

West Midlands
Regional Spatial Strategy
Annual Monitoring Report
2008
Employment Land Study

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Regional Employment Land Study 2008

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1. Introduction

- 1.0 The Regional Employment Land Study (RELS) is an annual report that provides a description and analysis of the position of employment land supply and development within the West Midlands. It builds on the analysis that was undertaken in the Annual Monitoring Report (AMR) of the West Midlands Regional Spatial Strategy (RSS11) for the West Midlands Regional Assembly, the Regional Planning Body (RPB).
- 1.1 This study monitors all available land committed for industrial/employment use in excess of 0.4 hectares (gross developable area), falling within the use classes B1b (research and development), B1c (light industrial), B2 (general industrial) and B8 (warehouse and distribution) within the Town and Country Planning Use Classes Order.
- 1.2 Committed sites are those that have been either allocated in Development Plans, have planning approval, a committee resolution or an appeal decision. This study also includes the monitoring of B1a office development outside Town and City centres. B1a uses within Town and City centres are also annually monitored as part of the Annual Monitoring Report. This RELS report covers the period 2007 to 2008 and incorporates results at the district or Unitary level, amalgamating the County and Metropolitan areas.
- 1.3 The region's Major Urban Areas (MUAs) consist of Birmingham, the Black Country, Coventry, North Staffordshire and Solihull. A primary objective of the RSS is to make MUAs within the West Midlands attractive places where people want to live, work and invest. The Prosperity for All policies contained within the Regional Spatial Strategy (RSS) aim to support this objective as well as encouraging the diversification of the regional economy and the modernisation of existing industries.
- 1.4 The Regional Spatial Strategy (RSS) for the West Midlands was adopted in June 2004 and is currently being reviewed in three phases. Phase 1 in respect of the Black Country was completed and published in January 2008. Phase two revision concerning housing, employment land, transport and waste was launched in November 2005 and was examined in public from April to June 2009, with a Panel Report published at the end of October 2009. Phase 3 is presently undergoing consultation at an options stage and will cover regionally significant environmental issues, critical rural services, and recreational provision, gypsies and travellers sites.

Market Trends

- 1.5 The UK economy went in to recession in the last two quarters of 2008 following a credit crunch in August 2007, as banks and lenders experienced turbulent global financial markets. Recovery from the current recession is expected to be a challenging and protracted process, with significant implications for the regions economy during the next few years.
- 1.6 The economic down turn has consequently been felt across the West Midlands region in the 2007/08 RELS period. The West Midlands unemployment rate increased from 5.5% in the last quarter of 2007 to 6.5% in the third quarter of 2008, compared to the average UK rate at 6% during this period. (ONS: Labour force survey, 2008).
- 1.7 The level of business activity and output fell in the last quarter of 2008 from 40.4 in September to 33.2 in December (Business Activity Index: PMI report June 2009). The PMI update for December 2008 reported that the construction sector was impacted first with negative output reported since the second quarter of 2008, as the market value of properties and the numbers sold fell in the property sector. It became difficult to obtain funding for new schemes and many proposed developments were put on hold during this period.
- 1.8 A sharp drop in activity was also reflected particularly in new orders in the manufacturing sector. Jobs in the manufacturing industry fell from 340,000 to 334,000 between June 2007 and June 2008 (ONS: Labour force survey, 2008)
- 1.9 This RELS report will monitor the effect of the economic down turn on the regions employment land development and provision during 2007/08. However it is likely that the full impact will be seen in next years RELS as most schemes in this years report began construction before the recession hit.

Definitions

Readily available land – Sites are defined as readily available if the following conditions are satisfied: should be no major problems of physical condition, no major infrastructure problems, on the market with a willing seller.

Not readily available land – Sites that are defined as not being readily available if it has any of the following problems: major problems of physical condition; major infrastructure problems; not on the market; owner unwilling to sell.

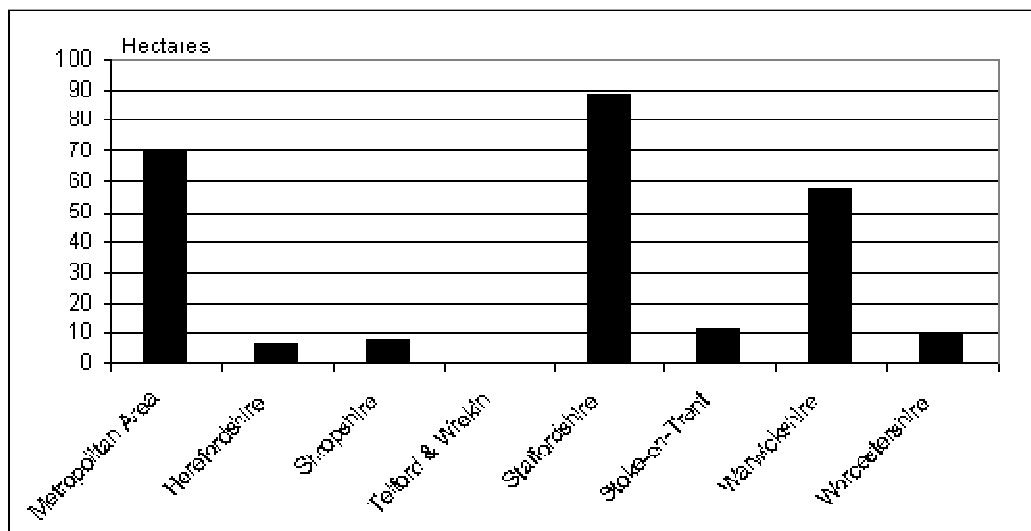
2. KEY FINDINGS

Employment land development during 2007/08

- 2.0 The total amount of employment land developed in the West Midlands during the period 2007/08 was 252.8 ha. This is a significant increase from the previous year, which saw 201.2 ha of completions and brings employment land developments back up to higher levels experienced between 2002/04, after decreasing in recent years (Table 1a, 1b).
- 2.1 Developments in Warwickshire increased significantly from 27.2 ha in 2006/07 to 57.4 ha during the 2007 /08 period (Graph 1) and included completions of 21.6 ha at Birch Coppice Business Park and 13.4 ha at Coton Park in Rugby.
- 2.2 Employment land completions in Staffordshire have continued to increase from 68.4 ha in 2006/07 to 88.9 ha in 2007/08, with the highest completion level in the region, for two consecutive years (Graph 1). Principle developments have included 23.8 ha at Fradley Airfield Phase 2 in Lichfield and 9.7 hectares at Lymedale Cross in Newcastle-under-Lyme.
- 2.3 The Metropolitan area saw a strong increase in completions from 41.9 hectares in the previous RELS to 70.3 ha in 2007/08 including 11 ha completed at the former Corus Steelworks in Sandwell. The Stoke on Trent area saw a slight increase in completions, which had fallen to 9.4 ha in 2006/07 and were back up to 11.3 ha in 2007/08.
- 2.4 Other areas in the region generally saw an overall decline in completions during 2007/08 from the previous RELS report. Herefordshire declined from higher levels in 2006/07 at 22.9 ha, falling to 6.8 ha in 2007/08. The level of completions in Shropshire decreased from 11 ha to 8.1 ha in 2007/8. Worcestershire also saw a decrease from 21 ha to 10 ha in 2007/08 (Graph 1).

