

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

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

GBBCHMA summary of land supply by category

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

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

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

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

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

Calculating the shortfall

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

Table 3: GBBCHMA Change in Shortfall SGS Baseline - 2020

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

Local Plan reviews

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

Table 4: GBBCHMA pending further contributions

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

Contributions from beyond the GBBCHMA

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

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

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