

REGIONAL

HOUSING LAND POTENTIAL STUDY

This report summarises the findings of the Housing Land Potential Study undertaken in 2007. It includes a Technical Appendix which contains tables taken from the questionnaire responses and shows information for each authority in the Region, the Region as a whole, and a breakdown into Major Urban Areas (MUAs) and non-MUAs. Some tables also show data for the potential Settlements of Significant Development: Burton upon Trent, Hereford, Rugby, Shrewsbury, Telford, Redditch, Worcester, Stafford, Nuneaton/Bedworth and Warwick/Leamington Spa. This report was published in October, 2007 but the data is based at April, 2006.

West Midlands Regional Assembly, published October 2007

REGIONAL HOUSING LAND POTENTIAL STUDY (2007)

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REGIONAL HOUSING LAND POTENTIAL STUDY

FINAL REPORT

EXECUTIVE SUMMARY

This report is a summary of the Housing Land Potential Survey (previously referred to as the Housing Land Capacity Study) undertaken in 2007 but based at April 2006. The figures are broad estimates and represent a snapshot in time which will be updated by subsequent surveys.

Three authorities in Worcestershire did not complete a return and very broad estimates have been included based on the 2004 Regional Housing Capacity Survey. These estimates are considered to be out of date but more up to date information was not available.

Authorities have interpreted the questionnaire in different ways which has made comparison between authorities difficult. Some have used only known sites, others have made extensive use of past trends projections; some have based returns on current policies only; some have included non site specific greenfield land on the assumption that this will be required in future to meet policy requirements.

For the purposes of this report the capacity has been divided into 'traditional capacity' and 'other capacity'. These are defined in the text, but in summary, traditional includes the sources of capacity listed in paragraph 2.5 (i) to (xi), whereas 'other' includes white land/Areas of Development Restraint (ADR), extensions to Growth Points and capacity which does not easily fit into any of the traditional categories. To enable direct comparison with net figures included in the RSS work, capacity on housing redevelopment sites has been subtracted from the traditional capacity because it is assumed that demolished housing will be replaced on a 1:1 basis.

The total traditional capacity in the Region 2006-2026 is 366,900 dwellings. When housing redevelopment sites are excluded the capacity is 293,700 dwellings. Extra capacity of just over 12,000 dwellings may be found from increasing densities on the capacity identified.

Of the total traditional capacity, 107,500 dwellings are from commitments, 132,100 is potential additional capacity 2006-2016 and 127,200 is potential additional capacity 2016-2026.

Particularly high sources of capacity are sites from redevelopment of housing (73,200 dwellings), sites formerly in B1, B2 and B8 employment use (53,200 dwellings), sites formerly in other employment use (27,500 dwellings), and derelict, vacant and underused land (27,700 dwellings).

If housing redevelopment sites are excluded, 55% of the capacity is within the MUAs (161,400 dwellings).

If housing redevelopment sites are excluded, 87% of the capacity is on PDL land. This rises to 95% in the MUAs and is 77% outside the MUAs.

90% of the capacity is within urban areas with 99% of the capacity in the MUAs classed as urban and 79% outside the MUAs.

Authorities also supplied information about capacity from 'Other sources' including Urban Extensions to Growth Points, White Land and capacity which did not easily fit into other categories. This gives an additional capacity across the Region of 46,800 dwellings with only a small proportion (1,900 dwellings) within the MUAs. Only 18% of this capacity is on PDL land; the greenfield element includes non site specific capacity.

A total of 71,400 demolitions (2006-2026) is anticipated across the region with 65,800 of these within the MUAs (92%). Overall, a total of 73,200 replacements are anticipated suggesting an overall replacement rate of approximately 1:1.

Authorities were also asked for an estimate of capacity likely to become available 2026-31. Few authorities were aware of specific sites and many gave a figure based on past trends. The total for the region is 70,600 dwellings, although this includes a nil or 'not known' response from many authorities.

REGIONAL HOUSING POTENTIAL STUDY

FINAL REPORT

PART 1: INTRODUCTION

1. BACKGROUND

- 1.1 A series of Housing Capacity Studies has been undertaken in the West Midlands Region. The first studies in 2000 and 2001 contributed to the development of housing proposals in the Regional Spatial Strategy (RSS). A third survey was undertaken in 2004, and in 2006, the Refresh 2006 Study updated the information for the West Midlands Conurbation and Telford & Wrekin.
- 1.2 The main purpose of this study, undertaken in 2007 but based at April, 2006, is to supply background information for use in the development of the RSS Preferred Housing Option, more details of which are contained within the Housing Background Paper.
- 1.3 At the end of this report are two appendices and a Technical Appendix. The first appendix gives a summary of the responses to the question asking about problems which would arise if significant extra capacity had to be found up to 2026, for example up to Option 3 of the RSS Phase 2 Spatial Options Consultation and beyond. The second lists the areas which authorities considered as urban. The Technical Appendix contains tables of data.

2. METHODOLOGY

- 2.1 During May/June 2007, all local authorities in the region were asked to complete a questionnaire about capacity within the authority. Responses relate to a base date of 2006.
- 2.2 The questionnaire asked local authorities to make estimates of potential supply available from a number of different sources by whether this supply was expected to come from previously developed land or greenfield sites; by whether it was likely to be built in urban or rural areas; and by whether it was within the MUAs, foci towns or other large settlements defined in the RSS settlement hierarchy. Authorities were asked to use site-based work where possible. The emphasis of the work was intended to be on producing realistic estimates for the likely supply within the time periods.
- 2.3 The questionnaire requested a detailed breakdown of information for the periods 2006-16 and 2016-26. A further question asked for a broad estimate of total potential capacity for 2026-31.

- 2.4 Because many of the figures in the return are estimates rather than site-based capacity, it was not considered appropriate to request 'undiscounted capacity'. Instead, the emphasis was laid upon a realistic supply.
- 2.5 The questionnaire considered capacity from the sources set out below and every attempt was made to cover all possible sources of supply. Local authorities were asked to consider capacity sequentially through a list of questions, always ensuring that capacity was not counted more than once. The categories in the questionnaire were:
- (i) Under construction and sites with full planning permission at April 2006.
 - (ii) Sites with outline permission at April 2006.
 - (iii) Sites within adopted local or unitary development plans.
 - (iv) Sites granted permission since April 2006.
 - (v) Sites within draft development plans, LDFs and development briefs.
 - (vi) Redevelopment of housing sites.
 - (vii) Gains expected from conversions.
 - (viii) Re-use of employment land (B1, B2 and B8 uses).
 - (ix) Re-use of other employment land.
 - (x) Derelict, vacant and under-used land.
 - (xi) Capacity from windfalls, although it was emphasised that this should only be a small figure as capacity should preferably be counted in other preceding categories.
 - (xii) Any other sources, including white land and urban extensions to growth points.
 - (xiii) Additional capacity which might be found from making more efficient use of existing housing stock.
- 2.6 In addition, authorities were asked about the assumptions they had made on average densities and whether there was any potential to increase these densities further.
- 2.7 The questionnaire also asked for information on expected demolitions and losses from conversions.
- 2.8 Additional questions were asked about the amount of capacity which was within the Green Belt.

PART TWO: RESULTS OF THE SURVEY

3. GENERAL POINTS

Response Rate

- 3.1 The questionnaire was sent to 34 local authorities in the region and returns were received from 31. Three Worcestershire authorities (Malvern Hills, Worcester City and Wychavon) only submitted the commitments section of the return and are unable to supply more until their Housing Land Assessment is completed in Spring, 2008. The tables in the Technical Appendix use estimates based on the 2004 Urban Capacity Survey for these three authorities but the districts themselves consider them to be very inaccurate because the 2004 Survey overestimated the supply from some of the sources and included some sites no longer considered appropriate. The figures in the Technical Appendix which are estimates are highlighted in red type.

Quality of the Response

- 3.2 Many authorities referred to the fact that they would shortly be undertaking detailed housing capacity studies of their own as part of their LDF preparation and their questionnaire responses were based upon their most recent surveys which were now out of date. Information from these new surveys will give more up to date evidence on potential land supply and will therefore over-ride the data within this survey. It must be emphasised that this survey was intended only to give a very broad picture at one point in time to assist in developing the Preferred Housing Option. Housing capacity is a constantly changing figure, particularly in the later period when additional land will come forward as time progresses. (Note: a particular example of this is Birmingham where a new survey was undertaken after the regional exercise was completed. In this case, significant further capacity was identified and, in practice, this has been taken into account in the development of the Preferred Option).
- 3.3 The questionnaire was complex requiring in-depth consideration of potential future supply. Not surprisingly, authorities have given different levels of response depending on local circumstances. Some authorities have only included known capacity, e.g. Rugby; for others the responses were based on past trends, e.g. Stafford. Many others used a mixture of these two methods, e.g. known sites in re-use of employment land and past trends in conversions. A few have included extensive greenfield land for the longer term in expectation that further land will be needed to satisfy the housing requirement, e.g. Herefordshire and East Staffordshire. This land may not be site-specific, but is based on the knowledge that greenfield land will be required somewhere.
- 3.4 Some authorities may have been more limited than others in their use of existing policy to define capacity available. Bromsgrove for example referred to their current moratorium on development in the first part of the plan period

which implied that capacity should be zero. Telford & Wrekin has not included land for potential urban extensions until post-2026 because sufficient capacity has already been identified in the 2006-2026 period to meet current RSS requirements and the potential requirements of Options 1 and 2 of the RSS Review.

- 3.5 It is not always clear the extent to which authorities have been able to consider capacity separately from planning policy. To confine the definition of capacity to levels defined by current planning policy could be a significant limit on the quality and accuracy of the information supplied.

4. FINDINGS OF THE SURVEY

- 4.1 Because of the limitations described above under Quality of Response, in particular the variation between authorities in approaches, the capacity figures from the questionnaires have been divided into:

(a) 'Traditional' Housing Capacity (discussed in 4(a) below).

This includes all sites with planning permission, full and outline; sites committed within a Development Plan (approved and draft), an LDF or Development Brief; redevelopment of housing demolition sites; conversion gains; redevelopment of existing employment land and employment allocations (B1, B2 and B8 uses); redevelopment of other employment land, e.g. schools, retail, nursing homes etc.; derelict, vacant and under-used land; and a small number of uncategorised sites based on past trends.

It excludes the category 'Capacity from Other Sources' (i.e. White Land/ADR, Urban Extensions to Growth Points and the 'other, not included elsewhere').

This gives a gross figure. If the capacity on 'Redevelopment of Housing Demolition Sites' is excluded from this traditional total, this gives the net figure as redevelopment of housing is to be on a 1 for 1 basis.

Tables 1 – 10 show the totals and analysis for 'Traditional' Housing Capacity.

(b) Capacity from Other Sources (discussed in 4(b) below).

(i.e. White Land/Areas of Development Restraint (ADR), Urban Extensions to Growth Points and the 'other, not included elsewhere').

This section has been particularly limited by the range of responses depending on interpretation of the questions and the policy focus of the authorities. The reasoning behind the figures in this section is given in section 4b below.

Tables 11-12 show the totals and analysis for 'Other Sources' capacity.

(c) **Demolitions Data** (discussed in section 4c below).

Table 13 shows this information.

4(a) TRADITIONAL HOUSING CAPACITY

4.2 Across the West Midlands Region as a whole, the survey suggests a total gross potential capacity of around 366,900 dwellings 2006-26 (Table 1 of the Technical Appendix). Of that total, capacity for about 239,700 dwellings is expected to become available in 2006-16. If housing redevelopment sites are excluded from the capacity (on the basis that RSS requires 1:1 replacement of demolitions) then the total potential capacity is about 293,700 dwellings (Table 2 of the Technical Appendix). Implied annual completion rates are shown in Tables 1 and 2 for 2006-26 and are compared with the rates achieved in 2001-2006 in Table 9. This comparison suggests that if all the capacity is developed, a slightly higher rate of completions will be achieved in the MUAs and a lower rate outside the MUAs when compared with the 2001-2006 rate.

