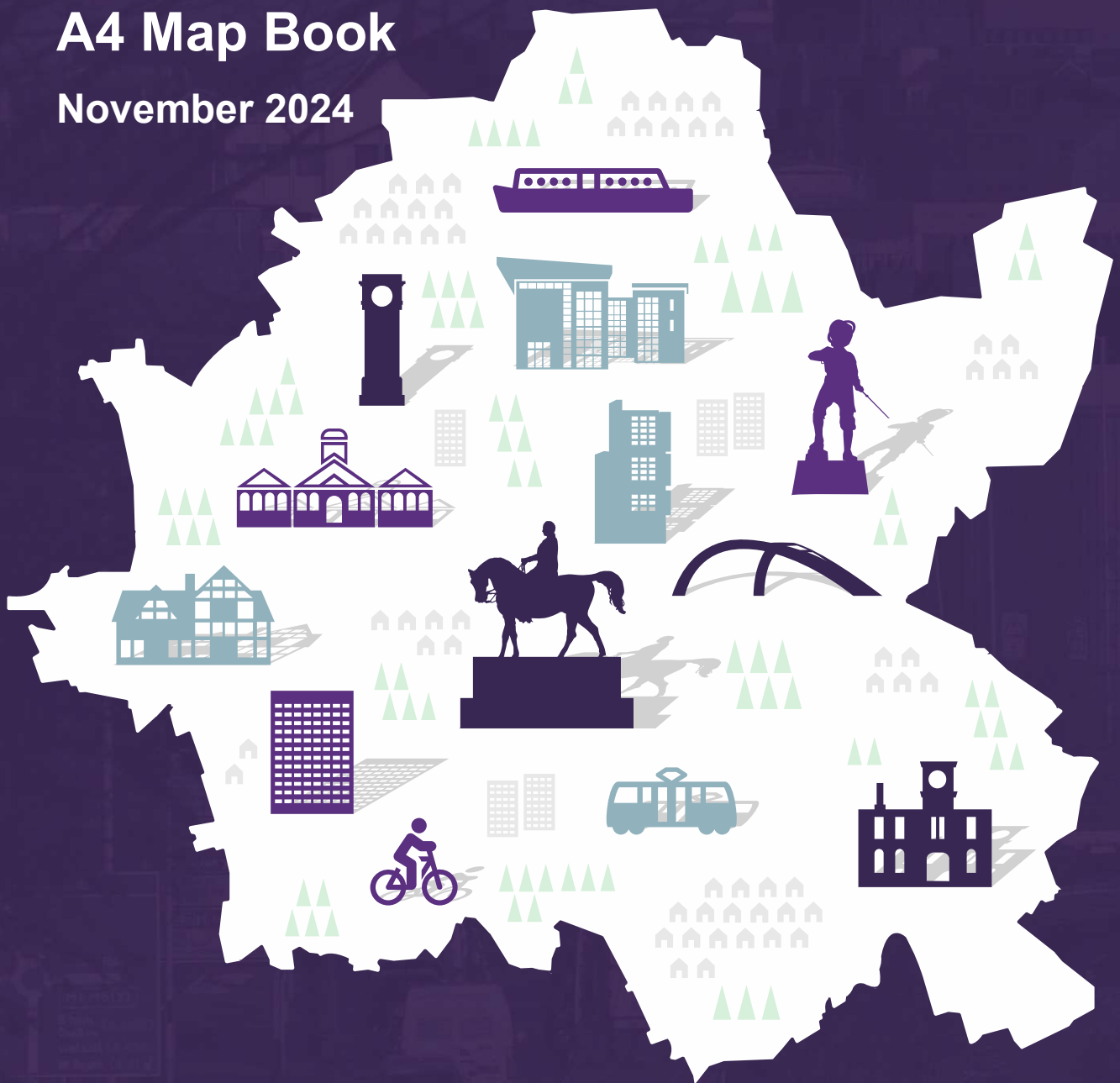


Wolverhampton Local Plan

Wolverhampton Policies Map Changes
Arising from Wolverhampton Local Plan
Main Document Publication Consultation
(Regulation 19)

