



Matter 1

Appendix 3 – A-H

**Minutes and agenda of meetings referred to in
appendix 2 of DtC statement (DtC/001)**

CONTENTS

- A Greater Birmingham and Black Country Housing Market Area (HMA) Working Group Notes 2018
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Greater Birmingham and Black Country HMA

Notes of Meetings 2018

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Monday 16th April, 10:00 Room G03, One Lancaster Circus, Birmingham

AGENDA

1. **Apologies**
2. **Initial local authority responses to study**
3. **Addressing study findings through current plan reviews:**
 - North Warwickshire
 - Solihull
 - Black Country
4. **Taking forward recommendations - Policy choices / refining areas of search**
 - 2031 vs 2036 end date
 - Proportionate distribution vs dispersal
 - Green Belt vs non – Green Belt locations
 - Links with other strategies – transport, economic
5. **Scope for increasing densities – taking this forward**
6. **Implications of NPPF - esp. SoCG requirements**
7. **[REDACTED]**
8. **Monitoring land supply**
9. **[REDACTED]**
10. **Difference between PBA 2015 and GLH 2018 (table attached)**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Monday 16 April, 2018 @10:00 Room G03, One Lancaster Circus, Birmingham City Council		
In attendance: Ian MacLeod (Birmingham – Chair), Ashley Baldwin (Lichfield), Michele Ross (Wolverhampton), Mike Smith (Walsall), Patricia McCullagh (Sandwell), Kelly Harris (South Staffordshire), Andy Johnson (South Staffordshire), Uyen Phan Han (Birmingham), Rosemary Williams (Stratford upon Avon), Gary Palmer (Solihull), Mike Dunphy (Bromsgrove), Dorothy Barratt (North Warwickshire), Clare Eggington (Cannock Chase), Sushil Birdi (Tamworth), Martin Dando (Dudley), Andy Donnelly (West Midlands Metropolitan Authorities)		
Apologies: Sandra Ford (Homes England), Ian Culley (Wolverhampton), Craig Jordan (Lichfield), John Careford (Stratford upon Avon), Vicki Popplewell (West Midlands Housing Officers Group)		
1	Local Plan updates / response to GL Hearn / Wood Study	
1.1	General point that review timetables dependent on final NPPF publication	
1.2	North Warwickshire plan submitted for examination rolling the plan forward to 2033, the public examination is anticipated to take place in July. The Hearn / Wood broad locations are more for a subsequent review as no proposals of the suggested size have come forward. The report, however, is helpful in demonstrating market absorption and capacity to deliver. The HIF bid has been successful.	
1.3	Lichfield: plan review (issues and Options document) to commence shortly and roll plan forward to 2036. Queries from development industry as to how GL Hearn work will be taken on board.	
1.4	Cannock Chase: Council resolution not to pursue local plan part 2 but instead go straight to plan review. Evidence base updating underway with a view to consulting on an issues paper over the summer with Issues and Options following early 2019. Plan to roll forward to 2036.	
1.5	South Staffordshire: GL Hearn / Wood made presentation n to Members and considerable developer interest in new settlements / urban extensions as identified in GL Hearn report, although new settlements are smaller than GL Hearn report recommendations. Consequence of this is to accelerate Local Plan review with issues and Options scheduled for Summer 2018 consultation, with end date of 2037.	
1.6	Black Country is going straight to Regulation 19 plan from issues and Options. Joint Green Belt review (excluding Dudley) with South Staffordshire to be commissioned shortly and completed autumn / winter 2018, with submission plan in 2019 and adoption 2021.	

1.7	Bromsgrove Issues and Options (July 2018), to include a Green Belt review methodology to fulfil commitments made in adopted plan. Members accept that Hearn / Wood evidence that needs to be taken account of.	
1.8	Redditch Plan adopted in Jan 2017, fully Allocated up to 2030 although acknowledges that early review may need to happen if necessary. Currently waiting on revised NPPF to see what impacts on adopted plan. controlling members briefed on the strategic study.	
1.9	Stratford upon Avon has recently published Regulation 18 consultation Site Allocations Document, including reserve sites as a contribution to Birmingham shortfall, next iteration of this October 2018. Review date for core strategy yet to be confirmed, but should be well progressed by 2021.	
1.10	Solihull: consideration being given to how Hearn / Wood taken on board given current position of local plan review, submission draft plan to be published for consultation summer / autumn 2018 due summer / autumn 2019. Draft NPPF guidance on SoCGs does not support deferring decisions for review, but this may be inconsistent with NPPG. Potential risk that if delay review progress to consider Hearn / Wood proposals, then there will be a delay in bringing sites forward that are currently identified. End date currently 2033, discussion as to whether this should extend to 2036 given NPPF requirement for plans of 15 years duration and to align with other plan reviews.	
1.11	Tamworth: Local Plan 2006-2031 was adopted in 2016. There is an early review mechanism built in that should sufficient sites and/or allocations not come forward in North Warwickshire and Lichfield to meet the balance of Tamworth's housing and employment need by the end of 2017/18 that an early review will address any outstanding issues. A potential Green Belt review is referred to in a separate policy. The current LDS references the potential early review but the LDS is being revised to reflect the new work programmes and whether an early review is carried out.	
1.12	Agreed that: • Wherever possible work towards common end date of 2036 • Consider a common start date – important if plans are to be directly comparable in terms of dealing with shortfalls • Prepare a schedule of local plan review timetables	Action AD
2	Working towards MoU / Position Statement	

2.1	The Hearn / Wood study and the earlier PBA work are not directly comparable due to different methods of calculating land supply. In summary, however, the GL Hearn study shows a more optimistic position than the early PBA work as some local plans have identified more land than previously.	
2.2	The Hearn / Wood study also makes some further estimates as to where higher residential densities can increase housing supply on identified sites. Birmingham has already established that it can increase supply through additional / higher density City centre development	
2.3	Also in some instances the new standardised methodology figure is lower than the adopted plan figure, potentially indicating a surplus which can be offset against the shortfall.	
2.4	Draw on findings of GL Hearn / Wood report in order to develop position statement / MoU, which in due course may evolve into a statement of common ground.	
2.5	There are two immediate reasons for this: • North Warwickshire has submitted a revised draft Local Plan to the Secretary of State for examination and an MoU will assist the Council in demonstrating that it is working collectively with its neighbours and met Duty to Cooperate requirements • Birmingham Development Plan requires the City Council to work with neighbouring HMA authorities and monitor activity to address the shortfall.	
2.6	Account will also need to be taken of potential capacity in authorities outside of the HMA, for example Telford and Shropshire, to determine whether they have any surplus capacity, which can reasonably be offset against the HMA shortfall. It is note that these two unitary authorities are contained within the Housing Deal geography.	
2.7	It is anticipated that this work will be completed over the next couple of months in time for the next formal meeting of the Working Group scheduled for 12th July @10:00.	
2.8	It was agreed that: • AD to commence drafting of statement as above • IM to contact WMCA explaining what had been agreed and inviting to next formal meeting on 12th July	AD IM

Next meeting July

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Thursday 12th July 2018, 10:00 Room 201 One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Terms of Reference**
- 4. Latest positions:**
 - 2018 SHLAAs**
 - Local Plan reviews / LDSs**
- 5. Draft Position Statement**

- 7. Any other business**
- 8. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Thursday 12 July, 2018 @10:00 Room G03, One Lancaster Circus, Birmingham City Council		
In attendance: Ian MacLeod (Birmingham – Chair), Ashley Baldwin (Lichfield), Michele Ross (Wolverhampton), Mike Smith (Walsall), Patricia McCullagh (Sandwell), Kelly Harris (South Staffordshire), Andy Johnson (South Staffordshire), Uyen Phan Han (Birmingham), John Careford (Stratford on Avon), Gary Palmer (Solihull), Mike Dunphy (Bromsgrove), Dorothy Barratt (North Warwickshire), Clare Eggington (Cannock Chase), Sushil Birdi (Tamworth), Martin Dando (Dudley), Andy Donnelly (West Midlands Metropolitan Authorities), David Warburton (WMCA), Sandra Ford (Homes England), Ian Culley (Wolverhampton)		
1	Apologies	
1.1	Gareth Bradford (WMCA), Jane Gowing (Black Country Authorities)	
2	Notes of last meeting	
2.1	MD to provide AD with Redditch position. Sushil Birdi represents Tamworth and not Cannock Chase.	MD
3	Terms of Reference	
3.1	Comments made on circulated document: - To include reference to monitoring land supply and completions - Ensure that reference to Duty to Cooperate does not imply that this is the only forum - Make reference to fact that matter other than housing will be considered in due course e.g employment Individual authorities to determine whether they require formal Member endorsement in accordance with their delegations.	
4	Latest position on capacity (SHLAA's, completions etc.)	
4.1	Stratford on Avon: Currently recalculating 5 year supply, which will inform trajectory. Likely to be some slippage on larger sites into 2031 – 36 period but possibly compensated by faster anticipated delivery elsewhere.	
4.2	South Staffordshire: Reduction in 5 year supply of available land but building out at a higher rate close to what anticipated by SAD allocations. Higher densities and more windfalls than anticipated in the SAD.	

4.3	Solihull: Unlikely to demonstrate 5 year land supply until revised local plan adopted. Land supply as of April 2018 currently at draft stage but anticipates slight increase in capacity compared to 2017.	
4.4	Black Country: Position established for 2017 and set out in Urban Capacity Report. SHLAAs to be updated to 2018 over summer. Over next six months an evaluation will take place of sites currently allocated for housing.	
4.5	Bromsgrove: No major changes in overall land supply, but two large allocations have recently gained planning permission so their status will change.	
4.6	Redditch: Cannot demonstrate a 5 year supply but a large site is currently progressing through committee cycle.	
4.7	Cannock Chase: No additional supply indicated by 2018 SHLAA.	
4.8	Lichfield: 2018 SHLAA to be published next week, land supply marginally lower than last year. SAD examination scheduled for September 2018.	
4.9	North Warwickshire: Estimate a 4.8 year supply, with a 20% buffer. Non-implementation rate is less than 1%.	
4.10	Birmingham: Slippage on programmed delivery on Langley site to 2031 – 36 period but additional capacity of approximately 3000 dwellings identified predominantly in the city centre. This will be reflected in 2018 SHLAA, which is currently being completed.	
5	Density Assumptions	
5.1	The Black Country had revisited the density assumptions in the Strategic Growth Study and established that gains via this source were overstated; this is reflected in its Urban Capacity review.	
5.2	North Warwickshire also expressed concern that the gains suggested through higher densities are not reflected in the SGS's conclusions, which state that market viability does not support higher levels of growth in the district than those proposed.	
5.3	Other issues raised included: If identified capacity now committed due to obtaining planning permission, then no longer available as a gain Have gross / net development ratios been treated consistently given the variation and particularly as some of the major gains are on the larger sites.	

5.4	It appears that the methodology used in the SCG used 60% plot development ratios unless the local authority stated otherwise.	
5.5	It was agreed that: • Smaller group to convene early August to thrash out density issue. • Wider group to meet late August	
	[REDACTED]	
	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
	[REDACTED]	
7	Draft Position Statement	
7.1	Attention drawn to fact that this is a technical document and in the first instance the structure needs to be sound but the conclusions need bringing out more and sharpening. Comments to be forwarded to AD within next couple of weeks. Consideration to be given to seeking member endorsement of this and ToR simultaneously. Consideration to be given to seeking member endorsement of this and ToR simultaneously. Target date for completion of Position statement September 2018.	ALL
7.2	Need to engage with Shropshire and Telford regarding their potential contributions. [REDACTED] [REDACTED] [REDACTED]	
8	Any other business	
8.1	None	

9	Date of next meeting Thursday 30 August, 10:00 – 12:00	
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GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Thursday 30th August, 10:00 Room 201 One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Terms of Reference**
- 4. Latest positions:**
 - 2018 SHLAAs**
 - Local Plan reviews / LDSs**
 - Green Belt assessments**
- 5. Draft Position Statement (Inc. engagement with Telford and Wrekin / Shropshire)**

- 7. Any other business**
- 8. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Thursday 30 August, 2018 Room 201, One Lancaster Circus, Birmingham City Council		
In attendance: Martin Rich (Lichfield), Michele Ross (Wolverhampton), Mike Smith (Walsall), Andy Miller (Sandwell), Andy Johnson (South Staffordshire), Uyen Phan Han (Birmingham), John Careford (Stratford on Avon), Maurice Barlow (Solihull), Mike Dunphy (Bromsgrove), Richard Powell (Tamworth), Martin Dando (Dudley), Andy Donnelly (West Midlands Metropolitan Authorities), Ian Culley (Wolverhampton), Jacob Bonehill (WMCA) Ian MacLeod (Birmingham) and Dorothy Barratt (North Warwickshire) via dial - in		
1	Apologies	
1.1	Clare Eggington (Cannock Chase), Sandra Ford (Homes England), Vicki Popplewell (Sandwell)	
2	Notes of last meeting	
2.1	Stratford on Avon – not upon NWBC 20% buffer not 10%	
3	Terms of Reference	
3.1	Penultimate paragraph to state ‘where appropriate’, in relation to involvement of other bodies.	
4	Latest position on capacity (SHLAA’s, completions etc.)	
4.1	Some authorities are not going to have 2018 SHLAA figures available until later in the year. Given that position statement needs to be with NWBC Inspector early September, 2016/7 will be end date for estimated land supply.	
4.2	Reference made to earlier Green Belt Assessment common methodology, which was coordinated by Clare Eggington. Agreed to retrieve and circulate for consideration at next meeting.	AD
5	Draft Position Statement	
5.1	Outstanding document for NWBC hearings. Duty to Cooperate session scheduled for 25 th September and needs to be with Inspector beforehand.	

5.2	All agreed with not including non-implementation discounts and stating that this was a matter for local discretion. Also agreed not to make specific density gain assumptions by district but state a matter for local plan reviews / SHLAAs.	
5.3	All agree with approach of relegating mention of new Local Housing Need method to appendix as position statement written in context of 2012 NPFF.	
5.4	Strategic Growth Study extends to 2036 but position statement only until 2031. Rationale for this is that Birmingham shortfall only to 2031 and NWBC local plan is contributing towards that.	
5.5	SGS did not refer to Bromsgrove meeting some of Redditch's needs – agreed to reference in Position Statement.	AD to make above changes
5.6	Telford do not agree that they are making a contribution towards conurbation's shortfall, whereas Shropshire is more receptive. Agreed to approach Shropshire with a view to agreeing text for inclusion.	IC
5.7	As Lichfield DC had initially brought CX together, agreed that ToR and Position Statement to be forwarded from Lichfield to other CX in HMA for noting.	AD to contact Craig Jordan
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7	Any other business	
7.1	None	

8	Date of next meeting	
8.1	Next scheduled meetings: 11 October 09.30 – 11.30 6 December 10:00 – 12:00	

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

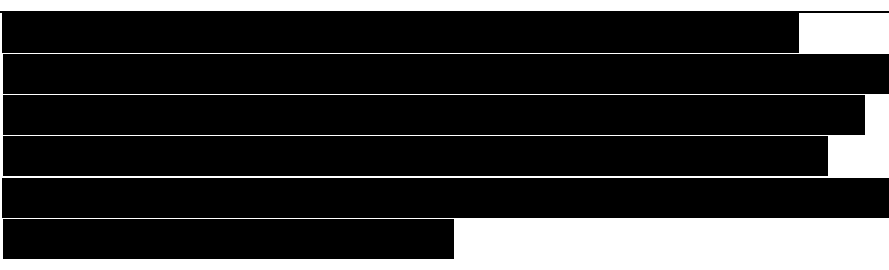
Thursday October 11th, 09:30 Room G01A, One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Latest positions:**
- 4. 2018 SHLAAs**
- 5. Local Plan reviews**
- 6. Green Belt assessments (inc. common methodology)**
- 7. Feedback from NWBC examination hearings**
- 8. 2016 based sub-national household projections**
- 9. Working towards a SoCG**
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- 11. Strategic Employment Sites (Phase 2)**
- 12. Any other business**
- 13. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Thursday 11 October, 2018 @09:30 Room G01A, One Lancaster Circus, Birmingham City Council		
In attendance: Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), , Patricia McCullagh (Sandwell), Andy Johnson (South Staffordshire), Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Gary Palmer (Solihull), Martin Dando (Dudley), Andy Donnelly (West Midlands Metropolitan Authorities), Jacob Bonehill (WMCA), Kelly Harris (South Staffs), Vicki Popplewell (West Midlands Housing Officers Group), Steve Maxey (North Warwickshire), Clare Eggington (Cannock Chase)		
1	Apologies Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Sandra Ford (Homes England), Uyen Phan Han (Birmingham), Mike Smith (Walsall)	
2	Notes of last meeting Agreed subject to :  • Stratford on Avon not upon	
2	Latest Positions	
	2018 SHLAAs	
2.1	Once 2018 SHLAA data available will be in position to update position statement to 2017/18. AD to circulate schedule.	AD
	Black Country	
2.2	Consultants commissioned to undertake Green Belt assessment in conjunction with South Staffordshire. Confirmed that Green Belt releases will need to be considered as part of the plan review. Document to be called Black Country Plan and contain a strategic framework and allocations. The main change since adoption of the Joint Core Strategy is that the manufacturing sector's land demands have not declined at the rate anticipated so insufficient land has come forward for housing.	
	South Staffordshire	
2.3	Site Allocations Document now adopted. Issues and Options document published for consultation closing 30 th November, with a view to testing an additional 4-5,000 dwelling above local need based on the Strategic	

	Growth Study options. Keen to use growth to support infrastructure investment.	
2.4	Agreed to draft HMA wide response, which could hopefully be extended to other plans coming forward and help progress a SoCG. Method to be applied to other plans by means of demonstration.	AD
	Bromsgrove	
2.5	Noted that Local Plan review Issues and Options published, closing date for comments 19 th November. Accompanied by Green Belt assessment methodology, site selection criteria and sustainability appraisal.	
	Lichfield	
2.6	Site Allocations examination hearings completed in mid-September. Local Plan review Preferred Option scheduled for January publication.	
	Stratford on Avon	
2.7	Site Allocations Document under preparation, with Regulation 19 document scheduled for consideration by Members in March 2019. Adopted plan requires 20% of the total housing to be identified as reserve sites to 2031, these are to address: • Five year housing land supply • GBBCHMA shortfall • Coventry and Warwickshire HMA shortfall • Implications of JLR growth It needs to be established what proportion of this reserve allowance can be attributed to GBBCHMA shortfall and the mechanism for its release.	
2.8	SoADC is also preparing a Local Industrial Strategy	
	Cannock Chase	
2.9	First stage of Local Plan review Issues and Scoping has been completed. Next stage, Issues and Options to take place early 2019.	
	Green Belt Assessments	
3.0	Previous work on broad principles for Green Belt reviews had been circulated and needs to be revisited as now local authorities are actually commencing reviews.	
3.1	Brief note giving overview to be drafted for further consideration	AD
4	Feedback from NWBC hearings	
4.1	First week of hearings to consider strategic matters commenced 25 th September. View that housing hearings went well, with some loose ends to tie up. Issues around whether NWBC contribution towards shortfall	

	could be considered as 'aspirational' to be determined by Inspector. Stronger challenge to employment regarding whether NWBC should allocate a regional / large scale logistics site.	
4.2	Additional SA work anticipated, important messages for all regarding 'reasonable alternatives' examining scale of growth and alternative distribution patterns.	
4.3	Inspector's interim findings to be published in October, with second phase of hearings to commence thereafter.	
5	2016 Sub National Household Projections	
5.1	Noted that across the board these were generally lower due to lower population projections and changes to methodology, particularly household representation rates.	
5.2	MHCLG is to review the Local Housing Need Methodology, recently announced in the NPPF, by January. ONS intends publishing an alternative variant projection in December.	
5.3	Note to be prepared comparing 2014 and 2016 data, including affordability ratios.	AD
6	Working towards and SoCG	
6.1	Acknowledged that need to progress this. Scoping note drawing on NPPF / G required.	AD
		
		
		
		

8	Any other business	
8.1	None	
9	Date of next meeting	
9.1	Thursday 6 th November @10:00, One Lancaster Circus, Birmingham	
9.2	██████████ (Shropshire CC) to be invited	

Next meeting December

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Thursday 6th December 10:00, Room 201, One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Local Plan updates**
 - **Shropshire Local Plan (Adrian Cooper Shropshire CC)**
 - **GBBCHMA**
 - **OTHER ex GBBCHMA**
- 4. Latest SHLAA positions**
- 5. Alignment of Green Belt reviews**
- 6. Statement of Common Ground**

- 8. Technical consultation on updates to national planning policy and guidance**

- 10. Any other business**
- 11. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Thursday 6th December 2018 @10:00 Room 201, One Lancaster Circus, Birmingham City Council		
In attendance: Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), Patricia McCullagh (Sandwell), Andy Johnson (South Staffordshire), Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Gary Palmer (Solihull), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Jacob Bonehill (WMCA), Kelly Harris (South Staffs), Vicki Popplewell (West Midlands Housing Officers Group), Dorothy Barratt (North Warwickshire), Clare Eggington (Cannock Chase), Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Adrian Cooper (Shropshire), Michele Ross (Wolverhampton), Mike Smith (Walsall)		
1	Apologies , Sandra Ford (Homes England),	
2	Notes of last meeting	
2.1	Agreed	
1	[REDACTED]	
1	[REDACTED]	
1	[REDACTED]	1
1	[REDACTED]	
1	[REDACTED]	1
4	Local Plan reviews	
4.1	Shropshire - Presentation by AC on Shropshire Local Plan review. Shropshire is planning for more than minimum housing need due to	

	additional demands from armed forces and students and to support higher levels of economic growth.	
4.2	M54 corridor study due to report in New Year. Yet to be determined whether strategic employment proposal to be pursued at J3 with a strong focus on RAF Cosford. This would possibly be accompanied by some additional housing provision, which could address shortfall in GBBCHMA albeit to back end of plan period.	
4.3	Presentation and details of latest iteration of local plan consultation to be circulated to group.	AD / AC
4.4	Lichfield: Local Plan review Preferred Options / Direction of Travel to be considered by Cabinet in January. This will include what level of growth to pursue. Consultation on Proposed Modifications to Allocations Document DPD ongoing.	
4.5	Cannock Chase: Local Plan Review Issues and Options document to be considered by Members at end of February.	
4.6	South Staffordshire: Consultation on Local Plan Review Issues and Options completed. SHLAA analysis suggests SSDC does not have a 5 year land supply.	
4.7	Solihull: Non statutory supplementary local plan review consultation to be considered by Cabinet January 2019. This would not be proposing higher growth levels but would consider alternative / additional sites.	
4.8	Tamworth LDS being reviewed with a view to Local Plan Review Issues and Options consultation commencing next year.	
4.9	Bromsgrove: Considering responses to Issues and Options consultation and Green Belt review methodology.	
4.10	Black Country: As previous update, Green Belt assessment ongoing and evidence base being put in place.	
4.11	Birmingham: SHLAA now published showing more capacity than previously estimated. Employment land review to commence.	
4.12	North Warwickshire: Awaiting Inspectors interim findings following initial hearings.	
4.13	Stratford on Avon: Revised LDS reported to Cabinet in December. Local Plan review will not commence until after local elections	
5	latest SHLAA positions	
5.1	Need to update position statement to reflect 2017/18. Agreed to update formally when Housing Delivery Test guidelines published by MHCLG.	
6	Alignment of Green Belt reviews	