4.3 Local authorities were asked for the densities they had assumed for each source of supply and whether there was potential to increase the density. The results are shown in Tables 6 and 3. The overall additional potential in the region from increasing densities is 12,300 dwellings with 11,100 of this total in the first half of the 20 years (Table 3). Some authorities have quite significant capacity in this category, particularly Telford & Wrekin and Coventry.

(i) Sources of the Capacity

4.4 Of the total potential capacity of 366,900 dwellings, just over 29% was committed at April 2006, either through planning permission or in adopted local plans/UDPs. The breakdown of the capacity into the various sources is shown in Table 4 for 2006-16 and Table 5 for 2016-26. The capacity includes 19,700 dwellings which have been granted permission since 2006; these could be treated as commitments but because the base date for the survey was 2006, these sites have been included within additional capacity.

4.5 Particularly high sources of capacity over the entire period are:

- Sites resulting from the redevelopment of housing (73,200 dwellings). The majority of these are within the MUAs with over a third in Birmingham itself (26,900 dwellings) and a further 28% in the Black Country (20,300 dwellings).
- Sites formerly in B1, B2 and B8 employment use (53,200 dwellings). In addition to the 53,200 dwellings which are expected to be found from the reuse of B1, B2 and B8 land, 27,500 dwellings are to be found on Other Employment Land (including former schools, shops, nursing homes, etc.). Overall, this represents a substantial loss of employment land and some authorities made specific reference to it, eg the Black Country authorities warned that, unless properly managed, this loss

could have an adverse impact on the economy of the region. In the 2006-16 period, the 21,400 dwellings to be built on former B1, B2 and B8 employment land are anticipated to require 451 hectares of land, with 271 hectares of this (60%) being within the MUAs. This is primarily on existing employment land rather than allocations and it will clearly have an impact on levels of employment land available.

4.6 PPS3 states that allowances should not be made for windfalls in the first ten years of land supply unless there is evidence that prevents sites being identified. The West Midlands has traditionally had a very high rate of windfalls (59% of completions from 2001 to 2006). This survey tried to minimise the number of windfalls (referred to in Tables 4 and 5 as 'uncategorised') by requesting that they be included within other categories e.g. 'derelict, vacant and under-used', conversions and re-use of employment land. The 'uncategorised' figures should not therefore be taken as representative of the total potential from windfalls. The fact that many authorities have completed the 'derelict, vacant and under-used', conversions and 're-use of employment land' sections by using estimates based on past trends illustrates the difficulties of identifying windfalls before they become available for development. Equally the high numbers in these categories show the importance of windfalls to the overall supply of land. A separate Technical Note on the Importance of Windfalls in the Region is available from WMRA.

(ii) MUAs

4.7 The MUAs are the West Midlands Conurbation (including Coventry and Solihull), Stoke-on-Trent and Newcastle-under-Lyme. The capacities for the whole of Solihull and Newcastle-under-Lyme have been included within the MUAs in the Appendix tables in order to make the tables less complicated. In fact 1,675 dwellings in Solihull and 1,054 dwellings in Newcastle capacity are outside the MUAs but these figures are small when compared with the overall capacity.

4.8 If housing redevelopment sites are excluded, 55% of the traditional capacity 2006-26 is within the MUAs, ie 161,400 dwellings (Table 2). The four Black Country authorities have a large part of this capacity at over 70,000 dwellings, followed by Birmingham at 40,000 dwellings. Stoke-on-Trent/Newcastle has just over 25,000 dwellings.

4.9 Nearly two thirds of this capacity is considered likely to become available in the first half of the plan period. It is probable that more capacity will come available in the second part of the plan period than is allowed for in this Survey but at the moment the precise location of such land is unknown.

4.10 A very high proportion of the MUA capacity is on PDL land, 87% over the twenty year period when the housing redevelopment sites are excluded. The proportion is very high in Birmingham and the Black Country where all authorities have a higher than 97% capacity on PDL land. Coventry and Solihull are lower at 84% and 69% respectively. The percentages for Stoke-on-Trent and Newcastle-under-Lyme are 92% and 85%.

(iii) Settlements of Significant Development

- 4.11 Ten Settlements of Significant Development have been defined in the Regional Housing Options work: Telford, Shrewsbury, Hereford, Worcester, Redditch, Rugby, Nuneaton/Bedworth, Warwick/Leamington Spa, Burton upon Trent and Stafford. 14% of the total capacity 2006-26 (52,600 dwellings) is within these settlements (N.B. figures for Worcester were not supplied and very broad estimates have been included).
- 4.12 Of the ten, Telford has the highest capacity at nearly 12,000 dwellings over the 20 year plan period although most of the capacity falls within the first part of the plan period. Telford & Wrekin indicated high levels of capacity in the 'Other Capacity' category (see section 4b) and its questionnaire response implies that land can also be found adjoining Telford if higher levels of growth were to be required by Regional Policy.
- 4.13 The lowest levels of capacity are in Redditch, Hereford, Rugby, Worcester and Stafford.
- 4.14 The proportion of the traditional capacity on PDL land within the settlements themselves varies from 53% in Burton upon Trent to 95% in Shrewsbury.

(iv) Development outside the MUAs/ Settlements of Significant Development

- 4.15 Slightly less than a quarter of the capacity is outside both the MUAs and the ten Settlements of Significant Development. This increases to 28% (80,900 dwellings) when the redevelopment of housing sites capacity is taken out. Several authorities in the Shire Counties are outside the MUAs and have no Settlements of Significant Development but capacity is required to meet local needs.

(v) Density Assumptions

- 4.16 Table 6 shows the density assumptions used to estimate capacity and there is clearly a wide variation across the region. There is potential to increase some of the assumptions (eg where a local plan approved some years ago assumed a low density) and where local authorities have indicated that densities could be increased the extra capacity is shown in Table 3, a total of 12,300 dwellings across the region. Generally higher densities are assumed for future potential capacity than are currently being achieved by planning permissions. The more urban authorities are achieving higher densities than the rural ones where rates are sometimes less than 20 dwellings/ha on committed sites. Looking into the future, assumed rates are usually over 30 dwellings/ha but in some of the urban areas can reach over 70 particularly where flats are planned for sites.

(vi) Previously Developed Land/Greenfield Land

4.17 Table 7 shows the gross supply divided into PDL and greenfield land and the overall percentage of capacity which is on PDL land. The final column shows the percentage which is on PDL land if the housing redevelopment sites are excluded from the calculation. In the region as a whole 87% of capacity is on PDL land when the housing redevelopment sites are excluded. This percentage is considerably higher for the MUAs (95%) than the areas outside the MUAs (77%).

4.18 The 328,200 dwellings on pdl land and 38,700 dwellings on greenfield land are broken down as follows into the types of capacity:

	PDL (Dws)	Greenfield (Dws)
Committed sites	89,166	18,371
Additional capacity 2006-16	118,115	14,002
Additional capacity 2016-26	120,902	6,338
Total	328,183	38,711

The figures in the table include capacity on housing redevelopment sites.

4.19 The figures above suggest a fall in greenfield capacity in the second part of the plan period compared with the first. However, it is likely that the total capacity in the second part of the plan period will need to be increased to meet housing requirements. It is unclear at present how much more PDL land will come available in the second part of the plan period; in some areas higher levels of greenfield development may be required but in others additional pdl capacity is likely to come forward through windfalls.

(vii) Green Belt

4.20 The returns suggested that 2,200 dwellings of the capacity are in the Green Belt (Table 8). Some of these sites are existing commitments and others are estimates based on past trends. South Staffordshire and Bridgnorth have both had high demand for conversion of agricultural buildings to dwellings and have included a projection of past trends within their figures. Warwick has included an estimate of likely development in small villages which are washed over by the Green Belt and based on past trends. Stratford-on-Avon similarly includes non-site specific development based on past trends. Solihull has included estimates for conversions, demolitions and replacements and for limited infilling within settlements.

4.21 Where specific sites have been given in the returns it suggests a potential loss of about 30 hectares of Green Belt in 2006-26. However, these are primarily on PDL land, e.g. South Staffordshire has a PDL site of 16 hectares at Smestow Bridge, Wombourne, which is within the current Local Plan; Lichfield has a small PDL site as part of Bonehill Mill, Fazeley, a development site identified in Lichfield's urban capacity study; Walsall includes two sites (total 14 hectares) one of which is a redundant hospital; the other is a former 'red grass' sports field and it is debatable whether this is PDL or greenfield.

(viii) Urban/Rural Capacity

4.22 Table 10 shows that 91% of the capacity in the Region as a whole is within the urban area. The definition of urban included all settlements or agglomerations of settlements with a population of over 10,000 or potential to reach 10,000 by 2021, plus any settlements which act as service centres for the surrounding rural area. Appendix 2 contains a list of those settlements considered to be urban by the authorities completing the questionnaire.

4.23 Within the MUAs 99% of the capacity is considered to be urban but this falls to 79% outside the MUAs. The percentage of capacity on urban sites within the Shire Counties varies between 63% in Shropshire to 87% in Warwickshire. A total of 32,700 dwellings across the region are on rural sites compared with 334,200 dwellings on urban sites.

(vix) Better Use of Housing Stock

4.24 Additional capacity not included in the capacity of Tables 1 and 2 is anticipated to come from better use of the housing stock. The responses suggested this could be as high as 5,600 dwellings 2006-2016 with 3,400 dwellings (60%) in the MUAs and a further 1,100 dwellings (20%) in the Settlements of Significant Development. This figure should not be included in the capacity figures as it is part of the existing stock.

(vx) Additional Capacity 2026-31

4.25 The questionnaire asked for an estimate of any additional capacity likely to become available in 2026-31. Few authorities were aware of any specific capacity. Many gave a nil response or 'not known'. Most others gave a figure based on past trends rather than on specific capacity. The total for the region is 70,600 dwellings of which 38,500 dwellings (54%) are in the MUAs (last column of Table 1).

4(b) CAPACITY FROM OTHER SOURCES

4.26 In this section authorities were asked to include White Land/Areas of Development Restraint (ADR), Urban Extensions to Growth Points and any capacity not counted elsewhere. The responses to this section have supplied very useful information but because of the variety of response depending on interpretation of the questions and the policy focus of the authorities, it does not seem appropriate to add this 'other' capacity to the figures for traditional capacity. Many of the figures are not true capacity but are estimates of amounts of land needed to meet either existing policies or the Regional Options. Those authorities which have not included data may have capacity in this category had they taken the wider interpretation that other authorities have used.