A4 Map Book

November 2024



Introduction

1. Each DPD Submitted to the Secretary of State must include a Submission Policies Map if the adoption of the DPD would result in changes to the adopted Policies Map. The Submission Policies Map also forms part of the Proposed Submission Documents which the Council must make available and invite representations on at Publication stage, prior to Submission.
2. This A4 Map Book provides more detailed Plans of proposed changes to existing designations forming part of the Wolverhampton Policies Map which would result from the adoption of the Wolverhampton Local Plan Main Document Publication Consultation (Regulation 19) [WLP (Reg 19)]. This approach reflects advice from the Planning Inspectorate (contained in the Local Development Frameworks – Examining Development Plan Documents: Learning from Experience (September 2009)) which states that Inspectors have generally found that the use of inset plans is a more pragmatic approach than producing a complete submission version policies map (paragraphs 52-57).
3. This A4 Map Book **does not** provide detailed plans of new housing and employment allocations and other designations to be made by the WLP (Reg 19) – these are set out in a series of key diagrams within the WLP (Reg 19) and can also be easily viewed and interrogated within a series of online maps available at: www.wolverhampton.gov.uk/localplan. Large-scale paper maps reproducing the online maps are also available at consultation locations and on request.
4. The proposed changes to the Wolverhampton Policies Map set out in this document include:
 - deletions of allocations / designations that are related to WLP (Reg 19) policies e.g. housing allocations which have been built out or are not now developable for housing;
 - deletions of allocations and designations where the WLP (Reg 19) would delete the policies to which these relate to e.g. minerals safeguarding areas;
 - deletion of existing allocations where these would be replaced by a new WLP allocation with a significantly amended site boundary (where existing allocations will be replaced by a WLP (Reg 19) allocation with substantially the same boundary a map is not provided – see Table 9 and Section 13 of the WLP (Reg 19) for further details)
5. This A4 Map Book therefore forms part of the Proposed Submission Documents produced alongside the WLP (Reg 19) and the online policy change maps (and corresponding large-scale paper maps).
6. Please note that any changes to the Wolverhampton Policies Map would not occur until adoption of the WLP.
7. Table 9, Section 13 and Appendix 1 of the WLP (Reg 19) provide a comprehensive description of the Impact of the WLP (Reg 19) on existing Development Plans and Documents (upon adoption). This includes the Wolverhampton Policies Map amendments detailed in this document and also Development Plan Document Policy changes.
8. Extracts of the parts of Appendix 1 and Section 13 relevant to this map book are provided below for ease of reference:

Extract from Appendix 1 of WLP (Reg 19)

A1.1 The following Development Plan Documents and Neighbourhood Plans were in force in Wolverhampton upon adoption of the WLP:

BCCS	Black Country Core Strategy (2011)
WUDP	Saved parts of the Wolverhampton Unitary Development Plan (2006)
BCAAP	Bilston Corridor Area Action Plan (2014)
SRCAAP	Stafford Road Corridor Area Action Plan (2014)
CCAAP	Wolverhampton City Centre Area Action Plan (2016)
HNP	Heathfield Park Neighbourhood Plan (2014)
TNP	Tettenhall Neighbourhood Plan (2014)

A1.2 The policies and designations contained in these documents are still saved or in force following adoption of the WLP, unless specifically replaced by policies and designations in the WLP as listed in Table 9, Section 13 and this Appendix 1.

A1.3 Within the Wolverhampton administrative area, the policies and designations of the Black Country Core Strategy have been wholly replaced by the Wolverhampton Local Plan (WLP). Some of the policies, supporting paragraphs and Policies Map designations of the BCAAP, SRCAAP, CCAAP and saved parts of the WUDP have also been replaced through adoption of the WLP. Table 12 – Housing and Employment Allocations of Section 13, Table 9 – Strategic Waste Management Sites and Tables A1.1-A1.3 below list the resulting amendments to the Wolverhampton Policies Map. Table A1.2 lists policies and supporting paragraphs of existing Plans which were replaced upon adoption of the WLP.

A1.4 The CCAAP covers the Wolverhampton Strategic Centre (as defined in the BCP) and the Blakenhall & Graiseley and All Saints Quarters located to the south of the city centre. As the WLP does not allocate sites within Wolverhampton City Centre (as defined in Figure 2), only certain policies, supporting paragraphs and designations within the CCAAP are affected by adoption of the WLP.

