

Telford and Wrekin Local Plan Examination – MIQs

Response of Wolverhampton City Council

B SOUNDNESS

Matter 3 – Strategic Policies (Housing)

Issue 1: The approach to the housing requirement

27. 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?

1.1 The current Wolverhampton position on housing need and supply is set out in the Wolverhampton Local Plan (WLP) submitted for examination in March 2025. The WLP generates a clear shortfall of 10,398 homes up to 2042. The cumulative housing shortfall for the Black Country Authorities (BCAs) – Wolverhampton, Dudley, Sandwell and Walsall – is significantly higher.

1.2 Substantial BCA and Wolverhampton housing shortfalls will remain following adoption of BCA Local Plans, and other Local Plans across the Greater Birmingham and Black Country Housing Market Area (HMA), which are in progress under the 2023 and 2024 versions of the NPPF. The current housing shortfall position is set out in the Statement of Common Ground (SoCG) recently agreed between the HMA authorities and a new West Midlands Strategic Growth Study is now underway. Appended to this SoCG is a letter from TWC which agrees to sign up to the SoCG, in principle, once it is updated to reflect the most recent TWLP position.

1.3 An updated version of this SoCG which has officer approval is now available and is proposed for addition to the Examination Library. This version will now be going through formal approval processes for all signatory authorities, including Telford & Wrekin Council and Wolverhampton City Council.

1.4 The BCAs are in agreement over the use of a migration-based approach to apportionment, as set out in this SoCG. Of the BCAs, Wolverhampton has the strongest migration relationship with Telford & Wrekin, equating to 44% of net migration movements over the period 2011-19.

1.5 Therefore, the principle of a housing offer to the BCAs including Wolverhampton, which is clearly set out in the Telford & Wrekin Local Plan, is wholly justified and supported by evidence.