

Record of officer decision

Decision title:	Black Country Authorities Unmet Development Needs
Date of decision:	17 September 2020
Decision maker:	Programme Director Housing and Growth
Authority for delegated decision:	Chief Executive Scheme of Delegation – Updated 14 September 2020– SA44 Strategic Planning Policy Function
Ward:	All wards
Consultation:	No consultation is required on this matter.
Decision made:	To respond to the Black Country Authorities correspondence stating that Herefordshire Council is not in a position to assist with meeting their development needs.
Reasons for decision:	<p>The National Planning Policy Framework (NPPF) states that local planning authorities are under a duty to cooperate with each other, on strategic matters as part of the plan making processes. Strategic policy-making authorities should collaborate to identify any strategic cross boundary matters which they need to address in their plans e.g. helping to address unmet development needs. Whilst any such requests should be given proper consideration, local planning authorities are not obliged to accept needs from other areas where it can be demonstrated it would have an adverse impact when assessed against policies in the National Planning Policy Framework. The Black Country Authorities are jointly undertaking a local plan review and are facing challenges in accommodating their housing and employment requirements. Therefore they have approached a number of other local authorities to see whether their Local Plans are seeking to deliver levels of housing and / or employment land in excess of local needs on non-green belt land and, if so, whether any particular sites are being promoted that, due to their location and accessibility, could reasonably be attributed to meeting part of the housing or employment land needs of the Black Country up to 2039. Herefordshire is not in a position to assist with this request as will not be providing for levels of growth that exceed local needs. Clearly there is some distance between Herefordshire and the Black Country Authorities and therefore it is unlikely that if there were any excess levels of growth that these could be attributed to meeting the needs of the Black Country Authorities.</p>
Highlight any associated risks/finance/legal/equality considerations:	None
Details of any alternative options considered and rejected:	There is no reasonable alternative in this matter. Herefordshire Council is not in a position to assist with meeting unmet development needs in the Black Country Authorities given that Herefordshire faces challenges in accommodating its own development requirements.
Details of any declarations of interest made:	None

Signed:
Richard Gabb, Programme Director Housing and Growth

Date: 24 September 2020