

TRANSPORT FOR NEW HOMES

1. Numbers Matter

300,000

Demand: Black Country Plan

Government Standard Methodology **71,459*** homes

Supply **26,000** homes short

Using Household Projections 2014

Government Standard Methodology **54,378*** homes

Supply **9,800** homes short

Using Household Projections 2016

*2019-2038 Ten Year Methodology.

Supply: Windfalls - Birmingham

Current Plan

20 year prediction of Windfalls: **5,335**

Approx **266** windfalls per-annum

Table A4.1: The Supply of Windfalls

Year	Windfalls Granted Detailed Permission	New build / Conversion		In / Out of City Centre		House / Apartment		Over / Under 0.06ha	
		New Build	Conv	In	Out	House	Apt	0.06>	<0.06
2001/2	2798	2637	161	777	2021	397	2401	2570	228
2002/3	807	713	94	453	354	105	702	649	158
2003/4	2698	2612	86	1725	972	224	2474	2528	170
2004/5	2452	1981	471	1639	813	249	2203	2306	146
2005/6	3522	3464	58	2407	1115	366	3156	3355	167
2006/7	2422	2380	42	1674	748	221	2201	2338	84
2007/8	822	748	74	368	454	134	688	698	124
2008/9	339	307	32	54	285	110	229	221	118
2009/10	185	192	-7	59	126	109	76	56	129
2010/11	215	171	44	28	187	38	177	118	97
2011/12	456	294	162	44	412	164	292	304	152
2012/13	545	260	285	41	504	188	357	417	128
2013/14	401	259	132	23	378	154	247	272	129
2014/15	1024	300	724	499	525	260	764	840	184
2015/16	936	770	166	301	635	229	707	787	149
2016/17	586	302	284	130	456	179	407	407	179
2017/18	2789	1987	802	1868	921	194	2595	2550	239
Total	22997	19387	3610	12090	10907	3321	19676	20416	2581

Inquiry

Plan

Now

Modest Assumption of **1,000** dwellings per annum = **20,000** windfalls?

New Opportunities?

- What is the future of Retail?
 - What will the next generation of urban redevelopment look like?



Hidden Add-ons...

Extra Housing for 'Affordability'...

Extra Housing for 'Growth'...

Extending the Timescale...

Overly High Numbers do not lead to
more houses.

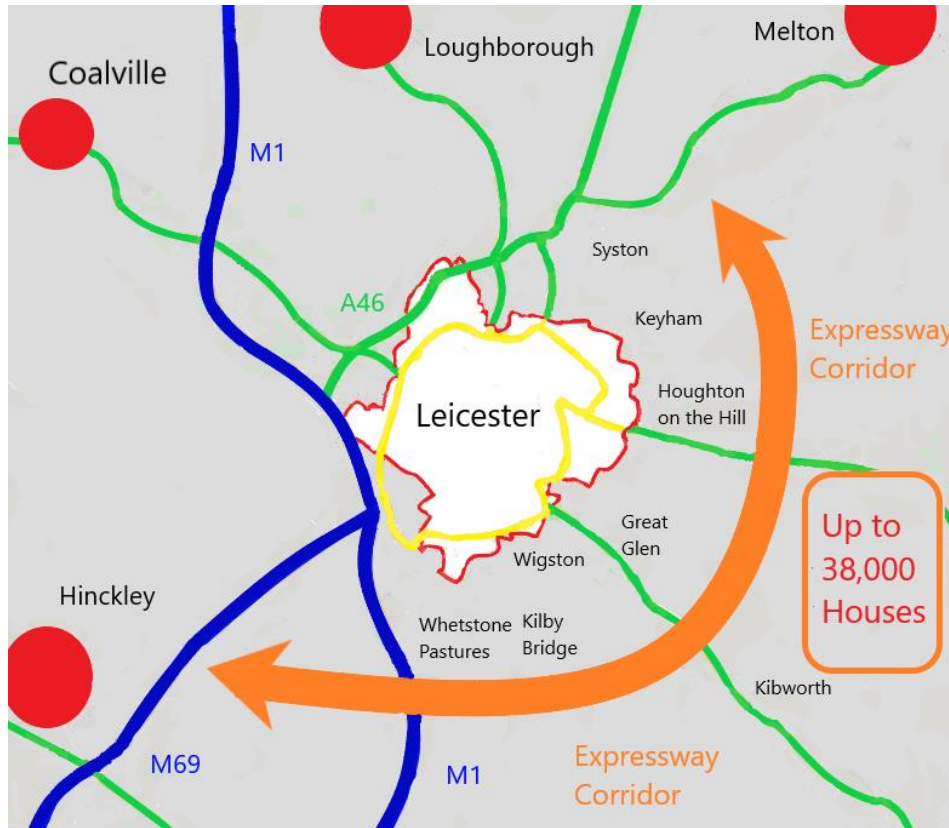
They lead to more houses in the wrong
place.

