

**Note from WMRA to the WMRSS Phase Two Revision EiP Panel
21 May 2009**

Matter 5C Town and City Centres, Retail and Office Floorspace

1. This note provides two tables in response to the Panel's request in the Panel Note for Matter 5C for comparable tables to that contained in Policy 12A, converting the net figures in the West Midlands Regional Centres Study Further Update (CD257) to gross figures.
2. The figures in Table 1 of this note are derived from tables 2.5 and 2.6 of the West Midlands Regional Centres Study Further Update (CD257) adopting the mid-point position. The figures in Table 2 of this note are derived from tables 2.3 and 2.4 of the West Midlands Regional Centres Study Further Update, adopting the mid-point position.
3. The figures have been converted from net to gross utilising a net to gross ratio of 75% and rounded to the nearest 5,000 m².
4. The figures in Table 1 use the same District-level population projections as the figures included in policy PA12A of the Revised Draft.
5. The figures in Table 2 use the most recent ONS 2006-based population projections.
6. The figures in this note are for the purpose of technical comparison only and do not represent the policy position of West Midlands Regional Assembly.

Table 1: Comparison Retail Floorspace Requirements 2006-2026 – RSS-based (in 1,000 m² gross)

Consideration	2006-2021	2021-2026
Tier 1		
Birmingham	190	130
Tier 2		
Brierley Hill	55	35
Coventry	80	55
Stoke-on-Trent	65	45
Wolverhampton	55	40
Tier 3		
Burton	35	20
Hereford	30	20
Leamington Spa	30	20
Shrewsbury	40	30
Solihull	55	10
Telford	35	25
Walsall	45	35
Worcester	40	30
Tier 4		
Cannock	20	15
Kidderminster	20	15
Lichfield	20	15
Newcastle-under-Lyme	20	15
Nuneaton	20	15
Redditch	25	15
Rugby	20	15
Stafford	25	20
Stratford-upon-Avon	20	15
Sutton Coldfield	25	20
Tamworth	20	15
West Bromwich	35	25

**Table 2: Comparison Retail Floorspace Requirements 2006-2026 – ONS
2006-based (in 1,000 m² gross)**

Consideration	2006-2021	2021-2026
Tier 1		
Birmingham	230	155
Tier 2		
Brierley Hill	65	35
Coventry	90	60
Stoke-on-Trent	75	50
Wolverhampton	65	45
Tier 3		
Burton	40	25
Hereford	35	25
Leamington Spa	40	25
Shrewsbury	45	30
Solihull	55	10
Telford	40	25
Walsall	55	35
Worcester	50	25
Tier 4		
Cannock	20	15
Kidderminster	25	10
Lichfield	20	15
Newcastle-under-Lyme	20	15
Nuneaton	20	15
Redditch	30	15
Rugby	20	15
Stafford	30	20
Stratford-upon-Avon	25	10
Sutton Coldfield	30	20
Tamworth	25	15
West Bromwich	45	25