

**REGIONAL HOUSING LAND
AND URBAN CAPACITY STUDY**

REFRESH

**BIRMINGHAM, THE BLACK COUNTRY,
COVENTRY, SOLIHULL
AND TELFORD & WREKIN**

**November
2006**

TECHNICAL APPENDIX

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This report has been produced by Wolverhampton CC on behalf of the 7 Metropolitan Authorities and Telford as an input to the Phase Two Revision of the WMRSS. The report was formally received by the West Midlands Planning and Transportation Sub-Committee on 24th November 2006.

The West Midlands Regional Assembly (WMRA) has adopted the report as background evidence to support the consultation on Strategic Options as part of the Phase Two Revision. Whilst the WMRA believes the findings represent a reasonable picture of the situation in the Region, it does not however accept any responsibility for any direct or indirect loss or damage or other consequences arising from the use of the information supplied.

Throughout this report, please note the following:

- In all the following tables “N/A” = no data is available, and “-“ = not relevant.
- The phrasing of some questions has changed since the 2004 study and new questions have been added (see Analysis Report).
- No authorities proposed de-allocating Development Plan sites over the period 2006-11.
- Discounting and phasing assumptions have been left to the discretion of individual authorities.
- Calculations of capacity do not account for demolitions, better use of the housing stock or conversion losses except where explicitly stated.

Table 1: 2006 Housing Land and Urban Capacity Study – Summary of Gross Capacity 2001-2026

	Completions 2001 - 2006	Committed Supply at April 2006	Other Capacity Potentially Available up to 2011	Other Capacity Potentially Available 2011 to 2021	Other Capacity Potentially Available 2021 to 2026	Other Capacity Potentially Available 2006-26 *	Total Potential Gross Capacity 2001 - 2026
Birmingham	16260	15043	17249	24475	10550	0	83577
Dudley	2514	1904	5466	6223	7693	0	23800
Sandwell	5227	5011	6586	11249	6854	0	34927
Walsall	2598	5683	4843	5133	2702	0	20959
Wolverhampton	2811	3477	2876	6990	4123	0	20277
Black Country	13150	16075	19771	29595	21372	0	99963
Coventry	3631	5504	7318	6417	1521	0	24391
Solihull	3063	2271	2869	4869	1920	0	14992
Coventry and Solihull	6694	7775	10187	11286	3441	0	39383
Telford and Wrekin	3249	5969	7319	4282	671	16256	37746
Total (Metropolitan Area and Telford & Wrekin)	39353	44862	54526	69638	36034	16256	260669

* Sites included in Telford & Wrekin urban capacity study and likely to come forward post-2011. NB This source of capacity is not included in Table 5, therefore totals are different.

Table 2: 2006 Housing Land and Urban Capacity Study – Summary of Net Capacity 2001-2026

	Total Potential Gross Capacity 2001 - 2026	Demolitions 2001-2026	Total Conversion Losses 2006-2026 *	Better Use of Housing Stock 2006-2011 ^a	Net Capacity 2001-2026
Birmingham	83,577	33,633	495	0	49,449
Dudley	23,800	6,437	74	135	17,424
Sandwell	34,927	15,645	319	381	19,344
Walsall	20,959	5,197	120	300	15,942
Wolverhampton	20,277	4,372	110	400	16,195
Black Country	99,963	31,651	623	1,216	68,905
Coventry	24,391	4,027	200	2,400 ^a	22,564
Solihull	14,992	4,490	75	113	10,540
Coventry and Solihull	39,383	8,517	275	2,513	33,104
Telford and Wrekin	37,746	751	107	40	36,928
Total (Metropolitan Area and Telford & Wrekin)	260,669	74,552	1,500	3,769	188,386

* The Study does not cover conversion losses for 2001-6, but these are likely to be minimal e.g. for Solihull this figure is 26.

^a Not obtained for the period 2011-26, except for Coventry (1,800).

Table 3: Comparison of Gross Capacity 2001-26 with: (1) RSS Phase 2 Review Housing Options; (2) Adjusted Options 2 & 3