Graph 1: Land Completed for Employment Uses, 2007/2008

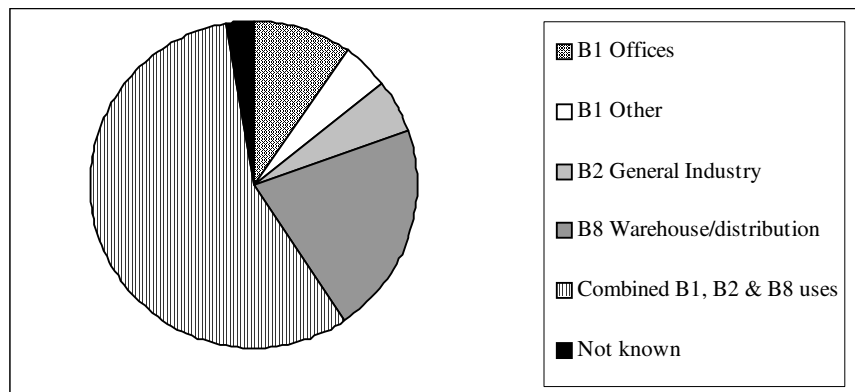
NB No data available for Telford & Wrekin



Development by Use Class

- 2.5 The development of warehouse and distribution land in the region continued to decrease in 2007/08 to 52 ha, compared to the previous year at 62.5 ha, after a significant increase in 2005/06 to 114.5 ha (Graph 2).
- 2.6 Combined B1/B2/B8 developments have continued to increase to 143.86 ha and 57 % of employment land developed, after a significant rise to 48% in the previous year. This reflects the flexibility needed in terms of end occupiers although a significant proportion is likely to have been occupied by B8 uses.
- 2.7 B2 general industry saw some improvement in development to 13.37 ha in 2007/08, from the lowest recorded completion rates at 11.07 ha in 2006/07.
- 2.8 The demand for B1 offices outside of town and City centres has steadily declined over the past two years from 34.14 ha in 2005/06 to 24.9 ha in 2007/08.

Graph 2: Development by Use Class, 2007/2008

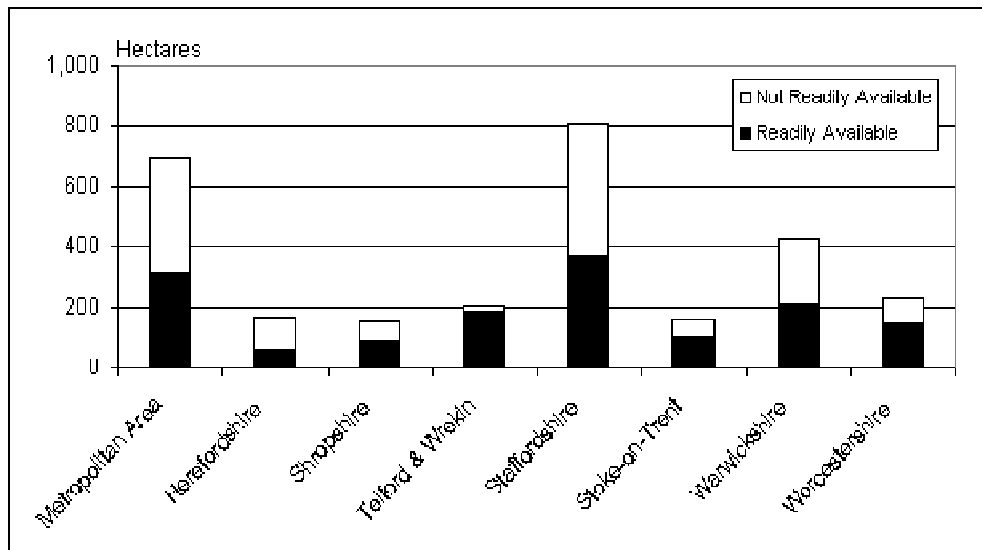


Supply of employment land

- 2.9 It is essential that the region maintains an adequate supply of employment land in order to maintain economic prosperity. The RSS advocates this provision across the region. Policy PA6 states that no desirable investment opportunities should be lost for want of a suitable site.
- 2.10 However, prior to the recession many towns and cities within the region saw increasing pressures on employment land as demand for housing increased. The supply of employment land in the West Midlands has consequently, steadily decreased during the past decade, and declined from 3159 ha in the previous RELS to 2853 ha in the 2007/08 period (Table 6).
- 2.11 The Metropolitan area and Staffordshire continue to possess the largest amounts of employment land supply in the region. Land supply in 2007/08 fell slightly in these areas to 698 ha in the Metropolitan area and 810 ha in Staffordshire (Graph 3).

- 2.12 The largest employment land supply sites in the region included the I54 site at Wobaston Road in South Staffordshire, a Major Investment Site (MIS) and Regional Investment Site (RIS) with 102 ha of not readily available land remaining and Birch Coppice Business Park in North Warwickshire with 62 ha of total land supply.
- 2.13 There was a substantial decline in employment land provision in Stoke on Trent to the lowest levels experienced in the past decade, from 370 ha in 2006/07 to 163 ha in 2007/08. Employment land supply in Warwickshire decreased from 460 ha in the previous RELS to 427 ha in this years RELS. Other areas in the region experienced only marginal shift in their supply of land. (Table 6, Graph 3)
- 2.14 The supply of readily available land in the region accounted for 1431 ha, which is less than the previous RELS at 1507 ha with most areas seeing some decline, however readily available land supply in the Metropolitan area and in Worcestershire increased slightly. There is a need to monitor future employment land supply levels in view of declining trends.

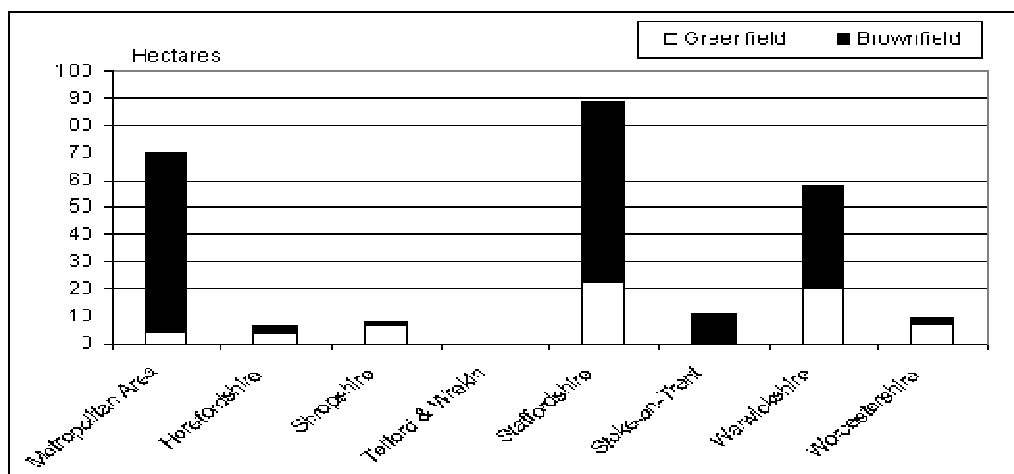
Graph 3: Readily and Not Readily Available Land Supply, 2008



