

<b>Report of:</b>	<b>Head of Economic Prosperity</b>
<b>Contact Officer:</b>	<b>Sushil Birdi</b>
<b>Contact Number:</b>	<b>01543 46326</b>
<b>Portfolio Leader:</b>	<b>District Development</b>
<b>Key Decision:</b>	<b>Yes</b>
<b>Report Track:</b>	<b>Cabinet: 14/10/21</b>

## **Cabinet**

**14 October 2021**

### **Statement of Common Ground between Cannock Chase District Council and Solihull Metropolitan Borough Council**

#### **1 Purpose of Report**

- 1.1 To seek approval to agree a Statement of Common Ground (SOCG) with Solihull Metropolitan Borough Council that outlines the levels of engagement on strategic cross-boundary matters in the preparation of the Local Plan.
- 1.2 Authority is also sought to delegate authority to the Head of Economic Prosperity in liaison with the District Development Portfolio Leader to agree future Statements of Common Ground that relate to Local Plan matters.

#### **2 Recommendation(s)**

- 2.1 That Cabinet approves the Statement of Common Ground between Solihull Metropolitan Borough Council and Cannock Chase District Council attached in Appendix A and authorises the Head of Economic Prosperity to sign the Statement of Common Ground in consultation with the District Development Portfolio Leader.
- 2.2 That Cabinet approves the delegation of future Statements of Common Ground related to Local Plan matters to the Head of Economic Prosperity in consultation with the District Development Portfolio Leader.

#### **3 Key Issues and Reasons for Recommendations**

##### **Key Issues**

- 3.1 Solihull Metropolitan Borough Council have submitted their Local Plan to examination which is due to start 27<sup>th</sup> September 2021. Sessions will be held in October and November through to 9<sup>th</sup> December 2021. Solihull have sought to

agree a Statement of Common Ground with a number of Local Authorities to assist the examination.

- 3.2 A key element of the examination will consider whether Solihull have satisfied the requirements of the Duty to Co-operate. The examiner will explore whether Local Authorities have engaged effectively on strategic cross-boundary matters in the preparation of the plan.
- 3.3 Statements of Common Ground are used to document areas of agreement but also areas of disagreement where a resolution has not been found. Cannock Chase will, in the preparation of the new Local Plan, look to secure similar SoCG's.
- 3.4 Cannock Chase does not need to enter into a SoCG as the Solihull Local Plan Examination will explore the area of strategic cross-boundary collaboration without one, although this would be made much easier with a SoCG. The examiner would note the existence of a SoCG and determine the extent of hearings on such matters prioritising those areas that are contested.
- 3.5 It would be in Cannock Chase's interest to enter into SoCG's as they will set out the District's collaboration with neighbouring authorities that will feed into our own Local Plan evidence base. In turn, this would focus a Local Plan examination and potentially reduce the number of hearing sessions and consequently reduce the time and cost of the examination in public.

#### **Reasons for Recommendations**

- 3.3 Statements of Common Ground are used to document areas of agreement as well as areas of disagreement where further discussions are needed. Cannock Chase will, in the preparation of the new Local Plan, look to secure similar SoCG's. Alternatively, Cannock Chase does not need to enter into a SoCG as the Solihull Local Plan Examination will explore the area of strategic cross-boundary collaboration without one as SoCG's with other Local Authorities are available. The examiner would note the existence of SoCG's and determine the extent of hearings on such matters prioritising those areas that are contested.
- 3.4 It would be in Cannock Chase's interest to enter into SoCG's as it will set out the District's collaboration with neighbouring authorities that will feed into our own Local Plan evidence base. In turn, this would help focus a Local Plan examination and potentially reduce the number of hearing sessions and consequently reduce the time and cost of the examination in public

#### **4 Relationship to Corporate Priorities**

- 4.1 This report supports the Council's Corporate Priorities as follows:
  - (i) **Supporting Economic Recovery** – Ensuring sufficient supply of employment land and workspaces for small business; regeneration and reshaping of Cannock and Rugeley Town Centres; increasing affordable housing and well-designed communities are key aspects of the emerging Local Plan.
  - (ii) **Supporting Health and Wellbeing** – The Local Plan will identify opportunities for funding to invest in local facilities and contribute to the Council's Health, Wellbeing and Physical Activity Strategy. It will support vulnerable groups,

older people and those living with disabilities to live healthier and more independent lives and help to reduce the impact of Climate Change, and provide improvements to parks, green spaces and countryside along with protecting and enhancing the natural environments.

