

Telford & Wrekin Council – Responses to Matters, Issues and Questions

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Matter 3, Issue 1

Matter 3 – Strategic Policies (Housing)

Issue 1: The approach to the housing requirement

Q26. Is the housing requirement figure of 1,010 dwellings per annum/20,200 over the plan period as set out in Policy Strategic S4 soundly based, and does it accord with the evidence and national planning policy and guidance?

The housing requirement of 20,200 dwellings over the plan period 2020-2040 was established through the Local Plan Review process and set out in the objectives of the Regulation 19 version of the Plan. The proposed revised Local Plan period is 2021-2041, and the overall requirement has now increased to 20,680 due to an increase in the Council's housing need figure.

This figure is informed by the Government's Standard Method for calculating local housing need and reflects a commitment to support wider housing market area pressures, particularly those arising in the Black Country.

The calculation of housing need using the Government's Standard Method is set out in section 2 of the Updated Housing Delivery Topic Paper (January 2026) (TW11) and equates to a baseline housing need figure of 881 dwellings per annum (17,620 dwellings over the 20-year Plan period).

A contribution towards the Black Country Authorities' unmet needs of 153 dwellings per annum (3,060 dwellings over the 20-year Plan period) is added on to the baseline housing need to produce an overall housing requirement of 20,680 dwellings over the period 2021-2041. This is an annual requirement of 1,034 dwellings per year.

These revised figures are soundly based and are presented as suggested modifications to Policy S4 in the Submission Version of the Local Plan (CD08).

Q27. Is the inclusion of 153 dwellings per annum as a contribution to the unmet needs of the Black Country Authorities justified and supported by evidence?

Justification for the inclusion of the 153 dwellings per annum contribution to the unmet needs of the Black Country Authorities is set out in section 3 of the Updated Housing Delivery Topic Paper (January 2026) (TW11).

To help establish an appropriate contribution, a review of migration patterns was undertaken. Paragraphs 3.55 – 3.62 of the Economic and Housing Development

Need Assessment (EH01) discuss the relationship between migration trends and requests to accommodate unmet housing need. Further to this, the data underpinning the assessment of out migration patterns was included with the Council's response to the Inspectors' Initial Questions (TW01).

Written confirmation has also been provided by the Black Country Authorities that they welcome and accept the positive contribution towards their unmet needs, as set out in the Telford and Wrekin Local Plan Duty to Cooperate Statement Appendices (SC01a).

The contribution of 153 dwellings per annum towards the Black Country Authorities' unmet needs is therefore justified and supported by the evidence.