Greenfield/Brownfield dimension of employment land

- 2.15 In 2007/08, 187.6 ha, 74% of the Region's employment development took place on Brownfield sites, which is an increase on 66% from the previous year, although this is less than in 2005/06 when completions on brownfield land were at 82 %. (Table 2, Graph 4) This increase reflects the successful implementation of RSS policies encouraging the use of previously developed land.
- 2.16 The Metropolitan area saw 94% of completions on Brownfield land. Staffordshire also developed 74% of employment land on brownfield sites followed by Warwickshire at 65%. Stoke on Trent completed all 11.3 ha of employment land on brownfield sites. (Graph 4, Table 2)

Graph 4: Greenfield / Brownfield Completions, 2007/2008



RSS Settlement hierarchy

- 2.17 The RSS recognises that the outward movement of people and jobs away from the MUAs is an unsustainable trend that is providing key challenges for the region. It recognises that investment decentralisation needs to be addressed within MUAs.
- 2.18 During 2007/08 the MUAs saw 109.7 ha of employment land completions (Table 3), which is a significant increase from 53.4 ha in 2006/07 and above the average levels for the past 8 years.
- 2.19 The MUAs contained the largest proportion of employment land supply at 1053 ha in 2007/08, which is in line with objectives of the RSS, although this fell from the previous year at 1353 ha. (Table 9)
- 2.20 The majority of Major Urban Areas in the region saw an increase in completions in 2007/08 after a period of decline during 2005/06. The Metropolitan area saw a significant increase from 41.9 ha to 70.3 ha, particularly in Sandwell, which rose from 9.7 ha to 26.6 ha and Coventry, which increased from 5 ha to 17.1 ha. Completions in Staffordshire also increased significantly from 2.1 ha to 28.1 ha. However completions in Walsall decreased from 5.4 ha to 0.8 ha. (Table 3)

Regeneration Zones

- 2.21 Maintaining and increasing the rate of development in Regeneration Zones (RZs) remains a key objective within the RSS. Regeneration Zones of which six are currently identified in the RSS and Regional Economic Strategy (RES) are areas of deprivation within the region, which require the most investment.
- 2.22 Completions that took place within a Regeneration Zone for the 2007/08 RELS stood at 106.4 ha which is above the average of 85.3 ha over the past 8 years and increased from the previous RELS, when completions declined to 60.9 ha. (Table 4)

- 2.23 North Staffordshire saw the largest increase in Regeneration Zone completions, from 8.1 ha in 2006/07 to 33.5 ha in 2007/08. The West Birmingham/South Black Country regeneration zone also increased its employment land completions significantly from 14.3 ha to 29.2 ha. The East Birmingham/North Solihul RZ saw some improvement from 7.5 ha in the previous RELs to 8.6 ha in 2007/08. Coventry and Nuneaton RZ also increased from 5.9 ha in the previous year to 19.7 ha in the current RELS period.
- 2.24 Two of the regeneration zones however experienced a decline in completions. The North Black Country and South Staffordshire regeneration zone saw a decline from 8.5 ha to 3.6 ha in 2007/08. The rural regeneration zone also saw a decline in completions from 16.5 ha in the previous RELS to 11.8 ha in 2007/08.
- 2.25 Employment land supply by Regeneration Zone for 2007/08 totalled 1,087 hectares, which decreased from 1,294 ha in the previous year. The readily available land supply in regeneration zones stood at 371 ha, which has declined slightly from the past year at 440 ha. Non-readily available land also declined from 855 ha to 716 ha. (Table 10) The lower supply of land supply in RZs is concerning, particularly in readily available land supply and there is need to maintain an adequate supply in future RELS.

High – Technology Corridors

- 2.26 Assessing the rate of development within high – technology corridors (HTCs) is important to determining the success of the RSS. High Technology Corridors are specific corridors, which have been identified where cluster development related to the regions research and development capabilities and where advanced technologies will be promoted. Maintaining a sufficient supply of employment land within a high –technology corridor is also essential for delivering the RSS objective of economic diversification.
- 2.27 Employment Land Completions within High – Technology Corridors (HTCs) totalled 29.4 ha throughout the region for the current RELS, which is a slight increase from the previous year when development levels had declined to 28.4 ha. (Table 5)
- 2.28 The B1 office sector completions stood at 13.6 which is an increase from the previous RELS when development levels had fallen to 8.1 ha, which is an encouraging return to higher levels of B1 completions in HTCs accounting for a significant proportion of overall completions by use class.
- 2.29 The amount of development for dedicated research and development uses in HTCs increased to 3.5 ha, which is the highest rate for the past eight years and an encouraging improvement although, this remains a relatively low level of R&D completions. This includes R&D at the first two completed buildings within Longbridge Technology Park, the Innovation centre and two Devon Way. Further completions at Longbridge may increase R&D completions in future RELS.
- 2.30 The supply of employment land in HTCs remained at a similar level to the previous year with 802 ha in total of which 430 were Readily Available and 372 ha were Not Readily Available. (Table 11)

Portfolio of employment land

- 2.31 The development of a portfolio of employment land is encouraged by the RSS across the West Midlands. The aim of this is to ensure that no desirable potential investment is lost due to a lack of a suitable site. This portfolio consists of two types of sites – made up of large regionally significant sites and smaller sites with local significance.

Regionally Significant Employment Sites

Regional Investment Sites

- 2.32 Regional Investment Sites (RIS) are sites of between 25 and 50 ha in size that have been set aside for high quality developments and support RSS objectives. In 2007/08 8.9 ha of employment land were developed on RIS, which is an increase from the 2006/07 when 4.8 ha were completed on RIS. (Table 1a) The land supply of RIS has decreased slightly from 218 ha in the previous RELS to 215 ha. (Table 7) The Longbridge RIS was designated in the adopted Longbridge AAP while Ansty in Rugby RIS was designated in the RSS phase two revision.

Major Investment Sites

- 2.33 Major Investment Sites (MIS) are very large sites of around 50 ha that have the capability of accommodating large-scale investment by single users. Such sites are designed to help diversify and restructure the regional economy. In the 2007/08 period, as in previous years, no employment land developments took place on a MIS, however there were 50 ha of MIS employment land supply in 2007/08 as in previous RELS (excluding the former MIS Ansty which became a RIS). One MIS is identified at Wobaston Road, north of Wolverhampton while the RSS phase two revision highlights that additional MIS provision will be required if Wobaston Road is developed.

Regional Logistic Sites

- 2.34 Regional Logistic Sites (RLS) are large sites of 50 ha, which provide concentrated development opportunities for warehousing and distribution uses. Hams Hall (North Warwickshire) remains the only RLS within the region and during 2007/08 saw 2.4 ha of completions, with 56 ha of not readily available land supply remaining on the site (Tables 1a/ 7). The RSS Review suggests that the existing rail connected site at Birch Coppice (North Warwickshire) should be upgraded to a RLS. The RSS review also suggests scope for the extension of existing RLS in the region whilst recognising the need to avoid over concentration of RLS development in the same broad location. An update of the Phase two Regional Logistic Site Study, undertaken prior to the public examination of the RSS revision, suggests that demand for RLS will remain strong despite of the impact of the recession.

Locally Significant Employment Sites

- 2.35 Locally Significant Employment Sites (LSE) consist of Sub – Regional Employment Sites of between 10 and 20 ha in size, Good Quality sites over 0.4 ha in size and other employment sites. During 2007/08 there were 241.4 ha of employment land completions on locally significant employment sites, 78% of employment land completions in the Region. (Table 1) This is an improvement on the previous RELs, which saw 197 ha of employment land completions on LSE sites. The majority of locally significant completions took place on sub-regional or good quality employment sites.

