

**Wolverhampton
Strategic Housing
Land Availability Assessment
(SHLAA)**

Final Report

Update

September 2015

Wolverhampton City Council

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1.0 Introduction

1.1 The Wolverhampton Strategic Housing Land Availability Assessment (SHLAA) is a comprehensive study of sites within the City which have the potential to accommodate new housing development. The Council is required to produce a SHLAA by national planning policy set out in the National Planning Policy Framework (NPPF). The SHLAA will form part of the evidence base to inform the Wolverhampton Local Development Framework, and will help to ensure the timely delivery of new housing to meet Government targets.

1.2 The NPPF aims to:

- Deliver a wide choice of high quality homes;
- Significantly boost the supply of housing;
- Bring brownfield land and empty buildings into residential use, where appropriate;

1.3 The NPPF requires local authorities to:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development and to keep this topped up over time in response to market information;
- Identify specific, developable site for years 6-10, and ideally years 11-15, of the plan;
- Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
- Only include an allowance for windfalls in the first 5 years of the plan if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

1.4 Practice Guidance published by the Government in July 2007¹ suggests a standard methodology for undertaking a SHLAA. The Methodology set out in this report accords with this standard methodology. The National Planning Policy Guidance provides current guidance on undertaking a SHLAA. The 2015 report takes account of new elements of this guidance in the following ways:

- It takes account of the requirement for any shortfall in supply in previous years to be made up in the next 5 years, rather than the remaining Plan period;
- In assessing deliverability of sites, the delivery record of the developer / landowner has been considered.

1.5 The SHLAA is a technical background document only. It is not a statement of Council policy, does not allocate land, and is not a statutory planning document. Once completed, it will form a key part of the evidence base for the Local Plan and will be used to help inform judgements on the allocation of land for housing.

¹ Strategic Housing Land Availability Assessment Practice Guidance (DCLG 2007) – www.communities.gov.uk/documents/planningandbuilding/pdf/399267

In particular, the evidence provided by the SHLAA has supported the Black Country Core Strategy (adopted in February 2011) and provides evidence to develop site allocations for three Area Action Plans which cover the majority of potential housing land in the City: Bilston Corridor; Stafford Road Corridor; and Wolverhampton City Centre.

- 1.6 The SHLAA has considered the widest possible options for accommodating residential development within Wolverhampton. However, it will not pre-empt or prejudice any decision the Council may make in the future on any particular site and does not alter any policies or land use designations as set out in the Local Plan. Judgements concerning whether sites should be allocated in future LDDs will be made through the statutory planning process, which will further test the suitability of any sites identified in the SHLAA. Notwithstanding this, the fact that a SHLAA has identified a site as having housing potential can be a material consideration when planning applications are determined.

2.0 The SHLAA Report Preparation Process

- 2.1 In May 2009, a Draft Methodology for the Wolverhampton SHLAA was published for 6 weeks consultation and a “Call for Sites” was issued. The Methodology was then been revised to ensure standardization with the Dudley, Sandwell and Walsall SHLAA’s and in the light of subsequent comments made by Stakeholders. The revised Methodology has been endorsed by the SHLAA Stakeholder Panel. The Home Builders Federation made comments on the methodology during the consultation period. The Council’s response to these comments is set out in Appendix 1 (a).
- 2.2 A draft SHLAA report was prepared in liaison with the Stakeholder Panel and published for consultation on 30th November 2009 as supporting evidence for the Black Country Core Strategy Publication Report. There were 11 responses to the consultation, which were generally favourable. A summary of the issues raised and the Council’s response to them is set out in Appendix 1 (b).
- 2.3 Amendments were made to the draft SHLAA report in the light of some of the responses made, and also to clarify the existence of an immediate 5 year supply against adopted RPG targets. The final SHLAA Report was published in February 2010, to support Submission of the Black Country Core Strategy to the Secretary of State.
- 2.4 An annual update of the SHLAA including a “Call for Sites” took place during autumn 2010, to coincide with the production of the Wolverhampton Annual Monitoring Report. The Core Strategy Inspectors Report supported the local authorities’ recommendation to introduce phased housing targets for each authority into the Core Strategy. These targets were used as the basis for this revision of the SHLAA.
- 2.5 An annual update of the SHLAA including a “Call for Sites” took place during autumn 2011, to coincide with production of the Wolverhampton Annual Monitoring Report. This update was then slightly amended in May 2012 to take account of changes to the calculation of housing land supply as set out in the National Planning Policy Framework, published in March 2012. The SHLAA was again updated in Nov 2013, with a base date of April 2013 and in Jan 2015, with a base date of April 2014.

- 2.6 This SHLAA report (June 2015) has a monitoring base date of April 2015 in terms of planning permissions and completions. However, it also includes sites submitted as part of an on-going “call for sites” throughout 2012, 2013, 2014 and 2015, and reflects the allocations and policies set out in the adopted Bilston Corridor and Stafford Road Corridor Area Action Plans, the “made” Tettenhall and Heathfield Park Neighbourhood Plans and the publication City Centre Area Action Plan (June 2015). Therefore this report reflects an almost complete and up-to-date Local Plan coverage of site allocations for the City, which sets an important context and evidence base for the review of the Black Country Core Strategy in 2016.
- 2.7 Due to time and resource constraints, it has not been possible to provide detailed constraint information for each individual site in the SHLAA report. However, individual site information can be made available upon request for particular sites.

3.0 **Wolverhampton Housing Requirements**

- 3.1 The Black Country Core Strategy (BCCS) was adopted in February 2011. Work on the West Midlands RSS Phase 2 Revision was suspended in June 2010 and the adopted RSS (2008) has now been revoked. As the Core Strategy housing targets are now adopted, these targets only will be used in this and future SHLAA updates.
- 3.2 The BCCS targets extend from 2006 to 2026, as set out below:

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-19	3703 (2006-2015)	7210
2019-24	-	4133
2024-26	-	2068
Total	3703	13411

- 3.3 The remaining housing requirement up to 2026 is ~~40,385~~ 9,708 (net).
- 3.4 For the purposes of the SHLAA and in accordance with national guidance, the Plan period start date is the adoption date of the BCCS, taken to be April 2011 as the monitoring year runs from April to March. The SHLAA must identify specific deliverable sites to meet housing requirements up to 2020 (5 years), and specific developable sites to meet housing requirements up to 2025 (10 years). The 10 - 11 year supply (up to 2026) will need to be addressed through identified sites and, where necessary, an assessment of the potential of broad locations identified in the BCCS and small windfall sites.
- 3.5 The NPPF requires local authorities to:

“... identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of

housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land ...”

- 3.6 This five year supply must also include sufficient deliverable capacity to address the under-supply of housing since the Core Strategy start date of 2006.
- 3.7 The BCCS net housing target for Wolverhampton from 2006-19 is 7,210 homes. Given that there were 3,703 net completions 2006-15, there is a remaining requirement for 4,334 net homes over the period 2015-20. Including a 5% buffer, the five year supply of deliverable sites would need to be 4,550 net homes. Including a 20% buffer, the five year supply of deliverable sites would need to be 5,201 net homes. This SHLAA report compares deliverable supply against both of these figures.
- 3.8 Housing renewal – the demolition and rebuild of public housing estates, both small and large-scale – is a major feature of housing land supply in Wolverhampton, as in the rest of the Black Country. The timing of demolitions and rebuild can have a major impact on the housing trajectory. Therefore, housing renewal sites form an integral part of the SHLAA database and have been used to generate informed demolition estimates. The effects of housing loss (the “net” element of housing land supply) therefore form an integral part of the SHLAA.

4.0 SHLAA Purpose and Core Outputs

- 4.1 The main purpose of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 4.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national, draft RSS and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5 year period. Sufficient extra sites will be needed to provide scope for options to be explored through the preparation of Area Action Plans and other Site Allocation Documents, and to allow for non-implementation.
- 4.3 The SHLAA will provide comprehensive baseline information, which will be updated every year through the Wolverhampton Annual Monitoring Report process. A comprehensive full re-survey will not be undertaken unless a significant change takes place e.g. if a five year supply of specific deliverable sites cannot be identified.
- 4.4 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible in order to meet the tests of soundness set out in the National Planning Policy Framework². The SHLAA will therefore provide:

² National Planning Policy Framework (DCLG 2012), Paragraph 182

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);
- The potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);
- An assessment of the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and viability³) to determine when an identified site is realistically expected to be developed. This will include an assessment of any constraints on delivery, how these constraints could be overcome and when.

4.5 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2020). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5-11 years (2020-26). 11 years has been used as the end date for this SHLAA as this is the end of the Core Strategy Plan period and no housing targets have yet been set for beyond 2026. The Core Strategy review process will commence in 2016.

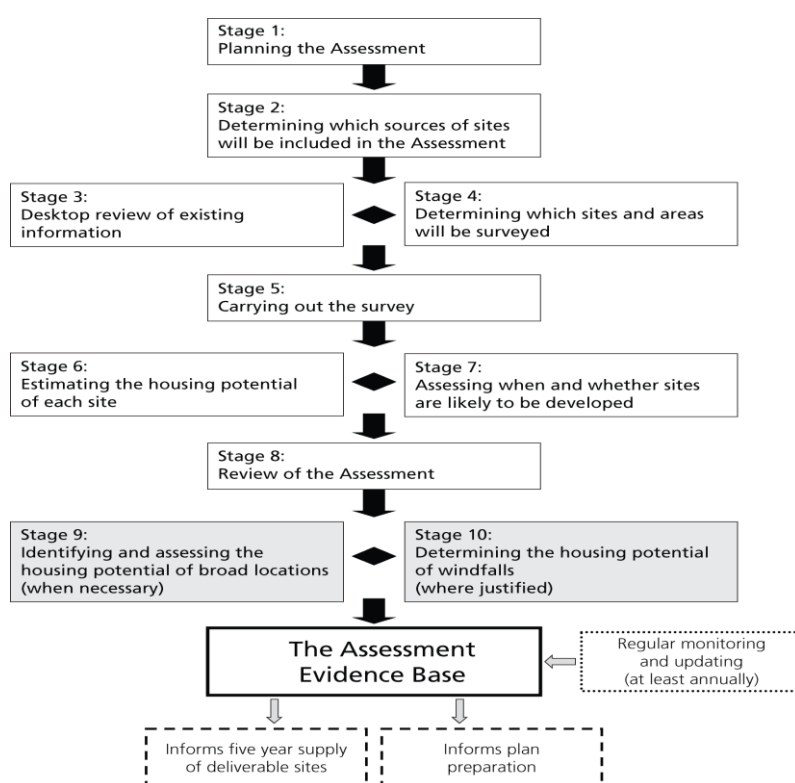
4.6 When judging whether there is a reasonable prospect of delivery within a certain time period, both the constraints on the site (availability) and the economic viability of the site (achievability) must be considered.

5.0 Methodology

5.1 The following figure is taken from the Practice Guidance and shows the 10 key stages of a SHLAA. The Wolverhampton SHLAA follows these key stages, as set out below.

³ National Planning Policy Framework (DCLG 2012), Paragraph 47, footnotes 11 & 12

Figure 1 - The SHLAA Process and Outputs



Stage 1: Planning the SHLAA

5.2 Practice Guidance encourages local planning authorities (LPA) to work together at sub-regional / housing market area level and undertake joint SHLAA's wherever feasible⁴. However due to the differing stages of surrounding authorities Local Plans, it is not possible to carry out a SHLAA with surrounding LPA's in the housing market area. The Black Country LPA's have differing resources to commit to the SHLAA process, and so a sub-regional SHLAA has not been possible. However, all four LPA's produced sufficient information during summer 2009 to inform the BCCS Publication Report, and a common methodology and key assumptions have been applied, as far as possible.

Partnership working and consultation

- 5.3 Guidance encourages the use of existing 'housing market partnerships' where established as a forum to take forward the SHLAA process. They should include a number of key stakeholders including house builders, estate agents and registered social landlords.
- 5.4 A Wolverhampton Strategic Housing Partnership, which forms part of the Local Strategic Partnership, has existed for a number of years. However, this does not have a sufficiently broad membership. Therefore a SHLAA Stakeholder Panel has been formed, including representatives from a range of house-builders, developers, land-owners, agents and delivery agencies.

⁴ Strategic Housing Land Availability Assessment Practice Guidance (DCLG 2007), Paragraph 11

The Panel made valuable contributions and input into production of the methodology and the site assessment process, and approved the final SHLAA 2010 report. A list of invitees and Panel members and terms of reference for the Panel are provided in Appendix 2. An attempt was made to invite a wide range of house-builders, developers, land-owners and property agents active in the Wolverhampton area, and representatives from delivery agencies and housing associations.

- 5.5 The Council also consulted with external stakeholders throughout the SHLAA process to gain their input and to help with issues such as environmental considerations, infrastructure availability and capacity when appropriate.

Resources

- 5.6 The Planning section of Wolverhampton City Council have led and undertaken the majority of work for the SHLAA. The section has on-going experience of housing monitoring and benefits from a high degree of local knowledge and in house expertise and access to GIS software and datasets. Local property agents Bruton Knowles were commissioned to carry out a comprehensive survey of vacant and derelict land and buildings in the City, to update the existing National Land Use Database (NLUD), in 2009. This survey has provided key baseline information for the SHLAA. The survey form used is attached as Appendix 3. NLUD has since been updated in 2012.
- 5.7 A Level 2 Strategic Flood Risk Assessment of key sites has also been completed. Viability issues have been addressed through work carried out by Mott Macdonald and GVA Grimley to support the BCCS, as set out in the BCCS Viability Study. Officers have worked closely with colleagues from other departments.

The SHLAA preparation timetable to date is as follows:

Table 1: Wolverhampton SHLAA Timetable

Output	Dates
Initial SHLAA Panel Meeting / Consultation on Proposed Methodology	May 2009
Level 2 Strategic Flood Risk Assessment	Feb – June 2009
Collate housing monitoring information for 2008-9	April – August 2009
Survey of vacant and derelict land and buildings	April – August 2009
“Call for sites”	May – June 2009
Compilation of information on surplus Council sites	October 2009
Assessment of sites within Broad Locations	May – October 2009
BCCS Viability Study	May – October 2009
Preparation of SHLAA Report	October – November 2009
SHLAA Panel Meeting / Consultation on Amended Methodology & Sample Sites	November 2009
Draft Report published for consultation	30 th November 2009
SHLAA Panel Meeting / Consultation on Proposed Changes to Draft SHLAA	January / February 2010
Final Report published	February 2010
SHLAA Update Call for Sites	November 2010
SHLAA Update December 2010 Report published	January 2011

SHLAA Update May 2012 Report published	May 2012
SHLAA Update December 2012 Report published	January 2013
SHLAA Update November 2013 Report published	November 2013
SHLAA Update January 2015 Report published	January 2015
SHLAA Update June 2015 Report published	August 2015

Stage 2: Determining which sources of sites will be included in the SHLAA

- 5.8 There are a number of sources of sites with potential for housing (table 2), both within and outside the planning process. There are three sources of sites not currently in the planning process which are not applicable in Wolverhampton – sites in rural settlements / rural exception sites; urban extensions; and new free standing settlements.
- 5.9 The capacity from housing renewal has been based upon current estimates of the location and scale of public sector housing renewal activity over each 5 year period. Demolitions on these sites have, therefore, been taken into account in deriving net housing capacity (see para 3.7).

Table 2: Sources of Sites with Potential for Housing

Sites in the planning process:
<ul style="list-style-type: none"> • Land allocated (or with permission) for employment or other land uses, which are no longer required for those uses • Existing housing allocations and planning briefs • Unimplemented/outstanding planning permissions for housing • Planning permissions that are under construction
Sites not currently in the planning process:
<ul style="list-style-type: none"> • Vacant and derelict land and buildings • Surplus public sector land • Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development • Additional housing opportunities in established residential areas, such as under-used garage blocks • Large scale redevelopment and re-design of existing residential areas • <i>Sites in rural settlements and rural exception sites</i> • <i>Urban extensions</i> • <i>New free standing settlements</i>

- 5.10 Where particular types of land or areas are excluded from the SHLAA the reasons for doing so need to be justified and agreed by the members of the SHLAA Panel. It was decided that, if sites are identified that fall within the designations or parameters set out in Table 3, they should be assessed not suitable for housing, in line with national, regional and local policy, as part of the site “sieving” process.

Table 3: Sites / Areas Not Suitable for Housing

Ancient Woodland
Scheduled Ancient Monuments
Local Nature Reserves
Sites of Importance for Nature Conservation (SINC's)
Historic Parks and Gardens
Areas identified in the Black Country Strategic Flood Risk Assessment as Flood Zone 3b
Areas of open space identified in the Wolverhampton Open Space Audit and Needs Assessment (2008), except where it can be demonstrated that these are surplus to recommended standards and sufficient compensatory provision can be secured in the local area.

- 5.11 The Black Country Core Strategy (2011) excludes Green Belt land from consideration for strategic housing development within the Black Country. Wolverhampton has a limited amount of Green Belt land and much of this is in active use for education, nature conservation, sport and other purposes. However, some small housing sites have come forward in the Green Belt in recent years. Therefore, Green Belt sites identified through the SHLAA process will be subject to assessment. In the case of Green Belt sites where it is considered that housing would constitute inappropriate development (as set out in the NPPF), a preliminary assessment of characteristics and capacity will be carried out. However, these sites will not be included in assessments of capacity as they are not currently suitable for housing development.
- 5.12 All sites which have been considered through the SHLAA process, but discounted because they are not suitable for housing, for one or more of the reasons set out above, are listed in Appendix 5 and are shown on the relevant Ward Maps in Appendix 6.

Stage 3: Desktop Review of Existing Information

- 5.13 A systematic desktop search to identify potential housing sites and to review progress on known sites was undertaken in 2009, and has been revisited for each update, as set out in Table 4.

Table 4: Sources of Information

Housing Source	Information Source
Site allocations not yet the subject of planning permission	<ul style="list-style-type: none"> • Sites allocated in the Adopted UDP 2006 • Sites allocated through development briefs and subject to detailed design studies • Sites allocated in the Bilston Corridor AAP, Stafford Road Corridor AAP, Tettenhall Neighbourhood Plan and Heathfield Park Neighbourhood Plan
Urban Capacity Study	<ul style="list-style-type: none"> • Review all sites included in the Wolverhampton Urban Capacity Study carried out to support the UDP
Planning permissions / sites under construction	<ul style="list-style-type: none"> • Wolverhampton Planning Application system • Wolverhampton Building Control system

Planning application refusals	<ul style="list-style-type: none"> Wolverhampton Planning Application system
Sites subject to pre-application discussions	<ul style="list-style-type: none"> Consultation with Wolverhampton Development Control
Sites suggested during various planning document consultations	<ul style="list-style-type: none"> Review all sites submitted and contact parties proposing sites.
“Call for sites”	<ul style="list-style-type: none"> Review sites submitted following call for sites
National Land Use Database (derelict or vacant land and buildings)	<ul style="list-style-type: none"> Review all sites included in the NLUD database (as updated during summer 2009 and 2012)
Vacant industrial and commercial property (e.g. vacant property registers; commercial property databases)	<ul style="list-style-type: none"> Make use of NLUD database and assessments of employment land locations
Surplus Open Space	<ul style="list-style-type: none"> Wolverhampton Open Space Audit and Needs Assessment (2008 and subsequent updates)
Broad locations identified in the Black Country Core Strategy	<ul style="list-style-type: none"> Assess potential of sites within Publication Wolverhampton City Centre Area Action Plan Assess areas of employment land identified for potential release through BCCS, within Regeneration Corridors and free-standing employment sites (outside the AAPs)
Surplus public sector land	<ul style="list-style-type: none"> Review all sites which are surplus and where a decision has been taken to dispose
Ordnance Survey maps and Aerial photography	<ul style="list-style-type: none"> Current and historic maps; three-dimensional aerial photography

5.14 In May 2009, October 2010 and October 2011, a “Call for Sites” was issued, requesting the formal submission of information regarding potential housing sites using a simple proforma. The Call for Sites was posted on the Council website and sent direct to a wide range of stakeholders, including all parties who have previously submitted sites, landowners, agents and developers. The Call for Sites form is attached as Appendix 4. During 2012, 2013, 2014 and 2015 there has been an open “call for sites”.

Stage 4: Determining which sites and areas will be surveyed

5.15 A number of factors were taken into account in determining how comprehensive (in terms of geographical coverage) and intensive (in terms of minimum size of site to be surveyed) the survey element of the SHLAA needed to be. These include:

- The nature of the housing challenge** - The assessment will be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and/or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing;

- **The nature of the area** – in areas dominated by smaller rural settlements, it may be necessary to identify all the sites with potential for housing, whereas this may not be necessary or feasible in more urbanized areas;
- **The nature of land supply** – where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply; and
- **The resources available to the partnership** – which can be brought together for best effect and should reflect the scale of the task.

Geographical Coverage

- 5.16 Wolverhampton is an intensively urbanised area. The Core Strategy housing requirement for Wolverhampton (see 3.0 above) represents a significant increase on previous adopted RSS housing targets. However, there is a large stock of sites with current planning permissions in the City. In recent years the majority of new housing has been delivered on medium to large sized former employment sites, which are concentrated in the south east of the City, and on small, previously-developed sites across the whole of the City. Housing completion levels since 2001 are provided in Table 2 and Graph 1 of Appendix 8. Completions dipped during the recession but have picked up again since. Stalled housing sites are now under construction and there is growing developer interest in potential new housing sites, including flatted developments.
- 5.17 Given the demanding nature of Wolverhampton's housing requirements, and the historic steady supply of windfall housing sites in a range of locations, it is important that the SHLAA should fully address potential housing capacity by identifying specific sites across the whole City. Such sites will include public sector disposal sites, housing renewal sites, vacant and derelict land, residential intensification sites, small non-conforming employment sites, conversions and surplus open space, where housing use would be compatible with adopted UDP and BCCS policy requirements (see Stage 2).