A1.5 Neighbourhood Plan policies and proposals cannot be replaced by a Development Plan Document. However, for clarity, Table A1.3 lists allocations in the Heathfield Park Neighbourhood Plan, which have not been carried forward into the WLP. As the Neighbourhood Plan Forums for the HNP and TNP have now lapsed, the WLP is not required to set separate housing targets for the areas covered by these Neighbourhood Plans.

Table A1.1: Wolverhampton Policies Map amendments made upon adoption of the WLP

Development Plan Document	Designation / Site Reference	Site Name	Description of Change	Reason for Change
BCCS	Minerals Safeguarding Areas	Various	Removed	Policy MIN1 no longer applies

Table A1.1: Wolverhampton Policies Map amendments made upon adoption of the WLP

Development Plan Document	Designation / Site Reference	Site Name	Description of Change	Reason for Change
BCCS	Strategic Waste Allocation WP7	SITA Transfer Station, Neachells Lane, Willenhall	Removed	Policy WM3 no longer applies
BCCS	Retained for Employment	Wednesfield Employment Area	Removed	Appendix 2 no longer applies
BCCS	Area of Search for Housing & Employment	Racecourse Road	Removed	Appendix 2 no longer applies
WUDP	Housing allocation / H9	Goldthorn Hill Pumping Station and Allotments	Removed	Site no longer developable for housing.
WUDP	Housing allocation / H12	Land Rear of 18-32 Turner Avenue, Woodcross	Removed	Site built out
WUDP	Housing allocation / H8	Former Farndale Junior School	Removed	Site built out
WUDP	Housing allocation / H5	Fmr Bilston Girls School, Windsor St	Removed	Site built out
WUDP	Housing Renewal site / HR1	The Mayfield, Willenhall Road, Old Heath	Removed	Site built out
WUDP	Housing Renewal site / HR3	Portobello Flats, New Street & South Street	Removed	Site built out
WUDP	Housing-led Mixed Use Site / MU2	Factory rear of Fifth Avenue / Humphries Road, Low Hill	Removed	Site built out
WUDP	Housing-led Mixed Use Site / MU1	Former Chubb Site, Wednesfield Road	Removed	Site built out
SRCAAP	Housing allocation / HP3	Showell Road / Bushbury Lane	Removed	Site no longer developable for housing.
SRCAAP	Housing allocation / HP6	Bus Depot, Park Lane	Removed	Site no longer developable for housing.

Table A1.1: Wolverhampton Policies Map amendments made upon adoption of the WLP

Development Plan Document	Designation / Site Reference	Site Name	Description of Change	Reason for Change
SRCAAP	Housing allocation / HP8	Assa Abloy building and former petrol station, Cannock Road	Removed	Site no longer developable for housing.
SRCAAP	Housing allocation / HP4	Armitage Shanks	Removed	Site built out
SRCAAP	Housing allocation / HP2	Promise House	Removed	Site built out
SRCAAP	Housing allocation / MU1	Goodyear	Removed	Site built out
BCAAP	Housing part of Mixed Use allocation / MU3	Bilston Urban Village	Removed	Housing part of site built out
BCAAP	Housing allocation / H3	Dixon Street	Removed	Site no longer developable for housing.
BCAAP	Housing allocation / H4	Reliance Trading Estate	Removed	Site no longer developable for housing.
BCAAP	Housing allocation / H5	Wolverhampton Street / Shale Street	Removed	Site no longer developable for housing.
BCAAP	Housing allocation / HC1	Cable Street / Steelhouse Lane	Removed	Site built out
BCAAP	Housing allocation / HC3	Ward Street / Polypipe	Removed	Site built out
BCAAP	Housing allocation / HC5	Bankfield Road	Removed	Site built out
BCAAP	Housing allocation / HC6	Highfields Road	Removed	Site built out
BCAAP	Housing allocation / HC2	Taylor Road	Removed	Site no longer developable for housing