Loss of Industrial Land to Alternative Uses

- 2.36 RELS play an important role in monitoring the rate at which employment land within the West Midlands is lost to alternative uses. Pressures on industrial land from alternative and competing uses have increased considerably over previous years since the amendments were made to PPS3. These amendments advise Local Planning Authorities that planning applications for housing on redundant land or buildings in industrial use that are no longer needed for such a use should be favourably considered.
- 2.37 In 2007/08, 147.8 ha of employment land was lost to alternative uses, which is less than in 2005/06 at 194 ha, with a decreasing trend over the past few years. However, there was incomplete data for 2006/2007 with only 11 Districts responding. 82% of employment land lost to alternative uses in 2007/08 was reallocated as residential use. The amount of employment land lost to retail during 2007/08 has decreased from levels in 2005/06 from 20.5 ha to 5.4 ha. However pressure for retail development may increase in future years as the retail sector is one of the few sectors in the economic down turn with capital to acquire and develop sites.
- 2.38 Loss of employment land to alternative uses included 55. ha of good quality land and 5.5 ha of sub-regional land, which is a significant decrease from levels in 2006 with 99.76 ha of good quality land and 40.1 ha of sub regional land lost to alternative uses. This indicates that better quality employment sites are being retained against reduced pressure from residential and retail uses.
- 2.39 The loss of employment land remains a significant issue for the region and will need to be carefully monitored through future RELS and AMRs. This will be particularly the case given the pressures for population and housing growth and the need to support parallel employment and economic growth.

3: Conclusions and Priorities for the Year Ahead

- 3.0 The current RELS period was largely positive in terms of employment land developments. The West Midlands region saw a significant increase in the total amount of employment land developed during 2007/08, after decreasing levels in the past few years. However the effects of the economic down turn may be seen in the next RELS period, as most schemes in this years RELS are likely to have started construction before the impact of the recession. There were strong increases in completions in Warwickshire, Staffordshire and the Metropolitan area, although they were offset slightly by declining levels in areas with typically lower completion rates, in Herefordshire, Shropshire and Worcestershire.
- 3.1 Combined B1/B2/B8 developments have continued to increase after rising in the previous year, and encouragingly B2 developments have shown improvement from the previous RELS when completions had declined. The development of B1 offices however, has continued to steadily decrease from the previous two years which is concerning. B1 office completions performed better in HTCs, in the 2007/08 RELS period and increased back up to higher levels, which is an indication of growth within high technology industries and of a diversifying employment base. HTCs generally saw a slight increase in employment land completions and an encouraging increase in research and development completions to the highest level surveyed in the past decade, although this is still a relatively low rate of development, there are good signs of progress.
- 3.2 The level of employment development on brownfield sites increased which is positive for the region, with high levels of brownfield completions in the Metropolitan area and in Staffordshire and Warwickshire. Stoke on Trent completed all of its developments on brownfield sites, although it had a lower completion level than other areas.
- 3.3 The MUAs also saw a significant increase in employment land completions from the previous RELS and above the average levels for the past 8 years, which is in accordance with RSS objectives. The Metropolitan Area and Staffordshire in particular experienced strong increases in completions, although Walsall experienced decline.
- 3.4 Completions in Regeneration Zones increased significantly from the previous year and were above average levels over the past few years, particularly in North Staffordshire. Two zones however saw some decrease on development in the north Black Country and South Staffordshire regeneration zone.
- 3.5 The overall supply of employment land in the region however continued to steadily decrease from the previous year and has generally declined over the past decade. Land supply in Regeneration zones also fell, which is a situation that needs to be monitored. The MUAs contained the largest proportion of employment land supply although this also decreased from the previous year. Stoke on Trent saw significant decline in employment land provision, although there was some increase in Warwickshire. The supply of readily available land in the region is less than the previous RELS with most areas seeing some decline, however there was slight increase in the Metropolitan area and in Worcestershire.

- 3.6 The amount of employment land developed on RIS sites progressed from the previous year, which is an encouraging sign in the business park market. There are yet to be any completions on an MIS site, although one MIS has been identified at Wobaston Road (north of Wolverhampton). The remaining readily available land supply has now been developed at the existing RLS in the region, however the RSS revision states that Birch Coppice (North Warwickshire) maybe upgraded to an RLS in the future. Completions on Locally Significant Employment Sites (LSE) improved from the previous year, which is a good outcome for the region and mainly took place on sub-regional or good quality employment sites.
- 3.7 Less employment land was lost to alternative uses in this RELS period from the 2006/07 RELS, which may reflect the economic down turn, with residential use remaining as the main reallocated use.
- 3.8 The priorities for the future are to determine the impact of the recession on employment land completions and provision in the region during 2008/2009, which is the period where the impact will be most apparent. Declining levels of employment land supply in the West Midlands particularly in Regeneration Zones are also a priority in next years RELS. The decline of B1 completions will also be monitored.

Appendix 1: Data Tables

Table 1 a): Total completions by RSS Portfolio of Employment Land (2007/2008)

b): Employment Land developed by RSS Portfolio (2000/01 - 2007/08)

Table 2: Brownfield/Greenfield Employment Land Development (2007/2008)

Table 3: Employment Land developed by RSS Settlement Hierarchy (2007/08)

Table 4: Employment Land developed by Regeneration Zones (2007/08 & 2006/07)

Table 5: Employment Land developed by High Technology Corridor by Use Class (Hectare) (2007/2008 & 2006/2007)

Table 6: Supply of Readily and Not Readily Available Employment Land (2007 & 2008)

Table 7: Employment Land Supply by RSS Portfolio (2007/08)

Table 8: Employment Land Supply by Brownfield/Greenfield use (2007/08)

Table 9: Employment Land Supply by RSS Settlement Hierarchy by Availability (2007/08)

Table 10: Employment Land Supply by Regeneration Zones by Availability (2007 & 2008)

Table 11: Employment Land Supply by High Technology Corridors by Availability (2007/08)

Table 12: Employment Land Supply - Large Sites Over 10 Hectares (2007/08)