6.1	Agreed that only need alignment of broad principles. Key issue is how use findings in terms of land release.	
7	Statement of Common Ground	
7.1	This to be substantive item of next meeting. Meeting to be confined to GBBCHMA members only. AC (Shropshire) to be invited to subsequent meetings.	
9	Consultation on updates to national planning policy and guidance	
9.1	AD briefing acknowledged	
10	Any other business	
10.1	None	
11	Date of next meeting	
11.1	To be determined	

**Greater Birmingham and Black
Country HMA /WMCA Housing Deal
Monitoring Working Group**

Notes of Meetings 2019

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Monday 4th February 14:00, Rooms 3 and 4, Council House, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. TfWM land use monitoring and demographic services**
- 4. Local Plan updates**
 - Reviews**
 - Green Belt assessments (Lichfield attached)**
 - Land supply (SHLAA) updates**



- 6. Date of next meeting**

	Consultation on SAD proposed modifications closes Wednesday 6 th February.	
5.3	Consultation on local plan review Preferred Options / Direction of Travel closes Monday 18 th March. Between 3,000 and 4,500 dwellings above standard method identified as potential preferred option. Green Belt assessment methodology circulated for consultation	
5.4	South Staffordshire Next iteration to be published summer 2019 identifying potential spatial options	
5.5	Stratford on Avon Further focussed consultation on SAD document, with pre-submission scheduled for summer 2019. Consultation early 2019 on draft Development Requirements DPD and publication Gypsy and Traveller Plan later in year.	
5.6	Tamworth Local Plan review Issues and Options consultation scheduled for June 2019. Consultation on Design SPD also.	
5.7	Birmingham Consultation commenced on Development Management DPD Preferred Option.	
5.8	Bromsgrove In process of analysing responses to issues and Options consultation.	
5.9	Black Country Draft plan by end of year when have greater understanding of housing numbers – this will include testing of Green Belt options	
5.10	Solihull Noted that local plan review supplementary consultation published.	
5.11	North Warwickshire Noted that Interim Inspector findings broadly supportive but had requested further SA work based on district's direct functional relationship with Birmingham.	
5.12	Noted that the Black Country had responded in support of Shropshire's latest Plan consultation and that had queried commitment of Wyre Forest to meet any of the HMA shortfall. Other Worcestershire authorities had also made similar comments.	
6	Green Belt assessments	

6.1	Noted that Lichfield had circulated this and invited comment. Green Belt assessment methodologies considered at last meeting and it was agreed that... 'only need alignment of broad principles. Key issue is how use findings in terms of land release.'	
7	Any other business	
7.1	None	
8	Date of next meeting	
8.1	To be determined	

GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP

Thursday 11 April 14:00, Rooms 201, One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Purpose of meeting**
- 4. TfWM land use monitoring and demographic services presentation**
- 5. Local Plan updates**
- 6. GBBCHMA shortfall progress**

- 8. Next steps – Statement (s) of Common Ground**
- 9. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Thursday 11th April 2019 @14:00 Rooms 201, One Lancaster Circus, Birmingham		
In attendance: Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), Kelly Harris (South Staffordshire), Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sarah Jones (Cannock Chase), Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Dan Corden (Shropshire), Pat Willoughby (WMCA), Rob Haigh (Coventry), Alex Smith (TfWM)		
1	Apologies:	
1.1	Dorothy Barratt (North Warwickshire), Vicki Popplewell (Dudley)	
2	Notes of last meeting	
2.1	Page 1: MDu would be representing Bromsgrove and Redditch, but Redditch only for WMCA matter.	
3	Purpose of meeting	
3.1	Chair explained that group had been established to monitor progress towards meeting housing shortfall in GBBCHMA. [REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	
4	TfWM Monitoring	
4.1	Presentation on GIS representation of housing sites and their status. Key points raised included: • Currently point data but ultimately would like to move to polygons • Employment sites to be mapped • Can view transport schemes in relation to housing proposals • Geography covered WMCA constituent members, Stafford and Warwickshire • Uncertainty log required to assist transport planning • Demographic analysis to be completed • Helpful as gives expression to the headline data monitoring progress towards meeting HMA shortfall and WMCA 215,000	
4.2	Other authorities to consider whether want to provide information in appropriate format for inclusion. Agreed that:	

	- Each authority should have at least one person who could access GIS platform. AS to circulate information - MS to act on behalf of HMA group to advance the work. - AS to be invited to meeting after next to give further update.	AS/MS
4	GBBCHMA shortfall progress	AD
4.1	Figures presented as at 31/03/18 and summary table comparing with 2017 and Strategic Growth Study baseline circulated. This shows that the shortfall has fallen again. This is principally due to additional capacity being identified in Birmingham.	
4.2	Discussion ensued whether supply estimates should be discounted in accordance with the SGS assumptions or not as was case with 2017 update. At present a mixture although many authorities do not apply discount rates.	
4.3	Noted that these supply estimates did not include elevated plan requirements currently being considered through Lichfield and South Staffordshire plan reviews.	
4.4	General consensus that should look at non-discounted estimates in first instance both for consistency with 2017 position and on the basis that funding was forthcoming to help deliver more difficult sites. All agreed to provide information to AD as to whether estimates were discounted or not and if there are two estimates to provide both along with assumptions / rationale.	ALL
4.5	Noted that based on pro-rata plan rates of delivery there has been collective under delivery since 2011, but also was noted that plan trajectories were often back loaded. Agreed also to compare plan trajectories from 2011 with what has actually been delivered to date and up to 2031 if available. All to provide information to AD.	ALL
4.6	Agreed that position statement to be updated to reflect this new / additional information.	AD
1	[REDACTED]	
	[REDACTED]	
	[REDACTED]	

6	Local Plan reviews	
6.1	Black Country Leaders' summit scheduled for June and emerging Green Belt assessment findings will be considered along with subsequent review timetable.	
6.2	Birmingham Langley and Peddimore SPDs prepared. Agreed to circulate.	MDa
6.3	Cannock Chase Local Plan review issues and options to commence 13 th May 2019 – to include Infrastructure Delivery Plan.	
6.4	Solihull Local plan review supplementary consultation exercise completed.	
6.5	Stratford on Avon Regulation 19 SAD scheduled for summer publication.	
6.6	Lichfield SAD Inspector's report received and progressing local plan review	
6.7	South Staffordshire Position same as last meeting	
6.8	Bromsgrove and Redditch Next iteration of Bromsgrove local plan review scheduled for autumn 2019 publication. High Quality Design SPD for both districts being progressed.	

6.9	Tamworth Local Plan Review Issues and Options consultation scheduled for June 2019. Tamworth's unmet need has reduced as a consequence of the standard method.	
6.10	Coventry Focus on implementing adopted plan and SPD preparation.	
6.11	Shropshire Local Plan Review Preferred Strategic Sites consultation later in 2019.	
6.12	North Warwickshire Noted that hearings in progress and that additional SA work supported the higher level of growth proposed in local plan under examination.	
7	Statement of Common Ground	
7.1	All to forward any comments on circulated scoping note to AD. Further thought needed as to how to transform Position Statement into SoCG. Position Statement does not need member support but a SoCG may.	ALL
8	Any other business	
8.1	Concern expressed by some authorities that they were not fully engaged in LEP / Staffordshire CC commissioned Strategic Employment Sites Phase 2 study. IM to contact GBSLEP representative.	IM
9	Date of next meeting	
9.1	To be determined	

GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA WORKING GROUP

Wednesday 5th June 2019, 14:00 – 16:00, Room G01A, One Lancaster Circus, Birmingham

AGENDA

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. TfWM land use monitoring data**
- 4. Housing Delivery Test**
- 5. GBBCHMA shortfall progress (inc. plan trajectories)**



- 7. Green Belt release**
- 8. SoCG scoping note**
- 9. Local Plan updates**
- 10. Next steps – Statement (s) of Common Ground**
- 11. Date of next meeting**

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting Wednesday 5th June 2019 @14:00 Rooms GO1A, One Lancaster Circus, Birmingham		
In attendance: Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), , Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sarah Jones (Cannock Chase), Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Mike Smith (Walsall), Chloe Parrish (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Ian Stevens (Telford and Wrekin, Pat Willoughby (WMCA.		
		Actions
1	Apologies:	
1.1	Adrian Cooper (Shropshire), Vicki Popplewell (Dudley), Mark Andrews (Coventry), Kelly Harris (South Staffordshire).	
2	Notes of last meeting	
2.1	Para. 6.5 correction, Stratford on Avon is not looking at possibility of commissioning Coventry / Warwickshire wide GTAA.	
3	TfWM monitoring	
3.1	Attention drawn to the fact that there appear to be some discrepancies between housing capacity totals held on TfWM database and what provided for purpose of refreshing Position Statement. This needs rectifying as the two need to be comparable or at least discrepancies explained and understood. The TfWM records tended to show less capacity than those provided for the Position Statement, which runs the risk of transport models under estimating travel demand.	Action: All to check as to potential reasons for discrepancies.
3.2	Reiterated that all authorities need to ensure that appropriate officers can access TfWM database. AD to contact Alex Smith (TfWM) requesting that he circulates email again inviting access requests.	AD
	Housing Delivery Test	
	Schedule considered which shows GBBCHMA aggregate performance against Housing Delivery Test requirements. This illustrates that collectively CWHMA, GBBCHMA and WMCA area all meeting HDT requirements with some headroom. Noted, however that: • HDT did not include Birmingham shortfall if not absorbed into other plans. • HDT gets more strenuous in future years. Schedule noted but not considered appropriate to include in refreshed Position Statement	

8	SoCG Scoping Note	
8.1	Comments to be provided to AD on this.	ALL
9	Local Plan Updates	
9.1	Lichfield – Site Allocations Document to be adopted next month. Further consultation proposed on Regulation 18 review document in November.	
9.2	Black Country – No change since last meeting. Leaders’ Summit to take place 19 th June.	
9.3	Stratford upon Avon – Site Allocations Document under preparation; a proportion of the ‘reserve site’ capacity to contribute towards GBBCHMA shortfall. .	
	Tamworth – Issues and Options consultation scheduled for autumn – looking at partial review.	
	Telford and Wrekin – Meeting delivery targets set out in local plan. Considering possibility of a review.	
	Cannock Chase – Plan review issues and options consultation commenced in May until 8 th July.	
	Solihull – Analysing representations on Focused Consultation exercise.	
7	Statement of Common Ground	
7.1	All to forward any comments on circulated scoping note to AD. Further thought needed as to how to transform Position Statement into SoCG.	ALL
8	Any other business	
8.1	Attention drawn to STOG paper on WMCA’s Low Emissions Strategy and the potential implications for planning authorities.	
9	Date of next meeting	
9.1	To be determined	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

**Thursday 19th September 2019, 14:00 – 16:00, Room 116, 16 Summer Lane,
Birmingham, B19 3SD**

AGENDA

1. Apologies / introductions and purpose of meeting
2. Notes of last meeting
3. TfWM land use monitoring data
4. GBBCHMA - Refreshed Position Statement



6. SoCG scoping note
7. Local Plan updates (inc. beyond HMA area)
8. Next steps – Statement (s) of Common Ground
9. Date of next meeting

5.1	Lichfield – Preferred Options consultation scheduled for November 2019, with the plan period extending to 2040.	ALL
5.2	South Staffordshire – Regulation 18 Preferred Option October / November 2020.	
5.3	Cannock Chase – Regulation 19 Preferred Option Spring 2020	
5.4	North Warwickshire – Awaiting decision of HIF bid for highway infrastructure improvements, which are essential to plan's delivery. Consequently, local plan on hold.	
5.5	Shropshire – Strategic Sites phase of consultation now completed. Regulation 19 plan scheduled for March 2020, with submission to SoS by end of July.	
5.6	Bromsgrove - Bromsgrove is undertaking further issues and options consultation and a call for sites.	
5.7	Redditch – No review programmed	
5.8	Birmingham – Trigger point for considering plan review reached in early 2020. Formally writing to other LPAs regarding their positions in relation to plan reviews and contributions to shortfall.	
5.9	Stratford on Avon – Consultation on Regulation 19 SAD commenced in July 2019. Would be requesting that HMA authorities agree a SoCG regarding reserve sites attributed to GBBCHMA shortfall. Formal review of local plan to follow.	
5.10	Coventry – Plan adopted and focus on implementation, review to commence before 2021.	
5.11	Telford and Wrekin / Solihull – Position as at previous meeting	
6	SoCG Scoping Note	
6.1	Note from previous meeting circulated again, comments to be provided to AD.	ALL
7	Any other business	
7.1	Note circulated on the need to refresh the Metropolitan Area's Local Aggregate Assessment. Noted that past sales may not be the most accurate measure of future demand due to pursuit of higher housing number and HS2 impacts. Also impacts of Modern Methods of Construction. Agreed AD to coordinate this.	AD
8	Date of next meeting	
9.1	Next meeting scheduled for 11 th December 2019 @ 10:00, room 116, WMCA offices. Interim meeting for early November to be scheduled (see 4.2)	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

**Tuesday 5 November 2019, 14:00 – 16:00, Room 109, 16 Summer Lane, Birmingham,
B19 3SD**

AGENDA

1. Apologies / introductions
2. Notes of last meeting
3. Refreshed GBBCHMA Position Statement (Updated with new information since last meeting)
 - Approach to discounting
 - Approach to post-2031 period
 - Arrangements for publishing statement

- 
5. Local Plan review updates
 6. Any other business
 7. Date of next meeting

Greater Birmingham and Black Country Housing Market Area Working Group Notes of meeting 5 November 2019, Room 116, WMCA Offices, 16 Summer Lane, Birmingham		
In attendance: Patrick Jervis (Lichfield), Ian Culley (Wolverhampton), Michele Ross (Wolverhampton) Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Mike Dittman (North Warwickshire), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Patrick Walker (South Staffordshire), Eddie West (Shropshire), Katherine Moreton (Nuneaton and Bedworth), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley)		
		Actions
1	Apologies:	
1.1	Ian Stevens (Telford and Wrekin), Adrian Cooper (Shropshire), Kelly Harris (South Staffordshire), Victoria Chapman (Rugby), Dorothy Barratt (North Warwickshire)	
2	Notes of last meeting	
2.1	Bromsgrove and Redditch in same heading, make clear that two distinct councils.	
2.2	Confirmation that next meeting is Wednesday December 12 @10:00 not 14:00	
3	Local Plan reviews	
3.1	Black Country – Evidence is not been published until after the General election, main documents relate to Green Belt assessment and urban capacity refresh. Regulation 18 local plan to be published for consultation Autumn 2020.	
3.2	South Staffordshire – Currently consulting on Spatial Housing Strategy & Infrastructure Delivery document until December 12.	
3.3	Stratford on Avon – Consulting on Regulation 19 Site Allocations Document, have received over 700 representations. Local Plan review to commence next year.	
3.4	Bromsgrove – District Plan Review Update and Call for Sites Consultation ending (11 th November). Approximately further 18 months until draft plan available as will need a lot of evidence, transport assessments etc.	
3.5	Redditch – No review being progressed	
3.6	Lichfield - Preferred Option to be considered by Cabinet next week. LHN plus 4,500 contributed to HMA shortfall proposed (by 2040)	

3.7	Cannock: Preferred Option Summer 2020 with 2022 targeted for adoption.	
3.8	Solihull – In process of reviewing programme.	
3.9	Birmingham – Reporting to Cabinet in December, will not be proposing review of plan after 3 years as progress being made in addressing shortfall, but will need to consider whether review necessary after 5 years in accordance with Government policy.	
3.10	Consultation to commence shortly on Development Management DPD (Publication) and Parking SPD	
3.11	Shropshire – Timetable for Preferred Option may be delayed from published March date as awaiting results of Black Country evidence refresh. Decision on M54 J3 strategic proposal not yet reported to members for consideration.	
3.12	North Warwickshire – As previously reported, awaiting outcome of HIF bid. Anticipate January / February decision, but this may be deferred to spring budget.	
3.13	Nuneaton and Bedworth – Recently adopted plan, including meeting unmet need from Coventry. Focus now on accompanying DPDs/ SPDs.	
3.14	Audit trail report explaining how shortfall decreased previously circulated. Main reasons for shortfall decrease include: • Additional capacity identified in Birmingham, a lot of consents on non-allocated sites • Extra capacity identified in Solihull through NEC Masterplan • Dudley correcting earlier figures	
3.15	Reiterated that both Bromsgrove and Redditch Councils were monitoring against local plan targets and not LHN figures.	
3.16	In the appendix, Stratford's capacity has not decreased per se; rather revised trajectory timescales mean some sites are now expected to deliver more homes post 2031.	
3.17	Black Country refreshed capacity suggested loss of 6,500 housing units from former employment sites that it was now considered would not come forward. This increases shortfall pre 2031 to 6,800 units from 300 as presented at September meeting).	
3.18	Stated that would be discounting remaining sites through SHLAAs, which it was estimated could reduce capacity by approximately further 5,000. Clarified that this was brownfield or 'urban' capacity and any potential Green Belt release yet to be factored in.	

3.19	In previous position statement, view was taken not to apply a universal discount for non-implementation as this would be offset by not applying a universal uplift for increased densities.	
3.20	View expressed that Shire districts found it difficult to increase densities Also considered that the GL Hearn work may have taken some over generous estimates of net capacity when estimating density uplifts, e.g. included 'strategic' open space on larger sites. Any increase in densities would come forward through SHLAAs / policy reviews and negotiations on planning applications. Also noted that Housing Deal funding could be dependent on building at higher densities.	
3.21	In terms of discounting capacity identified through SHLAAs, HMA local authority summary positions as follows:	
3.22	Birmingham: No discount applied	
3.23	Solihull: Discount applied on 5-year supply calculation stage, not SHLAA inclusion.	
3.24	Stratford on Avon: Discount applied on 5-year supply calculation stage, not SHLAA inclusion.	
3.25	Bromsgrove: No discounting of SHLAA sites as high build out rates as strong market.	
3.26	Redditch: No discounting on sites identified in SHLAAs	
3.27	Cannock Chase – Applies local discounts on SHLAA sites.	
3.28	North Warwickshire: Does not apply discount to SHLAA derived sites ??	
3.29	Lichfield: Does not apply discount to SHLAA sites but proposes flexibility allowance on allocated sites through local plan review.	
3.30	Main points resulting from discussion summarised as follows:	
3.31	Black Country evidence critical in terms of other authorities having justification for going beyond LHN (South Staffordshire, Lichfield, Shropshire)	
3.32	Black Country to firm up position, urban capacity on brownfield sites and likely Green Belt release. Black Country authorities invited to share their evidence on these matters in confidence with other members of group. Noted that Coventry and Warwickshire HMA authorities had peer reviewed each other's analysis.	BC authorities
3.33	The only tested pre 2031 shortfall remains the 37,900 set out in the Birmingham plan.	
3.34	Need to consider what shortfall is pre and post 2031 as plan reviews extend up to 2040. At present Birmingham shortfall only quantified to 2031.	
3.35	Discounting issue needs resolving. Agreed that a standard request be made of all authorities seeking confirmation of approach towards	AD

	discounting of SHLAA figures and density uplifts in the light of Strategic Growth Study and revised NPPF.	
■		
■		
■		
5	Any other business	
5.1	None	
6	Date of Next Meeting	
6.1	Wednesday 11 December, Room 116, WMCA offices, 16 Summer Lane @10:00	

MONITORING WORKING GROUP

**Wednesday 11 December 2019, 10:00 – 12:00, Room 116, 16 Summer Lane,
Birmingham, B19 3SD**

AGENDA

1. Apologies / introductions
 2. Notes of last meeting
 3. Black Country Urban Capacity Refresh (presentation)
 4. Position Statement refresh
 - Implications of item 3
 - Updating to 2018/19
 - Agreeing discounting / buffer assumptions
 - Extending beyond 2031
- 
- 

6. Local Plan review updates
7. Strategic Employment Sites Study (Phase Two)
8. TfWM monitoring
9. Any other business
10. Date of next meeting

GBBCHMA / WMCA Housing Deal Monitoring Group Actions from meeting 11 December 2019 @ 10:00. Room 116, WMCA Offices, 16 Summer Lane, Birmingham	
In attendance: Patrick Jervis (Lichfield), Ian Culley (Wolverhampton), Michele Ross (Wolverhampton) Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Kelly Harris (South Staffordshire), Eddie West (Shropshire), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley), Ian Stevens (Telford and Wrekin), Mark Watkins (Sandwell), Sahar Khan (Birmingham)	
Actions	
1	Apologies:
1.1	Dorothy Barratt / Mike Dittman (North Warwickshire) Katherine Moreton (Nuneaton and Bedworth).
2	Notes of last meeting
2.1	Remove reference to 35dpa reference (para 3.20). Paragraph 3.29 confirmed as accurate regarding Lichfield flexibility allowances through local plan review.
3	Black Country Urban Capacity refresh / Green Belt / Landscape Assessment
3.1	The focus of the meeting was to receive presentations on the Black Country Urban Capacity Refresh and Green Belt / Landscape Assessment. Noted that Urban Capacity Refresh document would be in the public domain shortly. ACTION: Agreed to circulate Urban Capacity Refresh presentation.
4	Position Statement Refresh
4.1	In the light of new Black Country evidence, agreed that the date needed to be rolled forward to 2018/19-year end for completions (residual supply until 2030/31) and acknowledge that a post 2031 shortfall too. ACTION: AD to circulate necessary proformas, ALL to respond
4.2	Also agreed that where local planning authorities discount their SHLAA / AMR figures, then these should be reflected in revised Position Statement for consistency. Applies to Black Country, South Staffordshire and Cannock Chase.
5	[REDACTED]
5	[REDACTED]
6	Strategic Employment Sites Study Phase Two

6.1	Concern expressed as to status of report and that most local authorities had not had sight of it. ACTION: IC to convey this to LEP / Staffordshire County Council Steering Group.
7	TfWM land use monitoring and demographic services
7.2	Two issues, firstly discrepancy between TfWM returns and totals in Position Statement regarding completions / capacity. Secondly, availability of demographic reports in format previously supplied by Mott MacDonald. ACTION: PW to take up with TfWM
8	AOB
8.1	Responses to Stratford on Avon's Site Allocations Document SoCG outstanding. Reminder to all to action if not already done so. ACTION: All
9	Date of next Meeting
9.1	Actual date to be determined but to be arranged for end of January.