Table A1.1: Wolverhampton Policies Map amendments made upon adoption of the WLP

Development Plan Document	Designation / Site Reference	Site Name	Description of Change	Reason for Change
BCAAP	Housing allocation / HC7	Thompson Avenue Open Space	Removed	Site built out
BCAAP	Housing allocation / HC4	Greenock Crescent	Removed	Site built out
BCAAP	Housing allocation / HOS1	Alexander Metals Open Space	Removed	Site no longer developable for housing.
CCAAP	Housing allocation / 10a	Tower and Fort Works, Blakenhall & Graiseley Character Area	Removed	Site built out
CCAAP	Housing allocation / 10b	Former Sunbeam Factory, Blakenhall & Graiseley Character Area	Removed	Site built out
CCAAP	Housing allocation / 10c	Ablow Street, Blakenhall Character Area	Removed	Site no longer developable for housing.
CCAAP	Housing allocation / 10e	Land north of Graiseley Hill, Blakenhall & Graiseley Character Area	Removed	Site no longer available for development.
CCAAP	Housing allocation / 10f	Former Metal Castings Site, Blakenhall & Graiseley Character Area	Removed	Site no longer available for development.
CCAAP	Housing allocation / 10g	Former St Lukes School, Blakenhall & Graiseley Character Area	Removed	Site no longer developable for housing.
CCAAP	Housing allocation / 10h	Moorfield Road, Blakenhall & Graiseley Character Area	Removed	Site no longer developable for housing.
SRCAAP / BCAAP / CCAAP	High Quality Employment Areas (HQEA) / Local Quality Employment Areas (LQEA) / Employment Development Opportunities (EDO) / Employment	Various	Removed	Replaced by Policy EMP1- EMP4 employment designations in WLP.

Table A1.1: Wolverhampton Policies Map amendments made upon adoption of the WLP

Development Plan Document	Designation / Site Reference	Site Name	Description of Change	Reason for Change
	Investment Areas (EIA)			

Extract from Section 13 of WLP (Reg 19)

