

GREATER BIRMINGHAM AND BLACK COUNTRY HOUSING MARKET AREA (GBBCHMA) POSITION STATEMENT ADDENDUM, DECEMBER 2021

1. The purpose of this addendum is to update the third Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Position Statement that was published in September 2020 (PS 3). This earlier document covered the period 2011 – 2031 and included housing capacity and need as at 2018/19; this addendum updates the position as at 2019/20. The reporting format mirrors that used in the GL Hearn / Wood Strategic Growth Study (SGS).
2. All data has been provided and verified by the 14 GBBCHMA local planning authorities. The 2019/20 data is directly comparable with the 2018/19 data published in the third Position Statement as it incorporates the local non implementation discounts (Table 4 in PS3). The 2020 summary data by supply category is shown in table 1 below.

GBBCHMA summary of land supply by category

Table 1: GBBCHMA land supply summary (31st March 2020)

	SGS Baseline (2011-31)	2017 published (2011-31)	2017 Update (revised) (2011-31)	2019 (2011-31)	2020 (2011-31)
Total Supply	191,654	197,283	199,238	205,382	201,677
of which:					
Completions	35,016	40,092	40,092	63,383	75,607
Sites with planning permission	55,759	61,211	61,508	61,058	54,615
Allocations in adopted plans	49,485	41,740	42,230	36,007	27,802
Proposed allocations in emerging plans	19,443	19,101	19,101	11,413	11,274
Additional urban supply	17,114	18,811	19,989	19,410	19,784
Windfalls	14,837	16,318	16,318	14,111	12,595

3. The 2019/20 data shows that dwelling capacity has fallen from 205,382 to 201,677 (-3,705), in the main this is due to the Black Country removing further occupied employment land from its estimates of land supply as the preparation of the Black Country Plan progressed. Table 2 shows changes in capacity over time by local authority. A full schedule of capacity identified by local authorities is included as Appendix 1.

Table 2: GBBCHMA Change in supply by Local Authority (SGS Baseline – 2020)

	SGS baseline	2017 Position Statement (YE 2017)	YE 2019 Position Statement (YE 2019)	YE 2200 Position Statement (YE 2020)	Change SGS baseline to 2020	% change SGS baseline to 2020
Birmingham	51,458	56,598	65,400	67,529	16,071	31%
Bromsgrove	5,099	5,099	5,335	5,441	342	7%
Cannock Chase	4,615	4,920	4,969	5,597	982	21%
Dudley	17,918	18,911	17,514	16,420	- 1,498	-8%
Lichfield	10,973	10,973	11,287	10,155	- 818	-7%
North Warwickshire	9,060	9,060	9,071	9,920	860	9%
Redditch	7,488	7,488	7,329	7,449	- 39	-1%
Sandwell	19,930	20,252	14,824	11,460	- 8,470	-42%
Solihull	15,717	15,795	17,273	16,959	1,242	8%
South Staffordshire	3,493	3,493	4,090	4,438	945	27%
Stratford on Avon	16,713	16,569	16,624	16,082	- 631	-4%
Tamworth	4,495	4,495	5,267	4,913	418	9%
Walsall	10,879	10,879	12,155	12,595	1,716	16%
Wolverhampton	13,816	14,706	14,244	12,719	- 1,097	-8%
Black Country	62,543	64,748	58,737	53,194	- 9,349	-15%
Total	191,654	199,238	205,382	201,677	10,023	5%

Calculating the shortfall

- Table 3 shows the impact of this change in capacity on the shortfall and indicates that it has now risen to 6,302 from 2,597 (+3,705). As with PS3, Stratford-on-Avon and North Warwickshire straddle the GBBCHMA and the Coventry and Warwickshire Housing Market Area (CWHMA). Consequently, their entire supply of housing land cannot be assumed to meet GBBCHMA needs. Like Birmingham, Coventry was not able to meet its Objectively Assessed Need within its administrative boundary and has signed a Memorandum of Understanding (MoU) with the Warwickshire Districts to distribute this. The agreed MoU states that 2,880 dwellings in Stratford-on-Avon and North Warwickshire’s local plans are to meet unmet needs within the CWHMA. Therefore, this contribution must be deducted from the GBBCHMA housing land supply (2011-31).

Table 3: GBBCHMA Change in Shortfall SGS Baseline - 2020

	SGS Baseline (2011 – 31)	2017 update published (2011 - 31)	2017 Update revised (2011 - 31)	2019 (2011 - 31)	2020 (2011 -31)
GBBCHMA Housing Need (Strategic Growth Study baseline)	205,099	205,099	205,099	205,099	205,099
Contribution to CWHMA	-2880	-2880	-2880	-2880	-2880
Minimum housing requirement	207,979	207,979	207,979	207,979	207,979
Supply baseline	191,654	197,283	199,238	205,382	201,677
Total shortfall	16,325	10,696	8,741	2,597	6,302

Local Plan reviews

5. Appendix 2 sets out the position regarding local plan reviews as at October 2021. The South Staffordshire, Lichfield and Cannock Plans have now firmed up commitments towards the HMA shortfall as summarised in table 4. These figures are not yet reflected in tables 1 -3, which only extend until 1st April 2020, but the capacity will feature in future years monitoring. This is verified by there being no entries in the ‘emerging capacity’ category for those authorities in Appendix 1. Wider HMA contributions from North Warwickshire and Solihull are captured in the data in tables 1 – 3.