## 5 Report Detail

- 5.1 Statements of Common Ground are a public record of areas of agreement and disagreement between signatory authorities in relation to strategic cross boundary issues. The Localism Act 2011 places a legal duty on Local Planning Authorities, County Councils in England and public bodies to engage constructively, actively and on an ongoing basis with each other to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters. These statements should be updated as necessary to reflect progress in addressing these strategic issues through the Duty to Co-operate. SoCG's are useful in a Local Plan Examination in Public to assist the examiner in identifying areas of agreement and the areas that will not be contended. The examination can then focus on matters that require discussion and deliberation during the hearing sessions.
- 5.2 The National Planning Policy Framework (NPPF) revised 20<sup>th</sup> July 2021 sets out the Government's planning policies for England how they should be applied. The NPPF provides guidance on the preparation of Local Plans and a framework to meet housing and other development needs at a local level. References to Statements of Common Ground are provided below.
- 5.3 Chapter 2 'The presumption in favour of sustainable development' paragraph 11 states that:

Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas \*, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

\* *As established through statements of common ground*

- 5.4 Chapter 3 'Plan-making' paragraph 23 under 'Maintaining effective co-operation':
- In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance and be made publicly available throughout the plan-making process to provide transparency.
- 5.5 The Council has a legal duty to have regular communication with Duty to Co-operate (DTC) partners on matters regarding the Local Plan. It is good practice to meet with DTC partners as part of the regular communication that takes place between statutory bodies to discuss areas of joint working such as cross boundary and cross topic issues. Regular meetings have taken place between Authorities comprising the Greater Birmingham and Black Country Housing Market Area (GBCHMA) with a view to working towards resolving the GBCHMA housing shortfall.
- 5.6 In February 2018, the Strategic Growth Study (SGS – produced by GL Hearn / Wood) was published. This study provided an update on the overall housing needs across the housing market area and the shortfall in supply. It provided an analysis of the potential options for addressing this shortfall. Subsequent Position Statements have been provided to document progress in meeting the shortfall.
- 5.7 The Statement of Common Ground between Cannock Chase and Solihull sets out the areas of agreement between both authorities as well as areas that are not yet agreed and require further discussion. In essence Cannock Chase agrees that the legal obligations under the duty to co-operate have been complied with.
- 5.8 The SoCG acknowledges Solihull's contribution towards the GBCHMA shortfall through some Green Belt release but states Cannock Chase's view that the level of contribution should be seen as a minimum. Furthermore, during the preparation of the Solihull Local Plan the Black Country Housing shortfall was emerging and Solihull will not seek to address this until the next Local Plan review. This is a point of contention and the SoCG refers to Cannock Chase's view that Solihull's plan does not provide sufficient flexibility to enable it to assist in meeting the needs arising in the HMA and therefore fails to plan for the long term of the Green Belt.
- 5.9 Solihull's Local Plan Examination in Public will commence 27<sup>th</sup> September 2021 with hearing sessions planned over 22 days running to 9<sup>th</sup> December 2021. The SoCG (Appendix A) if approved will be signed by both parties and will be submitted during the examination.
- 5.10 Statements of Common Ground, at Cannock Chase, are required to be reported to Cabinet for approval and authority to sign the document. Looking forward to the new Cannock Chase Local Plan, a number of SoCG's will be progressed with neighbouring authorities, agencies and public bodies to support the Local Plan. It is proposed to delegate authority to the Head of Economic Prosperity in consultation with the District Development Portfolio Holder in order to streamline processes and allow the new plan to proceed with minimal delay.

## Summary/Conclusions

- The SoCG (Appendix A) documents the extent of strategic cross-boundary discussions that have taken place between Solihull Metropolitan Borough Council and Cannock Chase District Council in the context of the Greater Birmingham and Black Country Housing Market Area.
- That both Councils were active participants in the HMA wide Strategic Growth Study undertaken by GL Hearn/Wood.
- The SoCG meets the NPPF requirement to satisfy the duty to co-operate illustrating the areas of agreement, disagreement and areas for further discussion.
- That Cannock Chase and Solihull have met their legal obligations under the Duty to Co-operate
- The SoCG highlights Cannock Chase's view that the Solihull Local Plan does not provide sufficient long-term flexibility for consideration of further shortfalls in the Housing Market Area.
- Cannock Chase will progress SoCG's as a means of demonstrating compliance with the duty to co-operate.