2. Leicestershire

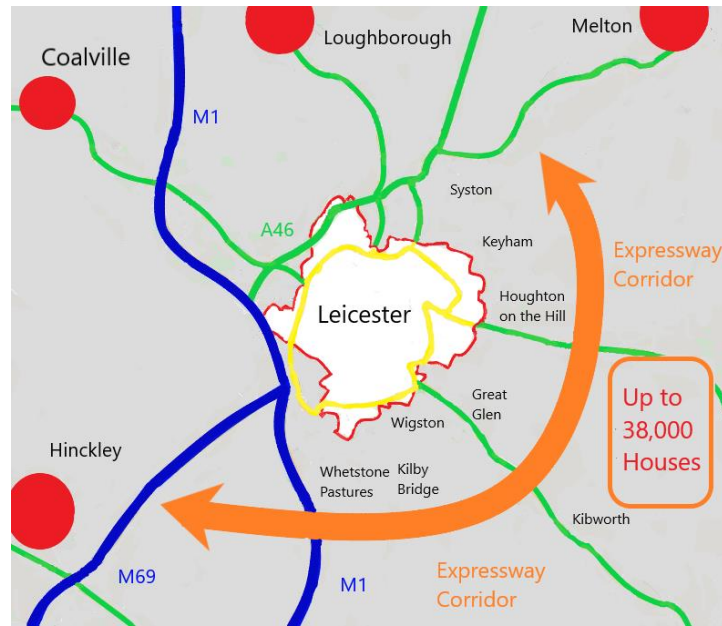
A46 Corridor

Promoted by
Midlands Connect
to help inter-urban
traffic





Strategic Growth Plan to 2051



No assessment of local traffic issues
No detailed plan for public transport links
Leicester's Mayor says: 'No Brownfield land'

Sustainability Appraisal Claim

More sustainable than alternatives...
But alternatives are all for houses in the
countryside

Whetstone Pastures



<https://irp-cdn.multiscreensite.com/0842dc3a/files/uploaded/Developer%20Prospectus.pdf>