4.27 A total of 46,800 dwellings is given within this category 2006-26 (Table 11). This is broken down into the three categories and considered in more detail in the following paragraphs:

- 4.28 **White Land/Areas of Development Restraint:** A total of 9,400 dwellings is identified 2006-26. A number of authorities stressed that there is no guarantee that this land will be brought forward in preference to other sites or that it will be brought forward at all. Some authorities, e.g. Solihull have not included white land in their return when they know that the land is in unsustainable locations and will be returned to Green Belt.
- 4.29 Seven authorities have included White Land/ADRs: Rugby, Redditch, Herefordshire, South Staffordshire, Tamworth, Bromsgrove and Wyre Forest:
- Rugby has 258 dwellings in the first part of the plan period expected to come forward if the number of houses being built does not keep pace with the required build rate; a further 611 is safeguarded for use after 2016.
 - Redditch has two sites totalling 1050 dwellings, one of which is likely to come forward (450 dwellings) but the other is unlikely.
 - Herefordshire has 1,070 dwellings on a City Centre site with development likely to extend over the two periods.
 - South Staffordshire has three sites for 600 dwellings which were White Land in the Local Plan and these will be considered as part of the planning process.
 - Tamworth has included 600 dwellings in the Anker Valley which is additional to the 800 proposed and represents the reduction from the original 1,400 proposal.
 - Bromsgrove included 4,734 dwellings and the amount of land actually developed will depend on the RSS proposals.
 - The Wyre Forest 499 dwellings represents the ADR in the Local Plan.
- 4.30 Only two authorities have included **Urban Extensions to Growth Points:** Herefordshire and East Staffordshire:
- Herefordshire has included 6,500 dwellings which is non site specific greenfield land which is thought likely to be required to meet the targets suggested by Option 2 of the RSS Review.
 - East Staffordshire has included 6,321 dwellings which is non site specific mainly greenfield land to meet the Growth Point requirement of Burton upon Trent.
- 4.31 Other Growth Points in the West Midlands are Birmingham/Solihull, Coventry, Shrewsbury and Worcester but these have not included any dwellings within this section of the capacity. Shrewsbury notes that if an urban extension is required land could be made available subject to the resolution of a number of issues.
- 4.32 The third subdivision - **Additional Capacity not counted elsewhere** – had capacity included by five authorities, Walsall, Shrewsbury and Atcham, Stoke on Trent, Telford & Wrekin and Bridgnorth:

- Walsall included 477 dwellings which represent two sites likely to come forward for development but which do not fit easily into other categories.
- Shrewsbury and Atcham included 2,321 dwellings mainly in the second part of the plan period because of an expectation that further greenfield sites will be required to satisfy the annual housing target.
- Stoke on Trent included 1,452 dwellings from sites identified through representations on LDF documents, discussions with developers etc. As there is significant brownfield capacity within the city, these sites are less likely to be developed.
- Telford & Wrekin included 2,945 dwellings in the first part of the plan period which is from sites in the ownership of English Partnerships and proposed for residential development. The 17,368 dwelling capacity in 2016-26 is divided into 6,006 dwellings which are sites put forward in the LDF Preferred Options report but which would not be considered under current or emerging policy framework; the remaining 11,362 dwellings are urban capacity study sites which cannot be easily inserted in the response to other questions.
- Bridgnorth included 40 dwellings as a small amount of non-site specific capacity partly from past trends and partly from better use of the Council housing stock.

4.33 The PDL / greenfield breakdown of the 'Other Capacity' is shown in Table 12. It is clear that a high proportion of the capacity is on greenfield land, a total of 38,300 dwellings, 82% of the total 'other' capacity.

4(c) DEMOLITIONS AND REPLACEMENTS

4.34 Table 13 shows total demolitions and total replacements. These two figures have been used to calculate a replacement rate. However, this calculation takes no account of the fact that some demolitions are for other uses, e.g. road construction and so some of the sites will be lost to housing. The total number of demolitions 2006-26 is 71,400 dwellings with 49% of this in the first half of the period.

4.35 The total replacements 2006-26 are 73,200 dwellings which suggest an overall replacement rate of 1:1 for 2006-26 with a slightly lower rate for the first part of the period.

APPENDIX 1

THE IMPLICATIONS OF A REQUIREMENT FOR SIGNIFICANT EXTRA CAPACITY

The questionnaire asked:

“If your authority was required to find significant extra capacity up to 2026, for example up to Option 3 (from the RSS Phase 2 Spatial Options Consultation) and beyond, what additional infrastructure or resources would be needed and what would be the implications for policy, including implications for the Green Belt?”

The responses stressed the need for greenfield land take, often within the Green Belt. Many referred to extensive infrastructure improvements which would be required. Two authorities, Tamworth and Redditch, feel there is only limited space left within their authorities and cross-boundary work will be needed.

Some of the points made include:

1. **Birmingham**
Further capacity may be found as part of an Urban Capacity Study to be undertaken by consultants.
2. **Black Country**
Further capacity would have to come from either Green Belt land or from existing employment land. The urban renaissance strategy and the Black Country strategy would be undermined by either of these.
3. **Coventry and Solihull**
Both authorities said that extensions into the Green Belt would be required. In Coventry’s case, this could involve extensions beyond the local authority boundary. Solihull may require the extension of small unsustainable rural settlements.
4. **Shropshire**
Bridgnorth referred to problems with the groundwater supply and sewerage system, the impact on the historic town centre particularly from increased traffic and the impact on sensitive landscape areas. It included areas on white land in the return from post-2026 which are close to the MUA and would conflict with current RSS strategy.

Oswestry commented that development would require either major greenfield extensions into sensitive landscape areas or the major expansion of greenfield sites in the larger villages. Such development would have implications for sewerage capacity, could require trunk road improvements, improvements to town centre roads and could lead to out of town retail development because of the limited retail capacity in the town centre.

Shrewsbury has identified further land in relation to the new growth point agenda. It will require greenfield land and studies are currently underway into potential infrastructure problems.

South Shropshire also identified the need for greenfield land take and noted the potential infrastructure implications.

5. **Telford & Wrekin**

Large greenfield urban extensions would be required with additional infrastructure.

6. **Staffordshire**

Staffordshire Moorlands would require greenfield urban extensions possibly with some release of Green Belt.

Newcastle noted that additional capacity could be found without using Green Belt land but that it would harm the aims of Renew North Staffordshire.

Stafford would require significant additional infrastructure including transport, water supplies, social and environmental improvements. Significant development could impact on North Staffordshire and the Green Belt but urban extensions into the Green Belt may be the most sustainable solution.

East Staffordshire is undertaking technical work into the feasibility of Growth Point status for Burton upon Trent/East Staffordshire. Future housing provision for this authority is linked with housing development outside the Region in South Derbyshire at Drakelow which would require construction of a major new road.

South Staffordshire noted that further development would require development in the Green Belt and in open countryside. Its location adjoining the MUA means that development would undermine the urban renaissance strategy.

Cannock Chase would require greenfield urban extensions and the possible release of Green Belt. Infrastructure requirements would be high, particularly in terms of roads and public transport, education, retail services etc.

Lichfield commented that further development would have significant impact on greenfield land take, floodplains and impact on historic centres and areas of attractive landscape. Development would harm the urban renaissance strategy of the MUA, have major infrastructure issues and high rates of development are unlikely to be achieved by the development industry.

Tamworth is reaching a situation where it could soon be 'built out' and further development would need to be in the adjoining authorities of Lichfield and North Warwickshire.

7. **Worcestershire**

Bromsgrove is 91% Green Belt and any further development would require Green Belt release. This could mean the closing of the strategic gap between Birmingham and the towns to the south. Improvements to utilities and the road network, particularly the A38, would be required.

Redditch would need to use Green Belt land and cross-boundary work would be required to meet housing and employment growth.

Wyre Forest would require a Greenfield urban extension which is likely to require the release of Green Belt land or may impact on environmentally sensitive areas and would require additional infrastructure.

8. **Herefordshire**

Any additional development would require Greenfield land not only at Hereford but also in market towns and rural areas.

9. **Warwickshire**

Stratford notes that further development would require Greenfield land unless growth was of a scale sufficient to make viable a new settlement on one of the large brownfield sites in the District. The implications of the expansion of Redditch into the District need to be considered. Stratford itself would have difficulties relating to infrastructure particularly relating to highways and schools.

Warwick notes that Greenfield urban extensions will be required and improvements would be needed in health, education, social and community facilities, public transport and major transport links as all have only limited extra capacity.

APPENDIX 2

AREAS INCLUDED AS URBAN

Birmingham City Council Sandwell MBC	All of the City except that covered by the Green Belt All of the urban core of the Borough – West Bromwich, Oldbury, Tipton, Smethwick, Cradley Heath, Wednesbury, Blackheath, Great Bridge
Dudley MBC	Whole of the Borough apart from those areas designated as Green Belt
Solihull MBC	Knowle, Dorridge, Bentley Heath and Dickens Heath
Walsall MBC	All parts of the Borough except Green Belt
Wolverhampton City Council	Whole of Wolverhampton City Council area excluding Green Belt
Coventry City Council	Coventry
Bridgnorth District Council North Shropshire District Council	Bridgnorth, Broseley, Much Wenlock, Shifnal Market Drayton, Whitchurch, Wem, Ellesmere, Baschurch, Cheswardine, Clive, Cockshutt, Dudleston Heath, Hadnall, Hinstock, Hodnet, Prees, Shawbury, Tilstock, Welshampton, Woore
Oswestry Borough Council Shrewsbury & Atcham Borough Council	Oswestry Town Shrewsbury
South Shropshire District Council	Ludlow, Bishops Castle, Church Stretton, Cleobury, Mortimer, Craven Arms
Telford & Wrekin Council	Telford & Newport
Staffordshire Moorlands District Council	Leek, Biddulph, Cheadle
Newcastle Borough Council	The urban area of Newcastle and Kidsgrove
Stafford Borough Council	Stafford and Stone
East Staffordshire Borough Council	Burton upon Trent, Uttoxeter
South Staffordshire Council	Codsall/Bilbrook, Greay Wyrley/Cheslyn Hay, Wombourne, Kinver, Perton, Penkridge
Cannock Chase Council	Cannock, Rugeley, Hednesford, Heath Hayes, Norton Canes
Lichfield District Council	Lichfield City, Burntwood, Fazeley & Little Aston, Armitage/Handsacre, Alrewas, Shenstone and Whittington
Tamworth Borough Council	Borough of Tamworth
Stoke-on-Trent City Council	Stoke-on-Trent

Redditch Borough Council	Redditch
Bromsgrove District Council	Bromsgrove, Catshill, Rubery, Hagley, Wythall, Alvechurch, Cofton Hackett
Malvern Hills District Council	Great Malvern, Tenbury Wells and Upton upon Severn
Worcester City Council	Worcester
Wychavon District Council	Droitwich Spa, Evesham and Pershore
Wyre Forest District Council	Kidderminster, Stourport-on-Severn, Bewdley
Herefordshire Council	Hereford, Ledbury, Ross-on-Wye, Bromyard, Kington and Leominster
North Warwickshire Borough Council	Atherstone/Mancetter, Polesworth/Dordon
Nuneaton and Bedworth Borough Council	Nuneaton, Bedworth, Bulkington
Rugby Borough Council	Rugby
Stratford-on-Avon District Council	Alcester, Bidford-on-Avon, Henley-in-Arden, Kington, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley, Wellesbourne
Warwick District Council	Warwick, Leamington (including Whitnash), Kenilworth

APPENDIX 3

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Part 1: 'Traditional' Capacity

Table 1: Summary of the 'Traditional' Capacity included in the Housing Land Potential Study
(Table includes all sources of supply listed at foot of table)