	Gross Capacity 2001-26	Option One	Option Two	Option Three	2006 Demolition Estimate Minus 2004 Demolition Estimate	Adjusted Option Two*	Adjusted Option Three*	Over/ Under Supply compared with Adjusted Option 3*
Birmingham	83,577	70,800	83,600	92,000	-10,434	73,166	81,566	2011
Dudley	23,800	21,000	23,800	25,400	144	23,944	25,544	-1744
Sandwell	34,927	23,600	34,900	36,400	-1,703	33,197	34,697	230
Walsall	20,959	17,400	21,000	22,400	-1,068	19,932	21,332	-373
Wolverhampton	20,277	17,400	20,200	22,500	-4	20,196	22,496	-2219
Black Country	99,963	79,400	99,900	106,700	-2,631	97,269	104,069	-4,106
Coventry	24,391	19,000	24,400	44,000	-3,788	20,612	40,212	-15,821
Solihull	14,992	11,000	15,000	18,000	2,261	17,261	20,261	-5,269
Coventry and Solihull	39,383	30,000	39,400	62,000	-1,527	37,873	60,473	-21,090
Metropolitan Area	222,923	180,200	222,900	260,700	-14,592	208,308	246,108	-23,185
Telford and Wrekin	37,746	24,000	30,000	36,000	-188	29,812	35,812	1,934
Total (Metropolitan Area and Telford & Wrekin)	260,669	204,200	252,900	296,700	-14,780	238,120	281,920	-21,251

* Adjusted to take account of the difference between 2004 HLUCS demolition estimates, which were used to derive Options 2 and 3, and 2006 HLUCS demolition estimates, and incorporating a 3% vacancy rate.

21,000 Indicative figures only. Detailed distribution of this provision would be determined through a Black Country Joint Core Strategy

Table 4: Comparison of Gross Capacity 2001-21 with RSS Housing Targets, Taking into Account Extra Demolitions

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

	RSS Target 2001-2011	Gross Capacity 2001-2011	RSS Target 2011-2021	Gross Capacity 2011-2021	RSS Target 2001-2021	Gross Capacity 2001-2021	RSS demolition assumption minus 2006 HLUCS demolition estimate* 2001-2021	Over / Under Supply
Birmingham	25800	48552	30000	24475	55800	73027	-2908	14319
Dudley	6400	9884	9750	6223	16150	16107	38	-5
Sandwell	9000	16824	9750	11249	18750	28073	-3385	5938
Walsall	5000	13124	8250	5133	13250	18257	-2697	2310
Wolverhampton	5000	9164	8250	6990	13250	16154	-1007	1897
Black Country	25400	48996	36000	29595	61400	78591	-7051	10140
Coventry	6500	16453	8300	6417	14800	22870	-2627	5443
Solihull	4000	8203	4700	4869	8700	13072	-4244	128
Coventry and Solihull	10500	24656	13000	11286	23500	35942	-6871	5571
Telford and Wrekin^a	13300	16537	7000	4282	20300	20819	-608	-89
Total (Metropolitan Area and Telford & Wrekin)	75000	138741	86000	69638	161000	208379	-17438	29941

^a Does not include "Other Capacity Potentially Available 2006-26" (as shown in Table 1) as this is not broken down by time period

* Taken from Table 7

Table 5: Gross Capacity by Source

	2001-2006		2006-2011								2001-11
	2001 - 2006 Completions	Committed Supply at April 2006	Adopted Local Plans	Draft Dev Plans / LDF's	Redevelopment of Housing Sites	Gross Conversions	Derelict/ Vacant and Under-Used Land	Reuse of Existing Employment Sites	Windfalls	Other Sources	Sub-Total
Birmingham	16260	15043	2199	0	6725	1375	0	2550	4400	0	48552
Dudley	2514	1904	2253	750	448	260	0	840	915	0	9884
Sandwell	5227	5011	2918	1304	1359	184	0	821	0	0	16824
Walsall	2598	5683	349	0	700	165	345	332	2475	477	13124
Wolverhampton	2811	3477	1298	0	673	60	275	500	0	70	9164
Black Country	13150	16075	6818	2054	3180	669	620	2493	3390	547	48996
Coventry	3631	5504	2322	0	1125	240	0	2999	632	0	16453
Solihull	3063	2271	100	0	1421	8	1236	104	0	0	8203
Coventry & Solihull	6694	7775	2422	0	2546	248	1236	3103	632	0	24656
Telford & Wrekin	3249	5969	3028	2436	348	262	926	0	0	319	16537
Total (Metropolitan Area and Telford & Wrekin)	39353	44862	14467	4490	12799	2554	2782	8146	8422	866	138741
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	13450	2500	0	2925	5600	0	24475			
Dudley	0	1600	223	0	2344	2056	0	6223			
Sandwell	1618	4751	370	0	4510	0	0	11249			
Walsall	0	1400	330	325	3078	0	0	5133			
Wolverhampton	600	1340	500	300	3750	500	0	6990			
Black Country	2218	9091	1423	625	13682	2556	0	29595			
Coventry	0	3375	480	0	1298	1264	0	6417			
Solihull	0	4196	87	546	40	0	0	4869			
Coventry & Solihull	0	7571	567	546	1338	1264	0	11286			
Telford & Wrekin	1935	343	523	1285	0	0	196	4282			
Total (Metropolitan Area and Telford & Wrekin)	4153	30455	5013	2456	17945	9420	196	69638			
2021-2026									Summary		
	Redevelopment of Housing Sites	Gross Conversions	Derelict/ Vacant and Under-Used Land	Reuse of Existing Employment Sites	Windfalls	Other Sources	Sub-Total	Total Capacity 2001-2026			
Birmingham	6725	1125	0	700	2000	0	10550	83577			
Dudley	3875	112	0	3277	429	0	7693	23800			
Sandwell	2121	185	0	4548	0	0	6854	34927			
Walsall	700	165	162	1675	0	0	2702	20959			
Wolverhampton	673	250	150	2800	250	0	4123	20277			
Black Country	7369	712	312	12300	679	0	21372	99963			
Coventry	0	240	0	649	632	0	1521	24391			
Solihull	1666	33	206	15	0	0	1920	14992			
Coventry & Solihull	1666	273	206	664	632	0	3441	39383			
Telford & Wrekin	172	262	221	0	0	16	671	21490			
Total (Metropolitan Area and Telford & Wrekin)	15932	2372	739	13664	3311	16	36034	244413			