Specific Locations within Settlements

- 5.18 In the adopted BCCS, employment land locations are identified in Regeneration Corridors within which around 100 ha's of employment land will be released for identified amounts of housing. Those locations which fall within Regeneration Corridors 2, 3 and 4 are shown diagrammatically, but in some detail, in Appendix 2 of the BCCS. There are also a number of Free-Standing Employment Sites in Wolverhampton which are also employment land locations, and the BCCS identifies 10 ha of these sites as a source of housing capacity. These sites are not shown on any diagrams in the BCCS. Altogether, the BCCS allocates former employment land within Wolverhampton sufficient to accommodate around 3,800 homes. However, only 85% of homes are needed from this source to meet housing requirements. This will provide a 15% surplus capacity to allow for options to be developed through Area Action Plans and Neighbourhood Plans, and for the possibility of non-implementation.

- 5.19 The BCCS also allocates a specific housing capacity of 1100 homes to Wolverhampton City Centre, largely as part of mixed use developments. This is in accordance with the aspirations of the Council for the regeneration of the City Centre and the significant number of housing completions and commitments entering the housing supply in the City Centre in recent years.
- 5.20 The SHLAA will address these two sources of supply (employment land locations and Wolverhampton City Centre) through the identification of individual sites, where possible. Where sufficient individual sites cannot be identified to meet housing targets, broad locations will be identified through Stage 9 (see below).

Minimum size of site to be surveyed

- 5.21 Given the need to identify as many specific sites as possible through the SHLAA, a site size threshold has not been set. The NLUD survey picks up sites down to a capacity of one home. However, given the large number of identifiable sites within an urban area such as Wolverhampton, the resources and time available to complete the SHLAA preclude the collection of detailed information for smaller sites. Therefore, the information required to demonstrate deliverability of smaller sites will be minimal. Smaller sites will be defined as those which could accommodate no more than 14 homes. However, where detailed information regarding smaller sites is available, this will be made use of.

Stage 5: Carrying out the survey

- 5.22 Most of the originally identified sites formed part of the NLUD database and were subject to a site survey during summer 2009. Other sites were surveyed where detailed information was not already available from other sources, for example through a planning application. The availability of up-to-date 3D aerial photography for the City has greatly assisted in collating information about the physical condition and location of sites. The NLUD site survey proforma is attached as Appendix 3.

Stage 6: Estimating housing potential

Net Developable Area

- 5.23 To estimate the housing potential of each site, an assessment of its net developable area (as defined in the NPPF) needs to be made. There are a number of factors that may influence the developable area of a site, including topography, plot shape, the presence of trees, mineshafts, drainage and the need for buffer zones. On sites capable of accommodating 40 homes or more (as set out in Appendix 2 of the UDP), an allowance also needs to be made for on-site open space and any other uses needed to serve the development e.g. community uses and shops.
- 5.24 Where sites have already been subject to a detailed appraisal e.g. through a planning application or development brief, the net developable area will already have been established. In other cases, for larger sites, a site by site assessment will be made of the approximate need for on-site open space (with reference to the Wolverhampton Open Space Audit and Needs

Assessment) and community / commercial uses. On smaller sites the gross area has been taken as the net developable area, except where there is a need to exclude parts of the site subject to identified constraints.

- 5.25 When assessing the housing capacity of sites within broad locations, general assumptions regarding net developable area will be applied based upon those set out in the BCCS, including Appendix 2. On employment land, an average net developable area of 85% will be applied to allow for open space and non-residential uses required to serve medium to large-scale housing developments. On non-mixed use housing sites within the City Centre, a 100% net development area will generally be applied. It is difficult to identify an appropriate net developable area on mixed use sites in the City Centre, where there may be a mix of uses in the same building, on different floors. In such cases a net developable area of 100% will be applied and density assumptions reduced to take into account the specific mix of uses.

Density

- 5.26 Achievable densities across the Black Country, and indeed across the country as a whole, have changed markedly in the past year as a result of the recession. In recent years developers have been keen to include a high proportion of flats on sites, resulting in higher and higher densities. Now, developers are having to deal with finance restrictions and low demand and are therefore looking to minimize the proportion of flats and terraced housing built. However, there is a great deal of pent up demand for smaller homes, which is likely to support the market for higher density development when economic conditions change.
- 5.27 BCCS Policy HOU2 requires that: **“Each authority should aim to provide an overall mix of house types over the plan period suitable to accommodate the following proportions of household types:
1 person households – 20%
2 person households – 40%
3+ person households – 40%”**
This is to reflect projections that around 60% of new household demand over the Plan period will be from 1 or 2 person households. A significant proportion of this demand will be from older person households, likely to be seeking to downsize from a larger property. Therefore, providing for the needs of these smaller households will free up under-occupied accommodation in the City for the use of larger households.
- 5.28 The SHLAA needs to take into account potential changes in market demand for different types and densities of housing over a 13 year period. It is considered reasonable to assume that, by 2017, market demand will have returned to a mid-point between the high levels experienced during the period 2004-7 and the low levels experienced during 2008-10. This is supported by the Black Country Viability Study.
- 5.29 Therefore, it will be assumed that 100% flatted developments, which are not suitable for a mix of flats and houses, are not developed until after April 2017. For all sites which are likely to be delivered before 2017, a maximum of 15% flats has been assumed, unless there is evidence from the developer that a greater proportion is deliverable, for example where specialist accommodation for the elderly is proposed, Housing Grant has been secured. It will be assumed that houses can be delivered at a net density of up to 50

homes per hectare, as there is currently still demand for smaller housing units.

- 5.30 Appropriate density ranges for areas with different levels of sustainable transport access to residential services are set out in the BCCS, and referenced in Policy HOU2 (see Table 5). The BCCS Infrastructure Study indicates areas which currently have the specified levels of sustainable transport access to different residential services. Across most of Wolverhampton, and particularly within the Growth Network, there are high levels of sustainable transport access to residential services or access could be improved, and therefore this will not unduly constrain density. In general terms, therefore, market conditions will be more significant in determining the density of development delivered on each site.
- 5.31 For sites with a recent planning permission or other allocation, the established and most recent capacity will be used. For larger sites, this will be supported by evidence from land-owners and developers. For sites outside employment land and the City Centre, and which are not currently within the planning process, density assumptions will be applied in accordance with HOU2, taking into account any constraints. For sites where a variety of designs would be appropriate, the housing capacity of some sites will be expressed as a range. However, the lower figure in the range will be used when calculating total capacity.
- 5.32 On larger redevelopment areas, such as on employment land and housing renewal sites, where no other information is available, a blanket density of 35 homes per hectare gross will be appropriate. This density will be applied to employment land, with the exception of a small area adjoining the south of Wolverhampton City Centre, where 50 dph is more appropriate because of proximity to the City Centre. Assuming 85% net developable area, 35 dph gross would generate an average net density of 41 homes per hectare. This level of density falls within the “moderate” range in HOU2 and would not generally require the provision of more than 15% flats. This approach does not reflect a lack of sustainable transport access to residential services, rather a cautious approach regarding market demand for higher density development. Densities of over 60 dph will be applied within the City Centre and Bilston and Wednesfield Town Centres in accordance with HOU2, as these areas would generally not be suitable for lower density development.

Table 5: Policy HOU2 Accessibility Standards

Density / House Type Mix			
Density (dwellings per hectare net)	Very High: 60 + Only appropriate within a Strategic Centre or Town Centre	High: 45 – 60	Moderate: 35 – 45
Indicative proportion of flats	50%+	25-50%	0 – 25%
Indicative amount of housing suited to families	Low	Medium	high
Accessibility (by either walking or public transport, unless stated)			
Employment - Strategic Centre or other employment area	20 min	20 mins	30 mins

Health – Doctor’s surgery or Walk-in Centre	10 mins	10 mins	15 mins
Fresh Food - Centre or foodstore	Na	10 mins	15 mins
Education - Primary School (walking distance only)	Na	15 mins	10 mins

Stage 7: Assessing when and whether sites are likely to be developed

- 5.33 The NPPF requires all Local Planning Authorities to identify sufficient and specific ‘deliverable’ sites to meet housing requirements for the first 5 years of the Plan, and sufficient ‘developable’ sites for the next 5-10 years. Guidance also requires the identification of sites considered ‘not currently developable’ for housing, where a constraint to development is severe and it is not known how or when it may be overcome.
- 5.34 To be considered deliverable, a site should be available now, offer a suitable location for housing development and be viable to develop, offering a reasonable prospect that housing will be delivered on the site by the end of the five year period. To be considered developable, a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 5.35 Guidance states that an assessment of the suitability, availability and viability of a site will provide the information on which judgements can be made in the plan-making context as to whether a site can be considered deliverable, developable or not currently developable for housing development. This stage of the SHLAA will therefore individually assess identified sites against these criteria.
- 5.36 The SHLAA will divide sites (and, in some cases, phases of sites) into 6 specific categories:
- 1 Sites not suitable for housing
 - 2 Sites suitable for housing and deliverable by 2020
 - 3 Sites suitable for housing and developable over the period 2020-2025
 - 4 Sites suitable for housing and developable over the period 2025- 2026
 - 5 Sites suitable for housing but not developable before 2026
 - 6 Smaller Sites suitable for housing and phased, in total, in accordance with historic trends
- 5.37 The suitability of sites for housing will be determined through assessment against national and local planning policy, including the adopted UDP and the BCCS. Where sites are allocated for housing, have a development brief, design guidelines, planning permission or a favourable pre-application response from the Council, they will be judged to have met this requirement.
- 5.38 The deliverability and developability of larger sites will be determined through detailed information from land-owners and developers regarding availability and achievability. As stated in para’s 5.29-5.32, it has been assumed that 100% flatted sites will not come forward before 2017, in accordance with market evidence, unless developers provide evidence to the contrary. For each site, a deliverability commentary and a summary of the level of constraints applying to each site, including any listed below, will be provided:

- Green Belt
- Conservation Area
- Listed / Local List Buildings
- Open Space
- Nature Conservation value
- Flood risk
- Ground conditions
- Vehicle access
- Public footpaths
- Pylons
- Trees (including TPOs)
- Water bodies
- Buildings worthy of retention
- Constraints on adjoining land (e.g. bad neighbour uses)
- Ground levels
- Other constraints (e.g. legal issues)

5.39 In the case of smaller sites, delivery rates will be assumed to be in accordance with past trends, as set out in Table 6, unless other evidence is available e.g. Housing Association sites with grant available to complete in a particular year. The past trends period used (2003-7) was before the recession and therefore should be representative of the situation now, following recovery from the recession.

Table 6: Historic Delivery Rates for Smaller Sites

No. of years from entry to completion	Homes by Year of completion				Total	%
	2006-7	2005-6	2004-5	2003-4		
<1	22	35	29	49	135	14.26
1 – 2	44	60	79	76	259	27.35
2 – 3	32	15	62	82	191	20.17
3 – 4	24	25	64	30	143	15.10
4 – 5	16	34	42	4	96	10.14
5 – 6	8	30	12	4	54	5.70
6+	11	30	22	6	69	7.29
Total	160	229	310	251	947	100

5.40 For the first 5 year period (2015-20), a projected annual delivery pattern will be used in order to create a detailed trajectory. For the period 2020-25 delivery cannot be realistically annualised, and so will be averaged over the relevant period.

5.41 To ensure that the proposals that form the basis of the BCCS are deliverable, the Black Country Consortium and partners commissioned research to assess the viability of a sample of development sites drawn from across Dudley, Sandwell, Walsall and Wolverhampton. The purpose of the research was to consider whether these sample sites are viable, and if they are not, to quantify the scale of any residual risk and mechanisms by which these may be mitigated.

5.42 The research has included:

- Site visits;
- Setting out the proportion of each Regeneration Corridor which is likely to need land remediation work in order to enable sites to come to market readiness and the order of magnitude of costs involved;
- Undertaking property market analysis including:
 - baseline assessment of the Black Country property market,
 - strategic overview of the specific property market that identifies specific issues/ drivers for regeneration
- Site by site appraisal of the likely value to be achieved by each of the identified sites, taking into account potential constraints to development and estimated remediation costs.

5.43 The BCCS Viability Study will be used to assess viability of sites on employment land or within the City Centre that have similar properties.

Stage 8: Review of the Assessment

5.44 Once the initial survey of sites and the assessment of their deliverability / developability has been made, the housing potential of all sites will be collated to produce an indicative housing trajectory, setting out how much housing can be provided, and at what point in the future.

5.45 Guidance recommends that an overall risk assessment should be made as to whether sites will come forward as anticipated, as the SHLAA may conclude that insufficient sites have been identified to meet strategic housing requirements and that further sites need to be sought. If this is the case, it will be necessary to investigate how this shortfall should best be addressed. If further work is required then stages nine and ten will need to be undertaken.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

5.46 Stage 9 involves identifying and assessing the housing potential of broad locations. Broad locations are areas where housing development is considered feasible but where specific sites cannot yet be identified. Broad locations will be incorporated into the SHLAA process, if necessary, as set out in paras 5.18 – 5.20 above.

Stage 10: Determining the housing potential of windfalls

5.47 NPPF and National Planning Guidance state that the supply of housing should be based on specific sites and, where necessary, broad locations, and a windfall allowance may be made if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

5.48 There is robust evidence of a steady supply of smaller sites coming forward for housing in Wolverhampton over many years. Smaller sites tend to come forward more quickly than larger sites, sometimes with little indication on the

ground until the year of construction. Sites of this size have typically been too small and too rapidly developed to justify allocation through the planning process, and only a few of such sites are included in Area Action Plans.

- 5.49 The NPPF states that, where the inclusion of a windfall allowance can be justified, this should be realistic having regard to the evidence provided by the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The decision on whether to include a windfall allowance will need to be justified in the later stages of the SHLAA process. However, the BCCS Inspector's Report concludes that:

“we are comfortable with the Councils’ assessment of less than 6%, or about 418 dwellings per year, being provided on small “windfall” sites across the BC. This compares to a recent yearly average of around 640 new dwellings and thus still provides a generous discount against the trend, even taking into account a 2% reduction arising from the changed definition for residential gardens in PPS 3. In a largely built up area, such as the BC, we accept that such an allowance is appropriate and locally justified in relation to guidance in PPS 3, notably para 59.” (para 54)

6.0 Results: Stages 5, 6 & 7

- 6.1 This section provides a summary of the results of the SHLAA regarding identified sites, in accordance with Stages 5, 6 and 7 of the SHLAA process. The detail of the results is provided in Tables in Appendix 5 and Ward Maps in Appendix 6.
- 6.2 The sources of sites have been grouped into categories for the purposes of the Tables and Maps as follows:
- 1) Commitments** – sites with outline and full planning permission as of April 2015 (large sites updated as of June 2015); sites allocated in the UDP, AAPs, Neighbourhood Plans and development briefs; sites with detailed Council approvals; sites with Housing Grant approval or where Housing Grant is being sought for a particular scheme.
 - 2) Pre-Application Sites** – sites with current planning applications likely to be granted; sites where there have been pre-application discussions; planning refusals where housing is acceptable in principle; sites where planning permission has expired but which are still suitable for housing; sites allocated in the UDP or development briefs, etc. with potential for mixed use.
 - 3) Call for Sites** – sites submitted through the Call for Sites, including both those suitable and those unsuitable for housing.
 - 4) Public Sector Disposal Sites** - sites which the Council or other public sector body has determined to pursue disposal for housing or mixed use including housing over a set timeframe, where this information can be made public.
 - 5) Housing Renewal Sites** – housing demolition losses likely to take place before 2026 on Commitments sites (rebuild capacity is covered under 1); housing demolition losses and rebuild capacity likely before 2026 on

identified sites; housing demolition losses and rebuild capacity likely before 2026 on unidentified sites.

6) Identified Sites within Employment Land Locations

- 6.3 Within groups 1) and 2), sites with a capacity of 14 homes or less (smaller sites) for which there is no detailed delivery information have been grouped together in terms of estimating capacity, in accordance with the method set out in para 5.39 and Table 6.
- 6.4 In the SHLAA report, the following information has been provided for each site in the Tables:
- Site reference (dependent on source category e.g. Housing Commitments use the Housing Monitoring Database reference, Pre-application sites are referenced P1, P2, etc.)
 - Address
 - Ward
 - Land-owner / Developer (where known)
 - Planning Status (coded as set out in Appendix 5)
 - Gross Site Area (ha)
 - Net Site Area (ha)
 - Minimum Capacity (where appropriate)
 - Maximum Capacity (where appropriate)
 - Net Density (using minimum capacity / total capacity)
 - Remaining Capacity (= minimum capacity where a range is used)
 - SHLAA Category/ies (as set out in para 5.36)
 - Deliverability Commentary (where appropriate)
 - Housing delivery in 2015-20
 - Housing delivery in 2020-25
 - Housing delivery in 2025-26
 - Housing delivery after 2026
- 6.5 For ease of use, site maps have been produced for each of the 20 Wards in the City, attached as Appendix 6. These maps are at a small enough scale to be able to show the boundaries of sites relatively clearly, on a 1:10,000 OS base. However, a higher definition version of a specific map or site, using a Mastermap OS base, can be made available on request.

Black Country Core Strategy Viability Study

- 6.6 To ensure that the proposals that form the basis of the BCCS are deliverable, the Black Country Consortium and partners commissioned research to assess the viability of a sample of housing development sites within employment land locations and Strategic Centres from across Dudley, Sandwell, Walsall and Wolverhampton. This sample included a range of sites representative of those which will be required to deliver the BCCS housing strategy, including sites which are currently occupied, and those where there are known poor ground conditions. The research demonstrates that such sites can deliver new housing, given moderately enhanced market conditions - the "intermediate" scenario – and the potential to reduce affordable housing contributions to bring viability back to deliverable levels.
- 6.7 The viability of each of 16 residential sites was modelled using both current market conditions and an intermediate market scenario. The intermediate

scenario is based on a number of assumptions that reasonably replicate the mid-point of the last economic cycle, which increases the residual land value that serviced sites generate. The study suggests that 2/3 of residential sites are not currently viable and require market intervention of some form to make them deliverable. However, in the longer term, improved market conditions should result in only 1/3 of sites requiring intervention, as a result of increased site values. Where remediation and demolition costs are high, intervention will be required regardless of the scenario.

6.8 The impact of removing the requirement for the provision of affordable housing was modelled on an example site for current market conditions. This had the effect of significantly increasing viability up to intermediate market levels – almost tripling the value of a 5 ha site. This indicates that, under intermediate market conditions, removing the affordable housing contribution would be likely to facilitate the delivery of all residential sites, without any other market intervention. This demonstrates that applying a flexible approach to affordable housing contributions, as set out in national and BCCS policy, will ensure that residential development on employment land and within Strategic Centres, such as Wolverhampton City Centre, can be achieved. These results have since been verified by the completion of Viability Studies to support each of the three AAPs.

1) Commitments

6.9 The Commitments Sites are listed in Table 1 of Appendix 5. These 402 sites have a net developable area of 199 ha and an average net density of 42 homes per hectare. The majority of these sites are currently vacant or derelict and 21 ha fall within Wolverhampton City Centre. The total remaining capacity on these sites is 7476 homes, of which 1378 homes are located within Wolverhampton City Centre. Of this total, 6568 are on larger sites or on smaller sites with detailed delivery information, and are developable before 2026, and 3375 are deliverable before 2020.

6.10 The delivery profile and planning status of sites is provided in Table 7.

Table 7 Delivery Profile of Commitments Sites (as of April 2015, with large sites updated as of July 2015)

Planning Status	Smaller Sites without detailed delivery information (net home capacity)	Total Homes (net)				
		Deliverable 2015-20	2020-25	2025-26	Total	Post 2026
Local Plan Allocation	0	1175	1552	165	2892	0
Draft Plan, Development Brief, Council Resolution or Housing Grant	45	466	867	265	1643	0

Approval							
Outline Planning Permission	139	265	125	0	529	0	
Full Planning Permission	724	1134	219	0	2077	0	
Under Construction	0	335	0	0	335	0	
Total	908	3375	2763	430	7476	0	

6.11 The 908 homes on smaller sites have been phased in accordance with the historic delivery rates set out in Table 6. The results are shown in Table 8. As 100% of smaller sites have historically been delivered within 7 years, this means that the majority of the capacity on these sites is deliverable before 2020.

Table 8 Phasing of Smaller Commitment Sites

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
Proportion	14.26	27.35	20.17	15.10	10.14	5.70	7.29	100
Net Homes	129	248	183	137	92	53	66	908

2) Pre-Application Sites

6.12 The Pre-Application Sites are listed in Table 2 of Appendix 5. These 15 sites have a net developable area of 3 ha. The total remaining capacity on all sites is 208 homes. Of this total, 146 homes are on larger sites or on smaller sites with detailed delivery information, and all of these are deliverable by 2020. 28 homes are on sites within Wolverhampton City Centre.

6.13 The delivery profile of Pre-Application sites is provided in Table 9.

Table 9 Delivery Profile of Pre-Application Sites (as of July 2015)

Planning Status	Smaller Sites without detailed delivery information (net home capacity)	Total Homes (net)				
		2015-20	2020-25	2025-26	Total	Post 2026
Pre-Application acceptable in principle	62	146	0	0	208	0

6.14 The 62 homes on smaller sites have been phased in accordance with the historic delivery rates set out in Table 6. However, as these sites do not yet have planning permission, the start year has been put back to 2016/17. The results are shown in Table 10. As 100% of smaller sites have historically

been delivered within 7 years, this means that 47 homes are deliverable before 2020.