	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Capacity 2016-26	Total Capacity 2006-26	Implied Annual Average 2006-26	Potential Capacity 2026-31
Birmingham	17,242	26,857	23,218	67,317	3,366	0
Dudley	4,157	6,324	11,705	22,186	1,109	5,852
Sandwell	7,929	11,632	12,983	32,544	1,627	11,800
Walsall	6,022	3,506	9,138	18,666	933	4,519
Wolverhampton	5,375	3,836	8,321	17,532	877	4,160
Black Country	23,483	25,298	42,147	90,928	4,546	26,331
Coventry	7,826	9,442	10,325	27,593	1,380	3,474
Solihull	2,371	4,197	5,520	12,088	604	2,150
West Midlands Met Area	50,922	65,794	81,210	197,926	9,896	31,955
North Warwickshire	769	1,333	390	2,492	125	0
Nuneaton & Bedworth	1,818	3,122	2,241	7,181	359	Not known
Rugby	2,844	1,772	360	4,976	249	0
Stratford-on-Avon	2,110	2,675	2,060	6,845	342	1,000
Warwick	2,267	2,718	3,765	8,750	438	1,880
Warwickshire	9,808	11,620	8,816	30,244	1,512	2,880
Bromsgrove	569	2,029	974	3,572	179	Not known
Malvern Hills	1,064	3,463	893	5,420	271	0
Redditch	1,063	868	385	2,316	116	0
City of Worcester	2,218	1,491	565	4,274	214	0
Wychavon	1,344	2,332	1,648	5,324	266	0
Wyre Forest	1,350	1,870	1,483	4,703	235	Not known
Worcestershire	7,608	12,053	5,948	25,609	1,281	0
Herefordshire	2,235	5,146	2,882	10,263	513	3,600
Bridgnorth ***	742	1,585	725	3,052	153	3,954
North Shropshire	2,267	1,648	1,669	5,584	279	1,020
Oswestry	1,164	696	1,690	3,550	178	840
Shrewsbury & Atcham	1,976	2,195	2,081	6,252	313	2,202
South Shropshire *	1,190	3,367	425	4,982	249	1,100
Shropshire	7,339	9,491	6,590	23,420	1,171	9,116
Telford and Wrekin	6,107	6,089	1,520	13,716	686	15,429
Cannock Chase	1,717	2,526	1,604	5,847	292	Not known
East Staffordshire	2,896	2,701	1,044	6,641	332	Not known
Lichfield	2,325	1,095	510	3,930	197	275
Newcastle-under-Lyme	1,585	2,232	3,650	7,467	373	1,000
South Staffordshire	1,427	1,675	840	3,942	197	0
Stafford	3,217	2,891	1,770	7,878	394	Not known
Staffordshire Moorlands **	2,129	1,337	1,845	5,311	266	875
Tamworth	2,046	493	350	2,889	145	0
Staffordshire	17,342	14,950	11,613	43,905	2,195	2,150
Stoke-on-Trent	6,176	6,974	8,661	21,811	1,091	5,519

	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Capacity 2016-26	Total Capacity 2006-26	Implied Annual Average 2006-26	Potential Capacity 2026-31
Settlements of Significant Development						
Burton upon Trent	1,858	2,033	1,044	4,935	247	0
Hereford	927	1,810	936	3,673	184	0
Rugby	2,287	1,740	0	4,027	201	0
Shrewsbury	1,560	1,506	1,490	4,556	228	0
Telford	5,923	4,869	1,125	11,917	596	0
Worcester	2,218	1,491	565	4,274	214	0
Stafford	1,760	1,723	900	4,383	219	0
Nuneaton/Bedworth	1,240	2,248	1,593	5,081	254	0
Warwick/Leamington Spa	2,063	2,204	3,140	7,407	370	0
Redditch	1,063	868	385	2,316	116	0
West Midlands Region	107,537	132,117	127,240	366,894	18,345	70,649
MUAs	58,683	75,000	93,521	227,204	11,360	38,474
Other Areas	48,854	57,117	33,719	139,690	6,985	32,175

* South Shropshire other potential capacity 2006-16 includes 2,500 on rural Greenfield sites, some of which will extend into the 2016-26 period.

** Staffordshire Moorlands have included 565 greenfield sites which may be de-allocated or transferred to a later period.

*** Bridgnorth: 32 units in the capacity 2006-26 are unlikely to come forward until post-2026.

MUA figures include Birmingham, the Black Country, Coventry, the whole of Solihull, Stoke-on-Trent and the whole of Newcastle-under-Lyme District. 1,675 dwellings in Solihull and 1,054 dwellings in Newcastle are outside the MUAs but this makes only a small difference to the overall capacity of the MUAs.

N.B. Capacity includes:

- all sites with planning permission, full and outline
- sites committed within a Development Plan (approved and draft), an LDF or Development Brief
- redevelopment of housing demolition sites
- conversion gains
- redevelopment of existing employment land and employment allocations (B1, B2 and B8 uses)
- redevelopment of other employment land eg schools, retail, nursing homes etc
- derelict, vacant and under-used land
- uncategorised sites

Capacity does not include 'other sources', e.g. white land and Urban Extensions relating to Growth Points. This is dealt with separately in Table 11.

Capacity from the potential to increase densities is not included but is listed separately in Table 3.

Capacity from better use of the housing stock is considered within the text of the report but is not included within the capacity.

Table 2: ‘Traditional’ Capacity minus the “Redevelopment of Housing Sites” Category

	Total Capacity 2006-26 (A)	Redevelopment of Housing Sites 2006-26 (B)	Remainder (A – B) (C)	Implied Annual Average 2006-26 (D)
Birmingham	67,317	26,900	40,417	2,021
Dudley	22,186	5,923	16,263	813
Sandwell	32,544	9,030	23,514	1,176
Walsall	18,666	2,800	15,866	793
Wolverhampton	17,532	2,587	14,945	747
Black Country	90,928	20,340	70,588	3,529
Coventry	27,593	7,670	19,923	996
Solihull	12,088	7,141	4,947	247
West Midlands Met Area	197,926	62,051	135,875	6,794
North Warwickshire	2,492	195	2,297	115
Nuneaton & Bedworth	7,181	140	7,041	352
Rugby	4,976	0	4,976	249
Stratford-on-Avon	6,845	860	5,985	299
Warwick	8,750	545	8,205	410
Warwickshire	30,244	1,740	28,504	1,425
Bromsgrove	3,572	206	3,366	168
Malvern Hills	5,420	0	5,420	271
Redditch	2,316	80	2,236	112
City of Worcester	4,274	292	3,982	199
Wychavon	5,324	2,279	3,045	152
Wyre Forest	4,703	338	4,365	218
Worcestershire	25,609	3,195	22,414	1,121
Herefordshire	10,263	474	9,789	490
Bridgnorth	3,052	60	2,992	150
North Shropshire	5,584	86	5,498	275
Oswestry	3,550	14	3,536	177
Shrewsbury & Atcham	6,252	230	6,022	301
South Shropshire	4,982	77	4,905	245
Shropshire	23,420	467	22,953	1,148
Telford and Wrekin	13,716	467	13,249	663
Cannock Chase	5,847	479	5,368	268
East Staffordshire	6,641	0	6,641	332
Lichfield	3,930	16	3,914	196
Newcastle-under-Lyme	7,467	1,250	6,217	311
South Staffordshire	3,942	463	3,479	174
Stafford	7,878	120	7,758	388
Staffordshire Moorlands	5,311	0	5,311	266
Tamworth	2,889	0	2,889	145
Staffordshire	43,905	2,328	41,577	2,079
Stoke-on-Trent	21,811	2,475	19,336	967

	Total Gross Capacity 2006-26	Redevelopment of Housing Sites	Remainder (A – B)	Implied Annual Average 2006-26
	(A)	(B)	(C)	
Settlements of Significant Development				
Burton upon Trent	4,935	0	4,935	247
Hereford	3,673	71	3,602	180
Rugby	4,027	0	4,027	201
Shrewsbury	4,556	156	4,400	220
Telford	11,917	404	11,513	576
Worcester	4,274	292	3,982	199
Stafford	4,383	40	4,343	217
Nuneaton/Bedworth	5,081	89	4,992	250
Warwick/Leamington Spa	7,407	288	7,119	356
Redditch	2,316	80	2,236	112
West Midlands Region	366,894	73,197	293,697	14,685
MUAs	227,204	65,776	161,428	8,071
Other Areas	139,690	7,421	132,269	6,614

Redevelopment of housing sites will be 1:1 replacement of demolitions.

Table 3: Potential Additional Capacity from Increasing Densities

	Potential Capacity from Increased Density			Total 2006-26
	Commitments	Other Capacity 2006-16	Potential Capacity 2016-26	
Birmingham	475	0	0	475
Dudley	0	178	668	846
Sandwell	527	0	0	527
Walsall	351	386	0	737
Wolverhampton	354	0	0	354
Black Country	1,232	564	668	2,464
Coventry	1,232	0	0	1,232
Solihull	0	0	0	0
West Midlands Met Area	2,939	564	668	4,171
North Warwickshire	0	51	0	51
Nuneaton & Bedworth	0	0	0	0
Rugby	0	0	0	0
Stratford-on-Avon	50	0	0	50
Warwick	0	15	0	15
Warwickshire	50	66	0	116
Bromsgrove	0	0	0	0
Malvern Hills	7	317	54	378
Redditch	0	0	Small amount	0
City of Worcester	56	0	0	56
Wychavon	0	0	0	0
Wyre Forest	0	0	0	0
Worcestershire	63	317	54	434
Herefordshire	75	0	0	75
Bridgnorth	22	0	0	22
North Shropshire	0	0	0	0
Oswestry	87	0	0	87
Shrewsbury & Atcham	850	0	0	850
South Shropshire	0	500	0	500
Shropshire	959	500	0	1,459
Telford and Wrekin	3,517	953	336	4,806
Cannock Chase	0	70	53	123
East Staffordshire	214	497	0	711
Lichfield	0	0	0	0
Newcastle-under-Lyme	0	0	0	0
South Staffordshire	27	162	106	295
Stafford	155	0	0	155
Staffordshire Moorlands	0	0	0	0
Tamworth	0	0	0	0
Staffordshire	396	729	159	1,284
Stoke-on-Trent	0	0	0	0
West Midlands Region	7,999	3,129	1,217	12,345
MUAs	2,939	564	668	4,171
Other Areas	5,060	2,565	549	8,174

N.B. Some authorities gave a range of densities in the response to the question about the potential to increase densities. For the purpose of this table, a midpoint in the range has been used.

Table 4: Details of Potential Capacity 2006-16 by Source

	Commitments at April 2006		Additional Capacity 2006-16								Total Capacity 2006-16	Total Capacity (excl. Redev't of Housing Sites)
	Under Construction/ With P.P.	Dev't Plans	P.P. since 2006	Draft Dev't Plans, LDFs and Dev't Briefs	Redev't of Housing Sites	Gross Conversion Gains	Re-use of Emp't Land B1, B2, B8	Re-use of Land in Other Emp't Uses *	Derelict, Vacant and Under-used	Uncategorised		
Birmingham	15,043	2,199	3,638	0	13,450	2,500	2,494	3,625	0	1,150	44,099	30,649
Dudley	1,904	2,253	0	1,500	1,248	371	2,012	0	1,193	0	10,481	9,233
Sandwell	5,011	2,918	1,285	2,113	4,534	369	3,076	0	255	0	19,561	15,027
Walsall	5,673	349	792	0	1,190	330	1,080	0	114	0	9,528	8,338
Wolverhampton	4,077	1,298	340	70	1,241	330	1,235	180	440	0	9,211	7,970
Black Country	16,665	6,818	2,417	3,683	8,213	1,400	7,403	180	2,002	0	48,781	40,568
Coventry	5,504	2,322	917	1,586	3,835	480	1,363	0	1,261	0	17,268	13,433
Solihull	2,271	100	677	100	2,319	0	58	0	1,043	0	6,568	4,249
West Midlands Met Area	39,483	11,439	7,649	5,369	27,817	4,380	11,318	3,805	4,306	1,150	116,716	88,899
North Warwickshire	508	261	145	0	75	770	0	188	155	0	2,102	2,027
Nuneaton & Bedworth	1,408	410	1,404	0	40	300	0	484	84	810	4,940	4,900
Rugby	1,927	917	523	1,100	0	0	0	0	149	0	4,616	4,616
Stratford-on-Avon	1,608	502	360	850	350	340	170	450	25	130	4,785	4,435
Warwick	1,817	450	153	84	210	836	120	954	361	0	4,985	4,775
Warwickshire	7,268	2,540	2,585	2,034	675	2,246	290	2,076	774	940	21,428	20,753
Bromsgrove	569	0	134	0	206	0	715	389	585	0	2,598	2,392
Malvern Hills	551	513	830	1,120	0	732	0	0	781	0	4,527	4,527
Redditch	1,039	24	83	345	40	75	0	0	100	225	1,931	1,891
City of Worcester	1,777	441	340	0	202	125	125	0	184	515	3,709	3,507
Wychavon	682	662	354	0	1,243	256	393	0	86	0	3,676	2,433
Wyre Forest	1,044	306	298	297	236	352	176	143	368	0	3,220	2,984
Worcestershire	5,662	1,946	2,039	1,762	1,927	1,540	1,409	532	2,104	740	19,661	17,734
Herefordshire	2,183	52	1,235	1,639	172	900	600	600	0	0	7,381	7,209
Bridgnorth	691	51	193	740	45	270	67	87	183	0	2,327	2,282
North Shropshire	751	1,516	438	0	46	232	193	65	459	215	3,915	3,869
Oswestry	1,014	150	133	0	7	146	262	121	27	0	1,860	1,853
Shrewsbury & Atcham	1,406	570	500	0	130	529	95	47	894	0	4,171	4,041
South Shropshire	1,010	180	100	2,500	37	280	-	-	450	0	4,557	4,520
Shropshire	4,872	2,467	1,364	3,240	265	1,457	617	320	2,013	215	16,830	16,568
Telford and Wrekin	5,969	138	919	2,326	319	551	0	553	1,421	0	12,196	11,877