Table 6: 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	
	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	0	475	475	0	N/A	0	0	0	N/A	0	0	0	N/A	0	0	0	475
Dudley	0	0	0	0	64	0	0	64	229	0	0	229	554	0	0	554	847
Sandwell	0	527	527	0	0	0	0	0	0	0	0	0	0	0	0	0	527
Walsall	171	180	351	0	175	148	0	323	175	0	0	175	88	0	0	88	937
Wolverhampton	174	124	298	0		0		0		0	0			0	0		298
Black Country	345	831	1176	0	239	148	0	387	404	0	0	404	642	0	0	642	2609
Coventry	3342	1232	4574	0	0	0	0	0	0	0	0	0	0	0	0	0	4574
Solihull	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coventry and Solihull	3342	1232	4574	0	0	0	0	0	0	0	0	0	0	0	0	0	4574
Telford and Wrekin	1975	1009	2984	304	116	174	0	594	114	241	0	355	57	41	0	98	4031
Total (Metropolitan Area and Telford & Wrekin)	5662	3547	9209	304	355	322	0	981	518	241	0	759	699	41	0	740	11689

Table 7: Comparison of 2006 HLUCS Demolition Estimates and RSS Demolition Assumptions (2001-21)

	Demolition Estimate 2001-2011	RSS Assumed Demolitions 2001-2011	Demolition Estimate 2011-2021	RSS Assumed Demolitions 2011-2021	Total Demolition Estimate 2001-2021	RSS Assumed Demolitions 2001-2021	Difference 2001-2021
Birmingham	13458	12000	13450	12000	26908	24000	2908
Dudley	1012	1100	1550	1500	2562	2600	-38
Sandwell	6015	5600	6870	3900	12885	9500	3385
Walsall	2197	500	2000	1000	4197	1500	2697
Wolverhampton	2077	1100	1530	1500	3607	2600	1007
Coventry	2577	800	1250	400	3827	1200	2627
Solihull	1422	100	3022	100	4444	200	4244
Telford & Wrekin	621	50	87	50	708	100	608
Total (Metropolitan Area and Telford & Wrekin)	29379	21250	29759	20450	59138	41700	17438

Table 8: Comparison of Demolitions Estimate and Housing Redevelopment Site Capacity (2006-26)

	Demolitions Estimate 2006-26	Capacity of Redevelopment of Housing Sites 2006-26	Approximate Replacement Rate* 2006-26
Birmingham	26,900	26,900	1
Dudley	5,873	5,923	1.01
Sandwell	12,866	8,231	0.64
Walsall	4,000	2,800	0.7
Wolverhampton	3,060	2,686	0.88
Black Country	25,799	19,640	0.76
Coventry	2,700	4,500	1.67
Solihull	4,265	7,283	1.71
Coventry and Solihull	6,965	11,783	1.69
Telford and Wrekin	173	863	4.99
Total (Metropolitan Area and Telford & Wrekin)	59,837	59,186	0.99

* Replacement rates should be treated with caution, as in some cases they may have been affected by a timelag between demolition and redevelopment. In particular: a capacity of 2,700 dwellings has been estimated for the Swanswell Estate in Coventry, where most demolitions are known to have taken place before 2006.