## **6 Implications**

### **6.1 Financial**

There are no direct financial implications for the Council as a result of this report any additional costs will need to be contained within approved budgets for the Local Plan. As referred to in par 3.4, It is hoped that by entering into SoCG's of this nature will focus a Local Plan examination and potentially reduce the number of hearing sessions and consequently reduce the time and cost of the examination in public.

### **6.2 Legal**

The Council, as local planning authority, is required by the Localism Act 2011 to engage constructively, actively and on an ongoing basis so that strategic, cross boundary matters are dealt with effectively in the Local Plan. By entering into the Statement of Common Ground it is complying with that Duty to Co-operate. Liaison with Legal Services will be necessary to finalise the wording and detail of the Statement of Common Ground and any future statements.

### **6.3 Human Resources**

None

### **6.4 Risk Management**

None

6.5 **Equality & Diversity**

None

6.6 **Climate Change**

None

<b>7 Appendices to the Report</b>
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Appendix A: Statement of Common Ground between Cannock Chase District Council and Solihull Metropolitan Borough Council

**Previous Consideration**

None

**Background Papers**

None

## STATEMENT OF COMMON GROUND (SOCG) BETWEEN: SOLIHULL MBC (SMBC) and CANNOCK CHASE DC (CCDC)

### 1. Introduction

1. The content of this SOCG is to inform the submission of the SMBC local plan and ongoing works associated with the delivery of The UKC Hub development proposals in particular.
2. This SOCG has been prepared in accordance with national guidance and is intended to cover matters of strategic importance relevant to the signatories to this SOCG. It covers both areas of agreement and areas that remain subject to further discussion.
3. CCDC and SMBC agree that they have complied with their legal obligations under the duty to cooperate and any areas where the authorities are not in agreement relate to the soundness of their plans.

#### Period Covered by SOCG

4. From July 2015 when SMBC commenced work on updating the current adopted development plan (the Solihull Local Plan Dec 2013) and it remains a live document to be updated as necessary.

### 2. Geography Covered

#### Housing Market Area (HMA)

5. Solihull is one of 14 authorities that make up the Birmingham & Black Country HMA, the others being:
  - Birmingham CC
  - Bromsgrove DC
  - Cannock Chase DC
  - Dudley MBC
  - Lichfield DC
  - North Warwickshire DC (also located with the Coventry & Warwickshire HMA)
  - Redditch DC
  - Sandwell MBC
  - South Staffordshire DC
  - Stratford upon Avon DC (also located with the Coventry & Warwickshire HMA)
  - Tamworth DC
  - Walsall MBC
  - Wolverhampton CC
6. Through membership of the West Midlands Combined Authority, the following authorities also have a relationship with Solihull MBC:
  - Coventry CC
  - Nuneaton & Bedworth DC
  - Rugby DC
  - Shropshire C