Table 12 - Housing and Employment Allocations

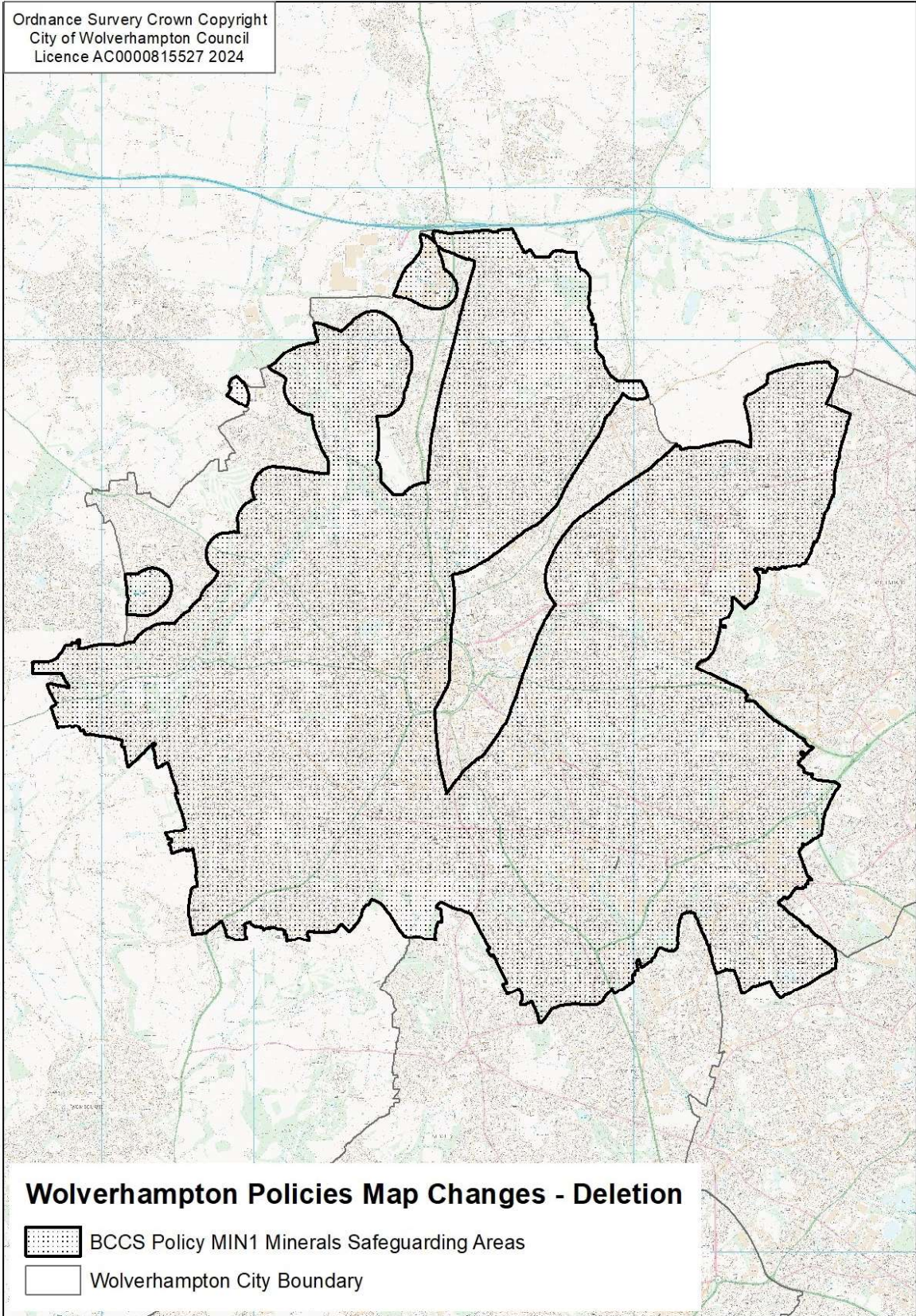
Site Reference	Site Name	Detailed Information and Policy Requirements (including Heritage Impact / Flood Risk / Wastewater)	Allocated Use	Indicative no. of homes (gross without discount)	Area to be developed in hectares (predominantly Brownfield / Greenfield)	Anticipated Delivery Timescale (by year for housing sites to be delivered by 2032)
Stafford Road Core Regeneration Area						
Wednesfield Core Regeneration Area						
H3	East of Qualcast Road, Canalside South	Together with H4 and H5, replaces Bilston Corridor Area Action Plan allocation H1. Includes Inkerman Street Open Space. Subject to biodiversity net gain and provision of an equivalent quantity of high quality recreational open space as part of the development. High quality design required which respects adjoining Wyrley & Essington Canal (LNR and SINC). Heritage Impact: No built heritage within site. Site adjoins Bilston Canal Corridor and Union Mill Conservation Areas. Archaeological DBAs completed for previous applications. Remains of canal basin potentially survives, but overall archaeological potential low. Within 500m of site are CAs, LBs and LLBs within the wider area. HIS required.	Housing	152	2.00 (G)	2024-32: 152 (2026-27: 76; 2027-28: 76)
H4	West of Qualcast Road, Canalside South	Together with H3 and H5, replaces part of Bilston Corridor Area Action Plan allocation H1. Occupied employment land. High quality design required which respects adjoining Wyrley & Essington Canal (LNR and SINC). Heritage Impact: Later industrial works may contain historic buildings / fabric. Site of former Horseley Fields Iron Works. Likely truncation from later phases of works here, but potential for earlier archaeology – DBA underway. Site adjoins Bilston Canal Corridor and Union Mill Conservation Areas. Within 500m of site are CAs, LBs and LLBs within the wider area. HIS required. Wastewater: Early consultation is required with STW to ascertain if any sewer infrastructure upgrades / network connections are required, and can be delivered, before commencement or occupation of development.	Housing	228	3.00 (B)	2024-32: 228 (2028-29: 114; 2029-30: 38; 2030-31: 38; 2031-32: 38)