Table 9: Net Density Assumptions Used to Estimate Capacity

	Average Net Densities 2006-11 (Dwellings per Hectare)									Average Net Densities 2011-21				Average Net Densities 2021-26			
	Average Densities on Completions (2001-6)	TOTAL*	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	Derelict, Vacant and Underused Land	Redevelopment of Housing Sites	TOTAL*	Derelict, Vacant and Underused Land	Redevelopment of Housing Sites	TOTAL*	Derelict, Vacant and Underused Land	Reuse of Existing Employment Sites
Birmingham	50	63	70	56	37	-	N/A	-	75	65	N/A	-	65	55	N/A	-	55
Dudley	45	43	40	40	40	50	35	-	60	49	35	-	68	45	35	-	68
Sandwell	42	49	49	60	42	49	49	-	64	57	49	-	70	62	49	48	71
Walsall	40	42	43	40	33	-	40	35	71	54	40	70	62	54	40	70	62
Wolverhampton	54	56	64	54	50	-	55	50	75	62	55	60	65	64	55	60	68
Coventry	33	44	33	35	49	-	52	-	74	57	52	-	74	74	-	-	74
Solihull	30	44	41	31	37	-	48	48	47	48	48	53	35	48	48	53	35
Telford and Wrekin	21	30	18	29	30	40	30	40	-	37	30	40	-	35	30	40	-

* Excluding sources of capacity where density figures not available

Table 10: Redevelopment of Existing Employment Land – Total Hectares

	2006-11		2011-21		2021-26		Total 2006-26	
	Total Ha's	Ha's per annum	Total Ha's	Ha's per annum	Total Ha's	Ha's per annum	Total Ha's	Ha's per annum
Birmingham	33	6.6	45	4.5	12.5	2.5	90.5	4.5
Dudley	21	4.2	52	5.2	73	14.6	146	7.3
Sandwell	26.4	5.3	96.7	9.7	97.4	19.5	220.5	11.0
Walsall	7.1	1.4	75	7.5	40.8	8.2	122.9	6.1
Wolverhampton	10	2	87	8.7	62.5	12.5	159.5	8.0
Black Country	64.5	12.9	310.7	31.1	273.7	54.7	648.9	32.4
Coventry	46	9.2	17.6	1.8	8.8	1.8	72.4	3.6
Solihull	2.2	0.4	1.1	0.1	0.4	0.1	3.7	0.1
Coventry and Solihull	48.2	9.6	18.6	1.9	9.1	1.8	75.7	3.8
Telford and Wrekin	0	0	0	0	0	0	0	0
Total (Metropolitan Area and Telford & Wrekin)	145.7	29.1	374.3	37.4	295.3	59.1	815.1	40.8

Table 11: Gross Capacity: Previously Developed Land vs. Greenfield Land

	Completions 2001-6 & Planning Permissions at April 2006		Other Potential Capacity 2006-2011		Potential Capacity 2011-2021		Potential Capacity 2021-2026		Other Potential Capacity 2006-26		Total Potential Capacity 2001-2026			RSS % on PDL 2001-2011
	G	PDL	G	PDL	G	PDL	G	PDL	G	PDL	G	PDL	% PDL	
	Birmingham	1752	29551	248	17001	0	24475	0	10550	0	0	2000	81577	
Dudley	144	4274	260	5206	0	6223	0	7693	0	0	404	23396	98.3	98
Sandwell	70	10168	60	6526	0	11249	0	6854	0	0	130	34797	99.6	100
Walsall	568	7713	219	4624	0	5133	162	2540	0	0	949	20010	95.5	79
Wolverhampton	99	6189	223	2653	100	6990	50	4073	0	0	472	19805	97.7	99
Black Country	881	28344	762	19009	100	29595	212	21160	0	0	1955	98008	98.0	-
Coventry	795	8340	1244	6074	0	6417	0	1521	0	0	2039	22352	91.6	93
Solihull	1726	3608	925	1944	159	4710	60	1860	0	0	2870	12122	80.9	74
Coventry and Solihull	2521	11948	2169	8018	159	11127	60	3381	0	0	4909	34474	87.5	-
Telford and Wrekin	1985	7233	2355	4964	450	3832	24	647	11683	4573	16497	21249	56.3	53
<i>Total (Metropolitan Area and Telford & Wrekin)</i>	<i>7139</i>	<i>77076</i>	<i>5534</i>	<i>48992</i>	<i>709</i>	<i>68929</i>	<i>296</i>	<i>35738</i>	<i>11683</i>	<i>4573</i>	<i>25361</i>	<i>235308</i>	<i>90.3</i>	<i>-</i>