	Commitments at April 2006		Additional Capacity 2006-16								Total Capacity 2006-16	Total Capacity (excl. Redev't of Housing Sites)
	Under Construction/ With P.P.	Dev't Plans	P.P. since 2006	Draft Dev't Plans, LDFs and Dev't Briefs	Redev't of Housing Sites	Gross Conversion Gains	Re-use of Emp't Land B1, B2, B8	Re-use of Land in Other Emp't Uses *	Derelict, Vacant and Under-used	Uncategorised		
Cannock Chase	1,327	390	273	180	105	36	538	150	1,244	0	4,243	4,138
East Staffordshire	2,896	0	593	0	0	15	1,987	70	36	0	5,597	5,597
Lichfield	2,325	0	232	0	16	60	150	40	147	450	3,420	3,404
Newcastle-under-Lyme	1,585	0	472	0	700	500	300	0	260	0	3,817	3,117
South Staffordshire	1,427	0	275	565	188	330	188	85	44	0	3,102	2,914
Stafford	2,285	932	1,121	0	60	500	650	300	260	0	6,108	6,048
Staffordshire Moorlands	1,548	581	323	0	0	260	93	71	590	0	3,466	3,466
Tamworth	993	1,053	83	0	0	10	250	0	0	150	2,539	2,539
Staffordshire	14,386	2,956	3,372	745	1,069	1,711	4,156	716	2,581	600	32,292	31,223
Stoke-on-Trent	4,747	1,429	568	206	825	350	2,967	1,270	788	0	13,150	12,325
Settlements of Significant Development												
Burton upon Trent	1,858	0	300	0	0	10	1,617	70	36	0	3,891	3,891
Hereford	927	0	149	876	35	250	300	200	0	0	2,737	2,702
Rugby	1,583	704	491	1,100	N/A	N.A	N.A	0	149	0	4,027	4,027
Shrewsbury	1,040	520	417	0	80	297	95	39	578	0	3,066	2,936
Telford	5,785	138	794	1,481	286	334	0	553	1,421	0	10,792	10,712
Worcester	1,777	441	340	0	202	125	125	0	184	515	3,709	3,507
Stafford	863	897	823	0	20	160	350	200	170	0	3,483	3,463
Nuneaton/Bedworth	1,007	233	1,312	0	24	180	0	246	0	486	3,488	3,464
Warwick/Leamington Spa	1,613	450	41	84	108	708	96	846	321	0	4,267	4,159
Redditch	1,039	24	83	345	40	75	0	0	100	225	1,931	1,891
West Midlands Region	84,570	22,967	19,731	17,321	33,069	13,135	21,357	9,872	13,987	3,645	239,654	206,585
MUAs	45,815	12,868	8,689	5,575	29,342	5,230	14,585	5,075	5,354	1,150	133,683	104,341
Other Areas	38,755	10,099	11,042	11,746	3,727	7,905	6,772	4,797	8,633	2,495	105,971	102,244

* Other Employment Uses includes non-B1, B2, B8 uses, such as schools, retail units, nursing homes, petrol filling stations, etc.

Table 5: Details of Potential Capacity 2016-26 by Source

	Commitments Carried forward	Redev't of Housing Sites	Gross Conversion Gains	Re-use of Employment Land B1, B2, B8	Re-use of Land in Other Emp't Uses *	Derelict, Vacant and Under-used	Uncategorised	Total Capacity 2016-2026	Total Capacity (excl. Redev't of Housing Sites)
Birmingham	0	13,450	2,500	2,494	3,625	0	1,149	23,218	9,768
Dudley	0	4,675	224	5,349	0	1,457	0	11,705	7,030
Sandwell	809	4,496	370	6,803	0	505	0	12,983	8,487
Walsall	0	1,610	330	0	6,480	718	0	9,138	7,528
Wolverhampton	0	1,346	500	5,675	270	530	0	8,321	6,975
Black Country	809	12,127	1,424	17,827	6,750	3,210	0	42,147	30,020
Coventry	3,386	3,835	480	1,363	0	1,261	0	10,325	6,490
Solihull	0	4,822	90	52	353	203	0	5,520	698
West Midlands Met Area	4,195	34,234	4,494	21,736	10,728	4,674	1,149	81,210	46,976
North Warwickshire	0	120	-	-	270	0	0	390	270
Nuneaton & Bedworth	0	100	300	640	21	280	900	2,241	2,141
Rugby	360	0	0	0	0	0	0	360	360
Stratford-on-Avon	0	510	490	245	635	0	180	2,060	1,550
Warwick	0	335	1,370	200	1,590	270	0	3,765	3,430
Warwickshire	360	1,065	2,160	1,085	2,516	550	1,080	8,816	7,751
Bromsgrove	0	0	0	0	390	584	0	974	974
Malvern Hills	0	0	560	0	0	333	0	893	893
Redditch	0	40	70	0	0	50	225	385	345
City of Worcester	0	90	125	125	0	100	125	565	475
Wychavon	0	1,036	213	327	0	72	0	1,648	612
Wyre Forest	0	102	286	478	283	334	0	1,483	1,381
Worcestershire	0	1,268	1,254	930	673	1,473	350	5,948	4,680
Herefordshire	0	302	1,100	730	750	0	0	2,882	2,580
Bridgnorth	0	15	250	150	180	130	0	725	710
North Shropshire	0	40	423	319	91	439	357	1,669	1,629
Oswestry	1,127	7	146	262	121	27	0	1,690	1,683
Shrewsbury & Atcham	0	100	452	356	47	1,126	0	2,081	1,981
South Shropshire	0	40	155	-	-	230	0	425	385
Shropshire	1,127	202	1,426	1,087	439	1,952	357	6,590	6,388
Telford and Wrekin	0	148	511	709	0	152	0	1,520	1,372

	Commitments Carried forward	Redev't of Housing Sites	Gross Conversion Gains	Re-use of Employment Land B1, B2, B8	Re-use of Land in Other Emp't Uses *	Derelict, Vacant and Under-used	Uncategorised	Total Capacity 2016-2026	Total Capacity (excl. Redev't of Housing Sites)
Cannock Chase	0	374	36	0	0	1,194	0	1,604	1,230
East Staffordshire	0	0	10	860	139	35	0	1,044	1,044
Lichfield	0	0	60	0	0	0	450	510	510
Newcastle-under-Lyme	0	550	500	600	600	1,400	0	3,650	3,100
South Staffordshire	0	275	265	150	150	0	0	840	565
Stafford	0	60	500	650	300	260	0	1,770	1,710
Staffordshire Moorlands	0	0	375	290	0	1,180	0	1,845	1,845
Tamworth	0	0	0	0	100	100	150	350	350
Staffordshire	0	1,259	1,746	2,550	1,289	4,169	600	11,613	10,354
Stoke-on-Trent	1,636	1,650	350	2,967	1,270	788	0	8,661	7,011
Settlements of Significant Development									
Burton upon Trent	0	0	10	860	139	35	0	1,044	1,044
Hereford	0	36	300	350	250	0	0	936	900
Rugby	0	N/A	N/A	N/A	N/A	N/A	N/A	0	0
Shrewsbury	0	76	200	347	45	822	0	1,490	1,414
Telford	0	118	298	709	0	0	0	1,125	1,007
Worcester	0	90	125	125	0	100	125	565	475
Stafford	0	20	160	350	200	170	0	900	880
Nuneaton/Bedworth	0	65	180	640	0	168	540	1,593	1,528
Warwick/Leamington Spa	0	180	1,180	160	1,410	210	0	3,140	2,960
Redditch	0	40	70	0	0	50	225	385	345
West Midlands Region	7,318	40,128	13,041	31,794	17,665	13,758	3,536	127,240	87,112
MUAs	5,831	36,434	5,344	25,303	12,598	6,862	1,149	93,521	57,087
Other Areas	1,487	3,694	7,697	6,491	5,067	6,896	2,387	33,719	30,025

* Other Employment Uses includes non-B1, B2, B8 uses, such as schools, retail units, nursing homes, petrol filling stations, etc.

Table 6: Assumptions on Average Densities used to Estimate Capacities

N.B. Figures are already calculations and so cannot be added together to give the Shires and other totals.

	Average Density Per Hectare 2006-16							Average Density Per Hectare 2016-2026					
	U/c + With P.P.	Outline P.P	Dev't Plans	Permissions since April 2006	Draft Dev't Plans	Redev't of Housing Demolition Sites	Reuse of Emp't Land B1, B2, B8	Re-use of Land in Other Emp't Users	Derelict, Vacant, Under-used	Redev't of Housing Demolition Sites	Re-use of Emp't Land B1, B2, B8	Re-use of Land in Other Emp't Users	Derelict, Vacant, Under-used
Birmingham	70	56	37	104	N/A	-	75	80	N/A	N/A	75	80	N/A
Dudley	40	40	40	N/A	75	35	40-45	N/A	N/A	35	40-45	N/A	N/A
Sandwell	48.9	60	41.5	60	50	49	67	N/A	55	49	67	N/A	55
Walsall	43	40	33	54.2	N/A	40	41	N/A	70	40	N/A	41	70
Wolverhampton	63.8	54	50.2	Not known	45	55	67	55	55	55	67	60	60
Coventry	33	35	49	75	N/A	74	74	N/A	N/A	74	74	N/A	N/A
Solihull	48	35	50	83	100	46	48	N/A	48	45	35	61	41
North Warwickshire	30-35	30	30-35	34	N/A	30	N/A	30	35	30	N/A	35	N/A
Nuneaton & Bedworth	39	40	40	47	N/A	40	N/A	40	40	40	40	40	40
Rugby	72	30	33	72	26	N/A	N/A	N/A	30	N/A	N/A	N/A	N/A
Stratford-on-Avon	29.7	21	50	28.4	30	N/A	N/A	N/A	30	N/A	N/A	N/A	N/A
Warwick	34	45	40	12	62	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromsgrove	35	35	N/A	N/A	N/A	N/A	40	40	40	N/A	N/A	40	40
Malvern Hills	30.6	21.5	40.5	34.5	N/A	N/A	N/A	N/A	30	N/A	N/A	N/A	30
Redditch	61.4	33.7	77	82.5	30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
City of Worcester	100	70	55	40	N/A	35	N/A	N/A	289.6	N/A	N/A	N/A	N/A
Wychavon	40	40	40	40	N/A	39.5	42.6	N/A	39	39.5	42.6	N/A	39
Wyre Forest	55	58	60	31	58	55	62	56	40	40	50	80	50
Herefordshire	16	23	30	18	30	30	30	30	N/A	30	30	30	N/A
Bridgnorth	19	30	21	16	30	30	38	55	42	30	30	30	30
North Shropshire	25.4	25.4	31.6	26.0	N/A	34	34.3	24.1	33.9	30	34	24	34
Oswestry	22	22.2	16.9	22	N/A	30	30	30	30	30	30	30	30
Shrewsbury & Atcham	52-58	18	23	40	N/A	40	40	40	40	40	40	40	40
South Shropshire	24	25	30	20	25	20	-	-	20	-	-	-	25
Telford and Wrekin	18	18	30	25	37	30	N/A	30	30	30	30	N/A	30
Cannock Chase	52.5	40	35	45	34	40	62	32	N/A	35	N/A	N/A	N/A
East Staffordshire	28.4	21.5	N/A	50	N/A	N/A	40	40	N/A	N/A	40	40	N/A
Lichfield	30	30	N/A	35	N/A	34	60	60	55	N/A	N/A	N/A	N/A
Newcastle-under-Lyme	28	50	N/A	29	N/A	30	60	N/A	50	30	40	40	40
South Staffordshire	30	25-30	N/A	35	30-35	30	42	30	30	30	30	35	N/A
Stafford	35	40	30	40	N/A	40	55	55	40	40	55	55	40
Staffordshire Moorlands	30	30	30	30	N/A	N/A	40	40	30	N/A	30	N/A	30
Tamworth	35	35	37	38	-	-	45	-	-	-	-	35	35
Stoke-on-Trent	44	60	40	56	40	40	40	40	40	40	40	40	40

