

**REGIONAL HOUSING LAND
AND URBAN CAPACITY STUDY**

2004

TECHNICAL APPENDIX

CONTENTS

| | |
|-----------|--|
| Table 1: | Summary of Regional Urban Capacity Study 2004 |
| Table 2: | Comparison of capacity with RSS Housing Proposals |
| Table 3: | Details of potential capacity by source |
| Table 4: | Analysis of capacity expected to be de-allocated from local plans/Part 2 UDPs |
| Table 5: | Estimates of demolitions and replacement of housing on housing redevelopment sites |
| Table 6: | Assumptions on average densities used to estimate capacity |
| Table 7: | Potential supply by whether on previously developed land or on greenfield sites |
| Table 8: | Potential supply by whether in urban or rural areas |
| Table 9: | Potential supply on previously developed land by whether in urban or rural areas |
| Table 10: | Potential supply on greenfield land by whether in urban or rural areas |
| Table 11: | Potential supply by whether in or out of the Major Urban Areas |
| Table 12: | Potential supply on previously developed land by whether in or out of the Major Urban Areas |
| Table 13: | Potential supply on greenfield land by whether in or out of the Major Urban Areas |
| Table 14: | Effects of Increasing Density – Total Potential Additional Capacity |
| Table 15: | Net Capacity 2004-2026 |
| Table 16: | Potential additional capacity on land that is constrained but which could be released with intervention |
| Table 17: | Comparison of summary results of 2004 & 2001 Housing Land and Urban Capacity Surveys |
| Table 18: | Comparison of summary results of 2004 & 2001 Housing Land and Urban Capacity Surveys adjusted for more accurate comparison |
| Table 19: | Comparison of potential supply on previously developed land with RSS Table 3 |
| Table 20: | Comparison of demolitions with demolition assumptions in Table 2 of RSS |
| Table 21: | Changes in the capacity of the MUAs authorities 2001-2021 between the 2001 & 2004 Housing Land and Urban Capacity Studies |

This report has been produced by Sandwell M.B.C. on behalf of the West Midlands Regional Assembly (WMRA) for the purposes of informing the partial review of the Regional Spatial Strategy. Whilst believing that the findings represent a reasonable picture of the situation in the Region, the WMRA does not accept any responsibility for any direct or indirect loss or damage or other consequences, however arising, from the use of the information supplied.

Throughout this report, please note the following:

- In all the following tables blank fields indicate that no data is available.
- Calculations of capacity do not account for de-allocations, demolitions, better use of the housing stock or conversion losses except where explicitly stated.
- North Warwickshire and Worcester were unable to provide capacity figures post 2011. To enable a full regional analysis, their capacity figures given in the 2001 survey return have been inserted for the 2011-2021 period. Capacity for the 2021-2026 period has been left blank.
- Bridgnorth were unable to provide capacity figures for the 2021-2026 period.
- Worcester's capacity from conversions has been included within the windfall sites category.
- Wolverhampton was unable to break down commitments between full and outline planning permission. Therefore all capacity with planning permission is included within the 'full planning permission' category of supply. Conversion gains figures for Wolverhampton are a net calculation.

Table 1: Summary of Regional Urban Capacity Study 2004

| | Completions 2001 - 2004 | Committed Supply at April 2004 | Other Capacity Potentially Available up to 2011 | Other Capacity Potentially Available up to 2021 | Other Capacity Potentially Available up to 2026 | Total Potential Capacity 2001 - 2026 |
|-------------------------------------|----------------------------|--------------------------------------|---|---|---|--|
| <i>Birmingham</i> | 8835 | 12931 | 20699 | 24340 | 11225 | 78030 |
| Dudley | 1361 | 1830 | 5176 | 7978 | 5280 | 21625 |
| Sandwell | 2646 | 7153 | 6040 | 7820 | 4115 | 27774 |
| Walsall | 1353 | 2993 | 3435 | 8000 | 4000 | 19781 |
| Wolverhampton | 1349 | 2279 | 4758 | 6660 | 3000 | 18046 |
| <i>Black Country</i> | 6709 | 14255 | 19409 | 30458 | 16395 | 87226 |
| Coventry | 2581 | 3636 | 9740 | 16200 | 8100 | 40257 |
| Solihull | 1574 | 2578 | 837 | 4660 | 1725 | 11374 |
| <i>Coventry and Solihull</i> | 4155 | 6214 | 10577 | 20860 | 9825 | 51631 |
| North Warwickshire | 502 | 625 | 881 | 1500 | | 3508 |
| Nuneaton and Bedworth | 1780 | 2594 | 4599 | 1727 | 505 | 11205 |
| Rugby | 1246 | 3563 | 1899 | 816 | 470 | 7994 |
| Stratford | 1717 | 2727 | 2085 | 1070 | 530 | 8129 |
| Warwick | 2578 | 2974 | 2196 | 2770 | 1325 | 11843 |
| <i>Warwickshire</i> | 7823 | 12483 | 11660 | 7883 | 2830 | 42679 |
| Bromsgrove | 1531 | 1241 | 1132 | 6025 | 574 | 10503 |
| Malvern Hills | 699 | 660 | 2003 | 1260 | 263 | 4885 |
| Redditch | 936 | 1064 | 836 | 2410 | 554 | 5800 |
| City of Worcester | 623 | 1958 | 586 | 1130 | | 4297 |
| Wychavon | 1321 | 1349 | 1802 | 4870 | 823 | 10165 |
| Wyre Forest | 970 | 1679 | 868 | 2048 | 619 | 6184 |
| <i>Worcestershire</i> | 6080 | 7951 | 7227 | 17743 | 2833 | 41834 |
| <i>Herefordshire</i> | 1837 | 1751 | 3646 | 2500 | 915 | 10649 |
| Bridgnorth | 461 | 643 | 1635 | 1597 | | 4336 |
| North Shropshire | 695 | 762 | 1451 | 675 | 330 | 3913 |
| Oswestry | 637 | 1233 | 644 | 282 | 132 | 2928 |
| Shrewsbury and Atcham | 654 | 1804 | 1793 | 2052 | 1741 | 8044 |
| South Shropshire | 870 | 808 | 603 | 550 | 90 | 2921 |
| <i>Shropshire</i> | 3317 | 5250 | 6126 | 5156 | 2293 | 22142 |
| <i>Telford and Wrekin</i> | 2116 | 2342 | 9159 | 6430 | 6813 | 26860 |
| Cannock Chase | 1426 | 1716 | 2298 | 440 | 350 | 6230 |
| East Staffordshire | 791 | 1455 | 2590 | 2130 | 1065 | 8031 |
| Lichfield | 1708 | 2568 | 1458 | 750 | 275 | 6759 |
| Newcastle under Lyme | 664 | 1555 | 730 | 3150 | 1350 | 7449 |
| South Staffordshire | 806 | 1055 | 2755 | 530 | 86 | 5232 |
| Stafford | 1854 | 2535 | 2282 | 2110 | 1055 | 9836 |
| Staffordshire Moorlands | 639 | 2168 | 1374 | 1358 | 155 | 5694 |
| Tamworth | 565 | 1066 | 1905 | 500 | 25 | 4061 |
| <i>Staffordshire</i> | 8453 | 14118 | 15392 | 10968 | 4361 | 53292 |
| <i>Stoke on Trent</i> | 2072 | 4538 | 17474 | 11016 | 2662 | 37762 |

| | Completions 2001 - 2004 | Committed Supply at April 2004 | Other Capacity Potentially Available up to 2011 | Other Capacity Potentially Available up to 2021 | Other Capacity Potentially Available up to 2026 | Total Potential Capacity 2001 - 2026 |
|---------------------------------------|----------------------------|--------------------------------------|---|---|---|--|
| Sub-Regional Partnership Areas | | | | | | |
| Birmingham | 8835 | 12931 | 20699 | 24340 | 11225 | 78030 |
| Black Country | 6709 | 14255 | 19409 | 30458 | 16395 | 87226 |
| Coventry, Solihull and Warwickshire | 11978 | 18697 | 22237 | 28743 | 12655 | 94310 |
| Worcestershire | 6080 | 7951 | 7227 | 17743 | 2833 | 41834 |
| Herefordshire | 1837 | 1751 | 3646 | 2500 | 915 | 10649 |
| Shropshire and Telford and Wrekin | 5433 | 7592 | 15285 | 11586 | 9106 | 49002 |
| Staffordshire and Stoke on Trent | 10525 | 18656 | 32866 | 21984 | 7023 | 91054 |
| Sub-Regional Foci | | | | | | |
| Burton upon Trent | 427 | 859 | 1586 | 1630 | 820 | 5322 |
| Hereford | 637 | 552 | 1599 | 850 | 280 | 3918 |
| Rugby | 1034 | 2974 | 1608 | 726 | 425 | 6767 |
| Shrewsbury | 422 | 1307 | 1389 | 1613 | 1395 | 6126 |
| Telford | 1934 | 2212 | 8322 | 5611 | 6656 | 24735 |
| Worcester | 623 | 1958 | 586 | | | 3167 |
| West Midlands Region | 51397 | 81833 | 121369 | 137354 | 60152 | 452105 |
| MUAs | 21256 | 38172 | 68697 | 88299 | 40915 | 257339 |
| Other Areas | 30141 | 43661 | 52672 | 49055 | 19237 | 194766 |

Table 2: Comparison of capacity with RSS Housing Proposals

NB. Policy CF3 specifies minima rates for the provision of dwellings in the MUAs and maxima rates elsewhere

| | Table 1 RSS Development Proposed 2001-2011 *1 | Capacity Identified in 2004 Study 2001-2011 | Table 1 RSS Development Proposed 2011-2021 *1 | Capacity Identified in 2004 Study 2011-2021 | Table 1 RSS Development Proposed 2001-2021 *1 | Capacity Identified in 2004 Study 2001-2021 | Over/ Under Supply |
|-------------------------------------|--|---|--|---|--|---|--------------------------|
| <i>Birmingham</i> | 25800 | 42465 | 30000 | 24340 | 55800 | 66805 | 11005 |
| Dudley | 6400 | 8367 | 9750 | 7978 | 16150 | 16345 | 195 |
| Sandwell | 9000 | 15839 | 9750 | 7820 | 18750 | 23659 | 4909 |
| Walsall | 5000 | 7781 | 8250 | 8000 | 13250 | 15781 | 2531 |
| Wolverhampton | 5000 | 8386 | 8250 | 6660 | 13250 | 15046 | 1796 |
| <i>Black Country</i> | 25400 | 40373 | 36000 | 30458 | 61400 | 70831 | 9431 |
| Coventry | 6500 | 15957 | 8300 | 16200 | 14800 | 32157 | 17357 |
| Solihull | 4000 | 4989 | 4700 | 4660 | 8700 | 9649 | 949 |
| <i>Coventry and Solihull</i> | 10500 | 20946 | 13000 | 20860 | 23500 | 41806 | 18306 |
| North Warwickshire | 1850 | 2008 | 1390 | 1500 | 3240 | 3508 | 268 |
| Nuneaton and Bedworth | 3240 | 8973 | 2430 | 1727 | 5670 | 10700 | 5030 |
| Rugby | 3530 | 6708 | 2650 | 816 | 6180 | 7524 | 1344 |
| Stratford | 4750 | 6529 | 3560 | 1070 | 8310 | 7599 | -711 |
| Warwick | 4630 | 7748 | 3470 | 2770 | 8100 | 10518 | 2418 |
| <i>Warwickshire</i> | 18000 | 31966 | 13500 | 7883 | 31500 | 39849 | 8349 |
| Bromsgrove | 2280 | 3904 | 1410 | 6025 | 3690 | 9929 | 6239 |
| Malvern Hills | 2250 | 3362 | 1390 | 1260 | 3640 | 4622 | 982 |
| Redditch | 2620 | 2836 | 1620 | 2410 | 4240 | 5246 | 1006 |
| City of Worcester | 3030 | 3167 | 1870 | 1130 | 4900 | 4297 | -603 |
| Wychavon | 4300 | 4472 | 2650 | 4870 | 6950 | 9342 | 2392 |
| Wyre Forest | 1730 | 3517 | 1070 | 2048 | 2800 | 5565 | 2765 |
| <i>Worcestershire</i> | 16200 | 21258 | 10000 | 17743 | 26200 | 39001 | 12801 |
| <i>Herefordshire</i> | 7200 | 7234 | 6000 | 2500 | 13200 | 9734 | -3466 |
| Bridgnorth | 1630 | 2739 | 1290 | 1597 | 2920 | 4336 | 1416 |
| North Shropshire | 2800 | 2908 | 2210 | 675 | 5010 | 3583 | -1427 |
| Oswestry | 1540 | 2514 | 1210 | 282 | 2750 | 2796 | 46 |
| Shrewsbury and Atcham | 3710 | 4251 | 2930 | 2052 | 6640 | 6303 | -337 |
| South Shropshire | 1720 | 2281 | 1360 | 550 | 3080 | 2831 | -249 |
| <i>Shropshire</i> | 11400 | 14693 | 9000 | 5156 | 20400 | 19849 | -551 |
| <i>Telford and Wrekin</i> | 13300 | 13617 | 7000 | 6430 | 20300 | 20047 | -253 |
| Cannock Chase | 4620 | 5440 | 2700 | 440 | 7320 | 5880 | -1440 |
| East Staffordshire | 4110 | 4836 | 2400 | 2130 | 6510 | 6966 | 456 |
| Lichfield | 4940 | 5734 | 2880 | 750 | 7820 | 6484 | -1336 |
| Newcastle under Lyme | 1900 | 2949 | 1110 | 3150 | 3010 | 6099 | 3089 |
| South Staffordshire | 3230 | 4616 | 1880 | 530 | 5110 | 5146 | 36 |
| Stafford | 3540 | 6671 | 2070 | 2110 | 5610 | 8781 | 3171 |
| Staffordshire Moorlands | 1900 | 4181 | 1110 | 1358 | 3010 | 5539 | 2529 |
| Tamworth | 3160 | 3536 | 1850 | 500 | 5010 | 4036 | -974 |
| <i>Staffordshire</i> | 27400 | 37963 | 16000 | 10968 | 43400 | 48931 | 5531 |
| <i>Stoke on Trent</i> | 6000 | 24084 | 6000 | 11016 | 12000 | 35100 | 23100 |

| | Table 1 RSS Development Proposed 2001-2011 ^{*1} | Capacity Identified in 2004 Study 2001-2011 | Table 1 RSS Development Proposed 2011-2021 ^{*1} | Capacity Identified in 2004 Study 2011-2021 | Table 1 RSS Development Proposed 2001-2021 ^{*1} | Capacity Identified in 2004 Study 2001-2021 | Over/ Under Supply |
|---------------------------------------|---|---|---|---|---|---|--------------------------|
| Sub-Regional Partnership Areas | | | | | | | |
| Birmingham | 25800 | 42465 | 30000 | 24340 | 55800 | 66805 | 11005 |
| Black Country | 25400 | 40373 | 36000 | 30458 | 61400 | 70831 | 9431 |
| Coventry, Solihull and Warwickshire | 28500 | 52912 | 26500 | 28743 | 55000 | 81655 | 26655 |
| Worcestershire | 16200 | 21258 | 10000 | 17743 | 26200 | 39001 | 12801 |
| Herefordshire | 7200 | 7234 | 6000 | 2500 | 13200 | 9734 | -3466 |
| Shropshire and Telford and Wrekin | 24700 | 28310 | 16000 | 11586 | 40700 | 39896 | -804 |
| Staffordshire and Stoke on Trent | 33400 | 62047 | 22000 | 21984 | 55400 | 84031 | 28631 |
| Sub-Regional Foci | | | | | | | |
| Burton upon Trent | N/A | 2872 | N/A | 1630 | N/A | 4502 | |
| Hereford | N/A | 2788 | N/A | 850 | N/A | 3638 | |
| Rugby | N/A | 5616 | N/A | 726 | N/A | 6342 | |
| Shrewsbury | N/A | 3118 | N/A | 1613 | N/A | 4731 | |
| Telford | N/A | 12468 | N/A | 5611 | N/A | 18079 | |
| Worcester | N/A | 3167 | N/A | | N/A | 3167 | |
| West Midlands Region | 161200 | 254599 | 146500 | 137354 | 307700 | 391953 | 84253 |
| MUAs ^{*2} | 67700 | 128125 | 85000 | 88299 | 152700 | 216424 | 63724 |
| Other Areas | 93500 | 126474 | 61500 | 49055 | 155000 | 175529 | 20529 |
| Ratio MUAs:Other Areas | 1:1.38 | 1:0.99 | 1:0.72 | 1:0.55 | 1:1.015 | 1:0.81 | |

*1 RSS sets out housing provision for strategic authorities for the 2001 to 2021 period. However, currently no targets are available at shire district level. The Minister of State for Housing and Planning has recognised that the absence of housing allocations may cause some difficulties for local authorities in the short term and advised in his letter of 15th June 2004: "Districts should work on the current Structure Plan proportions to 2011. Beyond that, the proportions may not be appropriate. However, in the absence of any better information authorities should retain the Structure Plan proportions and the PPG3 'plan, monitor and manage process' should address any issues which arise". The figures in Table 2 above show the level of provision for shire district areas if existing Structure Plan proportions are used to divide up the RSS strategic housing targets. These figures are not intended to represent the final targets.

*2 Table 1 in RSS gives an approximate figure for the MUAs, which is the total for the authorities of Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton and Stoke on Trent. The Urban Capacity definition of the MUAs is as shown on the Spatial Strategy diagram of RSS which includes the whole of Birmingham, Coventry, Dudley, Sandwell and Stoke on Trent plus the urban parts of Solihull and Walsall plus the urban part of Newcastle and Kidsgrove (within Staffordshire).

Table 3: Details of potential capacity by source

| Urban Capacity Up to 2011 | | | | | | | | | | |
|---------------------------------------|-------------------------|------------------|-------------------|--------------------------------|-------------------|-------------------------------------|------------------------------------|--------------|---------------|---------------|
| | 2001 - 2004 Completions | Committed Supply | Draft Local Plans | Redevelopment of Housing Sites | Gross Conversions | Derelict/Vacant and Under-Used Land | Reuse of Existing Employment Sites | Windfalls | Other Sources | Sub-Total |
| Birmingham | 8835 | 12931 | 649 | 13500 | 2000 | 700 | 1750 | 2100 | 0 | 42465 |
| Dudley | 1361 | 1830 | 2046 | 650 | 84 | 0 | 0 | 1281 | 1115 | 8367 |
| Sandwell | 2646 | 7153 | 0 | 3447 | 232 | 331 | 2030 | 0 | 0 | 15839 |
| Walsall | 1353 | 2993 | 454 | 500 | 250 | 1200 | 700 | 0 | 331 | 7781 |
| Wolverhampton | 1349 | 2279 | 1807 | 887 | 70 | 0 | 800 | 1194 | 0 | 8386 |
| Black Country | 6709 | 14255 | 4307 | 5484 | 636 | 1531 | 3530 | 2475 | 1446 | 40373 |
| Coventry | 2581 | 3636 | 0 | 1630 | 210 | 0 | 4500 | 3400 | 0 | 15957 |
| Solihull | 1574 | 2578 | 140 | 420 | 35 | 210 | 0 | 32 | 0 | 4989 |
| Coventry and Solihull | 4155 | 6214 | 140 | 2050 | 245 | 210 | 4500 | 3432 | 0 | 20946 |
| North Warwickshire | 502 | 625 | 808 | 35 | | 21 | 17 | | | 2008 |
| Nuneaton and Bedworth | 1780 | 2594 | 410 | 439 | 70 | 2975 | 0 | 630 | 75 | 8973 |
| Rugby | 1246 | 3563 | 1229 | 0 | | 0 | 60 | 441 | 169 | 6708 |
| Stratford | 1717 | 2727 | 1345 | 220 | 280 | 240 | 0 | 0 | 0 | 6529 |
| Warwick | 2578 | 2974 | 210 | 238 | 777 | 971 | 0 | 0 | 0 | 7748 |
| Warwickshire | 7823 | 12483 | 4002 | 932 | 1127 | 4207 | 77 | 1071 | 244 | 31966 |
| Bromsgrove | 1531 | 1241 | 0 | 0 | 175 | 942 | 15 | 0 | 0 | 3904 |
| Malvern Hills * | 699 | 660 | 1120 | 0 | 427 | 456 | 0 | 0 | 0 | 3362 |
| Redditch | 936 | 1064 | 282 | 0 | 2 | 502 | 50 | 0 | 0 | 2836 |
| City of Worcester | 623 | 1958 | 0 | 112 | 0 | 84 | 0 | 390 | 0 | 3167 |
| Wychavon | 1321 | 1349 | 647 | 725 | 150 | 50 | 230 | 0 | 0 | 4472 |
| Wyre Forest | 970 | 1679 | 100 | 96 | 307 | 296 | 69 | 0 | 0 | 3517 |
| Worcestershire | 6080 | 7951 | 2149 | 933 | 1061 | 2330 | 364 | 390 | 0 | 21258 |
| Herefordshire | 1837 | 1751 | 2060 | 420 | 266 | 900 | 0 | 0 | 0 | 7234 |
| Bridgnorth | 461 | 643 | 1245 | 24 | 247 | 54 | 65 | 0 | 0 | 2739 |
| North Shropshire | 695 | 762 | 995 | 10 | 195 | 231 | 20 | 0 | 0 | 2908 |
| Oswestry | 637 | 1233 | 0 | 7 | 142 | 298 | 147 | 50 | 0 | 2514 |
| Shrewsbury and Atcham | 654 | 1804 | 0 | 0 | 173 | 474 | 117 | 742 | 287 | 4251 |
| South Shropshire | 870 | 808 | 311 | 0 | 92 | 0 | 0 | 200 | 0 | 2281 |
| Shropshire | 3317 | 5250 | 2551 | 41 | 849 | 1057 | 349 | 992 | 287 | 14693 |
| Telford and Wrekin | 2116 | 2342 | 5504 | 403 | 628 | 140 | 1444 | 1040 | 0 | 13617 |
| Cannock Chase | 1426 | 1716 | 1662 | 150 | 41 | 445 | 0 | 0 | 0 | 5440 |
| East Staffordshire | 791 | 1455 | 1136 | 115 | 393 | 332 | 614 | 0 | 0 | 4836 |
| Lichfield | 1708 | 2568 | 933 | 315 | 210 | 0 | 0 | 0 | 0 | 5734 |
| Newcastle under Lyme | 664 | 1555 | 0 | 180 | 50 | 400 | 100 | 0 | 0 | 2949 |
| South Staffordshire | 806 | 1055 | 1910 | 0 | 485 | 240 | 120 | 0 | 0 | 4616 |
| Stafford | 1854 | 2535 | 0 | 175 | 770 | 434 | 406 | 497 | 0 | 6671 |
| Staffordshire Moorlands | 639 | 2168 | 52 | 0 | 156 | 630 | 400 | 90 | 46 | 4181 |
| Tamworth | 565 | 1066 | 1494 | 0 | 40 | 325 | 46 | 0 | 0 | 3536 |
| Staffordshire | 8453 | 14118 | 7187 | 935 | 2145 | 2806 | 1686 | 587 | 46 | 37963 |
| Stoke on Trent | 2072 | 4538 | 0 | 2270 | 259 | 3465 | 11480 | 0 | 0 | 24084 |
| Sub-Regional Partnership Areas | | | | | | | | | | |
| Birmingham | 8835 | 12931 | 649 | 13500 | 2000 | 700 | 1750 | 2100 | 0 | 42465 |
| Black Country | 6709 | 14255 | 4307 | 5484 | 636 | 1531 | 3530 | 2475 | 1446 | 40373 |
| Coventry, Solihull and Warwickshire | 11978 | 18697 | 4142 | 2982 | 1372 | 4417 | 4577 | 4503 | 244 | 52912 |
| Worcestershire | 6080 | 7951 | 2149 | 933 | 1061 | 2330 | 364 | 390 | 0 | 21258 |
| Herefordshire | 1837 | 1751 | 2060 | 420 | 266 | 900 | 0 | 0 | 0 | 7234 |
| Shropshire and Telford and Wrekin | 5433 | 7592 | 8055 | 444 | 1477 | 1197 | 1793 | 2032 | 287 | 28310 |
| Staffordshire and Stoke on Trent | 10525 | 18656 | 7187 | 3205 | 2404 | 6271 | 13166 | 587 | 46 | 62047 |
| Sub-Regional Foci | | | | | | | | | | |
| Burton upon Trent | 427 | 859 | 846 | 0 | 0 | 240 | 500 | 0 | 0 | 2872 |
| Hereford | 637 | 552 | 1009 | 167 | 58 | 365 | 0 | 0 | 0 | 2788 |
| Rugby | 1034 | 2974 | 1229 | 0 | | 0 | 0 | 210 | 169 | 5616 |
| Shrewsbury | 422 | 1307 | 0 | 0 | 173 | 378 | 117 | 581 | 140 | 3118 |
| Telford | 1934 | 2212 | 4988 | 391 | 413 | 140 | 1444 | 946 | 0 | 12468 |
| Worcester | 623 | 1958 | 0 | 112 | 0 | 84 | 0 | 390 | 0 | 3167 |
| West Midlands Region | 51397 | 81833 | 28549 | 26968 | 9216 | 17346 | 25180 | 12087 | 2023 | 254599 |
| MUAs | 21256 | 38172 | 5096 | 23359 | 3170 | 6266 | 21360 | 8000 | 1446 | 128125 |
| Other Areas | 30141 | 43661 | 23453 | 3609 | 6046 | 11080 | 3820 | 4087 | 577 | 126474 |