Table 10 Phasing of Smaller Pre-Application Sites

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Proportion	14.26	27.35	20.17	15.10	10.14	5.70	7.29	100
Net Homes	8	17	13	9	6	4	5	62

3) Call for Sites

6.15 The sites submitted under the “Call for Sites” in 2009, 2010 and 2011, 2012, 2013, 2014 and which do not already fall within categories 1) and 2), are listed in Table 3 of Appendix 5. The submitted Call for Sites forms are provided in Appendix 7. Sites 1, 2, 7, 14, 15 and 16 are located in the Green Belt and would involve new build development on greenfield land totaling at least 1354 homes. Site 8 is located within an area allocated in the adopted Stafford Road AAP as high quality strategic employment land and therefore is unsuitable for housing.

6.16 Site 5 is suitable for housing and has a total capacity of 8 homes, all of which is deliverable before 2020.

6.17 The delivery profile of “Call for Sites” sites is provided in Table 11.

Table 11 Delivery Profile of “Call for Sites” Sites (as of July 2015)

Planning Status	Sites not suitable for housing (net home capacity)	Total Homes (net)				
		Deliverable 2015-20	2020-25	2025-26	Total	Post 2026
Call for Sites	1436-1686	8	0	0	8	0

4) Public Sector Disposal Sites

6.18 The Public Sector Disposal Sites are listed in Table 2 of Appendix 5. These 10 sites have a net developable area of 16 ha. Approx 12 ha of these sites are greenfield sites, which are composed of open space disposal and school playing field disposal sites linked to the Building Schools for the Future programme. The brownfield sites include surplus garage sites, school buildings and community service buildings. The total remaining capacity on all sites is 600 homes. All of these are on larger sites or on smaller sites with detailed delivery information, and 365 are deliverable before 2020.

6.19 The delivery profile of Public Sector Disposal sites is provided in Table 12.

Table 12 Delivery Profile of Public Sector Disposal Sites (as of July 2015)

Planning Status	Smaller Sites	Total Homes (net)			
		Deliverable	2020-25	2025-26	Total

	without detailed delivery information (net home capacity)	2015-20				2026
Pre-Application acceptable in principle	0	365	235	0	600	0

5) Housing Renewal Sites

6.20 The Heath Town Estate, Wednesfield Road is identified on the BCCS Housing Key Diagram as a Housing Renewal Hub i.e. a current focus for housing renewal activity. In such areas: "A combination of renovation, improvement, refurbishment or redevelopment will take place, to be determined on a site-by-site basis having regard to the most sustainable approach." Heath Town is a high rise, predominantly social rented housing estate providing 1150 homes, including flats, maisonettes and houses. The estate extends to 20 ha, including existing open space and residential services, and is identified as site 36740 on the Heath Town Ward Map in Appendix 6.

6.21 A draft Masterplan has now been prepared for the Heath Town Estate, and a Neighbourhood Plan has been "made" for the wider Heathfield Park area. The final proposals for the estate involve a combination of renovation, improvement, refurbishment, redevelopment and development of pockets of land around the estate.

6.22 Given resource constraints and the potential for additional housing land revealed through work on the Heath Town Estate Masterplan, it is now likely that there will be a small amount of demolitions and 160 new homes built across the estate up to 2025, as set out in the Neighbourhood Plan. The new homes are included in 1) Commitments under "Local Plan Allocations", for site 36740. The projected demolitions for Heath Town Estate are shown in Table 14.

Table 14 Housing Renewal - Projected Demolitions on Heath Town Estate

	2015-20	2020-25	Total 2015-25
Projected Demolitions	34	0	34

6) Sites within Employment Land Locations

6.23 A number of employment land locations were identified for delivery of housing in the Black Country Core Strategy (BCCS), and set out in diagrammatic form in the BCCS Appendix 2 (see para 5.18). Nearly all of these locations fall within the Stafford Road Corridor and Bilston Corridor Area Action Plans (adopted in 2014), the Tettenhall Neighbourhood Plan (made in 2014) and the Wolverhampton City Centre AAP (draft out for consultation December 2014).

6.24 Work on the AAPs and Neighbourhood Plans has determined, based on detailed evidence, which areas of employment land are likely to be developable for housing over the Plan period, and also which areas are unlikely to be developable for housing. The final housing allocations in employment land locations within the adopted and draft AAPs and Tettenhall Neighbourhood Plan can now be reflected in the SHLAA and are covered under 1) Commitments above.

7.0 Results: Stages 8, 9 & 10

Stage 8: Review of the Assessment

7.1 At this point in the process, it is appropriate to carry out a review of the SHLAA results to produce an indicative housing trajectory setting out how much housing can be provided over the Plan period, and to make an overall risk assessment as to whether sites will come forward as anticipated (see para's 5.44 – 5.45 above).

Indicative Housing Trajectory

7.2 Table 16 provides a summary of the sources of housing capacity 1) to 6) set out in section 6 above. The year by year phasing of all sources of capacity over the period 2015-26 is provided in Table 1 of Appendix 8 Housing Trajectory.

Table 15 Summary of Net Housing Capacity on Identified Suitable Sites

SHLAA Category	Total Homes (net)				
	Deliverable 2015-20	2020-25	2025-26	Total 2015-26	Post 2026
1) Commitments Sites	4164	2882	430	7476	0
2) Pre-Application Sites	193	15	0	208	0
3) Call for Sites	8	0	0	8	0
4) Public Sector Disposal Sites	365	235	0	600	0
5) Housing Renewal Sites (demolitions)	-34	0	0	-34	0
6) Identified Sites within Employment Land Locations	0	0	0	0	0
Total	4696	3151	430	8258	0

7.3 Para 3.3 above states that the total net housing requirement for Wolverhampton over the remaining Plan period (2015-26) is ~~10,385~~ 9,708 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2026, can provide only 8,258 homes, leaving a shortfall of ~~2,127~~ 1,450 homes.

Overall Risk Assessment

- 7.4 The SHLAA methodology has adequately covered the issues around the availability and achievability of sites i.e. whether sites will come forward as anticipated, through site specific evidence in the case of larger sites, and historic trend data in the case of some smaller sites. However, it is appropriate to carry out an overall risk assessment in terms of the realistic deliverability of the trajectory as a whole, including a comparison with recent completion rates. When comparing delivery rates it is appropriate to use gross figures, which exclude demolitions.
- 7.5 Gross completions averaged ~~464~~ 411 homes per annum over the period 2006-15. This average was severely affected by the unprecedented housing market downturn, affecting the period 2007-11. The SHLAA sites are projected to deliver 939 homes gross per annum (on average) over the period 2015-20. These are reasonably comparative rates, given the improvement in housing market conditions since 2011 (evidenced by the large number of planning permissions during 2009-12 and the fact that most large housing permission sites began or recommenced construction during 2010/11), and also the SHLAA assumption that flatted City Centre schemes are likely to start coming forward around 2017-18, in response to improved housing market conditions and market pressure from smaller households. There are also unlikely to be large-scale housing demolitions over this period.
- 7.6 Over the period 2020-26, the trajectory reduces to 597 gross homes per annum. This period is therefore responsible for the majority of the housing supply shortfall.

Addressing the Shortfall

- 7.7 Stages 5-7 of the SHLAA have involved a comprehensive search of the whole of Wolverhampton for potential housing sites, going down to the smallest possible sites. Taking into account net completions 2006-15, capacity over the period 2006-20 amounts to ~~66~~ 63% of the overall housing target of 13,411 net homes. This leaves ~~34~~ 37% of capacity to be found over the period 2020-26.
- 7.8 Therefore, it is appropriate to move on to Stages 9 & 10 of the SHLAA methodology in order to address the shortfall of ~~2,127~~ 1,450 net homes and, in addition, to provide surplus capacity in excess of this target to ensure sufficient flexibility.

Stage 9: Identifying and Assessing the Housing Potential of Broad Locations

- 7.9 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. Broad locations can be areas, such as a town centre, where site surveys have not been able to identify specific sites, but where it has been considered that there is housing potential. Estimates of housing potential have been developed with regard to evidence underpinning the Black Country Core Strategy, the nature and scale of any opportunities, and market conditions. The NPPF states that capacity from broad locations can be included in years 6-15 of the Plan period - 2020-26 for the Wolverhampton SHLAA.

- 7.10 The seamless process from Black Country Study to RSS Phase 1 revision and then to BCCS preparation, and the evidence upon which this process has been based, has identified two clear types of “broad location” with housing potential in Wolverhampton: (1) employment land locations, including free-standing employment sites; and (2) Wolverhampton City Centre.
- 7.11 Para’s 6.23 – 6.24 of this report explain how employment land locations were identified for potential delivery of housing in the BCCS, but that nearly all of these locations are now Local Plan allocations and therefore now fall within the identified suitable sites.

Wolverhampton City Centre

- 7.12 The BCCS allocates a specific housing capacity of 1100 homes to Wolverhampton City Centre, largely as part of mixed use developments, beyond existing commitments (as of 2009). This is in accordance with the aspirations of the Council for the regeneration of the City Centre. 786 completions over the period 2006-15 were in the City Centre (including 305 student homes), and 1406 of homes on identified sites are located in the City Centre.
- 7.13 The Publication Wolverhampton City Centre AAP sets out detailed housing allocations for sites in the City Centre, which are reflected in the identified suitable sites in section 6 of this report. These are summarized in Figure 7 of the draft AAP, provided below. NB The All Saints and Blakenhall and Graiseley Character Areas are part of Regeneration Corridor 3, not part of the City Centre as defined in the Core Strategy.

Figure 7 - Housing Commitments and Allocations by Character Area

Character Area	Commitments (all by 2021)	Allocations	Upper floors estimate (half by 2021)	Total	Potential on Flexible Use Sites
All Saints	57	100	0	157	0
Blakenhall and Graiseley	0	490 (315 by 2021)	0	490	60
Canalside Quarter	40	630 (50 by 2021)	0	670	480
Chapel Ash and West Park	1	110 (110 by 2021)	30	141	0
City Interchange & Commerical Gateway	0	40	0	40	0
Molineux	0	0	0	0	40
Shopping Core	7	120	40	167	0
St John’s and St George’s	3	0	30	33	100
St Peter’s	55	50	150	255	50
University	0	0	0	0	110
Westside	0	170	0	170	0

AAP Total	163	1710	250	2123	840
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- 7.14 Beyond identified sites, the Publication AAP sets out two additional sources of housing supply: upper floors and potential on flexible use sites.
- 7.15 The potential for intensification on upper floors of commercial buildings in the core of the city centre has been estimated in line with historic trends for each Character Area. This is estimated to deliver 250 homes in total, 125 over the period 2019-21 and 125 over the period 2021-26 (or 25 per year).
- 7.16 The draft AAP also allocates a number of development opportunities with flexible land use allocations, where up to 840 homes could be delivered by 2026. It is considered reasonable to assume that 25% - 210 of these homes are delivered over the period 2019-26 (or 30 per year).
- 7.17 Therefore the total capacity available from the City Centre broad location is 350 over the period 2019-24 and 110 over the period 2024-26.

Analysis of Stage 9 Results

- 7.18 The total capacity available from the Wolverhampton City Centre broad location, as set out above, is **460 homes over the period 2019-26**.
- 7.19 The broad locations do not provide sufficient housing capacity to address the shortfall of 2,148 net homes (see para 7.8).
- 7.20 Therefore, it is appropriate to move on to Stage 10 of the SHLAA process, in order to identify further capacity likely to be available through windfall development.

Stage 10: Determining the Housing Potential of Windfalls (where justified)

- 7.21 The National Planning Policy Framework states that:
“... Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”
- 7.22 There is sufficient evidence, from past trends and an analysis of vacant and derelict sites with potential for housing, to support a smaller site windfall allowance for years 1-12 of the SHLAA, justified by genuine local circumstances. It is also necessary to include this windfall allowance in the SHLAA to provide sufficient flexibility in housing land supply over this period. The inclusion of a small site windfall allowance is supported by the SHLAA Stakeholder Panel. The BCCS Inspectors’ Report also supported the inclusion of a small windfall site allowance of just under 6%, or 418 homes per year across the Black Country, in the BCC housing land supply calculations. Para 54 of the Report states that: “In a largely built up area, such as the BC, we accept that such an allowance is appropriate and locally justified in relation to guidance in PPS 3, notably para 59.”

Smaller Site Windfalls

- 7.23 There are currently 970 net homes on identified smaller sites (sites able to accommodate 14 homes or less). Only 77 (8%) of these are located within a broad location (Wolverhampton City Centre). The majority of these 970 homes have been phased for delivery before 2020, in accordance with past trends.
- 7.24 Table 18 illustrates the stable supply of smaller windfall sites for housing in Wolverhampton over the last 12 years, even during the housing market dip of 2007-12. It would be difficult to imagine this supply of sites reducing substantially over time, as Wolverhampton is a large, urbanised area with a constant supply of redundant buildings and sites generated through a natural process of recycling of land and premises.
- 7.25 The Council is currently progressing a major programme of small site disposals, not currently included in the SHLAA, which will enter the housing supply over the next few years. In addition, changes to the prior approval system which were introduced in May 2013 mean that offices can now convert to residential without planning permission in locations where planning permission may previously have been resisted. These changes have since given rise to 6 permissions for 69 homes in total.

Table 16: Smaller Site Windfalls (< 15 homes) Granted Planning Permission by Year

Year	2003/ 4	2004/ 5	2005/ 6	2006/ 7	2007/ 8	2008/ 9	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	Per yr
Total net homes	156	190	212	155	168	181	207	189	176	166	111	202	176

- 7.25 Therefore, it is proposed that the 2003-15 average of 176 homes per annum is used as the basis for estimating smaller site windfall permissions between 2015 and 2026. Some of these small sites are garden land and therefore now classified as Greenfield. 31 (3.5%) of the 844 small windfall permissions in 2010/15 were on garden land. In accordance with the NPPF, these windfall sites should not be included in the supply calculations. 8% of current small windfall permissions fall within Wolverhampton City Centre, where there is now an upper floors windfall allowance as set out in para's 7.14-15 above. Therefore, it is proposed to reduce this annual figure by 11.5%, to 156 homes per annum.
- 7.26 In order to generate completion rates for these 156 home permissions per annum, the historic delivery rates for smaller sites set out in Table 6 above have been applied. This produces annual completion rates as set out in Table 17. Completions total 1364, with 439 over the period 2015-20, 769 over the period 2020-25 and 156 during 2025/26.

Table 17: Smaller Site Windfalls 2015-26 – Projected Annual Completions (net homes)

<i>Year of entry:</i>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total	Sub-totals
<i>Home permissions</i>	156	156	156	156	156	156	156	156	156	156	156	1716	
<i>Year of completion:</i>													
2015-16	22											22	
2016-17	43	22										65	
2017-18	32	43	22									96	
2018-19	24	32	43	22								120	2015-20:
2019-20	16	24	32	43	22							136	439
2020-21	9	16	24	32	43	22						145	
2021-22	11	9	16	24	32	43	22					156	
2022-23		11	9	16	24	32	43	22				156	
2023-24			11	9	16	24	32	43	22			156	2020-2025:
2024-25				11	9	16	24	32	43	22		156	769
2025-26					11	9	16	24	32	43	22	156	
Total	156	156	156	156	156	145	136	120	96	65	22	1364	1364

8.0 Summary of Results

8.1 In summary, this SHLAA Report provides a total housing capacity of ~~10,772~~ 10,082 homes net. This total includes capacity from identified sites, broad locations and smaller windfall sites, as set out in Table 18. All housing capacity figures have been derived using a methodology which has been endorsed by the Wolverhampton Stakeholder Panel and in accordance with national guidance.

Table 18 Summary of SHLAA Report Net Housing Capacity

SHLAA Category	Total Homes (net)				
	2015-20	2020-25	2025-26	Total 2015-26	Post 2026
Identified Sites	4696	3132	430	8258	<i>0</i>
Broad Locations	92	313	55	460	<i>0</i>
Smaller Windfall Sites	439	769	156	1364	<i>0</i>
TOTAL	5227	4214	641	10082	<i>0</i>

8.2 Taken together with the 3,703 net completions to date (2006-15), the SHLAA provides a total capacity of 13,785 net homes over the period 2006-26. The BCCS target for Wolverhampton is 13,411 net homes over the Plan period (2006-26). This provides a surplus of 374 homes – ~~3.6~~ 3.9% over and above the net target for the remaining Plan period of ~~10,385~~ 9,708 net (see section 3).

Five Year Housing Supply

8.3 In terms of an immediate 5 year housing supply of deliverable sites for the period 2015-20, Table 18 demonstrates that 5,227 homes are deliverable over the period 2015-20. This is above both the 4,550 target (using a 5% buffer) and the 5,201 target (using a 20% buffer), as set out in para 3.7 above.

Trajectory

8.4 A full housing trajectory, including anticipated net completions from each individual source of capacity by year, is set out in Appendix 8. The trajectory uses Black Country Core Strategy net housing targets and unconstrained SHLAA capacity figures.

Appendix 1 (a)
Wolverhampton Council Response to Comments of the Home Builders Federation on the Draft SHLAA Methodology (shown in bold italics)



Michele Ross
Planning Policy and Area Plans
Regeneration and Environment
Wolverhampton City Council
The Civic Centre
St Peter's Square
Wolverhampton
WV1 1RP

5 June 2009

Dear Ms Ross

WOLVERHAMPTON CITY COUNCIL: SHLAA

Thank you for sending the HBF a copy of the council's SHLAA methodology. We would like to make a number of comments on the proposed methods which we would like the SHLAA stakeholder panel to consider.

Paragraph 2.3

PPS3 does indeed refer to the need to identify a five year land supply to support delivery from the point of adoption of the relevant LDD, but given the slowness in the implementation of the spatial planning process (originally all local authorities were anticipated to have an adopted LDF within three years from the date of the Town and Compulsory Act 2004) the CLG is strongly of the view (see *Land Supply Assessment Checks* and accompanying letter from Steve Quartermain to Chief Planning Officers dated 12 May 2008) that a five year supply of land for housing must be identified now in order to support delivery. In order to qualify for Housing Planning and Delivery Grant this year the council must provide evidence of a completed SHLAA and five year supply of deliverable sites.

The SHLAA will be in accordance with this requirement.

Para 2.4

We would query how any backlog in net completions relating to the period 2001-2006 covered by the Phase 1 of the RSS will be addressed? Surely this backlog needs to be reflected in a recalibrated SHLAA housing trajectory? We would welcome a response from the council on this issue.

RSS Phase 2 Revision is currently at an advanced stage. RSS Phase 2 forms the context for the Black Country Core Strategy housing targets, and therefore must form the context for the SHLAA. This is in accordance with advice from GOWM and the West Midlands Regional Assembly.

Para 4.8

We dispute strongly the decision by the council to exclude sites in rural settlements/rural exception sites; urban extensions; and new free standing settlements from the scope of the study. This would be contrary to PPS3 (see Annex C) and the CLG's SHLAA Practice Guidance which states in paragraph 21 that the scope of the assessment should not be narrowed down by existing policies designed to constrain development. If a decision is made to exclude such areas then this must be justified and agreed by the members of the partnership.

The council must explore the potential contribution that developments beyond the existing urban boundary can make to helping Wolverhampton achieve its urban renaissance objectives as set out in the RSS phase 1 and the emerging phase 2 including the need to attract and retain professional workers and their families and to improve the housing offer. Identifying the potential of sites beyond the metropolitan boundary will also be critical to provide the necessary flexibility to enable the council to meet in annual housing targets in the early part of the plan period during these more difficult market conditions.

Furthermore, the SHLAA provides an important source of evidence for the development of the Core Strategy. It is therefore essential that the net of the SHLAA survey is cast as widely as possible at the outset of the process to identify as many potential sites as possible to help inform the consultation of the Black Country Joint Core Strategy. Sites can then be sifted out by the SHLAA panel in accordance with whether these are deliverable and developable, and in accordance with RSS policy and emerging BCJCS policy.

Both adopted RSS and RSS Phases 1 and 2 preclude consideration of Green Belt housing development which is contrary to PPG2 in and around the Black Country. Therefore the Black Country Core Strategy Publication Report does not allow for non-PPG2 compliant Green Belt development. However, a handful of non-PPG2 compliant Green Belt sites were submitted for consideration through the "Call for Sites". These are small in scale and are recorded in the SHLAA.

Para 4.9

Consideration of the contribution from broad locations should be relegated to the latter part of the SHLAA process and only if it has proved impossible to identify a sufficiency of sites to support the 15 year trajectory. As the *CLG SHLAA Practice Guidance* explains in paragraph 45 the potential contribution from broad locations should only be considered once the investigation and identification of specific sites has been exhausted (and after considering whether restrictive policies might be reviewed to enable sites to come forward: see stages 7D and 8). Moreover, the five year land supply should not be reliant at all on assumptions of sites or units coming forward from broad locations. We have deep reservations concerning this element of the council's approach to planning for housing delivery. This is a matter that must be discussed with and agreed by the stakeholder panel.

Only if it is certain that some existing residential areas will be redeveloped at a particular point in time can these locations be legitimately included within the first ten years of the 15 year trajectory.

Broad locations have been included in the SHLAA because they are essential in order to deliver housing targets in Wolverhampton. Capacity from these locations has not been included in the five year supply. Housing renewal areas have only been included where there are current plans. However, these sites generally give rise to a net loss of housing rather than a gain.

Table 3: sites not suitable for housing

We do not dispute most of these, although we would question the 'areas of open space' category and how much weight this designation should carry given that it is not a statutory designation. The SHLAA survey might wish to consider potential sites within this category. Exclusions should be agreed by the stakeholder panel (para. 21 of the CLG Practice Guidance).