Table 7: Supply on Previously Developed Land / Greenfield Sites

	PDL				Greenfield				Total PDL + Greenfield 2006-26	% PDL 2006-26	Total 2006-26 excluding Housing Redevelopment Sites		
	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total PDL Capacity 2006-26	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Greenfield Capacity 2006-26			Total No.	PDL	% PDL
Birmingham	16,616	26,797	23,218	66,631	626	60	0	686	67,317	99.0	40,417	39,731	98.3
Dudley	4,121	6,324	11,705	22,150	36	0	0	36	22,186	99.8	16,263	16,227	99.8
Sandwell	7,863	11,632	12,983	32,478	66	0	0	66	32,544	99.8	23,514	23,448	99.7
Walsall	5,792	3,506	9,138	18,436	230	0	0	230	18,666	98.8	15,866	15,636	98.6
Wolverhampton	5,171	3,711	8,271	17,153	204	125	50	379	17,532	97.8	14,945	14,566	97.5
Black Country	22,947	25,173	42,097	90,217	536	125	50	711	90,928	99.2	70,588	69,877	99.0
Coventry	6,179	7,925	10,325	24,429	1,647	1,517	0	3,164	27,593	88.5	19,923	16,759	84.1
Solihull	1,748	3,282	5,505	10,535	623	915	15	1,553	12,088	87.2	4,947	3,394	68.6
West Midlands Met Area	47,490	63,177	81,145	191,812	3,432	2,617	65	6,114	197,926	96.9	135,875	129,761	95.5
North Warwickshire	722	1,256	390	2,368	47	77	0	124	2,492	95.0	2,297	2,173	94.6
Nuneaton & Bedworth	1,287	2,970	1,961	6,218	531	152	280	963	7,181	86.6	7,041	6,078	86.3
Rugby	1,332	1,769	0	3,101	1,512	3	360	1,875	4,976	62.3	4,976	3,101	62.3
Stratford-on-Avon	1,819	1,560	1,750	5,129	291	1,115	310	1,716	6,845	74.9	5,985	4,269	71.3
Warwick	1,558	2,714	3,765	8,037	709	4	0	713	8,750	91.9	8,205	7,492	91.3
Warwickshire	6,718	10,269	7,866	24,853	3,090	1,351	950	5,391	30,244	82.2	28,504	23,113	81.1
Bromsgrove	530	2,015	974	3,519	39	14	0	53	3,572	98.5	3,366	3,313	98.4
Malvern Hills	898	2,907	548	4,353	166	556	345	1,067	5,420	80.3	5,420	4,353	80.3
Redditch	956	708	360	2,024	107	160	25	292	2,316	87.4	2,236	1,944	86.9
City of Worcester	1,962	1,491	565	4,018	256	0	0	256	4,274	94.0	3,982	3,726	93.6
Wychavon	1,028	2,234	1,648	4,910	316	98	0	414	5,324	92.2	3,045	2,631	86.4
Wyre Forest	1,231	1,773	1,415	4,419	119	97	68	284	4,703	94.0	4,365	4,081	93.5
Worcestershire	6,605	11,128	5,510	23,243	1,003	925	438	2,366	25,609	90.8	22,414	20,048	89.4
Herefordshire	1,609	3,465	2,582	7,656	626	1,681	300	2,607	10,263	74.6	9,789	7,182	73.4
Bridgnorth	474	643	545	1,662	268	942	180	1,390	3,052	54.5	2,992	1,602	53.5
North Shropshire	970	1,234	1,134	3,338	1,297	414	535	2,246	5,584	59.8	5,498	3,252	59.1
Oswestry	450	689	563	1,702	714	7	1,127	1,848	3,550	47.9	3,536	1,688	47.7
Shrewsbury & Atcham	1,692	1,721	1,649	5,062	284	474	432	1,190	6,252	81.0	6,022	4,832	80.2
South Shropshire	587	643	355	1,585	603	2,724	70	3,397	4,982	31.8	4,905	1,508	30.7
Shropshire	4,173	4,930	4,246	13,349	3,166	4,561	2,344	10,071	23,420	57.0	22,953	12,882	56.1
Telford and Wrekin	5,008	4,487	1,223	10,718	1,099	1,602	297	2,998	13,716	78.1	13,249	10,251	77.4

	PDL				Greenfield				Total PDL + Greenfield 2006-26	% PDL 2006-26	Total 2006-26 excluding Housing Redevelopment Sites		
	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total PDL Capacity 2006-26	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Greenfield Capacity 2006-26			Total No.	PDL	% PDL
Cannock Chase	1,254	2,496	1,578	5,328	463	30	26	519	5,847	91.1	5,368	4,849	90.3
East Staffordshire	2,584	2,692	1,044	6,320	312	9	0	321	6,641	95.2	6,641	6,320	95.2
Lichfield	1,738	1,068	510	3,316	587	27	0	614	3,930	84.4	3,914	3,300	84.3
Newcastle-under-Lyme	1,057	2,160	3,300	6,517	528	72	350	950	7,467	87.3	6,217	5,267	84.7
South Staffordshire	1,082	1,203	695	2,980	345	472	145	962	3,942	75.6	3,479	2,517	72.3
Stafford	1,754	2,642	1,560	5,956	1,463	249	210	1,922	7,878	75.6	7,758	5,836	75.2
Staffordshire Moorlands	1,249	1,037	1,580	3,866	880	300	265	1,445	5,311	72.8	5,311	3,866	72.8
Tamworth	1,228	413	350	1,991	818	80	0	898	2,889	68.9	2,889	1,991	68.9
Staffordshire	11,946	13,711	10,617	36,274	5,396	1,239	996	7,631	43,905	82.6	41,577	33,946	81.6
Stoke-on-Trent	5,617	6,948	7,713	20,278	559	26	948	1,533	21,811	93.0	19,336	17,803	92.1
Settlements of Significant Development													
Burton upon Trent	1,818	2,033	1,044	4,895	40	0	4,352	4,392	9,287	52.7	9,287	4,895	52.7
Hereford	900	1,183	936	3,019	27	627	0	654	3,673	82.2	3,602	2,948	81.8
Rugby	1,052	1,740	0	2,792	1,235	0	0	1,235	4,027	69.3	4,027	2,792	69.3
Shrewsbury	1,536	1,370	1,435	4,341	24	136	55	215	4,556	95.3	4,400	4,185	95.1
Telford	4,862	4,166	1,080	10,108	1,061	703	45	1,809	11,917	84.8	11,513	9,704	84.3
Worcester	1,962	1,491	565	4,018	256	0	0	256	4,274	94.0	3,982	3,726	93.6
Stafford	819	1,683	860	3,362	941	40	40	1,021	4,383	76.7	4,343	3,322	76.5
Nuneaton/Bedworth	999	2,181	1,424	4,604	241	67	168	476	5,080	90.6	4,991	4,515	90.5
Warwick/Leamington Spa	1,386	2,204	3,140	6,730	677	0	0	677	7,407	90.9	7,119	6,442	90.5
Redditch	956	708	360	2,024	107	160	25	292	2,316	87.4	2,236	1,944	86.9
West Midlands Region	89,166	118,115	120,902	328,183	18,371	14,002	6,338	38,711	366,894	89.4	293,697	254,986	86.8
MUAs	54,164	72,285	92,158	218,607	4,519	2,715	1,363	8,597	227,204	96.2	161,428	152,831	94.7
Other Areas	35,002	45,830	28,744	109,576	13,852	11,287	4,975	30,114	139,690	78.4	132,269	102,155	77.2

Table 8: Capacity Included which is Within the Green Belt

Authorities including Capacity within Green Belt	Capacity 2006-16 (dws)	Capacity 2016-26 (dws)	Total Capacity 2006-26 (dws)
Walsall	553	0	553
Solihull	119	93	212
Stratford-on-Avon	190	235	425
Warwick	80	60	140
Bridgnorth	70		70
Lichfield	20		20
South Staffordshire	600-650	135	735-785
	1,632-1,682	523	2,155-2,205

N.B. The figures included by several of these authorities eg . South Staffordshire, Solihull, Stratford-on-Avon, Bridgnorth and Warwick are not site specific but are trend based. Figures include projections of past trends relating to conversion of agricultural buildings to dwellings and estimates of likely development in small villages washed over by the Green Belt.

Where specific site areas have been given in the returns, it suggests a loss of about 30 hectares of Green Belt in 2006-26. However, this relates primarily to pdl land eg South Staffordshire has a pdl site of 16 hectares which is within the current Local Plan; Walsall includes two sites (total 14 hectares) one of which is a redundant hospital; the other is a former 'red grass' sports field and it is debatable whether this is pdl or greenfield.

Table 9: Annual Completion Rates**(Table includes all 'Traditional Capacity' including Housing Redevelopment Sites, but excludes 'other' capacity).**

	Annual Rate of Completions 2001-06 (gross)	Capacity 2006-26 Divided by 20	Capacity 2006-16 Divided by 10	Capacity 2016-26 Divided by 10
Birmingham	3,212	3,366	4,410	2,322
Dudley	491	1,109	1,048	1,171
Sandwell	1,012	1,627	1,956	1,298
Walsall	525	933	953	914
Wolverhampton	562	877	921	832
Black Country	2,590	4,546	4,878	4,215
Coventry	728	1,380	1,727	1,033
Solihull	612	604	657	552
West Midlands Met Area	7,142	9,896	11,672	8,121
North Warwickshire	127	125	210	39
Nuneaton & Bedworth	599	359	494	224
Rugby	432	249	462	36
Stratford-on-Avon	654	342	479	206
Warwick	828	438	499	377
Warwickshire	2,640	1,512	2,143	882
Bromsgrove	486	179	260	97
Malvern Hills	228	271	453	89
Redditch	297	116	193	39
City of Worcester	250	214	371	57
Wychavon	427	266	368	165
Wyre Forest	376	235	322	148
Worcestershire	2,063	1,280	1,966	595
Herefordshire	629	513	738	288
Bridgnorth	146	153	233	73
North Shropshire	302	279	392	167
Oswestry	225	178	186	169
Shrewsbury & Atcham	272	313	417	208
South Shropshire	247	249	456	43
Shropshire	1,192	1,171	1,683	659
Telford and Wrekin	668	686	1,220	152
Cannock Chase	397	292	424	160
East Staffordshire	353	332	560	104
Lichfield	596	197	342	51
Newcastle-under-Lyme	222	373	382	365
South Staffordshire	264	197	310	84
Stafford	580	394	611	177
Staffordshire Moorlands	274	266	347	185
Tamworth	226	144	254	35
Staffordshire	2,913	2,195	3,229	1,161
Stoke-on-Trent	739	1,091	1,315	866
West Midlands Region	17,985	18,345	23,965	12,724
MUAs	8,103	11,360	13,368	9,352
Other Areas	9,882	6,985	10,597	3,373

Table 10: Supply on Urban/Rural Land

(Excludes 'Other' capacity which is included in Table 11). Settlements considered to be Urban are listed in Appendix 2.