**Greater Birmingham and Black
Country HMA /WMCA Housing Deal
Monitoring Working Group**

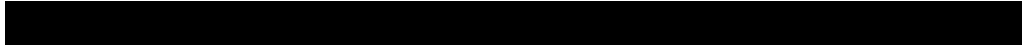
Notes of Meetings 2020

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

**Wednesday 12 February 2020, 14:00 – 16:00, Room 109, 16 Summer Lane, Birmingham,
B19 3SD**

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. GBBCHMA Position Statement refresh
 - Checking 2018/19 data
 - Finalising discount / lapse rate assumptions and buffers
 - Target date for completion



5. Local Plan review updates
6. TfWM monitoring
7. Strategic Employment Sites Study (Phase Two)
8. Any other business
9. Date of next meeting

GBBCHMA / WMCA Housing Deal Monitoring Group Agreements and Actions from meeting 12 February 2020 @ 14:00. Room 109, WMCA Offices, 16 Summer Lane, Birmingham	
In attendance: Patrick Jervis (Lichfield), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Dan Corden (Shropshire), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley), Ian Stevens (Telford and Wrekin), Uyen Phan Han (Birmingham), Ed Fox (South Staffordshire)	
Actions	
1	Apologies:
1.1	Katherine Moreton (Nuneaton and Bedworth). Ian Culley (Wolverhampton), Michele Ross (Wolverhampton), Kelly Harris (South Staffordshire), Ian MacLeod (Birmingham)
2	Actions from last meeting
2.1	Agreed as accurate record.
3	GBBCHMA Position statement Refresh
3.1	Noted that Black Country figures require slight adjustment for net demolitions so that consistent with urban capacity work: ACTION BC authorities to provide to AD (Dudley already provided)
3.2	Confirmation requested that North Warwickshire data is as of 1 st April 2019 and whether what provided extends to 2033 (in accordance with plan review). If the latter, then last two years' estimates need removing. ACTION MD to advise AD
3.3	Noted that discounts of varying magnitudes only applied to Black Country, South Staffordshire and Cannock Chase's total supply figures. These are to be applied in refreshed Position Statement and set out in footnotes / text.
3.4	Once above information / confirmation provided circulate table again with suggested footnotes / annotations. ACTION AD
3.5	Agreed that specific discounts of sites five-year supply not to be applied and reference made to this in the document. The impact of these 5-year supply discounts is marginal.
3.6	Note that some local authorities apply a buffer to land supply over and above any five-year supply uplift (Stratford adopted plan, Lichfield propose in emerging plan). Make it clear in document / footnotes where this applies and what implications are.

3.7	Agreed that as NPPF requires plans to consider a 15-year horizon, need to include a post 2031 section setting out that large shortfall emerges again in the light of Black Country analysis. The full extent cannot be confirmed until Birmingham (and others) quantify post 2031 shortfall.
3.8	Shortfall currently estimated as 2,116 but will increase slightly in the light of the above Black Country adjustments (and potentially North Warwickshire). Position Statement refresh to explain that shortfall will continue to close as capacity comes forward through plan reviews e.g. Black Country, Lichfield, South Staffordshire, Cannock Chase. ACTION AD
3.9	Agreed that status of current plan reviews needs to be tabulated and appended to Position Statement refresh.
3.10	Position statement to be redrafted in the light of the above ACTION: AD to circulate two weeks in advance of next meeting.
3.11	Agreed to try and keep format as faithful to previous Position Statement as possible but acknowledge that there may be some divergence. ACTION: In redrafting AD to identify where substantive changes made.
3.12	Agreed to review text / sections of existing Statement and identify if all information still warranted. ACTION: ALL
4	WMCA Housing Deal Monitoring
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
5	Local Plan review updates
5.1	Agreed that circulated schedule to be updated before / at each meeting and extended to include other non-HMA authorities. ACTION AD
6	TfWM Monitoring
6.1	Agreed that needed a list of what secondary information required and in what format. General preference for continuation of Mott MacDonald report format. Still concern that primary land use monitoring records did not appear to be consistent with totals presented to this group. Concern about using inconsistent data in transport modelling. ACTION: AD to draft note and circulate. Once agreed PW to raise with relevant TfWM contact.

8	Strategic Employment Sites Phase Two study
8.1	No update available as to progress / availability. Previous concern remains as to status of report and that most local authorities had not had sight of it. ACTION: IC to convey this to LEP / Staffordshire County Council Steering Group.
9	Any other business
9.1	AD to complete and circulate Local Aggregate Assessment Scoping Note to Metropolitan Authorities.
9	Date of next Meeting
9.1	Tuesday 24 th March ,13:00 to 15:00. Venue to be confirmed.

No meeting March, next meeting June

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 2nd June 2020, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. GBBCHMA Position Statement refresh
 - Verifying 2018/19 data
 - Revised document content and outstanding matters
 - Target date for completion / arrangements for publication
 - Shortfall evolution (audit trail)
 - Moving towards SoCGs
4. 
5. Local Plan review updates (exceptions from draft position statement table 3) and ex GBBCHMA LPAs)
6. Planning for economic recovery
7. Strategic Employment Sites Study (Phase Two)
8. Any other business
9. Date of next meeting

GBBCHMA / WMCA Housing Deal Monitoring Group Agreements and Actions from meeting 2 June 2020 @ 14:00 via MS Teams	
In attendance: Ian MacLeod (Birmingham – chair), Stephen Stray (Lichfield - part), John Careford (Stratford on Avon), , Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Patricia Willoughby (WMCA), Ian Stevens (Telford and Wrekin), Maria (Birmingham), Ed Fox (South Staffordshire), Mark Andrews (Coventry), Dorothy Barratt (North Warwickshire), Mike Dittman (North Warwickshire), Michele Ross (Wolverhampton), Ian Culley (Wolverhampton), Kelly Harris (South Staffordshire – part), Richard Powell (Tamworth)	
Actions	
1	Apologies: Vicki Popplewell (Dudley), Mike Smith (Walsall)
2	Actions from last meeting
2.1	Agreed as accurate record, matters arising included on agenda.
3	GBBCHMA Position statement Refresh
3.1	General comments • Conclusion needed which sets out that shortfall to 2031 largely been met with the remainder being addressed by emerging plans which will increase capacity pre 2031 and that a shortfall emerging post 2031 (to 2037) from the Black Country. Also, local discounts now taken account of to give more accurate position. • Whilst end monitoring date March 2019, need to explain that Covid 19 will impact on short term delivery going forward. • Now have three years' worth of data, include short narrative as to reasons for shortfall reduction. • Areas beyond HMA to be included as in earlier statement but made clear that current plans don't make provision, but reviews may. • Whilst the cut off point for land supply monitoring is 31/3/2019, information regarding plan reviews to be as up to date as possible. • Actions AD to amend document and circulate again
3.2	Outstanding information • Check that table 3 accurate as information changes frequently ACTION ALL

	• North Warwickshire to advise on latest plan position regarding infrastructure funding / plan status, whether any discounting / buffer to land supply, whether figures relate to 2031 or 2033; and if Tamworth 500 shortfall is addressed. • Tamworth to advise whether any discount or buffer to land supply • Lichfield to advise whether land supply to 2031 includes a buffer, or whether this is an intention for plan review
3.3	• Next steps • Attention drawn to attached SoCG note, but focus now on completing accurate statement • Comments to be provided to AD, including outstanding information requests ACTION: ALL • Final draft document to be circulated within next couple of weeks with a view to it being formally published shortly thereafter – indicative timetable to be set ACTION: AD • Need a standard approach to communications / queries • As it is not a policy document, it is not considered that it requires Member approval but all LPAS to be satisfied that internal delegations / protocols are met ACTION: ALL
5	Local Plan reviews (updates to previous information / table 3 of draft position statement)
5.1	North Warwickshire to advise in the light of infrastructure funding announcement and PINS delay due to Covid 19.
5.2	Lichfield timetable to slip due to Covid 19, cabinet report drafted

5.3	Stratford on Avon SAD ???
6	Strategic employment sites and economic recovery
6.1	All authorities agreeable in principle to a further strategic employment land study subject to funding availability / agreed brief / geographical coverage etc. ACTION AD to scope and draft brief
7	Any other business
7.1	None
8	Date of next meeting
8.1	To be arranged

No meeting until December

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Thursday 3rd December 2020, 10:00 – 12:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM land use monitoring returns
- 
5. Strategic Employment Sites Study – next steps
6. GBBCHMA Position Statement – feedback and 2020 data
7. Local Plan review updates
8. Any other business
9. Date of next meeting

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL MONITORING
WORKING GROUP**

Thursday 3rd December 2020, 10:00 – 12:00, via MS Teams

Notes of meeting

Item		Action
1	Apologies and Introductions	
	Recording failure so details unavailable.	
2	Matters arising	
2.1	Covered by agenda items	
3	TfWM land use monitoring returns	
3.1	Concern expressed that the TfWM returns were not consistent with the data included in the position Statement. There was a detailed discussion about this, and it was resolved that a separate meeting should be arranged with all interested parties to be invited. This would also address the demographic secondary data, particularly migration.	AD
	[REDACTED]	
	[REDACTED]	[REDACTED]
5	Strategic Employment Sites Study	
5.1	It was understood that the study was reaching its final stages. Concerns were noted regarding identification of potential sites at motorway junctions that were not being actively promoted. It was agreed that a brief should be prepared for a further study taking forward relevant findings from this study and addressing any deficiencies.	AD
6	GBBCHMA Position Statement – feedback and 2020 data	
6.1	There had been no direct feedback to local authorities following the publication of the update in August 2020. Attention was drawn to the fact that this was based on data for year end 2018/19 and that consideration needed to be given to rolling it forward.	
7	Local Plan review updates	
7.1	Solihull – representations on the Regulation 19 Local Plan invited until 14 December 2020	

7.2	Bromsgrove – Continued preparation of the evidence base but no firm proposals to formally publish consultation documents	
7.3	Lichfield – Regulation 19 plan to be considered by cabinet in February, with possible formal consultation in the late Spring. Have sought views from other authorities whether they can assist as need to consider Green Belt boundary adjustments	
7.4	Telford and Wrekin - Issues and options consultation extended until 8 th January 2021.	
7.5	Birmingham – development management DPD Hearings completed in November 2020	
7.6	Black Country – Barton Willmore and CPRE have commented on the Urban Capacity Review. Regulation 18 Black Country Plan scheduled for publication Summer 2021.	
7.7	Stratford on Avon – Site Allocations Document, comments invited until 18 th December. This has implications for the GBHMA as it includes Cores Strategy reserve sites. A joint South Warwickshire Local Plan (with Warwick DC) Scoping and call for Sites document to be published April 2021.	
8	Any other business	
8.1	None	
9	Date of next meeting	
9.1	To be determined	

**Greater Birmingham and Black
Country HMA /WMCA Housing Deal
Monitoring Working Group**

Notes of Meetings 2021

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 15 June 2021, 14:00 – 16:30, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
 - Land use monitoring
 - Demographic data / information
4. Local Plan reviews update
5. GBBCHMA Position Statement update
 - a) 2020 returns
 - b) Time series data check / verification
 - c) Estimate of 'need'
 - d) Apportioning contributions
- 
7. Strategic Employment Sites Study – Phase 2
8. Local Aggregate Assessment
9. Any other business
10. Future meeting dates

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL MONITORING
WORKING GROUP**

15th June 2021, 14.00 – 16.00, via MS Teams

Notes of meeting

Item		Action
1	Apologies and Introductions	
	In attendance Uyen Phan Han, Maria Dunn (Birmingham), Ian Culley (Chair, Michelle Ross (Wolverhampton, Neville Ball (Walsall), Amanda Holland, Pat Willoughby, Alexander Smith (WMCA), Philip Hatton, Stuart Lester, Liam Edge (TfWM), David Butler, Tom Ryan (Coventry), Patrick Jervis (Lichfield), Patricia McCullagh (Sandwell), Heidi Hollins (Cannock Chase), Richard Powell (Tamworth), Andy Donnelly (WM Met. Authorities), Vicki Popplewell, Jennie Plant (Dudley), Gary Palmer (Solihull), Kelly Harris (South Staffordshire), John Careford (Stratford), Ian Stevens (Telford), Mike Dittman, Dorothy Barratt (North Warwickshire), Mike Dunphy (Bromsgrove).	
2	Actions from last meeting	
	Incomplete due to technical issues locating according, group members to advise whether they had attended	ALL
3	TfWM land use monitoring returns	
3.1	Presentation given on land use monitoring system (YE 2019) following liaison with local authorities, the data is principally used to support the PRISM model. The focus is primarily on the seven constituent authorities, but other HMA / WMCA authorities had submitted their data. There is a desire to extend the coverage. Most returns for YE 2020 have now been received. Within the next month local authorities would receive password details permitting access to the data and can make further observations.	TfWM
3.2	Point made that Metropolitan Authorities paid the contract for data collection and there would potentially be budgetary implications if the scope of data collection increased. It was also confirmed that the data would not be in the public domain	
3.3	There was much discussion regarding the consistency of data with that collected for HMA / WMCA monitoring. As this data is a subset of local authority's internal monitoring this should not be an issue. Suggested that the district totals held were compared with the HMA / WMCA totals. Also	

	suggested 'tagging' TfWM data fields with land categories used to monitor HMA supply.	
	ONS data	
3.4	Presentation given on map-based migration flows, showing flows between all local authorities nationally as an example of what could be done with the data. The intention is to make this available via a dashboard as publicly available data and to go back to 2002 and show as in and out flows in spreadsheets and by broad age group for planning purposes. Rather than publish the data piecemeal it is intended to produce it as a batch shortly after the 2020 data is made available later this month. Attention drawn to fact that method for collecting data changed for last three years.	AS
3.6	Agreed that TfWM matters would be a standing item on future agendas	AD
4	Local Plan updates	
4.1	Birmingham Cabinet report 29/6/21 seeking consent to formally review BDP. HEDNA has been commissioned and Issues and options due to be published Summer 2020. Development management DPD still with Inspector.	
4.2	Black Country Local Plan review goes live via Cabinets in 10 days' time, the main issues were shared in last week's DtC event.	
4.3	Solihull Plan submitted for examination May 2021, two Inspectors appointed [REDACTED] [REDACTED]	
4.4	Bromsgrove – (MD representing Bromsgrove only) Regulation 18 Preferred Option anticipated Summer 2022.	
4.5	Redditch HEDNA commissioned and LDS to be considered by Cabinet shortly.	
4.6	Tamworth LDS to be considered July 2021	
4.7	Cannock Chase Regulation 19 plan anticipated Winter 2021	

4.8	Stratford on Avon Decision taken for joint South Warwickshire plan with Warwick DC and scoping report published. Joint C&WHMA HEDNA commissioned.	
4.9	Coventry LDS to Cabinet in two weeks' time. Joint HEDNA commissioned via CWHMA.	
4.10	Lichfield Spring / Summer consultation on Regulation 19 plan.	
4.11	North Warwickshire Inspector has indicated that he will be responding to MM consultation and publishing report early Summer 2021.	
4.12	Telford and Wrekin Members have suspended local plan review until White paper clarification available.	
5	GBBCHMA Position Statement	
	Request made by Solihull to update document to reflect position at YE 2020. Information received thus far suggests shortfall exceeded 5,000 as Black Country capacity fallen more than Birmingham's increase. Noted as the end year is 2020, increased capacity from some local plan reviews is not yet captured. Solihull and North Warwickshire to check that returns sent.	GP/MD/DB
	Noted that all local authority data will be under scrutiny even if their plan is not. A note set out change over time by local authority and local authorities invited to comment on this	ALL
	Agreed that for the purpose of an update, key data to be included rather than a full re-write of document.	AD
	Uncertainty remains regarding post 2031 shortfall and acknowledged that demand will increase via LHN from the SGS baseline. Separate note to set out new LHN figures.	AD
	Black Country and South Staffordshire appear to have received diverging advice from PAS regarding whether shortfalls attributed to individual plan or HMA shortfall. Identify whether this had been dealt with elsewhere but noted that migration flows can be used to determine apportionment. Ultimate aim a HMA wide MoU / SoCG identifying where all shortfall to be accommodated.	AD

7	Strategic Employment Sites Study	
	Agreed that this matter to be addressed via a separate meeting	AD/IC
8	Local Aggregate Assessment	
	Deferred to next meeting.	
9	Any other business	
	None	
10	Date of next meeting	
	To be determined	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 19 October 2021, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update:
 - Land use monitoring
 - Demographic data / information
4. Solihull Local Plan Examination – issues arising
5. GBBCHMA potential future work streams:
 - Black Country / Birmingham apportionment
 - Updating the position statement to reflect 2021 base data
 - Review of HMA geography and membership
 - Review Governance (MoU / SoCGs)
 - Status of ex HMA contributions
 - Local Plan early review commitments
 - Monitor / refresh of SGS
6. Strategic Employment Sites Study - further commission
7. GBBCHMA Position Statement 2020 update
- 
9. Local Aggregate Assessment
10. Any other business
11. Future meeting dates

GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL MONITORING WORKING GROUP 19th October 2021, 14.00 – 16.00, via MS Teams Notes of meeting		
Item		Action
1	Apologies and Introductions	
	In attendance Uyen Phan Han, Maria Dunn (Birmingham), Ian Culley (Chair), Michelle Ross (Wolverhampton, Neville Ball (Walsall), Amanda Holland, Gurdip Nagra (WMCA) Liam Edge (TfWM), Patrick Jervis (Lichfield), Patricia McCullagh (Sandwell), Heidi Hollins (Cannock Chase), Andy Donnelly (WM Met. Authorities), Jennie Plant (Dudley), Gary Palmer (Solihull), Kelly Harris (South Staffordshire), John Careford (Stratford / Warwick), Gavin Ashford (Telford), Mike Dittman, Dorothy Barratt (North Warwickshire), Mike Dunphy (Bromsgrove), Ruari McKee (Rugby),	
	Apologies Clare Eggington (Coventry), Richard Powell (Tamworth), Vicki Popplewell (Dudley), Ian McLeod (Birmingham), Pat Willoughby (WMCA)	
2	Notes from last meeting	
2.1	Agreed	ALL
3	TfWM matters	
3.1	2021 data returns to be requested shortly, Black Country to advise when they will be available. LE to be invited to meeting. Note change to Use Classes Order regarding employment land.	MR/LE
3.2	Invitations to use app sent out, advise LE if not working/ haven't received one.	ALL
3.3	Opportunity to review employment land monitoring specification once spreadsheet circulated.	ALL
	ONS data	
3.4	No update on migration data. LE to pursue with Alex Smith outside of meeting.	LE
4	Solihull examination hearings	S
4.1	Noted that helpful to have an agreed Position Statement on behalf of all 14 GBBCHMA authorities, agreement needed as to when 2020 update to be	

	determined – can it be signed off officer level? Not all LPAs in a position to provide 2021 data yet. Noted that an agreed MoU benefited C&WHMA.	
4.2	Noted that there had been challenge to approach taken in Position Statement and different views as what need was. The Inspectors had approached the issue pre and post 2031.	
4.3	Issue of strategic employment sites raised, in terms of absence of additional work and whether allocations met wider than local need.	
5	GBBCHMA potential future work streams	
5.1	South Staffordshire has been working with PAS and LUHC to progress its local plan. It has been advised to approach Leaders / portfolio holders (and senior officers) within the HMA and intend to convene virtual meeting in December. Letters will be sent shortly and matters to consider include: LPAs current positions • Views on Strategic Growth Study (SGS) and suggested locations • Alternative approaches • Geographical extent of HMA • Scope of evidence base updating SGS • Governance – aim of MoU	
5.2	Yet to be determined whether PAS or LUHC would be in attendance or whether WMCA / Mayor to be engaged. PAS advice that WMCA / Mayor should be invited.	
5.3	This prompted a discussion about the wider need for governance as this group does not report anywhere; there was universal support for this. However, SSDC is not offering to lead on this, its aim is to adopt a sound plan, but it is acknowledged that governance arrangements may flow from this.	
5.4	Noted that Birmingham's consultants had re-considered HMA boundaries as part of its HEDNA commission, this re-affirmed existing boundaries. This has been consulted upon and there was no disagreement.	
5.6	Noted that some concern regarding overt focus on housing when employment land too had featured in local plan hearings.	
6	Strategic Employment Sites Study	
6.1	Schedule of response to recommendations and draft brief for further commission tabled. Noted that no detailed transport work was proposed on the grounds of cost, a need assessment based on more than past trends was required and that site selection was better done at local plan level.	
6.2	Still uncertainty regarding the geography that recommendations would be made at (e.g. would it be down to LA level), suggested that is something to	

	seek consultancy advice on. Also need for a nuanced approach taking account of planning as well as 'market led' issues.	
6.3	NWBC has been in discussions with North West Leicestershire, especially regarding pressures at M42 J11, and that they may be included in a future study. There were no objections to this.	
6.4	Confirmed that scope of study to be as Phase Two, GBSLEP, BCLEP and C&WLEP. IC to contact approach Staffordshire County to establish whether they wish to participate. Once a brief agreed, need to seek political support, and identify budget.	IC
7	GBBCHMA Position Statement Refresh	
7.1	Draft addendum circulated, this updates key data and shows that the shortfall has increased, mainly due to changes in Black Country urban capacity estimates.	
7.2	Reiterated that not all authorities were in a position yet to provide 2021 data. Final comments to be sent to AD by end of month.	ALL
9	Local Aggregate Assessment	
9.1	AD attended Regional Aggregate Working Party on 8 th October. Others grappling with similar issues, i.e. expired Regional Guidelines and HS2 mineral requirement, although DfT had provided a total for the latter, it was not regionally apportioned.	
10	Any other business	
10.1	Noted that WMCA has commissioned Oxford Economics employment forecasts for the East and West Midlands. AH to investigate given potential implications for local plans	AH
10.2	Request that future meeting dates be scheduled.	