2011 - 2021

| | Commitments Carried Forward | Redevelopment of Housing Sites | Gross Conversions | Derelict/ Vacant and Under-Used Land | Reuse of Existing Employment Sites | Windfalls | Other Sources | Sub-Total |
|---------------------------------------|-----------------------------|--------------------------------|-------------------|--------------------------------------|------------------------------------|--------------|---------------|---------------|
| Birmingham | 0 | 17500 | 2340 | 1000 | 2000 | 1500 | 0 | 24340 |
| Dudley | 0 | 1600 | 223 | 0 | 4099 | 2056 | 0 | 7978 |
| Sandwell | 0 | 4100 | 320 | 400 | 3000 | 0 | 0 | 7820 |
| Walsall | 0 | 3000 | 500 | 3000 | 1500 | 0 | 0 | 8000 |
| Wolverhampton | 900 | 1260 | 600 | 0 | 2400 | 700 | 800 | 6660 |
| Black Country | 900 | 9960 | 1643 | 3400 | 10999 | 2756 | 800 | 30458 |
| Coventry | 0 | 6000 | 300 | 0 | 5000 | 4900 | 0 | 16200 |
| Solihull | 0 | 2400 | 600 | 1200 | 10 | 450 | 0 | 4660 |
| Coventry and Solihull | 0 | 8400 | 900 | 1200 | 5010 | 5350 | 0 | 20860 |
| North Warwickshire | 0 | 240 | 170 | 1000 | 70 | 20 | | 1500 |
| Nuneaton and Bedworth | 0 | 0 | 100 | 727 | 0 | 900 | 0 | 1727 |
| Rugby | 236 | 0 | | 0 | 260 | 320 | 0 | 816 |
| Stratford | 0 | 330 | 400 | 340 | 0 | 0 | 0 | 1070 |
| Warwick | 0 | 330 | 1110 | 1330 | 0 | 0 | 0 | 2770 |
| Warwickshire | 236 | 900 | 1780 | 3397 | 330 | 1240 | 0 | 7883 |
| Bromsgrove | 3944 | 0 | 149 | 1932 | 0 | 0 | 0 | 6025 |
| Malvern Hills * | 0 | 0 | 610 | 650 | 0 | 0 | 0 | 1260 |
| Redditch | 1856 | 0 | 2 | 502 | 50 | 0 | 0 | 2410 |
| City of Worcester | 0 | 180 | 250 | 200 | 250 | 250 | | 1130 |
| Wychavon | 3222 | 1036 | 213 | 72 | 327 | 0 | 0 | 4870 |
| Wyre Forest | 560 | 120 | 306 | 412 | 650 | 0 | 0 | 2048 |
| Worcestershire | 9582 | 1336 | 1530 | 3768 | 1277 | 250 | 0 | 17743 |
| Herefordshire | 0 | 450 | 750 | 1300 | 0 | 0 | 0 | 2500 |
| Bridgnorth | 0 | 18 | 249 | 55 | 75 | 0 | 1200 | 1597 |
| North Shropshire | 0 | 15 | 310 | 330 | 20 | 0 | 0 | 675 |
| Oswestry | 0 | 10 | 117 | 80 | 75 | 0 | 0 | 282 |
| Shrewsbury and Atcham | 25 | 0 | 54 | 359 | 344 | 1060 | 210 | 2052 |
| South Shropshire | 250 | 0 | 100 | 0 | 0 | 200 | 0 | 550 |
| Shropshire | 275 | 43 | 830 | 824 | 514 | 1260 | 1410 | 5156 |
| Telford and Wrekin | 3888 | 50 | 897 | 200 | 1042 | 353 | 0 | 6430 |
| Cannock Chase | 0 | 150 | 140 | 0 | 150 | 0 | 0 | 440 |
| East Staffordshire | 0 | 200 | 430 | 500 | 1000 | 0 | 0 | 2130 |
| Lichfield | 0 | 450 | 300 | 0 | 0 | 0 | 0 | 750 |
| Newcastle under Lyme | 0 | 600 | 500 | 1200 | 400 | 450 | 0 | 3150 |
| South Staffordshire | 0 | 0 | 430 | 0 | 0 | 100 | 0 | 530 |
| Stafford | 0 | 150 | 720 | 390 | 380 | 470 | 0 | 2110 |
| Staffordshire Moorlands | 606 | 0 | 220 | 0 | 150 | 90 | 292 | 1358 |
| Tamworth | 0 | 0 | 50 | 300 | 150 | 0 | 0 | 500 |
| Staffordshire | 606 | 1550 | 2790 | 2390 | 2230 | 1110 | 292 | 10968 |
| Stoke on Trent | 0 | 5526 | 370 | 0 | 4720 | 0 | 400 | 11016 |
| Sub-Regional Partnership Areas | | | | | | | | |
| Birmingham | 0 | 17500 | 2340 | 1000 | 2000 | 1500 | 0 | 24340 |
| Black Country | 900 | 9960 | 1643 | 3400 | 10999 | 2756 | 800 | 30458 |
| Coventry, Solihull and Warwickshire | 236 | 9300 | 2680 | 4597 | 5340 | 6590 | 0 | 28743 |
| Worcestershire | 9582 | 1336 | 1530 | 3768 | 1277 | 250 | 0 | 17743 |
| Herefordshire | 0 | 450 | 750 | 1300 | 0 | 0 | 0 | 2500 |
| Shropshire and Telford and Wrekin | 4163 | 93 | 1727 | 1024 | 1556 | 1613 | 1410 | 11586 |
| Staffordshire and Stoke on Trent | 606 | 7076 | 3160 | 2390 | 6950 | 1110 | 692 | 21984 |
| Sub-Regional Foci | | | | | | | | |
| Burton upon Trent | 0 | 150 | 280 | 400 | 800 | 0 | 0 | 1630 |
| Hereford | 0 | 150 | 250 | 450 | 0 | 0 | 0 | 850 |
| Rugby | 236 | 0 | | 0 | 260 | 230 | 0 | 726 |
| Shrewsbury | 0 | 0 | 32 | 292 | 343 | 830 | 116 | 1613 |
| Telford | 3383 | 43 | 590 | 200 | 1042 | 353 | 0 | 5611 |
| Worcester | | | | | | | | |
| West Midlands Region | 15487 | 45715 | 13830 | 17479 | 28122 | 13819 | 2902 | 137354 |
| MUAs | 900 | 41461 | 5303 | 6400 | 23129 | 9906 | 1200 | 88299 |
| Other Areas | 14587 | 4254 | 8527 | 11079 | 4993 | 3913 | 1702 | 49055 |

| | 2021-2026 | | | | | | | Summary |
|---------------------------------------|--------------------------------|-------------------|--------------------------------------|------------------------------------|----------------|-----------------------------|--------------|--------------------------|
| | Redevelopment of Housing Sites | Gross Conversions | Derelict/ Vacant and Under-Used Land | Reuse of Existing Employment Sites | Windfall Sites | Capacity from Other Sources | Sub-Total | Total Capacity 2001-2026 |
| Birmingham | 8250 | 1000 | 850 | 750 | 375 | 0 | 11225 | 78030 |
| Dudley | 3550 | 112 | 0 | 1189 | 429 | 0 | 5280 | 21625 |
| Sandwell | 1800 | 165 | 300 | 1700 | 150 | 0 | 4115 | 27774 |
| Walsall | 1500 | 250 | 1500 | 750 | 0 | 0 | 4000 | 19781 |
| Wolverhampton | 750 | 300 | 0 | 1200 | 350 | 400 | 3000 | 18046 |
| Black Country | 7600 | 827 | 1800 | 4839 | 929 | 400 | 16395 | 87226 |
| Coventry | 3000 | 150 | 0 | 2500 | 2450 | 0 | 8100 | 40257 |
| Solihull | 865 | 30 | 600 | 5 | 225 | 0 | 1725 | 11374 |
| Coventry and Solihull | 3865 | 180 | 600 | 2505 | 2675 | 0 | 9825 | 51631 |
| North Warwickshire | | | | | | | | 3508 |
| Nuneaton and Bedworth | 0 | 55 | 0 | 0 | 450 | 0 | 505 | 11205 |
| Rugby | 0 | | 0 | 0 | 160 | 310 | 470 | 7994 |
| Stratford | 160 | 200 | 170 | 0 | 0 | 0 | 530 | 8129 |
| Warwick | 165 | 555 | 605 | 0 | 0 | 0 | 1325 | 11843 |
| Warwickshire | 325 | 810 | 775 | 0 | 610 | 310 | 2830 | 42679 |
| Bromsgrove | 0 | 74 | 500 | 0 | 0 | 0 | 574 | 10503 |
| Malvern Hills * | 0 | 255 | 8 | 0 | 0 | 0 | 263 | 4885 |
| Redditch | 0 | 2 | 502 | 50 | 0 | 0 | 554 | 5800 |
| City of Worcester | | | | | | | | 4297 |
| Wychavon | 518 | 106 | 36 | 163 | 0 | 0 | 823 | 10165 |
| Wyre Forest | 60 | 153 | 156 | 250 | 0 | 0 | 619 | 6184 |
| Worcestershire | 578 | 590 | 1202 | 463 | 0 | 0 | 2833 | 41834 |
| Herefordshire | 225 | 430 | 260 | 0 | 0 | 0 | 915 | 10649 |
| Bridgnorth | | | | | | | | 4336 |
| North Shropshire | 0 | 155 | 165 | 10 | 0 | 0 | 330 | 3913 |
| Oswestry | 5 | 50 | 40 | 37 | 0 | 0 | 132 | 2928 |
| Shrewsbury and Atcham | 0 | 134 | 275 | 249 | 530 | 553 | 1741 | 8044 |
| South Shropshire | 0 | 40 | 0 | 0 | 50 | 0 | 90 | 2921 |
| Shropshire | 5 | 379 | 480 | 296 | 580 | 553 | 2293 | 22142 |
| Telford and Wrekin | 25 | 448 | 100 | 0 | 630 | 5610 | 6813 | 26860 |
| Cannock Chase | 0 | 50 | 0 | 300 | 0 | 0 | 350 | 6230 |
| East Staffordshire | 100 | 215 | 250 | 500 | 0 | 0 | 1070 | 8031 |
| Lichfield | 200 | 75 | 0 | 0 | 0 | 0 | 275 | 6759 |
| Newcastle under Lyme | 100 | 250 | 500 | 500 | 0 | 0 | 1350 | 7449 |
| South Staffordshire | 0 | 86 | 0 | 0 | 0 | 0 | 86 | 5232 |
| Stafford | 75 | 360 | 195 | 190 | 235 | 0 | 1055 | 9836 |
| Staffordshire Moorlands | 0 | 110 | 0 | 0 | 45 | 0 | 155 | 5694 |
| Tamworth | 0 | 25 | 0 | 0 | 0 | 0 | 25 | 4061 |
| Staffordshire | 475 | 1171 | 945 | 1490 | 280 | 0 | 4366 | 53292 |
| Stoke on Trent | 115 | 185 | 0 | 2362 | 0 | 0 | 2662 | 37762 |
| Sub-Regional Partnership Areas | | | | | | | | |
| Birmingham | 8250 | 1000 | 850 | 750 | 375 | 0 | 11225 | 78030 |
| Black Country | 7600 | 827 | 1800 | 4839 | 929 | 400 | 16395 | 87226 |
| Coventry, Solihull and Warwickshire | 4190 | 990 | 1375 | 2505 | 3285 | 310 | 12655 | 94310 |
| Worcestershire | 578 | 590 | 1202 | 463 | 0 | 0 | 2833 | 41834 |
| Herefordshire | 225 | 430 | 260 | 0 | 0 | 0 | 915 | 10649 |
| Shropshire and Telford and Wrekin | 30 | 827 | 580 | 296 | 1210 | 6163 | 9106 | 49002 |
| Staffordshire and Stoke on Trent | 590 | 1356 | 945 | 3852 | 280 | 0 | 7028 | 91054 |
| Sub-Regional Foci | | | | | | | | |
| Burton upon Trent | 70 | 150 | 200 | 400 | 0 | 0 | 820 | 5322 |
| Hereford | 80 | 100 | 100 | 0 | 0 | 0 | 280 | 3918 |
| Rugby | 0 | | 0 | 0 | 115 | 310 | 425 | 6767 |
| Shrewsbury | 0 | 134 | 227 | 194 | 415 | 425 | 1395 | 6126 |
| Telford | 21 | 295 | 100 | 0 | 630 | 5610 | 6656 | 24735 |
| Worcester | | | | | | | | 3167 |
| West Midlands Region | 21463 | 6020 | 7012 | 12705 | 6079 | 6873 | 60152 | 452105 |
| MUAs | 19670 | 2382 | 3580 | 10954 | 3929 | 400 | 40915 | 257339 |
| Other Areas | 1793 | 3638 | 3432 | 1751 | 2150 | 6473 | 19237 | 194766 |

Table 4: Analysis of capacity expected to be de-allocated from local plans/Part 2 UDPs

| | Proposed sites to be de-allocated from Local Plans/Part 2 UDP's in period 2011 (number of dwellings) 2004 - 2011 | Total Capacity 2001-2026 | Total Capacity 2001-2026 minus deallocations |
|------------------------------|--|--------------------------|--|
| Birmingham | 0 | 78030 | 78030 |
| Dudley | 0 | 21625 | 21625 |
| Sandwell | 0 | 27774 | 27774 |
| Walsall | 79 | 19781 | 19702 |
| Wolverhampton | 0 | 18046 | 18046 |
| Black Country | 79 | 87226 | 87147 |
| Coventry | 0 | 40257 | 40257 |
| Solihull | 0 | 11374 | 11374 |
| Coventry and Solihull | 0 | 51631 | 51631 |
| North Warwickshire | 0 | 3508 | 3508 |
| Nuneaton and Bedworth | 305 | 11205 | 10900 |
| Rugby | 0 | 7994 | 7994 |
| Stratford | 790 | 8129 | 7339 |
| Warwick | 0 | 11843 | 11843 |
| Warwickshire | 1095 | 42679 | 41584 |
| Bromsgrove | 0 | 10503 | 10503 |
| Malvern Hills | 0 | 4885 | 4885 |
| Redditch | 0 | 5800 | 5800 |
| City of Worcester | 0 | 4297 | 4297 |
| Wychavon | 0 | 10165 | 10165 |
| Wyre Forest | 0 | 6184 | 6184 |
| Worcestershire | 0 | 41834 | 41834 |
| Herefordshire | 39 | 10649 | 10610 |
| Bridgnorth | 50 | 4336 | 4286 |
| North Shropshire | 30 | 3913 | 3883 |
| Oswestry | 0 | 2928 | 2928 |
| Shrewsbury and Atcham | 0 | 8044 | 8044 |
| South Shropshire | 104 | 2921 | 2817 |
| Shropshire | 184 | 22142 | 21958 |
| Telford and Wrekin | 0 | 26860 | 26860 |
| Cannock Chase | 90 | 6230 | 6140 |
| East Staffordshire | 18 | 8031 | 8013 |
| Lichfield | 6 | 6759 | 6753 |
| Newcastle under Lyme | 0 | 7449 | 7449 |
| South Staffordshire | 0 | 5232 | 5232 |
| Stafford | 959 | 9836 | 9271 |
| Staffordshire Moorlands | 565 | 5694 | 4735 |
| Tamworth | 0 | 4061 | 4061 |
| Staffordshire | 1638 | 53292 | 51654 |
| Stoke on Trent | 1425 | 37762 | 36337 |

| | Proposed sites to be de-allocated from Local Plans/Part 2 UDP's in period 2011 (number of dwellings) 2004 - 2011 | Total Capacity 2001-2026 | Total Capacity 2001-2026 minus deallocations |
|---------------------------------------|--|--------------------------|--|
| Sub-Regional Partnership Areas | | | |
| Birmingham | 0 | 78030 | 78030 |
| Black Country | 79 | 87226 | 87147 |
| Coventry, Solihull and Warwickshire | 1095 | 94310 | 93215 |
| Worcestershire | 0 | 41834 | 41834 |
| Herefordshire | 39 | 10649 | 10610 |
| Shropshire and Telford and Wrekin | 184 | 49002 | 48818 |
| Staffordshire and Stoke on Trent | 3063 | 91054 | 87991 |
| Sub-Regional Foci | | | |
| Burton upon Trent | 0 | 5322 | 5322 |
| Hereford | 0 | 3918 | 3918 |
| Rugby | 0 | 6767 | 6767 |
| Shrewsbury | 0 | 6126 | 6126 |
| Telford | 0 | 24735 | 24735 |
| Worcester | 0 | 3167 | 3167 |
| West Midlands Region | 4460 | 452105 | 447645 |

Table 5: Estimates of demolitions and replacement of housing on housing redevelopment sites

| | Demolitions | | | | Replacements | | | | Replacement Rate (%) | | | Replacement Rate Total % |
|------------------------------|--------------|--------------|-------------|-----------------|--------------|--------------|-------------|-----------------|----------------------|---------------|---------------|--------------------------|
| | 2004-2011 | 2011-2021 | 2021-2026 | Total 2004-2026 | 2004-2011 | 2011-2021 | 2021-2026 | Total 2004-2026 | 2004-2011 | 2011-2021 | 2021-2026 | |
| Birmingham | 13500 | 17500 | 8250 | 39250 | 13500 | 17500 | 8250 | 39250 | 100 | 100 | 100 | 100 |
| Dudley | 620 | 1550 | 3875 | 6045 | 650 | 1600 | 3550 | 5800 | 104.84 | 103.23 | 91.61 | 95.95 |
| Sandwell | 5299 | 7306 | 2805 | 15410 | 3447 | 4100 | 1800 | 9347 | 65.05 | 56.12 | 64.17 | 60.66 |
| Walsall | 1000 | 3000 | 1500 | 5500 | 500 | 3000 | 1500 | 5000 | 50 | 100 | 100 | 90.91 |
| Wolverhampton | 560 | 1900 | 950 | 3410 | 887 | 1260 | 750 | 2897 | 158.39 | 66.32 | 79 | 84.96 |
| Black Country | 7479 | 13756 | 9130 | 30365 | 5484 | 9960 | 7600 | 23044 | 73.33 | 72.40 | 83.24 | 75.89 |
| Coventry | 1260 | 4000 | 2000 | 7260 | 1630 | 6000 | 3000 | 10630 | 129.37 | 150 | 150 | 146.42 |
| Solihull | 210 | 1800 | 175 | 2185 | 420 | 2400 | 865 | 3685 | 200 | 133.33 | 494.29 | 168.65 |
| Coventry and Solihull | 1470 | 5800 | 2175 | 9445 | 2050 | 8400 | 3865 | 14315 | 139.46 | 144.83 | 177.70 | 151.56 |
| North Warwickshire | 67 | 200 | | 267 | 35 | 240 | | 275 | 52.24 | 120.00 | | 103.00 |
| Nuneaton and Bedworth | 21 | 30 | 15 | 66 | 439 | 0 | 0 | 439 | 2090.48 | 0 | 0 | 665.15 |
| Rugby | | | | | 0 | 0 | 0 | 0 | | | | |
| Stratford | 155 | 215 | 110 | 480 | 220 | 330 | 160 | 710 | 141.94 | 153.49 | 145.45 | 147.92 |
| Warwick | 77 | 110 | 55 | 242 | 238 | 330 | 165 | 733 | 309.09 | 300 | 300 | 302.89 |
| Warwickshire | 320 | 555 | 180 | 1055 | 932 | 900 | 325 | 2157 | 291.25 | 162.16 | 180.56 | 204.45 |
| Bromsgrove | 91 | 95 | 45 | 231 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Malvern Hills | 140 | 135 | 90 | 365 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Redditch | 23 | 33 | 33 | 89 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| City of Worcester | 0 | 150 | | 150 | 112 | 180 | | 292 | 11200 | 120.00 | | 11200 |
| Wychavon | 150 | 214 | 107 | 471 | 725 | 1036 | 518 | 2279 | 483.33 | 484.11 | 484.11 | 483.86 |
| Wyre Forest | 205 | 162 | 81 | 448 | 96 | 120 | 60 | 276 | 46.83 | 74.07 | 74.07 | 61.61 |
| Worcestershire | 609 | 789 | 356 | 1754 | 933 | 1336 | 578 | 2847 | 153.20 | 169.33 | 162.36 | 162.31 |
| Herefordshire | 200 | 400 | 200 | 800 | 420 | 450 | 225 | 1095 | 210.00 | 112.50 | 112.50 | 136.88 |
| Bridgnorth | 12 | 10 | | 22 | 24 | 18 | | 42 | 200 | 180 | | 190.91 |
| North Shropshire | 21 | 22 | 15 | 58 | 10 | 15 | 0 | 25 | 47.62 | 68.18 | 0 | 43.10 |
| Oswestry | 7 | 10 | 5 | 22 | 7 | 10 | 5 | 22 | 100 | 100 | 100 | 100 |
| Shrewsbury and Atcham | 35 | 50 | 25 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South Shropshire | 41 | 30 | 20 | 91 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shropshire | 116 | 122 | 65 | 303 | 41 | 43 | 5 | 89 | 35.34 | 35.25 | 7.69 | 29.37 |
| Telford and Wrekin | 556 | 184 | 76 | 816 | 403 | 50 | 25 | 478 | 72.48 | 27.17 | 32.89 | 58.58 |
| Cannock Chase | 120 | 102 | 0 | 222 | 150 | 150 | 0 | 300 | 125 | 147.06 | N/A | 135.14 |
| East Staffordshire | 100 | 200 | 100 | 400 | 115 | 200 | 100 | 415 | 115 | 100 | 100 | 103.75 |
| Lichfield | 14 | 20 | 7 | 41 | 315 | 450 | 200 | 965 | 2250 | 2250 | 2857.1 | 2353.66 |
| Newcastle under Lyme | 450 | 600 | 100 | 1150 | 180 | 600 | 100 | 880 | 40 | 100 | 100 | 76.52 |
| South Staffordshire | 105 | 120 | 25 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stafford | 35 | 100 | 50 | 185 | 175 | 150 | 75 | 400 | 500 | 150 | 150 | 216.22 |
| Staffordshire Moorlands | 20 | 35 | 20 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tamworth | 5 | 10 | 5 | 20 | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 |
| Staffordshire | 849 | 1187 | 307 | 2343 | 935 | 1550 | 475 | 2960 | 110.13 | 130.58 | 154.72 | 126.33 |
| Stoke on Trent | 3972 | 9560 | 203 | 13735 | 2270 | 5526 | 115 | 7911 | 57.15 | 57.80 | 56.65 | 57.60 |