	URBAN				RURAL				Total Urban + Rural Capacity 2006-26	% Urban 2006-26	Total 2006-26 excluding Housing Redevelopment Sites		
	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Urban Capacity 2006-26	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Rural Capacity 2006-26			Total No.	Urban	% Urban
Birmingham	17,242	26,857	23,218	67,317	0	0	0	0	67,317	100.0	40,417	40,417	100.0
Dudley	4,157	6,324	11,705	22,186	0	0	0	0	22,186	100.0	16,263	16,263	100.0
Sandwell	7,929	11,632	12,983	32,544	0	0	0	0	32,544	100.0	23,514	23,514	100.0
Walsall	6,022	3,506	9,138	18,666	0	0	0	0	18,666	100.0	15,866	15,866	100.0
Wolverhampton	5,375	3,836	8,321	17,532	0	0	0	0	17,532	100.0	14,945	14,945	100.0
Black Country	23,483	25,298	42,147	90,928	0	0	0	0	90,928	100.0	70,588	70,588	100.0
Coventry	7,826	9,442	10,325	27,593	0	0	0	0	27,593	100.0	19,923	19,923	100.0
Solihull	1,605	4,091	5,311	11,007	766	106	209	1,081	12,088	91.1	4,947	3,970	80.3
West Midlands Met Area	50,156	65,688	81,001	196,845	766	106	209	1,081	197,926	99.5	135,875	134,898	99.3
North Warwickshire	302	767	303	1,372	467	566	87	1,120	2,492	55.1	2,297	1,252	54.5
Nuneaton & Bedworth	1,815	3,120	2,241	7,176	3	2	0	5	7,181	99.9	7,041	7,036	99.9
Rugby	2,287	1,740	0	4,027	557	32	360	949	4,976	80.9	4,976	4,027	80.9
Stratford-on-Avon	1,800	1,992	1,265	5,057	310	683	795	1,788	6,845	73.9	5,985	4,557	76.1
Warwick	2,156	2,528	3,630	8,314	111	190	135	436	8,750	95.0	8,205	7,850	95.7
Warwickshire	8,360	10,147	7,439	25,946	1,448	1,473	1,377	4,298	30,244	85.8	28,504	24,722	86.7
Bromsgrove	400	1,867	896	3,163	169	162	78	409	3,572	88.5	3,366	3,027	89.9
Malvern Hills	711	2,079	314	3,104	353	1,384	579	2,316	5,420	57.3	5,420	3,104	57.3
Redditch	952	820	350	2,122	111	48	35	194	2,316	91.6	2,236	2,042	91.3
City of Worcester	2,218	1,491	565	4,274	0	0	0	0	4,274	100.0	3,982	3,982	100.0
Wychavon	860	1,401	964	3,225	484	931	684	2,099	5,324	60.6	3,045	1,857	61.0
Wyre Forest	1,231	1,627	1,332	4,190	119	243	151	513	4,703	89.1	4,365	3,897	89.3
Worcestershire	6,372	9,285	4,421	20,078	1,236	2,768	1,527	5,531	25,609	78.4	22,414	17,909	79.9
Herefordshire	1,290	3,692	1,760	6,742	945	1,454	1,122	3,521	10,263	65.7	9,789	6,620	67.6
Bridgnorth	294	1,089	420	1,803	448	496	305	1,249	3,052	59.1	2,992	1,753	58.6
North Shropshire	1,927	1,231	1,233	4,391	340	417	436	1,193	5,584	78.6	5,498	4,340	78.9
Oswestry	562	568	1,283	2,413	602	128	407	1,137	3,550	68.0	3,536	2,405	68.0
Shrewsbury & Atcham	1,560	1,506	1,490	4,556	416	689	591	1,696	6,252	72.9	6,022	4,400	73.1
South Shropshire	789	525	280	1,594	401	2,842	145	3,388	4,982	32.0	4,905	1,539	31.4
Shropshire	5,132	4,919	4,706	14,757	2,207	4,572	1,884	8,663	23,420	63.0	22,953	14,437	62.9
Telford and Wrekin	6,037	5,690	1,185	12,912	70	399	335	804	13,716	94.1	13,249	12,485	94.2

	URBAN				RURAL				Total Urban + Rural Capacity 2006-26	% Urban 2006-26	Total 2006-26 excluding Housing Redevelopment Sites		
	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Urban Capacity 2006-26	Commitments at April 2006	Potential Additional Capacity 2006-16	Potential Additional Capacity 2016-26	Total Rural Capacity 2006-26			Total No.	Urban	% Urban
Cannock Chase	1,680	2,503	1,584	5,767	37	23	20	80	5,847	98.6	5,368	5,288	98.5
East Staffordshire	2,436	2,562	1,044	6,042	460	139	0	599	6,641	91.0	6,641	6,042	91.0
Lichfield	2,137	950	400	3,487	188	145	110	443	3,930	88.7	3,914	3,471	88.7
Newcastle-under-Lyme	1,394	1,919	3,100	6,413	191	313	550	1,054	7,467	85.9	6,217	5,163	83.0
South Staffordshire	480	628	436	1,544	947	1,047	404	2,398	3,942	39.2	3,479	1,359	39.1
Stafford	2,251	2,057	1,110	5,418	966	834	660	2,460	7,878	68.8	7,758	5,338	68.8
Staffordshire Moorlands	1,465	952	1,135	3,552	664	385	710	1,759	5,311	66.9	5,311	3,552	66.9
Tamworth	2,046	493	350	2,889	0	0	0	0	2,889	100.0	2,889	2,889	100.0
Staffordshire	13,889	12,064	9,159	35,112	3,453	2,886	2,454	8,793	43,905	80.0	41,577	33,102	79.6
Stoke-on-Trent	6,176	6,974	8,661	21,811	0	0	0	0	21,811	100.0	19,336	19,336	100.0
Settlements of Significant Development													
Burton upon Trent	1,858	2,033	1,044	4,935	0	0	0	0	4,935	100.0	4,935	4,935	100.0
Hereford	927	1,810	936	3,673	0	0	0	0	3,673	100.0	3,602	3,602	100.0
Rugby	2,287	1,740	0	4,027	0	0	0	0	4,027	100.0	4,027	4,027	100.0
Shrewsbury	1,560	1,506	1,490	4,556	0	0	0	0	4,556	100.0	4,400	4,400	100.0
Telford	5,923	4,869	1,125	11,917	0	0	0	0	11,917	100.0	11,513	11,513	100.0
Worcester	2,218	1,491	565	4,274	0	0	0	0	4,274	100.0	3,982	3,982	100.0
Stafford	1,760	1,633	810	4,203	0	90	90	180	4,383	95.98	4,343	4,163	95.9
Nuneaton/Bedworth	1,238	2,247	1,593	5,078	0	1	0	1	5,079	100.0	4,990	4,989	100.0
Warwick/Leamington Spa	2,063	2,204	3,140	7,407	0	0	0	0	7,407	100.0	7,119	7,119	100.0
Redditch	952	820	350	2,122	0	48	35	83	2,205	96.2	2,125	2,042	96.1
West Midlands Region	97,412	118,459	118,332	334,203	10,125	13,658	8,908	32,691	366,894	91.1	293,697	263,509	89.7
MUAs	57,726	74,581	92,762	225,069	957	419	759	2,135	227,204	99.1	161,428	159,397	98.7
Other Areas	39,686	43,878	25,570	109,134	9,168	13,239	8,149	30,556	139,690	78.1	132,269	104,112	78.7

The first part of the table includes housing redevelopment sites, but the last three columns exclude them.

Part 2: Capacity from 'Other' Sources:

Table 11: Breakdown of the Capacity from Other Sources

(This includes 'White Land', urban extensions to Growth Points and any other capacity not included elsewhere. See notes in text as to why this capacity is treated separately)

	2006-2016				2016-2026				Total 2006-2026
	White Land	Urban Extension to Growth Points	Any Additional Capacity from Any Other Source	Total 2006-2016	White Land	Urban Extension to Growth Points	Any Additional Capacity from Any Other Source	Total 2016-2026	
Birmingham	-	-	-	-	-	-	-	-	-
Dudley	-	-	-	-	-	-	-	-	-
Sandwell	-	-	-	-	-	-	-	-	-
Walsall	-	-	477	477	-	-	-	-	477
Wolverhampton	-	-	-	-	-	-	-	-	-
Black Country	-	-	477	477	-	-	-	-	477
Coventry	-	-	-	-	-	-	-	-	-
Solihull	-	-	-	-	-	-	-	-	-
West Midlands Met Area	-	-	477	477	-	-	-	-	477
North Warwickshire	-	-	-	-	-	-	-	-	-
Nuneaton & Bedworth	-	-	-	-	-	-	-	-	-
Rugby	258	-	-	258	611	-	-	611	869
Stratford-on-Avon	-	-	-	-	-	-	-	-	-
Warwick	-	-	-	-	-	-	-	-	-
Warwickshire	258	-	-	258	611	-	-	611	869
Bromsgrove	-	-	-	-	4,734	-	-	4,734	4,734
Malvern Hills	-	-	-	-	-	-	-	-	-
Redditch	525	-	-	525	525	-	-	525	1,050
City of Worcester	-	-	-	-	-	-	-	-	-
Wychavon	-	-	-	-	-	-	-	-	-
Wyre Forest	-	-	-	-	499	-	-	499	499
Worcestershire	525	-	-	525	5,758	-	-	5,758	6,283
Herefordshire	670	1,700	-	2,370	400	4,800	-	5,200	7,570
Bridgnorth	-	-	-	-	-	-	40	40	40
North Shropshire	-	-	-	-	-	-	-	-	-
Oswestry	-	-	-	-	-	-	-	-	-
Shrewsbury & Atcham	-	-	103	103	-	-	2,218	2,218	2,321
South Shropshire	-	-	-	-	-	-	-	-	-
Shropshire	-	-	103	103	-	-	2,258	2,258	2,361
Telford and Wrekin	-	-	2,945	2,945	-	-	17,368	17,368	20,313

	2006-2016				2016-2026				Total 2006-2026
	White Land	Urban Extension to Growth Points	Any Additional Capacity from Any Other Source	Total 2006-2016	White Land	Urban Extension to Growth Points	Any Additional Capacity from Any Other Source	Total 2016-2026	
Cannock Chase	-	-	-	-	-	-	-	-	-
East Staffordshire	-	621	-	621	-	5,700	-	5,700	6,321
Lichfield	-	-	-	-	-	-	-	-	-
Newcastle-under-Lyme	-	-	-	-	-	-	-	-	-
South Staffordshire	600	-	-	600	-	-	-	-	600
Stafford	-	-	-	-	-	-	-	-	-
Staffordshire Moorlands	-	-	-	-	-	-	-	-	-
Tamworth	600	-	-	600	-	-	-	-	600
Staffordshire	1,200	621	-	1,821	-	5,700	-	5,700	7,521
Stoke-on-Trent	-	-	726	726	-	-	726	726	1,452
Settlements of Significant Development									
Burton upon Trent	-	621	-	621	-	4,600	-	4,600	5,221
Hereford	670	850	-	1,520	400	3,150	-	3,550	5,070
Rugby	142	-	-	142	475	-	-	475	617
Shrewsbury	-	-	93	93	-	-	1,997	1,997	2,090
Telford	-	-	2,945	2,945	-	-	15,645	15,645	18,590
Worcester	-	-	-	-	-	-	-	-	-
Stafford	-	-	-	-	-	-	-	-	-
Nuneaton/Bedworth	-	-	-	-	-	-	-	-	-
Warwick/Leamington Spa	-	-	-	-	-	-	-	-	-
Redditch	525	-	-	525	525	-	-	525	1,050
West Midlands Region	2,653	2,321	4,251	9,225	6,769	10,500	20,352	37,621	46,846
MUAs	-	-	1,203	1,203	-	-	726	726	1,929
Other Areas	2,653	2,321	3,048	8,022	6,769	10,500	19,626	36,895	44,917

- No capacity indicated.