Table 1 a :Total completions 2007/2008 by RSS Portfolio of Employment Land

RELS - Land developed by RSS Portfolio (Hectares) 2007/08							
Local Authority Area	RLS	MIS	RIS	Sub-regional	Good Q	Other L	Total
Birmingham	0.0	0.0	0.0	10.2	8.1	0.0	18.2
Coventry	0.0	0.0	0.0	3.8	12.4	0.9	17.1
Dudley	0.0	0.0	0.0	1.0	1.5	0.0	2.6
Sandwell	0.0	0.0	0.0	11.0	10.0	5.7	26.6
Solihull	0.0	0.0	1.4	0.0	2.0	0.0	3.4
Walsall	0.0	0.0	0.0	0.0	0.8	0.0	0.8
Wolverhampton	0.0	0.0	1.0	0.0	0.6	0.0	1.6
Metropolitan Area	0.0	0.0	2.4	25.9	35.3	6.6	70.3
Herefordshire	0.0	0.0	0.0	2.3	4.6	0.0	6.8
Bridgnorth	0.0	0.0	0.0	0.0	0.0	1.2	1.2
North Shropshire	0.0	0.0	0.0	0.0	0.1	0.7	0.8
Oswestry	0.0	0.0	0.0	0.0	0.5	0.0	0.5
Shrewsbury & Atcham	0.0	0.0	0.0	1.5	1.5	0.0	3.0
South Shropshire	0.0	0.0	0.0	0.0	0.0	2.5	2.5
Shropshire	0.0	0.0	0.0	1.5	2.2	4.4	8.1
Telford & Wrekin	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cannock Chase	0.0	0.0	0.0	0.0	0.0	0.0	0.0
East Staffordshire	0.0	0.0	0.0	13.2	6.1	5.4	24.7
Lichfield	0.0	0.0	0.0	23.8	0.3	0.8	24.9
Newcastle-u-Lyme	0.0	0.0	0.0	7.6	10.8	9.7	28.1
South Staffordshire	0.0	0.0	1.2	0.0	0.0	0.0	1.2
Stafford	0.0	0.0	0.0	6.2	0.6	2.5	9.4
Stafford. Moorlands	0.0	0.0	0.0	0.0	0.7	0.0	0.7
Tamworth	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Staffordshire	0.0	0.0	1.2	50.8	18.5	18.4	88.9
Stoke-on-Trent	0.0	0.0	5.3	5.0	1.0	0.0	11.3
N.Warwickshire	2.4	0.0	0.0	21.6	4.0	1.4	29.4
Nuneaton & Bedworth	0.0	0.0	0.0	1.9	4.2	0.1	6.1
Rugby	0.0	0.0	0.0	13.4	0.5	0.0	13.9
Stratford-on-Avon	0.0	0.0	0.0	0.0	4.2	0.3	4.5
Warwick	0.0	0.0	0.0	0.9	2.1	0.5	3.5
Warwickshire	2.4	0.0	0.0	37.8	15.0	2.3	57.4
Bromsgrove	0.0	0.0	0.0	0.8	0.7	0.6	2.1
Malvern Hills	0.0	0.0	0.0	0.0	0.0	2.4	2.4
Redditch	0.0	0.0	0.0	0.0	1.0	0.0	1.0
Worcester	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Wychavon	0.0	0.0	0.0	1.5	0.0	0.8	2.3
Wyre Forest	0.0	0.0	0.0	0.0	2.3	0.0	2.3
Worcestershire	0.0	0.0	0.0	2.4	3.9	3.7	10.0
Regional Total	2.4	0.0	8.9	125.6	80.4	35.4	252.8

SOURCE: RELS Data 2008

Table 1b: RELS - Land developed by RSS Portfolio (Hectares) 2000/01 - 2007/08

Local Authority Area	2000/01 - 2007/08									
	RLS	MIS	RIS	Sub-regional	Good Q	Other L	Total	Average	High	Low
Birmingham	0.0	0.0	0.0	112.4	55.8	9.8	177.9	22.2	43.9	12.5
Coventry	0.0	0.0	0.0	71.1	28.4	1.0	100.5	12.6	21.6	5.0
Dudley	0.0	0.0	0.0	14.6	6.9	0.7	22.2	2.8	5.0	0.6
Sandwell	0.0	0.0	0.0	11.0	55.8	18.9	85.7	10.7	26.6	4.7
Solihull	0.0	0.0	19.8	6.2	17.6	3.1	46.7	5.8	13.0	0.0
Walsall	0.0	0.0	0.0	0.0	15.3	22.4	37.7	4.7	8.6	0.8
Wolverhampton	0.0	0.0	2.9	10.3	29.1	6.3	48.6	6.1	14.2	0.6
Metropolitan Area	0.0	0.0	22.7	225.5	208.9	62.2	519.3	64.9	86.5	41.9
Herefordshire	0.0	0.0	0.0	2.3	60.4	0.0	62.7	7.8	22.9	1.2
Bridgnorth	0.0	0.0	0.0	0.0	0.0	6.1	6.1	0.8	1.8	0.0
North Shropshire	0.0	0.0	0.0	0.0	10.3	9.2	19.5	2.4	4.3	0.0
Oswestry	0.0	0.0	0.0	0.0	3.7	3.3	7.0	0.9	2.2	0.2
Shrewsbury & Atcham	0.0	0.0	0.0	15.9	7.4	5.2	28.4	3.5	5.4	0.5
South Shropshire	0.0	0.0	0.0	0.0	0.0	9.5	9.5	1.2	2.9	0.0
Shropshire	0.0	0.0	0.0	15.9	21.4	33.2	70.5	8.8	12.6	4.2
Telford & Wrekin	0.0	0.0	0.0	19.0	38.4	4.3	61.7	7.7	27.9	0.0
Cannock Chase	0.0	0.0	0.0	5.9	26.7	9.2	41.8	5.2	9.7	0.0
East Staffordshire	0.0	0.0	0.0	69.3	27.0	32.5	128.8	16.1	31.3	2.9
Lichfield	0.0	0.0	0.0	59.6	10.3	1.3	71.2	8.9	24.9	3.4
Newcastle-u-Lyme	0.0	0.0	10.0	30.8	21.5	13.2	75.5	9.4	28.1	0.7
South Staffordshire	0.0	0.0	3.8	0.0	6.4	1.6	11.8	1.5	4.3	0.2
Stafford	0.0	0.0	0.0	45.2	3.6	25.3	74.1	9.3	25.9	0.2
Stafford. Moorlands	0.0	0.0	0.0	0.0	2.3	6.5	8.8	1.1	5.2	0.0
Tamworth	0.0	0.0	0.0	11.0	0.6	4.5	16.1	2.0	6.7	0.0

Staffordshire	0.0	0.0	13.8	221.8	98.2	94.1	427.9	53.5	88.9	23.8
Stoke-on-Trent	0.0	0.0	61.5	30.1	42.9	1.7	136.1	17.0	36.7	4.5
N.Warwickshire	105.4	0.0	0.0	87.2	41.8	11.0	245.4	30.7	84.1	0.0
Nuneaton & Bedworth	0.0	0.0	0.0	47.0	33.0	1.0	81.0	10.1	18.7	1.7
Rugby	0.0	0.0	0.0	53.2	2.8	0.0	56.0	7.0	18.6	0.0
Stratford-on-Avon	0.0	0.0	0.0	24.8	30.1	5.5	60.4	7.6	29.3	0.9
Warwick	0.0	0.0	0.0	10.2	28.2	4.6	43.0	5.4	12.7	0.3
Warwickshire	105.4	0.0	0.0	222.4	135.9	22.1	485.8	60.7	156.3	9.0
Bromsgrove	0.0	0.0	0.0	23.2	9.0	2.9	35.2	4.4	7.6	1.1
Malvern Hills	0.0	0.0	0.0	5.6	1.9	8.2	15.7	2.0	5.1	0.0
Redditch	0.0	0.0	0.0	0.0	8.1	0.0	8.1	1.0	3.0	0.0
Worcester	0.0	0.0	0.0	0.0	7.6	2.5	10.1	1.3	2.7	0.0
Wychavon	0.0	0.0	0.0	35.1	3.6	5.4	44.1	5.5	10.4	1.1
Wyre Forest	0.0	0.0	0.0	0.0	4.6	0.0	4.6	0.6	2.3	0.0
Worcestershire	0.0	0.0	0.0	63.9	34.8	19.0	117.7	14.7	20.1	5.6
Regional Total	105.4	0.0	98.0	800.8	640.9	236.5	1881.6	235.2	274.0	178.8