11	Date of next meeting	
11.1	To be determined	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 30 November 2021, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update:
 - Land use monitoring
 - Demographic data / information
4. Strategic Employment Sites Study Phase 3 brief
5. SSDC Local Plan Review Member event:
 - Local authorities' position on shortfalls
 - Local authorities' current position on the GBBCHMA Strategic Growth Study recommended locations
 - Alternative approaches to the above recommendations
 - Formal governance arrangements
 - Updating evidence e.g. the geographical extent of the HMA, apportioning contributions
 - Updating Strategic Growth Study given additional growth pressures (e.g. Birmingham Plan review)
6. GBBCHMA Position Statement 2020 update
-
8. Local Plan updates
9. Any other business
10. Future meeting dates

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL MONITORING
WORKING GROUP**

30th November 2021, 14.00 – 16.00, via MS Teams

Notes of meeting

Item		Action
1	Apologies and Introductions	
	In attendance Uyen Phan Han, Martin Dando (Birmingham), Ian Culley (Chair), (Wolverhampton), Neville Ball (Walsall), Amanda Holland, Gurdip Nagra (WMCA), Patrick Jervis (Lichfield), Patricia McCullagh (Sandwell), Andy Donnelly (WM Met. Authorities), Jennie Plant (Dudley), , Kelly Harris (South Staffordshire), John Careford (Stratford / Warwick), Ruari McKee, Peter Heath (Rugby), Richard Powell (Tamworth, Sushil Birdi (Cannock Chase), Rebecca Brown (Redditch), Eddie West (Shropshire), Clare Eggington (Coventry)	
	Apologies Liam Edge (TfWM) Gary Palmer, Mark Andrews (Solihull) Gavin Ashford (Telford), Dorothy Barret, Mike Dittman (North Warwickshire), Maria Dunn (Birmingham), Heidi Hollins (Cannock Chase).	
2	Notes from last meeting / matters arising	
2.1	Agreed to invite Rebecca Riley (WMCA) to a future meeting to present / discuss WMCA commissioned employment forecasts.	AD
2.2	Agreed to schedule monthly meetings for next year on second Tuesday of each month, subject to confirmation that this is suitable. Agreed IC to chair group for next year then a different local authority to take over.	ALL
3	TfWM update	
3.1	Query as to whether smartsheets had been issued and whether employment specification had been resolved.	GN
3	Strategic Employment Sites Brief	
3.1	SSDC to provide some further comments before Christmas break. Agreed that the outputs need to be clear and that it is a live issue as has risen at the North Warwickshire and Solihull hearings. No budget has been identified yet but need to get the brief agreed first.	SSDC
4	South Staffordshire Local Plan member event	

4.1	Event arranged for 15 th December, SSDC has been assisted by PAS and former Planning Inspector Stephen Pratt as part of a LUHC Gateway review. Authorities thanked for confirming attendance and those yet to do so invited to respond. Clear advice been given to SSDC that they need to drive this and document where agreement and disagreement.	
4.2	Issues to consider: • How has strategic growth study been used and is there any alternatives? • Support for commissioning a further study • Governance / member engagement e.g. Cannock Chase SAC • Do other authorities agree with SSDC approach and are there alternatives?	
4.2	Responses to questions in the invitation letter welcomed in advance of meeting, the aim is to agree a SoCG across HMA if possible. Stressed that this is not SSDC taking the lead on resolving all HMA issues but is necessary for local plan to comply with Duty to Cooperate.	
5	GBBCHMA position statement 2020 update	
5.1	Documents circulated addressed comments made by Bromsgrove and Lichfield.	
5.2	Two issues to be resolved: • Are all local authorities happy with the content? • When is an appropriate time to publish the update, bearing in mind it may be requested by the Solihull Inspector? Agreed to publish Friday 17 th December, after the SSDC event subject to agreement with Solihull MBC. Local authorities requested to check appendix showing local plan latest status.	ALL
7	Local Plan updates	
	Birmingham	
7.1	Issues and Options scheduled for publication June / July 2022.	
	Black Country	

7.2	20,000 representations received on Preferred Options from 5,000 respondents. Submission plan (Regulation 19) scheduled for Summer 2022.	
	South Staffordshire	
7.3	Consultation on Preferred Options closes on the 13 December 2021	
	Lichfield	
7.4	Submission Plan going to Cabinet next week for consideration, with a view to submitting shortly afterwards.	
	Cannock Chase	
7.5	Still working towards Winter 2022 (back end) for taking Regulation 19 plan to Cabinet. Work around site allocations ongoing.	
	Bromsgrove	
7.6	Still on track for Preferred Options Summer 2022, dependent on outcome of discussions with Redditch.	
	Tamworth	
7.7	Vision being established with a view to Issues and Options being published for consultation next year.	
	Redditch	
7.8	Revised LDS agreed by full Council in November. HEDNA commissioned and work ongoing to establish whether a full or partial review.	
	Shropshire	
7.9	Plan submitted for examination September 2021 and Inspector asked some initial questions. Anticipate hearings commencing May / June 2022.	
	Rugby	
7.10	Review to commence summer 2022.	
8	AOB	
8.1	None	
9	Date of next meeting	
9.1	To be scheduled for January, then monthly as previously discussed.	AD /IC

**Greater Birmingham and Black
Country HMA /WMCA Housing Deal
Monitoring Working Group**

Notes of Meetings 2022

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 18 January 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. National Land Data Programme
4. TfWM update
 - Representation on Central and Local Government Information Partnership (CLIP) Planning Statistics Sub-Group
 - Land use data monitoring
 - Migration / ONS data
5. Tasks arising from SSDC meeting 15th December 2021
 - Governance
 - Need for an updated Growth Study
 - Next steps
6. Strategic Employment Sites Study Phase 3 brief
7. GBBCHMA Position Statement 2020 update
- 
9. Local Plan updates
10. Any other business
11. Future meeting dates

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL MONITORING
WORKING GROUP**

18 January 2022, 14.00 – 16.00, via MS Teams

Notes of meeting

Item		Action
1	Apologies and Introductions	
	In attendance Ian Culley (Chair), Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Mike Dittman, Dorothy Barratt (North Warwickshire), Heidi Hollins (Cannock Chase), Stephen Stray, Patrick Jervis (Lichfield), Dan Corden (Shropshire), Amanda Holland, Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Darren Beriro, Mehul Doshi (Geospatial Commission), Louise Jones (Redditch); Butler, David Butler (Coventry), Uyen-Phan Han, Martin Dando (Birmingham), Hannah Post (Telford and Wrekin), Kelly Harris (South Staffordshire), Liam Edge (TfWM), Ruari McKee (Rugby), John Careford (Stratford on Avon / Warwick), Mike Dunphy (Bromsgrove), Richard Powell, (Tamworth), Vicki Popplewell (Dudley),	
2	Notes from last meeting / matters arising	
2.2	Meeting invitations sent out for six months, send for next six months.	AD
3	Local Plan updates	
	Birmingham	
3.1	Progressing review of the Birmingham Development Plan. Sustainability appraisal scoping report out to consultation and work ongoing on the HEDNA and the urban capacity study. Still expecting to start consultation on issues and options in early June in accordance with the LDS.	
	Black Country	
3.2	Regulation 18 Preferred Option consultation ended in summer - some 20,000 representations made. Regulation 19 consultation scheduled for mid-summer 2022. Continued engagement via Duty to Cooperate.	

	South Staffordshire	
3.3	Consultation on Regulation 18 Preferred Option closed 13 December. Approximately 2,500 representations mainly on specific sites. Regulation 19 Submission consultation around October 2022.	
	Lichfield	
3.4	Members deferred Regulation 19 plan being received by Cabinet. Working with members on next steps.	
	Cannock Chase	
3.5	No change from last meeting's update.	
	Bromsgrove	
3.6	Preferred Options scheduled for Summer 2022.	
	Tamworth	
3.7	No change from last meeting, Issues and Options due for consultation Summer 2022	
	Redditch	
3.8	LDS now approved by Full Council	
	Shropshire	
3.9	Plan submitted in September 2021. Working through initial sets of questions set by Inspector with a view to responding by end of the month. Hearings may commence May / June, but dependent on Inspector.	
	Rugby	
3.10	Local plan review to commence summer 2022.	
	Telford	
3.11	Plan still paused as await further guidance from Government., no formal review timetable yet.	
	Stratford on Avon / Warwick	
3.12	Updated informal timetable on website, Issues and Options Summer 2022, possible adoption 2025. Currently analysing call for sites and scoping consultation responses.	
	Solihull	

6.2	Next steps critical and include refresh of Strategic Growth Study and suggestions included in circulated Black Country Leaders letter. With regard to Governance, Cannock Chase SAC suggested as a model (MoU circulated), currently only operate at officer level. Other issues discussed included the name of the group and the role of local authorities beyond the GBBCHMA. In summary, three main issues: • What would governance look like? • What would SoCG contain • Future workstreams Agreed a draft SoCG for discussion be brought to next meeting	AD / IC / SSDC
7	Strategic Employment Sites Study	
7.1	Brief circulated with papers, but minor amendment omitted, need to re-circulate. Previously agreed that once brief agreed would seek funding, possibly Midlands Engine? Budget figure of £50,000 mooted.	IC / AD
7.2	Other issues raised: • Cross boundary issues e.g. Hinckley and Bosworth • Aligning with WMCA Growth Plans • Informally liaising with private sector regarding brief suitability / cost Coventry Airport Gigafactory would fit strategic sites criteria – now with planning permission but referred to SoS as a departure.	
9	Any other business	
	Gypsy and Travellers	
9.1	Inquiry made (South Warwickshire) whether there was any merit /interest in looking at a study which looks at Gypsy and Traveller movements as GTAA's largely confine themselves to individual LPA areas. Agreed that this had merits, but no firm conclusions drawn.	
10	Dates of future Meetings	

	15 February @14:00	
	15 March @14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 15 March 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. PlaceMaker presentation (by Urban Intelligence)
4. TfWM update
5. Local Plan updates
- 
7. First Draft GBBCHMA SoCG / MoU
8. West Midlands Strategic Employment Sites Brief and next steps
9. Position Statement 2021 refresh
10. Any other business
11. Future meeting dates

Immediate actions from GBBCHMA / WMCA Working Group 15/03/2022	
Item	Action
[REDACTED]	
[REDACTED]	[REDACTED]
Local Plan Updates	
Solihull to forward Inspector's letter for circulation https://eservices.solihull.gov.uk/LocalPlan/DownloadDoc.ashx?docid=1665133	GP/AD
South Warwickshire to forward links for local plan review Cabinet Reports for circulation when available	PC/ AD
TfWM update	
Specification for employment land monitoring to include hectares field as well as square metres. Smartsheet to be amended / circulated	LE
In / out migration figures behind net totals to be provided for last five years. [REDACTED], if when you have found this data you can provide it back to the start of the time series, it would be incredibly useful. Thanks	LE
GBBCHMA SoCG	
In principle view on your authority's likely position on being able to sign up to a SoCG - scope and content broadly as presented to the meeting yesterday.	ALL
Detailed comments on the document including your view of the summary of your authority's approach to the shortfall.	ALL
<i>Please use group email contact list so all authorities are aware of each other's position</i>	ALL
Strategic Employment Sites Study	
Your authority's likely position on taking part in the Study and potential funding contribution [REDACTED]	ALL
GBBCHMA Position Statement 2021 Update	
Allow sufficient time for data etc. to be collected if / when require updated statement for submission / hearings.	ALL

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 19 April 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. Purpose of meeting
- 4a. Feedback on draft SoCG
- 4b. Refreshed SoCG document
- 4c. Outstanding matters / areas of disagreement
5. SESS update and brief
6. Next steps e.g. ratification and timeframes
7. AOB
8. Date of next meeting

GBBCHMA / WMCA Officer meeting – 19 April 2022		
Note of main points and actions		
	In attendance: Ian Culley (Chair), Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi (Cannock Chase), Stephen Stray, Patrick Jervis (Lichfield), Eddie West (Shropshire), Amanda Holland, Gurdip Nagra, Patricia Willoughby (WMCA), Mark Andrews, (Solihull), Louise Jones (Redditch); Clare Eggington (Coventry), Maria Dunn (Birmingham), Ed Fox, Kelly Harris (South Staffordshire), John Careford (Stratford on Avon / Warwick), Mike Dunphy (Bromsgrove), Richard Powell, (Tamworth), Jennie Plant (Dudley), Neville Ball (Walsall), Philip Hatton (TfWM), Martin Hutchings, Shelley Rouse (PAS).	
	Matters arising	
1	[REDACTED]	[REDACTED]
	SoCG general	
2	Contact Wyre Forest with a view to being signatories	IC
	As many changes as possible made – LPAs to check. This excludes governance, as many of the issues raised require further discussion.	ALL
3	General point that SoCG is a live document and timing of publication needs consideration. For example, timing of South Staffordshire and Black Country Regulation 19 plans and Birmingham Issues and Options – the latter would firm up the shortfall.	
	Main changes made	
4	Reference to Black Country and emerging Birmingham shortfalls yet to be tested	
5	Issue around extent of GBBCHMA. Agreement (in meeting) that not seeking to change HMA boundaries. Birmingham CC HEDNA report now complete and includes evidence supporting current HMA geography (and linkages), to be published after local elections. Suggested quoting directly from published document.	
6	Noted that the Strategic Growth Study recommendations were tested locally and complemented by local evidence.	
7	Issue around 35% urban uplift and whether this absorbed in situ and ignored if cannot be met here or dispersed via Duty to Cooperate. General view that	

	cannot be ignored as sums to 300,000 national target and numbers prior to urban uplift cannot be met in-situ. Noted that DLUHC had been unable to advise.	
8	Agreed that minerals and waste be included in SoCG.	
9	Noted that legacy strategic employment sites referenced rather than just need for additional ones.	
	Outstanding issues	
10	Whether contributions apportioned to Black Country or Birmingham shortfalls	
11	Whether to include further market absorption workstream. South Essex Stantec evidence noted, this concluded that HMA could not absorb the LHN requirements. Would this conflict with local plan evidence if done at GBBCHMA level?	
12	Aligning housing with economic growth. Issue is that GBBCHMA unlike other areas where there is a common employment forecast.	
13	Whether WMCA is a signatory, this is enabled by the NPPG.	
14	The Strategic Employment Sites workstream includes LPAs outside of GBBCHMA.	
	Governance	
15	Agreed (in meeting) that the approach differed from previously as governance addressed. Fundamental issue as to whether principles agreed with members before setting out the issues (currently the document attempts both) and hence whether the two elements need splitting. PAS template includes governance in overarching SoCG, but not set in stone.	
16	Following the discussion, four options were identified: 1. Details of officer and member groups as in current draft 2. Details of officer working arrangements and principles for members 3. Principles of both groups but details of neither 4. No details or principles for either group	
17	The second group was agreed in principle as a way forward, but LPAs would need to take soundings from members.	ALL
18	Changes agreed today and Bromsgrove, Redditch, and Shropshire to be incorporated into revised document and circulated week ending 29 th April.	AD

	Strategic Employment Sites Study	
19	Presentation given to Coventry and Warwickshire Officers and around 12 LPAs had committed to a £5,000 contribution. Commissioning body yet to be identified.	
	Any other business	
20	Local Plan latest positions schedule was tabled – changes made and circulated after meeting (attached here too)	
21	New LHN numbers published, those published by Turley and Lichfield's match GBBCHMA spreadsheet. Attention drawn to OBR report, which suggests that affordability ratios may be artificially inflated as incomes fell but transactions increased during pandemic. Link to be circulated	AD
22	Attention drawn to Turley submission (previously circulated) to BC Regulation 18 consultation critiquing the GBBCHMA Position Statement.	
	Date of next meeting	
23	Tuesday 17 May 2022 @14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 17 May 2022, 14:00 – 16:00, via MS Teams,

AGENDA

4. Apologies / introductions
5. Actions from last meeting
6. TfWM Update
7. Local Plan updates
5. Statement of Common Ground
 - Main outstanding issues (see below)
 - Detailed Governance Arrangements
 - Next Steps / timetable for completion
6. Strategic Employment Sites Update
7. Local Aggregate Assessment
7. AOB
8. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 17 May 2022, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley (Chair), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi (Cannock Chase), Patrick Jervis (Lichfield), Eddie West (Shropshire), Amanda Holland, Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Clare Eggington (Coventry), Maria Dunn (Birmingham), Alex Evans (South Staffordshire), John Careford (Stratford on Avon / Warwick), Mike Dunphy (Bromsgrove), Richard Powell, (Tamworth), Vicki Popplewell (Dudley), Lian Edge, Sue Balu (TfWM), Martin Hutchings, Andrew Seaman (PAS), Heather Stone (Wyre Forest), Gavin Ashford (Telford), Eddie West (Shropshire), Mike Dittman, Dorothy Barratt (North Warwickshire).	
1	Matters arising	
1.1	[REDACTED]	[REDACTED]
2	TfWM update	
2.1	[REDACTED] has produced spreadsheets for migration flows (in / out, age) – currently being checked	
3	Local Plan updates – see separate schedule	
[REDACTED]	Observations on Levelling up and Regeneration Bill • Need for transitional arrangements • Mixed messages regarding status of 300,000 dpa target and local flexibility • Duty to Cooperate legislation to be replaced with revised policy test • 2024 before legislation enacted so continue under current arrangements • Much more detail to follow • Top down approach with new powers at very local level • Situation unlikely to change for urban areas, make maximum use of previously developed land	
4	GBBCHMA Position statement	
4.1	All to advise when 2021 update required bearing in mind time needed to collect and verify data	ALL
[REDACTED]	[REDACTED]	
5	Statement of Common Ground	

5.1	Good progress made with sharper focus on areas of agreement, disagreement, and course of action	
5.2	General view that comments have been addressed but all LPAs to check detail, particular focus on Approach taken in local plans to date and governance sections.	ALL
5.3	Agreed to edit 'clean' version from now on as tracked changes version illegible	ALL
	Outstanding Matters	
5.4	Agreed that no reference to 35% uplift being met in area specifically identified not to be referred to as it is physically not possible for this to be achieved	
5.5	Agreed that not seeking to extend HMA but identify linkages with LPAs beyond it.	
5.6	Difficult to estimate with precision the extent of pre and post 2031 contributions from current data as plan reviews overlap. Note that at Solihull EIP a pro-rata approach was suggested. Matter will be further clarified once Birmingham Issues and Options published	
5.7	Details for Officer Group mentioned in document and principles for Members. Existing ToR for officer group need amending	AD
5.8	Apportioning contributions to Birmingham or Black Country – Lichfield has apportioned Solihull has not. May be a case for contributions from beyond HMA e.g. Shropshire. Birmingham and Black Country to share work on this with wider group	BCC / BC
5.9	Strategic Employment Sites – Include text to acknowledge that this group does not have ownership if this as it draws on a wider geography. At present, the only commitment is to commission a study, a further SoCG may be needed when dealing with recommendations.	AD
5.10	WMCA as a signatory – Starting point to consider legislation, especially S33A and Regulation 4. Noted that WMCA geography does not cover all LPAs directly and that WMCA authorities are already party to SoCG.	AD/PW
5.11	Common employment forecast – Common forecast impractical due to progress on local plans to date. Future workstreams to consider housing / workforce alignment with strategic employment sites which may draw labour from beyond immediate area e.g. UKC and WMI.	AD
5.12	Market Absorption – Agreed this should be a future workstream, South Essex cited as an example	AD

5.13	Extent to which HMA to consider all options before seeking assistance from elsewhere to be included as a workstream	AD
5.14	PAS confirmed funding secured to support the SoCG work but specific details as to what this entails to be established. Support, in principle, to give a third-party overview of next draft of document.	PAS /IC
6	Strategic Employment Sites Study	
6.1	 • Details of commissioning to be determined – possible commission late June, target time for completion 6 – 9 months. • Steering Group arrangements to be established – maybe on a sub-regional basis e.g. Coventry and Warwickshire. • Advise of potential consultants to be invited to tender	ALL
7	Local Aggregate Assessment	
7.2	Metropolitan Authorities to provide contacts to set up a LAA sub-group to progress	Met LAs to AD
8	Any on the business	
8.1	None	
9	Date of Next Meeting	
9.1	Tuesday 21 st June @14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL
MONITORING WORKING GROUP**

Tuesday 21st June 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM Update
4. Local Plan updates
5. Statement of Common Ground
6. 2021 update of Position Statement 

7. Strategic Employment Sites Update
8. Local Housing Need and 2021 Affordability Ratios
9. Local Aggregate Assessment
10. AOB
11. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 21 June 2022, 14:00 – 16:00	
Note of main points and actions	
	In attendance: Ian Culley – chair, Wolverhampton, Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi (Cannock Chase), Lauren Lymer, Helena Tuck (Lichfield), Amanda Holland, Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Clare Eggington (Coventry), Maria Dunn (Birmingham), Kelly Harris (South Staffordshire), John Careford (Stratford on Avon / Warwick), Richard Powell, (Tamworth), Vicki Popplewell (Dudley), Liam Edge, (TfWM), Martin Hutchings (PAS), Andrew Seaman (IPe), Gavin Ashford (Telford), Mike Dittman, (North Warwickshire), Neville Ball (Walsall), Patricia McCullagh (Sandwell)
	Apologies: Heather Stone (Wyre Forest), Eddie West (Shropshire), Stephen Stray (Lichfield)
1	[REDACTED]
[REDACTED]	[REDACTED]
2	TfWM update
2.1	Looking to have all 2021 data by end of July, contact LE or Sue Balu if there are any problems. Next step is data quality check. Noted that first Census results due end of June.
3	Local Plan updates – see separate schedule
4	Draft Statement of Common Ground (SoCG)
4.1	[REDACTED] (IPe, commissioned by PAS) presented his initial findings of review of draft GBBCHMA SoCG. Main points as follows: • Useful summary of plan making activity and extant plan provision. Effective and ongoing engagement thus far. • Currently focuses too much on what has happened rather than being forward looking – should focus on next 15 years and engage with LHN needs. • Focus of review on legal compliance, soundness and compliance with national policy and discharging DtC. • Focus should be on strategic matter of housing – other SoCGs for different topics. • Needs to clearly express areas of agreement and disagreement • GBBCHMA commenced early, many SoCGs put together at last minute • Commonality of principles needs expressing more clearly along with objectives of officer group and cross over to member group. • Details of member group need to be strengthened. • Consider whether Gypsy and Traveller issues need to be included.

