

BDC Response - South Staffordshire Spatial Housing Strategy and Infrastructure Delivery

Relevant Portfolio Holder	Councillor Adam Kent
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Wards Affected	All Wards
Ward Councillor Consulted	No
Non-Key Decision	Yes

1. SUMMARY OF PROPOSALS

- 1.1 South Staffordshire Council published Spatial Housing Strategy and Infrastructure Delivery (SHSID) The SHSID was published for an 8 week consultation period ending on the 12th December 2019. This follows on from an earlier Issues and Options consultation in Winter 2018 and precedes the Preferred Option which is currently scheduled for Spring 2020.
- 1.2 At this stage in the process officers are content to offer qualified support for the SHSID, although as this is not a full draft plan with some significant elements such as employment provision not Included there does remain issues to be addressed as the plan progresses. This approach in responding is consistent with other responses BDC has submitted.
- 1.3 A key point to note is that there are other opportunities available to BDC to further understand and influence the content of the South Staffordshire Local Plan of which the SHSID will be part of. It is also important to note the commitment of BDC to engage constructively, actively and on an ongoing basis as per the Duty to Cooperate (DTC) with South Staffordshire Council.

2. RECOMMENDATION

- 2.1 That cabinet endorses the officer response to the Spatial Housing Strategy and Infrastructure Delivery (as attached at Appendix A)
- 2.2 That Cabinet recommends to Council, that the officer response to the Spatial Housing Strategy and Infrastructure Delivery consultation be approved by Council as its formal response, and that it is confirmed with the South Staffordshire Council as such.

3. KEY ISSUES

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Financial Implications

- 3.1 There are no direct financial implications associated with this report.

Legal Implications

- 3.2 There are no direct legal implications associated with this report, although it is important that the Bromsgrove District Council respond to relevant consultations from other Local planning authorities, to ensure the Council's views are fed into all stages of the plan making process as part of the DtC. In due course the Council will be required to agree a statement of Common Ground with the South Staffordshire Council.

Service / Operational Implications

Summary of the SHSID

- 3.3 South Staffordshire Council's current Local Plan Review consultation: 'Spatial Housing Strategy and Infrastructure Delivery', follows on from their Issues and Options consultation in autumn 2018. This consultation sets out a number of strategic approaches to new housing development, including potential broad locations and areas of search for development. It does not deal with matters such as employment, retail or other general policy approaches. South Staffordshire set out their commitment to plan to meet their own housing needs, together with a contribution of up to 4,000 dwellings towards the wider needs of the Greater Birmingham housing market area. By applying the Government's standard methodology for housing need, South Staffordshire's need for their proposed plan period of 2018-2037 is 4,845 dwellings. Taken together with the contribution to the needs of the wider HMA, the Local Plan review is planning for 8,845 dwellings to 2037.
- 3.4 Within the consultation, seven different spatial options are presented for the distribution of housing across the council area. Each spatial option broadly follows a strategic theme, such as; maximising open countryside release (non-Green Belt land), continuing with the existing Core Strategy distribution, addressing local affordability issues and an infrastructure led development strategy. All but one of the options would be able to deliver the Council's preferred housing target of 8,845 dwellings. South Staffordshire Council identify the infrastructure led development strategy as their preferred option. This preferred option also includes an area of search for a garden village to be provided beyond the plan period, along the A449 corridor from the M54 north towards Stafford. Five of the spatial options include an area of search for an urban extension along South Staffordshire's border with the Black Country, with the area of search extending down to the border

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with Bromsgrove district. Indicative numbers suggest the urban extension in this broad area could deliver from 600-1100 dwellings.

Summary of the BDC SHSID Response –

The full response can be seen at Appendix A in summary

- Support for the intention to meet Local housing needs.
- Support the need to meet wider housing needs, although cannot endorse the figures at this stage.
- Highlight that the housing shortfall is not a fixed issue and may require a change to the plan as further housing supply information becomes available.
- Question the lack of more detailed housing assessment work, particularly in relation the level of employment growth which remains an outstanding issue.
- Stress the requirements of para 137 of the NPPF in relation to the demonstration of exceptional circumstances for any Green Belt releases, and the need for BDC and South Staffordshire Council to consider this under the DtC
- Request early engagement when more becomes known on possible sites, particularly those in the 'areas of search' close to Bromsgrove.
- Request further discussions under the DtC on emerging employment issues.

Customer / Equalities and Diversity Implications

- 3.8 There are no Customer / Equalities and Diversity Implications associated with this report.

4. RISK MANAGEMENT

- 4.1 The risks associated with not submitting a representation is that BDCs views will not be taken into account by South Staffordshire when preparing the next version of their plan.

5. APPENDICES

Appendix A – BDC response to SHSID

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