

STATEMENT OF COMMON GROUND (SOCG) BETWEEN: SOLIHULL MBC (SMBC) and COVENTRY CC (CCC)

1. Introduction

1. The content of this SOCG is to inform the submission of the SMBC local plan and ongoing works associated with the delivery of The UKC Hub development proposals in particular.
2. This SOCG has been prepared in accordance with national guidance and is intended to cover matters of strategic importance relevant to the signatories to this SOCG. It covers both areas of agreement and areas that remain subject to further discussion.

Period Covered by SOCG

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

2. Geography Covered

Housing Market Areas (HMA)

4. Solihull is one of 14 authorities that make up the Birmingham & Black Country HMA, the others being:
 - Birmingham CC
 - Bromsgrove DC
 - Cannock Chase DC
 - Dudley MBC
 - Lichfield DC
 - North Warwickshire DC (also located with the Coventry & Warwickshire HMA)
 - Redditch DC
 - Sandwell MBC
 - South Staffordshire DC
 - Stratford upon Avon DC (also located with the Coventry & Warwickshire HMA)
 - Tamworth DC
 - Walsall MBC
 - Wolverhampton CC
5. Coventry is one of # authorities that make up the Coventry and Warwickshire HMA, the others being:
 - North Warwickshire DC (also located with the Birmingham & Black Country HMA)
 - Nuneaton and Bedworth DC
 - Rugby DC
 - Stratford upon Avon DC (also located with the Birmingham & Black Country HMA)
 - Warwick DC

6. Through membership of the West Midlands Combined Authority, the following authorities also have a relationship with Solihull MBC:
- Coventry CC
 - Nuneaton & Bedworth DC
 - Rugby DC
 - Shropshire C
 - Telford & Wrekin C
 - Warwick DC
 - Warwickshire CC

3. Areas Solihull MBC & CCC are in Agreement

7. The following areas represent areas of agreement between the parties and will be matters that will be the subject of on-going discussions, particularly as and when more detail emerges.

Solihull Local Plan Review

8. It is acknowledged that SMBC have published consultation material relating to its Local Plan review process at the following dates and stages:
- Scope, Issues and Options – November 2015
 - Draft Local Plan – November 2016
 - Draft Local Plan Supplementary Consultation – January 2019
 - Draft Submission Plan – October 2020

9. In each case CCC have been consulted on these documents and have engaged as they felt appropriate at the time.

Approach to Duty to Cooperate

10. Coventry CC agree that Solihull's plan fulfils both the legal and soundness duty to cooperate expectations.

Housing Need

11. Solihull and Coventry are located in different HMAs and neither party has asked the other to assist in accommodating any unmet need that cannot be met in their individual areas.
12. However, both parties recognise that North Warks DC and Stratford upon Avon DC are located in both HMAs and they both make a contribution to unmet need occurring in each HMA.

UK Central

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

Employment Land

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

Minerals

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

Green Belt

18. The proposed strategy and allocations in Solihull's plan provide for the protection of Meriden Gap and wider Green Belt, whilst balancing needs for growth

Waste Management

19. Recognition of the role of the jointly owned Coventry/Solihull/Warwickshire Energy from Waste plant in Coventry
20. Approach to managing waste streams/ Construction and Demolition waste to meet Metropolitan Area needs

4. Areas Subject to Ongoing Discussion

Transport

21. Modelling of needs and progress towards modal change, particularly around UK Central

Biodiversity

22. Continued joint working through Coventry/Solihull/Warwickshire Habitat Biodiversity Audit/Biodiversity Net Gain

5. Areas Subject to Disagreement

23. There are no areas of disagreement outstanding at this stage.

APPENDICES

A. Relevant Notable Events/Timeline

2014

24. November – Publication of the Strategic Housing Needs Study Stage 2 (Peter Brett & Associates (PBA)). This study considered both geographies and needs/supply across the study area and was commissioned by the Greater Birmingham and Solihull LEP¹ and the 4 Black Country authorities.

2015

25. January – Inspectors interim report into the Birmingham Development Plan confirming the appropriateness of the HMA geography.
26. August - Publication of the Strategic Housing Needs Study Stage 3 (PBA). This provided an update to the stage 2 study and noted the BDP Inspectors comments on the HMA geography. The housing need/supply balance across the HMA was noted to result in a shortfall of 37,572 dwellings².
27. September – HMA Housing Conference (hosted by SMBC at the NEC). The conference was attended by representatives of all 14 HMA authorities and typically included a relevant Cabinet Member, Director/Head of Service and Heads of Policy. It was agreed:
- That the housing shortfall (37,500) is a shared problem for the HMA authorities;
 - To collaborate as part of our duty to co-operate to find a solution;
 - To share resources, expertise and provide mutual support towards a solution;
 - To establish HMA Technical officer group.

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

2016

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

2017

32. January – Birmingham Development Plan adopted, thus quantifying (at 37,900 dwellings³), through an adopted plan, the extent of the Birmingham shortfall which is the principal cause of the HMA shortfall. The plan recognises that the “Council will also play an active role in promoting, and monitor progress in, the provision and delivery of the 37,900 homes

¹ Although it was noted that some authorities in the LEP are not part of the HMA, and some authorities not part of the LEP are part of the HMA.

² Table 2.2

³ To 2031

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

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

2018

34. February – Publication of the Strategic Growth Study (GL Hearn).
35. February – HMA Position Statement No. 1 – Issued alongside the publication of the Strategic Growth Study. The statement noted:

- That the Strategic Growth Study *“is an independently prepared, objective study and not a policy statement. It does not in any way commit the participating authorities to development of any of the geographic areas referred to (nor does it exclude the testing of alternatives), but it is a thorough evidence base to take matters forward through the local plan review process.”*
- That there is a minimum shortfall of 28,150 to 2031, but that higher densities might increase supply on identified sites by up to 13,000.

36. September - HMA Position Statement No. 2

2019

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

2020

38. September - HMA Position Statement No. 3
39. October - SMBC published Draft Submission Plan

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

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

C. Published Documents Referred To

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