

Our Ref: PS/CW  
Date: 27 January 2017  
Please ask for: Christine Williams  
Direct Line: 01922 652089

Ms Uyen-Phan Han  
Strategic Planning Manager  
Birmingham City Council  
1 Lancaster Circus  
Birmingham  
B4 7DJ  
(sent via email)

Dear Ms Han

**Telford & Wrekin Local Plan Examination – update on Black Country Housing Land position**

I am writing on behalf of the four Black Country Local Authorities (Dudley, Sandwell, Walsall and Wolverhampton) to update you on the emerging evidence prepared to support the Black Country Core Strategy Review. This clarifies the position set out in our joint Statement to the Telford & Wrekin Local Plan Examination.

In our Statement we explained that the existing Black Country Core Strategy sets an overall target averaging 3,160 dwellings per annum 2009-26. The Core Strategy Review will have a lifespan to 2036 and recently published CLG 2014-based household projections imply a growth in households of 3,360 per annum 2014-36. We can confirm that this is equivalent to 78,190 homes. 5,680 homes were completed 2014-16 and up to date Black Country SHLAAs demonstrate a current supply of 40,500 homes on sites which are committed or allocated in adopted or draft plans to 2026. This leaves a remaining requirement of 32,000 homes. The Black Country has also agreed to 'test' whether it can accommodate up to 3,000 houses from the outstanding needs associated with the Greater Birmingham and Solihull Housing Market Area, increasing the 'need' to 35,000 net new homes.

We anticipate that carrying forward the existing 'brownfield first' strategy can deliver additional capacity over the Plan period, but this is a finite source of supply with the potential for a maximum of around 10,000 homes.

The effect of this is that the Core Strategy Review will be required to Plan for 22,000 new homes which is in addition to the GBHMA shortfall of 37,900 as set out in Para 12 of our Statement. The first public facing stage of the Core Strategy Review – the Issues and Options consultation is programmed for the summer of this year and as part of this process we will be seeking views on how the shortfall of housing can be addressed. However, it is clear that the growth pressures from the conurbation which we referred to in Para 26 of our Statement are only increasing, providing further justification for the Telford & Wrekin Plan to consider our unmet need.

You will also be aware that Shropshire Council published their Local Plan partial review Issues and Options Paper on 23 January 2017. This sets out a number of growth options, all of which exceed the current OAN for Shropshire. Therefore, Shropshire appear to have confidence that they have sufficient capacity to meet their OAN without looking outside their Housing Market Area. Shropshire and the Birmingham and Black Country HMA are the areas with strongest functional relationship with Telford.

I hope that you find this helpful and please let me know if you require any further clarification from the Black Country.

Yours sincerely



**Paul Sheehan**  
**Chief Executive of Walsall Council**  
**And**  
**Secretary to the Association of Black Country Authorities**