3. Junction 3 M54

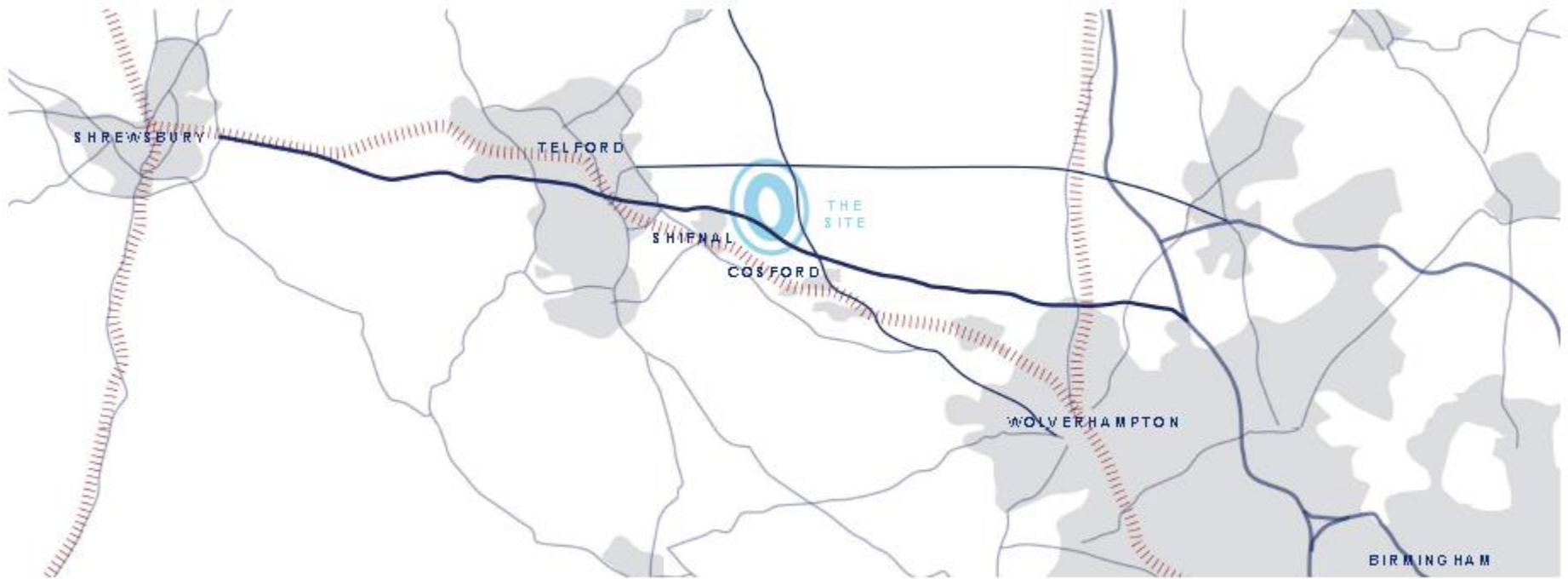
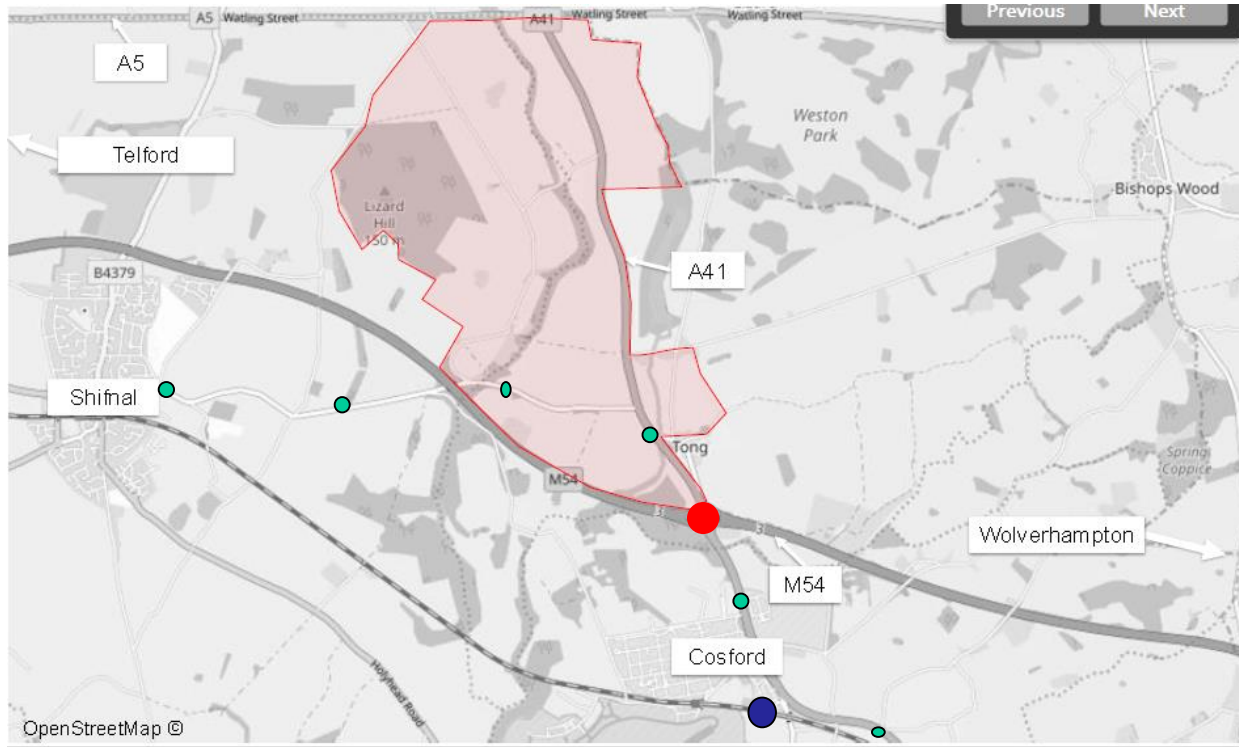