| | Demolitions | | | | Replacements | | | | Replacement Rate (%) | | | Replace- ment Rate Total % |
|---|---------------|---------------|---------------|---------------------|----------------|----------------|---------------|---------------------|----------------------|----------------|---------------|-------------------------------------|
| | 2004- 2011 | 2011- 2021 | 2021- 2026 | Total 2004- 2026 | 2004 - 2011 | 2011 - 2021 | 2021- 2026 | Total 2004- 2026 | 2004 - 2011 | 2011 - 2021 | 2021- 2026 | |
| Sub-Regional Partnership Areas | | | | | | | | | | | | |
| Birmingham | 13500 | 17500 | 8250 | 39250 | 13500 | 17500 | 8250 | 39250 | 100 | 100 | 100 | 100 |
| Black Country Coventry, Solihull and Warwickshire | 7479 | 13756 | 9130 | 30365 | 5484 | 9960 | 7600 | 23044 | 73.33 | 72.40 | 83.24 | 75.89 |
| Worcestershire | 1790 | 6355 | 2355 | 10500 | 2982 | 9300 | 4190 | 16472 | 166.59 | 146.34 | 177.92 | 156.88 |
| Herefordshire | 609 | 789 | 356 | 1754 | 933 | 1336 | 578 | 2847 | 153.20 | 169.33 | 162.36 | 162.31 |
| Shropshire and Telford and Wrekin | 200 | 400 | 200 | 800 | 420 | 450 | 225 | 1095 | 210 | 112.50 | 112.50 | 136.88 |
| Staffordshire and Stoke on Trent | 672 | 306 | 141 | 1119 | 444 | 93 | 30 | 567 | 66.07 | 30.39 | 21.28 | 50.67 |
| | 4821 | 10747 | 510 | 16078 | 3205 | 7076 | 590 | 10871 | 66.48 | 65.84 | 115.69 | 67.61 |
| Sub-Regional Foci | | | | | | | | | | | | |
| Burton upon Trent | 0 | 160 | 70 | 230 | 0 | 150 | 70 | 220 | N/A | 93.75 | 100 | 95.65 |
| Hereford | 60 | 100 | 55 | 215 | 167 | 150 | 80 | 397 | 278.33 | 150 | 145.45 | 184.65 |
| Rugby | | | | | 0 | 0 | 0 | 0 | | | | |
| Shrewsbury | 25 | 35 | 20 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Telford | 541 | 133 | 66 | 740 | 391 | 43 | 21 | 455 | 72.27 | 32.33 | 31.82 | 61.49 |
| Worcester | 0 | | | 0 | 112 | | | 112 | 11200 | | | 11200 |
| West Midlands Region | 29071 | 49853 | 20942 | 99866 | 26968 | 45715 | 21463 | 94146 | 92.77 | 91.70 | 102.49 | 94.27 |
| West Mids – Stoke | 25099 | 40293 | 20739 | 86131 | 24698 | 40189 | 21348 | 86235 | 98.40 | 99.74 | 102.94 | 100.12 |
| MUAs | 26766 | 47066 | 19783 | 93615 | 23359 | 41461 | 19670 | 84490 | 87.27 | 88.09 | 99.43 | 90.25 |
| Other Areas | 2305 | 2787 | 1159 | 6251 | 3609 | 4254 | 1793 | 9656 | 156.57 | 152.64 | 154.70 | 154.47 |

Table 6: Assumptions on average densities used to estimate capacity

| | Average Densities per Hectare Assumed up to 2011 | | | | | | | | | Average Densities per Hectare 2011-2021 | | | | Average Densities per Hectare 2021-2026 | | | |
|------------------------------|--|--|--|------------------------------|----------------------------|--------------------------------|-------------------------------------|------------------------------------|--------------------------|---|-------------------------------------|------------------------------------|-------------------------|---|-------------------------------------|------------------------------------|-------------------------|
| | Average Densities on Recent Completions | Sites Under Construction & with Full Planning Permission | Sites with Outline Planning Permission | Sites in Adopted Local Plans | Sites in Draft Local Plans | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average Up To 2011 | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average 2011-2021 | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average 2021-2026 |
| Birmingham | 51 | 64 | 45 | 33 | 33 | 40 | 45 | 50 | 45.13 | 40 | 45 | 45 | 43.33 | 40 | 40 | 40 | 40 |
| Dudley | 45 | 37 | 29 | N/A | 28 | 35 | N/A | N/A | 34.8 | 35 | N/A | 35 | 35 | 35 | N/A | 35 | 35 |
| Sandwell | 34 | 48 | 34 | 42 | N/A | 49 | 48 | 40 | 42 | 49 | 48 | 40 | 46 | 49 | 48 | 40 | 46 |
| Walsall | 36 | 33 | 30 | 34 | 30 | 35 | 35 | 35 | 33.5 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Wolverhampton | | | 45 | 40 | 45 | | N/A | | 43 | | N/A | 40 | 40 | | | 40 | 40 |
| Black Country | 38.4 | 40.8 | 34.6 | 38.8 | 34.3 | 39.5 | 41.5 | 38.4 | 38.4 | 39.7 | 41.5 | 37.5 | 38.9 | 39.7 | 41.5 | 37.5 | 39.56 |
| Coventry | 37 | 40 | 40 | 40 | N/A | 40 | N/A | 40 | 39.5 | 40 | N/A | 40 | 40 | 40 | 45 | 40 | 41.67 |
| Solihull | 28 | 42 | 37 | N/A | 36 | 45 | 45 | N/A | 38.83 | 45 | 45 | 50 | 46.67 | 45 | 45 | 45 | 45 |
| Coventry and Solihull | 32.5 | 41 | 38.5 | 40 | 36 | 42.5 | 45 | 40 | 39.44 | 42.5 | 45 | 45 | 44.17 | 42.5 | 45 | 42.5 | 43.33 |
| North Warwickshire | 25 | 27 | 26 | 43 | 39 | | | | 32 | 30 | 30 | 30 | 30 | | | | |
| Nuneaton and Bedworth | 29 | 30 | 24 | 35 | 35 | 35 | 35 | N/A | 31.86 | N/A | 35 | N/A | 35 | N/A | N/A | N/A | N/A |
| Rugby | 42 | 46 | 35 | N/A | 45 | N/A | N/A | 40 | | N/A | N/A | N/A | | N/A | N/A | N/A | |
| Stratford | 25 | 21 | 22 | 25 | 36 | | | N/A | 25.8 | | | N/A | | | | | N/A |
| Warwick | 27 | 23 | 41 | N/A | 50 | 45 | 45 | N/A | 38.5 | 45 | 45 | N/A | 45 | 45 | 45 | N/A | 45 |
| Warwickshire | 29.6 | 29.4 | 29.6 | 34.33 | 41 | 40 | 40 | 40 | 35.49 | 37.5 | 36.7 | 30 | 34.7 | 45 | 45 | N/A | 45 |
| Bromsgrove | 29 | 35 | 35 | 30 | N/A | N/A | | 35 | 33 | N/A | | N/A | N/A | N/A | | N/A | N/A |
| Malvern Hills | 30 | 30 | 30 | N/A | 30 | N/A | 30 | N/A | 30 | N/A | 30 | N/A | 30 | N/A | N/A | N/A | N/A |
| Redditch | 30 | 36 | 26 | 30 | 35 | N/A | 30 | 50 | 34 | N/A | 30 | N/A | 30 | N/A | 30 | 30 | 30 |
| City of Worcester | 40 | 64 | 28 | 36 | N/A | 35 | 290 | N/A | 82 | 35 | 35 | 35 | 35 | | | | |
| Wychavon | 39 | 37 | 33 | N/A | 48 | 39 | 50 | 43 | 41 | 40 | 50 | 43 | 44 | 40 | 50 | 43 | 44 |
| Wyre Forest | 44 | 28 | 24 | 75 | 47 | 33 | 30 | 87 | 46 | 33 | 30 | 50 | 38 | 33 | 30 | 50 | 38 |
| Worcestershire | 35.4 | 38.3 | 29.4 | 42.8 | 40.0 | 35.8 | 85.9 | 53.7 | 45.15 | 36 | 35 | 43 | 37.79 | 36 | 37 | 41 | 37.94 |
| Herefordshire | 17.5 | 14 | 20 | 30 | 30 | 30 | 30 | N/A | 24.5 | 30 | 30 | N/A | 30 | 40 | 40 | N/A | 40 |
| Bridgnorth | 36 | 22 | 10 | 21 | 30 | 30 | 30 | 30 | 26 | 30 | 30 | 30 | 30 | | | | |
| North Shropshire | 20 | 26 | 19 | 21 | 21 | 30 | 30 | 30 | 25 | 30 | 30 | 30 | 30 | N/A | 30 | 30 | 30 |
| Oswestry | 21 | 20 | 21 | 17 | N/A | 30 | 39 | 37 | 26 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| Shrewsbury and Atcham | 27 | 55 | 55 | 30 | N/A | N/A | 40 | 40 | 41 | N/A | 40 | 40 | 40 | N/A | 40 | 40 | 40 |
| South Shropshire | 20 | 20 | 30 | 11 | 40 | N/A | N/A | N/A | 24 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Shropshire | 24.7 | 28.6 | 27.08 | 20 | 30.3 | 30 | 34.75 | 34.25 | 28.71 | 30 | 32.5 | 32.5 | 31.67 | 30 | 33.33 | 33.33 | 32.22 |
| Telford and Wrekin | 22.37 | 26.25 | 16.91 | 30.23 | 30 | 27 | 30 | 35 | 27.22 | 30 | 30 | N/A | 30 | 30 | 30 | N/A | 30 |
| Cannock Chase | 44 | 50 | 34 | 25 | 35 | 30 | 30 | N/A | 35 | 35 | N/A | 35 | 35 | N/A | N/A | 35 | 35 |
| East Staffordshire | 26 | 26 | 21 | 18 | 42 | 35 | 40 | 40 | 31 | 35 | 45 | 45 | 42 | 35 | 45 | 45 | 42 |
| Lichfield | 32 | 32 | 35 | 20 | 35 | 30 | N/A | N/A | 31 | 35 | N/A | N/A | 35 | 35 | N/A | N/A | 35 |
| Newcastle under Lyme | 21 | 27 | 29 | N/A | N/A | 30 | 200 | 30 | 56 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| South Staffordshire | 25 | 28 | 28 | N/A | 30 | N/A | 30 | 30 | 28 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Stafford | 35 | 35 | 35 | 35 | N/A | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Staffordshire Moorlands | 30 | 30 | 30 | 25 | 30 | N/A | 30 | 40 | 31 | N/A | N/A | 40 | 40 | N/A | N/A | N/A | N/A |
| Tamworth | 33 | 37 | 32 | 36 | 35 | N/A | 37 | 45 | 36 | N/A | 37 | 37 | 37 | N/A | N/A | N/A | N/A |
| Staffordshire | 30.8 | 33.1 | 30.4 | 26.5 | 34.5 | 32.0 | 57.4 | 36.7 | 35.17 | 34.0 | 36.8 | 37.0 | 35.92 | 33.8 | 36.7 | 36.3 | 35.56 |
| Stoke on Trent | 29 | 41.7 | 33 | 29 | N/A | 40 | 40 | 40 | 36.10 | 40 | N/A | 45 | 42.50 | 40 | N/A | 45 | 42.50 |

| | Average Densities per Hectare Assumed up to 2011 | | | | | | | | | Average Densities per Hectare 2011-2021 | | | Average Densities per Hectare 2021-2026 | | | | |
|---|--|--|--|------------------------------|----------------------------|--------------------------------|-------------------------------------|------------------------------------|--------------------------|---|-------------------------------------|------------------------------------|---|--------------------------------|-------------------------------------|------------------------------------|-------------------------|
| | Average Densities on Recent Completions | Sites Under Construction & with Full Planning Permission | Sites with Outline Planning Permission | Sites in Adopted Local Plans | Sites in Draft Local Plans | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average Up To 2011 | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average 2011-2021 | Redevelopment of Housing Sites | Derelict, Vacant and Underused Land | Reuse of Existing Employment Sites | Total Average 2021-2026 |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | |
| Birmingham | 51 | 64 | 45 | 33 | 33 | 40 | 45 | 50 | 45.13 | 40 | 45 | 45 | 43.33 | 40 | 40 | 40 | 40 |
| Black Country Coventry, Solihull and Warwickshire | 38.4 | 40.8 | 34.6 | 38.8 | 34 | 39.5 | 41.5 | 38.4 | 38.30 | 39.7 | 41.5 | 37.5 | 39.56 | 39.7 | 41.5 | 37.5 | 39.56 |
| Worcestershire | 28.5 | 30.5 | 31.7 | 35.8 | 39.2 | 41.3 | 41.7 | 40 | 36.07 | 40.0 | 38.8 | 40.0 | 39.58 | 43.3 | 45 | 42.5 | 43.61 |
| Herefordshire | 35.4 | 38.3 | 29.4 | 42.8 | 40.0 | 36 | 85.9 | 53.7 | 45.15 | 36 | 35 | 43 | 37.79 | 36 | 37 | 41 | 37.94 |
| Shropshire and Telford and Wrekin | 17.5 | 14 | 20 | 30 | 30 | 30 | 30 | N/A | 24.5 | 30 | 19 | 282 | 110.33 | 204 | 178 | 14 | 132 |
| Staffordshire and Stoke on Trent | 24.3 | 28.2 | 25.4 | 21.7 | 30.3 | 29.3 | 33.8 | 34.4 | 28.41 | 30 | 32 | 32.5 | 31.5 | 30 | 32.5 | 33.3 | 31.94 |
| | 30.6 | 34.0 | 30.7 | 26.9 | 34.5 | 33.3 | 55.3 | 37.1 | 35.30 | 35.0 | 36.8 | 38.1 | 36.6 | 35.0 | 36.7 | 38.0 | 36.56 |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 26 | 26 | 21 | 18 | 42 | 35 | 40 | 40 | 31 | 35 | 45 | 45 | 41.67 | 35 | 45 | 45 | 41.67 |
| Hereford | 17.5 | 14 | 20 | 30 | 30 | 30 | 30 | N/A | 24.5 | 30 | 30 | N/A | 30 | 40 | 40 | N/A | 40 |
| Rugby | 42 | 46 | 35 | N/A | 45 | N/A | N/A | N/A | 42 | N/A | N/A | N/A | | N/A | N/A | N/A | |
| Shrewsbury | 27 | 55 | 55 | 30 | N/A | N/A | 40 | 40 | 41.17 | N/A | 40 | 40 | 40 | N/A | 40 | 40 | 40 |
| Telford | 22.37 | 26.25 | 16.91 | 30.23 | 30 | 27 | 30 | 35 | 27.22 | 30 | 30 | N/A | 30 | 30 | 30 | N/A | 30 |
| Worcester | 40.22 | 64.1 | 28.3 | 36.1 | N/A | 35 | 289.6 | N/A | 82.22 | | | | | 30 | | | 30 |
| West Midlands Region | 31.21 | 34.58 | 30.39 | 31.22 | 35.8 | 35.36 | 52.94 | 40.54 | 36.51 | 35.75 | 36.14 | 38.16 | 37 | 37.44 | 38.12 | 38.21 | 37.92 |

Table 7: Potential supply by whether on previously developed land or on greenfield sites

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | |
|------------------------------|-----------------------|-------------|---------------------------|--------------|---------------------------|--------------|--------------------------|--------------|--------------------------|--------------|--------------------------|--------------|--------------|-----------|
| | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Total | % PDL |
| Birmingham | 1193 | 7642 | 555 | 12376 | 68 | 20631 | 0 | 24340 | 0 | 11225 | 1816 | 76214 | 78030 | 98 |
| Dudley | 102 | 1259 | 32 | 1798 | 0 | 5176 | 0 | 7978 | 0 | 5280 | 134 | 21491 | 21625 | 99 |
| Sandwell | 3 | 2643 | 179 | 6974 | 331 | 5709 | 0 | 7820 | 0 | 4115 | 513 | 27261 | 27774 | 98 |
| Walsall | 270 | 1083 | 231 | 2762 | 12 | 3423 | 0 | 8000 | 0 | 4000 | 513 | 19268 | 19781 | 97 |
| Wolverhampton | 25 | 1324 | 78 | 2201 | 0 | 4758 | 0 | 6660 | 0 | 3000 | 103 | 17943 | 18046 | 99 |
| Black Country | 400 | 6309 | 520 | 13735 | 343 | 19066 | 0 | 30458 | 0 | 16395 | 1263 | 85963 | 87226 | 99 |
| Coventry | 231 | 2350 | 1129 | 2507 | 0 | 9740 | 0 | 16200 | 0 | 8100 | 1360 | 38897 | 40257 | 97 |
| Solihull | 699 | 875 | 895 | 1683 | 34 | 803 | 550 | 4110 | 225 | 1500 | 2403 | 8971 | 11374 | 79 |
| Coventry and Solihull | 930 | 3225 | 2024 | 4190 | 34 | 10543 | 550 | 20310 | 225 | 9600 | 3763 | 47868 | 51631 | 93 |
| North Warwickshire | 45 | 457 | 142 | 483 | 62 | 819 | 70 | 1430 | | | 319 | 3189 | 3508 | 91 |
| Nuneaton and Bedworth | 512 | 1268 | 1005 | 1589 | 1913 | 2686 | 0 | 1727 | 0 | 505 | 3430 | 7775 | 11205 | 69 |
| Rugby | 993 | 253 | 2945 | 618 | 126 | 1773 | 90 | 726 | 355 | 115 | 4509 | 3485 | 7994 | 44 |
| Stratford | 645 | 1072 | 1784 | 943 | 730 | 1355 | 100 | 970 | 50 | 480 | 3309 | 4820 | 8129 | 59 |
| Warwick | 1339 | 1239 | 886 | 2088 | 7 | 2189 | 10 | 2760 | 5 | 1320 | 2247 | 9596 | 11843 | 81 |
| Warwickshire | 3534 | 4289 | 6762 | 5721 | 2838 | 8822 | 270 | 7613 | 410 | 2420 | 13814 | 28865 | 42679 | 68 |
| Bromsgrove | 244 | 1287 | 71 | 1170 | 105 | 1027 | 4253 | 1772 | 125 | 449 | 4798 | 5705 | 10503 | 54 |
| Malvern Hills | 154 | 545 | 123 | 537 | 321 | 1682 | 370 | 890 | 160 | 103 | 1128 | 3757 | 4885 | 77 |
| Redditch | 448 | 488 | 215 | 849 | 528 | 308 | 2252 | 158 | 396 | 158 | 3839 | 1961 | 5800 | 34 |
| City of Worcester | 157 | 466 | 267 | 1691 | 0 | 586 | 0 | 1130 | | | 424 | 3873 | 4297 | 90 |
| Wychavon | 459 | 862 | 343 | 1006 | 107 | 1695 | 3222 | 1648 | 36 | 787 | 4167 | 5998 | 10165 | 59 |
| Wyre Forest | 232 | 738 | 239 | 1440 | 42 | 826 | 532 | 1516 | 26 | 593 | 1071 | 5113 | 6184 | 83 |
| Worcestershire | 1694 | 4386 | 1258 | 6693 | 1103 | 6124 | 10629 | 7114 | 743 | 2090 | 15427 | 26407 | 41834 | 63 |
| Herefordshire | 651 | 1186 | 506 | 1245 | 1044 | 2602 | 450 | 2050 | 100 | 815 | 2751 | 7898 | 10649 | 74 |
| Bridgnorth | 209 | 252 | 326 | 317 | 1455 | 180 | 1385 | 212 | | | 3375 | 961 | 4336 | 22 |
| North Shropshire | 282 | 413 | 246 | 516 | 882 | 569 | 30 | 645 | 15 | 315 | 1455 | 2458 | 3913 | 63 |
| Oswestry | 356 | 281 | 872 | 361 | 35 | 609 | 20 | 262 | 10 | 122 | 1293 | 1635 | 2928 | 56 |
| Shrewsbury and Atcham | 218 | 436 | 330 | 1474 | 71 | 1722 | 93 | 1959 | 104 | 1637 | 816 | 7228 | 8044 | 90 |
| South Shropshire | 539 | 331 | 468 | 340 | 140 | 463 | 300 | 250 | 20 | 70 | 1467 | 1454 | 2921 | 50 |
| Shropshire | 1604 | 1713 | 2242 | 3008 | 2583 | 3543 | 1828 | 3328 | 149 | 2144 | 8406 | 13736 | 22142 | 62 |
| Telford and Wrekin | 829 | 1287 | 928 | 1414 | 1183 | 7976 | 746 | 5684 | 3515 | 3298 | 7201 | 19659 | 26860 | 73 |
| Cannock Chase | 552 | 874 | 742 | 974 | 1662 | 636 | 0 | 440 | 0 | 350 | 2956 | 3274 | 6230 | 53 |
| East Staffordshire | 384 | 407 | 472 | 983 | 70 | 2520 | 50 | 2080 | 25 | 1040 | 1001 | 7030 | 8031 | 88 |
| Lichfield | 707 | 1001 | 1095 | 1473 | 235 | 1223 | 200 | 550 | 50 | 225 | 2287 | 4472 | 6759 | 66 |
| Newcastle under Lyme | 197 | 467 | 523 | 1032 | 10 | 720 | 100 | 3050 | 50 | 1300 | 880 | 6569 | 7449 | 88 |
| South Staffordshire | 364 | 442 | 351 | 704 | 1295 | 1460 | 235 | 295 | 46 | 40 | 2291 | 2941 | 5232 | 56 |
| Stafford | 975 | 879 | 1285 | 1250 | 546 | 1736 | 510 | 1600 | 255 | 800 | 3571 | 6265 | 9836 | 64 |
| Staffordshire Moorlands | 334 | 305 | 1099 | 1069 | 52 | 1322 | 892 | 466 | 0 | 155 | 2377 | 3317 | 5694 | 58 |
| Tamworth | 4 | 561 | 17 | 1049 | 1374 | 531 | 0 | 500 | 0 | 25 | 1395 | 2666 | 4061 | 66 |
| Staffordshire | 3517 | 4936 | 5584 | 8534 | 5244 | 10148 | 1987 | 8981 | 426 | 3935 | 16758 | 36534 | 53292 | 69 |
| Stoke on Trent | 687 | 1385 | 1080 | 3458 | 0 | 17474 | 0 | 11016 | 0 | 2662 | 1767 | 35995 | 37762 | 95 |