	Consider core principles around methodologies for compiling evidence
	Any further comments to AS by close of play Thursday 23 June. Final report to be available within next couple of weeks.
5	GBBCHMA Position statement / WMCA Housing Deal Monitoring
5.1	Data for year end 2021 has now been requested. [REDACTED] [REDACTED]
6	Strategic Employment Sites Study
6.1	One of Black Country authorities to procure, possibly July. Nominees for membership of Steering Group required.
7	Local Housing Need and Affordability Ratios
7.1	Paper shared which shows that affordability ratio in Birmingham may be artificially inflated in 2021 due to pandemic and associated Government response i.e. Stamp Duty holiday. Comparison made with OBR forecasts at national level. Defer to next meeting for consideration.
8	Local Aggregate Assessment
8.1	Reminder to provide contact details of contact for Metropolitan LAA preparation to AD. Have Birmingham and Coventry.
9	Any on the business
9.1	None
10	Date of Next Meeting
10.1	Tuesday 19 July @14:00

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 19 July 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM Update
4. Local Plan updates
 - By LPA

[Evidence Base for the new Birmingham Plan | Birmingham City Council](#) (Birmingham HEDNA)

 - WMCA Black Country Brownfield Land Capacity Report

<https://blackcountryplan.dudley.gov.uk/t2/p4/t2p4m/>
5. 2021 update of Position Statement and WMCA Housing Deal Monitoring schedule – progress to date
6. AS / IPe Report in Respect of Draft WMCA SoCG
 - Recommendations
 - Next Steps
7. Strategic Employment Sites Study 3 Update
8. 2021 Census first results
9. Local Housing Need and 2021 Affordability Ratios
10. Local Aggregate Assessment
11. AOB
12. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 19 July 2022, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley – chair, Wolverhampton, Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi (Cannock Chase), Lauren Lymer, Helena Tuck (Lichfield), Amanda Holland, Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Clare Eggington (Coventry), Maria Dunn (Birmingham), Kelly Harris (South Staffordshire), John Careford (Stratford on Avon / Warwick), Richard Powell, (Tamworth), Vicki Popplewell (Dudley), Liam Edge, (TfWM), Martin Hutchings (PAS), Andrew Seaman (IPe), Gavin Ashford (Telford), Mike Dittman, (North Warwickshire), Neville Ball (Walsall), Patricia McCullagh (Sandwell)	
	Apologies: Heather Stone (Wyre Forest), Eddie West (Shropshire), Stephen Stray (Lichfield)	
1	Matters arising	
1.1	[REDACTED]	[REDACTED]
2	TfWM update	
2.1	Looking to have all 2021 data by end of July, contact LE or [REDACTED] if there are any problems. Next step is data quality check. Noted that first Census results due end of June.	
3	Local Plan updates – see separate schedule	
4	Draft Statement of Common Ground (SoCG)	
4.1	- Review of changes to report made in response to IPe/PAS report into SoCG. - Pragmatic approach take in terms of what can be addressed now and what needs to be considered in the future. - As different geographies, deliberate focus on housing with employment signposted. - Make clear what are objectives for SoCG and DNG - Make it clear the SoCG is complementary to other DtC exercises between local authorities. - Make it clear that by being a signatory it is considered that cooperation has been effective and ongoing. - Issue regarding maturity of Strategic Growth Study and it is only one source of evidence. - Make it clear that at present shortfalls are Birmingham and Black Country, which make up wider HMA shortfall.	

	• Issue of apportioning between Birmingham / Black Country a future workstream • Shared evidence documents to be considered where appropriate, not universally	ALL
	Next Steps	ALL
	• Further draft to be issued taking on board views expressed today further comments by Friday 29th July. • All encouraged to socialise Members with the document, may take some authorities longer to get there than others. • South Staffordshire deadline for document being in public domain end of September, not necessarily signed off by all authorities. Once officer draft completed South Staffordshire to formally send to all LPAS. • Member body should be a 'board' not 'forum' and timetable for establishing this required. • Details need completing e.g. LHN, housing requirements, footnotes, links etc. •	
5	Notes of last meeting and matters arising	
5.1	Outstanding matter of WMCA employment forecasts, Pat Willoughby to liaise [REDACTED]	PW
6	TfWM update	
6.1	Resource constraints mean some LPAs will not be able to provide data this year. Schedule of returns to date shared and to be circulated with notes.	AD/SB
7	Local Housing Need and Affordability Ratios	
7.1	Paper shared which shows that affordability ratio in Birmingham may be artificially inflated in 2021 due to pandemic and associated Government response i.e. Stamp Duty holiday. Comparison made with OBR forecasts at national level. Defer to next meeting for consideration.	
8	Local Aggregate Assessment	
8.1	Reminder to provide contact details of contact for Metropolitan LAA preparation to AD. Have Birmingham and Coventry.	ALL
9	Any on the business	
9.1	None	
10	Date of Next Meeting	
10.1	Tuesday 16 August @14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 16 August 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. Local Plan updates
4. 2021 update of Position Statement and [REDACTED]
[REDACTED]
5. Final draft Statement of Common Ground (SoCG)
6. AOB
7. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 16th August 2022, 14:00 – 16:00
Note of main points and actions

	In attendance: Ian Culley – chair, Wolverhampton, Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi (Cannock Chase), Gurdip Nagra (WMCA), Gary Palmer, (Solihull), Clare Eggington (Coventry), Maria Dunn, Sarah Scannell (Birmingham), Kelly Harris (South Staffordshire), Richard Powell, (Tamworth), Jennie Plant (Dudley), Liam Edge, (TfWM), Mike Dittman, (North Warwickshire), Patricia McCullagh (Sandwell), Mike Dunphy Bromsgrove, Eddie West (Shropshire),	
	Apologies: Uyen Phan Han (Birmingham), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley), Clare Eggington (Coventry).	
1	Actions from last meeting	
1.1	Agreed as an accurate record	
2	Local Plan updates	
2.1	See attached schedule. Noted Nuneaton and Bedworth missing from schedule.	
3	2021 update of Position Statement and WMCA monitoring	
3.1	Responses thus far from Birmingham, Coventry, Bromsgrove, Redditch, and Cannock Chase. Outstanding response to be provided ASAP. [REDACTED] [REDACTED] [REDACTED]	ALL
4	Final draft of Statement of Common Ground (SoCG)	
4.1	Amendments have been made to the SoCG following receipt of the Intelligent Plans and Examinations (IPE) report. Additional officer comments have been taken on board and clean / tracked changes copies of the SoCG were circulated in advance of this meeting. Agreed that document largely complete subject to inclusion of last-minute changes and final proofread.	KH
4.2	SSDC to send document to those local authorities (officers / members) present at 15 th December 2021 meeting inviting responses as to their intentions regarding endorsement and accompanying timetables.	KH

	Covering letter on behalf of SSDC cabinet member will make it clear that this is not an SSDC led /owned exercise but rather a collective effort on behalf of HMA and other related local authorities. The driver is that SSDC need something to accompany their Regulation 19 plan due to be published in Autumn 2022. Responses to this request will determine whether a further member meeting is required.	
4.3	Noted that the document will continue to evolve as local plans progress e.g. Birmingham Issues and Options later this year.	
4.4	SSDC having difficulty producing a boundary map showing relationships within / beyond / and overlapping HMAs. TfWM may be able to assist with this.	LE/GN/ KH
5	Any other business	
5.1	None.	
6	Date of next meeting	
6.1	Tuesday 20 th September @14:00 – 16:00	

SEPTEMBER MEETING CANCELLED

NO OCTOBER MEETING

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 1st November 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM data update
4. Local Plan Updates*
5. Housing Statement of Common Ground (SoCG)
6. Response to South Staffordshire District Council request
 - Implications of latest local plan updates
 - Next steps
7. 2021 update of Position Statement and [REDACTED]
[REDACTED]
8. Strategic Employment Sites phase 3 Study
9. Local Aggregate Assessment
10. Any other business
11. Date of next meeting
13. Quite a lot of activity since August meeting Birmingham, Black Country, Shropshire, Bromsgrove, Solihull, Tamworth, Cannock Chase, Nuneaton and Bedworth.

GBBCHMA / WMCA Officer meeting – Tuesday 1st November 2022, 14:00 – 16:00
Note of main points and actions

	In attendance: Ian Culley – chair, Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi, Heidi Hollins (Cannock Chase), Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Clare Eggington (Coventry), Maria Dunn, Uyen Phan Han (Birmingham), Kelly Harris, Ed Fox (South Staffordshire), Richard Powell, (Tamworth), Liam Edge, (TfWM), Mike Dittman, (North Warwickshire), Patricia McCullagh (Sandwell), Mike Dunphy (Bromsgrove), Eddie West, Dan Corden (Shropshire), Vicki Popplewell (Dudley), Heather Stone (Wyre Forest), Neville Ball (Walsall), Rebecca Brown (Redditch), Joanne Bozdoganli (Stratford on Avon)	
	Apologies: Sarah Scannell (Birmingham), Amanda Holland (WMCA), Dorothy Barratt (North Warwickshire)	
1	Actions from last meeting	
1.1	Addressed as tidying up SoCG, which has now been issued.	
2	TfWM Update	
2.1	2019/20 is baseline year for PRISM. Awaiting Black Country 20/21 data, Walsall confirmed it had been sent, others to check	MR, PM, VP
3	Work has been done pulling together Investment Zones expressions of interest but policy initiative short lived. Information may be useful for future initiatives / Commissions e.g., SESS work	
3.1	Information to be packaged and made available.	LE
4	Local Plan updates	
4.1	See separate schedule	
5	GBBCHMA plus SoCG	
5.1	South Staffordshire has sent the HMA plus SoCG document to relevant local authorities and most responses thus far have been to the effect that document is under consideration, not necessarily with definitive dates. Those local authorities who haven't made any response yet encouraged to do so. It is not currently published on the website but is available on request, a FOI request has already been made.	

9.1	Reminder that session arranged for 15 th November with WMCA regarding Oxford Economics job forecasts	
10	Date of next meeting	
10.1	Tuesday 13 th December @ 14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 13th December 2022, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM data update
4. Levelling Up and Regeneration Bill
5. 2021 update of Position Statement [REDACTED]
[REDACTED]
6. Local Plan Updates
7. Strategic Employment Sites phase 3 Study
8. Housing Statement of Common Ground (SoCG)*
9. Review / Update of Strategic Growth Study
10. Apportioning need contributions
11. Establishing member board
12. Local Aggregate Assessment
13. Any other business
14. Date of next meeting

* Will be influenced by Item 4.

GBBCHMA / WMCA Officer meeting – Tuesday 13th December 2022, 14:00 – 16:00
Note of main points and actions

	In attendance: Ian Culley – chair, Michele Ross (Wolverhampton), Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi, Heidi Hollins (Cannock Chase), Gurdip Nagra, Patricia Willoughby (WMCA), Gary Palmer, (Solihull), Maria Dunn, (Birmingham), Kelly Harris, Ed Fox (South Staffordshire), Richard Powell, (Tamworth), Mike Dittman, Dorothy (North Warwickshire), Patricia McCullagh (Sandwell), Mike Dunphy (Bromsgrove), Dan Corden, Liam Cowden (Shropshire), Vicki Popplewell (Dudley), Heather Stone (Wyre Forest), Neville Ball (Walsall), Joanne Bozdoganli (Stratford on Avon), Maria Bailey (Nuneaton and Bedworth)	
	Apologies: Sarah Scannell (Birmingham), Liam Edge (TfWM), Clare Eggington (Coventry)	
1	Actions from last meeting	
1.1	AD to ask LE for summary of Investment Zone data for circulation.	AD / LE
2	TfWM Update	
2.1	No update from previous meeting	
3	Levelling Up and Regeneration Bill	
3.1	Secretary of State's letter and Parliamentary Statement noted, main points: • Changes to joint working • Urban uplifts to be met in situ • No need to review Green Belt to meet housing needs NPPF prospectus due to be published before Christmas.	
3.2	Initial thoughts as follows:	
3.3	Cannock Chase At Regulation 19 Stage and may proceed with Green Belt releases as they are necessary to support infrastructure delivery.	
3.4	Shropshire	

6	Strategic Employment Sites Study	
	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
6.2	Attention drawn to local elections and the need for any release of the study to be managed accordingly.	
7	Statement of Common Ground	
7.1	Two main issues: • Progress on signing bi-lateral and joint SoCGs. • Progressing identified workstreams In general, it was noted that the latest SoS letter is causing uncertainty regarding future joint working arrangements.	
7.2	To date Birmingham, Cannock Chase and South Staffordshire have signed joint SoCG	
7.3	North Warwickshire reported that members had concerns about appendix 2. Having adopted a growth led plan there were concerns that the necessary infrastructure was not coming forward as envisaged. It was suggested that NWBC may wish to reflect this in responding.	
7.4	Solihull reported that the attention was for both to be signed but noted that it was 'of it's time' and much had changed since the August 2022 agreement date. These matters need to be picked up in future iterations, but we must not lose momentum now. Important to make the distinction between agreeing to further commissions and agreement as to what may come out of them. Member (governance) inputs need to be factored in also.	
7.5	Request that member signatures are sent to SSDC as a photo for easy insertion into final document.	ALL
7.6	Bromsgrove reported that reports to be considered in January but members may want to take account SoS and future announcements given that document dated August 2022.	

7.7	Dudley also noted that members may wish to consider the proposed changes to national policy.	
7.8	Also noted that apportionments will need to be re-considered in light of the BCP no longer proceeding.	
7.9	Agreed that AD / SSDC progress with a first draft of a brief / programme for further consideration.	AD/SSDC
8	Local Aggregate Assessment	
8.1	AD advised of initial meeting 14 th December with Walsall and Solihull.	
9	Any other business	
9.1	None	
10	Date of next meeting	
10.1	Tuesday 24 th January 2023 @14:00 – 16:00	



West Midlands Development Needs Group

Agenda and Notes of Meeting

2023

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 24 January 2023, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM data update
4. Local Plan Updates
5. NPPF Prospectus
6. GBBCHMA plus SoCG – progress towards agreeing and future work streams
7. [REDACTED] 2021 update of Position Statement [REDACTED]
[REDACTED]
8. Local Aggregate Assessment
9. Any other business
10. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 24 January 2022, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley – chair, Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi, Heidi Hollins (Cannock Chase), Gurdip Nagra, Patricia Willoughby, Amanda Holland (WMCA), Gary Palmer, (Solihull), Maria Dunn, Uyen Phan Han (Birmingham), Ed Fox (South Staffordshire), Richard Powell, (Tamworth), Patricia McCullagh (Sandwell), Mike Dunphy (Bromsgrove), Eddie West (Shropshire), Vicki Popplewell (Dudley), Heather Stone (Wyre Forest), Joanne Bozdoganli (Stratford on Avon), Maria Bailey (Nuneaton and Bedworth), Rob Haigh (Coventry), Liam Edge (TfWM), Gavin Ashford (Telford and Wrekin)	
	Apologies: Sarah Scannell (Birmingham), Clare Eggington (Coventry), Mike Dittman, Dorothy Barratt (North Warwickshire), Neville Ball (Walsall), Dan Corden (Shropshire)	
1	Actions from last meeting	
1.1	Agreed as an accurate record and relevant matters on agenda. ■■■ to remind ■■■ for Investment Zones data.	■■■
1.2	Update on Strategic Employment Sites Study given as not on the agenda. Dudley commissioned and Mace / Icenl successful bidder, inception meeting with steering group to be convened.	
2	TfWM Update	
2.1	TfWM processing most recent returns and updating uncertainty log for PRISM. Clarification being sought where necessary	
3	Local Plan Updates	
3.1	See separate schedule	
4	NPPF Review	
4.1	Two main strategic issues of relevance: • Approach to housing numbers, more flexibility • Proposed change to Green Belt policy, housing need not necessarily an exceptional circumstance	
4.2	Initial thoughts: • Potentially easier to progress plans without Green Belt releases • Duty to Co-operate arrangements in place until 2025, but tools to address it blunted. Implications for 300,000 dpa national target. Duty to Cooperate requires legislative not just policy change. • Unclear / confusing transitional arrangements • More focus on non – Green Belt locations, funding to deliver • Greater emphasis on urban centres meeting their uplift.	
4.3	Agreed to share emerging responses to consultation.	ALL
5	GBBCHMA plus statement of Common Ground	
5.1	Most local authorities have responded explaining if / how taking it through internal processes, around five formal signatories to date. SSDC to send a reminder email.	
5.2	Suggested that this reminder refers to fact that this was drafted at a point in time, August 2022, and acknowledge that circumstances within	

	the GBBCHMA have changed; also note that NPPF proposed changes do not do away with the need to work together.	
5.3	Comments from local authorities: Bromsgrove / Redditch Not in a position to take to members yet until further clarity regarding national policy. It is in the forward plan and this does not mean it will not be signed in the future	
5.4	Solihull Noted August 2022 date and that future iterations may differ. Very sensitive politically.	
5.5	In terms of the brief for further work Main issues • What is shortfall • What is capacity • What are realistic options	
5.6	Agreed all to comment on brief. Uncertainty acknowledged but ideally need to be in position to commence work once the changes to national policy are formalised.	
6	GBBCHMA Position statement and WMCA Housing Deal Monitoring	
6.1	Latest figures (2021) show that shortfall fallen to just above 2000 due to additional capacity being identified in Birmingham. [REDACTED]	
6.2	Note that this is for 2021, additional capacity in emerging plans may not have been picked up but would be in 2022, although some may be removed again e.g. Black Country.	
6.3	Telford data taken from AMR, assumptions made for Shropshire as data not in same format as GBBCHMA / WMCA template, Solihull data taken from eip trajectory.	
6.4	Noted that baseline need in Position Statement is based on 2014 HHPs plus a vacancy rate allowance. It does not take account of affordability / urban uplifts, which will need to be considered as part of future need. Opportunity to look at future need scenarios for GBBCHMA.	AD
6.5	CWHMA has published a HEDNA, which deviates from using 2014 HHPs and is based on more accurate Census data. Noted that 2014 HHPs significantly overestimate Birmingham's growth.	
6.6	No disagreement in principle to publishing a 2021 addendum to the GBBCHMA Position Statement.	AD
6.7	All to check that data has been transcribed accurately	All
7	Local Aggregate Assessment	
7.1	Sales data now available, noted future need estimates problematic as Regional Guidelines not available beyond 2020. [REDACTED]	AD
8	Any other business	
8.1	None	

9	Date of next meeting	
9.1	Tuesday 21 st February 2023 @14:00 – 16:00	ALL

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 21 February 2023, 14:00 – 16:00, via MS Teams,

AGENDA

11. Apologies / introductions

12. Actions from last meeting

13. TfWM update

14. Local Plan Updates

15. GBBCHMA plus SoCG

- Progress on signing
- Further work brief

[REDACTED]

[REDACTED]

- Plan for Growth

<https://www.wmca.org.uk/what-we-do/economy-and-innovation/plan-for-growth/>

17. GBCHMA matters

- Position Statement refresh
- Future housing need scenarios

18. Strategic Employment Sites Study

19. Local Aggregate Assessment

20. Any other business

21. Date of next meeting

GBBCHMA / WMCA Officer meeting – Tuesday 21 February 2022, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ed Fox (South Staffordshire) – chair, Andrew Donnelly (West. Midlands Met Authorities), Sushil Birdi, Heidi Hollins (Cannock Chase), Patricia Willoughby, (WMCA), Gary Palmer, (Solihull), Maria Dunn, Sarah Scannell (Birmingham), Sam Holder (Sandwell), Mike Dunphy (Bromsgrove), Dan Corden (Shropshire), Jennie Plant (Dudley), Joanne Bozdoganli (Stratford on Avon), Maria Bailey (Nuneaton and Bedworth), Clare Eggington (Coventry), Jackie Padbury (Nuneaton and Bedworth), Mike Dittman, Dorothy Barratt (North Warwickshire), Neville Ball (Walsall), Michele Ross (Wolverhampton). Chris Styles (Coventry)	
	Apologies: Ian Culley (Wolverhampton) Uyen Phan Han (Birmingham), Kelly Harris (South Staffordshire), Maria Bailey (Nuneaton and Bedworth), Gavin Ashford (Telford and Wrekin), Liam Edge (TfWM), Richard Powell (Tamworth), Vicki Popplewell (Dudley), Heather Stone (Wyre Forest).	
1	Actions from last meeting	
1.1	Wrong date on last Meeting's notes, correct and re-circulate	AD
1.2	AD to remind LE for Investment Zones data.	AD / LE
1.3	Reminder that there is still time to share NPPF responses	All
2	TfWM Update	
2.1	Collection of data ongoing	
3	Local Plan Updates	
3.1	See separate schedule	
4	GBBCHMA SoCG	
	Signing SoCG	
4.1	Schedule showing how had responded to GBBCHMA SoCG previously circulated and SSDC has sent a reminder.	
4.2	Solihull: Necessary approvals secured Shropshire: Agreed in principle, going through relevant approval processes North Warwickshire: Members uncomfortable with Appendix Two of HMA SoCG, but fine with bi-lateral one	
4.3	Thus far only Stratford on Avon had commented on draft further work brief, main points as follows: • Study date to 2042, South Warwickshire Local Plan (SWLP) extends to 2050 • Must not duplicate 2018 study • Must not infringe on areas of local plan responsibility • Coventry and Warwickshire HEDNA uses standard method inputs derived from 2021 Census, not 2014 HHPs. • Links with employment, not just housing • Prefer commencement sooner rather than later to feed into SWLP	

	• Shortfall largely cleared by 2031 for Position Statement Addendum refresh • As the shortfall has been driven by that in the Birmingham Development Plan (BDP). In 2022 the BDP was five years old son LHN rather than OAN is the default need; this is much higher. • Taking published Birmingham and Black Country shortfalls and potential contributions, a best-case scenario estimate of the gap is 92,000 and worst case 106,000.	
6.2	Further paper circulated looking at 2021 Census outputs and previous HHPs: • This looked at what implications may be for GBBCHMA if used Census outputs like CWHMA HEDNA. Much of CWHMA difference driven by international students counted in but not out • 2014 HHPs overestimate Birmingham's growth significantly compared to the 2021 HHPs so using 2014 HHPs likely to significantly over-estimate growth across HMA. There would, however, be 'winners and losers with 2014 HHPs lower for some authorities • Noted that DLUCH only committed to considering 2021 Census outputs and request use of 2014 HHPs. • Draft NPPF gives more scope to challenge Standard Method, but option there for development industry also. • LPAs may wish to comment on this in responding to NPPF review proposals.	AD
7	Strategic Employment Sites Study	
7.1	• Steering Group met with consultants for inception meeting earlier this month • Data requests circulated for 25 ha plus sites and completions / commitments for units over 9,000 sqm	
7	Local Aggregate Assessment	
7.1	No update since last meeting	
8	Any other business	
8.1	None	
9	Date of next meeting	
9.1	Tuesday 21 st March 2023 @14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 21 March 2023, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting

[REDACTED]

[REDACTED]

[REDACTED]

4. TfWM update
5. Local Plan Updates
6. GBBCHMA plus SoCG
 - Progress on signing
 - Further work brief responses
7. 2021 GBBCHAM Position Statement Update
8. Strategic Employment Sites Study
9. Local Aggregate Assessment
10. Any other business
11. Date of next meeting

5.2	Bromsgrove and Redditch both not in a position to sign at present but may be in the future once NPPF clarity.	
5.3	SSDC to update brief considering comments when capacity permits.	PW
6	GBBCHMA Position statement refresh	
6.1	2021 data shows shortfall has fallen since 2020 data published December 2021. Attention drawn to fact that need is now far greater than that assumed in the Strategic Growth Study (2014 HHPs plus vacancy allowance).	
6.2	All to check data / document with a view to signing off at next meeting. Requests have been made from the private sector regarding publication.	ALL
6.3	AD to send JB copy of proforma to familiarise.	AD
7	Strategic Employment Sites Study	
7.1	Data requests made by consultancy team. Interim statement due late April / May and to be brought to this group.	
7	Local Aggregate Assessment	
7.1	No update since last meeting.	
8	Any other business	
8.1	None	
9	Date of next meeting	
9.1	Tuesday 18 April 2023 @14:00 – 16:00. AD to send meeting dates for after June.	AD

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 18 April 2023, 14:00 – 16:00, via MS Teams,

AGENDA

- 22. Apologies / introductions
- 23. Actions from last meeting
- 24. TfWM update
- 25. Local Plan Updates
- 26. Local Housing Need – 2022 Affordability Ratios

[Improving affordability ratios should not mask near-record highs in much of England | Turley](#)

- 27. WMCA update
- 28. GBBCHMA plus SoCG
 - Progress on signing
 - Further work brief responses
- 29. 2021 GBBCHAM Position Statement Update
- 30. Strategic Employment Sites Study
- 31. Local Aggregate Assessment
- 32. Any other business
- 33. Date of next meeting

GBBCHMA Development Needs Group – 18 April 2022, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley (Wolverhampton) – chair, Andrew Donnelly (West. Midlands Met Authorities), Heidi Hollins (Cannock Chase), Patricia Willoughby, Amanda Holland (WMCA), Gary Palmer, (Solihull), Maria Dunn, (Birmingham), Patricia McCullagh (Sandwell), Mike Dunphy (Bromsgrove), Dan Corden (Shropshire), Joanne Bozdoganli (Stratford on Avon), Maria Bailey (Nuneaton and Bedworth), Mike Dittman, (North Warwickshire), Neville Ball (Walsall), Michele Ross (Wolverhampton). Alex Evans, Patrick Walker, Kelly Harris, Alex Evans (South Staffs.), Patrick Jervis (Lichfield), Liam Edge, Owen O'Neill (TfWM), Sushil Birdi (Cannock Chase), Pooja Agrawal (Public Practice)	
	Apologies: Sarah Scannell, Uyen Phan Han (Birmingham) Dorothy Barratt (North Warwickshire) Clare Eggington, Rob Haigh (Coventry), Vicki Popplewell (Dudley), Richard Powell (Tamworth)	
2	TfWM Update	
2.1	Owen O'Neill in post and to take over more of the land use planning liaison. LE to contact Solihull regarding a query on development returns	LE
2.2	Confirmed that there is a script to handle the internal migration matrices, AD to contact LE regarding latest data availability	AD / LE
3	WMCA Update	
3.1	Plan for Growth covering report to be circulated. Request made for overview of employment land position across WMCA area, representatives from this group invited to join a working group to progress this.	PW
4	Local Plan Updates	
4.1	See separate schedule	
5	2022 Affordability ratios and new Local Housing Need figures	
5.1	Table presented and noted that figures consistent with those published by Turley. Little difference across GBBCHMA from last year but some differences for individual local authorities.	
5.2	On wider planning reforms, some suggestion that revised NPPF will not be published until late summer. Also, there will be a separate consultation on the alignment test to replace the Duty to Cooperate (DtC), but formal removal of the DTC would require new legislation. Concern expressed that late publication of NPPF would not lead to an extension of transition arrangements / timeframe to progress a plan review under current arrangements.	