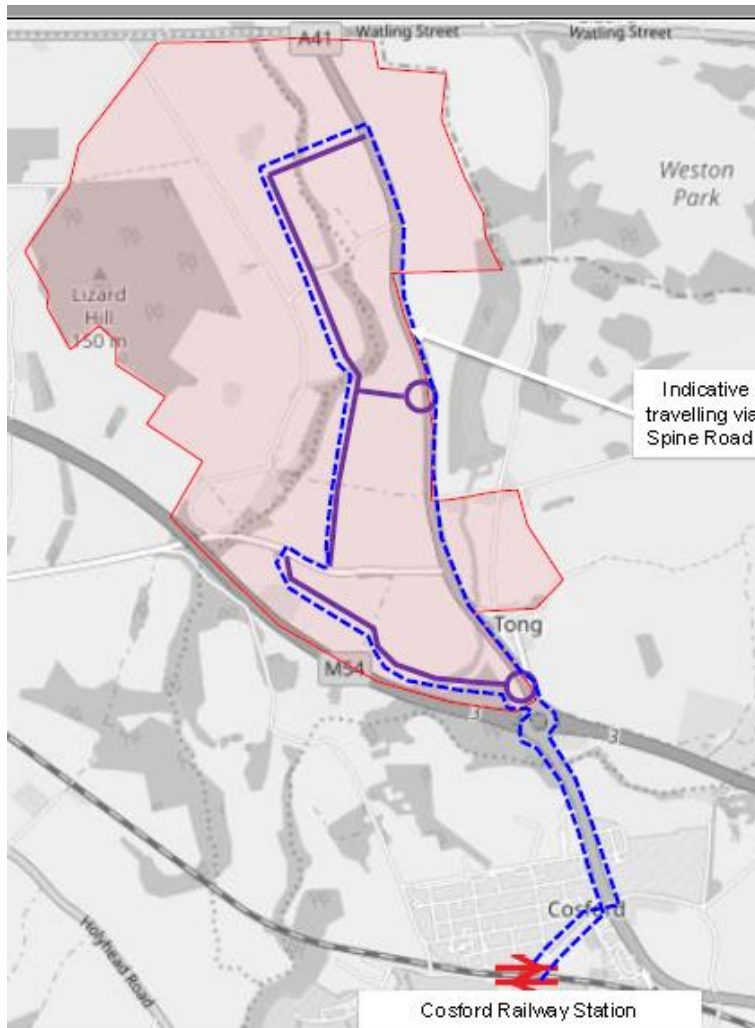


Figure 1: Site Context



Key:  Approximate Site Location	Land at Junction 3	Bradford Rural Estates Ltd
	Site Location (Local)	 <small> Version 1.0 - 07/08/2019 In: 02 2019 1212 7 mail: b.r.e@vectos.co.uk www.vectos.co.uk </small>
	<small> DRAWN: HA CHECKED: A/W DATE: 07/08/2019 SCALE: NTS </small>	<small> Figure 1 </small>

Easy Access to the Motorway!



Disrupts existing bus services

Suggests diverting bus service (making them worse)

Rail access bisected by Motorway Junction



Lets be Transformative...gerald.kells@talk21.com