- Telford & Wrekin C
- Warwick DC
- Warwickshire CC

### 3. Areas Solihull MBC & CCDC are in Agreement

#### Housing Need

7. Solihull MBC Council and CCDC have been active members of the GBSLEP HMA Technical Officers Group since it was created and have contributed to all discussions relating to the delivery of unmet housing need with the HMA
8. This engagement has been ongoing and effective in so far as it has resulted in unmet housing need (to 2031) within the HMA being reduced from 37,572<sup>1</sup> dwellings in 2015 to 2,597<sup>2</sup> dwellings as at 2019.
9. The 2,597 shortfall noted above represents the position using land supply as at 1<sup>st</sup> April 2019, and as such does not yet include contributions towards the shortfall from authorities that have published plans or emerging plans since then. This includes both Lichfield and South Staffordshire.
10. At this time, both parties recognise that SMBC have made a commitment to accommodating 2,000 dwellings towards the unmet housing need for the HMA, and recognise that the final details of that contribution must be tested through a Local Plan process in accordance with national guidance. This is primarily associated with the need to release land from the Boroughs Green Belt to support any contributions it makes. This 2,000 contribution has been taken into account in arriving at the 2,597 shortfall (as at April 2019) noted above. CCDC have consistently stated that there needs to be greater flexibility within the Plan and that the 2,000 dwelling contribution should not be seen as a maximum.
11. It is acknowledged that SMBC have published consultation material relating to its Local Plan review process at the following dates and stages:
  - Scope, Issues and Options – November 2015
  - Draft Local Plan – November 2016
  - Draft Local Plan Supplementary Consultation – January 2019
  - Draft Submission Plan – October 2020
12. In each case CCDC have been consulted on these documents and have consistently raised the same points via their representations at each stage prior to the Draft Submission Plan. CCDC did not make any representations on publication of the Draft Submission Plan.
13. It is acknowledged that both SMBC and CCDC were active partners as part of the HMA wide commission undertaken by GL Hearn to produce the Strategic Growth Study.
14. It is noted that in December 2019 BCC published an updated Local Development Scheme (LDS), which concluded that an early review [of the 2017 BDP] was not required. This stated that *“the Local Planning Authority will start scoping out the work needed to undertake this in 2020 and set out a timetable for any BDP update, if necessary, in the next version of the LDS by January 2022.”* At this early stage Birmingham CC has not made any request to any LPA

<sup>1</sup> Strategic Housing Needs Study Stage 3 (PBA August 2015)

<sup>2</sup> HMA Position Statement No. 3 September 2020 – Table 5 to reflect the position as of the Apr 2019 base date.

within the HMA to help with housing need beyond 2031, nor has it set out what any extent of shortfall beyond 2031 may be.

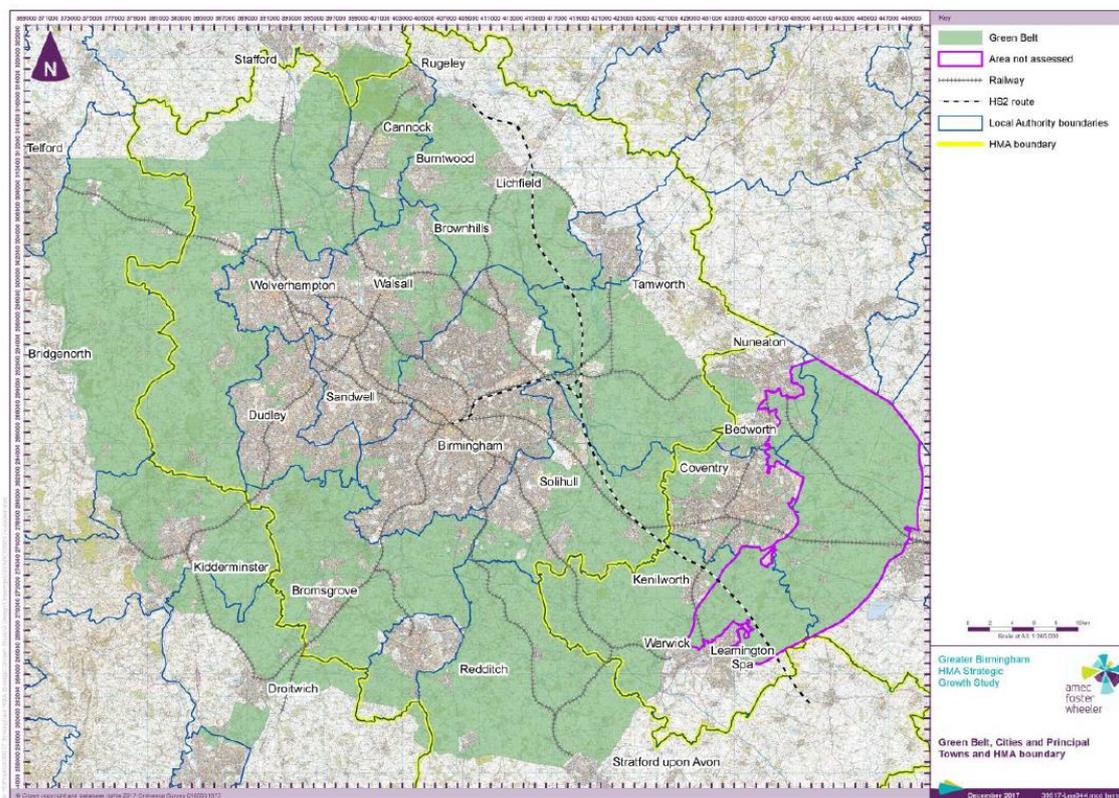
15. On the 4<sup>th</sup> August 2020 The Association of Black Country Authorities wrote to all members of the HMA regarding the challenges facing the Black Country Joint Plan review in so far as they related to matters of Housing and Employment land supply. This letter supports the ongoing duty to cooperate process in so far as it relates to the Black Country Joint Plan, but also plan preparation and review for recipient authorities (extent subject to stage of plan making). The letter identified that the Black Country Authorities are preparing a Draft Plan for consultation in summer 2021, with an aim to produce a Publication Plan in summer 2022 and adopt the Plan in early 2024. Despite initial work around urban capacity and potential Green Belt release within the Black Country area, and potential contribution to unmet needs proposed by other authorities there remains a significant level of unmet need in the order of at least 4,500 - 6,500 homes and up to 292 ha-570ha of employment land up to 2039.
16. Given the timetable at play here it is the view of SMBC that there remains a significant amount of work to be undertaken to evidence this shortfall and review the overall need in light of recent government changes to the Standard Methodology which, given the timeframes involved, will affect the continued development of the Black Country Plan. Any final shortfall will also be subject to testing through further consultation and public examination. SMBC therefore commits to continuing to work alongside the Black Country Authorities and other members of the wider HMA to review the evidence which supports the unmet need but notes that any outstanding need retains significant uncertainty and is also likely to be relevant towards the latter half of the Plan Period (post 2031 for example). Given the likelihood of a Local Plan review within SMBC prior to 2031 (having regard to the position with the BCC Local Plan and national planning system/guidance), SMBC is of the view that this issue can be more constructively and effectively managed as part of its next Local Plan review CCDC is of the view that the Plan contains insufficient flexibility to enable it to assist in meeting the needs arising in the HMA and fails to plan for the long term of the Green Belt.
17. CCDC agree with SMBC that the Council has complied with it's legal obligations under the duty to cooperate and if there is a difference between Solihull and CCDC that this is around the issue of the soundness of the plan.