Table 4: GBBCHMA pending further contributions

Local Plan	Timeframe	GBBCHMA contribution
Lichfield (Regulation 19)	2018 -40	2,665 (2000 to Black Country post 2027)
Cannock (Regulation 18)	2018-38	500
South Staffordshire (Regulation 18)	2018-38	4,000

Contributions from beyond the GBBCHMA

6. In line with the SGS, the principal focus of this statement is the GBBCHMA. It is evident, however, that HMAs are not hermetically sealed and that there are population flows between them. The local planning authorities of Telford and Wrekin, and Shropshire, which neighbour the GBBCHMA, have defined separate, single authority HMAs. The adopted plans for both authorities do not make any direct provision to accommodate any of the GBBCHMA shortfall but the Shropshire Plan¹ submitted for examination (July 2021) proposes a contribution of 1,500 dwellings towards the Black Country shortfall. Work on the Telford and Wrekin Local Plan review has been paused in the light of the Government’s Planning White Paper²

¹ <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/>

² [Introduction - Review of the Telford & Wrekin Local Plan - Telford & Wrekin Council](#)

GBBCHMA - Land supply summary table 2011 - 31 (as at 1st April 2020)

	Birmingham	Bromsgrove	Cannock Chase	Dudley	Lichfield	North warwickshire	Redditch	Sandwell	Solihull	South Staffordshire	Stratford on Avon	Tamworth	Walsall	Wolverhampton	Total
Sites with planning permission	19,995	473	1,359	2,845	4,970	1,283	654	2,756	2,782	1,890	6,578	2,412	2,403	4,215	54,615
Allocations - Adopted Plans	8,584	1,871	85	4,420	1,434	-	4,511	1,602	952	289	1,260	482	1,281	1,031	27,802
Proposed Allocations - (current SADs / new Local Plans)	-	-	-	-	-	6,239	-	-	4,770	-	265	-	-	-	11,274
Additional Urban Supply	12,071	102	1,213	1,686	-	5	127	-	1,721	-	-	-	2,209	650	19,784
Windfall	4,185	360	54	1,408	366	600	84	864	1,800	240	370	440	768	1,056	12,595
Completions 2011/2 - 19/20 (9 years)	22,694	2,635	2,886	6,061	3,385	1,793	2,073	6,238	4,934	2,019	7,609	1,579	5,934	5,767	75,607
Total	67,529	5,441	5,597	16,420	10,155	9,920	7,449	11,460	16,959	4,438	16,082	4,913	12,595	12,719	201,677
Estimated land supply 20/21 - 30/31 (11 years)*	44,835	2,806	2,711	10,359	6,770	8,127	5,376	5,222	12,025	2,419	8,473	3,334	6,661	6,952	126,070

SUMMARY OF GBBCHMA shortfall and potential contributions (December 2021)

Local Authority	Plan timeframe	Published dwelling shortfall	Latest published document and link	Next key stages
Birmingham	2011-31	37,900	<p>The Birmingham Development Plan was adopted in January 2017.</p> <p>The 2019 Local development Scheme was superseded in June 2021 and the accompanying Cabinet recommendation endorsed the review of the 2017 Birmingham Development Plan.</p> <p>Cabinet recommendation endorsed the review of the 2017</p>	<p>Issues and Options (Regulation 18): June /July 2022</p> <p>Preferred Option (Regulation 19): May / June 2023</p> <p>Submission for examination: November / December 2024</p> <p>Adoption: December 2025</p>
Black Country	2018/39	28,239	<p>Regulation 18 plan published for consultation in August 2021. The overall dwelling need is 76,076 of which 47,837 can be accommodated leaving a shortfall of 28,239 homes.</p> <p>Dudley Regulation 18 plan published for consultation in August 2021</p>	<p>Regulation 19 draft Publication Plan: August/ September 2022.</p> <p>Submission Plan: March 2023</p> <p>Examination: March 2023/March 2024</p> <p>Adoption: April 2024</p>
Total		66,139		
		Dwelling contribution		
South Staffordshire	2018-38	4,000	<p>Local Development Scheme published July 2020</p> <p>South Staffordshire Local Development Scheme published July 2020</p> <p>The draft Preferred Options plan considered by Members at Overview and Scrutiny Committee on Tuesday 28 September 2021. South Staffordshire Draft Preferred Options Plan . This includes a housing requirement of 8,881 of which 4,000 is to meet the GBBCHMA shortfall.</p>	<p>Publication: Summer 2022</p> <p>Submission: Winter 2022</p> <p>Examination: Spring 2023</p> <p>Adoption: Winter 2023</p>
Lichfield (review)	2018-40	2,655 (2,000 for Black Country post 2027)	<p>LDS revised April 2021 Lichfield LDS revised April 2021</p> <p>Proposed publication document issued for consultation, July 2021</p> <p>Lichfield Proposed Publication Document</p>	<p>Submission: Autumn 2021</p> <p>Examination: Winter 2021/22</p> <p>Adoption: Autumn 2022</p>