SOURCE: RELS Data 2008

Average = total for 8 years divided by 8

High = highest annual total throughout 8 years

Low = lowest annual total throughout 8 years

Table 2: Brownfield/Greenfield Development (hectares) 2007/2008

RELS - Land developed by Previous Use (Hectare) 2007/08							
Local Authority Area	Not previously developed	Re-use Agric Bldgs	Redeveloped from Industry	Redeveloped from Other	Total Completions	Green	Brown
Birmingham	1.2	0.0	12.6	4.4	18.2	1.2	17.0
Coventry	0.0	0.0	16.0	1.1	17.1	0.0	17.1
Dudley	0.0	0.0	1.0	1.5	2.6	0.0	2.6
Sandwell	0.0	0.0	25.0	1.7	26.6	0.0	26.6
Solihull	1.9	0.0	0.0	1.5	3.4	1.9	1.5
Walsall	0.0	0.0	0.8	0.0	0.8	0.0	0.8
Wolverhampton	1.0	0.0	0.6	0.0	1.6	1.0	0.6
Metropolitan Area	4.1	0.0	56.0	10.2	70.3	4.1	66.2
Herefordshire	2.3	1.5	2.4	0.7	6.8	3.7	3.1
Bridgnorth	0.1	0.6	0.5	0.0	1.2	0.7	0.5
North Shropshire	0.1	0.7	0.0	0.0	0.8	0.8	0.0
Oswestry	0.5	0.0	0.0	0.0	0.5	0.5	0.0
Shrewsbury & Atcham	2.1	0.0	0.3	0.7	3.0	2.1	0.9
South Shropshire	1.7	0.8	0.0	0.0	2.5	2.5	0.0
Shropshire	4.6	2.1	0.8	0.7	8.1	6.6	1.4
Telford & Wrekin	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cannock Chase	0.0	0.0	0.0	0.0	0.0	0.0	0.0
East Staffordshire	13.2	1.6	7.4	2.5	24.7	14.8	9.9
Lichfield	0.0	0.0	0.8	24.1	24.9	0.0	24.9
Newcastle-u-Lyme	0.0	0.0	16.3	11.8	28.1	0.0	28.1
South Staffordshire	1.2	0.0	0.0	0.0	1.2	1.2	0.0
Stafford	6.9	0.0	0.0	2.4	9.4	6.9	2.4
Stafford. Moorlands	0.0	0.0	0.0	0.7	0.7	0.0	0.7
Tamworth	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Staffordshire	21.3	1.6	24.4	41.6	88.9	22.9	66.0
Stoke-on-Trent	0.0	0.0	5.3	6.0	11.3	0.0	11.3
N.Warwickshire	0.1	0.0	5.4	23.9	29.4	0.1	29.3
Nuneaton & Bedworth	1.6	0.0	2.2	2.3	6.1	1.6	4.5
Rugby	13.4	0.0	0.5	0.0	13.9	13.4	0.5
Stratford-on-Avon	2.7	0.3	0.4	1.1	4.5	3.0	1.5
Warwick	1.7	0.5	1.3	0.0	3.5	2.2	1.3
Warwickshire	19.5	0.8	9.8	27.3	57.4	20.3	37.1
Bromsgrove	0.1	0.4	1.6	0.0	2.1	0.5	1.6
Malvern Hills	0.0	2.4	0.0	0.0	2.4	2.4	0.0
Redditch	0.0	0.0	1.0	0.0	1.0	0.0	1.0
Worcester	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Wychavon	2.3	0.0	0.0	0.0	2.3	2.3	0.0
Wyre Forest	2.3	0.0	0.0	0.0	2.3	2.3	0.0
Worcestershire	4.8	2.7	2.5	0.0	10.0	7.5	2.5
Regional Total	56.5	8.7	101.1	86.5	252.8	65.2	187.6

SOURCE: RELS Data 2008

Table 3: Land developed by RSS Settlement Hierarchy (Hectares) 2007/08

RELS - Land developed by RSS Settlement Hierarchy (Hectares) 2007/08						
	Major Urban Area	Settlements of Significant Development	Other Urban Areas	Rural Areas	Not in a hierarchy	Total Completions
Birmingham	18.2	0.0	0.0	0.0	0.0	18.2
Coventry	17.1	0.0	0.0	0.0	0.0	17.1
Dudley	2.6	0.0	0.0	0.0	0.0	2.6
Sandwell	26.6	0.0	0.0	0.0	0.0	26.6
Solihull	3.4	0.0	0.0	0.0	0.0	3.4
Walsall	0.8	0.0	0.0	0.0	0.0	0.8
Wolverhampton	1.6	0.0	0.0	0.0	0.0	1.6
Metropolitan Area	70.3	0.0	0.0	0.0	0.0	70.3
Herefordshire	0.0	0.8	1.0	3.7	1.4	6.8
Shropshire	0.0	3.0	0.7	3.8	0.5	8.1
Telford & Wrekin	0.0	0.0	0.0	0.0	0.0	0.0
Staffordshire	28.1	16.0	9.3	0.0	35.5	88.9
Stoke-On-Trent	11.3	0.0	0.0	0.0	0.0	11.3
Warwickshire	0.0	22.6	29.8	4.1	0.9	57.4
Worcestershire	0.0	0.0	4.1	1.5	4.4	10.0
Region Total	109.7	42.5	44.9	13.1	42.7	252.8

SOURCE: RELS Data 2008

Table 4: Land developed by Regeneration Zones (Hectares)

RELS - Land developed by Regeneration Zones (Hectares)		
Regeneration Zones	Total Completions (Hectares)	
	2007/08	2006/07
E Birmingham/N Solihull	8.6	7.5
N Black Country/S Staffordshire	3.6	8.5
N Staffordshire	33.5	8.1
Coventry & Nuneaton	19.7	5.9
W Birmingham/S Black Country	29.2	14.3
Rural Zone	11.8	16.5
Total for all zones	106.4	60.9
Not in a zone	146.4	141.3*
Regional Total	252.8	202.2*

SOURCE: RELS Data 2008

*Revised figures following 2008 exercise

**Table 5: Land developed by High Technology Corridor by Use Class (Hectare)
2007/2008 & 2006/2007**

RELS - Land developed by High Technology Corridor by Use Class (Hectare) 2007/2008 & 2006/2007											
High Technology Corridor	B1 Offices	B1 R&D	B1 Light Industry	B1 specific & combine d uses	B1 & B2 combined uses	B2 Gener al Industr y	B2 & B8 combin ed uses	B8 Ware house /Distri bution	Combined B1/2/8 uses	Not specified	Total
2007/2008											
Central Technology Belt	1.5	0.0	0.0	1.8	0.0	0.0	0.0	2.3	0.0	0.0	4.2
Coventry-Solihull-Warwick	11.1	3.5	0.0	14.6	0.0	0.0	0.0	0.0	7.8	0.0	22.4
Wolverhampton-Telford	1.0	0.0	1.2	2.2	0.0	0.0	0.0	0.0	0.6	0.0	2.8
All Corridors	13.6	3.5	1.2	18.6	0.0	0.0	0.0	2.3	8.4	0.0	29.4
Not in a Corridor	10.7	0.6	1.4	17.9	27.2	13.4	5.6	50.0	102.7	6.7	223.4
Regional Total	24.3	4.1	2.6	36.5	27.2	13.4	5.6	52.3	111.1	6.7	252.8
2006/2007											
Central Technology Belt	4.0	0.0	0.0	4.0	0.0	0.0	0.0	2.8	5.3	0.0	12.1
Coventry-Solihull-Warwick	4.1	0.0	0.0	4.1	0.0	0.0	0.0	0.0	5.1	0.4	9.6
Wolverhampton-Telford	0.0	0.0	0.8	0.8	0.0	0.9	0.0	4.4	0.7	0.0	6.8
All Corridors	8.1	0.0	0.8	8.9	0.0	0.9	0.0	7.2	11.1	0.4	28.4
Not in a Corridor	17.7	0.0	3.6	21.3	3.8	10.9	5.9	55.4	75.6	0.9	173.7
Regional Total	*25.8	0.0	4.4	*30.3	3.8	11.7	5.9	62.5	86.7	1.3	*202.2