### **Housing Opportunities in the Urban Area or Beyond the Green Belt**

18. From the onset of the Boroughs Local Plan Review in 2015 it has been clear that significant housing pressures existed across the HMA, and beyond. Prior to the onset of the Plan review, SMBC notes that the development and examination of the BCC Local Plan which, following the publication of the Inspectors report in 2015, confirmed a significant shortfall in housing need that was required to be met within the wider HMA. In part of reaching this decision BCC were deemed to have demonstrated exceptional circumstances to justify the release of Green Belt land. In the proceeding 5 years SMBC have also noted the development and examination of other Local Plans across the HMA (for instance Bromsgrove) that exceptional circumstances were demonstrated to justify the release of Green Belt land to meet housing needs.
19. In addition, SMBC are active members of the Coventry, Solihull and Warwickshire Planning Officers Group and engaged actively with the respective authorities in relation to the development and adoption of their Local Plans and the Memorandum of Understanding that underpinned them. This is a further important step as each authority demonstrated exceptional circumstances to justify the release of land from the Green Belt to meet the housing needs of the HMA. In the case of Stratford and North Warwickshire (where this

matter remains subject to a live EIP), active proposals are also made to support the GBBC HMA.

20. Notwithstanding the above approximately 67% of the Boroughs land area is covered by Green Belt with significantly limited brownfield opportunities within the urban area or the rural settlements. As part of developing the Solihull Local Plan the Borough have been active participants in the HMA Strategic Growth Study, which included looking at options of density and brownfield land as a primary option ahead of releasing land from the Green Belt. In this respect SMBC have sought to maximise the efficiency and deliverability of land within its existing urban areas.
21. Lastly, the plan below shows the extent of Green Belt coverage across the West Midlands Area. SMBC are mindful that a key part of the NPPF, and draft proposals for the future national planning system, is the principle of Sustainable Development and conversely the importance of meeting development needs as close as possible to where they arise. In SMBC's view the above summary therefore clearly demonstrates that it would be unsustainable and inappropriate not to plan positively for meeting local housing needs within the Borough and where possible any of the unmet need within the wider HMA, especially arising from Birmingham given the geographical relationship and level of connectivity. This therefore provides part of the justification for exceptional circumstances in Solihull and demonstrates how SMBC have engaged with and supported the wider HMA in considering the most sustainable options for meeting development needs.