Local Authority	Plan timeframe	Published dwelling shortfall	Latest published document and link	Next key stages
			Policy SP1 of the Regulation 19 document proposes 7,062 dwellings to meet local need and 2,655 dwellings to meet wider HMA needs. Paragraph 4.22 states that 2,000 of this is specifically to meet the Black Country shortfall.	
Cannock Chase (review)	2018-38	500	Local Development Scheme published April 2021 Link to Cannock Chase Local Development Scheme Local Plan Preferred Option issued for consultation, March 2021. Cannock Chase Local Plan Preferred Option issued for consultation Provision for 6016 dwellings, 500 of which contribute to the GBBCHMA shortfall	Regulation 19 pre submission: Winter 2021/22 Examination: Winter 2022 Adoption: Summer 2023
Solihull (review)	2020 - 36	2,105	Local Development Scheme revised January 2020 https://www.solihull.gov.uk/sites/default/files/migrated/Planning_Local_Development_Scheme_Jan_2020.pdf#:~:text=1.%20A%20Local%20Development%20Scheme%28LDS%29%20is%20prepared%20by,principal%20statutory%20development%20plan%20document%20for%20the%20Borough. Local Plan review examination hearings commenced September 2021. Solihull Local Plan review examination hearings commenced September 2021	Examination hearings ongoing
North Warwickshire (review)	2014-2033	3,790 + 620	Local Plan adopted September 2021 North Warwickshire Local Plan adopted September 2021 Plan examination commenced September 2018. Makes a direct 10% contribution to BDP shortfall (3,790 which includes 500 to meet unmet Tamworth need), plus an additional 940 above own demographic need for workforce / economic uplift apportioned 65% GBBCHMA / 35% C&WHMA (620/320). Principles of latter tested through Warwick District Council and Coventry City Council examination hearings.	
Bromsgrove (review)	2023-40 (provisional)	To be determined	District Plan Review Update and Call for Sites Consultation (September 2019). Yet to be determined what share of shortfall to be tested / accommodated. New LDS published 2021 District Plan Review Update and Call for Sites Consultation	Preferred Option: June / July 2022 Submission Plan: June July 2022/23 Submission Plan: September 2023 Examination: November 2023 Adoption: May 2024

Local Authority	Plan timeframe	Published dwelling shortfall	Latest published document and link	Next key stages
Stratford on Avon (adopted)	2011-2031 Up to 2050	2,720 + 265	<p>A Site Allocations Plan Preferred Option has been published following adoption of the Core Strategy in 2016 Stratford on Avon Site Allocations Plan Preferred Option. This identifies capacity for a further 3,130 homes for reserve purposes, including contributing towards housing arising from outside Coventry & Warwickshire. Policy SAP4 identifies sites to meet GBBCHMA needs with para. 2.2.42 stating that there is capacity for 265 homes.</p> <p>The Core Strategy is being reviewed via the South Warwickshire Local Plan in conjunction with Warwick District Council. A Scoping and Call for Sites document was published for consultation in May 2021. Stratford on Avon South Warwickshire Local Plan in conjunction with Warwick District Council</p>	<p>Site Allocations Plan Preferred Options Consultation October: 2020 Proposed Submission Consultation April 2021 Submission to for examination: December 2021 Examination: Spring 2022 Adoption: Summer 2022</p> <p>A revised LDS is expected to be published in December 2021.</p>
Tamworth		N/A	<p>Revised Local Development Scheme published July 2021 https://www.tamworth.gov.uk/sites/default/files/misc_docs/2021%20-%202024%20Local%20Development%20Scheme%20v1_0.pdf#:~:text=The%20Local%20Development%20Scheme%20%28LDS%29%20forms%20part%20of,longer-term%20programme%20for%20document%20preparation%20beyond%20three%20years.</p>	<p>Issues & Options consultation: Spring 2022 Preferred Option Consultation: (non-statutory stage) Early 2023 Pre-Submission (Regulation 19) consultation: Late 2023/Early 2024 Submission: Late 2024</p>
Redditch (adopted)	2011-30	N/A	<p>Redditch has shortfall of 3,600 dwellings, which is been met through the adopted Bromsgrove local plan. A revised Local Development Scheme is currently being prepared and will be published later in the year. The timetable will reflect the work that is necessary to ensure a comprehensive review of the Plan, including a proportionate evidence base</p>	
Total		13,935		