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | |
|---------------------------------------|-----------------------|--------------|---------------------------|--------------|---------------------------|---------------|--------------------------|---------------|--------------------------|--------------|--------------------------|---------------|---------------|-----------|
| | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Greenfield | PDL | Total | % PDL |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | |
| Birmingham | 1193 | 7642 | 555 | 12376 | 68 | 20631 | 0 | 24340 | 0 | 11225 | 1816 | 76214 | 78030 | 98 |
| Black Country | 400 | 6309 | 520 | 13735 | 343 | 19066 | 0 | 30458 | 0 | 16395 | 1263 | 85963 | 87226 | 99 |
| Coventry, Solihull and Warwickshire | 4464 | 7514 | 8786 | 9911 | 2872 | 19365 | 820 | 27923 | 635 | 12020 | 17577 | 76733 | 94310 | 81 |
| Worcestershire | 1694 | 4386 | 1258 | 6693 | 1103 | 6124 | 10629 | 7114 | 743 | 2090 | 15427 | 26407 | 41834 | 63 |
| Herefordshire | 651 | 1186 | 506 | 1245 | 1044 | 2602 | 450 | 2050 | 100 | 815 | 2751 | 7898 | 10649 | 74 |
| Shropshire and Telford and Wrekin | 2433 | 3000 | 3170 | 4422 | 3766 | 11519 | 2574 | 9012 | 3664 | 5442 | 15607 | 33395 | 49002 | 68 |
| Staffordshire and Stoke on Trent | 4204 | 6321 | 6664 | 11992 | 5244 | 27622 | 1987 | 19997 | 426 | 6597 | 18525 | 72529 | 91054 | 80 |
| Sub-Regional Foci | | | | | | | | | | | | | | |
| Burton upon Trent | 152 | 275 | 180 | 679 | 0 | 1586 | 0 | 1630 | 200 | 620 | 532 | 4790 | 5322 | 90 |
| Hereford | 172 | 465 | 9 | 543 | 395 | 1204 | 50 | 800 | 0 | 280 | 626 | 3292 | 3918 | 84 |
| Rugby | 919 | 115 | 2578 | 396 | 126 | 1482 | 90 | 636 | 355 | 70 | 4068 | 2699 | 6767 | 40 |
| Shrewsbury | 76 | 346 | 65 | 1242 | 71 | 1318 | 68 | 1545 | 104 | 1291 | 384 | 5742 | 6126 | 94 |
| Telford | 719 | 1215 | 915 | 1297 | 826 | 7496 | 311 | 5300 | 3485 | 3171 | 6256 | 18479 | 24735 | 75 |
| Worcester | 157 | 466 | 267 | 1691 | 0 | 586 | | | | | 424 | 2743 | 3167 | 87 |
| West Midlands Region | 15039 | 36358 | 21459 | 60374 | 14440 | 106929 | 16460 | 120894 | 5568 | 54584 | 72966 | 379139 | 452105 | 84 |
| MUAs | 2670 | 18586 | 3840 | 34332 | 436 | 68261 | 350 | 87949 | 175 | 40740 | 7471 | 249868 | 257339 | 97 |
| Other Areas | 12369 | 17772 | 17619 | 26042 | 14004 | 38668 | 16110 | 32945 | 5393 | 13844 | 65495 | 129271 | 194766 | 66 |

Table 8: Potential supply by whether in urban or rural areas

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | |
|-------------------------------------|--------------------------|-------------|------------------------------|-------------|------------------------------|-------------|-----------------------------|-------------|--------------------------------|------------|--------------------------|--------------|--------------|------------|
| | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Total | % Urban |
| <i>Birmingham</i> | 8835 | 0 | 12931 | 0 | 20699 | 0 | 24340 | 0 | 11225 | 0 | 78030 | 0 | 78030 | 100 |
| Dudley | 1361 | 0 | 1830 | 0 | 5176 | 0 | 7978 | 0 | 5280 | 0 | 21625 | 0 | 21625 | 100 |
| Sandwell | 2646 | 0 | 7153 | 0 | 6040 | 0 | 7820 | 0 | 4115 | 0 | 27774 | 0 | 27774 | 100 |
| Walsall | 1353 | 0 | 2993 | 0 | 3435 | 0 | 8000 | 0 | 4000 | 0 | 19781 | 0 | 19781 | 100 |
| Wolverhampton | 1349 | 0 | 2279 | 0 | 4758 | 0 | 6660 | 0 | 3000 | 0 | 18046 | 0 | 18046 | 100 |
| <i>Black Country</i> | 6709 | 0 | 14255 | 0 | 19409 | 0 | 30458 | 0 | 16395 | 0 | 87226 | 0 | 87226 | 100 |
| Coventry | 2581 | 0 | 3636 | 0 | 9740 | 0 | 16200 | 0 | 8100 | 0 | 40257 | 0 | 40257 | 100 |
| Solihull | 736 | 838 | 1603 | 975 | 789 | 48 | 4175 | 485 | 1638 | 87 | 8941 | 2433 | 11374 | 79 |
| <i>Coventry and Solihull</i> | 3317 | 838 | 5239 | 975 | 10529 | 48 | 20375 | 485 | 9738 | 87 | 49198 | 2433 | 51631 | 95 |
| North Warwickshire | 201 | 301 | 244 | 381 | 745 | 136 | 1078 | 422 | | | 2268 | 1240 | 3508 | 65 |
| Nuneaton and Bedworth | 1780 | 0 | 2592 | 2 | 4599 | 0 | 1727 | 0 | 505 | 0 | 11203 | 2 | 11205 | 100 |
| Rugby | 1034 | 212 | 2974 | 589 | 1713 | 186 | 726 | 90 | 425 | 45 | 6872 | 1122 | 7994 | 86 |
| Stratford | 1141 | 576 | 2246 | 481 | 1745 | 340 | 580 | 490 | 280 | 250 | 5992 | 2137 | 8129 | 74 |
| Warwick | 2290 | 288 | 2729 | 245 | 2147 | 49 | 2710 | 60 | 1295 | 30 | 11171 | 672 | 11843 | 94 |
| <i>Warwickshire</i> | 6446 | 1377 | 10785 | 1698 | 10949 | 711 | 6821 | 1062 | 2505 | 325 | 37506 | 5173 | 42679 | 88 |
| Bromsgrove | 1110 | 421 | 758 | 483 | 324 | 808 | 3853 | 2172 | 442 | 132 | 6487 | 4016 | 10503 | 62 |
| Malvern Hills | 304 | 395 | 267 | 393 | 1096 | 907 | 450 | 810 | 89 | 174 | 2206 | 2679 | 4885 | 45 |
| Redditch | 881 | 55 | 890 | 174 | 824 | 12 | 2398 | 12 | 542 | 12 | 5535 | 265 | 5800 | 95 |
| City of Worcester | 623 | 0 | 1958 | 0 | 586 | 0 | 1130 | 0 | | | 4297 | 0 | 4297 | 100 |
| Wychavon | 769 | 552 | 593 | 756 | 1282 | 520 | 3172 | 1698 | 482 | 341 | 6298 | 3867 | 10165 | 62 |
| Wyre Forest | 808 | 162 | 1534 | 145 | 744 | 124 | 1449 | 599 | 560 | 59 | 5095 | 1089 | 6184 | 82 |
| <i>Worcestershire</i> | 4495 | 1585 | 6000 | 1951 | 4856 | 2371 | 12452 | 5291 | 2115 | 718 | 29918 | 11916 | 41834 | 72 |
| <i>Herefordshire</i> | 1081 | 756 | 877 | 874 | 2790 | 856 | 1400 | 1100 | 485 | 430 | 6633 | 4016 | 10649 | 62 |
| Bridgnorth | 165 | 296 | 117 | 526 | 997 | 638 | 1309 | 288 | | | 2588 | 1748 | 4336 | 60 |
| North Shropshire | 413 | 282 | 424 | 338 | 892 | 559 | 395 | 280 | 190 | 140 | 2314 | 1599 | 3913 | 59 |
| Oswestry | 345 | 292 | 594 | 639 | 423 | 221 | 166 | 116 | 78 | 54 | 1606 | 1322 | 2928 | 55 |
| Shrewsbury and Atcham | 422 | 232 | 1307 | 497 | 1389 | 404 | 1616 | 436 | 1395 | 346 | 6129 | 1915 | 8044 | 76 |
| South Shropshire | 506 | 364 | 493 | 315 | 535 | 68 | 500 | 50 | 70 | 20 | 2104 | 817 | 2921 | 72 |
| <i>Shropshire</i> | 1851 | 1466 | 2935 | 2315 | 4236 | 1890 | 3986 | 1170 | 1733 | 560 | 14741 | 7401 | 22142 | 67 |
| <i>Telford and Wrekin</i> | 2031 | 85 | 2250 | 92 | 8825 | 334 | 6060 | 370 | 6670 | 143 | 25836 | 1024 | 26860 | 96 |
| Cannock Chase | 1417 | 9 | 1610 | 106 | 621 | 1677 | 440 | 0 | 350 | 0 | 4438 | 1792 | 6230 | 71 |
| East Staffordshire | 575 | 216 | 1001 | 454 | 2485 | 105 | 2030 | 100 | 1015 | 50 | 7106 | 925 | 8031 | 88 |
| Lichfield | 1194 | 514 | 2024 | 544 | 1223 | 235 | 415 | 335 | 170 | 105 | 5026 | 1733 | 6759 | 74 |
| Newcastle under Lyme | 535 | 271 | 1352 | 203 | 720 | 10 | 2800 | 350 | 1250 | 100 | 6657 | 934 | 7591 | 88 |
| South Staffordshire | 467 | 339 | 321 | 734 | 915 | 1840 | 45 | 485 | 9 | 77 | 1757 | 3475 | 5232 | 34 |
| Stafford | 1246 | 608 | 1901 | 634 | 1526 | 756 | 1400 | 710 | 700 | 355 | 6773 | 3063 | 9836 | 69 |
| Staffordshire Moorlands | 369 | 270 | 1533 | 635 | 851 | 523 | 1202 | 156 | 110 | 45 | 4065 | 1629 | 5694 | 71 |
| Tamworth | 565 | 0 | 1066 | 0 | 1905 | 0 | 500 | 0 | 25 | 0 | 4061 | 0 | 4061 | 100 |
| <i>Staffordshire</i> | 6226 | 2227 | 10808 | 3310 | 10246 | 5146 | 8832 | 2136 | 3629 | 732 | 39741 | 13551 | 53292 | 75 |
| <i>Stoke on Trent</i> | 2072 | 0 | 4538 | 0 | 17474 | 0 | 11016 | 0 | 2662 | 0 | 37762 | 0 | 37762 | 100 |

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | |
|---|--------------------------|-------------|------------------------------|--------------|------------------------------|--------------|-----------------------------|--------------|--------------------------------|-------------|--------------------------|--------------|---------------|------------|
| | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Urban | Rural | Total | % Urban |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | |
| Birmingham | 8835 | 0 | 12931 | 0 | 20699 | 0 | 24340 | 0 | 11225 | 0 | 78030 | 0 | 78030 | 100 |
| Black Country Coventry, Solihull and Warwickshire | 6709 | 0 | 14255 | 0 | 19409 | 0 | 30458 | 0 | 16395 | 0 | 87226 | 0 | 87226 | 100 |
| Worcestershire | 9763 | 2215 | 16024 | 2673 | 21478 | 759 | 27196 | 1547 | 12243 | 412 | 86704 | 7606 | 94310 | 92 |
| Herefordshire | 4495 | 1585 | 6000 | 1951 | 4856 | 2371 | 12452 | 5291 | 2115 | 718 | 29918 | 11916 | 41834 | 72 |
| Shropshire and Telford and Wrekin | 1081 | 756 | 877 | 874 | 2790 | 856 | 1400 | 1100 | 485 | 430 | 6633 | 4016 | 10649 | 62 |
| Staffordshire and Stoke on Trent | 3882 | 1551 | 5185 | 2407 | 13051 | 2234 | 10046 | 1540 | 8403 | 703 | 40567 | 8435 | 49002 | 83 |
| | 8298 | 2227 | 15346 | 3310 | 27720 | 5146 | 19848 | 2136 | 6291 | 732 | 77503 | 13551 | 91054 | 85 |
| Sub-Regional Foci | | | | | | | | | | | | | | |
| Burton upon Trent | 427 | 0 | 859 | 0 | 1586 | 0 | 1630 | 0 | 820 | 0 | 5322 | 0 | 5322 | 100 |
| Hereford | 637 | 0 | 552 | 0 | 1599 | 0 | 850 | 0 | 280 | 0 | 3918 | 0 | 3918 | 100 |
| Rugby | 1034 | 0 | 2974 | 0 | 1608 | 0 | 726 | 0 | 425 | 0 | 6767 | 0 | 6767 | 100 |
| Shrewsbury | 422 | 0 | 1307 | 0 | 1389 | 0 | 1613 | 0 | 1395 | 0 | 6126 | 0 | 6126 | 100 |
| Telford | 1934 | 0 | 2212 | 0 | 8322 | 0 | 5611 | 0 | 6656 | 0 | 24735 | 0 | 24735 | 100 |
| Worcester | 623 | 0 | 1958 | 0 | 586 | 0 | | 0 | | 0 | 3167 | 0 | 3167 | 100 |
| West Midlands Region | 43063 | 8334 | 70618 | 11215 | 110013 | 11356 | 125740 | 11614 | 57157 | 2995 | 406591 | 45514 | 452105 | 90 |
| MUAs | 21256 | 0 | 38172 | 0 | 68697 | 0 | 88299 | 0 | 40915 | 0 | 257339 | 0 | 257339 | 100 |
| Other Areas | 21807 | 8334 | 32446 | 11215 | 41316 | 11356 | 37441 | 11614 | 16242 | 2995 | 149252 | 45514 | 194766 | 77 |

Table 9: Potential supply on previously developed land by whether in urban or rural areas

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Urban PDL of Total PDL |
|------------------------------|-----------------------|-------------|-------------|---------------------------|-------------|--------------|---------------------------|-------------|--------------|--------------------------|-------------|--------------|--------------------------|------------|--------------|--------------------------|-------------|--------------|--------------------------|
| | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | |
| Birmingham | 7642 | 0 | 7642 | 12376 | 0 | 12376 | 20631 | 0 | 20631 | 24340 | 0 | 24340 | 11225 | 0 | 11225 | 76214 | 0 | 76214 | 100 |
| Dudley | 1259 | 0 | 1259 | 1798 | 0 | 1798 | 5176 | 0 | 5176 | 7978 | 0 | 7978 | 5280 | 0 | 5280 | 21491 | 0 | 21491 | 100 |
| Sandwell | 2643 | 0 | 2643 | 6974 | 0 | 6974 | 5709 | 0 | 5709 | 7820 | 0 | 7820 | 4115 | 0 | 4115 | 27261 | 0 | 27261 | 100 |
| Walsall | 1083 | 0 | 1083 | 2762 | 0 | 2762 | 3423 | 0 | 3423 | 8000 | 0 | 8000 | 4000 | 0 | 4000 | 19268 | 0 | 19268 | 100 |
| Wolverhampton | 1324 | 0 | 1324 | 2201 | 0 | 2201 | 4758 | 0 | 4758 | 6660 | 0 | 6660 | 3000 | 0 | 3000 | 17943 | 0 | 17943 | 100 |
| Black Country | 6309 | 0 | 6309 | 13735 | 0 | 13735 | 19066 | 0 | 19066 | 30458 | 0 | 30458 | 16395 | 0 | 16395 | 85963 | 0 | 85963 | 100 |
| Coventry | 2350 | 0 | 2350 | 2507 | 0 | 2507 | 9740 | 0 | 9740 | 16200 | 0 | 16200 | 8100 | 0 | 8100 | 38897 | 0 | 38897 | 100 |
| Solihull | 632 | 243 | 875 | 1497 | 186 | 1683 | 757 | 46 | 803 | 3675 | 435 | 4110 | 1413 | 87 | 1500 | 7974 | 997 | 8971 | 89 |
| Coventry and Solihull | 2982 | 243 | 3225 | 4004 | 186 | 4190 | 10497 | 46 | 10543 | 19875 | 435 | 20310 | 9513 | 87 | 9600 | 46871 | 997 | 47868 | 98 |
| North Warwickshire | 201 | 256 | 457 | 243 | 240 | 483 | 725 | 94 | 819 | 1028 | 402 | 1430 | | | | 2197 | 992 | 3189 | 69 |
| Nuneaton and Bedworth | 1268 | 0 | 1268 | 1588 | 1 | 1589 | 2686 | 0 | 2686 | 1727 | 0 | 1727 | 505 | 0 | 505 | 7774 | 1 | 7775 | 100 |
| Rugby | 115 | 138 | 253 | 396 | 222 | 618 | 1587 | 186 | 1773 | 636 | 90 | 726 | 70 | 45 | 115 | 2804 | 681 | 3485 | 80 |
| Stratford | 776 | 296 | 1072 | 735 | 208 | 943 | 1085 | 270 | 1355 | 580 | 390 | 970 | 280 | 200 | 480 | 3456 | 1364 | 4820 | 72 |
| Warwick | 989 | 250 | 1239 | 1873 | 215 | 2088 | 2147 | 42 | 2189 | 2710 | 50 | 2760 | 1295 | 25 | 1320 | 9014 | 582 | 9596 | 94 |
| Warwickshire | 3349 | 940 | 4289 | 4835 | 886 | 5721 | 8230 | 592 | 8822 | 6681 | 932 | 7613 | 2150 | 270 | 2420 | 25245 | 3620 | 28865 | 87 |
| Bromsgrove | 954 | 333 | 1287 | 749 | 421 | 1170 | 324 | 703 | 1027 | 727 | 1045 | 1772 | 342 | 107 | 449 | 3096 | 2609 | 5705 | 54 |
| Malvern Hills | 290 | 255 | 545 | 267 | 270 | 537 | 1059 | 623 | 1682 | 410 | 480 | 890 | 79 | 24 | 103 | 2105 | 1652 | 3757 | 56 |
| Redditch | 460 | 28 | 488 | 683 | 166 | 849 | 296 | 12 | 308 | 146 | 12 | 158 | 146 | 12 | 158 | 1731 | 230 | 1961 | 88 |
| City of Worcester | 466 | 0 | 466 | 1691 | 0 | 1691 | 586 | 0 | 586 | 1130 | 0 | 1130 | | | | 3873 | 0 | 3873 | 100 |
| Wychavon | 527 | 335 | 862 | 580 | 426 | 1006 | 1195 | 500 | 1695 | 964 | 684 | 1648 | 446 | 341 | 787 | 3712 | 2286 | 5998 | 62 |
| Wyre Forest | 674 | 64 | 738 | 1349 | 91 | 1440 | 744 | 82 | 826 | 1449 | 67 | 1516 | 560 | 33 | 593 | 4776 | 337 | 5113 | 93 |
| Worcestershire | 3371 | 1015 | 4386 | 5319 | 1374 | 6693 | 4204 | 1920 | 6124 | 4826 | 2288 | 7114 | 1573 | 517 | 2090 | 19293 | 7114 | 26407 | 73 |
| Herefordshire | 785 | 401 | 1186 | 811 | 434 | 1245 | 2080 | 522 | 2602 | 1200 | 850 | 2050 | 485 | 330 | 815 | 5361 | 2537 | 7898 | 68 |
| Bridgnorth | 162 | 90 | 252 | 107 | 210 | 317 | 97 | 83 | 180 | 104 | 108 | 212 | | | | 470 | 491 | 961 | 49 |
| North Shropshire | 234 | 179 | 413 | 320 | 196 | 516 | 272 | 297 | 569 | 385 | 260 | 645 | 185 | 130 | 315 | 1396 | 1062 | 2458 | 57 |
| Oswestry | 181 | 100 | 281 | 209 | 152 | 361 | 423 | 186 | 609 | 166 | 96 | 262 | 78 | 44 | 122 | 1057 | 578 | 1635 | 65 |
| Shrewsbury and Atcham | 346 | 90 | 436 | 1242 | 232 | 1474 | 1318 | 404 | 1722 | 1548 | 411 | 1959 | 1291 | 346 | 1637 | 5745 | 1483 | 7228 | 79 |
| South Shropshire | 283 | 48 | 331 | 290 | 50 | 340 | 445 | 18 | 463 | 250 | 0 | 250 | 70 | 0 | 70 | 1338 | 116 | 1454 | 92 |
| Shropshire | 1206 | 507 | 1713 | 2168 | 840 | 3008 | 2555 | 988 | 3543 | 2453 | 875 | 3328 | 1624 | 520 | 2144 | 10006 | 3730 | 13736 | 73 |