* Other Sources includes white land, urban extensions to Growth Points and any additional capacity which does not fit into any of the previous categories.

Solihull also has White Land in the UDP but the sites are in unsustainable locations and will be reviewed alongside the Core Strategy with the intention that they be changed to Green Belt.

East Staffordshire and Herefordshire have included non-site specific Greenfield land as part of their status as Growth Points.

East Staffordshire has included land for urban extensions to Growth Points but a significant proportion of the available capacity in Burton and some in Uttoxeter is in a flood risk area, and its availability for housing will depend on the results of the Strategic Flood Risk Assessment.

The figure for Telford & Wrekin for 2006-16 represents sites in the ownership of English Partnerships and proposed for residential development. The figure for 2016-26 includes 6,006 dwellings put forward for allocation in the LDF Preferred Option and 11,362 dwelling sites identified in the Urban Capacity Study and which do not fit in other categories.

Shrewsbury and Atcham have included non-site specific greenfield land which represents an expectation that further greenfield land will be needed to satisfy the annual housing requirement.

Table 12: PDL / Greenfield Breakdown of 'Other' Sources

	2006-2021									
	White Land		Urban Extensions to Growth Points		Any Additional Capacity from Any Other Source		Total			
	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL + Greenfield	% PDL
Birmingham	-	-	-	-	-	-	-	-	-	-
Dudley	-	-	-	-	-	-	-	-	-	-
Sandwell	-	-	-	-	-	-	-	-	-	-
Walsall	-	-	-	-	258	219	258	219	477	54.1
Wolverhampton	-	-	-	-	-	-	-	-	-	-
Black Country	-	-	-	-	258	219	258	219	477	54.1
Coventry	-	-	-	-	-	-	-	-	-	-
Solihull	-	-	-	-	-	-	-	-	-	-
West Midlands Met Area	-	-	-	-	258	219	259	219	477	54.1
North Warwickshire	-	-	-	-	-	-	-	-	-	-
Nuneaton & Bedworth	-	-	-	-	-	-	-	-	-	-
Rugby	-	869	-	-	-	-	-	869	869	0
Stratford-on-Avon	-	-	-	-	-	-	-	-	-	-
Warwick	-	-	-	-	-	-	-	-	-	-
Warwickshire	-	869	-	-	-	-	-	869	869	0
Bromsgrove	-	4,734	-	-	-	-	-	4,734	4,734	0
Malvern Hills	-	-	-	-	-	-	-	-	-	-
Redditch	-	1,050	-	-	-	-	-	1,050	1,050	0
City of Worcester	-	-	-	-	-	-	-	-	-	-
Wychavon	-	-	-	-	-	-	-	-	-	-
Wyre Forest	82	417	-	-	-	-	82	417	499	16.4
Worcestershire	82	6,201	-	-	-	-	82	6,201	6,283	1.3
Herefordshire	1,070	-	-	6,500	-	-	1,070	6,500	7,570	14.1
Bridgnorth	-	-	-	-	40	-	40	-	40	100.0
North Shropshire	-	-	-	-	-	-	-	-	-	-
Oswestry	-	-	-	-	-	-	-	-	-	-
Shrewsbury & Atcham	-	-	-	-	-	2,321	-	2,321	2,321	0
South Shropshire	-	-	-	-	-	-	-	-	-	-
Shropshire	-	-	-	-	40	2,321	40	2,321	2,361	1.7
Telford and Wrekin	-	-	-	-	6,737	13,576	6,737	13,576	20,313	33.2

	2006-2021									
	White Land		Urban Extensions to Growth Points		Any Additional Capacity from Any Other Source		Total			
	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL + Greenfield	% PDL
Cannock Chase	-	-	-	-	-	-	-	-	-	-
East Staffordshire	-	-	373	5,948	-	-	373	5,948	6,321	5.9
Lichfield	-	-	-	-	-	-	-	-	-	-
Newcastle-under-Lyme	-	-	-	-	-	-	-	-	-	-
South Staffordshire	-	600	-	-	-	-	-	600	600	0
Stafford	-	-	-	-	-	-	-	-	-	-
Staffordshire Moorlands	-	-	-	-	-	-	-	-	-	-
Tamworth	-	600	-	-	-	-	-	600	600	0
Staffordshire	-	1,200	373	5,948	-	-	373	7,148	7,521	5.0
Stoke-on-Trent	-	-	-	-	-	1,452	-	1,452	1,452	0
Settlements of Significant Development										
Burton upon Trent	-	-	373	4,848	-	-	373	4,848	5,221	7.1
Hereford	1,070	-	-	-	-	-	1,070	-	1,070	100.0
Rugby	-	617	-	-	-	-	-	617	617	0
Shrewsbury	-	-	-	-	-	2,090	-	2,090	2,090	0
Telford	-	-	-	-	6,543	12,047	6,543	12,047	18,590	35.2
Worcester	-	-	-	-	-	-	-	-	-	-
Stafford	-	-	-	-	-	-	-	-	-	-
Nuneaton/Bedworth	-	-	-	-	-	-	-	-	-	-
Warwick/Leamington Spa	-	-	-	-	-	-	-	-	-	-
Redditch	-	1,050	-	-	-	-	-	1,050	1,050	0
West Midlands Region	1,152	8,270	373	12,448	7,035	17,568	8,560	38,286	46,846	18.3
MUAs	-	-	-	-	258	1,671	258	1,671	1,929	13.4
Other Areas	1,152	8,270	373	12,448	6,777	15,897	8,302	36,615	44,917	18.5

Part 3: Demolitions

Table 13: Estimates of Demolitions and Replacement of Housing on Housing Redevelopment Sites

N.B. The replacement rate in this table is a calculation based on the total demolitions and total replacements. It takes no account of the fact that some demolition sites will not be returned to housing use.

	Demolitions			Replacements			Replacement Rate		
	2006-16	2016-26	Total	2006-16	2016-26	Total	2006-16	2016-26	Total
Birmingham	13,450	13,450	26,900	13,450	13,450	26,900	1:1.0	1:1.0	1:1.0
Dudley	1,223	4,650	5,873	1,248	4,675	5,923	1:1.02	1:1.0	1:1.0
Sandwell	6,678	6,195	12,873	4,534	4,496	9,030	1:0.7	1:0.7	1:0.7
Walsall	1,700	2,300	4,000	1,190	1,610	2,800	1:0.7	1:0.7	1:0.7
Wolverhampton	1,530	1,530	3,060	1,241	1,346	2,587	1:0.8	1:0.9	1:0.85
Black Country	11,131	14,675	25,806	8,213	12,127	20,340	1:0.7	1:0.8	1:0.8
Coventry	1,429	668	2,097	3,835	3,835	7,670	1:2.7	1:5.7	1:3.7
Solihull	2,963	1,576	4,539	2,319	4,822	7,141	1:0.8	1:3.1	1:1.6
West Midlands Met Area	28,973	30,369	59,342	27,817	34,234	62,051	1:0.96	1:1.13	1:1.05
North Warwickshire	181	70	251	75	120	195	1:0.4	1:1.7	1:0.8
Nuneaton & Bedworth	348	100	448	40	100	140	1:0.1	1:1	1:0.3
Rugby	0	517	517	0	0	0	n/a	n/a	n/a
Stratford-on-Avon	373	295	668	350	510	860	1:0.9	1:1.7	1:1.3
Warwick	76	70	146	210	335	545	1:2.8	1:4.8	1:3.7
Warwickshire	978	1,052	2,030	675	1,065	1,740	1:0.7	1:1.0	1:0.9
Bromsgrove	225	0	225	206	0	206	1:0.9	N/A	1:0.9
Malvern Hills	172	123	295	0	0	0	N/A	N/A	N/A
Redditch	10	10	20	40	40	80	1:4	1:4	1:4
City of Worcester	0	0	0	202	90	292	N/A	N/A	N/A
Wychavon	257	214	471	1,243	1,036	2,279	1:4.8	1:4.8	1:4.8
Wyre Forest	238	90	328	236	102	338	1:1.0	1:1.1	1:1.03
Worcestershire	902	437	1,339	1,927	1,268	3,195	1:2.1	1:2.9	1:2.4
Herefordshire	225	275	500	172	302	474	1:0.8	1:1.1	1:0.9
Bridgnorth	57	30	87	45	15	60	1:0.8	1:0.5	1:0.7
North Shropshire	57	19	76	46	40	86	1:0.8	1:2.1	1:1.1
Oswestry	7	7	14	7	7	14	1:1	1:1	1:1
Shrewsbury & Atcham	65	50	115	130	100	230	1:2	1:2	1:2
South Shropshire	34	25	59	37	40	77	1:1.1	1:1.6	1:1.3
Shropshire	220	131	351	265	202	467	1:1.2	1:1.5	1:1.3
Telford and Wrekin	89	113	202	319	148	467	1:3.6	1:1.3	1:2.3

	Demolitions			Replacements			Replacement Rate		
	2006-16	2016-26	Total	2006-16	2016-26	Total	2006-16	2016-26	Total
Cannock Chase	232	356	588	105	374	479	1:0.05	1:1.05	1:0.8
East Staffordshire	18	10	28	0	0	0	N/A	N/A	N/A
Lichfield	42	30	72	16	0	16	1:0.4	-	1:0.2
Newcastle-under-Lyme	526	450	976	700	550	1,250	1:1.3	1:1.2	1:1.3
South Staffordshire	110	132	242	188	275	463	1:1.7	1:2.1	1:1.9
Stafford	90	60	150	60	60	120	1:0.7	1:1	1:0.8
Staffordshire Moorlands	30	30	60	0	0	0	N/A	N/A	N/A
Tamworth	0	0	0	0	0	0	0	0	0
Staffordshire	1,048	1,068	2,116	1,069	1,259	2,328	1:1.0	1:1.2	1:1.1
Stoke-on-Trent	2,750	2,750	5,500	825	1,650	2,475	1:0.6	1:0.6	1:0.6
Settlements of Significant Development									
Burton upon Trent	15	10	25	0	0	0	N/A	N/A	N/A
Hereford	32	33	65	35	36	71	1:1.1	1:1.1	1:1.1
Rugby	0	517	517	0	0	0	N/A	N/A	N/A
Shrewsbury	40	38	78	80	76	156	1:2	1:2	1:2
Telford	50	70	120	286	118	404	1:5.7	1:1.7	1:3.4
Worcester	0	0	0	202	90	292	N/A	N/A	N/A
Stafford	50	40	90	20	20	40	1:0.4	1:0.5	1:0.4
Nuneaton/Bedworth	332	65	397	24	65	89	1:0.1	1:1	1:0.2
Warwick/Leamington Spa	28	25	53	108	180	288	1:3.9	1:7.2	1:5.4
Redditch	10	10	20	40	40	80	1:4	1:4	1:4
West Midlands Region	35,185	36,195	71,380	33,069	40,128	73,197	1:0.9	1:1.1	1:1
MUAs	32,249	33,569	65,818	29,342	36,434	65,776	1:0.9	1:0.9	1:1
Other Areas	2,936	2,626	5,562	3,727	3,694	7,421	1:1.2	1:1.4	1:1.3