Site Reference	Site Name	Detailed Information and Policy Requirements (including Heritage Impact / Flood Risk / Wastewater)	Allocated Use	Indicative no. of homes (gross without discount)	Area to be developed in hectares (predominantly Brownfield / Greenfield)	Anticipated Delivery Timescale (by year for housing sites to be delivered by 2032)
H5	West of Colliery Road, Horseley Fields	Together with H3 and H4, replaces Bilston Corridor Area Action Plan allocations H1 and MU1. Occupied employment land. Additional 1 ha suitable for other commercial uses as part of mixed use scheme. 100% flats. High quality design required which respects adjoining Wyrley & Essington Canal (LNR and SINC). Heritage Impact: Site of former Swan Garden Iron Works and terraced housing along Swan Street and to the south. Site adjoins Bilston Canal Corridor and Union Mill CAs. Within 500m of site are LLBs and other LBs within the CAs (100m to east and west). HIS required, including dating of current industrial buildings and assessment of archaeological significance and potential.	Housing	90	2.00 (B)	2037-42: 90
Bilston Core Regeneration Area						
H9	Dudley Road / Bell Place, Blakenhall	Replaces Wolverhampton City Centre Area Action Plan allocation 10d. Site has full planning permission. 100% flats. Heritage Impact: No built heritage within site. No archaeological potential. Site adjoins the Industrial Area south of Wolverhampton AHHTV. Within 500m of site is St John's CA with LBs (220m to north) and Dudley Road School LLB (140m to south). No HIS necessary.	Housing	100	0.36 (B)	2024-32: 100 (2026-27: 50; 2027-28: 50)
H10	Royal Hospital Development Area, All Saints	Replaces Wolverhampton City Centre Area Action Plan allocation 11a. Fmr Bus Depot part was completed in 2022. Royal Hospital part is partly complete. Cleveland Street part has full planning permission for 93 homes. 50% flats (of remaining). Total capacity: 295 homes. Any subsequent planning applications would require high quality design which respects Cleveland Road Conservation Area (within which the site is located) and associated listed and locally listed buildings. Heritage Impact: Site is within Cleveland Road CA and contains	Housing	143 (remaining)	4.76 (B)	2024-32: 143 (2024-25: 40; 2025-26: 10 ; 2026-27: 93)

Site Reference	Site Name	Detailed Information and Policy Requirements (including Heritage Impact / Flood Risk / Wastewater)	Allocated Use	Indicative no. of homes (gross without discount)	Area to be developed in hectares (predominantly Brownfield / Greenfield)	Anticipated Delivery Timescale (by year for housing sites to be delivered by 2032)
		Grade II listed building and LLBs. Archaeological DBA identified specific areas of potential that are being mitigated as individual areas are developed. Former Baker's Shoe Factory (Grade II listed) immediately west of the site. Within 500m are many heritage assets, including St George's (Grade II listed converted church, and graveyard APA), Old Hall Street CA, LBs and APA, and Bilston Canal Corridor CA. HIS Required.				
E23	Bilston Urban Village, Bath Street	Replaces Bilston Corridor Area Action Plan allocation MU3. Subject to biodiversity net gain. Heritage Impact: No built heritage assets within or adjoining site. Site already assessed and has low archaeological potential. Within 500m of site are Bilston Canal Corridor CA (50m to south), Bilston Town Centre CA and LBs / LLBs (200m to north), Grade II Listed Church of St Mary (also an APA, with a memorial and walls, railings and gates separately listed) and adjoining Locally Listed Holy Trinity RC church (250m to east) and Bilston High School LLB (370m to west). No HIS necessary. Flood Risk: Parts of the site are at risk of surface water flooding affecting access / egress, which is likely to increase over the Plan period due to climate change, and residual risk from the culverted Bilston Brook. Any development must comply with Level 2 SFRA Site Report requirements. Wastewater: Early consultation is required with STW to ascertain if any sewer infrastructure upgrades / network connections are required, and can be delivered, before commencement or occupation of development.	Employment	-	6.02 (G)	By 2042
E24	Dale St, Bilston	Subject to biodiversity net gain Heritage Impact: No built heritage assets within or adjoining site. Site is former colliery land. No archaeological potential. Within 500m of site are Grade II Listed Church of St Mary (also an APA, with a memorial and walls, railings and gates separately listed) and adjoining Locally Listed Holy Trinity RC church (390m to west), Former Congregational Church Mission Hall	Employment	-	0.91 (B)	By 2042

Site Reference	Site Name	Detailed Information and Policy Requirements (including Heritage Impact / Flood Risk / Wastewater)	Allocated Use	Indicative no. of homes (gross without discount)	Area to be developed in hectares (predominantly Brownfield / Greenfield)	Anticipated Delivery Timescale (by year for housing sites to be delivered by 2032)
		LLB (400m to southwest) and Walsall Canal AHHTV (420m to east). No HIS necessary.				
Neighbourhoods Area						
H23	Former Gym, Craddock Street	Replaces Wolverhampton Unitary Development Plan allocation H4. Heritage Impact: No built heritage assets within or adjoining site. Site developed in 20 th century - low archaeological potential. Within 500m of site are St Andrew Church LLB (220m to southwest), Rosedale LLB (200m northeast) and West Park CA, LBs and LLBs (420m to south). No HIS necessary. Flood Risk: Parts of the site are at risk of surface water flooding affecting access / egress. Any development must comply with Level 2 SFRA Site Report requirements.	Housing	48	1.20 (B)	2024-32: 48

