

APPENDIX H – DEMAND DATA

Table H.1 RSS2 Housing Growth Targets

Area / County	District	Housing growth target	Area total
Metropolitan Area	Birmingham	50,600	152,900
	Coventry	33,500	
	Solihull	7,600	
	Black Country (Dudley, Sandwell, Walsall, & Wolverhampton)	61,200	
Worcestershire	Bromsgrove	2,100	36,600
	Malvern Hills	4,900	
	Redditch	6,600	
	Worcester	10,500	
	Wychavon	9,100	
	Wyre Forest	3,400	
Shropshire	Bridgnorth	2,500	25,700
	North Shropshire	6,100	
	Oswestry	4,000	
	Shrewsbury and Atcham	8,200	
	South Shropshire	4,900	
Staffordshire	Cannock Chase	5,800	54,900
	East Staffordshire	12,900	
	Lichfield	8,000	
	Newcastle-under-Lyme	5,700	
	South Staffordshire	3,500	
	Stafford	10,100	
	Stafford, Moorlands	6,000	
	Tamworth	2,900	
Warwickshire	North Warwickshire	3,000	41,000
	Nuneaton	10,800	
	Rugby	10,800	
	Stratford-upon-Avon	5,600	
	Warwick	10,800	
	Telford and Wrekin	26,500	26,500
	Herefordshire	16,600	16,600
	Stoke-on Trent	11,400	11,400
WEST MIDLANDS REGION			365,600

Table H.2 LPA housing commitment and aggregates 2006-07

District	Completions Aggregate 2006-07	Commitments Aggregate 2007
Birmingham	3,079	18,528
Coventry	1,123	7,417
Dudley	737	4,576
Sandwell	1,479	7,558
Solihull	784	2,246
Walsall	768	6,141
Wolverhampton	335	6,228
Herefordshire	840	4,167
Shropshire	1,261	8,039
Telford and Wrekin	469	9,343
Staffordshire	2,816	18,960
Stoke-on-Trent	805	5,250
Warwickshire	3,018	11,287
Worcestershire	1,925	11,944
TOTAL	19,439	121,684

EMPLOYMENT AND PLANNING DATA

Figure H.1 RSS2 2 Employment Land, Retail and Offices Developments Requirements translated to Employment Numbers, 2006-2026¹

Local Authority / Area	Indicative long-term requirements 2006 – 2026 (hectares)	B-use employment forecast ¹	Retail employment forecast 2006 – 2026 (sqm)	Retail employment forecasts ²	Office floorspace required 2006 – 2026 (sqm)	Offices employment forecasts 2006 - 2026 ³	Total employment forecasts 2006 - 2026
Birmingham	390	47,400	405,000	20,300	610,000	33,700	101,400
Coventry	246	32,100	150,000	7,500	250,000	13,800	53,400
Dudley	84	10,400	95,000	4,800	220,000	12,200	27,300
Sandwell	210	25,600	65,000	3,300	220,000	12,200	41,000
Solihull	45	6,600	80,000	4,000	50,000	2,800	13,400
Walsall	138	16,600	85,000	4,300	220,000	12,200	33,000
Wolverhampton	123	15,600	100,000	5,000	220,000	12,200	32,800
Metropolitan Area	1,236	154,400	980,000	49,000	1,790,000	99,100	302,300
Herefordshire	111	13,200	60,000	3,000	45,000	2,500	18,700
Stoke-on-Trent	165	21,000	120,000	6,000	85,000	4,700	31,700
Telford & Wrekin	150	17,500	70,000	3,500	110,000	6,100	27,100
Bridgnorth	18	1,800					1,800
N Shropshire	66	7,600					7,600
Oswestry	24	2,800					2,800
Shrewsbury/Atcham	84	11,600	80,000	4,000	20,000	1,100	16,700
S Shropshire	24	2,600					2,600
Shropshire	216	26,600	80,000	4,000	20,000	1,100	31,700
Cannock Chase	84	10,200	35,000	1,800	30,000	1,700	13,700
East Staffordshire	150	18,600	65,000	3,300	30,000	1,700	23,500
Lichfield	99	12,000	35,000	1,800	30,000	1,700	15,400
Newcastle	84	10,300	35,000	1,800	60,000	3,300	15,400
South Staffordshire	24	2,900					2,900
Stafford	120	15,300	50,000	2,500	45,000	2,500	20,300
Stafford Moorlands	18	2,200					2,200
Tamworth	42	5,200	35,000	1,800	30,000	1,700	8,600
Staffordshire	621	76,800	255,000	13,000	225,000	12,600	102,000
N Warwickshire	33	4,100					4,100
Nuneaton & Bedworth	96	11,700	35,000	1,800	30,000	1,700	15,100
Rugby	108	13,600	40,000	2,000	30,000	1,700	17,300
Stratford	51	6,300	35,000	1,800	20,000	1,100	9,200
Warwick	90	11,800	60,000	3,000	45,000	2,500	17,300
Warwickshire	378	47,600	170,000	8,500	125,000	7,000	63,000
Bromsgrove	21	2,800					2,800
Malvern Hills	33	4,500					4,500
Redditch	51	6,600	50,000	2,500	45,000	2,500	11,600
Worcester	81	11,100	85,000	4,300	55,000	3,000	18,400
Wychavon	69	8,700					8,700
Wyre Forest	33	4,100	35,000	1,800	40,000	2,200	8,000
Worcestershire	288	37,700	170,000	8,500	140,000	7,700	53,900
Total	3,165	394,700	1,905,000	95,300	2,540,000	140,300	630,300

