

-----Original Message-----

From: Chris May <Chris.May@pegasuspg.co.uk>

To: progofficer <progofficer@aol.com>

Sent: Fri, 9 May 2014 16:43

Subject: RE: Bromsgrove District Local Plan & Redditch Local Plan Examinations

Dear Helen,

Of behalf of our clients, we are grateful to the Inspector for the opportunity to comment on the draft Matters, Issues and Questions he has issued in relation to the forthcoming hearings.

I have a few points which I would wish to raise:

1. In relation to Matter O1, I believe the hearings should address the question as to what is the relevant housing market area(s), in relation in particular to Bromsgrove. Understanding the housing needs of the housing market area must include reference to the relationship with the adjoining main urban area, particularly Birmingham. In that regard the Housing Needs Study being carried out in relation to the Greater Birmingham and Solihull LEP area is very significant, alongside the Worcestershire SHMA and updates.
2. Under Matter O2, I believe it would assist if reference is made to the relevant paragraphs from the PPG, namely 9-001 to 9-022.
3. The Bromsgrove District Plan (BDP) does not meet the identified housing needs of the district over the plan period. At the point of adoption (if later this year) housing supply would be for less than 9 years in the context of a district 91% of which is Green Belt. I would respectfully suggest that the hearings should consider the implications of the proposal to defer a Green Belt review to some unspecified point before 2023, in so much as it will be necessary to meet needs identified in Bromsgrove for which no provision is made in the BDP. Does a strategy of not proposing any Green Belt release to meet housing needs arising in Bromsgrove itself accord with the requirements of the Framework, in particular to boost significantly the supply of housing and submit a positively prepared plan? I acknowledge that these issues could be covered under matters B1.1 and/or B2.1(f), but I believe this is such a fundamental issue that consideration should be given to addressing this matter as part of the Overarching Matters and Issues.
4. Under Matter XB1, is it intended that any consideration is given to alternative sites proposed as sustainable urban extensions to Redditch?

I hope the points I have raised are of some assistance to the Inspector.

Kind regards,

Chris.

**Chris May**  
Director  
Pegasus Group

T 0121 308 9570 | F 0121 323 2215 | M 07917 080656 | E [chris.may@pegasuspg.co.uk](mailto:chris.may@pegasuspg.co.uk)