



Housing & Land Delivery Board

Date	20 th July 2022
Report title	WMCA Housing Deal 2018: Local Plans Progress Update
Portfolio Lead	Housing and Land - Councillor Mike Bird,
Accountable Employees	Gareth Bradford, Executive Director for Housing, Property & Regeneration Patricia Willoughby, Head of Policy & Planning (Senior Reporting Officer) Amanda Holland, Strategic Delivery Advisor (Report Author)
Previous reports	<ul style="list-style-type: none">• April 2022: Housing & Land Delivery Board• June 2022: Housing & Land Delivery Steering Group

Recommendation(s) for action or decision:

Housing & Land Delivery Board is recommended to:

- a) **Note** the progress made on local plans in the region in relation to WMCA's 2018 Housing Deal; and
- b) **Note** that officers are working with local authority colleagues to develop a suitable approach to the regional employment land provision question as requested by the Housing & Land Delivery Board at its last meeting in April 2022.

1.0 Purpose

- 1.1 The purpose of this report is to provide a further update on the progress of local plans in the region following a request from the Housing & Land Delivery Board at its meeting in April 2022; and to provide an update on work in progress to take forward

the Members' request for a regional overview on employment land supply and demand.

2.0 Background

- 2.1 At the meeting of the Housing & Land Delivery Board in April 2022, Members considered a report on the monitoring of local plans across the region because timely progress of local plans is a formal requirement of both WMCA's 2018 Housing Deal with Government, all funding agreements relating to brownfield land and widely seen as a critical factor in private investment certainty. During the discussion, Members requested a further update and a statement of the summary position on individual plans being prepared by each local authority.
- 2.2 Members also asked WMCA to consider employment land with a view to collating information and providing a regional perspective on supply across the region, thereby supporting local authorities in their work. Specific areas of interest identified were employment land requirements to support manufacturing activity and jobs; the alignment of housing and employment; employment land losses (to other land uses); the potential for re-purposing commercial floorspace in city and town centres; collating employment land supply; and a summary of studies being prepared by local authorities to support their plan preparation process. Members also asked that views of the Young Combined Authority be sought in relation to employment land provision.

3.0 Local Plan Progress

- 3.1 Local Plans in the region are at various stages of development. By way of example:
- the most recent adoption was the North Warwickshire Development Plan in September 2021
 - the examination process for the Solihull Plan took place in Autumn/Winter 2021 and an additional hearing session is scheduled for July
 - the Shropshire plan is due to commence its examination this Summer, and
 - the Birmingham Development Plan is at the start of the process.
- 3.2 In line with the request from the Housing & Land Delivery Board, Table 1 shows the stage reached by each constituent, non-constituent and 'duty to co-operate' authority. By way of context, it was agreed at the start of the HM Government's Housing Deal monitoring process that provision made in plans prepared by 'duty to co-operate' authorities, to meet unmet need in constituent and non-constituent authorities, could be taken into account in meeting the Housing Deal target of 215,000 dwellings by 2031.

Table 1: Local Plan Progress - June 2022	
Constituent Authorities	
Black Country Plan	Additional Regulation 18 consultation Summer 2022 Regulation 19 consultation Autumn 2022.
Birmingham Plan	Issues and Options to be published Autumn 2022.

Coventry Local Plan	Cabinet report to trigger review no later than December 2022.
Solihull Local Plan Review	Examination hearings undertaken in Winter 2022, have completed responses to Inspector's questions and additional hearing session planned for July 2022.
Non-constituent Authorities	
Cannock Chase: Local Plan Review	Cabinet report to consider Regulation 19 plan July 2022, Local Development Scheme will be updated also
North Warwickshire Local Plan	Plan adopted September 2021, no formal timetable for review yet but joint work commissioned with Coventry and Warwickshire authorities.
Nuneaton & Bedworth Borough Plan Review	Local Development Scheme approved, Regulation 18 consultation to take place June/July 2022.
Borough of Redditch Local Plan No. 5	Regulation 18 consultation due late Summer/ Autumn 2022.
Rugby Local Plan	Local Plan review to commence formally Summer 2022.
Shropshire Local Plan Review	Plan submitted September 2021, hearings to commence July 2022
South Warwickshire Joint Local Plan (Warwick and Stratford-on-Avon)	Issues and Options July to Oct 2022, anticipated submission September 2024 – Jan 2025.
Tamworth Borough Local Plan	Issues and Options September 2022
Telford & Wrekin Local Plan Review	Updated Local Development Scheme to Cabinet in June 2022.
Duty to Co-operate Partners	
Bromsgrove District Plan Review	Regulation 18 plan September 2022.
Lichfield District Local Plan	Regulation 19 plan to Planning Inspectorate June.
South Staffordshire Local Plan	Regulation 19 Autumn 2022.