Table 12: Gross Capacity: Major Urban Areas (MUA) vs. Non-MUA

	Completions 2001-6 & Planning Permissions at April 2006		Other Potential Capacity 2006-2011		Potential Capacity 2011-2021		Potential Capacity 2021-2026		Other Potential Capacity 2006-26		Total Potential Capacity 2001-2026		
	MUA	Non-MUA	MUA	Non-MUA	MUA	Non-MUA	MUA	Non-MUA	MUA	Non-MUA	MUA	Non-MUA	% MUA
	Birmingham	31303	0	17249	0	24475	0	10550	0	0	0	83577	0
Dudley	4418	0	5466	0	6223	0	7693	0	0	0	23800	0	100
Sandwell	10238	0	6586	0	11249	0	6854	0	0	0	34927	0	100
Walsall	8281	0	4618	225	5133	0	2702	0	0	0	20734	225	98.9
Wolverhampton	6288	0	2876	0	6990	0	4123	0	0	0	20277	0	100
Black Country	29225	0	19546	225	29595	0	21372	0	0	0	99738	225	99.8
Coventry	9135	0	7318	0	6417	0	1521	0	0	0	24391	0	100
Solihull	2879	2455	2845	24	4619	250	1819	101	0	0	12162	2830	81.1
Coventry and Solihull	12014	2455	10163	24	11036	250	3340	101	0	0	36553	2830	92.8
Telford and Wrekin	0	9218	0	7319	0	4282	0	671	0	16256	0	37746	0
<i>Total (Metropolitan Area and Telford & Wrekin)</i>	<i>72542</i>	<i>11673</i>	<i>46958</i>	<i>7568</i>	<i>65106</i>	<i>4532</i>	<i>35262</i>	<i>772</i>	<i>0</i>	<i>16256</i>	<i>219868</i>	<i>40801</i>	<i>84.3</i>

Table 13: Gross Capacity: Urban vs. Rural

	Completions 2001-6 & Planning Permissions at April 2006		Other Potential Capacity 2006-2011		Potential Capacity 2011-2021		Potential Capacity 2021-2026		Other Potential Capacity 2006-26		Total Potential Capacity 2001-2026		
	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	% Urban
	Birmingham	31303	0	17249	0	24475	0	10550	0	0	0	83577	0
Dudley	4418	0	5466	0	6223	0	7693	0	0	0	23800	0	100
Sandwell	10238	0	6586	0	11249	0	6854	0	0	0	34927	0	100
Walsall	8281	0	4843	0	5133	0	2702	0	0	0	20959	0	100
Wolverhampton	6288	0	2876	0	6990	0	4123	0	0	0	20277	0	100
Black Country	29225	0	19771	0	29595	0	21372	0	0	0	99963	0	100
Coventry	9135	0	7318	0	6417	0	1521	0	0	0	24391	0	100
Solihull	3316	2018	2865	4	4842	27	1904	16	0	0	12927	2065	86.2
Coventry and Solihull	12451	2018	10183	4	11259	27	3425	16	0	0	37318	2065	94.8
Telford and Wrekin	8972	246	7087	232	3994	288	448	223	16256	0	36757	989	97.4
<i>Total (Metropolitan Area and Telford & Wrekin)</i>	<i>81951</i>	<i>2264</i>	<i>54290</i>	<i>236</i>	<i>69323</i>	<i>315</i>	<i>35795</i>	<i>239</i>	<i>16256</i>	<i>0</i>	<i>257615</i>	<i>3054</i>	<i>98.8</i>

Table 14: Summary of Gross Capacity 2001-2026: 2004 Housing Land and Urban Capacity Study vs. 2006 Housing Land and Urban Capacity Study Refresh

	2004 STUDY		2006 STUDY		DIFFERENCE	
	Total Potential Gross Capacity 2001 - 2026		Total Potential Gross Capacity 2001 - 2026		Dwellings	%
Birmingham	78,030		83,577		5,547	+ 7.1
Dudley	21,625		23,800		2,175	+ 10.1
Sandwell	27,774		34,927		7,153	+ 25.8
Walsall	19,781		20,959		1,178	+ 6.0
Wolverhampton	18,046		20,277		2,231	+ 12.4
Black Country	87,226		99,963		12,737	+ 14.6
Coventry	40,257		24,391		-15,866	- 39.4
Solihull	11,374		14,992		3,618	+ 31.8
Coventry and Solihull	51,631		39,383		-12,248	- 23.7
Telford and Wrekin	26,860		37,746		10,886	+ 40.5
<i>Total (Metropolitan Area and Telford & Wrekin)</i>	<i>243,747</i>		<i>260,669</i>		<i>16,922</i>	<i>+ 6.9</i>