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2021 | | | Other Capacity 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Urban PDL of Total PDL |
|---------------------------------------|-----------------------|-------------|--------------|---------------------------|-------------|--------------|---------------------------|-------------|---------------|---------------------|-------------|---------------|--------------------------|-------------|--------------|--------------------------|--------------|---------------|--------------------------|-----------|------------|--------------------------|
| | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | Urban PDL | Rural PDL | Total PDL | |
| Telford and Wrekin | 1239 | 48 | 1287 | 1334 | 80 | 1414 | 7729 | 247 | 7976 | 5419 | 265 | 5684 | 3185 | 113 | 3298 | 18906 | 753 | 19659 | | | 96 | |
| Cannock Chase | 866 | 8 | 874 | 960 | 14 | 974 | 621 | 15 | 636 | 440 | 0 | 440 | 350 | 0 | 350 | 3237 | 37 | 3274 | | | 99 | |
| East Staffordshire | 331 | 76 | 407 | 772 | 211 | 983 | 2485 | 35 | 2520 | 2030 | 50 | 2080 | 1015 | 25 | 1040 | 6633 | 397 | 7030 | | | 94 | |
| Lichfield | 704 | 297 | 1001 | 1139 | 334 | 1473 | 1128 | 95 | 1223 | 415 | 135 | 550 | 170 | 55 | 225 | 3556 | 916 | 4472 | | | 80 | |
| Newcastle under Lyme | 338 | 129 | 467 | 902 | 130 | 1032 | 720 | 0 | 720 | 2800 | 250 | 3050 | 1250 | 50 | 1300 | 6010 | 559 | 6569 | | | 91 | |
| South Staffordshire | 215 | 227 | 442 | 262 | 442 | 704 | 390 | 1070 | 1460 | 25 | 270 | 295 | 5 | 35 | 40 | 897 | 2044 | 2941 | | | 30 | |
| Stafford | 567 | 312 | 879 | 860 | 390 | 1250 | 1288 | 448 | 1736 | 1190 | 410 | 1600 | 595 | 205 | 800 | 4500 | 1765 | 6265 | | | 72 | |
| Staffordshire Moorlands | 207 | 98 | 305 | 687 | 382 | 1069 | 825 | 497 | 1322 | 320 | 146 | 466 | 110 | 45 | 155 | 2149 | 1168 | 3317 | | | 65 | |
| Tamworth | 561 | 0 | 561 | 1049 | 0 | 1049 | 531 | 0 | 531 | 500 | 0 | 500 | 25 | 0 | 25 | 2666 | 0 | 2666 | | | 100 | |
| Staffordshire | 3789 | 1147 | 4936 | 6631 | 1903 | 8534 | 7988 | 2160 | 10148 | 7720 | 1261 | 8981 | 3520 | 415 | 3935 | 29648 | 6886 | 36534 | | | 81 | |
| Stoke on Trent | 1385 | 0 | 1385 | 3458 | 0 | 3458 | 17474 | 0 | 17474 | 11016 | 0 | 11016 | 2662 | 0 | 2662 | 35995 | 0 | 35995 | | | 100 | |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | | | | | | |
| Birmingham | 7642 | 0 | 7642 | 12376 | 0 | 12376 | 20631 | 0 | 20631 | 24340 | 0 | 24340 | 11225 | 0 | 11225 | 76214 | 0 | 76214 | | | 100 | |
| Black Country | 6309 | 0 | 6309 | 13735 | 0 | 13735 | 19066 | 0 | 19066 | 30458 | 0 | 30458 | 16395 | 0 | 16395 | 85963 | 0 | 85963 | | | 100 | |
| Coventry, Solihull and Warwickshire | 6331 | 1183 | 7514 | 8839 | 1072 | 9911 | 18727 | 638 | 19365 | 26556 | 1367 | 27923 | 11663 | 357 | 12020 | 72116 | 4617 | 76733 | | | 94 | |
| Worcestershire | 3371 | 1015 | 4386 | 5319 | 1374 | 6693 | 4204 | 1920 | 6124 | 4826 | 2288 | 7114 | 1573 | 517 | 2090 | 19293 | 7114 | 26407 | | | 73 | |
| Herefordshire | 785 | 401 | 1186 | 811 | 434 | 1245 | 2080 | 522 | 2602 | 1200 | 850 | 2050 | 485 | 330 | 815 | 5361 | 2537 | 7898 | | | 68 | |
| Shropshire and Telford and Wrekin | 2445 | 555 | 3000 | 3502 | 920 | 4422 | 10284 | 1235 | 11519 | 7872 | 1140 | 9012 | 4809 | 633 | 5442 | 28912 | 4483 | 33395 | | | 87 | |
| Staffordshire and Stoke on Trent | 5174 | 1147 | 6321 | 10089 | 1903 | 11992 | 25462 | 2160 | 27622 | 18736 | 1261 | 19997 | 6182 | 415 | 6597 | 65643 | 6886 | 72529 | | | 91 | |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 275 | 0 | 275 | 679 | 0 | 679 | 1586 | 0 | 1586 | 1630 | 0 | 1630 | 620 | 0 | 620 | 4790 | 0 | 4790 | | | 100 | |
| Hereford | 465 | 0 | 465 | 543 | 0 | 543 | 1204 | 0 | 1204 | 800 | 0 | 800 | 280 | 0 | 280 | 3292 | 0 | 3292 | | | 100 | |
| Rugby | 115 | 0 | 115 | 396 | 0 | 396 | 1482 | 0 | 1482 | 636 | 0 | 636 | 70 | 0 | 70 | 2699 | 0 | 2699 | | | 100 | |
| Shrewsbury | 346 | 0 | 346 | 1242 | 0 | 1242 | 1318 | 0 | 1318 | 1545 | 0 | 1545 | 1291 | 0 | 1291 | 5742 | 0 | 5742 | | | 100 | |
| Telford | 1215 | 0 | 1215 | 1297 | 0 | 1297 | 7496 | 0 | 7496 | 5300 | 0 | 5300 | 3171 | 0 | 3171 | 18479 | 0 | 18479 | | | 100 | |
| Worcester | 466 | 0 | 466 | 1691 | 0 | 1691 | 586 | 0 | 586 | | 0 | | | 0 | | 2743 | 0 | 2743 | | | 100 | |
| West Midlands Region | 32057 | 4301 | 36358 | 54671 | 5703 | 60374 | 100454 | 6475 | 106929 | 113988 | 6906 | 120894 | 52332 | 2252 | 54584 | 353502 | 25637 | 379139 | | | 93 | |
| MUAs | 18586 | 0 | 18586 | 34332 | 0 | 34332 | 68261 | 0 | 68261 | 87949 | 0 | 87949 | 40740 | 0 | 40740 | 249868 | 0 | 249868 | | | 100 | |
| Other Areas | 13471 | 4301 | 17772 | 20339 | 5703 | 26042 | 32193 | 6475 | 38668 | 26039 | 6906 | 32945 | 11592 | 2252 | 13844 | 103634 | 25637 | 129271 | | | 80 | |

Table 10: Potential supply on greenfield land by whether in urban or rural areas

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Urban Greenfield of Total Greenfield |
|------------------------------|-----------------------|------------------|------------------|---------------------------|------------------|------------------|---------------------------|------------------|------------------|--------------------------|------------------|------------------|--------------------------|------------------|------------------|--------------------------|------------------|------------------|--|
| | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | |
| Birmingham | 1193 | 0 | 1193 | 555 | 0 | 555 | 68 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 1816 | 0 | 1816 | 100 |
| Dudley | 102 | 0 | 102 | 32 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 134 | 0 | 134 | 100 |
| Sandwell | 3 | 0 | 3 | 179 | 0 | 179 | 331 | 0 | 331 | 0 | 0 | 0 | 0 | 0 | 0 | 513 | 0 | 513 | 100 |
| Walsall | 270 | 0 | 270 | 231 | 0 | 231 | 12 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 513 | 0 | 513 | 100 |
| Wolverhampton | 25 | 0 | 25 | 78 | 0 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 103 | 0 | 103 | 100 |
| Black Country | 400 | 0 | 400 | 520 | 0 | 520 | 343 | 0 | 343 | 0 | 0 | 0 | 0 | 0 | 0 | 1263 | 0 | 1263 | 100 |
| Coventry | 231 | 0 | 231 | 1129 | 0 | 1129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1360 | 0 | 1360 | 100 |
| Solihull | 104 | 595 | 699 | 106 | 789 | 895 | 32 | 2 | 34 | 500 | 50 | 550 | 225 | 0 | 225 | 967 | 1436 | 2403 | 40 |
| Coventry and Solihull | 335 | 595 | 930 | 1235 | 789 | 2024 | 32 | 2 | 34 | 500 | 50 | 550 | 225 | 0 | 225 | 2327 | 1436 | 3763 | 62 |
| North Warwickshire | 0 | 45 | 45 | 1 | 141 | 142 | 20 | 42 | 62 | 50 | 20 | 70 | | | | 71 | 248 | 319 | 22 |
| Nuneaton and Bedworth | 512 | 0 | 512 | 1004 | 1 | 1005 | 1913 | 0 | 1913 | 0 | 0 | 0 | 0 | 0 | 0 | 3429 | 1 | 3430 | 100 |
| Rugby | 919 | 74 | 993 | 2578 | 367 | 2945 | 126 | 0 | 126 | 90 | 0 | 90 | 355 | 0 | 355 | 4068 | 441 | 4509 | 90 |
| Stratford | 365 | 280 | 645 | 1511 | 273 | 1784 | 660 | 70 | 730 | 0 | 100 | 100 | 0 | 50 | 50 | 2536 | 773 | 3309 | 77 |
| Warwick | 1301 | 38 | 1339 | 856 | 30 | 886 | 0 | 7 | 7 | 0 | 10 | 10 | 0 | 5 | 5 | 2157 | 90 | 2247 | 96 |
| Warwickshire | 3097 | 437 | 3534 | 5950 | 812 | 6762 | 2719 | 119 | 2838 | 140 | 130 | 270 | 355 | 55 | 410 | 12261 | 1553 | 13814 | 89 |
| Bromsgrove | 156 | 88 | 244 | 9 | 62 | 71 | 0 | 105 | 105 | 3126 | 1127 | 4253 | 100 | 25 | 125 | 3391 | 1407 | 4798 | 71 |
| Malvern Hills | 14 | 140 | 154 | 0 | 123 | 123 | 37 | 284 | 321 | 40 | 330 | 370 | 10 | 150 | 160 | 101 | 1027 | 1128 | 9 |
| Redditch | 421 | 27 | 448 | 207 | 8 | 215 | 528 | 0 | 528 | 2252 | 0 | 2252 | 396 | 0 | 396 | 3804 | 35 | 3839 | 99 |
| City of Worcester | 157 | 0 | 157 | 267 | 0 | 267 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 424 | 0 | 424 | 100 |
| Wychavon | 242 | 217 | 459 | 13 | 330 | 343 | 87 | 20 | 107 | 2208 | 1014 | 3222 | 36 | 0 | 36 | 2586 | 1581 | 4167 | 62 |
| Wyre Forest | 134 | 98 | 232 | 185 | 54 | 239 | 0 | 42 | 42 | 0 | 532 | 532 | 0 | 26 | 26 | 319 | 752 | 1071 | 30 |
| Worcestershire | 1124 | 570 | 1694 | 681 | 577 | 1258 | 652 | 451 | 1103 | 7626 | 3003 | 10629 | 542 | 201 | 743 | 10625 | 4802 | 15427 | 69 |
| Herefordshire | 296 | 355 | 651 | 66 | 440 | 506 | 710 | 334 | 1044 | 200 | 250 | 450 | 0 | 100 | 100 | 1272 | 1479 | 2751 | 46 |
| Bridgnorth | 3 | 206 | 209 | 10 | 316 | 326 | 890 | 565 | 1455 | 1205 | 180 | 1385 | | | | 2108 | 1267 | 3375 | 62 |
| North Shropshire | 179 | 103 | 282 | 104 | 142 | 246 | 620 | 262 | 882 | 10 | 20 | 30 | 5 | 10 | 15 | 918 | 537 | 1455 | 63 |
| Oswestry | 164 | 192 | 356 | 385 | 487 | 872 | 0 | 35 | 35 | 0 | 20 | 20 | 0 | 10 | 10 | 549 | 744 | 1293 | 42 |
| Shrewsbury and Atcham | 76 | 142 | 218 | 65 | 265 | 330 | 71 | 0 | 71 | 68 | 25 | 93 | 104 | 0 | 104 | 384 | 432 | 816 | 47 |
| South Shropshire | 223 | 316 | 539 | 203 | 265 | 468 | 90 | 50 | 140 | 250 | 50 | 300 | 0 | 20 | 20 | 766 | 701 | 1467 | 52 |
| Shropshire | 645 | 959 | 1604 | 767 | 1475 | 2242 | 1671 | 912 | 2583 | 1533 | 295 | 1828 | 109 | 40 | 149 | 4725 | 3681 | 8406 | 56 |

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Urban Greenfield of Total Greenfield |
|---------------------------------------|-----------------------|------------------|------------------|---------------------------|------------------|------------------|---------------------------|------------------|------------------|--------------------------|------------------|------------------|--------------------------|------------------|------------------|--------------------------|------------------|------------------|--|
| | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | Urban Greenfield | Rural Greenfield | Total Greenfield | |
| Telford and Wrekin | 792 | 37 | 829 | 916 | 12 | 928 | 1096 | 87 | 1183 | 641 | 105 | 746 | 3485 | 30 | 3515 | 6930 | 271 | 7201 | 96 |
| Cannock Chase | 551 | 1 | 552 | 650 | 92 | 742 | 0 | 1662 | 1662 | 0 | 0 | 0 | 0 | 0 | 0 | 1201 | 1755 | 2956 | 41 |
| East Staffordshire | 244 | 140 | 384 | 229 | 243 | 472 | 0 | 70 | 70 | 0 | 50 | 50 | 0 | 25 | 25 | 473 | 528 | 1001 | 47 |
| Lichfield | 490 | 217 | 707 | 885 | 210 | 1095 | 95 | 140 | 235 | 0 | 200 | 200 | 0 | 50 | 50 | 1470 | 817 | 2287 | 64 |
| Newcastle under Lyme | 55 | 142 | 197 | 450 | 73 | 523 | 0 | 10 | 10 | 0 | 100 | 100 | 0 | 50 | 50 | 505 | 375 | 880 | 57 |
| South Staffordshire | 252 | 112 | 364 | 59 | 292 | 351 | 525 | 770 | 1295 | 20 | 215 | 235 | 4 | 42 | 46 | 860 | 1431 | 2291 | 38 |
| Stafford | 679 | 296 | 975 | 1041 | 244 | 1285 | 238 | 308 | 546 | 210 | 300 | 510 | 105 | 150 | 255 | 2273 | 1298 | 3571 | 64 |
| Staffordshire Moorlands | 162 | 172 | 334 | 846 | 253 | 1099 | 26 | 26 | 52 | 882 | 10 | 892 | 0 | 0 | 0 | 1916 | 461 | 2377 | 81 |
| Tamworth | 4 | 0 | 4 | 17 | 0 | 17 | 1374 | 0 | 1374 | 0 | 0 | 0 | 0 | 0 | 0 | 1395 | 0 | 1395 | 100 |
| Staffordshire | 2437 | 1080 | 3517 | 4177 | 1407 | 5584 | 2258 | 2986 | 5244 | 1112 | 875 | 1987 | 109 | 317 | 426 | 10093 | 6665 | 16758 | 60 |
| Stoke on Trent | 687 | 0 | 687 | 1080 | 0 | 1080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1767 | 0 | 1767 | 100 |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | | | |
| Birmingham | 1193 | 0 | 1193 | 555 | 0 | 555 | 68 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 1816 | 0 | 1816 | 100 |
| Black Country | 400 | 0 | 400 | 520 | 0 | 520 | 343 | 0 | 343 | 0 | 0 | 0 | 0 | 0 | 0 | 1263 | 0 | 1263 | 100 |
| Coventry, Solihull and Warwickshire | 3432 | 1032 | 4464 | 7185 | 1601 | 8786 | 2751 | 121 | 2872 | 640 | 180 | 820 | 580 | 55 | 635 | 14588 | 2989 | 17577 | 83 |
| Worcestershire | 1124 | 570 | 1694 | 681 | 577 | 1258 | 652 | 451 | 1103 | 7626 | 3003 | 10629 | 542 | 201 | 743 | 10625 | 4802 | 15427 | 69 |
| Herefordshire | 296 | 355 | 651 | 66 | 440 | 506 | 710 | 334 | 1044 | 200 | 250 | 450 | 0 | 100 | 100 | 1272 | 1479 | 2751 | 46 |
| Shropshire and Telford and Wrekin | 1437 | 996 | 2433 | 1683 | 1487 | 3170 | 2767 | 999 | 3766 | 2174 | 400 | 2574 | 3594 | 70 | 3664 | 11655 | 3952 | 15607 | 75 |
| Staffordshire and Stoke on Trent | 3124 | 1080 | 4204 | 5257 | 1407 | 6664 | 2258 | 2986 | 5244 | 1112 | 875 | 1987 | 109 | 317 | 426 | 11860 | 6665 | 18525 | 64 |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 152 | 0 | 152 | 180 | 0 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 200 | 532 | 0 | 532 | 100 |
| Hereford | 172 | 0 | 172 | 9 | 0 | 9 | 395 | 0 | 395 | 50 | 0 | 50 | 0 | 0 | 0 | 626 | 0 | 626 | 100 |
| Rugby | 919 | 0 | 919 | 2578 | 0 | 2578 | 126 | 0 | 126 | 90 | 0 | 90 | 355 | 0 | 355 | 4068 | 0 | 4068 | 100 |
| Shrewsbury | 76 | 0 | 76 | 65 | 0 | 65 | 71 | 0 | 71 | 68 | 0 | 68 | 104 | 0 | 104 | 384 | 0 | 384 | 100 |
| Telford | 719 | 0 | 719 | 915 | 0 | 915 | 826 | 0 | 826 | 311 | 0 | 311 | 3485 | 0 | 3485 | 6256 | 0 | 6256 | 100 |
| Worcester | 157 | 0 | 157 | 267 | 0 | 267 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 424 | 0 | 424 | 100 |
| West Midlands Region | 11006 | 4033 | 15039 | 15947 | 5512 | 21459 | 9549 | 4891 | 14440 | 11752 | 4708 | 16460 | 4825 | 743 | 5568 | 53079 | 19887 | 72966 | 73 |
| MUAs | 2670 | 0 | 2670 | 3840 | 0 | 3840 | 436 | 0 | 436 | 350 | 0 | 350 | 175 | 0 | 175 | 7471 | 0 | 7471 | 100 |
| Other Areas | 8336 | 4033 | 12369 | 12107 | 5512 | 17619 | 9113 | 4891 | 14004 | 11402 | 4708 | 16110 | 4650 | 743 | 5393 | 45608 | 19887 | 65495 | 70 |

Table 11: Potential supply by whether in or out of the Major Urban Areas

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | |
|------------------------------|-----------------------|-------------|---------------------------|--------------|---------------------------|--------------|--------------------------|--------------|--------------------------|-------------|--------------------------|--------------|--------------|------------|
| | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | Total | % In MUAs |
| Birmingham | 8835 | 0 | 12931 | 0 | 20699 | 0 | 24340 | 0 | 11225 | 0 | 78030 | 0 | 78030 | 100 |
| Dudley | 1361 | 0 | 1830 | 0 | 5176 | 0 | 7978 | 0 | 5280 | 0 | 21625 | 0 | 21625 | 100 |
| Sandwell | 2646 | 0 | 7153 | 0 | 6040 | 0 | 7820 | 0 | 4115 | 0 | 27774 | 0 | 27774 | 100 |
| Walsall | 1353 | 0 | 2993 | 0 | 3435 | 0 | 8000 | 0 | 4000 | 0 | 19781 | 0 | 19781 | 100 |
| Wolverhampton | 1349 | 0 | 2279 | 0 | 4758 | 0 | 6660 | 0 | 3000 | 0 | 18046 | 0 | 18046 | 100 |
| Black Country | 6709 | 0 | 14255 | 0 | 19409 | 0 | 30458 | 0 | 16395 | 0 | 87226 | 0 | 87226 | 100 |
| Coventry | 2581 | 0 | 3636 | 0 | 9740 | 0 | 16200 | 0 | 8100 | 0 | 40257 | 0 | 40257 | 100 |
| Solihull | 666 | 908 | 1460 | 1118 | 655 | 182 | 3485 | 1175 | 1283 | 442 | 7549 | 3825 | 11374 | 66 |
| Coventry and Solihull | 3247 | 908 | 5096 | 1118 | 10395 | 182 | 19685 | 1175 | 9383 | 442 | 47806 | 3825 | 51631 | 93 |
| North Warwickshire | 0 | 502 | 0 | 625 | 0 | 881 | 0 | 1500 | 0 | 0 | 0 | 3508 | 3508 | 0 |
| Nuneaton and Bedworth | 0 | 1780 | 0 | 2594 | 0 | 4599 | 0 | 1727 | 0 | 505 | 0 | 11205 | 11205 | 0 |
| Rugby | 0 | 1246 | 0 | 3563 | 0 | 1899 | 0 | 816 | 0 | 470 | 0 | 7994 | 7994 | 0 |
| Stratford | 0 | 1717 | 0 | 2727 | 0 | 2085 | 0 | 1070 | 0 | 530 | 0 | 8129 | 8129 | 0 |
| Warwick | 0 | 2578 | 0 | 2974 | 0 | 2196 | 0 | 2770 | 0 | 1325 | 0 | 11843 | 11843 | 0 |
| Warwickshire | 0 | 7823 | 0 | 12483 | 0 | 11660 | 0 | 7883 | 0 | 2830 | 0 | 42679 | 42679 | 0 |
| Bromsgrove | 0 | 1531 | 0 | 1241 | 0 | 1132 | 0 | 6025 | 0 | 574 | 0 | 10503 | 10503 | 0 |
| Malvern Hills | 0 | 699 | 0 | 660 | 0 | 2003 | 0 | 1260 | 0 | 263 | 0 | 4885 | 4885 | 0 |
| Redditch | 0 | 936 | 0 | 1064 | 0 | 836 | 0 | 2410 | 0 | 554 | 0 | 5800 | 5800 | 0 |
| City of Worcester | 0 | 623 | 0 | 1958 | 0 | 586 | 0 | 1130 | 0 | 0 | 0 | 4297 | 4297 | 0 |
| Wychavon | 0 | 1321 | 0 | 1349 | 0 | 1802 | 0 | 4870 | 0 | 823 | 0 | 10165 | 10165 | 0 |
| Wyre Forest | 0 | 970 | 0 | 1679 | 0 | 868 | 0 | 2048 | 0 | 619 | 0 | 6184 | 6184 | 0 |
| Worcestershire | 0 | 6080 | 0 | 7951 | 0 | 7227 | 0 | 17743 | 0 | 2833 | 0 | 41834 | 41834 | 0 |
| Herefordshire | 0 | 1837 | 0 | 1751 | 0 | 3646 | 0 | 2500 | 0 | 915 | 0 | 10649 | 10649 | 0 |
| Bridgnorth | 0 | 461 | 0 | 643 | 0 | 1635 | 0 | 1597 | 0 | 0 | 0 | 4336 | 4336 | 0 |
| North Shropshire | 0 | 695 | 0 | 762 | 0 | 1451 | 0 | 675 | 0 | 330 | 0 | 3913 | 3913 | 0 |
| Oswestry | 0 | 637 | 0 | 1233 | 0 | 644 | 0 | 282 | 0 | 132 | 0 | 2928 | 2928 | 0 |
| Shrewsbury and Atcham | 0 | 654 | 0 | 1804 | 0 | 1793 | 0 | 2052 | 0 | 1741 | 0 | 8044 | 8044 | 0 |
| South Shropshire | 0 | 870 | 0 | 808 | 0 | 603 | 0 | 550 | 0 | 90 | 0 | 2921 | 2921 | 0 |
| Shropshire | 0 | 3317 | 0 | 5250 | 0 | 6126 | 0 | 5156 | 0 | 2293 | 0 | 22142 | 22142 | 0 |
| Telford and Wrekin | 0 | 2116 | 0 | 2342 | 0 | 9159 | 0 | 6430 | 0 | 6813 | 0 | 26860 | 26860 | 0 |
| Cannock Chase | 0 | 1426 | 0 | 1716 | 0 | 2298 | 0 | 440 | 0 | 350 | 0 | 6230 | 6230 | 0 |
| East Staffordshire | 0 | 791 | 0 | 1455 | 0 | 2590 | 0 | 2130 | 0 | 1065 | 0 | 8031 | 8031 | 0 |
| Lichfield | 0 | 1708 | 0 | 2568 | 0 | 1458 | 0 | 750 | 0 | 275 | 0 | 6759 | 6759 | 0 |
| Newcastle under Lyme | 393 | 271 | 1352 | 203 | 720 | 10 | 2800 | 350 | 1250 | 100 | 6515 | 934 | 7449 | 87 |
| South Staffordshire | 0 | 806 | 0 | 1055 | 0 | 2755 | 0 | 530 | 0 | 86 | 0 | 5232 | 5232 | 0 |
| Stafford | 0 | 1854 | 0 | 2535 | 0 | 2282 | 0 | 2110 | 0 | 1055 | 0 | 9836 | 9836 | 0 |
| Staffordshire Moorlands | 0 | 639 | 0 | 2168 | 0 | 1374 | 0 | 1358 | 0 | 155 | 0 | 5694 | 5694 | 0 |
| Tamworth | 0 | 565 | 0 | 1066 | 0 | 1905 | 0 | 500 | 0 | 25 | 0 | 4061 | 4061 | 0 |
| Staffordshire | 393 | 8060 | 1352 | 12766 | 720 | 14672 | 2800 | 8168 | 1250 | 3111 | 6515 | 46777 | 53292 | 12 |
| Stoke on Trent | 2072 | 0 | 4538 | 0 | 17474 | 0 | 11016 | 0 | 2662 | 0 | 37762 | 0 | 37762 | 100 |