Open space is a statutory designation, in accordance with Policies R1-R6 of the Wolverhampton UDP. Open space sites have not been excluded from consideration, rather they have been assessed individually against adopted UDP policy and PPG17, in the light of the findings of the recently completed Wolverhampton PPG17-compliant Open Space Audit and Needs Assessment and Playing Pitch Study.

Sources of information

Concerning sites that have previously been refused permission, it will be necessary for the panel to examine why these were previously refused and consider what actions are necessary, such as revising any policy constraints, to bring these sites forward.

Where sites previously refused planning permission (primarily for design reasons) are included in the SHLAA, it has been ascertained that

the stated housing capacity is, in principle, acceptable and in accordance with current policy.

Para. 4.15

The paragraph states that “*it is anticipated that a large proportion of housing will be delivered on medium to large sized sites, on former industrial estates and within Wolverhampton City Centre.*” Anticipated by whom? Would this be the council or the stakeholder panel? This is an assumption that one can only make once the survey and assessment of potential sites by the stakeholder panel has concluded. The assessment of deliverability might very well suggest the opposite: that the delivery of sites within these locations will be very difficult given the high costs associated with remediation (and it is at this point that the panel might need to consider liberalising the policy/regulatory context to encourage developers to consider these sites).

There has been a great deal of work carried out in the Black Country regarding employment land, resulting in the production of a number of detailed employment land studies identifying areas of surplus employment land and areas with potential for redevelopment. This work formed a cornerstone of the Black Country Study and, subsequently, the BCCS. The employment land locations are an integral and essential part of the BCCS Spatial Strategy. A Viability Study has been produced to support the BCCS, which provides sufficient evidence to justify deliverability of such employment sites for housing over the Plan period.

The amount of housing to be brought forward on employment land and in the City Centre is now half that proposed in the BCCS Preferred Option Report. This shift has taken place in response to the comments of the Stakeholder Panel regarding deliverability in recognition of the current dip in the housing market. The reduction has been possible because of the identification of other housing sites outside the Growth Network (Regeneration Corridors and the City Centre) through the SHLAA. This significant reduction, in both land and density assumptions, will help to ensure deliverability.

Para 4.17

Ideally the SHLAA should help inform the development of the Preferred Option, but because many LPAs have started their SHLAAs late we recognise that this has not always been the case. Consequently, without being informed by a SHLAA assessment of deliverability, one that is carried out by a stakeholder panel of delivery partners (we do not altogether agree with the council’s sampling approach, but see our comments below) the expectation that 2400 dwellings will materialise in Wolverhampton city centre over the plan period may be unfeasible. This does beg the question whether the emerging strategy is based upon a sound evidence base.

See response above.

It will certainly be necessary to identify specific, developable sites in all instances for housing planned to come forward in the first ten years of the plan (PPS3, para. 55). The council cannot rely on broad locations or windfall during this period.

The SHLAA Practice Guidance states that: “... it (the SHLAA) should aim to identify sufficient specific sites for at least the first 10 years of a plan Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan” (para 7 – my emphasis)

Para. 4.19

The site threshold to be applied should be determined by the stakeholder panel (see CLG SHLAA Practice Guidance, figure 2, page 7: “*the methods, assumptions...should be discussed and agreed upon throughout the process...*”). The panel may decide that a smaller threshold should be applied if they feel that this may constitute an important source of supply.

The Stakeholder Panel have agreed the methodology, including the site threshold.

Density

Rather than applying a notional density range to a site as a means of calculating the housing yield the panel should be involved in carrying out a more detailed site specific assessment taking into account market signals (including evidence from the SHMA). The high densities achieved in the past (driven by local planning authorities pursuing urban renaissance style policies) are less likely in the years ahead as it is necessary to diversify the housing offer and attract higher income households to the regeneration areas.

As a guide, therefore, these ranges could prove of limited utility and we are not sure what the benefit would be of developing ‘best’ and ‘worst’ case scenarios for densities. It would be much better for the council to tap the development expertise of housebuilders (including their knowledge of the market) by carrying out a site-by-site assessment. This may result in a more cautious estimate of likely site-yields than the council’s expectations but given that the draft RSS housing targets for the Black Country are expressed as minima targets, if a higher density scheme does result – providing more homes than the more cautious assessment by the panel – then this would be a bonus.

Agree. The methodology has been amended to reflect the need for a site-by-site assessment of site capacity, in the light of recent planning application / pre-application information and informed by the views of Development Control. A cautious approach has been taken in all cases. Sites which are only suitable for high density, flatted development have

generally been phased in the 5-15 year period. In the minority of cases where a capacity range has been necessary, the minimum capacity figure only has been used in all calculations. An average density has been applied to employment land, but this is low (35 dph gross or 41 dph net), and therefore represents a minimum in real terms.

Para. 4.32

A sampling approach to carry out a *generalised* assessment of viability can be helpful although it will depend to a very large extent on the research assumptions built into the methodology (for example, will the sample take into account the impact of existing planning policies and typical s106 demands on development costs?). Nevertheless, we feel that the panel must still be involved in carrying out its own site-by-site assessment of viability to augment the findings of the consultants' study. If the panel's assessment of deliverability differs widely from that of the consultant then this might suggest that something is wrong.

The BCCS Viability Study takes full account of the impact of existing planning policies, poor ground conditions, employment use relocation costs and likely planning obligation requirements. It is likely that a SHLAA Stakeholder Panel would not generally have the capacity to carry out a full site-by-site assessment of viability, such as that carried out by GVA Grimley and Mott MacDonald for the Black Country local authorities.

I hope these comments are useful and can be discussed with the stakeholder panel to inform the SHLAA process.

Yours sincerely

A handwritten signature in black ink, appearing to read 'James Stevens', written over a light grey grid background.

**James Stevens
Strategic Planner**

Email: james.stevens@hbf.co.uk
Tel: 0207 960 1623

Appendix 1 (b)
Draft SHLAA Report Consultation

Respondent	Summary of Issues	Council Response
Network Rail	No Comment	-
British Waterways	No Comment	-
Aberdeen Property Investors UK Limited	Submitted details on a 3.4 ha site on Qualcast Road for residential / mixed use.	The information submitted is welcome confirmation that there are further potential residential development opportunities in this employment land location (E26). Text inserted in SHLAA report para 7.17.
Franklin Property Consultancy	General support for report	Support noted.
Homes and Communities Agency	A number of the sites identified in the SHLAA will form key priorities for HCA's future relationship with the Council, and therefore the SHLAA report will help to inform the Single Conversation process.	Support noted.
GVA Grimley on behalf of Major Street Developments Ltd	Request that housing capacity for the Thompson Avenue site (through land exchange with the Major Street site) is phased in the 2009-16 period, rather than the 2021-26 period. Capacity should also be reduced to 91 dwellings in line with recent planning advice.	Given significant ground condition constraints on the Major Street site, and poor housing market conditions in the local area, it is felt that this site is not currently "deliverable" in terms of the SHLAA methodology. The SHLAA has taken a cautious approach in estimating the likely delivery timescale for such sites. However, the phasing set out for individual sites which are currently vacant (i.e. do not affect the supply of employment land), should in no way be seen as a constraint on earlier housing delivery, if this proves possible. Agree to amend capacity to 91.
Bovale	Cable Street / Steelhouse Lane (site 3213) – capacity should all be phased over the period 2009-16. Former Royal Mail Site (site 2739) – total capacity should be 264, in accordance with the recent planning application.	Agree to amend phasing and capacity accordingly.
Home Builders Federation	An annual review of the SHLAA site schedule is advisable to re-assess deliverability in the light of changing market conditions.	An annual review of all SHLAA sites will be carried out as part of the SHLAA report annual review. As part of this process the Council intends to carry out an annual "call for sites".

	<p>Unless there is currently a formal resolution to dispose, public sector disposal sites will take some time to develop. However, only 130 dwellings are predicted to come forward on public sector disposal sites by 2016.</p> <p>Concern that the Council is relying on 1030 windfall completions during 2016-26, making up 8% of the total target – although this is much lower than many other local authorities. This should be justified by genuine circumstances that render this unavoidable in line with PPS3. Alternatives should be looked at before windfalls are included, specifically amending planning policy e.g. revision of UDP open space protection policies.</p>	<p>Acknowledge that site disposal should be factored into the delivery timescale for public sector disposal sites. This is why the majority (88%) of capacity from this source is phased for 2016-21 i.e. not currently “deliverable”.</p> <p>The windfall allowance referred to covers smaller sites only (<15 dwellings), and, as stated, is relatively low. Such sites are too small to form part of the housing site allocation process in urban areas such as Wolverhampton. Nevertheless, evidence strongly suggests that the delivery of such sites by the market is consistent and relatively resistant to poor housing market conditions.</p> <p>There is no evidence that UDP policies, including open space protection policies (above and beyond national policy set out in PPG17) are constraining the allocation of housing sites in Wolverhampton. A number of permissions have recently been granted for housing on open space, in accordance with the recent PPG17 study and Sport England advice. Open spaces were not excluded from the SHLAA call for sites (see para 5.10, Table 3 & Table 4) and a number of public sector disposal sites include open space.</p>
Highways Agency	<p>Support the general focus of development along public transport corridors and where access to sustainable travel is maximised.</p> <p>Concern that there is a lack of information regarding the adequacy of M54 Junction 2 and M6 Junction 10 to support new housing development.</p>	<p>Support noted.</p> <p>Technical work is currently being carried out to support the Black Country Core Strategy which the Highways Agency has agreed will adequately address these issues.</p>
The Inland Waterways Association	Table 3: Sites / Areas Not Suitable for Housing should include disused canal routes where restoration is likely.	Agree to include wording in Table 3. This will not affect the SHLAA sites / findings.

	<p>Table 3 should account for the waterside development requirements detailed in Policy ENV4: Canals.</p>	<p>The SHLAA has been prepared in the light of any restrictions to site design / capacity which may result in the light of the Core Strategy Publication Report policies and proposals.</p>
<p>RPS on behalf of Persimmon Homes</p>	<p>The response refers to SHLAA site C7 – Grassy Lane, and an additional area to the north of this site, which also falls within the Green Belt and extends into South Staffordshire.</p> <p>It is contended that UDP Green Belt policies only extend up to 2011. Alteration of the Green Belt boundary at Grassy Lane would not be strategic.</p> <p>Evidence is needed to demonstrate that 63,000 dwellings can be delivered in the Black Country without the need for selective Green Belt boundary review.</p> <p>Development of the Grassy Land site for housing would benefit open space provision in the local area.</p>	<p>The additional area will be included in the SHLAA report under “call for sites”, categorised as unsuitable for housing due to its Green Belt designation. Persimmon Homes did not object to Stage 2 of the SHLAA methodology (including Table 3: Sites / Areas not suitable for housing) through the consultation process or through the Stakeholder Group mechanism.</p> <p>PPG2 continues to protect Green Belt land from inappropriate development regardless of local policy. There is also a presumption that existing Green Belt boundaries are retained. Alteration of the Green Belt boundary can only be achieved through the Development Plan process – and an alteration at Grassy Lane would be significant enough to have to be addressed through the Core Strategy. The SHLAA is technical evidence only.</p> <p>That evidence is provided through the four local authority SHLAA reports and other evidence supporting the Black Country Core Strategy.</p> <p>This is not an issue that the SHLAA currently needs to address, as the site is unsuitable for housing in terms of the SHLAA methodology by virtue of Green Belt designation.</p>

Appendix 2 Wolverhampton SHLAA Stakeholder Panel & Terms of Reference

List of Invitees / Members

Company / Organisation	Contact	Member of Panel (to date)
RICS West Midlands spokesperson / Vice-Chair WMRA Housing Executive / Franklin Property Consultancy	Richard Franklin	X
Homes & Communities Agency	Paul Gascoine	
Wolverhampton Development Company	Graham Clark	X
Black Country Consortium	Laura Shoaf	X
Bromford Group	Lance Gurney, Development Manager	X
Accord	John Bedford	X
Taylor Wimpey	Adrian Clack, Strategic Land Regional Director (West Midlands)	X
Barratt Homes	Mark Kowalski, Planning Manager	X
Bovis Homes	Steve Baines, Group Regeneration Manager	X
Bloor Homes	Jason Wooliscroft	X
Miller Homes Ltd - Midlands & South	Robert Hepwood, Technical Director	X
Bellway Homes Ltd	Ben Stacey, Regional Planning Manager – Midlands and Northern Home Counties	X
Kier Partnership Homes (North)	Dena Burgher & Alun Watts	X
Urban Cube	Kevin J Cooper, Managing Director	X
Lathams Architects	Chris Twomey, Director	X
RPS	Mark Sackett / Paul Hill	X
Bruton Knowles	Ian Mercer	X
Halcrow Group Limited	Richard Hickman	X
Home Builders Federation	James Stevens	
National Housing Federation		
Crest Nicholson	Tim Beale	
Keepmoat Homes	Richard Moore	
Persimmon	Daniel le Neveu	
George Wimpey	Neil Ballett	
Redrow	M Stock	
Mar City Developments Ltd	Rob Johnson	
Thomas Vale	Mike Harding	
Jessup Brothers	Clive Jessup	
Frank Haslam Milan	Fraser Mercer	
St Modwen	Peter Rudd	
Countrywide Homes	Andy Williams	
Pegasus	Chris May	
BM3 Architecture	Richard Powell	
Lovell	Tony Bunney	

Wolverhampton SHLAA Panel Terms of Reference

1. To contribute to the completion of a robust and credible Strategic Housing Land Availability Assessment (SHLAA).
2. To share and pool information and intelligence.
3. To contribute to and sign off the SHLAA Methodology, including identifying what issues of particular relevance to the Wolverhampton SHLAA should be considered, in addition to the requirements set out in Practice Guidance.
4. To consider the implications of the SHLAA, including signing off the SHLAA report and core outputs and agreeing any follow-up actions.
5. To oversee and agree the involvement and consultation with a wider group of stakeholders for the SHLAA.
6. Should members of the Panel be unable to agree on particular issues (i.e. Methodologies and data sources used, the interpretation of findings and the sign-off of the SHLAA) such differences or outstanding issues will be raised in the findings.
7. Should a meeting prove necessary and an individual member not be able to attend a meeting, they may seek to identify a substitute from their organisation to take part.
8. Invitations to join the SHLAA Panel are made on the understanding that no commercial or other advantage will be sought and that their primary role is to represent their sector as a whole and not just the interests of their particular organisation. Panel members are required to declare any interest they may have on a site when contributing towards its assessment.
9. Membership of the SHLAA Panel will be undertaken on a voluntary basis. The Council will not be liable for any expenses incurred during the SHLAA process.

Appendix 3 NLUD Site Survey Form

Ward : _____ Site Ref: _____

Site Name / Short Description: _____

NLUD Category (tick one box):

(a) Vacant land ready for development (excluding sites where works have commenced)	
(b) Vacant buildings unoccupied for >1 year but structurally sound, in a reasonable state of repair and capable of occupation (exclude single dwellings)	
(c) Derelict land & buildings incapable of use without treatment i.e. demolition; clearing & levelling (incl single dwellings in advanced state of disrepair)	

FORMER USE

Principal Former Use Category (tick one box):

Vacant land with no evidence of former use	
Industry / Warehousing	
Residential	
Office / Commercial	
Retail	
Recreation / Leisure	
Car park / garage court	
Other (e.g. pub) – please specify	

Description of former use (e.g. infants school; bowling alley; large modern warehouse; 10 storey block of flats; garage court serving xxxx close.	
Further Information regarding former use and potential future use Including: mix of former uses (if any); details of any partial occupation; details on any agents boards; level of dereliction / extent of treatment required; estimate / evidence of how long site has been out of use.	

CONSTRAINTS AND PHYSICAL FEATURES

	Tick	Brief Description
Limited vehicle access		
Existing public footpaths		
Pylons crossing site / sub-station		

Tree (>3" diameter) or hedgerow within or on boundary of site (e.g. group of large deciduous trees; row of conifers)		
Watercourses / water bodies		
Evidence of ground contamination / instability (e.g. rubble in soil)		
Building / façade worthy of retention		
Constraints on adjoining land which would limit housing potential (e.g. scrap yard; railway line; noise)		
Any Other Constraints / Physical Features?		

(tick one):

Level ground	Undulating ground	Steeply sloping ground

**Wolverhampton City Council
Strategic Housing Land Availability Assessment (2009)
Call for Sites Form**

- Please complete the form clearly and legibly (preferably typed)
- Attach an Ordnance Survey map with site boundary marked in red
- Attach extra sheets if required

Contact Details													
Name and company (if applicable):													
Representing (if applicable):													
Address:													
Phone number:													
Email:													
Your Status (please tick all that apply):	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">The Landowner</td> <td style="width: 50px;"></td> </tr> <tr> <td style="padding: 2px;">A planning consultant</td> <td></td> </tr> <tr> <td style="padding: 2px;">A Developer</td> <td></td> </tr> <tr> <td style="padding: 2px;">A Land agent</td> <td></td> </tr> <tr> <td style="padding: 2px;">A Housing Association</td> <td></td> </tr> <tr> <td style="padding: 2px;">Other (please specify)</td> <td style="height: 40px;"></td> </tr> </table>	The Landowner		A planning consultant		A Developer		A Land agent		A Housing Association		Other (please specify)	
The Landowner													
A planning consultant													
A Developer													
A Land agent													
A Housing Association													
Other (please specify)													
If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner/s.													
I confirm that the landowner/s have been informed of this site submission (yes/no).													
Signature	Date												

Site Details

Site address:		
Total site area (sqm or Ha):		
What is the estimated developable area of the site (sqm or Ha) and why is part not developable (where applicable).		
Current Land Use(s):		
Former Land Use(s), if vacant, derelict or cleared:		
Land Use(s) of adjoining land:		
Relevant Planning History:		
Is the site Previously Developed Land, Greenfield or a mixture?		
How many buildings are there on site? (please annotate plan to indicate buildings in use/vacant/derelict)		
	Number in use	
	Number derelict	
	Number vacant	
Preferred future use of the site (please tick and give details below):	Housing only	
	Mixed use (please state non-housing uses and indicate how much land they would occupy)	

Suitability

Please indicate any constraints to developing the site for housing

Known or suspected environmental constraints:	Flood Risk / drainage problems		Watercourse, water body or culvert	
	Ground contamination or instability			

Other:

Details:

Planning Policy / Designation Constraints:	Conservation area		Nature Conservation (SINC or SLINC)	
	Green Belt		Listed or Local List Site or building / façade worthy of retention	

Defined Business Area (UDP) Other:

Details:

Physical Constraints:	Limited Vehicle Access		Trees (>3" diameter) or hedgerows within or on boundary of site	
	Ground not level (undulating or steeply sloping)		Existing public footpaths	

Pylons crossing site / sub-station Constraints on adjoining land e.g. railway line, noisy industry

Other:

Details:

Any other constraints?	
------------------------	--

Would the constraints make all / part of the site unavailable for development in the short term (up to 2016)? Could interventions be made to overcome the constraints and bring the site forward before 2016? (please give details)

--

Availability

Taking into account time needed to overcome constraints and gain planning consent, when is construction likely to start and finish on the site?	Start Year	
	Finish Year	

Has the site been marketed for housing or any other use and is there market interest in the site for housing? (please give details)

--

Is there a current planning application on the site or are pre-application discussions taking place? (if so, please give details)

--

Are there any legal/ownership constraints on the site that might prohibit or delay any development e.g. restrictive covenants, ransom strips? (please give details)

--

Housing Capacity

How many dwellings do you think the site could accommodate? (use a range if appropriate)

--

What type of dwellings is the site best suited to? (please tick all that apply and give details / explain why below)

Family houses		Flats	
Affordable housing		Sheltered housing	
Other (please specify)			

In your opinion what likely effect would neighbouring land uses have on the site's marketability? (please give details)

Positive		
Neutral		
Negative		

In your opinion what is the strength and nature of the housing market & demand in the local area? (please give details)

Strong		
Medium		
Weak		

What effect do you think site preparation and remediation costs may have on the site's deliverability? (please give details)

Neutral		
Negative		

Are there any other issues that may influence the timing of development or the housing capacity of the site?

