

South Staffordshire Local Plan Examination**Examination Hearings****Matter 4 - Development Needs and Requirements****Wednesday 28 May 2025****AGENDA**

ISSUE 1: Whether the identified future housing development need and requirement set out in the Plan are justified, effective and consistent with national policy.

- 1. Local Housing Need** (Question 1 from MIQ document)
- 2. Circumstances to justify setting higher Housing Requirement** (Questions 2 & 5)
 - Contributing to unmet need within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA)
 - Housing Affordability
 - Economic Growth Aspirations (to be considered under agenda items 11 and 12)
- 3. Housing Requirement and Buffer** (Question 4)
- 4. General approach to calculating capacity on Housing Site Allocations** (Question 6)
- 5. Other matters**

Any other relevant outstanding discussion points relating to the proposed housing requirement
- 6. Main Modifications**

ISSUE 2: Whether the identified employment development need and requirement set out in the Plan is justified, effective and consistent with national policy. (Question 1a-e)

7. Approach to calculating the Employment Land Requirement of the Plan

- Overview of Council's approach
- Soundness of assessment methodology, including equation to calculate proposed employment land requirement figure
- Nature of employment land requirement figure (ceiling or minimum, and gross or net)
- Consistency of assessment methodology with national policy and guidance
- Consistency of EDNA approach and outcomes with other relevant evidence base.

8. Indigenous employment land need

- Soundness of EDNA methodology including:
 - Labour Demand approach
 - A-typical development and adjustments to historic take-up
 - Approach to West Midlands Interchange
 - Nature of figures (gross or net) and implications for the assessment
 - Other assumptions
 - Implications for identified indigenous need figure
 - Any other relevant issues

9. Neighbouring unmet need

- Soundness of neighbouring unmet need position relied upon
- Soundness of duty to cooperate outcomes on preferred approach to addressing neighbouring unmet need
- Any other relevant issues

10. Identified employment land supply

- Soundness of components of identified employment land supply (Table 9)
- Soundness of preferred approach to matching identified supply to needs including for sites at: West Midlands Interchange; ROF Featherstone; i54 Western Extension; and M6, Junction 13, Dunston.
- Soundness of calculated indigenous employment land oversupply position.
- Any other relevant issues

11. Consistency of development requirements

- Consistency of preferred employment land requirement with preferred approach to housing growth

12. Implications of preferred levels of growth

- Sustainability implications arising from the balance of the proposed contributions to address neighbouring unmet housing and employment land needs.

13. Other matters

14. Main Modifications