| | Completions 2001-2004 | | Commitments at April 2004 | | Other Capacity up to 2011 | | Other Capacity 2011-2021 | | Other Capacity 2021-2026 | | Total Capacity 2001-2026 | | | % In MUAs |
|--|--------------------------|--------------|------------------------------|--------------|---------------------------------|--------------|--------------------------------|--------------|--------------------------------|--------------|--------------------------|---------------|---------------|--------------|
| | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | In MUAs | Out MUAs | Total | |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | |
| Birmingham | 8835 | 0 | 12931 | 0 | 20699 | 0 | 24340 | 0 | 11225 | 0 | 78030 | 0 | 78030 | 100 |
| Black Country | 6709 | 0 | 14255 | 0 | 19409 | 0 | 30458 | 0 | 16395 | 0 | 87226 | 0 | 87226 | 100 |
| Coventry, Solihull and Warwickshire | 3247 | 8731 | 5096 | 13601 | 10395 | 11842 | 19685 | 9058 | 9383 | 3272 | 47806 | 46504 | 94310 | 51 |
| Worcestershire | 0 | 6080 | 0 | 7951 | 0 | 7227 | 0 | 17743 | 0 | 2833 | 0 | 41834 | 41834 | 0 |
| Herefordshire | 0 | 1837 | 0 | 1751 | 0 | 3646 | 0 | 2500 | 0 | 915 | 0 | 10649 | 10649 | 0 |
| Shropshire and Telford and Wrekin | 0 | 5433 | 0 | 7592 | 0 | 15285 | 0 | 11586 | 0 | 9106 | 0 | 49002 | 49002 | 0 |
| Staffordshire and Stoke on Trent | 2465 | 8060 | 5890 | 12766 | 18194 | 14672 | 13816 | 8168 | 3912 | 3111 | 44277 | 46777 | 91054 | 49 |
| Sub-Regional Foci | | | | | | | | | | | | | | |
| Burton upon Trent | 0 | 427 | 0 | 859 | 0 | 1586 | 0 | 1630 | 0 | 820 | 0 | 5322 | 5322 | 0 |
| Hereford | 0 | 637 | 0 | 552 | 0 | 1599 | 0 | 850 | 0 | 280 | 0 | 3918 | 3918 | 0 |
| Rugby | 0 | 1034 | 0 | 2974 | 0 | 1608 | 0 | 726 | 0 | 425 | 0 | 6767 | 6767 | 0 |
| Shrewsbury | 0 | 422 | 0 | 1307 | 0 | 1389 | 0 | 1613 | 0 | 1395 | 0 | 6126 | 6126 | 0 |
| Telford | 0 | 1934 | 0 | 2212 | 0 | 8322 | 0 | 5611 | 0 | 6656 | 0 | 24735 | 24735 | 0 |
| Worcester | 0 | 623 | 0 | 1958 | 0 | 586 | 0 | | 0 | | 0 | 3167 | 3167 | 0 |
| West Midlands Region | 21256 | 30141 | 38172 | 43661 | 68697 | 52672 | 88299 | 49055 | 40915 | 19237 | 257339 | 194766 | 452105 | 57 |

Table 12: Potential supply on previously developed land by whether in or out of the Major Urban Areas

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % in MUAs PDL of Total PDL |
|------------------------------|-----------------------|--------------|-------------|---------------------------|--------------|--------------|---------------------------|--------------|--------------|--------------------------|--------------|--------------|--------------------------|--------------|--------------|--------------------------|--------------|--------------|----------------------------|
| | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | |
| Birmingham | 7642 | 0 | 7642 | 12376 | 0 | 12376 | 20631 | 0 | 20631 | 24340 | 0 | 24340 | 11225 | 0 | 11225 | 76214 | 0 | 76214 | 100 |
| Dudley | 1259 | 0 | 1259 | 1798 | 0 | 1798 | 5176 | 0 | 5176 | 7978 | 0 | 7978 | 5280 | 0 | 5280 | 21491 | 0 | 21491 | 100 |
| Sandwell | 2643 | 0 | 2643 | 6974 | 0 | 6974 | 5709 | 0 | 5709 | 7820 | 0 | 7820 | 4115 | 0 | 4115 | 27261 | 0 | 27261 | 100 |
| Walsall | 1083 | 0 | 1083 | 2762 | 0 | 2762 | 3423 | 0 | 3423 | 8000 | 0 | 8000 | 4000 | 0 | 4000 | 19268 | 0 | 19268 | 100 |
| Wolverhampton | 1324 | 0 | 1324 | 2201 | 0 | 2201 | 4758 | 0 | 4758 | 6660 | 0 | 6660 | 3000 | 0 | 3000 | 17943 | 0 | 17943 | 100 |
| Black Country | 6309 | 0 | 6309 | 13735 | 0 | 13735 | 19066 | 0 | 19066 | 30458 | 0 | 30458 | 16395 | 0 | 16395 | 85963 | 0 | 85963 | 100 |
| Coventry | 2350 | 0 | 2350 | 2507 | 0 | 2507 | 9740 | 0 | 9740 | 16200 | 0 | 16200 | 8100 | 0 | 8100 | 38897 | 0 | 38897 | 100 |
| Solihull | 562 | 313 | 875 | 1354 | 329 | 1683 | 630 | 173 | 803 | 3135 | 975 | 4110 | 1108 | 392 | 1500 | 6789 | 2182 | 8971 | 76 |
| Coventry and Solihull | 2912 | 313 | 3225 | 3861 | 329 | 4190 | 10370 | 173 | 10543 | 19335 | 975 | 20310 | 9208 | 392 | 9600 | 45686 | 2182 | 47868 | 95 |
| North Warwickshire | 0 | 457 | 457 | 0 | 483 | 483 | 0 | 819 | 819 | 0 | 1430 | 1430 | 0 | | | 0 | 3189 | 3189 | 0 |
| Nuneaton and Bedworth | 0 | 1268 | 1268 | 0 | 1589 | 1589 | 0 | 2686 | 2686 | 0 | 1727 | 1727 | 0 | 505 | 505 | 0 | 7775 | 7775 | 0 |
| Rugby | 0 | 253 | 253 | 0 | 618 | 618 | 0 | 1773 | 1773 | 0 | 726 | 726 | 0 | 115 | 115 | 0 | 3485 | 3485 | 0 |
| Stratford | 0 | 1072 | 1072 | 0 | 943 | 943 | 0 | 1355 | 1355 | 0 | 970 | 970 | 0 | 480 | 480 | 0 | 4820 | 4820 | 0 |
| Warwick | 0 | 1239 | 1239 | 0 | 2088 | 2088 | 0 | 2189 | 2189 | 0 | 2760 | 2760 | 0 | 1320 | 1320 | 0 | 9596 | 9596 | 0 |
| Warwickshire | 0 | 4289 | 4289 | 0 | 5721 | 5721 | 0 | 8822 | 8822 | 0 | 7613 | 7613 | 0 | 2420 | 2420 | 0 | 28865 | 28865 | 0 |
| Bromsgrove | 0 | 1287 | 1287 | 0 | 1170 | 1170 | 0 | 1027 | 1027 | 0 | 1772 | 1772 | 0 | 449 | 449 | 0 | 5705 | 5705 | 0 |
| Malvern Hills | 0 | 545 | 545 | 0 | 537 | 537 | 0 | 1682 | 1682 | 0 | 890 | 890 | 0 | 103 | 103 | 0 | 3757 | 3757 | 0 |
| Redditch | 0 | 488 | 488 | 0 | 849 | 849 | 0 | 308 | 308 | 0 | 158 | 158 | 0 | 158 | 158 | 0 | 1961 | 1961 | 0 |
| City of Worcester | 0 | 466 | 466 | 0 | 1691 | 1691 | 0 | 586 | 586 | 0 | 1130 | 1130 | 0 | | | 0 | 3873 | 3873 | 0 |
| Wychavon | 0 | 862 | 862 | 0 | 1006 | 1006 | 0 | 1695 | 1695 | 0 | 1648 | 1648 | 0 | 787 | 787 | 0 | 5998 | 5998 | 0 |
| Wyre Forest | 0 | 738 | 738 | 0 | 1440 | 1440 | 0 | 826 | 826 | 0 | 1516 | 1516 | 0 | 593 | 593 | 0 | 5113 | 5113 | 0 |
| Worcestershire | 0 | 4386 | 4386 | 0 | 6693 | 6693 | 0 | 6124 | 6124 | 0 | 7114 | 7114 | 0 | 2090 | 2090 | 0 | 26407 | 26407 | 0 |
| Herefordshire | 0 | 1186 | 1186 | 0 | 1245 | 1245 | 0 | 2602 | 2602 | 0 | 2050 | 2050 | 0 | 815 | 815 | 0 | 7898 | 7898 | 0 |
| Bridgnorth | 0 | 252 | 252 | 0 | 317 | 317 | 0 | 180 | 180 | 0 | 212 | 212 | 0 | | | 0 | 961 | 961 | 0 |
| North Shropshire | 0 | 413 | 413 | 0 | 516 | 516 | 0 | 569 | 569 | 0 | 645 | 645 | 0 | 315 | 315 | 0 | 2458 | 2458 | 0 |
| Oswestry | 0 | 281 | 281 | 0 | 361 | 361 | 0 | 609 | 609 | 0 | 262 | 262 | 0 | 122 | 122 | 0 | 1635 | 1635 | 0 |
| Shrewsbury and Atcham | 0 | 436 | 436 | 0 | 1474 | 1474 | 0 | 1722 | 1722 | 0 | 1959 | 1959 | 0 | 1637 | 1637 | 0 | 7228 | 7228 | 0 |
| South Shropshire | 0 | 331 | 331 | 0 | 340 | 340 | 0 | 463 | 463 | 0 | 250 | 250 | 0 | 70 | 70 | 0 | 1454 | 1454 | 0 |
| Shropshire | 0 | 1713 | 1713 | 0 | 3008 | 3008 | 0 | 3543 | 3543 | 0 | 3328 | 3328 | 0 | 2144 | 2144 | 0 | 13736 | 13736 | 0 |
| Telford and Wrekin | 0 | 1287 | 1287 | 0 | 1414 | 1414 | 0 | 7976 | 7976 | 0 | 5684 | 5684 | 0 | 3298 | 3298 | 0 | 19659 | 19659 | 0 |

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity up to 2011 | | | Other Capacity 2021 | | | 2011-2021 | | | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | | % in MUAs PDL of Total PDL |
|---------------------------------------|-----------------------|--------------|--------------|---------------------------|--------------|--------------|---------------------------|--------------|---------------|---------------------|--------------|---------------|--------------|--------------|--------------|--------------------------|---------------|---------------|--------------------------|--------------|------------|--|----------------------------|
| | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | In MUAs PDL | Out MUAs PDL | Total PDL | | |
| Cannock Chase | 0 | 874 | 874 | 0 | 974 | 974 | 0 | 636 | 636 | 0 | 440 | 440 | 0 | 350 | 350 | 0 | 3274 | 3274 | | | 0 | | |
| East Staffordshire | 0 | 407 | 407 | 0 | 983 | 983 | 0 | 2520 | 2520 | 0 | 2080 | 2080 | 0 | 1040 | 1040 | 0 | 7030 | 7030 | | | 0 | | |
| Lichfield | 0 | 1001 | 1001 | 0 | 1473 | 1473 | 0 | 1223 | 1223 | 0 | 550 | 550 | 0 | 225 | 225 | 0 | 4472 | 4472 | | | 0 | | |
| Newcastle under Lyme | 338 | 129 | 467 | 902 | 130 | 1032 | 720 | 0 | 720 | 2800 | 250 | 3050 | 1250 | 50 | 1300 | 6010 | 559 | 6569 | | | 91 | | |
| South Staffordshire | 0 | 442 | 442 | 0 | 704 | 704 | 0 | 1460 | 1460 | 0 | 295 | 295 | 0 | 40 | 40 | 0 | 2941 | 2941 | | | 0 | | |
| Stafford | 0 | 879 | 879 | 0 | 1250 | 1250 | 0 | 1736 | 1736 | 0 | 1600 | 1600 | 0 | 800 | 800 | 0 | 6265 | 6265 | | | 0 | | |
| Staffordshire Moorlands | 0 | 305 | 305 | 0 | 1069 | 1069 | 0 | 1322 | 1322 | 0 | 466 | 466 | 0 | 155 | 155 | 0 | 3317 | 3317 | | | 0 | | |
| Tamworth | 0 | 561 | 561 | 0 | 1049 | 1049 | 0 | 531 | 531 | 0 | 500 | 500 | 0 | 25 | 25 | 0 | 2666 | 2666 | | | 0 | | |
| Staffordshire | 338 | 4598 | 4936 | 902 | 7632 | 8534 | 720 | 9428 | 10148 | 2800 | 6181 | 8981 | 1250 | 2685 | 3935 | 6010 | 30524 | 36534 | | | 16 | | |
| Stoke on Trent | 1385 | 0 | 1385 | 3458 | 0 | 3458 | 17474 | 0 | 17474 | 11016 | 0 | 11016 | 2662 | 0 | 2662 | 35995 | 0 | 35995 | | | 100 | | |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | | | | | | | |
| Birmingham | 7642 | 0 | 7642 | 12376 | 0 | 12376 | 20631 | 0 | 20631 | 24340 | 0 | 24340 | 11225 | 0 | 11225 | 11225 | 22450 | 33675 | | | 33 | | |
| Black Country | 6309 | 0 | 6309 | 13735 | 0 | 13735 | 19066 | 0 | 19066 | 30458 | 0 | 30458 | 16395 | 0 | 16395 | 16395 | 32790 | 49185 | | | 33 | | |
| Coventry, Solihull and Warwickshire | 2912 | 4602 | 7514 | 3861 | 6050 | 9911 | 10370 | 8995 | 19365 | 19335 | 8588 | 27923 | 9208 | 2812 | 12020 | 14832 | 26852 | 41684 | | | 36 | | |
| Worcestershire | 0 | 4386 | 4386 | 0 | 6693 | 6693 | 0 | 6124 | 6124 | 0 | 7114 | 7114 | 0 | 2090 | 2090 | 4180 | 6270 | 10450 | | | 40 | | |
| Herefordshire | 0 | 1186 | 1186 | 0 | 1245 | 1245 | 0 | 2602 | 2602 | 0 | 2050 | 2050 | 0 | 815 | 815 | 1630 | 2445 | 4075 | | | 40 | | |
| Shropshire and Telford and Wrekin | 0 | 3000 | 3000 | 0 | 4422 | 4422 | 0 | 11519 | 11519 | 0 | 9012 | 9012 | 0 | 5442 | 5442 | 10884 | 16326 | 27210 | | | 40 | | |
| Staffordshire and Stoke on Trent | 1723 | 4598 | 6321 | 4360 | 7632 | 11992 | 18194 | 9428 | 27622 | 13816 | 6181 | 19997 | 3912 | 2685 | 6597 | 42005 | 30524 | 72529 | | | 58 | | |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 0 | 275 | 275 | 0 | 679 | 679 | 0 | 1586 | 1586 | 0 | 1630 | 1630 | 0 | 620 | 620 | 0 | 4790 | 4790 | | | 0 | | |
| Hereford | 0 | 465 | 465 | 0 | 543 | 543 | 0 | 1204 | 1204 | 0 | 800 | 800 | 0 | 280 | 280 | 0 | 3292 | 3292 | | | 0 | | |
| Rugby | 0 | 115 | 115 | 0 | 396 | 396 | 0 | 1482 | 1482 | 0 | 636 | 636 | 0 | 70 | 70 | 0 | 2699 | 2699 | | | 0 | | |
| Shrewsbury | 0 | 346 | 346 | 0 | 1242 | 1242 | 0 | 1318 | 1318 | 0 | 1545 | 1545 | 0 | 1291 | 1291 | 0 | 5742 | 5742 | | | 0 | | |
| Telford | 0 | 1215 | 1215 | 0 | 1297 | 1297 | 0 | 7496 | 7496 | 0 | 5300 | 5300 | 0 | 3171 | 3171 | 0 | 18479 | 18479 | | | 0 | | |
| Worcester | 0 | 466 | 466 | 0 | 1691 | 1691 | 0 | 586 | 586 | 0 | | | 0 | | | 0 | 2743 | 2743 | | | 0 | | |
| West Midlands Region | 18586 | 17772 | 36358 | 34332 | 26042 | 60374 | 68261 | 38668 | 106929 | 87949 | 32945 | 120894 | 40740 | 13844 | 54584 | 249868 | 129271 | 379139 | | | 66 | | |

Table 13: Potential supply on greenfield land by whether in or out of the Major Urban Areas

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity Up To 2011 | | | Other Capacity 2021 | | | 2011-2021 | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Outside MUAs Green of Total Green |
|------------------------------|-----------------------|----------------|-------------|---------------------------|----------------|-------------|---------------------------|----------------|-------------|---------------------|----------------|--------------|------------|--------------------------|----------------|-------------|--------------------------|----------------|-------------|-------------------------------------|
| | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | |
| Birmingham | 1193 | 0 | 1193 | 555 | 0 | 555 | 68 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 1816 | 0 | 1816 | 0 | |
| Dudley | 102 | 0 | 102 | 32 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 134 | 0 | 134 | 0 | |
| Sandwell | 3 | 0 | 3 | 179 | 0 | 179 | 331 | 0 | 331 | 0 | 0 | 0 | 0 | 0 | 0 | 513 | 0 | 513 | 0 | |
| Walsall | 270 | 0 | 270 | 231 | 0 | 231 | 12 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 513 | 0 | 513 | 0 | |
| Wolverhampton | 25 | 0 | 25 | 78 | 0 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 103 | 0 | 103 | 0 | |
| Black Country | 400 | 0 | 400 | 520 | 0 | 520 | 343 | 0 | 343 | 0 | 0 | 0 | 0 | 0 | 0 | 1263 | 0 | 1263 | 0 | |
| Coventry | 231 | 0 | 231 | 1129 | 0 | 1129 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1360 | 0 | 1360 | 0 | |
| Solihull | 104 | 595 | 699 | 106 | 789 | 895 | 25 | 9 | 34 | 350 | 200 | 550 | 175 | 50 | 225 | 760 | 1643 | 2403 | 68 | |
| Coventry and Solihull | 335 | 595 | 930 | 1235 | 789 | 2024 | 25 | 9 | 34 | 350 | 200 | 550 | 175 | 50 | 225 | 2120 | 1643 | 3763 | 44 | |
| North Warwickshire | 0 | 45 | 45 | 0 | 142 | 142 | 0 | 62 | 62 | 0 | 70 | 70 | 0 | | | 0 | 319 | 319 | 100 | |
| Nuneaton and Bedworth | 0 | 512 | 512 | 0 | 1005 | 1005 | 0 | 1913 | 1913 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3430 | 3430 | 100 | |
| Rugby | 0 | 993 | 993 | 0 | 2945 | 2945 | 0 | 126 | 126 | 0 | 90 | 90 | 0 | 355 | 355 | 0 | 4509 | 4509 | 100 | |
| Stratford | 0 | 645 | 645 | 0 | 1784 | 1784 | 0 | 730 | 730 | 0 | 100 | 100 | 0 | 50 | 50 | 0 | 3309 | 3309 | 100 | |
| Warwick | 0 | 1339 | 1339 | 0 | 886 | 886 | 0 | 7 | 7 | 0 | 10 | 10 | 0 | 5 | 5 | 0 | 2247 | 2247 | 100 | |
| Warwickshire | 0 | 3534 | 3534 | 0 | 6762 | 6762 | 0 | 2838 | 2838 | 0 | 270 | 270 | 0 | 410 | 410 | 0 | 13814 | 13814 | 100 | |
| Bromsgrove | 0 | 244 | 244 | 0 | 71 | 71 | 0 | 105 | 105 | 0 | 4253 | 4253 | 0 | 125 | 125 | 0 | 4798 | 4798 | 100 | |
| Malvern Hills | 0 | 154 | 154 | 0 | 123 | 123 | 0 | 321 | 321 | 0 | 370 | 370 | 0 | 160 | 160 | 0 | 1128 | 1128 | 100 | |
| Redditch | 0 | 448 | 448 | 0 | 215 | 215 | 0 | 528 | 528 | 0 | 2252 | 2252 | 0 | 396 | 396 | 0 | 3839 | 3839 | 100 | |
| City of Worcester | 0 | 157 | 157 | 0 | 267 | 267 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | 424 | 424 | 100 | |
| Wychavon | 0 | 459 | 459 | 0 | 343 | 343 | 0 | 107 | 107 | 0 | 3222 | 3222 | 0 | 36 | 36 | 0 | 4167 | 4167 | 100 | |
| Wyre Forest | 0 | 232 | 232 | 0 | 239 | 239 | 0 | 42 | 42 | 0 | 532 | 532 | 0 | 26 | 26 | 0 | 1071 | 1071 | 100 | |
| Worcestershire | 0 | 1694 | 1694 | 0 | 1258 | 1258 | 0 | 1103 | 1103 | 0 | 10629 | 10629 | 0 | 743 | 743 | 0 | 15427 | 15427 | 100 | |
| Herefordshire | 0 | 651 | 651 | 0 | 506 | 506 | 0 | 1044 | 1044 | 0 | 450 | 450 | 0 | 100 | 100 | 0 | 2751 | 2751 | 100 | |
| Bridgnorth | 0 | 209 | 209 | 0 | 326 | 326 | 0 | 1455 | 1455 | 0 | 1385 | 1385 | 0 | | | 0 | 3375 | 3375 | 100 | |
| North Shropshire | 0 | 282 | 282 | 0 | 246 | 246 | 0 | 882 | 882 | 0 | 30 | 30 | 0 | 15 | 15 | 0 | 1455 | 1455 | 100 | |
| Oswestry | 0 | 356 | 356 | 0 | 872 | 872 | 0 | 35 | 35 | 0 | 20 | 20 | 0 | 10 | 10 | 0 | 1293 | 1293 | 100 | |
| Shrewsbury and Atcham | 0 | 218 | 218 | 0 | 330 | 330 | 0 | 71 | 71 | 0 | 93 | 93 | 0 | 104 | 104 | 0 | 816 | 816 | 100 | |
| South Shropshire | 0 | 539 | 539 | 0 | 468 | 468 | 0 | 140 | 140 | 0 | 300 | 300 | 0 | 20 | 20 | 0 | 1467 | 1467 | 100 | |
| Shropshire | 0 | 1604 | 1604 | 0 | 2242 | 2242 | 0 | 2583 | 2583 | 0 | 1828 | 1828 | 0 | 149 | 149 | 0 | 8406 | 8406 | 100 | |
| Telford and Wrekin | 0 | 829 | 829 | 0 | 928 | 928 | 0 | 1183 | 1183 | 0 | 746 | 746 | 0 | 3515 | 3515 | 0 | 7201 | 7201 | 100 | |