4.0 Regional Employment Land Overview

- 4.1 At its meeting in June 2022, the Housing & Land Delivery Steering Group discussed the Members' request for a regional perspective on employment land. It was recognised that a significant amount of work is already being undertaken by local authorities, particularly in relation to local plans, and that the starting point for a regional overview should be a database of existing studies, their scope and conclusions. This would help to identify any gaps in existing knowledge, the need for additional data or analysis and an indicative timescale for producing this work. It was agreed that a small sub-group of officers should be convened to assemble existing data and identify any gaps and this is being put in place.

4.2 Views of the Commercial Property Taskforce would also be helpful in this process, providing a property market perspective, and could help shape any additional work. Views of the Young Combined Authority would also be engaged in the work.

5.0 Additional Support and Advice

5.1 As a matter of routine, the Housing & Land Delivery Steering Group is asked to consider areas of work or matters on which WMCA might usefully provide additional support to local authorities to assist with the preparation of local plans. This will be actioned as appropriate in line with requests.

6.0 Financial Implications

6.1 There are no direct finance implications as a result of the recommendations within this paper. There might be, in future, financial implications associated with the continued work on Local Plans which will be funded from existing Housing, Property & Regeneration budgets. It is worth noting that a potential financial risk might arise from some local plan milestones being delayed by more than a three-month period from the stated target of the relevant Local Development Scheme. This risk will crystallise only in the event that a formal escalation is made, and if the problem cannot be rectified as a result of negotiations with the relevant local authority.

6.2 Any WMCA investment in Local Plans would be governed and administered through WMCA's Single Assurance Framework and in line with the accounting and taxation policies of the WMCA and HMRC.

7.0 Legal Implications

7.1 Section 113A(1)(a) of the Local Democracy, Economic Development and Construction Act 2009 gives WMCA a power of competence appropriate for the purposes of carrying out any of its functions. Part 4 of The West Midlands Combined Authority Order 2016 (2016 No 653) confers that the functions relating to any economic development and regeneration in the constituent councils are exercisable by WMCA. Part 3 of the West Midlands Combined Authority (Functions and Amendment) Order 2017 confers functions corresponding to the functions Homes England has in relation to the combined area. Paragraph 10(2)(b) to secure the regeneration or development of land or infrastructure in the combined area, 10(2)(c) to support in other ways the creation, regeneration or development of communities in the combined area or their continued well-being and 10(2)(d) confers the function of contributing to the achievement of sustainable development and good design.

7.2 It is noted that the purpose of this Paper is to provide an update on the local plans workstream in relation to the Housing Deal including progress against milestones set out in the 2021 Housing Deal Monitoring Agreement and an outline of the support offered from the Combined Authority to achieve the region's wider strategic objectives on housing and employment land. Progress in the development of plans will encourage delivery of new schemes which may qualify for funding from WMCA through the application of the criteria and governance systems set out in the WMCA Single Commissioning Framework and legal advice should be sought as and when required.

8.0 Equalities Implications

8.1 There is no equality impact in relation to this report.

9.0 Inclusive Growth Implications

9.1 This report is for information only but the functions included support the principles of inclusive growth. The transformation of urban areas through the workstreams noted in the report will have a positive economic impact on all residents and sectors of society in the West Midlands.

10.0 Geographical Area of Report's Implications

10.1 The recommendations of this report apply to the whole of WMCA's geographical area.

11.0 Other Implications

11.1 None.

12.0 Schedule of Background Papers

11.1 None.