SOURCE: RELS Data 2008 ***Revised figures following 2008 exercise**

Table 6: Supply of Readily and Not Readily Available Land 2007 and 2008

RELS - Land Supply by Availability (Hectares)								
			2008					2007
	Readily Available	Not Readily Available	Total Supply	Number of Sites	Number of Plots	Readily Available	Not Readily Available	Total Supply
Birmingham	147	92	240	82	85	114	116	229
Coventry	17	48	65	27	30	27	40	67
Dudley	9	29	37	12	12	11	31	43
Sandwell	21	96	117	41	49	36	93	129
Solihull	61	24	84	9	27	63	25	87
Walsall	21	69	90	48	59	25	72	97
Wolverhampton	31	33	64	22	26	30	34	64
Metropolitan Area	307	391	698	241	288	305	411	716
Herefordshire	54	113	167	53	86	61	101	161
Bridgnorth	5	11	16	9	11	5	12	16
North Shropshire	28	22	50	20	27	30	25	55
Oswestry	12	17	29	12	14	12	17	29
Shrewsbury & Atcham	34	12	46	15	36	41	12	53
South Shropshire	8	6	14	9	16	9	6	16
Shropshire	87	67	154	65	104	97	72	169
Telford & Wrekin	176	28	204	48	50	176	28	204
Cannock Chase	85	21	106	15	22	85	3	88
East Staffordshire	94	50	144	25	34	105	58	164
Lichfield	19	85	104	12	24	43	85	128
Newcastle-u-Lyme	38	55	93	14	28	46	68	114
South Staffordshire	19	146	165	17	27	20	123	143
Stafford	42	36	78	14	26	51	36	87
Stafford. Moorlands	55	33	88	13	17	14	79	93
Tamworth	13	18	31	6	8	22	9	31
Staffordshire	366	444	810	116	186	385	462	847
Stoke-on-Trent	96	67	163	31	51	128	243	370
N.Warwickshire	101	98	199	10	23	118	105	223
Nuneaton & Bedworth	4	44	48	18	31	6	49	55
Rugby	51	14	65	9	11	48	28	75
Stratford-on-Avon	33	15	48	29	41	34	18	52
Warwick	12	55	68	20	32	15	40	55
Warwickshire	202	226	427	86	138	222	239	460
Bromsgrove	37	3	40	13	27	25	2	27
Malvern Hills	16	4	21	10	15	14	8	22
Redditch	1	15	16	11	11	2	15	17
Worcester	28	28	56	11	12	25	32	57
Wychavon	43	15	58	13	18	48	14	62
Wyre Forest	16	21	37	13	18	19	26	45
Worcestershire	142	86	228	71	101	133	97	231
Regional Total	1,431	1,422	2,853	711	1,004	1,507	1,652	3,159

SOURCE: RELS Data 2008

*Revised figures following 2008 exercise

Table 7: Employment Land Supply by RSS Portfolio (Hectares) 2008

RELS - Land Supply by RSS Portfolio (Hectares) 2008							
Local Authority Area	RLS	MIS	RIS	Sub-regional	Good Q	Other L	Total
Birmingham	0	0	0	159	70	11	240
Coventry	0	0	0	39	20	5	65
Dudley	0	0	0	6	32	0	37
Sandwell	0	0	0	0	103	14	117
Solihull	0	0	46	12	26	0	84
Walsall	0	0	0	10	40	40	90
Wolverhampton	0	0	6	24	22	11	64
Metropolitan Area	0	0	52	250	313	82	698
Herefordshire	0	0	0	14	153	0	167
Bridgnorth	0	0	0	0	0	16	16
North Shropshire	0	0	0	0	37	13	50
Oswestry	0	0	0	12	9	8	29
Shrewsbury & Atcham	0	0	1	19	22	3	46
South Shropshire	0	0	0	0	0	14	14
Shropshire	0	0	1	31	69	54	154
Telford & Wrekin	0	0	0	99	96	9	204
Cannock Chase	0	0	0	48	54	4	106
East Staffordshire	0	0	0	47	64	34	144
Lichfield	0	0	0	71	31	1	104
Newcastle-u-Lyme	0	0	18	53	3	20	93
South Staffordshire	0	50	57	0	20	38	165
Stafford	0	0	0	52	19	7	78
Stafford. Moorlands	0	0	49	0	32	7	88
Tamworth	0	0	0	20	10	2	31
Staffordshire	0	50	124	291	232	113	810
Stoke-on-Trent	0	0	37	53	52	22	163
N.Warwickshire	56	0	0	122	12	10	199
Nuneaton & Bedworth	0	0	0	5	43	1	48
Rugby	0	40	0	6	9	10	65
Stratford-on-Avon	0	0	0	16	20	12	48
Warwick	0	0	0	11	49	8	68
Warwickshire	56	40	0	159	132	40	427
Bromsgrove	0	0	0	23	14	3	40
Malvern Hills	0	0	0	1	8	12	21
Redditch	0	0	0	0	14	2	16
Worcester	0	0	0	23	14	19	56
Wychavon	0	0	0	48	2	8	58
Wyre Forest	0	0	0	12	16	9	37
Worcestershire	0	0	0	107	69	53	228
Regional Total	56	90	215	1,004	1,116	372	2,853

SOURCE: RELS Data 2008

Table 8: Employment Land Supply by Previous Use 2008

RELS - Land Supply by Previous Use (Hectares) 2008					
Local Authority	Not previously developed	Re-use Agric Bldgs	Redeveloped from Industry	Redeveloped from Other	Total Supply
Birmingham	15	0	181	44	240
Coventry	2	0	54	8	65
Dudley	2	0	11	24	37
Sandwell	12	0	70	36	117
Solihull	65	0	12	8	84
Walsall	6	0	71	13	90
Wolverhampton	18	0	35	11	64
Metropolitan Area	119	0	433	145	698
Herefordshire	64	8	26	68	167
Bridgnorth	1	1	8	6	16
North Shropshire	46	0	1	2	50
Oswestry	22	0	2	5	29
Shrewsbury & Atcham	31	7	3	4	46
South Shropshire	9	0	5	0	14
Shropshire	110	8	19	17	154
Telford & Wrekin	121	1	0	83	204
Cannock Chase	10	0	65	31	106
East Staffordshire	67	2	27	48	144
Lichfield	34	0	3	68	104
Newcastle-u-Lyme	27	0	13	54	93
South Staffordshire	8	1	1	156	165
Stafford	32	0	34	12	78
Stafford. Moorlands	67	0	6	16	88
Tamworth	29	0	1	2	31
Staffordshire	273	3	149	386	810
Stoke-on-Trent	10	0	98	56	163
N.Warwickshire	7	1	4	188	199
Nuneaton & Bedworth	9	0	14	25	48
Rugby	2	0	4	59	65
Stratford-on-Avon	13	3	5	27	48
Warwick	41	0	24	3	68
Warwickshire	72	4	50	301	427
Bromsgrove	12	1	21	7	40
Malvern Hills	9	3	0	9	21
Redditch	14	0	1	1	16
Worcester	24	0	4	28	56
Wychavon	40	1	6	12	58
Wyre Forest	17	0	13	7	37
Worcestershire	115	5	45	63	228
Regional Total	885	29	821	1,119	2,853

