

WALSALL SITE ALLOCATION DOCUMENT EXAMINATION

EXAMINATION DOCUMENT REFERENCE NUMBER EXAM11

Prepared 12 September 2017

MAIN MATTER 3 – HOUSING SUPPLY NOTE

WALSALL COUNCIL

This additional paper has been prepared at the request of the inspector to explain how much housing development has taken place on former industrial land, and to provide details of the expected small site windfall figure.

The council has a record of the former use of all sites where new housing has been completed since 2006. Over the 11 years 2006-2017, a gross total of 7,268 new homes have been completed. Of these, 2,872 homes have been provided on former employment land, involving 52.8ha. The data does not distinguish between employment land used for industry and that used for other types of employment (such as offices), but most former employment land in Walsall is likely to have been industrial.

These figures equate to an average of 261 completions on 4.8ha per year on former employment land.

Over the same period, 997 completions took place on small sites with a total capacity of between 1 and 9 dwellings each. This equates to an average of 91 completions per year on such sites. At present, small sites with planning permission (either valid or lapsed) have a total capacity of 726 dwellings.