The West Midlands Green Belt and Greater Birmingham HMA (Figure 24 from Strategic Growth Study (GL Hearn Feb 2018))

### UK Central

22. The UKC Hub area is recognised as being of strategic importance to the local, regional and national economy. It will provide for an effective and efficient use of land associated with the development of HS2 and facilitate future and long term economic growth for the area. This will also include significant connectivity improvements with other areas both to the north and

south east. The development proposal is supported by the WMCA and Mayor for the West Midlands.

23. As part of the next iteration of the plan, CCDC notes SMBC published updated evidence regarding housing and economic development needs in the form of a Housing & Economic Development Needs Assessment (HEDNA). The HEDNA includes analysis of employment forecasts including a scenario relating to potential above trend growth at the UK Central Hub. In doing so it uses commuter patterns from the 2011 census that indicate 25.3% of the workforce are Solihull residents.

### Employment Land

24. CCDC has not approached SMBC to ask for assistance in accommodating employment land that cannot be accommodated within CCDC.

### Minerals

25. SMBC has been an active member of the West Midlands Aggregates Working Party, which provides a forum for discussion of strategic matters relating to minerals, and for agreeing Local Aggregate Assessments.
26. SMBC was actively involved in the preparation of the West Midlands Metropolitan Area Local Aggregates Assessment 2015, which sets out the annual apportionment for sand and gravel for the sub-region. An update to the LAA 2015 is being prepared. The LAA makes clear that Solihull is the principal contributor to the sub-regional apportionment figure for sand and gravel aggregates of just under 0.5 million tonnes per annum (which amounts to over 90% of the supply from the sub-region).
27. Discussions have taken place with Warwickshire County Council in May 2019 and with WCC and Walsall MBC in February 2020. Walsall is the only other source of primary sand and gravel aggregates in the Metropolitan Area. These discussions have resulted in a draft SOCG prepared by WCC for its EIP. The draft SOCG acknowledges that there will be some sterilisation of mineral resources in Solihull due to HS2, but indicates that SMBC is not currently seeking compensation from WCC for the potential loss through any Plan requirement.

## 4. Areas Subject to Ongoing Discussion

28. The only area of outstanding discussion relates to the delivery of homes to meet unmet housing need within the HMA beyond 2031. This need is likely to arise from Birmingham and the Black Country and will be the subject of on-going duty to cooperate discussions. The Plan fails to enable sufficient flexibility to address shortfalls given the inability to accommodate sufficient land outside the Green Belt within this Local Plan.
29. Whilst both parties agree that work through the Duty to Cooperate has been ongoing, constructive and effective in so far as the level of unmet need up to 2031 in the HMA Position Statement no.3 has reduced, it is acknowledged that some HMA authorities believe that SMBC could do more to deliver additional homes to address the shortfalls. Both parties agree that this does not amount to a legal deficiency in relation to the Duty to Cooperate, but could be perceived as a matter of soundness. Both parties agree that such matters will be tested further through the public examination.

## 5. Areas Subject to Disagreement

30. There are no areas of disagreement outstanding – other than as set out above at this stage.



## APPENDICES

### A. Relevant Notable Events/Timeline

#### 2014

31. November – Publication of the Strategic Housing Needs Study Stage 2 (Peter Brett & Associates (PBA)). This study considered both geographies and needs/supply across the study area and was commissioned by the Greater Birmingham and Solihull LEP<sup>3</sup> and the 4 Black Country authorities.

