

TELFORD & WREKIN LOCAL PLAN EXAMINATION

Hearing Statement

Representor ref number/ Representor	E145 - Dudley MBC
Matter	3 – Strategic Policies (Housing)
Relevant issue	Issue 1 - The approach to the housing requirement
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?	
<p>It is noted that there is no nationally prescribed policy guidance on how to determine how the extent of any shortfall generated within another Local Plan areas should be met. It is, therefore, a matter of judgement for plan making authorities to agree what is appropriate.</p> <p>The Regulation 18 Telford & Wrekin Local Plan proposed to deliver 20,200 new homes during 2020-40 (1,010 per year) and that 80 dwellings per year of this was to address unmet Black Country Authorities' needs, with the remainder to meet Telford & Wrekin's needs. The need figure used was almost double the current Government-defined figure of 9,500, but below recent completion rates.</p> <p>It is understood that the high housing target in the Plan reflected: new jobs associated with delivering economic growth; 2021 Census data; and the move from a 'New Town' (primarily an overspill location for the West Midlands) to a 'Young Town' (with most housing provided to meet the needs of Telford & Wrekin residents). The economic growth part of the TWDC-defined need appeared to be 5,060 homes, but it was not clear how far this relied on in-migration from the BCAs - the most significant source of in-migration to Telford. This contribution to the Black Country Authorities was reflected in the Greater Birmingham Black Country HMA SoCG [SC01a].</p> <p>In contrast, the Regulation 19 and Submission Plan sought to meet the updated (2023) Government-defined local housing need of 7,140 homes (857 per year) but still sought to deliver 20,200 homes. On this basis an increased contribution of 153 homes per year to address unmet Black Country housing need was made.</p> <p>Dudley, along with the other, Black Country Authorities, are in agreement over the use of a migration-based approach to apportionment. Dudley has a migration relationship with Telford and Wrekin equating to 15% of net migration movements over the period 2011-2019 (as shown in Appendix One of the SoCG). [SC01a]. An updated version of the SoCG following the submission of the Telford & Wrekin Local Plan has been produced and has officer approval. On this basis, the principle of a housing offer to the Black Country Authorities is justified.</p>	