7.5	Issue of member Governance arrangements and fact that new members would need to get up to speed after the local elections. Initial ToR for member group to be worked up for discussion	ALL/PW
8	GBBCHMA Position statement refresh	
8.1	Updated document circulated, attention drawn to new paragraphs 6,7 and 8 which set out the post 2031 context and the need to address Local Housing need rather than the Strategic Growth Study Baseline.	
8.2	Comments to AD by 30 th April and indicate when 2022 data will be available. Intention to sign of document for publication at next meeting	ALL
9	Strategic Employment Sites Study	
9.1	Consultants are reviewing information received, reaching out to stakeholders, and undertaking technical desktop work. Initial findings due to Steering Group early May and will be shared with this group.	
9.2	Schedule of outstanding local authority information circulated but may be out of date as more updates likely to have been received. Noted that Dr Colin Clinton, WMCA Business and Partnership lead not included on stakeholder contact list. IC to advise consultants	IC
10	Local Aggregate Assessment	
10.1	No progress since last meeting but noted that Regional Aggregate Working Party meeting at end of month and an update will be required.	AD
11	Any other business	
11.1	None	
12	Date of next meeting	
12.1	Tuesday 16 May 2023 @14:00 – 16:00.	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 16 May 2023, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update
5. Local Plan Updates
6. West Midlands Strategic Sites Study
7. GBBCHMA plus SoCG
 - Progress on signing
 - Further work brief responses
8. 2021 GBBCHAM Position Statement Update
9. Local Aggregate Assessment
10. Any other business
11. Date of next meeting

GBBCHMA Development Needs Group – 16 May 2023, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley (Wolverhampton) – chair, Andrew Donnelly (West. Midlands Met Authorities), Heidi Hollins, Jemma March (Cannock Chase), John English, Amanda Holland (WMCA), Mark Andrews, Charlene Jones (Solihull), Maria Dunn, (Birmingham), Mike Dunphy (Bromsgrove), Eddie West (Shropshire), Joanne Bozdoganli (Stratford on Avon), Maria Bailey (Nuneaton and Bedworth), Mike Dittman, (North Warwickshire), Neville Ball (Walsall), Ed Fox, Kelly Harris, (South Staffs.), Patrick Jervis (Lichfield), Clare Eggington (Coventry), Richard Powell (Tamworth); Vicki Popplewell (Dudley),	
1	Actions from last meeting	
1.1	Addressed via agenda items	
2	TfWM Update	
2.1	Not available	
3	WMCA Update	
3.1	Reported that the inaugural meeting of Employment Land Working Group had met, with a future meeting to be convened. Issue around local authorities with no affiliation to WMCA, yet have a functional relationship, e.g., SSDC. Agreed that WMCA formally set out remit of group and extend invitation to SSDC. Copy of presentation to working group to be circulated.	AH / AD
4	Local Plan Updates	
4.1	See separate schedule, only change from April is that the Shropshire Minerals and Waste hearings have now taken place.	
4.2	Of those local authorities present, most are hoping to progress plans under the current arrangements, rather than those proposed in the draft NPPF revisions.	
4.3	Tamworth remains uncertain, due to no overall control post local elections, but is continuing in line with current arrangements. Other local authorities with no overall control are as follows: Cannock Chase, Lichfield, North Warwickshire, and Bromsgrove.	
5	Strategic Employment Sites Study	
5.1	Presentation previously given to Steering Group had been circulated previously.	
5.2	Summary of Comments made as follows: North Warwickshire: - Issue raised by members, are individual authorities / sub-regions all chasing / attracting same demand e.g., M54/M6 and M42? - Also, it would be a political concern if Warwickshire expected to accommodate similar levels of growth as in the past, especially with infrastructure constraints.	
5.3	South Staffordshire: How do MDS based forecasts relate to the likes of Oxford / Experian forecasts?	

	Manufacturing and warehousing may have different locational requirements, e.g., former closer proximity to workforce, latter to motorway junctions.	
5.4	Any further comments to AD / IC for forwarding to consultants by 26/05/23.	ALL
6	Statement of Common Ground	
6.1	Bi-lateral statements continue to be agreed. Regarding the HMA (plus) SoCG, Bromsgrove, Redditch and North Warwickshire are unable to agree in its current form / at this time. Of the other outstanding local authorities, Shropshire confirmed that the matter was in hand and Lichfield has not yet appointed a portfolio holder. Walsall and Telford to be contacted outside of the meeting.	
	Phase 2 brief for follow up commission	
6.2	Only issue not included was for brief to suggest locations etc. based on commuting flows. Agreed that whilst this may be an option, it was for the consultants to propose a methodology, taking account of all relevant factors.	IC
6.3	Note that any request to consider the standard method inputs needs to be consistent with the approach undertaken in Coventry / Warwickshire.	
6.4	NPPF delays and implications for submitting plans under current arrangements remain a matter of concern. Agreed a backstop of September meeting for determining if / how to proceed with commission.	
6.5		
6.6	Agreed that a final version of the brief (v3 without track changes) is circulated for noting.	AD/PW
	Draft Member Group Terms of Reference	
6.7	Latest document presented by SSDC; this is based on the successful Cannock Chase SAC Partnership Board ToR. Any further comments to AD / PW by 26/5/23	ALL
7	GBBCHMA Position statement refresh	
7.1	Updated document circulated, attention drawn to new paragraphs 6,7 and 8 which set out the post 2031 context and the need to address Local Housing Need rather than the Strategic Growth Study Baseline going forward. Comments to AD by 26/05/23: Main document: Michele Ross's track changes have been accepted, please check that you are content with the wording especially new paragraphs 6,7 and 8 Appendix 1: Last check on figures, these should be fine as we have been through them before Appendix 2: Please check that you are happy with the wording around your plan review status and dates etc. Again, MR changes accepted and corrections from Birmingham, Cannock, and Stratford.	

8	Local Aggregate Assessment	
8.1	Some progress being made but query regarding the status of some Walsall reserves, which have been identified in the Regional Monitoring Report	
9	Any other business	
9.1	None	
10	Date of next meeting	
10.1	Changed to Tuesday 28 th June – subsequently cancelled so next meeting 18 th July @14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 18 July 2023, 14:00 – 16:00, via MS Teams,

AGENDA

12. Apologies / introductions

13. Actions from last meeting

14. TfWM update

- Monitoring returns
- Freight and the Planning System – Call for Evidence.

[Freight and logistics and the planning system: call for evidence - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/freight-and-logistics-and-the-planning-system-call-for-evidence)

15. WMCA Update

- [REDACTED]
- Employment Land Working Group

16. Local Plan Updates

17. West Midlands Strategic Sites Study

18. GBBCHMA plus SoCG

- Progress on signing
- Members' ToR
- Further work brief

19. 2021 GBBCHMA Position Statement Update

20. Local Aggregate Assessment

21. Any other business

22. Date of next meeting

GBBCHMA Development Needs Group – Tuesday 18 July 2023, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley (Wolverhampton) – chair, Andrew Donnelly (West. Midlands Met Authorities), Jemma March (Cannock Chase), Pat Willoughby, Amanda Holland (WMCA), Mark Andrews, (Solihull), Maria Dunn, (Birmingham), Mike Dunphy (Bromsgrove), Dan Corden (Shropshire), Joanne Bozdoganli (Stratford on Avon), Dorothy Barratt, (North Warwickshire), Neville Ball (Walsall), Kelly Harris, (South Staffs.), Patrick Jervis (Lichfield), Clare Eggington, Chris Berry (Coventry), Richard Powell (Tamworth); Vicki Popplewell (Dudley), Owen O'Neill, Matt Malin, Helen Davies (TfWM), Patricia McCullagh (Sandwell)	
	Apologies	
	Sarah Scannell (Birmingham), Mike Dittman (North Warwickshire), Gavin Ashford (Telford and Wrekin)	
1	Actions from last meeting	
1.1	Addressed via agenda items	
2	TfWM Update	
2.1	Freight and the planning system – call for evidence	
2.2	TfWM is preparing a response as a key cluster in plan for growth and a large employment sector. No policy changes proposed at this juncture, rather evidence sought to inform future policy. Any comments / views to [REDACTED] TfWM by 31 st August. HD to return to September meeting with update. Consultation response deadline 6 th October. Response likely to be endorsed by TfWM Board of Directors.	HD/all
2.3	Birmingham noted that lorry parking is an issue. North Warwickshire likely to submit own evidence given the amount of logistics related development in the area.	
2.4	AD to provide HD with link to 2021 Strategic Employment Sites study	AD
	Data collection	
2.5	Progress on cleaning up 2020 and 2021 data and making the collection process less onerous. Data to be available on Arcinfo GIS and DNG member s will have access; data can be provided in other formats too. Be helpful to compare totals with those presented in GBBCHMA Position Statement.	
	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
	Employment Land	
3.2	Progress being made on 5 workstreams identified at first meeting. Work being led by [REDACTED] and further meeting to be scheduled at the end of July.	
4	Local Plan Updates	
4.1	See separate schedule.	
5	Strategic Employment Sites Study	

5.1	Work has progressed identifying where large units have been delivered on small sites and small units on large sites, the former more likely in urban areas. Level of need being refined with the upper end of the range likely to fall. Ongoing liaison with Highways England and other highways authorities.	
5.2	Agreed that presentation to be given to Coventry and Warwickshire authorities following Mike Dittman's request.	
5.3	Issue raised as to whether stage papers were to be available or just presentations. IC to pursue.	IC
5.4	Also, is there any evidence of B8 premises having more than one storey as this may impact on land take. To be raised with consultancy team	AD
6	Statement of Common Ground	
6.1	No change since last meeting: • Lichfield to contact South Staffordshire directly. • Dudley reiterated that members awaiting NPPF details. • Shropshire's position unlikely to change but have a new portfolio holder	
6.2	Noted that this was drafted in August 2022 and circumstances were very different now.	
6.3	All to take soundings and give indication at August 15th meeting whether prepared to commission further work and whether agree to members terms of reference.	ALL
7	GBBCHMA Position Statement refresh	
7.1	Completed with 2021 data and ready for internal sign off / publication. Local authorities to advise when publishing it on websites	ALL
7.2	Attention drawn to fact that document no makes reference to the post 2031 shortfall.	
8	Local Aggregate Assessment	
8.1	No progress since previous meeting	
9	Any other business	
9.1	None	
10	Date of next meeting	
10.1	Tuesday 15 th August @ 14:00. Subsequently changed to Tuesday 26 th September @14:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 26th September 2023, 14:00 – 16:00, via MS Teams,

AGENDA

23. Apologies / introductions

24. Actions from last meeting

25. TfWM update

- Freight call for evidence
- Monitoring returns

26. WMCA Update



- Employment Land

27. Local Plan Updates

28. West Midlands Strategic Employment Sites Study

29. GBBCHMA plus SoCG

30. DLHC Local Plan reforms consultation

31. Local Aggregate Assessment

32. Any other business

33. Date of next meeting

GBBCHMA Development Needs Group – Tuesday 26 September 2023, 14:00 – 16:00		
Note of main points and actions		
	In attendance: Ian Culley (Wolverhampton), Andrew Donnelly (West Midlands Met Authorities), Jemma March, Grace Lockley (Cannock Chase), John Godfrey, Amanda Holland (WMCA), Maria Dunn, (Birmingham - chair), Mike Dunphy (Bromsgrove), Dan Corden, Eddie West (Shropshire), Joanne Bozdoganli (Stratford on Avon), Mike Dittman Barratt, (North Warwickshire), Neville Ball (Walsall), Ed Fox, (South Staffs.), Patrick Jervis (Lichfield), Clare Eggington, (Coventry), Richard Powell (Tamworth); Vicki Popplewell (Dudley), Helen Davies (TfWM), Patricia McCullagh (Sandwell), Jacqueline Padbury, Maria Bailey (Nuneaton and Bedworth), Andrew Cornfoot (Warwick), Sally Horne (Wyre Forest)	
	Apologies	
	Sarah Scannell (Birmingham), Dorothy Barratt (North Warwickshire), Gavin Ashford (Telford and Wrekin), Neville Ball (Walsall), Gary Palmer (Solihull)	
1	Actions from last meeting	
1.1	Addressed via agenda item other than Position Statement Refresh, the action was for local authorities to approval through internal processes and publish.	
2	TfWM Update	
	Freight and the planning system – call for evidence	
2.1	TfWM draft responses circulated for comment and response framed following discussions / events with Midlands Connect, Urban Transport group and CIHT..	HD/all
2.2	Main issues include: • Sector a major employer, some 100,000 jobs in the West Midlands • Lack of reliable data, a Freight Observatory has been established in the West Midlands hosted at Aston University • Need for decarbonisation – shift to rail and waterways • Difficulty of workers accessing jobs as often in peripheral locations • Limited guidance in NPPF as written for local plans when many issues regional and national • HS2 provides extra capacity / opportunities • Better integrated of planning and transport policies needed • Difficulties in forecasting requirements • Last mile deliveries important and innovative solutions required e.g. e-cargo bikes	
2.2	Comments to [REDACTED] by 4 th October for 6 th October submission.	ALL
2.3	Link to CIHT seminar to be provided	AD
	Data collection	
2.5	No update available	

6.5	Wolverhampton has a new leader and Portfolio Holder and is not in a position to commit until details of NPPF known	
6.6	Common view that NPPF details critical, especially regarding Green Belt exceptional circumstances test and use of more up to date household projections, which in some instances could change the numbers significantly.	ALL
6.7	Noted that those anticipating adopting a plan under the current arrangements need to comply with the Duty to Cooperate, whilst those proceeding with new arrangements will need to comply with the as yet unspecified Alignment Test. It is understood that the Alignment test will be a lower bar and not apply to housing.	
6.8	Role of local authorities outside of HMA and whether they will be invited to contribute financially needs clarification.	
6.9	Clarification required whether for regional housing legacy funds are available to support study refresh	IC
6.10	Agreed that updated table to be circulated for completion	AD/ALL
7.1	Local Plan Reforms consultation	
7.2	Summary of proposals and first thoughts circulated. Noted that the reforms were mostly about process and there may still be delays with policy issues, e.g. site allocations, unmet housing need. Also issues around capacity of PINS to support new arrangements as some plans been in examination for over two years.	
8	Local Aggregate Assessment	
8.1	Helpful meeting with DLUHC and Aggregate Working Party Secretariat about how to produce a Local Aggregate Assessment.	
9	Any other business	
9.1	None	
10	Date of next meeting	
10.1	Tuesday 17th October @ 14:00 cancelled. Next meeting Tuesday 21 st November 14:00 to 16:00.	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT
NEEDS GROUP**

Tuesday 21st November 2023, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update
- 
- Employment Land
5. Local Plan Updates
6. West Midlands Strategic Employment Sites Study
7. GBBCHMA plus SoCG
8. Local Aggregate Assessment
9. Any other business
10. Date of next meeting



West Midlands Development Needs Group

Agenda and Notes of Meeting

2024

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 16th January 2024, 10:30 – 12:30, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
 - Demonstration of Data Insight Portal (provisional)
 - Land use monitoring
4. WMCA Update
 - 
 - Employment Land
5. Local Plan Updates
6. Revised NPPF
 - Main changes
 - Implications for future workstreams / governance / SoCG
7. West Midlands Strategic Employment Sites Study
8. 2022 Housing Delivery Test Results
9. Local Aggregate Assessment
10. Any other business
11. Date of next meeting

GBBCHMA Development Needs Group – Tuesday 16th January 2024, 10:30 – 12:30		
Note of main points and actions		
	In attendance: Ian Culley (Wolverhampton – chair, Grace Lockley (Cannock Chase), Leo Pollak, Amanda Holland (WMCA), Maria Dunn, (Birmingham), Mike Dunphy (Bromsgrove), Eddie West, Dan Corden, (Shropshire), Jo Bozdoganli (Stratford on Avon), Mike Dittman, Dorothy Barrat(North Warwickshire), Neville Ball (Walsall), Ed Fox, Kelly Harris, Alex Evans(South Staffs.), Patrick Jervis (Lichfield), , Vicki Popplewell, Jennie Hadley (Dudley), Patricia McCullagh (Sandwell), Gary Palmer (Solihull), Michele Ross (Wolverhampton), Owen O'Neill, Liam Edge(TfWM), Richard Powell (Tamworth), Neil Glover (Nuneaton and Bedworth)	
1	Apologies	
1.1	Andrew Donnelly (West. Midlands Met Authorities), Clare Eggington, Chris Styles (Coventry) Jacqueline Padbury, (Nuneaton and Bedworth)	
2	Actions from last meeting	
2.1	Items covered on agenda.	
3	TfWM Update	
3.1	Demonstration of Data Insight Portal, main points: • Catalogue tab has user guide. • Public and facing with private parts of site requiring login, contact TfWM for access. • Strategic planning hub contains information on the likes of green space, housing, employment forecasts, demographics. • Data primarily for Metropolitan Area but tagged where it is available over a wider geography. • Non constituent authorities not obliged to provide housing / employment monitoring data, but it would be welcomed. • FAQs section being developed as questions asked. • Monitoring forms for 2022/23 to be issued shortly. • Check up on TfWM visit to NWBC to explain format data required in • Check mailing list to ensure data request gone to non-constituent partners in particular. • Contact OO if want data putting on strategic planning page	OO OO OO
4	WMCA update	
■		■
■		
■		
■		

4.4	Request that employment land information schedules be returned to [REDACTED] and copied to LP. Have from all constituent authorities except Sandwell and Solihull. From non-constituent authorities Shropshire and Nuneaton have responded	ALL
	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
5	Local Plan Updates	
5.1	See separate schedule	
6	Revised NPPF December 2023	
6.2	Discussion in two strands: What are the main changes / issues? Implications for future workstreams	
6.3	• Duty to Cooperate • Calculating Housing Need • Green Belt	
6.4	Duty to Cooperate remains and understood that the legal duty will remain until the next iteration of the NPPF / new arrangements for preparation when a replacement Alignment Test will be introduced. Local plans progressing through current arrangements, therefore, need to comply with the Duty to Cooperate as before.	
6.5	Confirmed that standard method a starting point for calculating local housing need and that scope to deviate restricted	
6.6	Confirmed that urban uplifts to be met in-situ unless conflicts with other parts of Framework or voluntary agreements to accommodate.	
6.7	Confirms that Green Belt boundaries do not have to be reviewed unless LPAs choose to do so. This applies to release for all uses, not just housing as was the case in the 2022 draft. Discussion about whether it was a binary choice to review or not or whether reviews could be partial. Noted that Written Ministerial Statement is a material consideration.	
6.8	Tension identified between para 154 (Green Belt) and para 35, positively prepared and meeting need.	
6.9	Will be implications for LPA's with hinterlands beyond the Green Belt.	
7	GBBCHMA plus Statement of Common Ground / Strategic Growth Study Refresh	
7.1	Some support previously expressed for updating the Strategic Growth Study, particularly those proceeding under current arrangements as it	

	would assist in demonstrating compliance with Duty to Cooperate. Views expressed summarised below:	
7.2	North Warwickshire - Has an up-to-date plan and is struggling to get the promised infrastructure investment in place to deliver major allocations, which include a major contribution towards HMA shortfall, therefore no political appetite at present. This may change if infrastructure was delivered and requested that study considers emphasising the importance of the NWBC contribution (and necessary infrastructure) to the wider HMA.	
7.3	South Staffordshire - Observed that the previous study is now out of date so support an update. The brief will need amending in light of new NPPF para. 145.	
7.4	Solihull – No formal position yet but question purpose of a study which considers Green Belt options when even LPAs generating shortfalls are not considering Green Belt review as the NPPF now gives that option. Also, existing study has been interpreted differently by LPAs.	
7.5	Birmingham - Supportive as acknowledge the importance of an update to assist in meeting Duty to Cooperate requirements.	
7.6	Sandwell – As Birmingham above.	
7.7	Dudley – Officer acknowledgement that work needed for Duty to Cooperate compliance but not yet taken political soundings. Of the view that it is LPA view whether to review Green Belt or not. Brief needs to be worded very carefully to reflect this.	
7.8	Lichfield – Officer view only but supportive and would like to be involved. Needs to be policy off and reflect NPPF that it is a matter of choice by LPA whether to review Green Belt. Study needs to be future proofed in the event of change in Government.	
7.9	Shropshire – Non-constituent and not in HMA, on outside looking in and have been part of the Duty to Cooperate process. Local plan quite advanced and have passed the Duty to Cooperate test so would impact on next plan. Would need to carefully consider political risk of involvement.	
7.10	WMCA – supportive of need for infrastructure asks alongside new development, GLA commissions such studies to assist in building Green Book cases and secures much more funding than the West Midlands.	
7.11	Also suggested broadening brief to look at appropriate densities in different locations and if LPAs were looking at Green Belt release, what design codes would apply.	
8	Strategic Employment Sites Study	
8.1	Comments on draft report to consultancy team by 19 th January. Agreed that most suitable way is to reference comments in a word document.	
8.2	Issue raised regarding proximity of locations to areas of high unemployment but considered that report too far advanced to introduce new issues.	
9	Housing Delivery Test	
9.1	Consider at next meeting	