| | Completions 2001-2004 | | | Commitments at April 2004 | | | Other Capacity Up To 2011 | | | Other Capacity 2021 | | | 2011-2011- Total Green | Other Capacity 2021-2026 | | | Total Capacity 2001-2026 | | | % Outside MUAs Green of Total Green |
|--|-----------------------|-------------------|----------------|---------------------------|-------------------|----------------|---------------------------|-------------------|----------------|---------------------|-------------------|----------------|------------------------------|--------------------------|-------------------|----------------|--------------------------|-------------------|----------------|--|
| | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | | In MUAs Green | Out MUAs Green | Total Green | In MUAs Green | Out MUAs Green | Total Green | |
| Cannock Chase | 0 | 552 | 552 | 0 | 742 | 742 | 0 | 1662 | 1662 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2956 | 2956 | 100 | |
| East Staffordshire | 0 | 384 | 384 | 0 | 472 | 472 | 0 | 70 | 70 | 0 | 50 | 50 | 0 | 25 | 25 | 0 | 1001 | 1001 | 100 | |
| Lichfield | 0 | 707 | 707 | 0 | 1095 | 1095 | 0 | 235 | 235 | 0 | 200 | 200 | 0 | 50 | 50 | 0 | 2287 | 2287 | 100 | |
| Newcastle under Lyme | 55 | 142 | 197 | 450 | 73 | 523 | 0 | 10 | 10 | 0 | 100 | 100 | 0 | 50 | 50 | 505 | 375 | 880 | 43 | |
| South Staffordshire | 0 | 364 | 364 | 0 | 351 | 351 | 0 | 1295 | 1295 | 0 | 235 | 235 | 0 | 46 | 46 | 0 | 2291 | 2291 | 100 | |
| Stafford | 0 | 975 | 975 | 0 | 1285 | 1285 | 0 | 546 | 546 | 0 | 510 | 510 | 0 | 255 | 255 | 0 | 3571 | 3571 | 100 | |
| Staffordshire Moorlands | 0 | 334 | 334 | 0 | 1099 | 1099 | 0 | 52 | 52 | 0 | 892 | 892 | 0 | 0 | 0 | 0 | 2377 | 2377 | 100 | |
| Tamworth | 0 | 4 | 4 | 0 | 17 | 17 | 0 | 1374 | 1374 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1395 | 1395 | 100 | |
| Staffordshire | 55 | 3462 | 3517 | 450 | 5134 | 5584 | 0 | 5244 | 5244 | 0 | 1987 | 1987 | 0 | 426 | 426 | 505 | 16253 | 16758 | 97 | |
| Stoke on Trent | 687 | 0 | 687 | 1080 | 0 | 1080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1767 | 0 | 1767 | 0 | |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | | | | |
| Birmingham | 1193 | 0 | 1193 | 555 | 0 | 555 | 68 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 1816 | 0 | 1816 | 0 | |
| Black Country | 400 | 0 | 400 | 520 | 0 | 520 | 343 | 0 | 343 | 0 | 0 | 0 | 0 | 0 | 0 | 1263 | 0 | 1263 | 0 | |
| Coventry, Solihull and Warwickshire | 335 | 4129 | 4464 | 1235 | 7551 | 8786 | 25 | 2847 | 2872 | 350 | 470 | 820 | 175 | 460 | 635 | 2120 | 15457 | 17577 | 88 | |
| Worcestershire | 0 | 1694 | 1694 | 0 | 1258 | 1258 | 0 | 1103 | 1103 | 0 | 10629 | 10629 | 0 | 743 | 743 | 0 | 15427 | 15427 | 100 | |
| Herefordshire | 0 | 651 | 651 | 0 | 506 | 506 | 0 | 1044 | 1044 | 0 | 450 | 450 | 0 | 100 | 100 | 0 | 2751 | 2751 | 100 | |
| Shropshire and Telford and Wrekin | 0 | 2433 | 2433 | 0 | 3170 | 3170 | 0 | 3766 | 3766 | 0 | 2574 | 2574 | 0 | 3664 | 3664 | 0 | 15607 | 15607 | 100 | |
| Staffordshire and Stoke on Trent | 742 | 3462 | 4204 | 1530 | 5134 | 6664 | 0 | 5244 | 5244 | 0 | 1987 | 1987 | 0 | 426 | 426 | 2272 | 16253 | 18525 | 88 | |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 0 | 152 | 152 | 0 | 180 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 200 | 0 | 532 | 532 | 100 | |
| Hereford | 0 | 172 | 172 | 0 | 9 | 9 | 0 | 395 | 395 | 0 | 50 | 50 | 0 | 0 | 0 | 0 | 626 | 626 | 100 | |
| Rugby | 0 | 919 | 919 | 0 | 2578 | 2578 | 0 | 126 | 126 | 0 | 90 | 90 | 0 | 355 | 355 | 0 | 4068 | 4068 | 100 | |
| Shrewsbury | 0 | 76 | 76 | 0 | 65 | 65 | 0 | 71 | 71 | 0 | 68 | 68 | 0 | 104 | 104 | 0 | 384 | 384 | 100 | |
| Telford | 0 | 719 | 719 | 0 | 915 | 915 | 0 | 826 | 826 | 0 | 311 | 311 | 0 | 3485 | 3485 | 0 | 6256 | 6256 | 100 | |
| Worcester | 0 | 157 | 157 | 0 | 267 | 267 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 424 | 424 | 100 | |
| West Midlands Region | 2670 | 12369 | 15039 | 3840 | 17619 | 21459 | 436 | 14004 | 14440 | 350 | 16110 | 16460 | 175 | 5393 | 5568 | 7471 | 65495 | 72966 | 90 | |

NB: Totals may appear one dwelling too many or less due to rounding. Blank values reflect that no data has been provided from which to calculate increase in capacity.

Table 14: Effects of Increasing Density - Total Potential Additional Capacity

| | Committed Supply - Potential Additional Capacity | | | Other Capacity Potentially Available up to 2011 - Potential Additional Capacity | | | | | Other Capacity Potentially Available 2011 to 2021 - Potential Additional Capacity | | | | Other Capacity Potentially Available 2021 to 2026 - Potential Additional Capacity | | | | Total Potential Additional Capacity from Increasing Densities 2001-2026 (A) | Total Potential Capacity 2001-2026 (excluding that from incr. Densities) (B) | Total Capacity Identified in the Survey 2001-2026 plus Total Potential Additional Capacity from increasing Densities (A+B) | % Increase in Capacity from Increasing Densities |
|------------------------------|--|---------------|-------------|---|--------------------------------|--------------------------------------|-------------------------------------|-------------|---|--------------------------------------|-------------------------------------|-------------|---|--------------------------------------|-------------------------------------|------------|---|--|--|--|
| | Outline Planning Permission | Adopted Plans | Total | Emerging Development Plan Allocations | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | | | | |
| Birmingham | 299 | 335 | 634 | 138 | 1688 | 0 | 0 | 1825 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2459 | 78030 | 80489 | 3% |
| Dudley | 8 | N/A | 8 | 512 | 0 | N/A | N/A | 512 | 229 | N/A | 0 | 229 | 0 | N/A | 170 | 170 | 918 | 21625 | 22543 | 4% |
| Sandwell | 78 | 285 | 363 | N/A | 809 | 0 | 237 | 1045 | 920 | 58 | 0 | 979 | 220 | 44 | 0 | 264 | 2652 | 27774 | 30426 | 10% |
| Walsall | 79 | 0 | 79 | 76 | 0 | 0 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 155 | 19781 | 19936 | 1% |
| Wolverhampton | 0 | 0 | 0 | 201 | | N/A | | 201 | | N/A | 300 | 300 | | | 150 | 150 | 651 | 18046 | 18697 | 4% |
| Black Country | 165 | 285 | 450 | 788 | 809 | 0 | 237 | 1833 | 1149 | 58 | 300 | 1507 | 220 | 44 | 320 | 584 | 4375 | 87226 | 91601 | 5% |
| Coventry | 0 | 0 | 0 | N/A | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | 40257 | 40257 | 0% |
| Solihull | 0 | N/A | 0 | 54 | 0 | 0 | N/A | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 11374 | 11428 | 0% |
| Coventry and Solihull | 0 | 0 | 0 | 54 | 0 | 0 | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 51631 | 51685 | 0% |
| North Warwickshire | | | | | | | | | 40 | 167 | 0 | 207 | | | | | 207 | 3508 | 3715 | 6% |
| Nuneaton and Bedworth | 860 | 44 | 904 | 59 | 63 | 425 | N/A | 546 | N/A | 104 | N/A | 104 | N/A | N/A | N/A | 0 | 1554 | 11205 | 12759 | 14% |
| Rugby | 101 | N/A | 101 | 0 | N/A | N/A | 0 | 0 | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 101 | 7994 | 8095 | 1% |
| Stratford | 0 | 0 | 0 | 149 | | | N/A | 149 | | | N/A | 0 | | | N/A | 0 | 149 | 8129 | 8278 | 2% |
| Warwick | 0 | N/A | 0 | 0 | 0 | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 11843 | 11843 | 0% |
| Warwickshire | 961 | 44 | 1004 | 208 | 63 | 425 | 0 | 696 | 40 | 271 | 0 | 311 | 0 | 0 | 0 | 0 | 2011 | 42679 | 44690 | 5% |
| Bromsgrove | 144 | 0 | 144 | N/A | N/A | | 0 | 0 | N/A | | N/A | 0 | N/A | | N/A | 0 | 144 | 10503 | 10647 | 1% |
| Malvern Hills | 0 | N/A | 0 | 187 | N/A | 76 | N/A | 263 | N/A | 108 | N/A | 108 | N/A | N/A | N/A | 0 | 371 | 4885 | 5256 | 8% |
| Redditch | 0 | 0 | 0 | 121 | N/A | 268 | 0 | 389 | N/A | 335 | 33 | 368 | N/A | 335 | 33 | 368 | 1125 | 5800 | 6925 | 19% |
| City of Worcester | 0 | 56 | 56 | N/A | 0 | 0 | N/A | 0 | 0 | 0 | 0 | 0 | | | | | 56 | 4297 | 4353 | 1% |
| Wychavon | 0 | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10165 | 10165 | 0% |
| Wyre Forest | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6184 | 6184 | 0% |
| Worcestershire | 144 | 56 | 200 | 308 | 0 | 344 | 0 | 651 | 0 | 443 | 33 | 476 | 0 | 335 | 33 | 368 | 1695 | 41834 | 43529 | 4% |
| Herefordshire | 177 | 0 | 177 | 0 | 0 | 300 | N/A | 300 | 0 | 433 | N/A | 433 | 0 | 0 | N/A | 0 | 910 | 10649 | 11559 | 9% |
| Bridgnorth | 68 | 28 | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | 96 | 4336 | 4432 | 2% |
| North Shropshire | 0 | 0 | 0 | 426 | 0 | 0 | 0 | 426 | 0 | 0 | 0 | 0 | N/A | 0 | 0 | 0 | 426 | 3913 | 4339 | 11% |
| Oswestry | 123 | 138 | 260 | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 260 | 2928 | 3188 | 9% |
| Shrewsbury and Atcham | 0 | 112 | 112 | N/A | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | 112 | 8044 | 8156 | 1% |
| South Shropshire | 0 | 0 | 0 | 0 | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 | 2921 | 2921 | 0% |
| Shropshire | 191 | 277 | 468 | 426 | 0 | 0 | 0 | 426 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 894 | 22142 | 23036 | 4% |

| | Committed Supply - Potential Additional Capacity | | | Other Capacity Potentially Available up to 2011 - Potential Additional Capacity | | | | | Other Capacity Potentially Available 2011 to 2021 - Potential Additional Capacity | | | | Other Capacity Potentially Available 2021 to 2026 - Potential Additional Capacity | | | Total Potential Capacity 2001-2026 plus Survey 2001-2026 plus Total Potential Additional Capacity from increasing Densities (A+B) | | | | % Increase in Capacity from Increasing Densities |
|---------------------------------------|--|---------------|-------------|---|--------------------------------|--------------------------------------|-------------------------------------|--------------|---|--------------------------------------|-------------------------------------|-------------|---|--------------------------------------|-------------------------------------|---|---|--|---|--|
| | Outline Planning Permission | Adopted Plans | Total | Emerging Development Plan Allocations | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | Redevelopment of Housing Sites | Derelict, Vacant and Under-used Land | Re-use of Existing Employment Sites | Total | Additional Capacity from Increasing Densities 2001-2026 (A) | Total Potential Capacity 2001-2026 (excluding that from incr. Densities) (B) | Total Potential Capacity 2001-2026 plus Survey 2001-2026 plus Total Potential Additional Capacity from increasing Densities (A+B) | |
| Telford and Wrekin | 0 | 171 | 171 | 1068 | 134 | 47 | 390 | 1639 | 0 | 67 | 561 | 628 | 0 | 33 | N/A | 33 | 2471 | 26860 | 29331 | 9% |
| Cannock Chase | 0 | 192 | 192 | 0 | 0 | 74 | N/A | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 266 | 6230 | 6496 | 4% |
| East Staffordshire | 211 | 27 | 238 | 81 | 0 | 0 | 0 | 81 | 0 | 56 | 111 | 167 | 0 | 28 | 56 | 83 | 569 | 8031 | 8600 | 7% |
| Lichfield | 0 | 26 | 26 | 0 | 0 | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 6759 | 6785 | 0% |
| Newcastle under Lyme | 138 | N/A | 138 | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 138 | 7449 | 7587 | 2% |
| South Staffordshire | 65 | N/A | 65 | 318 | N/A | 40 | 0 | 358 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 424 | 5232 | 5656 | 8% |
| Stafford | 66 | 0 | 66 | N/A | 0 | 62 | 116 | 178 | 0 | 56 | 54 | 110 | 0 | 28 | 27 | 55 | 409 | 9836 | 10245 | 4% |
| Staffordshire Moorlands | 28 | 364 | 392 | 9 | N/A | 210 | 0 | 219 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 610 | 5694 | 6304 | 11% |
| Tamworth | 0 | 0 | 0 | 0 | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4061 | 4061 | 0% |
| Staffordshire | 509 | 609 | 1118 | 408 | 0 | 386 | 116 | 910 | 0 | 111 | 165 | 277 | 0 | 56 | 83 | 138 | 2443 | 53292 | 55735 | 5% |
| Stoke on Trent | 184 | 0 | 184 | N/A | 0 | 433 | 1435 | 1868 | 0 | N/A | N/A | 0 | 0 | N/A | 262 | 262 | 2315 | 37762 | 40077 | 6% |
| Sub-Regional Partnership Areas | | | | | | | | | | | | | | | | | | | | |
| Birmingham | 299 | 335 | 634 | 138 | 1688 | 0 | 0 | 1825 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2459 | 78030 | 80489 | 3% |
| Black Country | 165 | 285 | 450 | 788 | 809 | 0 | 237 | 1833 | 1149 | 58 | 300 | 1507 | 220 | 44 | 320 | 584 | 4375 | 87226 | 91601 | 5% |
| Coventry, Solihull and Warwickshire | 961 | 44 | 1004 | 262 | 63 | 425 | 0 | 750 | 40 | 271 | 0 | 311 | 0 | 0 | 0 | 0 | 2065 | 94310 | 96375 | 2% |
| Worcestershire | 144 | 56 | 200 | 308 | 0 | 344 | 0 | 651 | 0 | 443 | 33 | 476 | 0 | 335 | 33 | 368 | 1695 | 41834 | 43529 | 4% |
| Herefordshire | 177 | 0 | 177 | 0 | 0 | 300 | N/A | 300 | 0 | 433 | N/A | 433 | 0 | 0 | N/A | 0 | 910 | 10649 | 11559 | 9% |
| Shropshire and Telford and Wrekin | 191 | 448 | 639 | 1494 | 134 | 47 | 390 | 2065 | 0 | 67 | 561 | 628 | 0 | 33 | 0 | 33 | 3365 | 49002 | 52367 | 7% |
| Staffordshire and Stoke on Trent | 693 | 609 | 1302 | 408 | 0 | 819 | 1551 | 2778 | 0 | 111 | 165 | 277 | 0 | 56 | 345 | 401 | 4757 | 91054 | 95811 | 5% |
| Sub-Regional Foci | | | | | | | | | | | | | | | | | | | | |
| Burton upon Trent | 99 | 15 | 113 | 60 | 0 | 0 | 0 | 60 | 0 | 44 | 89 | 133 | 0 | 22 | 44 | 67 | 374 | 5322 | 5696 | 7% |
| Hereford | 111 | 0 | 111 | 0 | 0 | 122 | N/A | 122 | 0 | 150 | N/A | 150 | 0 | 0 | N/A | 0 | 382 | 3918 | 4300 | 10% |
| Rugby | 81 | N/A | 81 | 0 | N/A | N/A | N/A | 0 | N/A | N/A | 87 | 87 | N/A | N/A | N/A | 0 | 167 | 6767 | 6934 | 2% |
| Shrewsbury | 0 | 110 | 110 | N/A | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | N/A | 0 | 0 | 0 | 110 | 6126 | 6236 | 2% |
| Telford | 0 | 171 | 171 | 968 | 130 | 47 | 390 | 1534 | 0 | 67 | 561 | 628 | 0 | 33 | N/A | 33 | 2367 | 24735 | 27102 | 10% |
| Worcester | 0 | 56 | 56 | N/A | 0 | 0 | N/A | 0 | | | | | | | | | 56 | 3167 | 3223 | 2% |
| West Midlands Region | 2630 | 1776 | 4406 | 3398 | 2693 | 1935 | 2177 | 10203 | 1189 | 1383 | 1060 | 3632 | 220 | 467 | 698 | 1386 | 19628 | 452105 | 471733 | 4% |
| MUAs | 783 | 620 | 1402 | 980 | 2496 | 433 | 1672 | 5581 | 1149 | 58 | 300 | 1507 | 220 | 44 | 582 | 846 | 9337 | 257339 | 266676 | 4% |
| Other Areas | 1847 | 1157 | 3004 | 2418 | 197 | 1502 | 506 | 4622 | 40 | 1325 | 760 | 2125 | 0 | 424 | 116 | 540 | 10291 | 194766 | 205057 | 5% |

Table 15: Net Capacity 2004-2026

| | Total Potential Capacity 2004 - 2026 | Proposed sites to be de- allocated from Local Plans/Part 2 UDP's in period 2011 (number of dwellings) 2004 - 2011 | Demolitions 2004-2026 | Total Conversion Losses 2004-2026 | Better Use of Housing Stock 2004-2011 | Net Capacity 2004-2026 |
|------------------------------|---|---|--------------------------|--|--|------------------------------|
| Birmingham | 69195 | 0 | 39250 | 190 | 1200 | 30955 |
| Dudley | 20264 | 0 | 6045 | 77 | 189 | 14331 |
| Sandwell | 25128 | 0 | 15410 | 110 | 497 | 10105 |
| Walsall | 18428 | 79 | 5500 | 0 | 600 | 13449 |
| Wolverhampton | 16697 | 0 | 3410 | 0 | 300 | 13587 |
| Black Country | 80517 | 79 | 30365 | 187 | 1586 | 51472 |
| Coventry | 37676 | 0 | 7260 | 0 | 840 | 31256 |
| Solihull | 9800 | 0 | 2185 | 82 | 70 | 7603 |
| Coventry and Solihull | 47476 | 0 | 9445 | 82 | 910 | 38859 |
| North Warwickshire | 3006 | 0 | 267 | 68 | 0 | 2671 |
| Nuneaton and Bedworth | 9425 | 305 | 66 | 110 | 140 | 9084 |
| Rugby | 6748 | 0 | | 0 | 0 | 6748 |
| Stratford | 6412 | 790 | 480 | 260 | 0 | 4882 |
| Warwick | 9265 | 0 | 242 | 609 | 20 | 8434 |
| Warwickshire | 34856 | 1095 | 1055 | 1047 | 160 | 31819 |
| Bromsgrove | 8972 | 0 | 231 | 0 | 27 | 8768 |
| Malvern Hills | 4186 | 0 | 365 | 48 | 0 | 3773 |
| Redditch | 4864 | 0 | 89 | 0 | 20 | 4795 |
| City of Worcester | 3674 | 0 | 150 | 0 | 0 | 3524 |
| Wychavon | 8844 | 0 | 471 | 281 | 12 | 8104 |
| Wyre Forest | 5214 | 0 | 448 | 50 | 35 | 4751 |
| Worcestershire | 35754 | 0 | 1754 | 379 | 94 | 33715 |
| Herefordshire | 8812 | 39 | 800 | 264 | 130 | 7839 |
| Bridgnorth | 3875 | 50 | 22 | 20 | 30 | 3813 |
| North Shropshire | 3218 | 30 | 58 | 34 | 70 | 3166 |
| Oswestry | 2291 | 0 | 22 | 35 | 0 | 2234 |
| Shrewsbury and Atcham | 7390 | 0 | 110 | 220 | 370 | 7430 |
| South Shropshire | 2051 | 104 | 91 | 50 | 40 | 1846 |
| Shropshire | 18825 | 184 | 303 | 359 | 510 | 18489 |
| Telford and Wrekin | 24744 | 0 | 816 | 58 | 64 | 23934 |
| Cannock Chase | 4804 | 90 | 222 | 17 | 0 | 4475 |
| East Staffordshire | 7240 | 18 | 400 | 65 | 250 | 7007 |
| Lichfield | 5051 | 6 | 41 | 17 | 35 | 5022 |
| Newcastle under Lyme | 6785 | 0 | 1150 | 578 | 0 | 5057 |
| South Staffordshire | 4426 | 0 | 250 | 30 | 50 | 4196 |
| Stafford | 7982 | 959 | 185 | 102 | 50 | 6786 |
| Staffordshire Moorlands | 5055 | 565 | 75 | 21 | 140 | 4534 |
| Tamworth | 3496 | 0 | 20 | 23 | 0 | 3453 |
| Staffordshire | 44839 | 1638 | 2343 | 853 | 525 | 40530 |
| Stoke on Trent | 35690 | 1425 | 13735 | 418 | 2000 | 22112 |

| | Total Potential Capacity 2004 - 2026 | Proposed sites to be de- allocated from Local Plans/Part 2 UDP's in period 2011 (number of dwellings) 2004 - 2011 | Demolitions 2004-2026 | Total Conversion Losses 2004-2026 | Better Use of Housing Stock 2004-2011 | Net Capacity 2004-2026 |
|---|---|---|--------------------------|--|--|------------------------------|
| Sub-Regional Partnership Areas | | | | | | |
| Birmingham | 69195 | 0 | 39250 | 190 | 1200 | 30955 |
| Black Country | 80517 | 79 | 30365 | 187 | 1586 | 51472 |
| Coventry, Solihull and Warwickshire | 82332 | 1095 | 10500 | 1129 | 1070 | 70678 |
| Worcestershire | 35754 | 0 | 1754 | 379 | 94 | 33715 |
| Herefordshire | 8812 | 39 | 800 | 264 | 130 | 7839 |
| Shropshire and Telford and Wrekin | 43569 | 184 | 1119 | 417 | 574 | 42423 |
| Staffordshire and Stoke on Trent | 80529 | 3063 | 16078 | 1271 | 2525 | 62642 |
| Sub-Regional Foci | | | | | | |
| Burton upon Trent | 4895 | 0 | 230 | 28 | 250 | 4887 |
| Hereford | 3281 | 0 | 215 | 67 | 25 | 3024 |
| Rugby | 5295 | 0 | | 0 | 0 | 5295 |
| Shrewsbury | 5704 | 0 | 80 | 185 | 259 | 5698 |
| Telford | 22801 | 0 | 740 | 51 | 62 | 22072 |
| Worcester | 8155 | 0 | 0 | 0 | 0 | 8155 |
| West Midlands Region | 400708 | 4460 | 99866 | 3837 | 7179 | 299724 |

