

# **BIRMINGHAM DEVELOPMENT PLAN 2031 EXAMINATION HEARINGS**

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Hearing Statement prepared on behalf Jon Flowith  
and Partners

**MATTER F: The Duty to Cooperate in Respect  
of Strategic Matters**

September 2014

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# Introduction

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## OVERVIEW

1. This Hearing Statement has been prepared by CBRE who act on behalf Jon Flowith & Partners as agent for a number of land owners with land adjacent to Mere Green, Sutton Coldfield. For completeness and ease of reference, this Statement also refers to relevant details included in previous representations by our Client's former advisors (Deloitte LLP).

## Matter F: The Duty to Cooperate in Respect of Strategic Matters

### MAIN ISSUE: HAVE THE COUNCIL COMPLIED WITH THE REQUIREMENTS OF SECTION 33A OF THE PLANNING AND COMPULSORY PURCHASE ACT 2004?

**Question 2: Insofar as the Plan relies on other local planning authorities [LPAs] to deliver a proportion of its housing requirement, what mechanisms exist to ensure that other LPAs will comply with this approach?**

2. This is a highly significant issue for the Plan given the substantial scale of Birmingham's housing growth. It is currently required for the location to be outside of its own administrative boundary. It is therefore necessary that robust mechanisms are in place to ensure that this happens in practice.
3. As noted in our response to Matter A, it is currently anticipated that the amount of Birmingham's housing which needs to be distributed to nearby local authority areas will be further clarified later this year through the finalisation of the joint Strategic Housing Needs Study being completed by Peter Brett Associates on behalf of the GBSLEP (see **Appendix 1**).
4. This work has been commissioned through the GBSLEP, which includes the majority of the LPAs around Birmingham (albeit that certain local authority areas which share strategic housing market linkages such as those in the Black Country, fall outside of the GBSLEP). The outcomes of this work will feed into an updated Spatial Plan being prepared by the LEP.
5. This ongoing work does demonstrate a commitment from LPAs to work collaboratively with Birmingham on this issue. However, this falls short of having a firm mechanism in place to ensure that LPAs deliver in full and in a timely manner the levels of additional housing growth apportioned to them through the GBSLEP technical work and subsequent updated Spatial Plan. The Spatial Plan will be a non-statutory document which will require the goodwill and cooperation of LPAs to deliver through new Local Plan Reviews.
6. Given the scale of the issue, it is likely that the amount of housing attributed to certain LPAs will be substantial. In addition to technical considerations such as in relation to infrastructure and environmental matters which will need to be fully explored, such decisions could in many cases be politically contentious locally.
7. The detail of accommodating a proportion of Birmingham's unmet housing growth will need to be tackled through the Local Plan Review process. There will be a significant time lag between agreeing the proportions of housing within each LPA area and additional sites being allocated in Local Plan Reviews, which will need to be underpinned by significant amounts of technical evidence.
8. Due to the potential uncertainty and / or time delay associated with the current approach, there is a clear need to consider the release of further land for housing within Birmingham's own administrative boundary. This will provide greater certainty and clarity that Birmingham's growth needs are capable of being realised in full and at the time when housing is needed (also see our responses to Matters A and E).

# Appendix 1: GBSLEP Joint Strategic Housing Needs Study

Activity / Event	Date
<p><b>Brief to Consultant's issued</b> to tender for completion of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) joint Strategic Housing Needs Study. Peter Brett Associates are appointed to complete the study.</p>	<p>September 2013</p>
<p><b>GBSLEP Spatial Plan for Recovery and Growth</b> consultation draft issued. This set out potential ways of accommodating future growth in the area including new settlements and extending existing major urban areas.</p>	<p>September 2013</p>
<p><b>Draft Birmingham Development Plan issued for consultation.</b> Within the Plan it is identified that of Birmingham's objectively assessed housing needs, there will be a shortfall of 30,000 dwellings which are unable to be accommodated within Birmingham's administrative boundary.</p>	<p>December 2013</p>
<p><b>Launch of Findings of Stages 1 and 2 of the GBSLEP joint Strategic Housing Needs Study.</b> These findings confirm the position that Birmingham has a substantial shortfall in deliverable and developable housing land to meet its own objectively assessed housing needs, and that this unmet requirement will need to be provided from beyond its own administrative boundaries.</p>	<p>31<sup>st</sup> July 2014</p>
<p><b>Completion of Stage 3 (final stage) of the Strategic Housing Needs Study and associated Sustainability Assessment.</b> At Launch event on 31st July the intention is announced that the final stage of the study will be completed by autumn 2013. This stage will test six spatial options for accommodating Birmingham's unmet growth requirements to other local authority areas and will identify the preferred option agreed by the various GBSLEP local authority partners.</p>	<p>Autumn 2014</p>
<p><b>Publication of Revised GBSLEP Spatial Plan</b> articulating the findings of the agreed joint Strategic Housing Needs Study.</p>	<p>By end of 2014</p>