10	Local Aggregate Assessment	
10.1	Consider at next meeting	
11	Date of next meeting	
11.1	Tuesday 20 th February 2024, 14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 20th February 2024, 14:00 – 16:00, via MS Teams,

AGENDA

12. Apologies / introductions

13. Actions from last meeting

[REDACTED]

15. TfWM update

16. WMCA Update

[REDACTED]

- Employment Land

17. Local Plan Updates

18. Future workstreams – revised Strategic Growth Study Refresh brief

19. West Midlands Strategic Employment Sites Study

20. Strengthening planning policy for brownfield development consultation

[Strengthening planning policy for brownfield development - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/strengthening-planning-policy-for-brownfield-development)

21. Housing Delivery Test results

22. Local Aggregate Assessment

23. Any other business

24. Date of next meeting

5.3	WMCA is preparing a Housing Monitor, currently this pulling together datasets publicly available e.g. affordability, completions and will be presented at tomorrow's Housing and Land Delivery Steering Group. Agreed to bring an update to future meeting of this group.	LP
5.4	Solihull, South Staffordshire, Cannock, and Telford employment land supply returns outstanding. Return to AH as soon as possible. Suggested that employment land shortfalls in emerging local plans are monitored.	
6	Local Plan Updates	
6.1	See separate schedule	
7	Strategic Growth Study Refresh	
7.1	Brief updated to address comments made at last meeting and to reflect changes in the revised NPPF. Local authority views summarised below.	
7.2	Solihull – Reiterated its view as recorded at last meeting.	
7.3	South Warwickshire – Supportive as need to tackle issue head on and collaboratively	
7.4	South Staffordshire – Supportive as progressing under current system and need to demonstrate compliance with the Duty to Cooperate	
7.5	Dudley – Supportive in principle and suggest taking soundings from Planning Advisory Service.	
7.6	Sandwell – Position unchanged, supportive.	
7.7	Birmingham – Continue to be supportive in principle	
7.8	Lichfield – Had steer from portfolio holder and supportive	
7.9	Cannock Chase – Supportive in principle subject to overall level of support and remit.	
7.10	WMCA – Supportive and agreed to make contribution	
7.11	Bromsgrove – Not yet an official position but unlikely to be supportive.	
7.12	Redditch – Yet to be established, but likely to be as Bromsgrove.	
7.13	Walsall – Awaiting lead from portfolio holder, probably supportive.	
7.14	Agreed Actions: • Amend brief to take account of revised NPPF density policy. • Consult informally with PAS. • Soft test brief with consultants on a without prejudice basis	AD IC IC
8	Strategic Employment Sites Study	
8.1	All thanked for comments to consultants on draft study. Direction note from consultants should be issued next week	

8.2	Query as to whether work would be completed for invoicing this budget year.	
9	Strengthening planning policy for brownfield development consultation	
9.1	Noted that Reading BC had offered to coordinate a response on behalf of the nineteen largest urban areas (excluding London), view emerging that separate tier of national policy for urban areas.	
9.2	WMCA is drafting a response and welcomes views of planning authorities	ALL
9.3	Walsall briefing note to be shared and all to consider sharing draft responses	NB/ALL
10	Housing Delivery Test	
10.1	Noted that results, in the main, are impressive but measurement is over past three years and includes capped local plan figures and does not yet include the urban uplifts.	
11	Local Aggregate Assessment	
11.1	No update from last meeting	
12	Any other business	
12.1	Noted that the Greater Manchester Spatial Framework Inspectors' Report has been published	
13	Date of next meeting	
13.1	Tuesday 19 th March 2024, 14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 19th March 2024, 14:00 – 16:00, via MS Teams,

AGENDA

- 25. Apologies / introductions
- 26. Actions from last meeting
- 27. Department for Education engagement with local planning authorities' – John Pilgrim and Andrew Carter (Department for Education)
- 28. TfWM update
- 29. WMCA Update
 - [REDACTED] / Housing Monitor
[Housing Monitor Report.pdf \(wmca.org.uk\)](#)
 - Employment Land
- 30. Local Plan Updates
- 31. Future workstreams – Strategic Growth Study Refresh
- 32. West Midlands Strategic Employment Sites Study
- 33. Local Aggregate Assessment
- 34. Any other business
- 35. Date of next meeting

	- Greater clarity as to how the 2018 study had been considered i.e. where recommendations had / had not been taken forward, and whether there are any further potential locations. - Removed need to provide alternative housing need scenarios but refer to alternatives that LPAs may be considering through local plan reviews.	
4.2	WMCA offered to commission if local authorities in agreement and subject to internal resources.	
4.3	IC to contact Regional Housing Group to establish whether any funding available, also to contact PAS for informal views.	IC
■		
4.5	Anticipation that those authorities not contributing would still be required to provide relevant information to support study, otherwise published information would be drawn on.	
4.6	At present agreement to actively participate / financially contribute recorded in notes of this group. Need to consider whether a more formal approach needs to be made.	
4.7	Any further comments on this iteration of brief to AD.	ALL
5	TfWM update	
5.1	Currently occupied with procurement of new strategic model and clearing up various reports so that they can be automated.	
6	WMCA update.	
■		
■		
	Housing Monitor	
6.3	Inaugural report circulated; data sourced from secondary published sources. Any suggestions of additional data that could feature in future iterations requested. This report has previously been presented to WMCA's Housing and Land Delivery Steering Group and Housing and Land Board.	■
7	Local Plan Updates	
7.1	See separate schedule	
8	Strategic Employment Sites Study	
8.1	Comments on advanced draft received by consultancy team. IC to meet with consultants and Rugby BC next week to address the issues raised by Rugby	IC/NH
9	Local Aggregate Assessment	

9.1	Some preliminary drafting commenced drawing on Regional Monitoring Report and other county LAAs.	
10	Any other business	
10.1	Group asked to consider if any appetite for face to face or hybrid meetings. Noted that Birmingham CC meeting room availability was now very limited, although WMCA offices could be a possibility. Noted that a previous in person WMCA Housing and Land Delivery Group meeting in Shropshire included a site visit, which may be an approach to consider going forward on an occasional basis.	ALL
11	Date of Next Meeting	
11.1	Tuesday 16 th April @ 14:00 vis MS Teams	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 21st May 2024, 14:00 – 16:00, via MS Teams,

AGENDA

- 36. Apologies / introductions
- 37. Actions from last meeting
- 38. TfWM update
- 39. WMCA Update
 - Mayor's manifesto commitments
 - [REDACTED] Housing Monitor
 - Employment Land
- 40. Local Plan Updates
- 41. Strategic Growth Study Refresh
- 42. West Midlands Strategic Employment Sites Study
- 43. Local Aggregate Assessment
- 44. Future agenda items
- 45. Any other business
- 46. Date of next meeting

5	Local Plan updates	
5.1	See separate schedule	
6	Strategic Growth Study Refresh	
6.1	No further changes requested to brief. Tracked changes to be removed and brief circulated with covering email seeking willingness to participate / contribute financially, suggested date for response 14 th June. Still need to establish whether any regional legacy funds available to support budget.	IC
6.2	Need to be clear that this is primarily to assist existing plans in complying with Duty to Cooperate. Whilst it may support any future more formal strategic planning work, it is not a precursor to it.	
7	Strategic Employment Sites Study	
7.1	Direction note recently circulated addressing issues raised, final draft of report anticipated this week. Main outstanding matter is reconciliation with recommendations and the strategic B8 component of the Coventry and Warwickshire HEDNA.	
7.2	Need to consider when / how publish final study, when individual local authorities publish it, colleagues elsewhere need to be aware so that they can deal with any queries. Potential for report to be reported through WMCA Housing and Land Board.	
8	Local Aggregate Assessment	
8.1	Some initial drafting done and circulated to Metropolitan LPA contacts / leads and information shortfalls identified. Metropolitan Area inevitably reliant on imports, especially from Staffordshire.	
8.2	General concerns about outdated regional production guidelines and lack of information on recycled and secondary aggregates	
8.3	Agreed to bring more worked up draft to future meeting of this group.	AD
9	Future agenda items	
9.1	RTPI research on strategic planning, some have had contact with Catriona Riddell / University of West England who is working on this, consider inviting to a future meeting when study completed.	

9.2	WMCA has been doing work on energy infrastructure / capacity with local authorities, which may be of interest to this group as grid capacity for new development has been an issue in some areas e.g. Ealing.	
9.3	██████████ Chairs Coventry and Warwickshire Critical Infrastructure Group and requested that LP copy him into anything. National Grid has a useful substation mapping tool which identifies capacity but difficulty sourcing information about wider grid capacity. Currently have photovoltaic and battery storage proposals which may have difficulty connecting to the grid in the short term.	LP
9.4	Shropshire's ecologists have noted that some developers are looking immediately to offsite BNG provision, which is likely to be more expensive than on-site provision. Asked whether other LPAs were experiencing the same. Agreed as an item for a future agenda.	
10	Any other business	
10.1	None	
11	Date of next meeting	
11.1	Tuesday 18 th June, 14:00 – 16:00	
11.2	Meeting invitations July – December to be circulated	AD

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 18 June 2024, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update



5. Local Plan Updates
6. Strategic Growth Study Refresh
7. West Midlands Strategic Employment Sites Study
8. Local Aggregate Assessment



10. Energy Infrastructure and capacity in the West Midlands – Kate Ashworth and Gordon Telling (WMCA)
11. Any other business
12. Date of next meeting

GBBCHMA Development Needs Group – Tuesday 18th June 2024, 14:00 – 16:00
Note of main points and actions

	In attendance: Ian Culley (Wolverhampton – chair), Grace Lockley (Cannock Chase), Leo Pollak, Amanda Holland, Max Abbot, Gordon Telling, Kate Ashworth (WMCA), Maria Dunn, (Birmingham), Mike Dunphy, Alison Grimmett (Bromsgrove), Jo Bozdoganli (Stratford on Avon), Mike Dittman (North Warwickshire), Neville Ball (Walsall), Alex Evans, Jennie Hadley, (South Staffs.), Patricia McCullagh (Sandwell), Gary Palmer (Solihull), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Clare Eggington, Rob Haigh (Coventry), Neil Glover, Chris Kingham (Nuneaton and Bedworth), Eddie West (Shropshire), Vicki Popplewell (Dudley), Patrick Jervis (Lichfield), Michele Ross (Wolverhampton).	
1	Apologies Sarah Scannell (Birmingham)	
2	Actions from last meeting	
2.1	Issue of others experience of a preference for Biodiversity Net gain (BNG) to be provided off-site raised by Shropshire at previous meeting. Solihull advised that it had been part of a pilot scheme prior to BNG becoming mandatory. AD / IC to meet with Solihull / Shropshire planners and ecologists, plus Mike Webb (WMCA) to pull together a note on issues / experience for a future meeting.	AD/IC/GP/ Dan Corden
3	TfWM update	
3.1	Currently focussed on Local Transport Plan metrics but conscious of outstanding request to make land use monitoring Smartsheets available.	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 16 July 2024, 14:00 – 16:00, via MS Teams,

AGENDA

47. Apologies / introductions

48. Actions from last meeting

49. TfWM update

50. WMCA Update

• [REDACTED]

[REDACTED]

51. Wider planning reforms

[Chancellor Rachel Reeves is taking immediate action to fix the foundations of our economy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/chancellor-rachel-reeves-is-taking-immediate-action-to-fix-the-foundations-of-our-economy)

52. Local Plan updates

53. Strategic Growth Study refresh

54. West Midlands Strategic Employment Sites Study

55. Local Aggregate Assessment

56. Accessible Housing in The West Midlands – representative (s) from Habinteg

57. Any other business

58. Date of next meeting

GBBCHMA Development Needs Group – Tuesday 16th July 2024, 14:00 – 16:00
Note of main points and actions

	In attendance: Ian Culley (Wolverhampton – chair), Grace Lockley (Cannock Chase), Leo Pollak, Amanda Holland, (WMCA), Maria Dunn, (Birmingham), Mike Dunphy, (Bromsgrove), Jo Bozdoganli (Stratford on Avon), Dorothy Barratt, Mike Dittman (North Warwickshire), Neville Ball (Walsall), Alex Evans, Kelly Harris, (South Staffs.), Patricia McCullagh (Sandwell), Gary Palmer (Solihull), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Clare Eggington, (Coventry), Neil Glover, Chris Kingham (Nuneaton and Bedworth), Eddie West, Dan Corden (Shropshire), Vicki Popplewell (Dudley), Patrick Jervis (Lichfield), Michele Ross (Wolverhampton), Dr Mark Fosbrook, Simon Hall (WMCA), Fara Muneer (CAE), Christina McGill (Habinteg)	
1	Apologies Sarah Scannell (Birmingham)	
2	Actions from last meeting	
2.1	Solihull MBC’s report detailing how they are dealing with applications on proposed local plan allocations circulated for information.	
2.2	Coventry and Warwickshire authorities to follow up with WMCA energy capacity contacts regarding future capabilities of the modelling.	
2.3	Meeting with Shropshire ecologists / planners and AD / IC / WMCA to be arranged	AD
3	TfWM update	
3.1	The 2023 housing / employment site schedules have been circulated to local authorities for completion.	
5	Local Plan Updates	

[illegible]

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 17 September 2024, 14:00 – 16:00, via MS Teams,

AGENDA

- 59. Apologies / introductions
- 60. Actions from last meeting
- 61. TfWM update
- 62. WMCA Update
- 63. NPPF review
 - Responses
 - Next Steps
- 64. Local Plan update and significant appeal updates
- 65. Strategic Growth Study refresh
- 66. West Midlands Strategic Employment Sites Study
- 67. Local Aggregate Assessment
- 68. Any other business
- 69. Date of next meeting

	West Midlands Development Needs Group, 17 September 2024, 14:00 – 16:00	
	Notes and Summary of Main Actions	
	In attendance: In attendance: Ian Culley (Wolverhampton – chair), Grace Lockley (Cannock Chase), Leo Pollak, Amanda Holland, (WMCA), Rebecca Brown, (Birmingham), Mike Dunphy, Alison Grimmett (Bromsgrove), Jo Bozdoganli (Stratford on Avon), Neville Ball (Walsall), Ed Fox, Kelly Harris, (South Staffs.), Charlene Jones (Solihull), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Jacqueline Padbury Nuneaton and Bedworth), Vicki Popplewell (Dudley), Patrick Jervis (Lichfield), Michele Ross (Wolverhampton), Andrew Cornfoot (Warwick), Richard Powell (Tamworth)	
1	Apologies	
1.1	Dorothy Barratt, Mike Dittman (North Warwickshire), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Maria Dunn, Sarah Scannell (Birmingham), Clare Eggington, (Coventry),	
2	Notes of last meeting	
2.1	Biodiversity Net Gain - Meeting took place between Wolverhampton planners and Shropshire planners / ecologists. Main concern was tendency of developers to immediately seek to go off-site and the lack of local habitat banks to accommodate this. Understood that Coventry / Warwickshire may have developed a mechanism to deliver BNG on sites they own, and this may be something others could learn from. Matter to be considered at a future meeting	
2.2	Brief note of meeting to be circulated along with Iceni article on off-site BNG	AD
3	TfWM update	
3.1	Note that ONS had agreed to provide an informal demonstration on how to extract the migration data. Guidance notes and dataset to be circulated in case anyone has the opportunity to look at it.	AD
3.2	Request for latest housing and employment returns has been circulated for attention, thanks to those who have responded. Agreed that employment returns need to include a hectares field as well as square metres. Square metres unlikely to be known until a planning application received whereas plan allocations will be in hectares. Also query whether wheelchair accessible dwellings in the pipeline could be collected as part of the housing returns as information is currently limited.	OO
4	WMCA Update	
4.1	Received final draft of Accessible Housing Report, one of key recommendations is to build in need for accessible housing into local plan need assessment work. NBBC requested any supportive data on need as currently a live issue at eip.	LP
4.2	Note that governance arrangements are being reviewed following abolition of Housing and Land Delivery Board – new groupings proposed focussing on jobs, skills, homes, and journeys; officer groups to follow	
5	National Planning Policy Framework review	
5.1	Main points in emerging WMCA response as follows: • Support a standard method in principle but scope for it to be more nuanced to reflect demographic change / factors.	

	• Grey Belt definition unclear and scope for disputes. If Green Belt reviews are necessary, then better guidance on how to undertake them would be welcome. • Need assurances that development can fund the necessary infrastructure given scale of growth requirements. • Increased allocations do not necessarily lead to higher build out rates – absorption rates and skill/materials availability, greater scope for build-out conditions. • Transport guidance too vague. • Support increased fees to fully fund planning services. • Supportive of focus on key economic sectors but should include advanced manufacturing. • Weak on the likes of embedded carbon and circular economy	
5.2	Local Authority comments • Dudley - Response broadly aligned on approach to housing need and vague definition of Grey Belt. Also concern about tight transitional arrangements. • Solihull – Share concerns regarding change to standard method and also concerned that Green Belt will become a reservoir for development and its function eroded. • Walsall - Again, concern over standard method changes as stock-based approach does not reflect where growth pressures, and hence need is. • Stratford on Avon -: Note that much higher housing need figure, but less likely to be asked to meet urban shortfalls. Not adverse to reviewing Green Belt but concern that approach could lead to fragmentation. Assurances regarding necessary infrastructure required. • Warwick: Members very keen on full fee recovery to support planning services. • Wolverhampton: Grey Belt definition unhelpful as it is Green Belt that makes least contribution, which would be the first to be released anyway. More guidance on how to conduct Green Belt reviews would be more useful.	
5.3	Any LPA comments (on WMCA approach) please advise WMCA asap as closing date 24/8/24, slides to be circulated after the meeting. Draft response to be made available but needs quick turnaround due to tight timescales.	ALL
5.4	Note that a report would be going to West Midlands Metropolitan Area Chief Executives next month setting out implications and potential options for strategic planning. Will recommend an exploratory questionnaire sent to LPAs within constituent area and beyond.	
6	Local Plan Updates / Major Appeals	
6.1	See separate schedule	
6.2	Halesowen Battery Farm decision to be circulated	VP/AD
7	Strategic Growth Study Refresh	
7.1	Main points of discussion: • Need something to provide narrative for Duty to Cooperate compliance for plans seeking submission via transitional arrangements.	

	• NPPF review, however, means more uncertainty as plans will be submitted under different versions, need to re-brief members. • Anything done before revised NPPF will need to be revisited as part of whatever strategic planning arrangements emerge. • The challenge remains the same in that we have unmet need across a common geography. • Attention drawn to overlap with New Towns Taskforce, due to report summer 2025. • For those LPAs who will be without a local plan when the new NPPF is in place, commissioning a study may help deal with speculative applications. • Suggestion that brief nuanced to take account of gentle density increases, design typologies etc. • Despite uncertainty, suggestion that some things could be done e.g. extent that previous options considered, major infrastructure requirements.	
8	Strategic Employment Sites Study	
8.1	Note that this is now in public domain via the Nuneaton and Bedworth eip website	
9	Local Aggregate Assessment	
9.1	Convene meeting of relevant officers to progress and identify difficulties obtaining relevant data.	
10	Any other business	
10.1	None	
11	Date of Next Meeting	
11.1	Tuesday 15 th October, 14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 15th October 2024, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update
5. NPPF review – next steps
6. Local Plan and significant appeal updates
7. Strategic Growth Study refresh
8. West Midlands Strategic Employment Sites Study – feedback from stakeholders
9. Local Aggregate Assessment
10. Any other business
11. Date of next meeting

	West Midlands Development Needs Group, 15 October 2024, 14:00 – 16:00	
	Notes and Summary of Main Actions	
	In attendance: In attendance: Ian Culley (Wolverhampton – chair), Jemma March (Cannock Chase), Leo Pollak, Amanda Holland, (WMCA), Maria Dunn, (Birmingham), , Jo Bozdoganli (Stratford on Avon), Neville Ball (Walsall), Ed Fox, Alex Evans, (South Staffs.), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Sarah Matile (Nuneaton and Bedworth), , Patrick Jervis (Lichfield), Richard Powell (Tamworth) Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Mike Dittman (North Warwickshire).	
1	Apologies	
1.1	Sarah Scannell (Birmingham), Clare Eggington, (Coventry), Mike Dunphy, Alison Grimmett (Bromsgrove), Vicki Popplewell (Dudley)	
2	Notes of last meeting	
2.1	Confirmed that Coventry / Warwickshire has identified sites to meet need in vicinity of where BNG contributions arise so potential for others to replicate the approach; this is being coordinated by the Warwickshire CC ecologist. To be discussed outside of this meeting with a view to brining to a future meeting of this group / separate session.	IC/AD/MDi
2.2	Awaiting details from ONS Local for demonstration about how to extract internal migration data. Would need to be run informally for a couple of people as a larger event would need to be facilitated as a formal webinar, this would take longer to set up.	AD
3	TfWM update	
3.1	Ongoing collection and input of housing / employment monitoring returns.	
3.2	Advised that Local Transport Plan is on hold as will need to reflect the new Mayor’s priorities.	
4	WMCA Update	
4.1	Been in discussion with MHCLG about the English Devolution and Planning and Infrastructure Bills and awaiting further clarity / certainty.	
4.2	Ongoing liaison with Government regarding the Integrated Settlement. Seeking better alignment with the planning process regarding affordable housing programme, e.g. where there are local viability issues.	
4.3	Work commissioned looking at the likes of migration, travel to work and spending data at different geographies. Anticipate sharing more widely once completed.	
5	National Planning Policy Framework Review	
5.1	Report taken to West Midlands (Metropolitan) Chief Executives on 11 October. This set out the main strategic / cross boundary implications and, current working arrangements; authorisation was given to issue the questionnaire to identify strategic issues and resources /	

	capacity to address the agenda. Request to report back in January.	
5.2	Agreed that the questionnaire would be circulated to this group and that approximately a month would be given for responses. To be sent to both Housing Market Areas and LPAs with functional linkages, with political sign off.	
5.3	Concern expressed regarding the sequencing of reforms and transitional arrangements. Some local plans seeking to proceed under the new NPPF, whereas others would be using the revised version.	
5.4	Also, how strategic matters would be dealt with when there is effectively a round of plan making before Spatial Development Strategies (SDS) are introduced. For example, if a local plan reviews Green Belt boundaries, would this be expected again as part of SDS preparation? The findings of the New Towns Task Force add another layer of uncertainty.	
5.5	Noted that whilst the focus is on housing, North Warwickshire is addressing strategic employment land matters, including an Employment DPD (including Green Belt review) and anticipates that this work will roll forward to inform any future SDS.	
6	Strategic Growth Study Refresh	
6.1	Discussions have taken place with WMCA regarding procurement arrangements	
6.2	Noted that the NPPF review has created further uncertainty as brief currently reflects NPPF published in December 2023.	
6.3	Within the conurbation overall need remains broadly the same but with a different distribution, whilst in the shire districts it increases significantly, doubling in some cases.	
6.4	Noted that the brief is phased and that the initial stages can be progressed, e.g. evaluation of the 2018 study recommendations, but later part needs to be flexible to respond to new NPPF once published. Brief to be amended and re-circulated.	AD/IC
6.5	Contributions circa £7,000 per local authority, some will have difficulty increasing contributions due to tight budgetary constraints. May be left over funds from Strategic Employment Sites Study. Need to check with Dudley	IC
6.6	In terms of management, suggested all contributing LPAs are on steering group with a smaller group convened to appraise tenders.	
7	Local Plan Updates and Major Appeals	
7.1	See separate schedule for local plan updates	
	Major Appeals	
7.2	Strategic Employment Site M42 J10, North Warwickshire – Inspector accepted the strategic need for a site in this general vicinity but refused the appeal on grounds that it conflicted with the adopted local plan strategic gap policy. NBBC will address the issue via its Employment Land DPD.	
7.4	Green Belt housing proposal, Sandwell – 150 homes on site unallocated in emerging local plan, 40% affordable housing	

	and a countryside park, site a SINC and contains ancient hedgerows. Appeal dismissed on grounds of significant harm to Green Belt purposes, also noted that it would make little contribution to addressing the shortfall. Decision notice to be circulated.	PM / AD
8	Strategic Employment Sites Study	
8.1	The study was addressed during the Nuneaton and Bedworth hearings and a further report has been commissioned, which reconciles it with the Coventry and Warwickshire HEDNA.	
8.2	Acknowledged that the timing of report's release meant it could not be fully reflected in the local plan but some interesting observations whether the 25-ha strategic site definition could be disaggregated.	
8.3	NWBC advised that the report would advise preparation of and responses to its Employment Land DPD.	
9	Local Aggregate Assessment	
9.1	Meeting of officers arranged for 17/10/24	
10	Any other business	
10.1	None	
11	Date of Next Meeting	
11.1	Tuesday 19 th November, 14:00 – 16:00	

