26, adopted 2011.

### Local Plan / Core Strategy in preparation

Intend to commence review 2016.

### Local Plan / Core Strategy under examination

### Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation

Not applicable as adopted plan prepared in context of West Midlands Regional Strategy.

## Related Authorities

**Local Authority:** North Warwickshire Borough Council

### Adopted Local Plan / Core Strategy

North Warwickshire Local Plan Core Strategy, Adopted October 2014.

### Local Plan / Core Strategy in preparation

### Local Plan / Core Strategy under examination

### Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation

**Duty to Co-operate**

**Para 1.9** The Localism Act 2011 introduced a requirement for the Borough Council to co-operate with other local authorities as well as organisations and agencies to ensure the effective discussion of issues of common concern to develop sound plans. This Duty is an on-going process and does not stop with the production of a plan. This Council has a proven track record in cooperating with neighbouring authorities in strategic planning matters. It commits to working collaboratively with other authorities, in particular Birmingham and Tamworth, to objectively establish the scale and distribution of any emerging housing and employment shortfalls. In the event that work identifies a change in provision is needed in the Borough of North Warwickshire an early review of the North Warwickshire Local Plan will be brought forward to address this.

**Inspector's Remarks****North Warwickshire Core Strategy Inspector's Report (September 2014)**

[http://www.northwarks.gov.uk/downloads/file/5578/inspectors\\_final\\_report\\_core\\_strategy](http://www.northwarks.gov.uk/downloads/file/5578/inspectors_final_report_core_strategy)

**Para 15.**Notwithstanding the above, it does seem likely that Birmingham and Tamworth at least will be looking to the Borough to meet some of their needs. The Council has proposed a main modification which commits it to continue working collaboratively with its neighbours and to an early review of the Plan should it be demonstrated that any unmet need should be accommodated in the Borough (MM4). This does not go as far as some would like and I acknowledge that this change cannot force NWBC to carry out a review. However, in light of the uncertainties set out above, it is a sensible and pragmatic response.

**Local Authority: South Staffordshire Council****Adopted Local Plan / Core Strategy**

South Staffordshire Core Strategy Development Plan Document, adopted December 2012.

**Local Plan / Core Strategy in preparation****Local Plan / Core Strategy under examination****Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation**

Not applicable as adopted plan prepared in context of West Midlands Regional Strategy		
Local Authority: South Worcestershire (Malvern Hills District Council, Worcester City Council, Wychavon District Council)		
Adopted Local Plan / Core Strategy  Malvern Hills District Local Plan (1996 – 2011), adopted 2006.  City of Worcester Local Plan (1996 – 2011), adopted 2004.  Wychavon District Local Plan (1996 – 2011), adopted 2006.	Local Plan / Core Strategy in preparation	Local Plan / Core Strategy under examination  South Worcestershire Development Plan (2006 – 30) submitted for examination May 2013. Consultation taking place on Proposed Modifications, including uplift in Objective Assessment of Need, October – November 2014. This follows consideration of the Inspectors Interim Conclusions and Further Interim conclusions resulting from Stage 1 Hearings in October 2013 and March 2014. Stage 2 Hearings are scheduled to commence February 2015.
		Estimated Adoption Date  December 2015.
Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation  None.		
Local Authority: Stratford upon Avon District Council		
Adopted Local Plan / Core Strategy  Stratford upon Avon District Local Plan Review	Local Plan / Core Strategy in preparation	Local Plan / Core Strategy under examination  Stratford upon Avon District Council Core strategy, submitted for Examination October



(1996 – 2011), adopted 2006.		2014. Hearings to commence January 2015.
		<b>Estimated Adoption date</b>  April 2015.
<b>Details of any commitment to review to accommodate or consider accommodating growth that cannot be met in Birmingham / Conurbation</b>		
<p><b>Para 1.3.6</b> The District does not constitute a single housing market area and this means the objective assessment of housing need is a complex exercise. Research on the ‘Geography of housing market areas’ published by the Government (DCLG, November 2010) suggests that the more eastern parts of the District are largely influenced by a market area covering the majority of Warwickshire and the city of Coventry, whilst the more western parts are largely influenced by a market area principally covering Solihull and much of Birmingham. However, the research acknowledges that it is difficult to define clear boundaries and within the local context it is apparent that the housing market is subject to additional influences, for example from Banbury/Oxfordshire to the south east and Worcestershire to the west.</p>		
<p><b>Para 1.3.8</b> The Council wishes to meet in full its objectively assessed needs for market and affordable housing and will do so within its own boundaries. Active and ongoing discussions with neighbouring authorities, principally within Coventry and Warwickshire but also within the other housing market areas that influence the District, indicate that they too plan to meet in full the identified housing needs within their own areas. The known exception is the city of Birmingham, where the emerging evidence indicates that identified housing needs over the period 2011-2031 will exceed capacity within the city. However, evidence being prepared across the wider Greater Birmingham and Solihull LEP area is not yet sufficiently advanced to understand to what extent, if any, there are implications for other Districts beyond the LEP area, including Stratford-on-Avon District. It is further acknowledged that the extent to which objectively assessed need for the city of Coventry will be met within the city itself is unknown. The Council will continue to work with its immediate and wider neighbours in accordance with the duty to co-operate and will therefore keep under ongoing review the need and scope to respond to new evidence. In the event of the evidence identifying that further housing provision is justified in Stratford-on-Avon, a review of the Core Strategy will be brought forward to address this.</p>		