

Report to the Greater Birmingham and Solihull Supervisory Board

30 July 2014

**STRATEGIC HOUSING NEEDS STUDY
INTERIM REPORT FOLLOWING STAGES 1 and 2 AND DEVELOP**

- 4.1 The Interim Report stage of the Strategic Housing Needs Study sets out the Objective Assessment of Needs for the GBSLEP and the Black Country which the consultants (Peter Brett Associates - PBA) consider to be a Housing Market Area (HMA) in accordance with government guidance based on consideration of factors such as

Scenario 1 – Intensification. Seek to distribute the shortfall by local planning authority with the scope for extra dwelling capacity being delivered through increased density and/or intensification in existing urban areas.

Scenario 2 – Peripheral Urban Extensions. Distribute the shortfall to the urban periphery of the conurbation close to areas where growth pressures are greatest. The proportion of growth in each sector (N. Birmingham, Solihull, Bromsgrove, Dudley, Wolverhampton, Walsall) broadly related to sound planning and sustainability features.

Scenario 3 – Public Transport Corridors of Growth. Distribute the shortfall on the basis of development at 'beads on a string' using spare capacity coupled with consideration of the growth potential of the local rail network. This option should take account of the implications of HS2 which might include, for example, the release capacity on the classic network.

Scenario 4 – The Enterprise Option. Distribute the housing shortfall to growth as part of UK Central and the towns in the Enterprise Belt. Distribute the additional housing in proportion to the scale of employment proposed whilst ensuring a broad balance between the levels of housing and employment growth proposed.

Scenario 5 – Dispersed, Multi-centred Growth – Distribute the growth to shire districts with distribution based on the population of the main urban settlements. This scenario should include certain centres beyond the GBSLEP and Black Country

- 4.12 The final study and its findings should then be subject to discussion by Leaders with the scope for the preferred approach to be identified. In reality this is likely to draw on elements from a number of the scenarios. If the preferred approach relies on capacity outside the GBSLEP/ Black Country areas then this should be based on formal agreement with the respective authority(ies).
- 4.13 The Leaders discussions should be informed by an analysis which enables all LPAs to indicate both the preferred approach for their District - although it is important that all Districts do not simply default to the lowest level as this would not be NPPF-compliant – and their preferred approach for the housing market area as a whole.

Future Considerations

- 4.14 Since the work under Stage 3 and the final outcome could have significant implications for some local authorities out with the GBSLEP and Black Country LEP at the Joint Leaders meeting it was agreed that a briefing for the Leaders of North Warwickshire District Council, South Staffordshire District Council, Stratford upon Avon District Council and Telford & Wrekin Council should be held. Subsequent to that meeting it has been suggested that the South Worcestershire authorities should also be invited.
- 4.15 There is much interest in this work from other sectors. To reflect this, and to enable discussion on the implications at this interim stage the Joint Leaders meeting (endorsed by the GBSLEP Board) agreed that a meeting be held to which partner organisations are invited. This would receive the presentation by PBA alongside the Stage 3 brief. The discussion at this event due to

Agenda item No 8

Appendix 3 - Extract from Original Tender Brief

Stage 3

The opportunity will be taken to review and refine the specification for Stage 3 of the study taking account of the outcomes of stages 1 and 2.

Identify a number of broad spatial options (to be a