[illegible]

6.2	Suggested that although the brief is flexible, it is more upfront and that phase three may need tweaking to reflect new NPPF when it is published.	IC
7	Local Plan Update	
7.1	Dudley MBC will circulate a SoCG apportioning contributions from relevant local authorities for comment and endorsement. Noted that if Shropshire's plan is withdrawn, then its contribution is no longer available. If we are able to process the migration data in time, then more up to date figures can be used, but it is not considered that this will drastically change the distribution as migration flows are well established.	VP
7.2	See separate schedule also	
8	New Towns Task Force (NTTF)	
8.1	NTTF has invited expressions of interest from local authorities and invited Mayor to a roundtable.	
8.2	In terms of local authority submissions, Stratford members are considering the pros and cons, especially in terms of additional infrastructure, but unclear whether it counts towards local plan need. Matt Pennycook has stated that New Towns are additional to the standard method derived need. Also noted that some proposals may come forward via call for sites exercises.	
8.4	Agreed to circulate details of any local authority or other stakeholder proposals, closing date for submissions 13 December.	ALL
9	Strategic Employment Sites Study	
9.1	A couple of technical queries have been received, which may need referral to Iceni / Mace. There is a small amount of money unspent, which could be used if required. Noted that Coventry / Warwickshire had received a report from Iceni which aligned the SESS with its HEDNA.	
10	Local Aggregate Assessment	
10.1	Aim to have a more worked up draft by end of November.	
11	Any other business	
11.1	None	
12	Date of Next Meeting	
12.1	Tuesday 17 th December, 14:00 – 16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 17th December 2024, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update
5. Strategic Growth Study refresh – commissioning arrangements
6. GBBCHMA SoCG

[REDACTED]

[REDACTED] 2024 NPPF [REDACTED]

9. Local Plan and significant appeal updates
10. New Towns Task Force – Expressions of interest
11. Local Aggregate Assessment
12. Any other business
13. Date of next meeting

	West Midlands Development Needs Group, 17th December 2024, 14:00 – 16:00	
	Notes and Summary of Main Actions	
	In attendance: In attendance: Ian Culley (Wolverhampton – chair), , Leo Pollak (WMCA), Maria Dunn, (Birmingham), Jo Bozdoganli (Stratford on Avon), Neville Ball (Walsall), Ed Fox, Alex Evans, Kelly Harris(South Staffs.), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Jacqueline Padbury (Nuneaton and Bedworth), Chris Brewerton(Lichfield), Richard Powell (Tamworth), Gary Palmer (Solihull), Mike Dittman (North Warwickshire), Eddie West, Dan Corden (Shropshire), Clare Eggington, Chris Styles (Coventry), Mike Dunphy, Alison Grimmett (Bromsgrove), Vicki Popplewell (Dudley), Heather Stone, Robert Wall (Wyre Forest), Michelle Ross (Wolverhampton), Jemma March, Grace Lockley (Cannock Chase), Vicki Popplewell (Dudley), Andrew Cornfoot, Philip Clarke (Warwick)	
1	Apologies	
1.1	Sarah Scannell (Birmingham), Patricia McCullagh (Sandwell), Patrick Jervis (Lichfield)	
2	Notes of last meeting	
2.1	AD / IC still to discuss BNG on local authority sites with MD (NWBC)	IC/AD/MD
3	TfWM update	
3.1	Finalising analysis of employment and housing site returns, to be available after Christmas.	OO
4	WMCA Update	
4.1	Matters to be addressed via other agenda items throughout meeting.	
6	Statement of Common Ground	
6.1	Officer agreed document previously circulated with position in November 2024; outstanding minor amendment requested by Sandwell to be included.	VP
6.2	Noted that this is position as of November 2024, and new NPPF published since. Suggested amending paragraph 3.11 to reflect this	VP
6.3	New NPPF changes Birmingham’s need changed significantly, which will have implications for any shortfall, although precise details yet to be established.	

6.4	Assumed that the North Warwickshire contribution was towards the shortfall in the adopted Birmingham Development Plan. NWBC to check that satisfied with reference to this.	MDi/VP
8	National Planning Policy Framework and Devolution White paper	
8.1	New Government's NPPF published 12 th December, extension of transitional arrangements from one to three months welcomed.	
8.2	Local Authorities intending to submit during transitional period:	
8.3	Dudley – but acknowledge due to transitional arrangements will need to commence immediate review.	
8.4	Coventry – Regulation 19 plan approved for consultation 10 th December, helpfully new NPPF LHN is similar to HEDNA derived figure.	
8.5	South Staffordshire – Plan submitted 11/12/24, but as less than 80% of new NPPF housing need, need to twin -track review.	
8.6	Nuneaton and Bedworth – Examination hearings completed and awaiting Inspectors response regarding modifications. Anticipate adopting by April 2025 but need to commence immediate review as do not meet new LHN.	
8.7	Wolverhampton – Regulation 19 consultation ends 9 th January, so submit for examination under transitional arrangements.	
8.8	Shropshire – Still awaiting further response from Inspectors following their decision to cancel final hearings.	
8.9	Birmingham – given scale of change in new NPPF from draft, will probably need to do an additional Regulation 18 plan. Unfortunately, as not at Regulation 19 stage, not in a position to bid for the extra funding, despite evidence base needing major overhaul.	
8.10	General view that resources had not been considered for immediate local plan reviews and that internal budgets may not have been sought.	
8.11	Concern around progressing immediate plan reviews, as instructed in new NPPF, and whether the evidence base etc. would be compatible with the 30-month preparation arrangements proposed by the previous administration.	
8.12	Noted that funding is available to support local authorities undertaking Green Belt Assessments and Local Plan Reviews. Eligibility criteria differ. Expressions of interest are sought by 17 th January, with final funds awarded in February.	
8.13	Awards of up to £70k are available for Green Belt Assessments and joint bids are encouraged. General consensus that a joint approach has merit in terms of consistency and in attracting consultants as they will be in high demand. This could be in terms of commission or shared, agreed methodology.	
8.14	Logistically, however, it will be difficult to coordinate a joint bid in within the tight timeframe and also if it needs Section 151 officer approval / oversight. Would one Section 151 officer need to take responsibility for all authorities?	

13.1	21 st January 2025 @14-16:00	
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West Midlands Development Needs Group

Agenda and Notes of Meeting

2025

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA DEVELOPMENT NEEDS
GROUP**

Tuesday 21^h January 2025, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update
5. Strategic Growth Study refresh – commissioning and next steps
6. GBBCHMA SoCG



8. 2024 NPPF expressions of interest:
 - Green Belt assessment
 - Local Plan reviews
9. Local Plan and significant appeal updates
10. Local Aggregate Assessment
11. Any other business
12. Date of next meeting

	West Midlands Development Needs Group 21st January 2025, 14:00 – 16:00	
	Notes and Summary of Main Actions	
	In attendance: In attendance: Ian Culley (Wolverhampton – chair), , Leo Pollak (WMCA), Maria Dunn (Birmingham), Jo Bozdoganli (Stratford on Avon), Neville Ball (Walsall), Alex Evans (South Staffs.), Owen O’Neill, Gurdip Nagra (TfWM), Andy Donnelly (WM Metropolitan Authorities), Neil Gover (Nuneaton and Bedworth), Patrick Jervis (Lichfield), Richard Powell (Tamworth), Gary Palmer (Solihull), Mike Dittman (North Warwickshire), Eddie West, (Shropshire), Clare Eggington, (Coventry), Mike Dunphy, Alison Grimmett (Bromsgrove), Vicki Popplewell (Dudley), Heather Stone, (Wyre Forest), Michelle Ross (Wolverhampton), Jemma March, Grace Lockley (Cannock Chase), Vicki Popplewell (Dudley), Patricia McCullagh (Sandwell),	
1	Apologies	
1.1	None	
2	Notes of last meeting	
2.1	Stratford on Avon and North Warwickshire advised that Coventry/ Warwickshire/ Solihull had prepared a Natural Capital Investment Strategy, which is being taken through their respective cabinets. This proposes a hierarchy approach to meeting BNG requirements starting on site. It proposes identifying sites in the sub-region to fulfil requirements when on-site provision is not possible. Appx1 - NCIS final draft 7 Mar 24.pdf	
3	TfWM update	
3.1	Housing and employment returns being finalised and will be handed to consultants developing the new Regional Strategic Model, which will replace PRISM.	
4	WMCA Update	
4.1	SQW Economic Geographies Report previously circulated; this takes migration, commuting, spend, and mobile phone data to consider changes in economic geography, focusing on the Metropolitan Area. This will help inform strategic planning arrangements going forward, especially as economic interactions do not stop at the Metropolitan Area’s boundary. Any comments on report to WMCA. West Midlands Economic Geography	ALL
4.3	Progressing Place Based Strategies with Metropolitan Authorities; these articulate investment priorities and will inform future development plans.	
4.6	Air Quality Framework agreed by WMCA Board, an action is to prepare planning guidance to implement it. Further local authority	LP/AD

[illegible]

8	2024 NPPF funding expressions of interest	
8.1	All confirmed that submitted Expressions of Interest for funding to support Green Belt reviews. North Warwickshire advised that it has applied retrospectively as has already commenced a Green Belt assessment, albeit to identify employment land rather than housing.	
9	Local Plan Reviews and Significant Appeals	
9.1	Shropshire received detailed letter from PINS (6/1/25) raising soundness concerns with the plan. The Council has been asked how it wishes to proceed and a six-month time frame to complete the additional work that has been specified; the Council is considering its position.	
9.2	Others, please advise AD so schedule can be updated for next meeting	ALL
9.3	Attention drawn to appeals coming forward under new Grey Belt definition, particular reference to Chapel Lane Battery Storage Facility, Walsall. NB to share appeal decision and views, see below paragraph.	NB
9.4	This is available from PINS at Reference: APP/V4630/W/24/3347424 We haven't decided how or whether to respond to the decision, but it raises a couple of points of wider concern: Paragraph 24: The inspector's interpretation of 'sprawl' (as referred to in NPPF paragraph 143 under green belt purpose a)) suggests that any development on GB land that is physically and visually discrete from the built-up area is not sprawl so should be allowed. Paragraphs 26 and 58: The inspector considered that 40 years is 'temporary' and the landscape impact will be acceptable because the development will be screened by hedgerow and trees after 15 years	
10	Local Aggregate Assessment	
10.1	Awaiting outstanding information and summary / conclusion to be drafted	
11	Any other business	
11.1	None	
12	Date of Next Meeting	
12.1	18 th February 2025 @14:00 -16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA
DEVELOPMENT NEEDS GROUP**

Tuesday 18 February 2025, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update



- Consultation exercises



6. Strategic Growth Study refresh – commissioning and next steps
 - Reflections on introductory meeting
 - Next steps
7. GBBCHMA SoCG
8. Responses to NPPF Expressions of Interest (if available):
 - Green Belt assessment
 - Local Plan reviews
9. Local Plan and significant appeal updates
10. Local Aggregate Assessment
11. Any other business
12. Date of next meeting

	that of those local authorities present, all were intending signing the SoCG.	
7.3	Final version of Black Country FEMA circulated following consultation, signed responses requested as soon as possible.	All
8	Green Belt Assessment funding – Expressions of interest	
8.1	Outcome of bids not yet announced, new guidance on Green Belts has also been delayed and the planned PAS sessions pushed back.	
8.2	Noted also that local authorities at Regulation 18 state of local plan could now bid for up to £100k (by 28/2/25), this was previously only available to those at Regulation 19. Bids can be made for both funds.	
8.3	Discussion regarding a joint approach but noted that some local authorities needed to commission earlier than others to inform preferred options. Suggested that local authorities share the technical specification of their briefs with neighbours.	
8.4	Birmingham likely to submit tender first, possibly before guidance issued, but stating it must be compliant with it. Suggested separate discussion with Solihull and potentially sharing technical (not procurement) detail with wider group.	MD/GP
8.5	Also suggested that SGS refresh could provide a steer on how Green Belt assessments inform growth options.	
8.6	Noted that land use Consultants and DAC planning are advertising their availability to conduct Green Belt assessments via LinkedIn.	
8.7	WMCA is undertaking some mapping work which shows pinch points on transport service levels and connectivity along with energy infrastructure, which may assist in addressing the sustainability criteria around Green Belt reviews. Agreed to bring to this group once completed.	LP
9	Local Plan reviews and appeal decisions	
9.1	See separate schedule	
10	Local Aggregate Assessment	
10.1	Emails sent requesting final information so that draft report can be completed.	Met. Area
11	Any other business	
11.1	None	
12	Date of next meeting	
12.1	18 th March 2025 @14:00 -16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA
DEVELOPMENT NEEDS GROUP**

Tuesday 18 March 2025, 14:00 – 16:00, via MS Teams,

AGENDA

1. Apologies / introductions
2. Actions from last meeting
3. TfWM update
4. WMCA Update



- Consultation exercises
- Other matters of interest



6. Green Belt PPG and assessments commissioning
7. Strategic Growth Study refresh –
8. GBBCHMA SoCG
9. Local Plan and significant appeal updates
10. Local Aggregate Assessment
11. Any other business
12. Date of next meeting

6a	Green Belt Planning Practice Guidance	
6.1	- Concern that Grey Belt definition will apply to a large proportion of Green Belt - Time/cost of assessments as a more granular approach will be required with smaller parcels. - Interplay with relatively remote parcels that do not make major contributions to the Green Belt but are not in sustainable locations; transport accessibility alone does not mean a location is sustainable. - Definition of towns and villages not clear. Many residents consider reasonably large settlements as villages. - Concern that applications will be submitted rather than sites coming forward through local plan review call for sites	
6b	Green Belt Assessments - commissioning	
6.2	NWBC had already commissioned a review pre-PPG release looking primarily for employment sites, this is now being expanded to support local plan review.	
6.3	South Staffordshire, Cannock Chase, Lichfield, Tamworth, and Stafford looking to commission a joint study – economies of scale and consistent approach. Tamworth leading procurement, target date for tendering end of month.	
6.4	Birmingham has gone out to tender without a specified budget but has had enquiries what the budget is; hopeful work will commence early May. Methodology from Birmingham's brief to be circulated	MDunn/AD
6.5	Understood if do not spend all of the grant on Green Belt review, then it can be used for complementary work, such as landscape / habitat assessment or general local plan staff resources.	
6.6	Solihull is looking to commission shortly, last assessment done in 2016, has had sight of Birmingham's brief.	
6.7	Shropshire previously used Land Use Consultants but will have to go out to competitive tender.	

6.8	Bromsgrove intends updating its existing Land Use Consultant's study in line with new guidance.	
6.9	Redditch will be starting review from scratch.	
6.10	Green Belt assessments are unlikely to be completed by end of June to directly inform the Strategic Growth Study refresh but will need to feed into growth options in some manner.	
6.11	Nuneaton and Bedworth has commissioned assessment and will share proposed methodology	SM/AD
6.12	Suggested that groupings / individual authorities meet outside of this meeting to compare notes.	
6.13	Understood that consultants are prioritising previous / exiting clients.	
7	Strategic Growth Study Refresh	
7.1	Data requests have been issued with early April deadline	
7.2	Stratford asked whether timetable would slip as the data collection task was behind schedule. Confirmed that no formal slippage to timetable had been advised / agreed.	
8	Statement of Common Ground	
8.1	Signatories: Birmingham, Sandwell, Dudley, Walsall, South Staffordshire, Shropshire, Cannock Chase. Confirmed dates for response: Stratford upon Avon, Bromsgrove, Redditch, and Wyre Forest. Awaiting response: Telford, North Warwickshire, Solihull, and Tamworth	
8.2	Dudley Inspector has written drawing attention to need for a fully signed document, letter on website.	
8.3	North Warwickshire to pursue response	
8.4	Solihull requested latest version of document be resent to ensure viewing the correct one. LV to action.	LV
8.5	Tamworth to pursue, assistant director authorised to sign off.	
8.6	Stratford requested up to date list to confirm to Members that others had signed	LV
8.7	Stratford asked whether Position Statement was to be updated as the shortfall in the last published version has been cited in an appeal to release a reserve site – hearing scheduled for July 2025.	
8.8	Advised that it had not been updated, because the need used to calculate the shortfall was out of date, but it was not clear whether this had been formally noted agreed; a formal position would assist Stratford.	
8.9	Once Arup has completed the data collection for the Strategic Growth Study Refresh, it may be possible to establish a supply estimate for 2031 to compare with the latest LHN need figure. This is subject to all authorities agreeing that the data can be put in the public domain prior to the study reporting	
8.10	The unmet need in the Position Statement was based primarily on the adopted Birmingham Development Plan shortfall. This is now out of date as Birmingham's five-year supply is calculated against its current LHN. Noted that Birmingham had recently won an appeal on five-year supply. MDunn to share with Stratford	MDunn.
8.11	Birmingham's supply position vs. need will not be clear until the further Regulation 18 plan is available, likely to be November 2025. The previous regulation 18 plan estimated a large shortfall still, but Birmingham's LHN has changed significantly.	
9	Local Plan reviews and appeal decisions	
9.1	Schedule to be circulated again and any updates forwarded to AD	All

9.2	Shropshire advised that it had received a letter from PINS rejecting the proposed project plan and advising withdrawal or an unsound report; a formal decision to withdraw requires full council resolution.	
9.3	A consequence is that a contribution can no longer be made towards the Black Country shortfall, Shropshire will be advising accordingly	
10	Local Aggregate Assessment	
10.1	Largely completed. Walsall advised that no sign of extraction at Branton Hill quarry, so understood that consent has not been implemented.	
11	Any other business	
11.1	None	
12	Date of next meeting	
12.1	15 th April 2025 @14:00 -16:00	

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA
DEVELOPMENT NEEDS GROUP**

Tuesday 15 April 2025, 14:00 – 16:00, via MS Teams,

AGENDA

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Regular items

1. Notes / actions from last meeting
2. WMCA update
3. Green Belt Assessment progress
4. Local plan updates
5. Any other business
6. Date of next meeting

	West Midlands Development Needs Group 15th April 2025, 14:00 – 16:00	
	Notes and Summary of Main Actions	
	In attendance: In attendance: Ian Culley (Wolverhampton – chair), , Leo Pollak, Amanda Holland (WMCA), Maria Dunn (Birmingham), Jo Bozdoganli (Stratford on Avon), Neville Ball (Walsall), Kelly Harris(South Staffs.), Andy Donnelly (WM Metropolitan Authorities), Sarah Matile (Nuneaton and Bedworth), Patrick Jervis (Lichfield), Richard Powell (Tamworth), Charlene Jones (Solihull), Dorothy Barratt (North Warwickshire), Eddie West, Dan Corden (Shropshire), Clare Eggington, (Coventry), Mike Dunphy, (Bromsgrove), Liz Vesty (Dudley), Robert Wall, (Wyre Forest), Michelle Ross (Wolverhampton), Grace Lockley, Jemma March (Cannock Chase), Patricia McCullagh (Sandwell), Owen O'Neill, Gurdip Nagra (TfWM), Andrew Cornfoot (Warwick).	
	Apologies Vicki Popplewell (Dudley), Gary Palmer (Solihull), Heather Stone (Wyre Forest),	
1	Arup Strategic Growth Study Refresh – Housing Data Workshop	
1.2	The presentation, along with a summary and reflections has been circulated under separate cover	
	Regular items	
2	Notes of last meeting and actions	
2.1	Stratford on Avon request to update Position Statement – will need to be considered in the context of the emerging Arup data.	
2	WMCA update	
3.1	Update to be provided at the next meeting	
4	Green Belt Assessments	
4.1	Birmingham – Tender attracted five bids, assessment of these to commence this week.	
4.2	North Warwickshire – Had already appointed LUC prior to new Green Belt PPG. Have extended the contract to include Grey Belt and other changes.	
4.3	Solihull – Not yet commissioned due to changes in procurement officers and procedures	
4.4	Walsall – Have appointed consultant, attention drawn to report in Planning Resource that there is capacity for 11 million homes on Grey Belt land.	
4.5	Wolverhampton / Sandwell / Dudley – Intend commissioning joint study.	
5	Local Plan Updates	
5.1	Noted that Wolverhampton and Dudley have had meetings with MHCLG regarding progressing plans through the transitional arrangements	
5.2	All to send AD any local plan updates	All
6	Any other business	
6.1	Advised that WMMA Local Aggregate Assessment to be sent to RAWP Secretariat for sharing with wider group for comment	
7	Date of next meeting	
7.1	20 th May 2025, 14:00 – 16:00	