Please send this form to: Michele.ross@wolverhampton.gov.uk

Or post to:

Planning Policy & Area Plans,
Regeneration and Environment
Wolverhampton City Council
The Civic Centre, St Peter's Square
Wolverhampton, WV1 1RP

By Monday 29th June 2009

Appendix 5 Tables of Sites

CONTENTS

- Table 1 Commitments Sites
- Table 2 Pre-Application Sites
- Table 3 Call for Sites
- Table 4 Public Sector Disposal Sites

Key

Planning Status

ALP	Adopted Local Plan
OC	Council Resolution / Development Brief / Housing Grant / Pre-Application in Principle
OPP	Outline Planning Permission
FPP	Full Planning Permission
UC	Under Construction / Partially Complete
COM	Completed 2014/15

Abbreviations

HA	Housing Association
WCC	Wolverhampton City Council
Dph	Dwellings per hectare
HCA	Homes and Communities Agency

SHLAA Category

1	Sites not suitable for housing
2	Sites suitable for housing and deliverable by 2020
3	Sites suitable for housing and developable 2020-25
4	Sites suitable for housing and developable 2025-26
5	Sites suitable for housing but not developable before 2026
6	Smaller sites (<15 dwellings) suitable for housing and phased, in total, in accordance with historic trends

Local Plan Ref

BC	Bilston Corridor Area Action Plan (adopted Sept 2014)
SR	Stafford Road Corridor Area Action Plan (adopted Sept 2014)
CC	Wolverhampton City Centre Area Action Plan (Publication consultation June- July 2015)
HNP	Heathfield Park Neighbourhood Plan (made 2014)
TNP	Tettenhall Neighbourhood Plan (made 2014)
UDP	Wolverhampton Unitary Development Plan (adopted 2006)

Wards

BE	Bilston East
BI	Bilston North
BL	Blakenhall
BN	Bushbury North
BS	Bushbury South & Low Hill
EP	East Park
ET	Ettingshall
FP	Fallings Park
GR	Graiseley
HT	Heath Town
MH	Merry Hill
OX	Oxley
PK	Park
PN	Penn
SP	St Peter's
SV	Spring Vale
TR	Tettenhall Regis
TW	Tettenhall Wightwick
WN	Wednesfield North
WS	Wednesfield South

Table 1 Commitments Sites (in Ward order)

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Prev-ious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
2741	Bilston Urban Village	BE	WCC / HCA	ALP	05/1892/OP	BC-MU3		40.00	17.00	580	2 / 3	Key regeneration site owned by WCC. Leisure centre and Academy complete, remediation & infrastructure works underway. SPD adopted in 2013. First phase of housing land sold, with planning application due summer 2015 and start on site Jan 2016.	378	202	0
3120	Land at 131 - 133 Ashley Street	BE	WCC	FPP	12/01253/FUL			0.02	0.02	2	6		0		
3223	21 Lichfield Street Bilston Wolverhampton West Midlands WV14 0AG	BE	A & R Colabella	FPP	10/00949/EXT			0.03	0.03	2	6		0		
3232	Former Britannia Inn Car Park Hall Green Street Wolverhampton West Midlands WV14 8TH	BE	Holdens Brewery Ltd	FPP	10/01197/EXT			0.10	0.10	4	6		0		
3257	Bankfield Works Greenway Road Bradley Wolverhampton West Midlands	BE	Redrow	UC	07/00458/OUT 14/00194/FUL	BC-HC5		5.78	4.87	35	2	Permission granted in 2014/15 for industrial site to go for residential - now under construction.	35	0	0
3332	Land Adjacent To 1 Howard Road Britannia Road Wolverhampton West Midlands	BE	Mr S Coyne	FPP	08/00706/FUL			0.06	0.06	3	6	Housing applications submitted 2015.	0		
3338	Land Adjacent To 4 Rose Street Wolverhampton West Midlands	BE	Mr R S Lally	FPP	07/01561/FUL			0.07	0.07	4	6		0		
3359	Great Bridge Road	BE	Barratts	UC	09/01222/FUL			4.21	2.50	3	2		3	0	0
3370	223 Broad Lanes Bilston WV14 0RY	BE	Mr Phil Barker	FPP	09/00700/FUL			0.07	0.07	2	6		0		
3390	Garage Site To The Rear Of 15 To 21 Bradley Lane Wolverhampton West Midlands	BE	WCC	OPP	09/00588/DWO			0.10	0.10	2	6		0		
3391	Garage Site To The Rear Of 16 To 26 Bank Street Slater Street Wolverhampton	BE	WCC	OPP	09/00606/DWO			0.11	0.11	2	6		0		

Site Ref	Address	Ward	Land owner / Developer	Planing Status	PA Ref	Local Plan Ref	Previous SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Remaining Capacity (homes)	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
3396	Land At Junction With Canal Bridge And Birmingham Canal Highfields Road Wolverhampton	BE	Miss J Palin	OPP	08/01266/OUT / 13/01127/FUL 14/01054/RC	BC-HC6		0.22	0.22	12	6	Site also has permission for 2 no. 5 bedroom bungalows.	0		
3459	Garage Site Adjacent 42 To 44 Elizabeth Avenue, Bradley WV14 8DY	BE		OPP	10/00660/DWO			0.08	0.08	2	6		0		
3488	Land To The Rear Of 38 To 60 Humphries Crescent WV14 8BB	BE		OPP	10/00543/DWO		D27 / D26	0.20	0.20	3	6		0		
3489	Garage Site To The Rear Of 18 To 24 Chapel Street Bradley	BE		OPP	09/01006/DWO		D36	0.21	0.21	3	6		0		
3518	Land adjacent to 35 Willis Pearson Avenue, Wolverhampton, West Midlands, WV14 8DA	BE		FPP	11/00463/FUL			0.09	0.09	4	6		0		
3547	38 King Street, Bradley, Wolverhampton, West Midlands, WV14 8PQ	BE		FPP	12/00225/FUL			0.10	0.10	1	6		0		
3588	Land Adjacent To 57 Ashley Street Wolverhampton West Midlands	BE	Mr Derek Corby	FPP	12/00939/EXT			0.02	0.02	1	6		0	0	0
3606	Land Adjacent To 38 King Street Bradley Wolverhampton West Midlands WV14 8PQ	BE	Mr Kevin Beasley	FPP	12/01289/FUL			0.05	0.05	2	6		0		
3649	Alexander Metals Open Space	BE	Parkhill Estates	ALP		BC-HQS1		6.00	6.00	70	2/3	Bilston Corridor AAP Allocation, subject to open space improvements	0	70	0
3668	Greenway Road	BE		ALP		BC-H6		4.00	4.00	140	2/3	Bilston Corridor AAP allocation	105	35	0
3669	South of Oxford Street	BE		ALP		BC-MU2		1.00	1.00	20	3	Bilston Corridor AAP allocation	0	20	0
3699	Beazer House, Hare Street	BE		FPP	13/0977/PACOU	BC		0.02	0.02	6	6		0	0	0
3705	10 Wellington Road	BE		FPP	13/00929/FUL			0.02	0.02	5	6		0	0	0
3714	Land at Railway Drive, Bilston	BE		OPP	12/00320/OUT			0.28	0.28	47	2	Site subject to further planning applications in 2013 for a larger capacity , which were refused and the appeals dismissed.	47	0	0
3765	First Floor 1 - 13 Mount Pleasant Bilston WV14	BE	Verma And Son Estate	FPP	15/00166/FUL			0.04	0.04	1	6		0	0	0

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
	7LJ		Agents												
3769	Garage Site Adjacent To 63 Meldon Drive Bilston	BE	Mr & Mrs R Holland	FPP	15/00103/FUL			0.10	0.10	1	6		0	0	0
3774	Land Adjacent To 51 Brierley Lane Wolverhampton West Midlands	BE	Mr Trevor Harper	FPP	14/00050/FUL			0.23	0.23	13	6		0	0	0
3776	Land At Lane Street Adjacent To Daisy Bank Community Centre Bradley Wolverhampton	BE	M & A Holdings	OPP	14/00641/OUT			0.04	0.04	2	6		0	0	0
3778	Land Behind 54 To 57 Rose Street Wolverhampton West Midlands	BE	Mr Stretton	FPP	13/00080/OUT 14/01307/REM			0.06	0.06	2	6		0	0	0
3781	Land Between 39 And 41 Daley Road Wolverhampton West Midlands	BE	Mr Dilip Apte	OPP	15/00090/OUT			0.18	0.18	7	6		0	0	0
3789	Oak And Ivy 30 Oxford Street Bilston Wolverhampton West Midlands WV14 7DE	BE		FPP	14/00870/FUL			0.03	0.03	1	6		0	0	0
3792	The Old Police Station 15 Mount Pleasant Wolverhampton West Midlands WV14 7LS	BE	AB CONSTRUCTI ON LIMITED	FPP	14/00595/FUL			0.11	0.11	1	6		0	0	0
2629	112 Bunkers Hill Lane, Bilston	BI		FPP	13/00025/EXT			0.15	0.15	3	6		0		
3111	Land rear of 13/14 Church Green & 31 - 36 Parkview Road	BI	Dudley Estates Ltd	FPP	15/00383/FUL			0.15	0.15	4	6		0		
3112	Land at 4 to 10 Marchant Road	BI	WCC	FPP	12/01415/EXT			0.20	0.20	7	6		0		
3115	Former 21 & 23 Hughes Road	BI	WCC	FPP	14/00428/FUL			0.05	0.05	2	6		0		
3122	24 to 30 Marchant Road	BI	WCC	FPP	11/00317/EXT			0.11	0.11	6	6		0		
3123	62 & 64 Villiers Avenue,	BI	WCC	OC	05/0954/DW/R			0.05	0.05	2	6	Expired planning permission	0		
3182	Garage Site Adjacent To 41 Bulger Road Nelson Avenue, Stowlawn	BI	AshGreen Developments	FPP	12/00448/FUL			0.03	0.03	3	6		0		

Site Ref	Address	Ward	Land owner / Developer	Planing Status	PA Ref	Local Plan Ref	Previous SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Remaining Capacity (homes)	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
3193	99 Wellington Road Bilston	BI	Marchfield Estates (Midlands)	OC	07/00682/FUL			0.40	0.40	20	2	Expired planning permission for 20 houses / apartments. Market collapsed as development was due to begin.	20	0	0
3350	50-52 Willenhall Road Bilston Wolverhampton West Midlands WV14 6NW	BI	DB Properties	FPP	07/01652/FUL			0.13	0.13	8	6		0		
3384	Former Bilston College Site, 40 and adj land, Mount Pleasant (conversion)	BI	Mr S Singh	FPP	12/01119/EXT	BC - B2		0.35	0.35	20	2	Part conversion. Permission extended until Aug 2016.	20	0	0
3384	Former Bilston College Site, 40 and adj land, Mount Pleasant (new build)	BI	Mr S Singh	FPP	12/01119/EXT	BC - B2		0.35	0.35	44	2	Part conversion. Application to extend planning permission in 2012.	44	0	0
3426	1 Wolseley Road	BI		FPP	09/00502/FUL		P19	0.05	0.05	5	6		0		
3450	Land To The Side Of 17 Regent Street WV14 6AP	BI		FPP	10/00255/FUL			0.03	0.03	1	6		0		
3473	Plot Adjoining 40 Bilston Road, Portobello WV13 2JL	BI		FPP	10/01138/FUL			0.01	0.01	1	6		0		
3480	Land Adjacent To 251 Moseley Road, Bilston WV14 6HX	BI		FPP	10/01217/FUL			0.06	0.06	1	6		0		
3491	Fmr Borough Arms PH, Bunkers Hill Lane WV14 6JX	BI		FPP	15/00057/FUL		P17	0.22	0.22	8	6		0		
3512	57 Wellington Road, Wolverhampton, West Midlands, WV14 6AQ	BI		FPP	11/00359/FUL			0.03	0.03	3	6		0		
3519	49 & 50 Bridge Street, Portobello, Wolverhampton, West Midlands, WV13 3EQ	BI		FPP	11/00646/FUL			0.06	0.06	2	6		0		
3520	8 and 11 Mount Pleasant, Wolverhampton, West Midlands, WV14 7LJ	BI		FPP	11/00496/FUL			0.00	0.00	1	6		0		
3522	64 Green Lanes, Wolverhampton, WV14 6DA	BI		OPP	11/00716/RP			0.06	0.06	3	6		0		

Site Ref	Address	Ward	Land owner / Developer	Planing Status	PA Ref	Local Plan Ref	Previous SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Remaining Capacity (homes)	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
3524	48 Arnhem Road, Wolverhampton, West Midlands, WV13 3TX	BI		FPP	11/01017/FUL			0.03	0.03	1	6		0		
3561	17 Hughes Road, Wolverhampton, West Midlands, WV14 6QU	BI		FPP	12/00150/FUL			0.03	0.03	1	6		0		
3578	Former Substation 169 Wellington Road Wolverhampton West Midlands WV14 6RN	BI	Mr George Oxford	FPP	13/00059/FUL			0.06	0.06	2	6		0	0	0
3735	129 Green Lanes Bilston Wolverhampton WV14 6BZ	BI	Mrs B Baylis	OPP	14/01105/OUT			0.10	0.10	4	6		0	0	0
3758	58 Green Lanes Wolverhampton WV14 6DA	BI	Mr Sukhvinder Ram	FPP	13/01255/FUL 14/00807/RC			0.02	0.02	1	6		0	0	0
3773	Land Adjacent To 49 Alamein Road Wolverhampton	BI	Mr Matthew Ingram	FPP	14/01090/FUL			0.03	0.03	1	6		0	0	0
3791	The Former Haven Club 15 Claremont Street Wolverhampton West Midlands WV14 6BA	BI	Mr Steve Law	FPP	14/01125/FUL			0.10	0.10	7	6		0	0	0
2743	Goldthorn Hill Pumping Station and Allotments	BL	WCC / Severn Trent	OC	08/00223/FUL	UDP - H9		0.48	0.48	17	3	Expired planning permission. Council owns part of the site and is progressing project in partnership with Severn Trent Water. Pumping station is on local list.	0	17	0
3016	70 Upper Villiers Street Wolverhampton	BL	Executors of Miss W Powis	FPP	08/01488/FUL 15/00597/FUL			0.12	0.12	4	6	New planning application under consideration 2015	0		
3079	102 Napier Road	BL	Mr D Purchase	OC	05/1747/OP/R			0.06	0.06	8	6	Expired planning permission for flats.	0		
3206	Car Sales, 242 - 244 Dudley Road Blakenhall Wolverhampton West Midlands WV2 3JU	BL	Brittania Estates	UC	10/00534/EXT 12/00912/FUL			0.17	0.17	8	2	Site under construction.	8	0	0
3260	39 Malins Road Wolverhampton West Midlands WV4 6AW	BL	Mr B Brown	FPP	14/00927/FUL			0.03	0.03	1	6		0		
3347	75 - 76 Dudley Road Wolverhampton West Midlands	BL	Mr P Sahi	OPP	08/01162/OUT			0.08	0.08	6	6		0		

Site Ref	Address	Ward	Land owner / Developer	Planing Status	PA Ref	Local Plan Ref	Previous SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Remaining Capacity (homes)	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
3355	251 Parkfield Road Parkfield Wolverhampton West Midlands WV4 6EG	BL	Arco Properties Ltd	FPP	11/00738/EXT			0.24	0.24	24	2		24	0	0
3487	470 Dudley Road WV2 3AF	BL		FPP	10/00710/FUL			0.17	0.17	4	6		0		
3517	106 Rosemary Crescent West, Wolverhampton, West Midlands, WV4 5AN	BL		FPP	11/00736/FUL			0.07	0.07	1	6		0		
3527	70 Dudley Road, Wolverhampton, West Midlands, WV2 3BY	BL		FPP	11/01045/FUL			0.01	0.01	1	6		0		
3562	Academy Painting And Dec Ltd The Yard, Olive Avenue, Wolverhampton, West Midlands, WV4 6BE	BL		FPP	11/00266/FUL			0.04	0.04	2	6		0		
3572	Land Adjacent To Kings Arms Public House 434 Dudley Road Wolverhampton West Midlands WV2 3AQ	BL	P S Hall & Co. Ltd	FPP	13/00004/FUL			0.02	0.02	2	6		0	0	0
3582	Land Between 26 And 35 Neville Avenue Wolverhampton West Midlands	BL	Mr I Watson	FPP	12/00484/VV			0.03	0.03	1	6		0	0	0
3605	32 Upper Villiers Street Wolverhampton West Midlands WV2 4NU	BL	Mr Jaswant Bisla	FPP	13/00055/FUL			0.03	0.03	2	6		0		
3685	Former Sunbeam Factory, Paul Street	BL		UC	13/01262/FUL	CC-11a		0.65	0.65	115	2	Wolverhampton City Centre AAP publication plan allocation. Site works started early 2015.	115	0	0
3686	Ablow Street, Blakenhall Character Area	BL		OC		CC-11b		0.96	0.96	35	3/4	Wolverhampton City Centre AAP submission allocation	0	20	15
3687	Dudley Road / Bell Place, Blakenhall Character Area	BL		OC		CC-11e		0.68	0.68	25	3/4	Wolverhampton City Centre AAP submission allocation	0	15	10
3688	Land North of Graiseley Hill, Blakenhall Character Area	BL		OC		CC-11f		0.77	0.77	80	3/4	Wolverhampton City Centre AAP submission allocation	0	45	35
3689	Former St Luke's Junior School, Goldthorn Road, Blakenhall Character Area (playing fields)	BL		OC		CC-11h	D3	2.21	2.21	45	2	Wolverhampton City Centre AAP draft plan allocation (subject to mitigation for loss of playing fields)	45	0	0

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3689	Former St Luke's Junior School, Goldthorn Road, Blakenhall Character Area (built area)	BL		OC		CC-11h	D3	2.21	2.21	45	2	Wolverhampton City Centre AAP draft plan allocation	45	0	0
3690	Moorfield Road, Blakenhall Character Area	BL		OC		CC-11i	C11	1.87	1.87	35	3/4	Wolverhampton City Centre AAP submission allocation	0	20	15
3718	Niphon Works, Lower Villiers Street	BL		FPP	12/00171/FUL		P42	0.15	0.15	21	6	Recent planning permission.	21	0	0
3728	Fmr Police Station, Birmingham Road, WV2 3LN	BL	Mr K Samra	FPP	14/00934/FUL			0.19	0.19	28	2	Permission granted 2014/15	28	0	0
3739	22 Dudding Road Wolverhampton West Midlands WV4 5DS	BL	Mr Lakhvir Sahota	FPP	14/00696/FUL			0.06	0.06	1	6		0	0	0
3746	37 Cartwright Street Wolverhampton WV2 3BT	BL	Mr Kanwar Bhan	FPP	14/01201/FUL			0.01	0.01	1	6		0	0	0
3755	554 Wolverhampton Road East Wolverhampton WV4 6AA	BL	Mr Ranjit Sond	FPP	14/01070/FUL			0.07	0.07	1	6		0	0	0
3771	Harrison House Marston Road Wolverhampton West Midlands WV2 4NJ	BL	Hari Cheema	FPP	14/00237/PACOU			0.15	0.15	14	6		0	0	0
3787	Land To The Rear Of 42 - 48 Goldthorn Hill Wolverhampton West Midlands WV2 3HU	BL		FPP	15/00121/FUL			0.04	0.04	4	6		0	0	0
3054	Bushbury Hall Farm, Bushbury Lane	BN	Mr J Dunn	FPP	13/00503/FUL			0.42	0.42	6	6		0		
3054	Bushbury Hall Farm, Bushbury Lane	BN	Mr J Dunn	FPP	13/00503/FUL			0.42	0.42	3	6		0		
3185	Cornerstone Veterinary Centre, Northwood Park Road, Bushbury	BN	Cornerstone Veterinary Centre	OC	06/0978/OP/R			0.09	0.09	4	6	Expired outline permission.	0		
3336	Garage Site Rear Of 8 To 14 Collingwood Road Wolverhampton West Midlands	BN	Kidderminster Properties Ltd	OPP	09/00043/DWO			0.15	0.15	3	6		0		
3425	Garage site adj 86 Wentworth Road	BN		FPP	12/01088/FUL			0.03	0.03	1	6		0		
3441	Moseley Hall Farm	BN	Bibbey Trustees	FPP	10/00972/FUL		C3	0.44	0.44	12	2	Originally submitted under call for sites. S106 signed in 2013.	12	0	0

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3451	Oriel Lodge, 796 Stafford Road WV10 6NT	BN		FPP	10/00281/FUL			0.17	0.17	1	6		0		
3511	85 Northwood Park Road, Wolverhampton, West Midlands, WV10 8EX	BN		FPP	11/00182/FUL			0.04	0.04	3	6		0		
3514	Land adjacent to 8 Harrowby Road, Wolverhampton, West Midlands	BN		FPP	11/00454/FUL			0.06	0.06	1	6		0		
3533	Staffordshire Volunteer, Collingwood Road (Conversion)	BN		FPP	11/00813/FUL			0.29	0.29	2	6		0		
3533	Staffordshire Volunteer, Collingwood Road (New Build)	BN		OPP	11/01194/OUT			0.06	0.06	6	6		0		
3560	537 Stafford Road, Wolverhampton, West Midlands, WV10 6QE	BN		FPP	11/00643/FUL			0.36	0.36	8	6		0		
3592	Land Adjacent To 2 Marsh Lane Wolverhampton West Midlands	BN	Pinhay Developments Ltd	FPP	12/01400/FUL			0.06	0.06	2	6		0	0	0
3704	Fmr Long Acres PH, Dilloways Lane	BN		FPP	13/00682/RC			0.45	0.45	1	6		0	0	0
3711	8 Lincoln Green	BN		FPP	13/00466/FUL			0.04	0.04	1	6		0	0	0
3761	85 Northwood Park Road Wolverhampton West Midlands WV10 8EX	BN	Mr J Grandhi	OPP	14/00359/OUT			0.03	0.03	1	6		0	0	0
2892	Fmr Bushbury Arms PH, Showell Circus, Low Hill	BS	Admiral Taverns	UC	14/01161/FUL			0.70	0.70	38	2	Site expanded to cover former Pub site.	38	0	0
2901	The Tap Works, Showell Road, Low Hill	BS	Armitage Shanks	ALP		SR-HP4		2.38	1.89	100	2	Stafford Road Corridor AAP allocation. Site remediated and owned by WCC. Development partner to be appointed 2016 to build Council and private homes on this site, together with land at Fifth Avenue and Broome Road.	100	0	0