SOURCE: RELS Data 2008

Table 9: RELS - Land Supply by RSS Settlement Hierarchy by Availability (Hectares) 2008

RELS - Land Supply by RSS Settlement Hierarchy by Availability (Hectares)						
Local Authority Area	Major Urban Area	Settlements of Significant Development	Other Urban Areas	Rural Areas	Not in a hierarchy	Total Supply
Birmingham	240	0	0	0	0	240
Coventry	64	0	0	0	1	65
Dudley	37	0	0	0	0	37
Sandwell	114	0	0	0	3	117
Solihull	84	0	0	0	0	84
Walsall	90	0	0	0	0	90
Wolverhampton	64	0	0	0	0	64
Metropolitan Area	694	0	0	0	4	698
Herefordshire	0	60	24	50	33	167
Shropshire	0	37	60	53	4	154
Telford & Wrekin	0	201	0	3	0	204
Staffordshire	195	61	218	53	283	810
Stoke-On-Trent	163	0	0	0	0	163
Warwickshire	0	124	251	26	26	427
Worcestershire	0	72	52	56	49	228
Region Total	1,053	556	605	240	398	2,853

SOURCE: RELS Data 2008

Table 10: Land Supply by Regeneration Zones by Availability (Hectares)

RELS - Land Supply by Regeneration Zones by Availability (Hectares)						
Regeneration Zone	2008			2007		
	Readily Available	Not Readily Available	Total Supply	Readily Available	Not Readily Available	Total Supply
E Birmingham/N Solihull	46	52	98	38	45	83
N Black Country/S Staffordshire	48	205	253	55	*242	*297
N Staffordshire	133	123	255	169	277	446
Coventry & Nuneaton	15	88	103	25	52	77
W Birmingham/S Black Country	40	138	177	57	135	192
Rural Zone	90	111	201	97	*103	*200
Total for all zones	371	716	1,087	*440	*855	*1,294
Not in a zone	1,060	706	1,766	*1,068	*797	*1,865
Not known	0	0	0	0	0	0
Regional Total	1,431	1,422	2,853	1,507	*1,652	*3,159

SOURCE: RELS Data 2008 *Revised figures following 2008 exercise

Table 11: Land Supply by High Technology Corridors by Availability (Hectares)

RELS - Land Supply by High Technology Corridors by Availability (Hectares)						
High Technology Corridors	2008			2007		
	Readily Available	Not Readily Available	Total Supply	Readily Available	Not Readily Available	Total Supply
Central Technology Belt	92	67	159	*75	72	*146
Coventry-Solihull-Warwick	122	99	221	138	98	235
Wolverhampton-Telford	216	206	423	218	*208	*426
Total for all corridors	430	372	802	430	*378	*808
Not in a corridor	1,000	1,033	2,032	1,076	*1,253	*2,329
Not known	1	17	18	1	22	23
Regional Total	1,431	1,422	2,853	*1,507	*1,652	*3,159

SOURCE: RELS Data 2008

***Revised figures following 2008 exercise**

Table 12: RELS - Land Supply - Large Sites Over 10 Hectares

RELS - Land Supply - Large Sites Over 10 Hectares						
Local Authority	2008			2007		
	Readily Available	Not Readily Available	Total > 10 ha.	Readily Available	Not Readily Available	Total > 10 ha.
Birmingham	63	32	95	35	65	100
Coventry	1	32	33	0	32	32
Dudley	0	0	0	0	0	0
Sandwell	0	41	41	11	41	52
Solihull	51	7	58	48	8	56
Walsall	0	0	0	0	0	0
Wolverhampton	0	0	0	0	0	0
Metropolitan Area	114	112	227	94	146	241
Herefordshire	34	51	85	39	46	84
Bridgnorth	0	0	0	0	0	0
North Shropshire	0	0	0	0	0	0
Oswestry	0	12	12	0	12	12
Shrewsbury & Atcham	10	0	10	21	0	21
South Shropshire	0	0	0	0	0	0
Shropshire	10	12	22	21	12	33
Telford & Wrekin	76	0	76	76	0	76
Cannock Chase	57	18	75	57	0	57
East Staffordshire	61	21	82	75	21	96
Lichfield	12	80	91	33	80	112
Newcastle-u-Lyme	20	40	60	21	60	81
South Staffordshire	0	138	138	0	116	116
Stafford	0	34	34	27	34	61
Stafford. Moorlands	49	0	49	0	49	49
Tamworth	12	0	12	17	0	17
Staffordshire	210	331	541	229	359	588
Stoke-on-Trent	61	43	103	78	114	192
N.Warwickshire	96	91	188	110	97	207
Nuneaton & Bedworth	0	16	16	0	16	16
Rugby	40	0	40	40	13	53
Stratford-on-Avon	15	0	15	15	0	15
Warwick	0	27	28	0	28	28
Warwickshire	152	135	287	165	154	320
Bromsgrove	11	0	11	0	0	0
Malvern Hills	0	0	0	0	0	0
Redditch	0	0	0	0	0	0
Worcester	11	12	23	12	11	23
Wychavon	37	0	37	39	0	39
Wyre Forest	0	12	12	0	12	12
Worcestershire	59	24	83	50	23	73
Regional Total	717	696	1,413	753	844	1597

SOURCE: RELS Data 2008

***Revised figures following 2008 exercise**

APPENDIX 2: Local Authority Contact Officers

Contact officers for local planning authorities

For general information on RELS please contact Ian MacLeod/Noreen Akhtar at Birmingham City Council on:

0121 303 3135 / 0121 375 4079

ian.macleod@birmingham.gov.uk / Noreen.x.Akhtar@birmingham.gov.uk

The contacts below are responsible for supplying the base data used to update the RELS database.

Birmingham City Council	Tony Morton	(0121) 3034815
Coventry City Council	Ann Turner	(02476) 831392
Dudley Metropolitan Borough Council	David Piper	(01384) 814081
Sandwell Metropolitan Borough Council	Laurence Jackson	(0121) 5694229
Solihull Metropolitan Borough Council	Martin Fletcher	(0121) 7046646
Walsall Council	Sandy Urquharts	(01922) 652450
Wolverhampton City Council	Katie Dickson	(01902) 554038
Herefordshire Council	Carl Brace	(01432) 260139
Shropshire County Council	Claire Walker	(01743) 252566
Telford and Wrekin Council	Jim Kerrigan	(01952) 202380
Staffordshire County Council	Steve Bradford	(01785) 277450
Stoke-on-Trent City Council	Adrian Bond	(01782) 235706
Warwickshire County Council	Oscar Yau	(01926) 412358
Worcestershire County Council	Janine Billinge	(01905) 766712

Other relevant Organisations:

Mott MacDonald - jdt	Les Johnson (0121) 2374015
Regional Assembly	Paul Bayliss (0121) 6781027
Advantage West Midlands	Sam Holder (0121) 3803600

