

# BROMSGROVE DISTRICT LOCAL PLAN DRAFT DEVELOPMENT STRATEGY CONSULTATION - FAQs

## **What is the Local Plan, why is it needed?**

A Local Plan sets out the Council's policies on land use and guides development. Its purpose is to determine where and how housing, employment, and infrastructure are all delivered in the district over the duration of the Plan period. Local Plans are prepared in accordance with national legislation and policy and are informed by a comprehensive evidence base.

## **Why are you proposing so much housing?**

We need to build more houses as the population continues to grow. Houses of different sizes are needed to meet the varied needs of local people. The proposed number of houses is calculated based on the Government's standard methodology for calculating Local Housing Need.

## **How do you identify what development is needed?**

A range of evidence and data have been collected to identify the required development. This evidence includes projected population growth, housing needs, employment trends, and infrastructure capacity. All this information can be found in the evidence base documents on our website.

## **How much housing do we need to provide?**

Between now and 2043, in accordance with the revised NPPF, we need to allocate enough land for 12,155 homes to meet our Local Housing Need (LHN). We already have land for around 3,000 homes identified through planning applications and large site allocations that were identified in the current Bromsgrove District Plan, which means we need to find additional land for just over 9,000 homes.

## **Where are you proposing new housing?**

We have proposed a number of sites for housing across the District as part of the Bromsgrove District Local Plan: Draft Development Strategy. However, these proposals are subject to consultation and may change following further engagement.

## **Who are we providing housing for?**

We are providing housing for local people across a range of different demographics. The challenge of housing affordability means many younger people are unable to get on the housing ladder until later in life. An ageing population has increased the need for smaller homes, as many older residents are looking to downsize. At the same time, average household sizes have decreased over the years, reducing the overall demand for larger family houses.

## **Is No development an option?**

No. The Government has made it clear that there is a housing target to meet. The National Planning Policy Framework (NPPF) requires local authorities to meet the Local Housing Need of their local area. If the requirements for Bromsgrove District are not met, we risk losing the power to decide where development should take place. That decision would then fall to Central Government.

**What happens if you don't provide enough land for housing or refuse to build the minimum number of new homes specified by Local Housing Need calculations?**

The Local Plan could be found 'unsound' by the Planning Inspector if we fail to allocate sufficient land to meet the calculated Local Housing Need. Without an up-to-date Local Plan, the council may come under pressure to approve development on unallocated sites. We also risk losing planning appeals from developers if we cannot demonstrate that housing needs in the area are being met.

**Has the council challenged the housing targets set by the Government?**

No, Local planning authorities are required to calculate the housing targets based on the Government's standard methodology. This is specified in the National Planning Policy Framework (NPPF) updated in December 2024.

**Why aren't we using Brownfield sites first?**

Our priority has always been to develop brownfield sites first. However, the supply of brownfield land in Bromsgrove District is limited and will not be sufficient to accommodate all the new homes required over the next Plan period.

**What about the impact of development on the environment?**

It is a legal requirement for Local Plans to be assessed on their environmental impact. These reports are called Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) and will form part of the evidence base alongside other detailed analysis of environmental issues. Mitigation measures are also proposed to address potential negative impacts.

**Is the local plan dependent on local infrastructure?**

Infrastructure provision is one of the main considerations in the Local Plan. The Plan will take account of how existing infrastructure can support development and what additional infrastructure provision is needed when new homes are being built. Relevant infrastructure providers will be involved in the plan-making process.

**Why has there been mention of a number of strategies or options?**

The distribution options described in the document originate from the nine broad distribution options previously consulted on at the Issues and Options stage. All nine broad distribution options were thoroughly considered, including in the Local Plan Sustainability Appraisal, and the options presented in the document reflect discussions with councillors involved in shaping the Local Plan.

**Why should I get involved? It is already a done deal.**

No, future development has not been confirmed yet. Work has been undertaken to identify some potential housing sites but additional evidence, including further Local Plan consultation, will be needed before final proposals in the Plan are submitted to Central Government.

There are a range of consultation questions in the document designed to collect feedback from the public. It is a chance for anyone interested in the district's future development to have a say on the Local Plan. The earlier you share your views, the more likely they are to influence the final Plan.

**What sort of comments should be included in my response to the consultation?**

This is up to the person or organisation making the representation on the Local Plan, however comments should attempt to use specific evidence or examples wherever possible to support points being made about development issues or locations.

**How do I get involved?**

Respondents will have a choice of ways to make their comments including answering questions via an online consultation platform (Commonplace) or sending written comments in by e-mail or by post.

Online form: <https://bromsgroveplan.commonplace.is/>

Email: [bromsgroveplan@bromsgroveandredditch.gov.uk](mailto:bromsgroveplan@bromsgroveandredditch.gov.uk)

Post: Bromsgrove District Council, Strategic Planning and Conservation, Parkside, Market Street, Bromsgrove, Worcestershire, B61 8DA

**How long does the consultation last?**

The consultation period will be open for comment for **12 weeks from Monday 30<sup>th</sup> June until 5:00pm on Monday 22<sup>nd</sup> September 2025.**