#### 2015

32. January – Inspectors interim report into the Birmingham Development Plan confirming the appropriateness of the HMA geography.
33. August - Publication of the Strategic Housing Needs Study Stage 3 (PBA). This provided an update to the stage 2 study and noted the BDP Inspectors comments on the HMA geography. The housing need/supply balance across the HMA was noted to result in a shortfall of 37,572 dwellings<sup>4</sup>.
34. September – HMA Housing Conference (hosted by SMBC at the NEC). The conference was attended by representatives of all 14 HMA authorities and typically included a relevant Cabinet Member, Director/Head of Service and Heads of Policy. It was agreed:
- That the housing shortfall (37,500) is a shared problem for the HMA authorities;
  - To collaborate as part of our duty to co-operate to find a solution;
  - To share resources, expertise and provide mutual support towards a solution;
  - To establish HMA Technical officer group.

35. November – SMBC publishes Scope, Issues and Options consultation.

#### 2016

36. January - HMA Housing Conference (hosted by SMBC at Solihull College).
37. March – Inspectors final report into the Birmingham Development Plan issued. The Inspector took into account the Strategic Housing Needs Study (both stage 2 and 3). He concluded that the city had a need for 89,000 dwellings and a supply of 51,100, leaving a shortfall of 37,900 dwellings.
38. November SMBC publishes Draft Local Plan consultation.

#### 2017

39. January – Birmingham Development Plan adopted, thus quantifying (at 37,900 dwellings<sup>5</sup>), through an adopted plan, the extent of the Birmingham shortfall which is the principal cause of the HMA shortfall. The plan recognises that the “Council will also play an active role in promoting, and monitor progress in, the provision and delivery of the 37,900 homes required

<sup>3</sup> Although it was noted that some authorities in the LEP are not part of the HMA, and some authorities not part of the LEP are part of the HMA.

<sup>4</sup> Table 2.2

<sup>5</sup> To 2031

elsewhere in the Greater Birmingham Housing Market Area to meet the shortfall in the city.” Furthermore policy TP48 goes on to state that if other local authorities do not submit plans that provide an appropriate contribution to the shortfall, then the Council needs to consider the reasons for this and determine whether it is necessary to reassess Birmingham’s capacity by means of a full or partial BDP review after three years.

40. March – GL Hearn commissioned by the 14 HMA authorities to produce the Strategic Growth Study

### 2018

41. February – Publication of the Strategic Growth Study (GL Hearn).
42. February – HMA Position Statement No. 1 – Issued alongside the publication of the Strategic Growth Study. The statement noted:
- That the Strategic Growth Study *“is an independently prepared, objective study and not a policy statement. It does not in any way commit the participating authorities to development of any of the geographic areas referred to (nor does it exclude the testing of alternatives), but it is a thorough evidence base to take matters forward through the local plan review process.”*
  - That there is a minimum shortfall of 28,150 to 2031, but that higher densities might increase supply on identified sites by up to 13,000.

43. September - HMA Position Statement No. 2

### 2019

44. January – SMBC publishes Draft Local Plan Supplementary Consultation.

### 2020

45. September - HMA Position Statement No. 3
46. October - SMBC published Draft Submission Plan

## B. Relevant Organisations and or Groups SMBC is a Member of or Participates in.

47. HMA Technical Officers Group
48. CSWPO – Coventry, Solihull and Warwickshire Planning Officers group. The group was initially established to support work on the West Midlands Regional Plans but following their abolition evolved to support the Duty to cooperate process for the area. As a neighbouring authority to Coventry, North Warks and Warwick, Solihull attend monthly meetings to gain a full understanding of emerging development pressures and policy developments across the area. The introduction of HS2 and UKC Hub has also given a strategic significance to ongoing meetings of this group given the existing and planned connectivity and growth opportunities. SMBC is also able to provide a useful link (alongside SADC and NWBC) between the Coventry and Birmingham HMA’s.
49. GBSLEP
50. WMCA

**C. Published Documents Referred To**

51. HMA Position Statement No. 1 (February 2018) -  
<https://www.solihull.gov.uk/Portals/0/Planning/Greater-Birmingham-HMA-Position-Statement-February-2018.pdf>
52. HMA Position Statement No. 2 (September 2018) – [web link to be provided]
53. Strategic Growth Study (GL Hearn February 2018) -  
<https://www.solihull.gov.uk/Portals/0/Planning/Greater-Birmingham-HMA-Strategic-Growth-Study-Standard.pdf>
54. HMA Position Statement No. 3 (published September 2020 – [web link to be inserted here])