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3049	Goodyear site, Stafford Road	BS	Persimmon / St Modwen	UC	05/1989/OP 10/01388/REM 13/00965/FUL 14/00665/REM 15/00465/REM	SR-HP1		23.24	13.30	509	2 / 3	Phase 1 (353 homes) under construction. Phase 2 (124 homes) received reserved matters permission May 2015. Remainder of site has outline permission for 50 dph. St Modwens made representations on the Stafford Road AAP which state that this capacity is deliverable.	290	219	0
3208	WMBC Training Centre Fifth Avenue Low Hill Wolverhampton West Midlands	BS	Revelan Group	OC	07/00007/FUL			0.72	0.72	25	2	Expired permission. Recent pre-application discussion regarding scheme for 25 units.	25	0	0
3270	Former Dale House, Showell Circus	BS	WCC	OC				0.36	0.36	15	2	Council-owned site, building demolished.	15	0	0
3322	Land At Rear Of 2 - 10 Dickinson Avenue Wolverhampton West Midlands WV10 9DJ	BS	Mr N Ahmed	FPP	08/01432/REM			0.11	0.11	2	6		0		
3436	Garage Site adj 142 Prosser St, Heath Town	BS		OPP	09/01004/DWO		D35	0.04	0.04	2	6		0		
3548	Land adjacent to 39 Stratton Street, Wolverhampton, West Midlands	BS		FPP	11/01038/FUL			0.03	0.03	1	6		0		
3610	Former Joan O Callaghan Community Centre 81 & 83 Guy Avenue Wolverhampton West Midlands WV10 9SB	BS	Mr Steve North	FPP	12/00861/FUL			0.06	0.06	2	6		0		
3611	136 Hawksford Crescent Wolverhampton West Midlands WV10 9SN	BS		FPP	12/00797/RP			0.02	0.02	1	6		0		
3650	Fmr Promise House, Stafford Road	BS	Persimmon	UC	13/00112/FUL	SR - HP2	C10	0.84	0.84	16	2		16	0	0
3651	Fmr Bushbury Reservoir, Showell Road	BS	Jack Moody	FPP	13/00068/FUL	SR - HP5		2.42	0.30	12	2	Reservoir to be reduced in size and gypsy and traveller permanent pitch site constructed.	12	0	0
3670	Showell Road / Bushbury Lane	BS		ALP		SR-HP3		2.10	1.80	75	3/4	Stafford Road Corridor AAP allocation	0	55	20
3671	Bus Depot, Park Lane	BS		ALP		SR-HP6		2.80	2.40	95	3/4	Stafford Road Corridor AAP allocation.	0	75	20

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3672	Bluebird Industrial Estate and site to rear, Park Lane	BS		ALP		SR-HP7		3.60	3.10	130	2/3	Stafford Road Corridor AAP allocation	60	70	0
3673	Assa Ablay building and former petrol station, Cannock Road	BS		ALP		SR-HP8		3.10	2.60	110	3/4	Stafford Road Corridor AAP allocation.	0	75	35
3738	19 Showell Road Wolverhampton West Midlands WV10 9LU	BS	Mr Jasvinder Banger	FPP	14/00652/PACOU			0.01	0.01	1	6		0	0	0
3744	337 Bushbury Lane Wolverhampton West Midlands WV10 9UL	BS	Mr S. Singh	FPP	15/00049/FUL			0.06	0.06	2	6		0	0	0
3760	60 Fordhouse Road Wolverhampton West Midlands WV10 9EE	BS	Mrs S Kaur	FPP	14/00219/FUL 15/00096/RC			0.05	0.05	1	6		0	0	0
3783	Land Rear Of 195 Cannock Road Wolverhampton West Midlands WV10 0AH	BS	Mr Parmy Chumbers	OPP	14/01315/OUT			0.04	0.04	3	6		0	0	0
2748	Portobello Flats, New Street & South Street	EP	Heantun Housing Association	OPP	12/01241/FUL	UDP - HR3		1.50	0.20	8	2	Housing renewal site - demolition completed and site sold to Heantun HA. Hybrid permission for mixed use scheme including supermarket and care home granted 2013.	8	0	0
3091	Former site of 84 Brooklands Parade	EP	Mr D Corcoran	FPP	14/00045/OUT 15/00161/FUL			0.03	0.03	1	6		0		
3356	Site Of Sutherland House Old Heath Road Wolverhampton West Midlands	EP	Manholme Asset Management Limited	OC	13/00791/FUL		P47	0.33	0.33	24	2	Expired planning permission. Planning application for 24 houses under consideration.	24	0	0
3378	591 Willenhall Road Wolverhampton West Midlands WV13 3LP	EP	Mr Billy Aslam	FPP	09/00471/FUL & 15/00551/FUL			0.11	0.11	6	6	New application under consideration 2015.	0		
3431	Former Hare & Hounds PH, Stowheath Lane	EP		UC	14/00306/FUL		P14	0.62	0.62	30	2		30	0	0
3434	Garage Site Rear of 2-22 Hawkley Road	EP		FPP	12/01040/FUL		D33	0.24	0.24	4	6		0		
3446	Land Rear Of The Neachells Public House, Neachells Lane	EP		OPP	09/01194/OUT			0.26	0.26	9	6	Full application for 9 houses currently under consideration	0		
3492	Mount Bungalow, Deans Road WV1 2BH	EP		FPP	09/00983/FUL		P20	0.15	0.15	2	6		0		

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3574	Land Adjacent To 24 Culwick Street Wolverhampton West Midlands WV1 2SX	EP	Geoff Goodwin	FPP	12/01475/FUL			0.02	0.02	1	6		0	0	0
3579	The British Oak Public House 155 Willenhall Road Wolverhampton West Midlands WV1 2HU	EP	Richard Sanders	FPP	12/01362/FUL			0.04	0.04	3	6		0	0	0
3663	Old Heath Road	EP	Various	ALP		BC -H1		4.20	4.00	147	2/3/4	Bilston Corridor AAP allocation	17	100	30
3707	24 Uplands Avenue	EP		FPP	14/00007/FUL			0.04	0.04	1	6		0	0	0
3777	Land At The Side And Rear Of The Former British Oak PH 159 Willenhall Road Wolverhampton WV1 2HU	EP	Vanbrugh Construction Ltd	FPP	14/00800/FUL 15/00361/FUL			0.18	0.18	7	6		0	0	0
2165	Gordon St / Granville St, All Saints / Royal Hospital Area	ET	Keepmoat	UC	12/00223/FUL	UDP - CC11(ii)		1.12	1.12	5	2	Housing renewal scheme now under construction. Planning permission granted for larger site including Vicarage Rd/Raby St housing renewal site, during 2012.	5	0	0
2737	Royal Hospital Development Area (City Centre)	ET	Tesco	OC	11/00365/FUL	CC-12a		6.25	2.00	100	3/4	Planning permission in 2011 for non-residential mixed use development of site, excluding bus garage. Bus garage has potential for residential development. Allocation in draft City Centre AAP (minimum 100 homes in wider Royal Hospital development area)	0	80	20
2886	Ward Street Master Plan, Ettingshall (3) Bilston Primary School Playing Fields	ET	Persimmon Homes	OPP	12/00385/FUL	BC-H3		16.16	13.00	65	3	Phase 1 (62 dwellings) completed and phase 2 now under construction. Outline permission for remainder of site.	0	65	0
2886	Ward Street Master Plan, Ettingshall (1) Former Bilston Gas Works	ET	Persimmon Homes	OPP	12/00385/FUL	BC-H3		16.16	13.00	140	2 / 3	Phase 1 (62 dwellings) completed and phase 2 now under construction. Outline permission for remainder of site.	80	60	0
2886	Ward Street Master Plan, Ettingshall (2) Maxxiom, former Elm Energy & John Roberts Open Space	ET	Persimmon Homes	UC	12/00385/FUL	BC-H3		16.16	13.00	176	2	Phase 1 (62 dwellings) completed and phase 2 now under construction. Outline permission for remainder of site.	176	0	0

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2887	Dixon St Wharf / Rough Hills Works, D'Urberville Road	ET		ALP		BC-H3		2.35	2.35	96	2/3/4	Part of Bilston Corridor AAP Allocation	20	56	20
3087	Land Between 5 to 9 Martin Street	ET	Gulzar Developments	FPP	12/01008/EXT			0.05	0.05	3	6		0		
3213	Cable St / Steelhouse Lane	ET	Bovale	ALP	07/01800/OUT 07/01783/OUT	BC-HC1		8.00	6.00	365	2	Development brief for site. Resolution to grant for mixed use including industrial units and care home. The east (Woodford Land) and west (Bovale) halves of the site are in separate ownerships. Permission for east half was issued July 2010 and has now expired. S106 not signed for west half. Recent pre-application discussions.	125	200	40
3345	Land Adjacent 163 Caledonia Road Wolverhampton West Midlands	ET	The Wergs Golf Club	FPP	12/00710/FUL			0.07	0.07	6	6		0		
3353	20 Lawley Road Wolverhampton West Midlands WV14 0NB	ET	Mr R N Williams	FPP	08/00355/FUL			0.11	0.11	9	6		0		
3387	Garage Site Rear Of 44 To 62 Cheviot Road Wolverhampton West Midlands	ET	WCC	FPP	10/00325/FUL			0.21	0.21	6	6		0		
3405	Polypipe Factory, Chestom Road, Wolverhampton WV14 0RD	ET	Polypipe	ALP	09/00757/OUT	BC-HC3		1.42	1.42	52	2	Adjoins Ward Street Masterplan site later phase. Difficulty finding developer during recession, but site re-marketed in 2013. Permission expired Feb 2014. Bilston Corridor AAP Allocation.	52	0	0
3418	Monkey House PH, Kent Road	ET		FPP	13/00036/REM & 15/00605/DEM			0.44	0.44	4	6		0		
3421	124 Wolverhampton Street	ET		FPP	10/00081/FUL			0.03	0.03	1	6		0		
3464	Garage Site Rear Of 6 To 52 Junction Road	ET		OPP	10/00936/DWO			0.17	0.17	3	6		0		
3509	446 Wolverhampton Road East, Wolverhampton, West Midlands, WV4 6AR	ET		FPP	11/00153/FUL			0.10	0.10	2	6		0		

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3510	169 Caledonia Road, Wolverhampton, West Midlands, WV2 1JA	ET		FPP	11/00172/FUL			0.11	0.11	9	6		0		
3532	241 Steelhouse Lane, Wolverhampton, West Midlands, WV2 2AB	ET		FPP	11/00866/FUL			0.07	0.07	1	6		0		
3540	Land adjacent to 36 Derry Street and 203 Birmingham Road, Wolverhampton, West Midlands, WV2 1EY	ET		OPP	11/00237/OUT			0.09	0.09	4	6		0		
3544	Land adjacent to 26 Rooker Crescent, Wolverhampton, West Midlands, WV2 2DU	ET		FPP	11/01191/FUL			0.05	0.05	1	6		0		
3573	270 Bilston Road Wolverhampton West Midlands WV2 2HU	ET	Mr N Pionidies	FPP	12/01459/FUL			0.12	0.12	3	6		0	0	0
3590	53 - 54 Gordon Street Wolverhampton West Midlands WV2 1DB	ET	Mr Steve North	FPP	12/01227/FUL			0.02	0.02	2	6		0	0	0
3594	7A Hincks Street Wolverhampton West Midlands WV2 2JZ	ET	Miss Kim Robinson	FPP	12/01036/FUL			0.00	0.00	1	6		0	0	0
3599	Land Behind 28 To 40 Bradley Road Wolverhampton West Midlands	ET	Mr Shah	FPP	11/00705/FUL			0.17	0.17	3	6		0	0	0
3600	Roseville Ettingshall Road Ettingshall Wolverhampton West Midlands WV2 2JP	ET	Mr D Brennan	OPP	12/00528/OUT			0.04	0.04	4	6		0	0	0
3646	Thompson Avenue Open Space	ET	Kier Homes	UC	13/00767/FUL	BC-HC7	D38	2.94	2.94	80	2	Developers committed to construction timetable	80	0	0
3664	Delta Trading Estate, Bilston Road	ET		ALP		BC-H2		2.00	2.00	70	2/3	Bilston Corridor AAP allocation	35	35	0
3665	Ceandess, Dixon Street	ET		ALP		BC-H3		1.15	0.80	29	3	Part of Bilston Corridor AAP allocation	0	29	0
3666	Reliance Trading Estate	ET		ALP		BC-H4		1.00	1.00	35	3	Bilston Corridor AAP allocation	0	35	0
3667	Wolverhampton Street / Shale Street	ET		ALP		BC-H5		0.50	0.50	35	3	Bilston Corridor AAP allocation	0	35	0
3702	159 Parkfield Road	ET		FPP	13/00520/FUL			0.02	0.02	1	6		0	0	0

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3741	26 Granville Street Wolverhampton West Midlands WV2 1DG	ET	Mr D Singh	FPP	14/00562/FUL			0.01	0.01	2	6		0	0	0
3752	48 Dixon Street Wolverhampton West Midlands WV2 2BJ	ET	Mr S Birring	FPP	14/00882/FUL			0.04	0.04	1	6		0	0	0
3757	575 Parkfield Road Wolverhampton West Midlands WV4 6EL	ET	Mr Mohinder Singh	FPP	14/01280/FUL			0.02	0.02	3	6		0	0	0
3766	Former Evcap Centre 51A John Street/George Street Ettingshall Wolverhampton WV2 2LY	ET	Mr Nick Horton	FPP	14/00975/FUL			0.10	0.10	8	6	Supported living units for people with learning disabilities.	0	0	0
3775	Land Adjacent To Sunnyside Taylor Road Wolverhampton West Midlands	ET	Mr Michael Pritchard	OPP	14/00068/OUT	BC - HC2		0.37	0.37	14	6		0	0	0
3782	Land Opposite 2 Coningsby Drive Wolverhampton	ET	Richard Hodson	FPP	14/00475/FUL			0.10	0.10	4	6		0	0	0
2985	Land between 66 & 68 Redcotts Close, The Scotlands	FP	Heantun Housing Association	OC	04/0256/FP/R			0.04	0.04	2	6	Expired permission for 2 no. 2 bed houses.	0		
2988	Land between 53 & 55 Leason Lane, The Scotlands	FP	Heantun Housing Association	OC	04/0325/FP/R			0.06	0.06	1	6		0		
2992	Former garage site adjoining 42 and 44 Primrose Lane	FP	Heantun Housing Association	OC	04/0206/FP/R			0.08	0.08	2	6		0		
3462	Land Adjacent To 27 Newbolds Road WV10 0SA	FP		FPP	11/01178/FUL			0.03	0.03	1	6		0		
3469	85 Prestwood Road West WV11 1HT	FP		FPP	10/01025/FUL			0.07	0.07	1	6		0		
3471	Land Adjacent To 327 Prestwood Road WV11 1RH	FP		FPP	10/00211/FUL			0.05	0.05	1	6		0		
3472	132 Cannock Road WV10 8PW	FP		FPP	10/01133/FUL			0.03	0.03	1	6		0		
3478	Land To The Rear Of 48 Primrose Lane WV10 8RN	FP		FPP	12/01267/FUL			0.04	0.04	6	6		0		

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3505	55 Beechwood Avenue, Wolverhampton, West Midlands, WV11 1DU	FP		FPP	10/01380/FUL			0.09	0.09	1	6		0		
3534	Garage site to the rear of 1 To 13 Carlton Avenue, Bilston, Wolverhampton, West Midlands	FP		OPP	11/00525/OUT			0.09	0.09	2	6		0		
3546	27 Newbolds Road, Wolverhampton, West Midlands, WV10 0SA	FP		FPP	11/01078/FUL			0.03	0.03	4	6		0		
3557	97 Blackhalve Lane, Wolverhampton, West Midlands, WV11 1BB	FP		FPP	11/00771/FUL			0.03	0.03	1	6		0		
3779	Land Between 175 - 177 Bushbury Road Wolverhampton WV10 0NJ	FP	Mr John McCarthy	FPP	14/00881/FUL			0.02	0.02	1	6		0	0	0
2716	Fmr Charles Clark Building, Merridale Road	GR	Lord K S Dale / Ian Darby Partnership	UC	13/01274/PACO U	CC-5b		0.21	0.21	12	2	Under construction	12	0	0
2735	St Marks Road	GR	Sainsbury's	FPP	11/00430/FUL	UDP - CC10(i) / CC-5c		0.74	0.74	22	2	Supermarket now completed. 22 houses with full permission. Allocation in draft City Centre AAP.	22	0	0
3043	Ackleton Gardens Rear of Nos 47-49 Church Road Bradmore Wolverhampton	GR	Mr S Bentley	OC	05/0073/OP/R			0.20	0.20	8	6	Expired planning permission	0		
3069	Land adjacent to 32 Maple Road	GR	Mr Robert Rathbone	OC	05/0241/OP/R			0.01	0.01	1	6	Expired planning permission for 4 bedroom house.	0		
3128	Land btwn 2 Church Walk & 77 - 81 Birches Barn Road, Bradmore	GR		OC	04/1883/OP			0.07	0.07	3	6	Expired outline permission.	0		
3146	Land adjoining 1 Norfolk Road, Pennfields	GR	N P Patel	FPP	05/2017/FP/R			0.05	0.05	2	6		0		
3267	Graiseley Slab Blocks (Wulfruna Court & Grange Court), Dale St / Russell St.	GR	WCC	OC	Post 2011			0.70	0.70	15	2	Housing renewal scheme.	15	0	0
3285	192 Merridale Street West Wolverhampton West Midlands WV3 0RP	GR	Three Pines Building Co	FPP	12/00344/FUL			0.02	0.02	2	6		0		

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3295	Store Adjacent 35 Claremont Road Wolverhampton West Midlands WV3 0EA	GR	C & H Developments	FPP	08/00689/FUL			0.02	0.02	1	6		0		
3305	Rear Of 11-13 Church Road Bradmore Wolverhampton West Midlands WV3 7ET	GR	Mr T Hampton	FPP	08/01358/FUL			0.02	0.02	1	6		0		
3333	31 Copthorne Road Wolverhampton West Midlands WV3 0AB	GR	Mr Magood Ahmed	FPP	13/00805/FUL 14/01399/FUL			0.06	0.06	3	6		0		
3366	149 Merridale Street West Wolverhampton West Midlands WV3 0RW	GR	Mr Santokh Singh Nijjar	OPP	09/00759/OUT			0.07	0.07	2	6		0		
3457	23 Chapel Ash WV3 0TZ	GR		FPP	10/00565/FUL			0.02	0.02	1	6		0		
3691	Tower / Fort Works, Pelham Street	GR		OC		CC-10a	D11	1.58	1.58	70	2	Wolverhampton City Centre AAP draft plan allocation. Demolition works completed.	70	0	0
3710	56 Oak Street	GR		FPP	13/00064/FUL			0.04	0.04	1	6		0	0	0
3730	Fmr Pennfields Special School, Birches Barn Road WV3 7BJ (school buildings)	GR	WCC	OPP	14/01123/OUT		D6	1.07	1.07	25	2	Council disposal site with 2014/15 permission	25	0	0
3730	Fmr Pennfields Special School, Birches Barn Road WV3 7BJ (school playing fields)	GR	WCC	OPP	14/01123/OUT		D6	1.07	1.07	14	2	Council disposal site with 2014/15 permission	14	0	0
3734	12 Birches Barn Road Wolverhampton West Midlands WV3 7BN	GR	Mr & Mrs Michael Ryan	FPP	14/00777/FUL			0.03	0.03	1	6		0	0	0
3754	5 - 9 Chapel Ash Wolverhampton West Midlands WV3 0TZ	GR	Mr Ken Humpherson	FPP	14/00769/FUL			0.05	0.05	14	6		0	0	0
3762	Beckminster Club 22 Coalway Road Wolverhampton West Midlands WV3 7LX	GR	Mr S Bains	FPP	15/00004/FUL			0.11	0.11	9	6		0	0	0
3772	Land Adjacent The Bungalow Carlton Road Wolverhampton West Midlands	GR	HB Community Solutions Living Ltd	UC	14/00705/FUL			0.18	0.18	14	2		14	0	0

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3780	Land Between 212 And 214 Lea Road Wolverhampton West Midlands	GR	Mr S Abbu	FPP	14/01148/FUL			0.03	0.03	2	6		0	0	0
2884	Land at Grimstone St / Culwell St, Canalside Quarter	HT	Marstons Brewery Plc	ALP		UDP - CC12(ii) / CC-4g		0.79	0.54	60	3	Put forward in "call for sites " by Marstons Brewery Plc, who own the site. Currently used as a vehicle depot. Developer profit potentially constrained by previous transfer and clawback agreement. Allocated in draft City Centre AAP, to incorporate public space to serve wider development area.	0	60	0
3158	219 Prestwood Road Heath Town Wolverhampton West Midlands WV11 1RF	HT	Mr Ram Teerath Prashar	FPP	07/00723/FUL			0.02	0.02	1	6		0		
3175	Land at Cambridge Street, Wolverhampton (private)	HT	ID Architects	OC	08/00360/FP/M	CC-4d		0.52	0.52	25	2	Cleared site. 2008 application not determined. Could be developed in connection with land to south, which is allocated in Submission City Centre AAP.	25	0	0
3265	Crane foundry, Canalside Quarter	HT		OC	06/01688/OUT	CC-4l		0.77	0.77	80	3/4	Allocation in draft City Centre AAP.	0	60	20
3266	Horseley Fields / Edward Vaughan Stamping Works, Canalside Quarter	HT	Cala Homes	OC	06/01300/FUL	CC-4m		2.16	1.50	120	3/4	UDP allocation for mixed use. Site now owned by Council and to be remediated prior to development. Allocated in draft City Centre AAP.	0	100	20
3271	New Cross Hospital, Wolverhampton Road	HT	Wolves PCT	ALP	08/00696/OUT	HNP-H7		23.59	3.30	150	2/3	Heathfield Park Neighbourhood Plan allocation. Expired permission for development of car parks as part of improvements to New Cross Hospital site.	30	120	0
3273	Culwell Industrial Estate	HT	Mark Jones	ALP	08/00104/OUT	HNP-H3		4.21	4.08	70	3	2008 application not determined. Site allocated for mixed use including up to 70 homes in Heathfield Park Neighbourhood Plan.	0	70	0
3321	239 - 241 Prestwood Road Wolverhampton West Midlands	HT	Kumaco Ltd	FPP	08/01403/FUL			0.02	0.02	2	6		0		

