

Note on Office Floorspace Requirement for Redditch in Policy PA13A of the RSS Phase Two Revision Draft.

It has been brought to the Assembly's attention that there is a discrepancy between the office requirement figure for Redditch in Policy PA13A of the Draft Revision, and the figure shown in figure 4.4 of the Centres Background Paper (CD 33). The Draft Revision gives a figure of 45,000 sq m gross, while the Background Paper gives a figure of 30,000 sq m gross.

This discrepancy results from a factual error in the Background Paper. The figure of 45,000sq m in PA13A in the Draft Revision is the correct figure.

The starting point for calculating the figure was the office requirement proposals contained in the RSS Options Consultation. This figure is set out in table 4.1 of the Background Paper and is 30 – 40,000 sq m. This figure was itself derived from the office floorspace forecasts contained in table 6.5b of the West Midlands Regional Centres Study (CD 120).

The figures in table 4.1 of the Background Paper were essentially trend-based in their expectation of the proportion of office floorspace which would be in-centre, and so the second stage was to adjust the figures upwards in line with the policy objective of securing a higher level of office development within the strategic centres. The resulting figures are shown in table 4.2 of the Background Paper, and the figure for Redditch is 45,000 sq m gross.

These figures were then further adjusted to reflect the housing distribution proposed in the Draft Revision and the results are shown in table 4.3 of the Background Paper. This was done by comparing the then most recent population projection (ONS 2004 based), at District level, with a population projection based on the RSS proposed housing distribution. For Redditch the ONS figure was 84,400 and the RSS figure was 85,900. There was therefore no significant difference between the two projections and no need for a further adjustment to the Redditch figure. The figure for Redditch in the second column of table 4.3 should therefore be 45,000 sq m rather than 30,000 sq m as shown.

A series of further adjustments were then made as explained in para 4.15 of the Background Paper, but none of these relate to Redditch. The final figure for Redditch contained in table 4.4 should therefore be 45,000 sq m.

West Midlands Regional Assembly
21 May 2009