

**Press Release : 30 Aug 2024**

**Immediate Release**

**Contact:** Peter King, WM CPRE, 01562 720368

## **Housing in all the Wrong Places**

### **West Midlands Countryside warning about Government proposals**

West Midlands Countryside Campaigners warn that the Government shake-up of planning would lead to houses being built in all the wrong places. The proposals would dramatically change how many houses a local area was required to take<sup>1</sup>.

This could lead to huge increases in house building in rural areas and on the Green Belt. There would be little protection for local nature areas, as the definition of the so-called 'grey' belt does not include them.

Housing requirements would more than double in many rural areas allowing developers to cherry pick sites in the countryside.

Instead of starting from an up-to-date calculation of the need for new homes in that area the new proposals would be based solely on the existing stock of housing.

In more expensive areas an 'affordability' add-on would ramp up house-building even more, sometimes doubling the housing requirement.

Instead of building houses where they are desperately needed, instead of increasing delivery on existing housing sites, this would allow speculative development in expensive rural areas to increase.

Ironically, Birmingham, which had claimed it could not meet its housing need under the old system, might now be deemed to have excess capacity.

Peter King of West Midlands CPRE said: *We are very concerned that we are going to see many more poorly located developments without adequate services, generating more traffic on our roads, undermining climate change goals and destroying the countryside.*

He also said: *We have little confidence in the protection afforded to our Green Belt, as the concept of Grey Belt appears to allow huge leeway for developers to build on sites which most people would consider important to protect.*

The consultation on the planning changes concludes on 24 September. A separate consultation on the Birmingham Plan closed on 27 August.

**End**

## Contacts

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### **Notes:**

1. The attached table shows the difference in annual housing numbers for each local authority in the West Midlands under the new system. It also shows the percentage change.

It then show the amount which is added on for 'affordability' and the percentage of the new total that would represent.

It includes composite figures for specific areas such as the Black Country and an overall figure for the West Midlands. Note: the Green Belt authorities are local authorities with Green Belt, it does not imply all those houses would be built on the Green Belt.

**Please note: our calculation is slightly lower than the Government's published table in the current consultation. The final column shows the figures they have published.**

**Annual Housing Numbers by local authority  
under the existing and proposed Government methodology (West Midlands)**

<b>Local Authority</b>	<b>Current Standard Methodology</b>	<b>New Standard Methodology</b>	<b>% change (Based on our calculation)</b>	<b>'Affordability' Addition</b>	<b>Affordability %</b>	<b>NSM (Government Table)</b>
Birmingham	7151	4914	-31.28	1294	35.75	4974
Coventry	3082	1514	-50.88	340	29.00	1527
Dudley	657	1590	142.01	464	41.15	1594
Sandwell	1550	1508	-2.71	422	38.85	1509
Solihull	866	1307	50.97	543	70.95	1317
Walsall	906	1285	41.88	340	35.95	1294
Wolverhampton	1089	1209	11.02	293	32.05	1227
Telford and Wrekin	456	896	96.56	234	35.40	953
<b>Staffordshire</b>						
Cannock Chase	247	536	116.90	169	45.90	555
East Staffordshire	414	618	49.25	176	39.80	644
Lichfield	288	739	156.52	351	90.35	753
Newcastle-under-Lyme	330	592	79.28	135	29.50	593
South Staffordshire	222	665	199.77	273	69.60	676
Stafford	358	768	114.39	258	50.50	782
Staffordshire Moorlands	158	492	211.58	131	36.10	497
Tamworth	122	430	252.57	153	55.15	444
Stoke-on-Trent	705	1031	46.31	84	8.85	1043
<b>Warwickshire</b>						
North Warwickshire	163	372	127.97	136	58.05	381
Nuneaton and Bedworth	417	740	77.46	257	53.10	774
Rugby	518	613	18.35	202	49.25	642
Stratford-on-Avon	546	1087	99.01	555	104.30	1098
Warwick	649	1055	62.56	510	93.60	1080
<b>Worcestershire</b>						
Bromsgrove	381	697	83.04	353	102.30	704
Malvern Hills	369	610	65.35	309	102.85	609
Redditch	143	487	240.35	183	60.25	489
Worcester	339	575	69.49	196	51.70	584
Wychavon	482	943	95.56	452	91.95	959
Wyre Forest	211	614	191.04	222	56.80	617
<b>Marches</b>						
Herefordshire	768	1360	77.09	642	89.30	1375
Shropshire	1070	2025	89.28	820	68.00	2059
<b>Totals</b>						
Black Country	4202	5592	33.09	1519	37.28	5624
WM Combined						
Authority	15301	13328	-12.89	3696	38.37	13443
Green Belt Authorities	21007	24511	16.68	8487	52.97	24838
Staffordshire	2139	4839	126.25	1644	51.45	4944
Warwickshire	2293	3866	68.61	1660	75.26	3975
Worcestershire	1925	3926	103.92	1715	77.57	3962
South Worcestershire	1190	2127	78.77	957	81.73	2152
<b>West Midlands</b>	<b>24657</b>	<b>31273</b>	<b>26.83</b>	<b>10495</b>	<b>50.51</b>	<b>31754</b>