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3360	Former Chubb Site, Wednesfield Road, Heath Town (north)	HT	Gunnebo UK Ltd	OPP	12/00866/OUT	HNP-H2		5.14	4.35	69	2	Outline permission granted 2013.	69	0	0
3440	Former G & P Batteries Site, Grove Street, Heath Town	HT	Robert Doran	FPP	10/01256/FUL	HNP-H6	P4	0.79	0.79	35	2	Heathfield Park Neighbourhood Plan allocation. Permission expires April 2016. Recent discussions with land-owner.	35	0	0
3482	93 Bushbury Road WV10 0LZ	HT		FPP	10/01240/FUL			0.07	0.07	6	6		0		
3525	Land adjacent to 6 Lawrence Avenue, Heath Town, Wolverhampton, West Midlands, WV10 0QJ	HT		FPP	11/00538/FUL			0.04	0.04	1	6		0		
3526	Shop South Corner of Bushbury Road, Lawrence Avenue, Heath Town, Wolverhampton, West Midlands	HT		FPP	11/00539/FUL			0.03	0.03	1	6		0		
3566	Bass Brewery Playing Field	HT	Bass Brewery	ALP		HNP-H1		1.40	1.40	50	2	Site was to be laid out as playing fields as part of earlier housing development. Allocated for housing, subject to mitigation for loss of playing fields, in adopted Heathfield Park Neighbourhood Plan.	50	0	0
3567	Burton Road / Taylors Playing Field	HT	WCC	ALP		HNP-H8		1.00	1.00	20	2	Council-owned site surplus to requirements and allocated for housing, subject to mitigation for loss of playing pitch, in adopted Heathfield Park Neighbourhood Plan.	20	0	0
3583	Land Rear Of Bird In Hand Public House Thomeycroft Lane Wolverhampton West Midlands WV10 0NF	HT	Mr Kalwant Singh Bains	FPP	12/00653/FUL			0.12	0.12	6	6		0	0	0
3587	Thomeycroft Service Station Thomeycroft Lane Wolverhampton West Midlands WV10 0NF	HT	Mr Peter Skitt	OPP	12/01098/OUT			0.07	0.07	4	6		0	0	0

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3608	Land Adjacent To 34 Thomeycroft Lane Wolverhampton West Midlands	HT	Mr Brian Juggins	FPP	13/01145/FUL 14/01203/RC			0.02	0.02	9	6		0		
3647	Fmr Duke of York PH, Wednesfield Road	HT	WCC	ALP		HNP-H9		0.47	0.47	10	2	Allocation in adopted Heathfield Park Neighbourhood Plan	10	0	0
3648	RDP Electronics Ltd, Grove Street	HT		ALP				0.35	0.35	10	3	Allocation in adopted Heathfield Park Neighbourhood Plan	0	10	0
3661	East of Qualcast Road	HT	WCC	ALP		BC -H1		2.40	2.00	84	2	Bilston Corridor AAP allocation	84	0	0
3662	West of Qualcast Road	HT		ALP		BC -H1	C9	3.40	3.00	119	2/3	Bilston Corridor AAP allocation	19	100	0
3674	Heath Town Estate Masterplan	HT		ALP		HNP-H5		4.00	4.00	160	2/3	Heathfield Park Neighbourhood Plan allocation - individual sites to be identified in line with Heath Town Estate Masterplan	60	100	0
3679	Interchange, Wolverhampton City Centre	HT		OC		CC-3a-e		0.50	0.50	40	3/4	Wolverhampton City Centre AAP draft plan allocation	0	30	10
3680	Stafford Street / Cannock Road, Canalside Quarter	HT		OC		CC-4f		0.50	0.50	210	2/3/4	Wolverhampton City Centre AAP draft plan allocation	30	150	30
3681	Cambridge Street Open Space, Canalside Quarter	HT		OC		CC-4d		0.49	0.49	25	2	Wolverhampton City Centre AAP submission allocation	25	0	0
3682	Culwell Street Depot, Canalside Quarter	HT		OC		CC-4h	D10	1.23	1.23	75	3/4	Wolverhampton City Centre AAP draft plan allocation	0	60	15
3683	Mill Street Depot, Canalside Quarter	HT		OC		CC-4k		1.19	1.19	35	3/4	Wolverhampton City Centre AAP submission allocation	0	20	15
3736	150 Hilton Street Wolverhampton West Midlands WV10 0LF	HT	Mr M Dryden	FPP	14/00342/FUL			0.04	0.04	1	6		0	0	0
3763	Bird In Hand Public House Thomeycroft Lane Wolverhampton WV10 0NF	HT	Mr Kalwant Singh Bains	FPP	14/00762/FUL			0.11	0.11	5	6		0	0	0
3788	Land To The Side Of 96 Coronation Road Heath Town Wolverhampton West Midlands WV10 0QH	HT	Mrs Helen Delaney	FPP	14/00647/FUL			0.05	0.05	1	6		0	0	0
3320	84 Bhylls Lane Wolverhampton West Midlands WV3 8DZ	MH	Mrs Maggie Kirby-Walker	FPP	14/00960/FUL			0.08	0.08	2	6		0		
3424	34 Trysull Road	MH		FPP	13/00599/FUL			0.11	0.11	10	6		0		
3470	203 Trysull Road WV3 7JP	MH		FPP	10/01050/FUL			0.07	0.07	1	6		0		

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3515	10 Finchfield Lane, Wolverhampton, West Midlands, WV3 8EF	MH		FPP	11/00590/FUL			0.07	0.07	1	6		0		
3554	The Bradmore Garage, Trysull Road, Wolverhampton, West Midlands, WV3 7JF	MH		FPP	12/00908/FUL			0.03	0.03	4	6		0		
3585	Supermarket 5 Warstones Drive Wolverhampton West Midlands WV4 4PP	MH	Mr Omo Ayoade	FPP	12/00754/FUL			0.05	0.05	9	6		0	0	0
3602	229 Trysull Road Wolverhampton West Midlands WV3 7JP	MH	Mr David Hill	FPP	12/00502/FUL			0.07	0.07	2	6		0		
3612	Land Adjacent To 6 Wrekin Drive Merry Hill Wolverhampton West Midlands WV3 7HZ	MH	Mr Kevin Fearon	FPP	12/00318/FUL			0.06	0.06	2	6		0		
3335	Garage Site Rear Of 55 To 63 Renton Road Wolverhampton West Midlands	OX	Mr D Green	FPP	14/00631/FUL			0.10	0.10	3	6		0		
3593	61 Probert Road Wolverhampton West Midlands WV10 6UE	OX	Mr G DI Trapani	FPP	13/01156/FUL			0.06	0.06	1	6		0	0	0
3747	4 Oxley Moor Road Wolverhampton WV10 6UG	OX	Mr Malcolm Aplin	FPP	14/00442/FUL			0.15	0.15	2	6		0	0	0
3529	88 Richmond Road, Wolverhampton, West Midlands, WV3 9JD	P		FPP	11/01142/FUL			0.28	0.28	2	6		0		
3543	26 Clarendon Street, Wolverhampton, West Midlands, WV3 9PP	P		FPP	10/01398/FUL			0.08	0.08	6	6		0		
2606	Land adj 56 Newhampton Road West	PK		FPP	11/00123/FUL			0.06	0.06	3	6		0		
3245	Land Adjacent To 162 Newhampton Road West Wolverhampton West Midlands WV6 0RR	PK	Mr J Judge	FPP	08/01352/FUL			0.01	0.01	2	6		0		
3269	Former Eye Infirmary, Chapel Ash	PK	Wolves PCT	OC		CC-5a		1.18	0.60	70	2	Vacant locally listed buildings for conversion to apartments. Allocation in draft City Centre AAP.	70	0	0

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3318	42 Newbridge Street Wolverhampton West Midlands WV6 0EG	PK	Mr & Mrs P Bradfield	FPP	14/00090/FUL			0.05	0.05	2	6		0		
3326	1 Haden Hill Wolverhampton West Midlands WV3 9PT	PK	Mr A Ellahi	FPP	12/00277/EXT			0.03	0.03	2	6		0		
3327	11 Pineways Drive Wolverhampton West Midlands WV6 0LL	PK	Mr G Gautier	OPP	09/00091/OUT			0.08	0.08	2	6		0		
3343	6 Park Crescent Wolverhampton West Midlands WV1 4PY	PK	Mr & Mrs McGarrigle	FPP	13/00842/FUL			0.03	0.03	1	6		0		
3349	Slade Hill Riches Street Wolverhampton West Midlands WV6 0EJ	PK	Mr A Roobottom	FPP	11/00674/EXT			0.34	0.34	7	6		0		
3369	176 Newhampton Road East Wolverhampton West Midlands WV1 4PQ	PK	Mr S Sharma	FPP	09/00737/FUL			0.04	0.04	1	6		0		
3439	Old Vine PH, Lower Vauxhall	PK		FPP	09/00776/FUL		P8	0.10	0.10	6	6		0		
3444	198, 200-206 Coleman St, Whitmore Reans	PK		OC	12/00020/FUL 11/01096/FUL			0.28	0.28	11	2	Site in two ownerships, one with recent planning refusal, one with allowed appeal for 6 flats on 200 / rear 198. A comprehensive scheme is preferred.	11	0	0
3445	16 St Judes Road WV6 0EB	PK		FPP	09/01188/FUL			0.04	0.04	1	6		0		
3460	1 Park Road West WV1 4PS	PK		FPP	10/00671/FUL			0.02	0.02	1	6		0		
3474	94 Compton Road WV3 9PS	PK		FPP	10/01142/FUL			0.01	0.01	1	6		0		
3486	323 Tettenhall Road WV6 0JZ	PK		FPP	09/00998/FUL			0.07	0.07	1	6		0		
3494	25 Tettenhall Road WV3 9NB	PK		FPP	10/00400/FUL			0.01	0.01	1	6		0		
3504	8 Newhampton Road East, Wolverhampton, West Midlands, WV1 4AJ	PK		FPP	10/01342/FUL			0.03	0.03	1	6		0		
3550	Land at the rear of 216 Compton Road, Wolverhampton, West Midlands, WV3 9JX	PK		FPP	14/00026/FUL			0.14	0.14	1	6		0		

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3553	187 Tettenhall Road, Wolverhampton, West Midlands, WV6 0BZ	PK		FPP	11/01072/FUL			0.10	0.10	1	6		0		
3564	60 Avondale Road, Wolverhampton, West Midlands, WV6 0AJ	PK		FPP	11/01166/FUL			0.02	0.02	2	6		0		
3571	Former St Judes House 51 St Judes Road West Wolverhampton West Midlands WV6 0DB	PK		FPP	13/01278/FUL		D22	0.12	0.12	2	6		0	0	0
3576	The Firs 49 Compton Road West Wolverhampton West Midlands WV3 9DU	PK	C/o Agent	FPP	12/01381/FUL			0.05	0.05	1	6		0	0	0
3586	8 - 10 Compton Road Wolverhampton West Midlands WV3 9PH	PK	Mrs Denise Healy	FPP	12/00742/FUL			0.03	0.03	2	6		0	0	0
3601	18 Chapel Ash Wolverhampton West Midlands WV3 0TN	PK	Mr John Widdowson	FPP	12/00409/FUL			0.01	0.01	2	6		0		
3604	Land Rear Of 63 To 71 Newbridge Crescent Wolverhampton West Midlands	PK	Mr PHIL NICHOLAS	OPP	12/01276/OUT			0.15	0.15	3	6		0		
3607	57 Albert Road Wolverhampton West Midlands WV6 0AG	PK	Mr SURINDER SINGH KHOSAH	FPP	13/00742/FUL			0.15	0.15	3	6		0		
3609	142 Newhampton Road West Wolverhampton West Midlands WV6 0RR	PK	Mr H Singh	FPP	12/01487/FUL			0.03	0.03	1	6		0		
3700	6 Allen Road	PK		FPP	13/00436/FUL			0.02	0.02	4	6		0	0	0
3706	4 Merridale Lane	PK		FPP	13/01073/FUL			0.02	0.02	3	6		0	0	0
3708	1 Marchant Road	PK		FPP	13/01257/FUL			0.06	0.06	2	6		0	0	0
3709	24A Chapel Ash	PK		FPP	13/00229/FUL			0.01	0.01	2	6		0	0	0
3719	Former St Judes Infant School, Riches Street	PK		FPP	13/01267/FUL		C4	0.40	0.40	9	6		0	0	0
3722	Spruce House, 80 Chapel Ash	PK		UC	13/01074/FUL			0.06	0.06	9	2		9	0	0
3742	3 Newhampton Road East Wolverhampton West Midlands WV1 4AJ	PK	Mrs Gin Bains	FPP	14/00543/FUL			0.05	0.05	3	6		0	0	0

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3748	45 Bath Road Wolverhampton West Midlands WV1 4EW	PK	Mr John Widdowson	FPP	14/00690/FUL			0.02	0.02	1	6		0	0	0
3749	46 - 48 Chapel Ash Wolverhampton West Midlands WV3 0TT	PK	Mr John Widdowson	FPP	14/00540/PACO U			0.05	0.05	8	6		0	0	0
3751	46 Riches Street Wolverhampton WV6 0DR	PK	Mr S Robinson	FPP	14/01323/FUL			0.02	0.02	1	6		0	0	0
3785	Land Rear Of The Cedars Compton Road West Wolverhampton West Midlands WV3 9DX	PK	Mark Robertson	FPP	13/01181/FUL			0.79	0.79	12	6		0	0	0
3068	The Lych Gate, Chamberlains Lane	PN	M. Singh Esq	FPP	15/00366/FUL			0.18	0.18	1	6		0		
3219	Land Between 20 & 22 Church Hill Penn Wolverhampton West Midlands WV4 5PN	PN	Nationwide House	FPP	12/00347/FUL			0.17	0.17	1	6		0		
3247	127 Canterbury Road Wolverhampton West Midlands WV4 4EQ	PN	Mr & Mrs Bowdler	FPP	07/01016/FUL			0.03	0.03	1	6		0		
3259	The Holly Bush Public House 494 Penn Road Wolverhampton West Midlands WV4 4HU	PN	Marston's Inns & Taverns	FPP	10/00329/FUL			0.08	0.08	2	6		0		
3454	Land Adjacent 66 Hollybush Lane WV4 4HU	PN		FPP	10/00329/FUL			0.08	0.08	2	6		0		
3575	107 Windsor Avenue Wolverhampton West Midlands WV4 4BJ	PN	Mr A Singh	FPP	12/00941/FUL			0.08	0.08	2	6		0	0	0
3584	374 Penn Road Wolverhampton West Midlands WV4 4DB	PN	Mr Nick Sanghera	FPP	12/00534/FUL			0.07	0.07	5	6		0	0	0
3652	Fmr Warstones Inn / Open Space, Warstones Road / Tenbury Gardens (brownfield)	PN	Mr Carl Tatton	UC	13/01153/FUL			0.69	0.69	11	2		11	0	0
3652	Fmr Warstones Inn / Open Space, Warstones Road / Tenbury Gardens (greenfield)	PN	Mr Carl Tatton	UC	13/01153/FUL			0.69	0.69	12	2		12	0	0

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3740	229 - 231 Penn Road Wolverhampton West Midlands WV4 5TY	PN	McCarthy & Stone Retirement Lifestyles Limited	UC	14/01291/FUL			0.39	0.39	38	2	Off-site affordable housing contribution.	38	0	0
3756	57 Mount Road Penn Wolverhampton West Midlands WV4 5SS	PN	Mrs Angena Chall	FPP	15/00079/FUL			0.07	0.07	1	6		0	0	0
3786	Land To The Rear Of 12 Lloyd Hill Lower Penn South Staffordshire WV4 5NE	PN		FPP	15/00040/FUL			0.11	0.11	1	6		0	0	0
3507	71 Leicester Street, Wolverhampton, West Midlands, WV6 0PR	SP		FPP	11/00086/FUL			0.01	0.01	1	6		0		
3513	Land at the rear of 81 Lichfield Street, Wolverhampton, West Midlands, WV1 1EQ	SP		FPP	11/00413/FUL			0.02	0.02	8	6		0		
3530	The Meat Shop, 28 Victoria Street, Wolverhampton, West Midlands, WV1 3PW	SP		FPP	11/00028/FUL			0.13	0.13	5	6		0		
3616	Asia Takeaway And Restaurant Great Hampton Street Wolverhampton West Midlands WV1 4AY	SP	Mr SORAN KADIR	FPP	12/01152/FUL			0.16	0.16	1	6		0		
3617	Auxiliary Fire Service, Old Comrades Club 5C Market Street Wolverhampton West Midlands WV1 3AE	SP	Mr John Widdowson	FPP	12/01176/FUL			0.03	0.03	2	6		0		
3677	Shopping Core / Southside, Wolverhampton City Centre	SP		OC		CC-1b		1.50	1.50	120	3/4	Wolverhampton City Centre AAP draft plan allocation	0	100	20
3678	Westside, Wolverhampton City Centre	SP		OC		CC-2a	P34/P36	6.00	6.00	170	2/3/4	Wolverhampton City Centre AAP draft plan allocation	30	110	30
3684	Express & Star Buildings, Castle St / Tower St	SP		OC		CC-8c		0.53	0.53	50	3/4	Wolverhampton City Centre AAP draft plan allocation	0	40	10
3701	29 Lichfield Street, City Centre	SP		FPP	12/01256/FUL			0.01	0.01	3	6		0	0	0

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3713	111-114 Salop Street, City Centre	SP		FPP	13/00299/FUL 14/00805/RC			0.03	0.03	4	6		0	0	0
3733	115 Waterloo Road Wolverhampton West Midlands WV1 4RB	SP	Mr Y Patel	FPP	14/01100/FUL			0.03	0.03	4	6		0	0	0
3737	172 And 173 Stafford Street Wolverhampton WV1 1NA	SP	Mr M Terani	FPP	14/00223/FUL			0.02	0.02	4	6		0	0	0
3750	46 Queen Street City Centre Wolverhampton West Midlands WV1 3BJ	SP	Talisbrook Limited	FPP	14/01172/FUL			0.08	0.08	3	6		0	0	0
3753	49 Queen Street City Centre Wolverhampton West Midlands WV1 3BJ	SP	Mr David Moore	FPP	14/00979/FUL			0.03	0.03	1	6		0	0	0
3767	Former Riley Hayes And Company Solicitors 24A Darlington Street Wolverhampton West Midlands WV1 4HW	SP	Mr Raj Sangha	FPP	14/00611/FUL			0.01	0.01	2	6		0	0	0
2888	Former Farndale Junior School, Gatis St, Whitmore Reans (New Build)	ST	Ikon Estates Ltd	FPP	13/00546/RC	UDP - H8		0.76	0.76	33	2	Application to amend house types summer 2013.	33	0	0
2888	Former Farndale Junior School, Gatis St, Whitmore Reans (Conversion)	ST	Ikon Estates Ltd	FPP	13/00546/RC	UDP - H8		0.76	0.76	12	2	Application to amend house types summer 2013.	12	0	0
3173	62/63 Worcester Street, Wolverhampton	ST	SEP Properties Ltd	FPP	05/1943/FP/C			0.02	0.02	1	6		0		
3253	36-38 Berry Street Wolverhampton West Midlands WV1 1HA	ST	Venture Investments Ltd	FPP	08/00098/FUL			0.02	0.02	9	6		0		
3364	Craddock St Industrial Estate, Craddock St / Gatis St, Whitmore Reans	ST	Bellway Homes West Midlands	UC	11/00871/FUL	UDP - H2		3.68	3.13	16	2	Remainder of UDP allocation now unlikely to come forward as in operation as a gym.	16	0	0
3365	Land adj 123 Gorsebrook Road Wolverhampton West Midlands WV6 0PE	ST	Mr N Khan	FPP	09/00327/FUL			0.02	0.02	1	6		0		
3368	152 Dunstall Road Wolverhampton West Midlands WV6 0NL	ST	Kumaco Ltd	FPP	08/00014/FUL			0.05	0.05	2	6		0		
3419	1-3 Hunter Street	ST		FPP	10/00008/FUL			0.04	0.04	1	6		0		
3420	4-6 Broad Street	ST		FPP	10/00072/FUL			0.01	0.01	4	6		0		

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3432	Garage Site adj to 49 Glentworth Gardens	ST		OPP	09/00766/DWO		P12	0.13	0.13	2	6		0		
3447	1 Princess Street, City Centre WV1 1HQ	ST		FPP	10/00226/FUL			0.02	0.02	2	6		0		
3468	15-18 Queen Street, City Centre WV1 3JW	ST		FPP	10/01019/FUL			0.02	0.02	1	6		0		
3483	20 - 24 Broad Street, City Centre WV1 1HP	ST		FPP	10/01244/FUL			0.06	0.06	9	6		0		
2238	Former GKN Site, Birmingham New Road / Taylor Road (1993 UDP)	SV	Taylor Wimpey	UC	03/0156/OP, 04/2069/RM, 12/00819/FUL	BC-HC4		7.50	6.83	10	2	Under construction - last phase awaiting treatment of japanese knotweed in 2015.	10	0	0
2894	Land rear of 18-32 Turner Avenue, Woodcross	SV		FPP	13/00412/FUL	UDP - H12		0.26	0.26	6	6		0		
3242	25 Spring Road Lanesfield Wolverhampton West Midlands WV4 6LQ	SV	E Ahmed	FPP	12/00072/FUL			0.03	0.03	2	6		0		
3286	Garage Site Rear Of 104 And 106 Mount Road Lanesfield Wolverhampton West Midlands	SV	WCC	OPP	08/00247/DWO			0.05	0.05	1	6		0		
3428	19-20 Waverley Crescent, Lanesfield	SV		FPP	12/01291/EXT		P9	0.26	0.26	4	6		0		
3435	Garage Site between 10-16 Watson Road, Lanesfield	SV		FPP	10/01181/FUL		D34	0.04	0.04	2	6		0		
3467	1-3 Hinchliffe Avenue WV14 9PQ	SV		FPP	10/01002/FUL			0.17	0.17	2	6		0		
3477	Former Sons Of Rest, Hackett Close WV14 9SD	SV		OPP	10/01153/DWO			0.10	0.10	2	6		0		
3528	41-45 Spring Road, Wolverhampton, West Midlands, WV4 6LQ	SV		FPP	11/01089/FUL			0.06	0.06	1	6		0		
3568	Land Adjacent To 5 Hilton Road Wolverhampton West Midlands WV4 6DT	SV	Taylor Wimpey Midlands Limited	FPP	12/00830/FUL			0.08	0.08	2	6		0	0	0
3644	Fmr Rookery Lodge, Woodcross Lane	SV		OC	11/00639/OUT		P3	1.04	0.25	16	2	Permission granted 2012 for care village including self-contained accommodation	16	0	0
2547	Land adj 61 Wergs Road, Tettenhall	TR	Mr P Hudson	FPP	13/00244/EXT			0.41	0.41	1	6		0		