¹ B uses refer to Policy PA 6A Employment Land allocation in RSS2 which is primarily for industrial uses. The employment numbers have been calculated using ODPM Land Review Guidance (Dec, 2004) employment density rates. B-use is a gross value.

² Retail floor space refers to Policy PA12A Retail Floor space Requirements 2006-2026. the employment numbers have been calculated using ODPM Land Review Guidance (Dec, 2004) employment density rates. Retail is net value.

³ Office floor space refers to Policy PA13A Office Development Requirements 2006-2026. The employment numbers have been calculated using ODPM Land Review Guidance employment density rates. Offices are gross value.

	Employment spatial requirements
	Calculated employment forecast figures

¹ Source: RSS2 Phase Two Appendix Preferred Option 2007. It is recognised that the aggregate sum of the numbers for each district do not always represent the total at the bottom of each column.

Table H.3 TEMPRO Employment Growth Forecasts, 2006-2026

Local Authority / Area	Jobs			Growth from 2006	
	2006	2016	2026	2016	2026
Birmingham	491,082	513,893	528,390	22,811	37,308
Coventry	155,294	162,620	167,536	7,326	12,242
Dudley	132,703	138,744	142,898	6,041	10,195
Sandwell	144,233	150,717	155,039	6,484	10,806
Solihull	101,791	106,558	109,660	4,767	76,869
Walsall	117,393	122,866	126,422	5,473	9,029
Wolverhampton	113,580	118,822	122,559	5,302	8,979
Metropolitan Area	1,256,076	1,314,280	1,352,504	58,204	96,428
Herefordshire	86,278	90,435	90,435	1,561	4,157
Stoke-on-Trent	116,345	125,948	125,948	6,066	9,603
Telford & Wrekin	88,655	95,681	95,681	4,024	7,026
Bridgnorth	26,968	28,807	28,807	1,010	1,839
N Shropshire	27,700	29,798	29,798	1,139	2,098
Oswestry	16,555	17,738	17,738	646	1,183
Shrewsbury/Atcham	47,844	51,218	51,218	1,850	3,374
S Shropshire	18,634	20,033	20,033	764	1,399
Shropshire	137,701	147,594	147,594	5,409	9,893
Cannock Chase	38,178	41,697	41,697	2,163	3,519
East Staffordshire	56,049	61,015	61,015	3,077	4,966
Lichfield	42,161	42,240	46,240	2,510	4,079
Newcastle	51,556	55,851	55,851	2,705	4,295
South Staffordshire	34,771	37,822	37,822	1,886	3,051
Stafford	62,329	67,753	67,753	3,390	5,434
Stafford Moorlands	34,607	37,556	37,568	1,845	2,961
Tamworth	30,816	33,556	33,556	1,690	2,740
Staffordshire	350,467	381,502	381,502	19,266	31,035
N Warwickshire	37,101	42,873	42,873	3,664	5,772
Nuneaton & Bedworth	43,585	50,380	50,380	4,313	6,795
Rugby	53,899	62,745	62,745	5,558	8,846
Stratford	61,086	71,261	71,261	6,415	10,175
Warwick	76,624	89,031	89,031	7,862	12,407
Warwickshire	272,295	316,290	316,290	27,812	43,995
Bromsgrove	35,284	36,750	36,750	541	1,466

Table H.4 RELS Employment Land Estimates

Area / County	District	Housing growth target	Area total
Metropolitan Area	Birmingham	229	728
	Coventry	67	
	Solihull	43	
	Black Country (Dudley, Sandwell, Walsall, & Wolverhampton)	129	
Worcestershire	Bromsgrove	87	229
	Malvern Hills	109	
	Redditch	64	
	Worcester	27	
	Wychavon	22	
	Wyre Forest	16	
Shropshire	Bridgnorth	57	169
	North Shropshire	62	
	Oswestry	45	
	Shrewsbury and Atcham	16	
	South Shropshire	55	
Staffordshire	Cannock Chase	29	836
	East Staffordshire	53	
	Lichfield	16	
	Newcastle-under-Lyme	88	
	South Staffordshire	164	
	Stafford	128	
	Stafford, Moorlands	114	
	Tamworth	143	
Warwickshire	North Warwickshire	87	460
	Nuneaton	82	
	Rugby	32	
	Stratford-upon-Avon	223	
	Warwick	55	