Table 16: Potential additional capacity on land that is constrained but which could be released with intervention

| | Within the MUAs | | Outside the MUAs | | | Total Additional Capacity |
|---|---------------------------|--------------|---------------------------|--------------|--------------|---------------------------|
| | On Urban Greenfield Sites | On Urban PDL | On Urban Greenfield Sites | On Urban PDL | On Rural PDL | |
| Birmingham | 0 | 0 | 0 | 0 | 0 | 0 |
| Dudley | 0 | 0 | 0 | 0 | 0 | 0 |
| Sandwell | 0 | 0 | 0 | 0 | 0 | 0 |
| Walsall | 0 | 0 | 0 | 0 | 0 | 0 |
| Wolverhampton | 0 | 0 | 0 | 0 | 0 | 0 |
| Black Country | 0 | 0 | 0 | 0 | 0 | 0 |
| Coventry | 0 | 0 | 0 | 0 | 0 | 0 |
| Solihull | 0 | 0 | 0 | 0 | 0 | 0 |
| Coventry and Solihull | 0 | 0 | 0 | 0 | 0 | 0 |
| North Warwickshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Nuneaton and Bedworth | 0 | 0 | 0 | 0 | 0 | 0 |
| Rugby | 0 | 0 | 0 | 0 | 0 | 0 |
| Stratford | 0 | 0 | 0 | 0 | 0 | 0 |
| Warwick | 0 | 0 | 0 | 0 | 0 | 0 |
| Warwickshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Bromsgrove | 0 | 0 | 0 | 0 | 0 | 0 |
| Malvern Hills | 0 | 0 | 0 | 0 | 0 | 0 |
| Redditch | 0 | 0 | 0 | 0 | 0 | 0 |
| City of Worcester | 0 | 0 | 0 | 0 | 0 | 0 |
| Wychavon | 0 | 0 | 0 | 0 | 0 | 0 |
| Wyre Forest | 0 | 0 | 0 | 0 | 0 | 0 |
| Worcestershire | 0 | 0 | 0 | 0 | 0 | 0 |
| Herefordshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Bridgnorth | 0 | 0 | 0 | 0 | 0 | 0 |
| North Shropshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Oswestry | 0 | 0 | 0 | 0 | 0 | 0 |
| Shrewsbury and Atcham | 0 | 0 | 0 | 0 | 0 | 0 |
| South Shropshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Shropshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Telford and Wrekin ^{*1} | 0 | 0 | 5398 | 1172 | 0 | 6570 |
| Cannock Chase | 0 | 0 | 0 | 0 | 0 | 0 |
| East Staffordshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Lichfield | 0 | 0 | 0 | 0 | 0 | 0 |
| Newcastle under Lyme | 0 | 0 | 0 | 0 | 0 | 0 |
| South Staffordshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Stafford | 0 | 0 | 0 | 0 | 0 | 0 |
| Staffordshire Moorlands | 0 | 0 | 0 | 0 | 0 | 0 |
| Tamworth | 0 | 0 | 0 | 0 | 0 | 0 |
| Staffordshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Stoke on Trent | 0 | 0 | 0 | 0 | 0 | 0 |

| | Within the MUA | | Outside the MUA | | | Total Additional Capacity |
|---------------------------------------|---------------------------|--------------|---------------------------|--------------|--------------|---------------------------|
| | On Urban Greenfield Sites | On Urban PDL | On Urban Greenfield Sites | On Urban PDL | On Rural PDL | |
| Sub Regional Partnership Areas | | | | | | |
| Birmingham | 0 | 0 | 0 | 0 | 0 | 0 |
| Black Country | 0 | 0 | 0 | 0 | 0 | 0 |
| Coventry, Solihull and | 0 | 0 | 0 | 0 | 0 | 0 |
| Worcestershire | 0 | 0 | 0 | 0 | 0 | 0 |
| Herefordshire | 0 | 0 | 0 | 0 | 0 | 0 |
| Shropshire and Telford and | 0 | 0 | 5398 | 1172 | 0 | 6570 |
| Staffordshire and Stoke on | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub Regional Foci | | | | | | |
| Burton upon Trent | 0 | 0 | 0 | 0 | 0 | 0 |
| Hereford | 0 | 0 | 0 | 0 | 0 | 0 |
| Rugby | 0 | 0 | 0 | 0 | 0 | 0 |
| Shrewsbury | 0 | 0 | 0 | 0 | 0 | 0 |
| Telford | 0 | 0 | 5335 | 1056 | 0 | 6391 |
| Worcester | 0 | 0 | | | 0 | 0 |
| West Midlands Region | 0 | 0 | 5398 | 1172 | 0 | 6570 |

*1 Telfords capacity arises from sites that have been included in their Urban Capacity Study but don't strictly fit into any of the previous answers (i.e. they will not be allocated in this plan period but there is potential for them to be developed in the period 2016-26, when their ten year housing supply is reviewed).

Table 17: Comparison of summary results of 2004 & 2001 Housing Land and Urban Capacity Surveys

| | 2004 STUDY | 2001 STUDY | DIFFERENCE | |
|---------------------------------------|---|---|--------------|---------------|
| | Total Potential Capacity 2001 - 2021 | Total Potential Capacity 2001 - 2021 | Dwellings | % |
| Birmingham | 66805 | 55969 | 10836 | 19.4% |
| Dudley | 16345 | 14988 | 1357 | 9.1% |
| Sandwell | 23659 | 17865 | 5794 | 32.4% |
| Walsall | 15781 | 9243 | 6538 | 70.7% |
| Wolverhampton | 15046 | 12737 | 2309 | 18.1% |
| Black Country | 70831 | 54833 | 15998 | 29.2% |
| Coventry | 32157 | 12342 | 19815 | 160.5% |
| Solihull | 9649 | 7417 | 2232 | 30.1% |
| Coventry and Solihull | 41806 | 19759 | 22047 | 111.6% |
| North Warwickshire | 3508 | 3980 | -472 | -11.9% |
| Nuneaton and Bedworth | 10700 | 4910 | 5790 | 117.9% |
| Rugby | 7524 | 9093 | -1569 | -17.3% |
| Stratford | 7599 | 6085 | 1514 | 24.9% |
| Warwick | 10518 | 8051 | 2467 | 30.6% |
| Warwickshire | 39849 | 32119 | 7730 | 24.1% |
| Bromsgrove | 9929 | 2824 | 7105 | 251.6% |
| Malvern Hills | 4622 | 3410 | 1212 | 35.5% |
| Redditch | 5246 | 3377 | 1869 | 55.3% |
| City of Worcester | 4297 | 4620 | -323 | -7.0% |
| Wychavon | 9342 | 5108 | 4234 | 82.9% |
| Wyre Forest | 5565 | 4375 | 1190 | 27.2% |
| Worcestershire | 39001 | 23714 | 15287 | 64.5% |
| Herefordshire | 9734 | 10432 | -698 | -6.7% |
| Bridgnorth | 4336 | 4187 | 149 | 3.6% |
| North Shropshire | 3583 | 3772 | -189 | -5.0% |
| Oswestry | 2796 | 2749 | 47 | 1.7% |
| Shrewsbury and Atcham | 6303 | 7977 | -1674 | -21.0% |
| South Shropshire | 2831 | 3052 | -221 | -7.2% |
| Shropshire | 19849 | 21737 | -1888 | -8.7% |
| Telford and Wrekin | 20047 | 16191 | 3856 | 23.8% |
| Cannock Chase | 5880 | 7248 | -1368 | -18.9% |
| East Staffordshire | 6966 | 6768 | 198 | 2.9% |
| Lichfield | 6484 | 10177 | -3693 | -36.3% |
| Newcastle under Lyme | 6099 | 3405 | 2694 | 79.1% |
| South Staffordshire | 5146 | 4925 | 221 | 4.5% |
| Stafford | 8781 | 5167 | 3614 | 69.9% |
| Staffordshire Moorlands | 5539 | 3477 | 2062 | 59.3% |
| Tamworth | 4036 | 5255 | -1219 | -23.2% |
| Staffordshire | 48931 | 46422 | 2509 | 5.4% |
| Stoke on Trent | 35100 | 19171 | 15929 | 83.1% |
| Sub-Regional Partnership Areas | | | | |
| Birmingham | 66805 | 55969 | 10836 | 19.4% |
| Black Country | 70831 | 54833 | 15998 | 29.2% |
| Coventry, Solihull and Warwickshire | 81655 | 51878 | 29777 | 57.4% |
| Worcestershire | 39001 | 23714 | 15287 | 64.5% |
| Herefordshire | 9734 | 10432 | -698 | -6.7% |
| Shropshire and Telford and Wrekin | 39896 | 37928 | 1968 | 5.2% |
| Staffordshire and Stoke on Trent | 84031 | 65593 | 18438 | 28.1% |
| West Midlands Region | 391953 | 300347 | 91606 | 30.5% |

NB: Both the 2001 and 2004 survey results given in this table include the 'better use of housing stock' capacity in order to give a more comparable result.

Table 18: Comparison of summary results of 2004 & 2001 Housing Land and Urban Capacity Surveys adjusted for more accurate comparison

Please note that the survey results have been adjusted in this table to match the data available from the 2001 and 2004 surveys. This is to present a more accurate comparison of the difference in capacity between the two surveys.

| | 2004 STUDY Total Potential Capacity 2001 - 2021 | 2001 STUDY Total Potential Capacity 2001 - 2021 | DIFFERENCE | |
|---------------------------------------|---|---|--------------|---------------|
| | | | Dwellings | % |
| Birmingham | 68005 | 55969 | 12036 | 21.5% |
| Dudley | 16534 | 14988 | 1546 | 10.3% |
| Sandwell | 24156 | 17865 | 6291 | 35.2% |
| Walsall | 16381 | 9243 | 7138 | 77.2% |
| Wolverhampton | 14546 | 12737 | 1809 | 14.2% |
| Black Country | 71617 | 54833 | 16784 | 30.6% |
| Coventry | 32997 | 12342 | 20655 | 167.4% |
| Solihull | 9772 | 7417 | 2355 | 31.8% |
| Coventry and Solihull | 42769 | 19759 | 23010 | 116.5% |
| North Warwickshire | 3508 | 3980 | -472 | -11.9% |
| Nuneaton and Bedworth | 10840 | 4910 | 5930 | 120.8% |
| Rugby | 7566 | 8933 | -1367 | -15.3% |
| Stratford | 7599 | 6085 | 1514 | 24.9% |
| Warwick | 10538 | 8051 | 2487 | 30.9% |
| Warwickshire | 40051 | 31959 | 8092 | 25.3% |
| Bromsgrove | 9956 | 2824 | 7132 | 252.5% |
| Malvern Hills | 4745 | 3410 | 1335 | 39.1% |
| Redditch | 5306 | 3377 | 1929 | 57.1% |
| City of Worcester | 4297 | 4620 | -323 | -7.0% |
| Wychavon | 9354 | 5108 | 4246 | 83.1% |
| Wyre Forest | 5600 | 4375 | 1225 | 28.0% |
| Worcestershire | 39258 | 23714 | 15544 | 65.5% |
| Herefordshire | 9864 | 10432 | -568 | -5.4% |
| Bridgnorth | 3166 | 4187 | -1021 | -24.4% |
| North Shropshire | 3653 | 3772 | -119 | -3.2% |
| Oswestry | 2796 | 2749 | 47 | 1.7% |
| Shrewsbury and Atcham | 6463 | 7977 | -1514 | -19.0% |
| South Shropshire | 2951 | 3052 | -101 | -3.3% |
| Shropshire | 19029 | 21737 | -2708 | -12.5% |
| Telford and Wrekin | 20111 | 16191 | 3920 | 24.2% |
| Cannock Chase | 5880 | 7248 | -1368 | -18.9% |
| East Staffordshire | 7216 | 6768 | 448 | 6.6% |
| Lichfield | 6519 | 10177 | -3658 | -35.9% |
| Newcastle under Lyme | 6099 | 3405 | 2694 | 79.1% |
| South Staffordshire | 5196 | 4925 | 271 | 5.5% |
| Stafford | 8831 | 5167 | 3664 | 70.9% |
| Staffordshire Moorlands | 5387 | 3477 | 1910 | 54.9% |
| Tamworth | 4036 | 5255 | -1219 | -23.2% |
| Staffordshire | 49164 | 46422 | 2742 | 5.9% |
| Stoke on Trent | 36700 | 19171 | 17529 | 91.4% |
| Sub-Regional Partnership Areas | | | | |
| Birmingham | 68005 | 55969 | 12036 | 21.5% |
| Black Country | 71617 | 54833 | 16784 | 30.6% |
| Coventry, Solihull and Warwickshire | 82820 | 51718 | 31102 | 60.1% |
| Worcestershire | 39258 | 23714 | 15544 | 65.5% |
| Herefordshire | 9864 | 10432 | -568 | -5.4% |
| Shropshire and Telford and Wrekin | 39140 | 37928 | 1212 | 3.2% |
| Staffordshire and Stoke on Trent | 85864 | 65593 | 20271 | 30.9% |
| West Midlands Region | 396568 | 300187 | 96381 | 32.1% |

**Table 19: Comparison of potential supply on previously developed land with RSS
Table 3**

| | % Of Capacity 2001- 2011 on PDL | RSS % Target on PDL 2001-2011 |
|-----------------------------|------------------------------------|----------------------------------|
| Birmingham | 96 | 94 |
| Dudley | 98 | 98 |
| Sandwell | 97 | 100 |
| Walsall | 93 | 79 |
| Wolverhampton | 99 | 99 |
| Coventry | 91 | 93 |
| Solihull | 67 | 74 |
| Warwickshire | 59 | 64 |
| Worcestershire | 81 | 67 |
| Herefordshire | 70 | 68 |
| Shropshire | 56 | 59 |
| Telford and Wrekin | 78 | 53 |
| Staffordshire | 62 | 66 |
| Stoke on Trent | 93 | 84 |
| West Midlands Region | 83 | 76 |

Table 20: Comparison of demolitions with demolition assumptions in Table 2 of RSS

| | Demolitions 2001-2011 | RSS Assumed Demolitions 2001-2011 | Demolitions 2011-2021 | RSS Assumed Demolitions 2011-2021 | Total Demolitions 2001-2021 | RSS Assumed Demolitions 2001-2021 | Difference |
|-----------------------------|----------------------------------|--|----------------------------------|--|--|--|-------------------|
| Birmingham | 18640 | 12000 | 17500 | 12000 | 36140 | 24000 | 12140 |
| Coventry | 1932 | 800 | 4000 | 400 | 5932 | 1200 | 4732 |
| Dudley | 864 | 1100 | 1550 | 1500 | 2414 | 2600 | -186 |
| Herefordshire | 301 | 400 | 400 | 400 | 701 | 800 | -99 |
| Sandwell | 7290 | 5600 | 7306 | 3900 | 14596 | 9500 | 5096 |
| Shropshire | 164 | 300 | 122 | 300 | 286 | 600 | -314 |
| Solihull | 320 | 100 | 1800 | 100 | 2120 | 200 | 1920 |
| Staffordshire | 1005 | 500 | 1187 | 1100 | 2192 | 1600 | 592 |
| Stoke-on-Trent | 4378 | 5000 | 9560 | 5000 | 13938 | 10000 | 3938 |
| Telford & Wrekin | 685 | 50 | 184 | 50 | 869 | 100 | 769 |
| Walsall | 1798 | 500 | 3000 | 1000 | 4798 | 1500 | 3298 |
| Warwickshire | 566 | 1300 | 555 | 1100 | 1121 | 2400 | -1279 |
| Wolverhampton | 1526 | 1100 | 1900 | 1500 | 3426 | 2600 | 826 |
| Worcestershire | 869 | 500 | 789 | 500 | 1658 | 1000 | 658 |
| West Midlands Region | 40338 | 29250 | 49853 | 28850 | 90191 | 58100 | 32091 |

Table 21: Changes in the capacity of the MUAs authorities 2001-2021 between the 2001 & 2004 Housing Land and Urban Capacity Studies

Birmingham

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 1,400 | 649 | -751 |
| Redevelopment of housing sites | 18,000 | 31,000 | +13,000 |
| Gross conversions | 4,650 | 4,340 | -310 |
| Derelict, vacant and underused land | 2,000 | 1,700 | -300 |
| Reuse of existing employment sites | 4,000 | 3,750 | -250 |
| Windfalls | 8,560 | 3,600 | -4,960 |
| Better use of stock | 7,800 | 1,200 | -6,600 |
| Commitments | 9,559 | 12,931 | +3,372 |
| Completions 2001-04 | - | 8,835 | 8,835 |
| Total | 55,969 | 68,005 | +12,036 |
| Demolitions | 24,000 | 31,000 | +7,000 |
| Demolitions 2001-4 | | 5,140 | +12,140 |

Coventry

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 1,885 | 0 | -1,885 |
| Redevelopment of housing sites | 1,010 | 7,630 | +6,620 |
| Gross conversions | 940 | 510 | -430 |
| Derelict, vacant and underused land | 615 | 0 | -615 |
| Reuse of existing employment sites | 985 | 9,500 | +8,515 |
| Windfalls | 3,695 | 8,300 | +4,605 |
| Better use of stock | 975 | 840 | -135 |
| Commitments | 2,237 | 3,636 | +1,399 |
| Completions 2001-04 | - | 2,581 | +2,581 |
| Total | 12,342 | 32,997 | +20,655 |
| Demolitions | 1,205 | 5,260 | +4,055 |
| Demolitions 2001-4 | | 672 | +4,727 |

Solihull

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|--------------|--------------|----------------|
| Draft Local Plan sites | 1,265 | 140 | -1,125 |
| Redevelopment of housing sites | 940 | 2,820 | +1,880 |
| Gross conversions | 260 | 635 | +375 |
| Derelict, vacant and underused land | 1,100 | 1,410 | +310 |
| Reuse of existing employment sites | 600 | 10 | -590 |
| Windfalls | 100 | 482 | +382 |
| Better use of stock | 0 | 70 | +70 |
| Commitments | 1,952 | 2,578 | +626 |
| Commitments carried forward to 2011 | 1,200 | 0 | -1,200 |
| Completions 2001-04 | - | 1,574 | +1,574 |
| Total | 7,417 | 9,719 | +2,302 |
| Demolitions | 200 | 2,010 | +1,810 |
| Demolitions 2001-4 | | 110 | +1,920 |

(Please note that the figures given in this table may differ from those given in Table 18 due to inclusion of capacity from 'other sources of supply')

Dudley

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 3,691 | 2,046 | -1,645 |
| Redevelopment of housing sites | 1,295 | 2,250 | +955 |
| Gross conversions | 800 | 307 | -493 |
| Derelict, vacant and underused land | 4,882 | 0 | -4,882 |
| Reuse of existing employment sites | 500 | 4,099 | +3,599 |
| Windfalls | 2,400 | 3,337 | +937 |
| Better use of stock | 0 | 189 | +189 |
| Other sources | 0 | 1,115 | +1,115 |
| Commitments | 1,420 | 1,830 | +410 |
| Completions 2001-04 | - | 1,361 | +1,361 |
| Total | 14,988 | 16,534 | +1,546 |
| Demolitions | 2,590 | 2,170 | -420 |
| Demolitions 2001-4 | | 244 | -176 |

Sandwell

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 2,997 | 0 | -2,997 |
| Redevelopment of housing sites | 5,867 | 7,547 | +1,680 |
| Gross conversions | 546 | 552 | +6 |
| Derelict, vacant and underused land | 4,840 | 731 | -4,109 |
| Reuse of existing employment sites | 600 | 5,030 | +4,430 |
| Windfalls | 0 | 0 | No change |
| Better use of stock | 570 | 497 | -73 |
| Commitments | 2,445 | 7,153 | +4,708 |
| Completions 2001-04 | - | 2,646 | +2,646 |
| Total | 17,865 | 24,156 | +6,291 |
| Demolitions | 9,537 | 12,605 | +3,068 |
| Demolitions 2001-4 | | 1,991 | +5,059 |

Walsall

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|--------------|---------------|----------------|
| Draft Local Plan sites | 875 | 454 | -421 |
| Redevelopment of housing sites | 750 | 3,500 | +2,750 |
| Gross conversions | 570 | 750 | +180 |
| Derelict, vacant and underused land | 1,900 | 4,200 | +2,300 |
| Reuse of existing employment sites | 950 | 2,200 | +1,250 |
| Windfalls | 1,000 | 0 | -1,000 |
| Better use of stock | 600 | 600 | No change |
| Other sources | 0 | 331 | +331 |
| Commitments | 1,598 | 2,993 | +1,395 |
| Completions 2001-04 | - | 1,353 | +1,353 |
| Commitments carried forward to 2011 | 1,000 | 0 | -1,000 |
| Total | 9,243 | 16,381 | +7,138 |
| Demolitions | 1,500 | 4,000 | +2,500 |
| Demolitions 2001-4 | | 798 | +3,298 |

Wolverhampton

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 2,590 | 1,807 | -783 |
| Redevelopment of housing sites | 1,630 | 2,147 | +517 |
| Gross conversions | 1,145 | 670 | -475 |
| Derelict, vacant and underused land | 2,220 | 0 | -2,220 |
| Reuse of existing employment sites | 1,480 | 3,200 | +1,720 |
| Windfalls | 0 | 1,894 | +1,894 |
| Better use of stock | 1,620 | 300 | -1,320 |
| Other sources | 0 | 800 | +800 |
| Commitments | 1,152 | 2,279 | +1,127 |
| Commitments carried forward to 2011 | 900 | 900 | No change |
| Completions 2001-04 | - | 1,349 | +1,349 |
| Total | 12,737 | 15,346 | +2,609 |
| Demolitions | 2,625 | 2,460 | -165 |
| Demolitions 2001-4 | | 966 | +801 |

(Please note that the figures given in this table may differ from those given in Table 18 due to inclusion of capacity from 'other sources of supply')

Stoke on Trent

| | 2001 Survey | 2004 Survey | Change 2001-04 |
|-------------------------------------|---------------|---------------|----------------|
| Draft Local Plan sites | 3,442 | 0 | -3,442 |
| Redevelopment of housing sites | 2,500 | 7,796 | +5,296 |
| Gross conversions | 720 | 629 | -91 |
| Derelict, vacant and underused land | 3,578 | 3,465 | -113 |
| Reuse of existing employment sites | 0 | 16,200 | +16,200 |
| Windfalls | 2,800 | 0 | -2,800 |
| Better use of stock | 0 | 2,000 | +2,000 |
| Other sources | 0 | 400 | +400 |
| Commitments | 5,571 | 4,538 | -1,033 |
| Commitments carried forward to 2011 | 560 | - | -560 |
| Completions 2001-04 | - | 2,072 | +2,072 |
| Total | 19,171 | 37,100 | +17,929 |
| Demolitions | 10,000 | 13,352 | +3,352 |
| Demolitions 2001-4 | | 406 | +3,938 |