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3191	10 Wergs Road, Tettenhall	TR	Mr B Griffiths	FPP	11/00479/FUL			0.16	0.16	1	6		0		
3287	76 Wrottesley Road Wolverhampton West Midlands WV6 8SH	TR	Mr & Mrs M & G McGlynn	OPP	08/00300/OUT			0.07	0.07	1	6		0		
3304	61 Wrottesley Road Wolverhampton West Midlands WV6 8SG	TR	Miss Rebecca Pioli	OPP	08/01368/OUT			0.11	0.11	1	6		0		
3415	Land adj 22 Saxonfields	TR		FPP	09/00734/FUL			0.06	0.06	1	6		0		
3456	21 Kinfare Drive WV6 8JW	TR		FPP	10/00526/FUL			0.03	0.03	1	6		0		
3484	Land To The Rear Of 98 And 100 Codsall Road WV6 9QP	TR		FPP	12/00619/VV			0.04	0.04	1	6		0		
3589	Chestnut Cottage Birchfield Avenue Wolverhampton West Midlands WV6 8TE	TR	MR And DR Bains	FPP	12/01099/FUL			0.23	0.23	4	6		0	0	0
3598	84 Woodthorne Road South Wolverhampton West Midlands WV6 8SL	TR	Mr B Singh	FPP	13/01093/FUL			0.09	0.09	2	6		0	0	0
3642	Fmr ADAS offices, Wergs Road	TR	Charles Church	UC	12/01478/FUL 14/01007/FUL		P37	3.57	2.70	50	2		50	0	0
3645	Danescourt Lodge, Danescourt Road	TR		UC	12/00925/FUL		D8	1.79	1.79	26	2	Under construction	26	0	0
3703	The Mitre PH, Lower Green, Tettenhall	TR		UC	14/00234/FUL			0.13	0.13	6	2		6	0	0
3721	33 High Street, Tettenhall	TR	McCarthy & Stone	UC	14/00384/FUL		P46	0.30	0.30	22	2	Under construction	22	0	0
3729	Land Adjacent To The White Cottage Stockwell End Wolverhampton West Midlands	TR		FPP	13/01240/FUL			0.06	0.06	1	6		0	0	0
3732	110 Woodthorne Road South Wolverhampton West Midlands WV6 8SW	TR	Mr Gill	FPP	14/00824/FUL			0.06	0.06	1	6		0	0	0
3790	Observer Buildings 2 Lower Street Wolverhampton West Midlands WV6 9AF	TR	Mr J York	OPP	14/00697/OUT			0.19	0.19	5	6		0	0	0
3066	1 - 21 Finchfield Road West	TW	Hyde Park Properties	FPP	10/00770/FUL			0.26	0.26	15	2		15	0	0

Site Ref	Address	Ward	Land owner / Developer	Planing Status	PA Ref	Local Plan Ref	Previous SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Remaining Capacity (homes)	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
3198	Land Between Elysium And Orchard House 10 Old Lane Wightwick Wolverhampton West Midlands	TW	Penn Haulage (Midlands)Ltd	OPP	10/00394/EXT			0.15	0.15	2	6		0		
3290	Orchard House 6 Elmsdale Wolverhampton West Midlands WV6 8ED	TW	D Bromley	FPP	14/00317/FUL			0.17	0.17	1	6		0		
3312	87 Mill Lane Tettenhall Wood Wolverhampton West Midlands WV6 8HE	TW	Mr B Kandola	FPP	14/00954/FUL			0.06	0.06	3	6		0		
3371	25 Grove Lane Wolverhampton West Midlands WV6 8NJ	TW	Mr Phil Clark	OPP	09/00470/OUT			0.25	0.25	3	6		0		
3430	Sharow 21 Perton Road	TW		FPP	12/01363/REM		P11	0.17	0.17	2	6		0		
3452	7 Foley Avenue WV6 8LT	TW		FPP	10/00320/FUL			0.06	0.06	1	6		0		
3503	Wightwick Court, Vale Head Drive, Wolverhampton	TW		FPP	14/00619/FUL			0.58	0.16	9	6		0		
3516	46 Mount Road, Tettenhall, Wolverhampton, West Midlands, WV6 8HW	TW		FPP	14/00810/FUL			0.29	0.29	3	6		0		
3521	134 Bridgnorth Road, Wolverhampton, West Midlands, WV6 8BB	TW		FPP	11/00919/FUL			0.13	0.13	1	6		0		
3545	122B Castlecroft Road, Castlecroft, Wolverhampton, West Midlands, WV3 8LU	TW		FPP	11/01199/FUL			0.01	0.01	1	6		0		
3552	Land to the rear of 71 Mill Lane, Tettenhall Wood, Wolverhampton, West Midlands, WV6 8HE	TW		FPP	11/00893/FUL			0.05	0.05	1	6		0		
3562	Land adjacent to and rear of 6 Bridgnorth Road, Wolverhampton, West Midlands	TW		FPP	11/00568/FUL			0.28	0.28	6	6		0		
3581	Land To The Rear Of 201 Castlecroft Road Castlecroft Wolverhampton West Midlands WV3 8NA	TW	Mr Steven Taylor	FPP	12/00521/REM			0.08	0.08	2	6		0	0	0

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3591	Cleobury House Mill Lane Tettenhall Wood Wolverhampton West Midlands WV6 8HE	TW	Mrs J Rissbrook	OPP	12/01379/OUT			0.53	0.53	4	6		0	0	0
3618	Land Opposite 14 Sycamore Drive Wolverhampton West Midlands	TW	Mrs F Lea	FPP	12/01329/FUL			0.15	0.15	2	6		0		
3619	1 Cherrington Gardens Wolverhampton West Midlands WV6 8AJ	TW	Mr Roger Strudwicke	FPP	12/01081/FUL			0.06	0.06	2	6		0		
3640	Tettenhall Ambulance Station Regis Road Wolverhampton West Midlands WV6 8RH	TW	Four Petals Properties Ltd	UC	12/01173/FUL		P39	0.18	0.18	8	2		8	0	0
3675	Fmr Tettenhall Wood Special School, School Road	TW	WCC	ALP		TNP-H1	D7	0.30	0.30	10	2	Tettenhall Neighbourhood Plan allocation and Council disposal site.	10	0	0
3743	31 Tinacre Hill Wolverhampton West Midlands WV6 8DB	TW	Mr Nigel Round	FPP	14/00414/FUL			0.13	0.13	1	6		0	0	0
3745	36 Foley Avenue Wolverhampton West Midlands WV6 8LX	TW	Mr Jake Sedgemore	FPP	14/00845/FUL			0.04	0.04	1	6		0	0	0
3759	6 Windmill Lane Wolverhampton West Midlands WV3 8HJ	TW	Mr Graham Walker	FPP	14/00756/FUL			0.24	0.24	1	6		0	0	0
3768	Garage Site Adjacent To 2 Bagridge Road Wolverhampton West Midlands	TW	MJR Services Ltd	FPP	14/00165/FUL			0.09	0.09	2	6		0	0	0
3770	Hafod Mount Road Tettenhall Wood Wolverhampton West Midlands WV6 8HR	TW	Mr C Goss	FPP	14/00243/FUL			0.18	0.18	1	6		0	0	0
3388	Garage Site To The Rear Of 1 To 5 Baylis Avenue Wolverhampton West Midlands	WN	WCC	FPP	10/00270/FUL			0.11	0.11	3	6		0		
3389	Garage Site To The Rear Of 11 To 14 Tonadine Close Wolverhampton West Midlands	WN	WCC	FPP	10/00126/FUL			0.13	0.13	3	6		0		

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3397	Land At Junction With Parry Road Woodside Wolverhampton	WN	WCC	OPP	09/00265/DWO			0.16	0.16	8	6	There have been a number of pre-application enquiries regarding the site.	0		
3401	Open Space Adjacent To 74 Barnard Road Wolverhampton	WN	Voyage	FPP	12/00588/EXT			0.14	0.14	6	6		0		
3412	57 Prestwood Avenue	WN		FPP	09/00703/FUL			0.02	0.02	1	6		0		
3535	Garage site to rear of 2 To 6, Wolmer Road, Wolverhampton, West Midlands	WN		OPP	11/00517/OUT			0.10	0.10	1	6		0		
3538	Garage Site to the rear of 30 to 36 Bargery Road, Wolverhampton, West Midlands	WN		OPP	11/00508/OUT			0.05	0.05	1	6		0		
3784	Land Rear Of Daves Supersave 6 - 8 Wootton Avenue Wolverhampton WV11 3AA	WN	Mr S. Srail	FPP	14/01157/FUL			0.01	0.01	2	6		0	0	0
2704	Land at Rookery Street	WS	Mid-Counties Co-operative	OPP	10/01257/OUT			0.22	0.22	22	2	Expired permission for retail unit and flats granted Feb 2011. Agent stated development ready to go - waiting for market to pick up (end 2012).	22	0	0
2760	New Cross Farm, Wednesfield Road	WS		OC	06/0599/FP			0.17	0.17	14	6	Scheme delayed due to lack of access to finance. Site in temporary use as a car park.	0		
3376	48 Bolton Road Wolverhampton West Midlands WV11 1UA	WS	Mr M Walters	FPP	09/00221/FUL			0.04	0.04	2	6		0		
3466	49-53 High Street, Wednesfield WV11 1ST	WS		FPP	10/01001/FUL			0.07	0.07	6	6		0		
3481	139 Neachells Lane WV11 3PP	WS		FPP	10/01223/FUL			0.02	0.02	1	6		0		
3643	Fmr Jennie Lee Centre, Wednesfield (previously developed)	WS	Taylor Wimpey	UC	11/00627/OUT 13/00756/REM 14/00361/REM		P40	6.80	5.20	147	2	Developers committed to construction timetable	147	0	0
3716	Land adjacent to 119 Waddens Brook Lane, Wednesfield	WS		FPP	13/00876/FUL		P26	0.03	0.03	1	6		0	0	0
3717	43 Taylor Street	WS		FPP	12/00296/FUL		P41	0.08	0.08	3	6		0	0	0

Site Ref	Address	Ward	Land owner / Developer	Plan-ning Status	PA Ref	Local Plan Ref	Pre-vious SHLAA ref	Gross Site Area (ha)	Net Site Area (ha)	Rem-aining Capacity (homes)	SHLAA Cat-egory	Deliverability Commentary	Deliv-erable 2015-20	Devel-opable 2020-25	Devel-opable 2025-26
3731	Former Braybrook PRU, Bellamy Lane	WS	Mr A Cockayne	FPP	14/00964/FUL		D35	0.48	0.48	14	2	Council disposal site with 2014/15 permission	14	0	0
3764	Brook House 25 Broad Lane South Wolverhampton West Midlands WV11 3RY	WS	Mr Gary Newman	FPP	14/01227/FUL			0.19	0.19	1	6		0	0	0

Table 2 Pre-Application Sites

Site Ref	Address	SHLAA Category	Deliverability Commentary	Ward	Land owner / Developer	Planning Status	Gross Site Area (ha)	Net Site Area (ha)	Total Capacity (net)	Deliverable 2015-20	Devel-opable 2020-25
P7	The Orchard, Bilston Town Centre	2	Published Draft Masterplan. Site falls within Bilston Town Centre Conservation Area and includes 3 listed buildings. Site assembly required.	BE	Various, including WCC	OC	0.84	0.6	22	22	0
P48	Fmr Crown and Cushion, Bank Street, Bradley	6	Planning application refused 2014/15 and appeal underway.	BE	Dr Baljit Bhandal	OC	0.2	0.2	8	0	0
P27	Land rear of 28/30 Beccles Drive	6	Expired planning permission	BI	Touchstone Housing Association	OC	0.110	0.11	4	0	0
P28	25 Shaw Road, Blakenhall	6	Expired planning permission. Permission granted for demolition of existing buildings in 2012.	BL	Brookview Homes	OC	0.07	0.07	6	0	0
P31	Land adjacent to 50 Jeremy Road Goldthorn Park.	6	Expired planning permission	BL	Mr G A Duckhouse	OC	0.022	0.022	1	0	0
P29	32A Laburnum Road, Stowheath.	6	Expired planning permission	EP	D R Builders	OC	0.03	0.03	1	0	0
P1	Sub-station, Merridale Road	6	Owner looking to dispose of site. 2009 pre-application response supports 5 houses maximum.	GR	Central Networks	OC	0.207	0.207	5	0	0
P45	Connaught Hotel, Tettenhall Road	2	Planning application for 53 flats and 48 student flats under consideration.	PK		OC	0.33	0.33	90	90	0
P6	Former British Legion Club, adj 455 Penn Road	2	Former quarry. Club now closed. Pre-application enquiry 2013. Capacity constrained by site configuration.	PN	British Legion Club	OC	0.780	0.78	15	15	0

Site Ref	Address	SHLAA Category	Deliverability Commentary	Ward	Land owner / Developer	Plan-ning Status	Gross Site Area (ha)	Net Site Area (ha)	Total Capacity (net)	Deliv-erable 2015-20	Devel-opable 2020-25
P24	Land at the rear of 58A Hollybush Lane, Penn	6	Expired planning permission	PN		OC	0.061	0.061	1	0	0
P16	1 Red Lion Street Wolverhampton West Midlands WV1 4BL	2	08/00401/FUL not determined.	ST	New Dawn Gibraltar Ltd	OC	0.080	0.080	19	19	0
P30	Land at 127 Waterloo Road, Wolverhampton	6	Expired planning permission. Temporary 3 yr permission for car wash 2012.	ST	M Singh and B Kaur	OC	0.24	0.24	10	0	0
P32	Blunts Shoeshop, 5-15 Broad Street, Wolverhampton	6	Expired planning permission	ST	Mr S Patel	OC	0.04	0.04	9	0	0
P23	Land corner of Riches St / Sweetman St	6	Expired planning permission (Housing Association, 4x3 bed houses)	TW		OC	0.040	.04	3	0	0
P49	Fmr Intercars, Wolverhampton Road, Wednesfield	6	Planning application withdrawn 2014/15	WS	Mr M Kenyon	OC	0.23	0.23	14	0	0

Table 3 Call For Sites

Site Ref	Address	Ward	Land owner / Developer	Gross Site Area (ha)	Net Site Area (ha)	Net Density	Total Capacity (net)	Suitable Capacity	SHLAA Category	Deliverability Commentary	Deliverable 2015-20	Developable 2020-25	Developable 2025-26
C1	Goldthorn Wedge (1) Land adjacent Park Hall Hotel, Jeremy Road	BL	Mucklow	1.335	1.335	48	64	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0
C2	Goldthorn Wedge (2) Land Between 223 and 225 Wolverhampton Road East	BL	Mucklow	0.186	0.186	48	9	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0
C5	The Dog & Partridge PH Broad Street Bilston	BE	Marstons PLC	0.121	0.121	66	8	8	2	Planning application refused in 2009 for 10 dwellings. Housing suitable subject to appropriate density	8	0	0
C7	Grassy Lane	FP	PRW for Friary Group	2.380	1.960	28	54	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0
C8	Land off Wobaston Road	BN	Skimmia Ltd	5.190	5.190	35	182	0	1	Site falls within an area protected for high quality strategic employment land in Black Country Core Strategy and is surrounded by employment uses.	0	0	0
C14	Land off Vicarage Road, Upper Penn	PN	Mr & Mrs Tyler-Morris, Pennmoor Farm / Mr Matto, Grasshopper Holdings Plc	1.110	1.11	24	27	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0
C15	Land east of Bushbury	BN	Signet Planning for W.Bibbey & Family Trust	14.600	13.7	29	400	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0
C16	Land at Pennwood Farm	BL	Berry's for Mr Millington	28.5	28.5	25	700	0	1	Green Belt proposal not in accordance with NPPF, UDP and Black Country Core Strategy	0	0	0

Table 4 Public Sector Disposal Sites

Site Ref	Address	SHLAA Category	Deliverability Commentary	Ward	Land owner / Developer	Planning Status	Gross Site Area (ha)	Net Site Area (ha)	Net Capacity Min	Net Capacity Max	Total Capacity (net)	Deliverable 2015-20	Developable 2020-25
D13	Bilston Leisure Centre & former Nursery	2	Planning guidelines prepared. Disposal to take place during 2015.	BI	WCC	OC	0.95	0.95	33	48	33	33	0
D5	Northcote Secondary School	2/3	Subject to BSF Programme. Detailed design study. Part playing fields	BN	WCC	OC	4.94	4.94			170	20	150
D34	Land at Broome Road, Fifth Avenue	2	Site owned by WCC. Development partner to be appointed 2016 to build Council and private homes on this site, together with Fmr Tapworks.	BS	WCC	OC	1.290	1.29			50	50	0
D15	Former Ettingshall Primary School	2	Health centre on part of fmr School site to be retained and remainder to be disposed.	ET	WCC	OC	1.1	1.1			28	28	0
D32	Land at Sweetbriar Road	2	Site to be marketed.	ET	WCC	OC	0.16	0.16			14	14	0
D20	Beckminster House, Beckminster Road	2	Office use also appropriate. Grade II Listed Building	GR	WCC	OC	0.86	0.25	9	11	9	9	0
D23	Corner House Day Centre, Dunstall Road, Whitmore Reans	2	Site to be marketed.	ST	WCC	OC	0.14	0.14	5	6	5	5	0
D14	Danesmore Park Primary School	2	Planning guidelines prepared. Disposal in progress.	WN	WCC	OC	1.4	1.4			50	50	0
D4	Wednesfield High School Playing Fields	2/3	Outline application to be submitted	WS	WCC	OC	10.54	6			235	150	85
D19	Fmr NE Adult Team Office, Alfred Squire Road, Wednesfield	2	Office use also appropriate	WS	WCC	OC	0.13	0.13	6	10	6	6	0

Appendix 8

SHLAA Housing Trajectory

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Table 1	Wolverhampton SHLAA Housing Trajectory by Source of Capacity: 2015-26
Table 2	Wolverhampton SHLAA Housing Trajectory: 2001-26
Graph 1	Wolverhampton SHLAA Housing Trajectory: 2001-26

Wolverhampton SHLAA September 2015

Table 1 Wolverhampton SHLAA Housing Trajectory by Source of Capacity: 2015-26

	2006-10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
2006-15 gross completions	1605	199	742	496	433	677												4152
Demolitions	-265	-140	-12	-30	-2	0	0	0	-34	0	0	0	0	0	0	0	0	-483
Commitments: Larger Sites & Smaller Sites (known)							676	584	675	715	725	552	552	553	553	553	430	6568
Commitments: Smaller Sites (unknown)							129	248	183	137	92	53	66	0	0	0	0	908
Pre-Application sites							0	38	47	43	65	6	4	5	0	0	0	208
Call for Sites							0	0	0	4	4	0	0	0	0	0	0	8
Public Sector Disposal Sites							0	0	144	118	103	47	47	47	47	47	0	600
Wolverhampton City Centre							0	0	0	0	92	93	55	55	55	55	55	460
Smaller Site Windfalls							22	65	96	120	136	145	156	156	156	156	156	1364
Net Total	1340	59	730	466	431	677	827	935	1111	1137	1217	896	880	816	811	811	641	13785

Table 2 Wolverhampton SHLAA Housing Trajectory: 2001-26

Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
2001/2	106						
2002/3	-28						
2003/4	307						
2004/5	509						
2005/6	591						
2006/7	300		566		566	300	266
2007/8	362		566		1132	662	470
2008/9	429		566		1698	1091	607
2009/10	249		566		2264	1340	924
2010/11	59		567		2831	1399	1432
2011/12	730		566		3397	2129	1268
2012/13	466		566		3963	2595	1368
2013/14	431		566		4529	3026	1503
2014/15	677		566		5095	3703	1392
2015/16		827	567	883	5662	4530	1132
2016/17		935	516	888	6178	5465	713
2017/18		1111	516	883	6694	6576	118
2018/19		1137	516	854	7210	7713	-503
2019/20		1217	516	814	7726	8930	-1204
2020/21		896	516	747	8242	9826	-1584
2021/22		880	1033	717	9275	10706	-1431
2022/23		816	1034	676	10309	11522	-1213
2023/24		811	1034	630	11343	12333	-990
2024/25		811	1034	539	12377	13144	-767
2025/26		641	1034	267	13411	13785	-374

**Graph 1: Wolverhampton SHLAA Housing Trajectory
(Black Country Core Strategy Targets Annualised)**

