

Gladman Hearing Statement

Wyre Forest Local Plan Review Examination

Matter 2: Local housing need and the need for employment
land



November 2020

MATTER 2: LOCAL HOUSING NEED AND THE NEED FOR EMPLOYMENT LAND

2.1 Is the local housing need figure of 5,520 dwellings for the period 2016- 2036 (276 dwellings per year (dpa)) a sound basis for the Plan? Particularly, is the figure adequately informed by:

a) the implications of the population and household projections in the past decade (including the 2018-based projections published in 2020) and alternative trend scenarios for population growth, household formation rates, net migration and economic factors;

b) affordability and the need for affordable housing; and

c) the Government's objective of significantly boosting the supply of homes?

1.1.1 Whilst Gladman support use of the phrase 'minimum' in relation to housing requirements as these should not be seen as a ceiling or cap on the level of development that can come forward. If additional sustainable growth above the identified requirement can come forward in sustainable locations then this should not be unnecessarily restricted. As such Gladman are supportive of the housing requirement being expressed as a minimum amount to be delivered.

1.1.2 Since the submission of the Wyre Forest Local Plan, there has been a consultation from the Government on changes to the to the current planning system. These changes include an updated standard methodology which aims to deliver the 300,000 homes per annum target set by the Government. The revised methodology increases the local housing need for Wyre Forest to 353 dwellings per annum. Wyre Forest should be seeking to set a higher housing need now to ease the transition to the higher figure and to provide sufficient flexibility for the Council to respond to further changes in circumstance over the plan period

1.1.3 Gladman support the Council in identifying a housing need, which is higher than the minimum standard methodology LHN figure. However, as evidenced by the 2018-based SNHP a figure higher than 276 dwellings per annum is equally justifiable, which would provide even more potential to fulfil the Government's objective of significantly boosting the supply of homes and the Council's own objective of delivering more affordable housing.