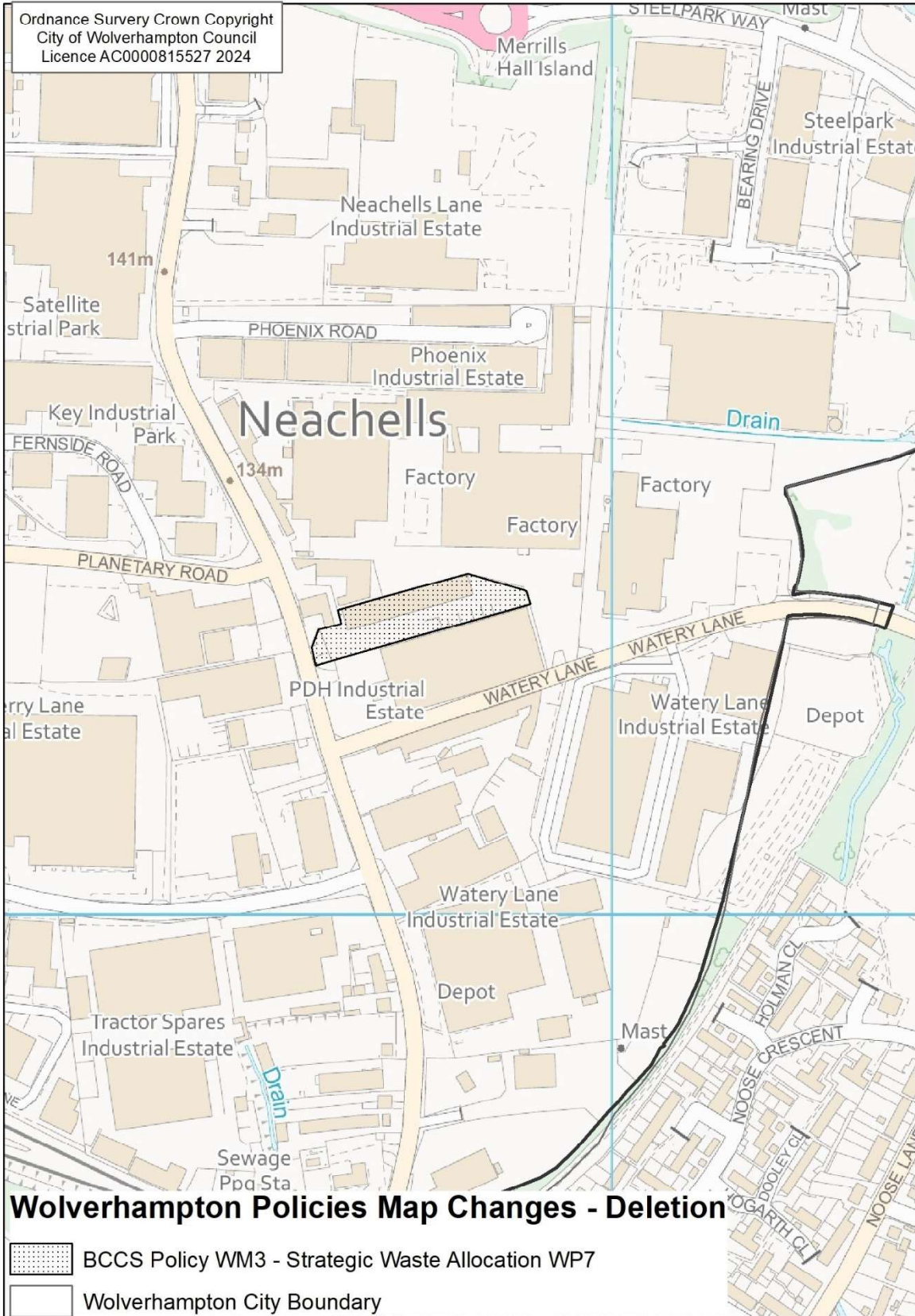
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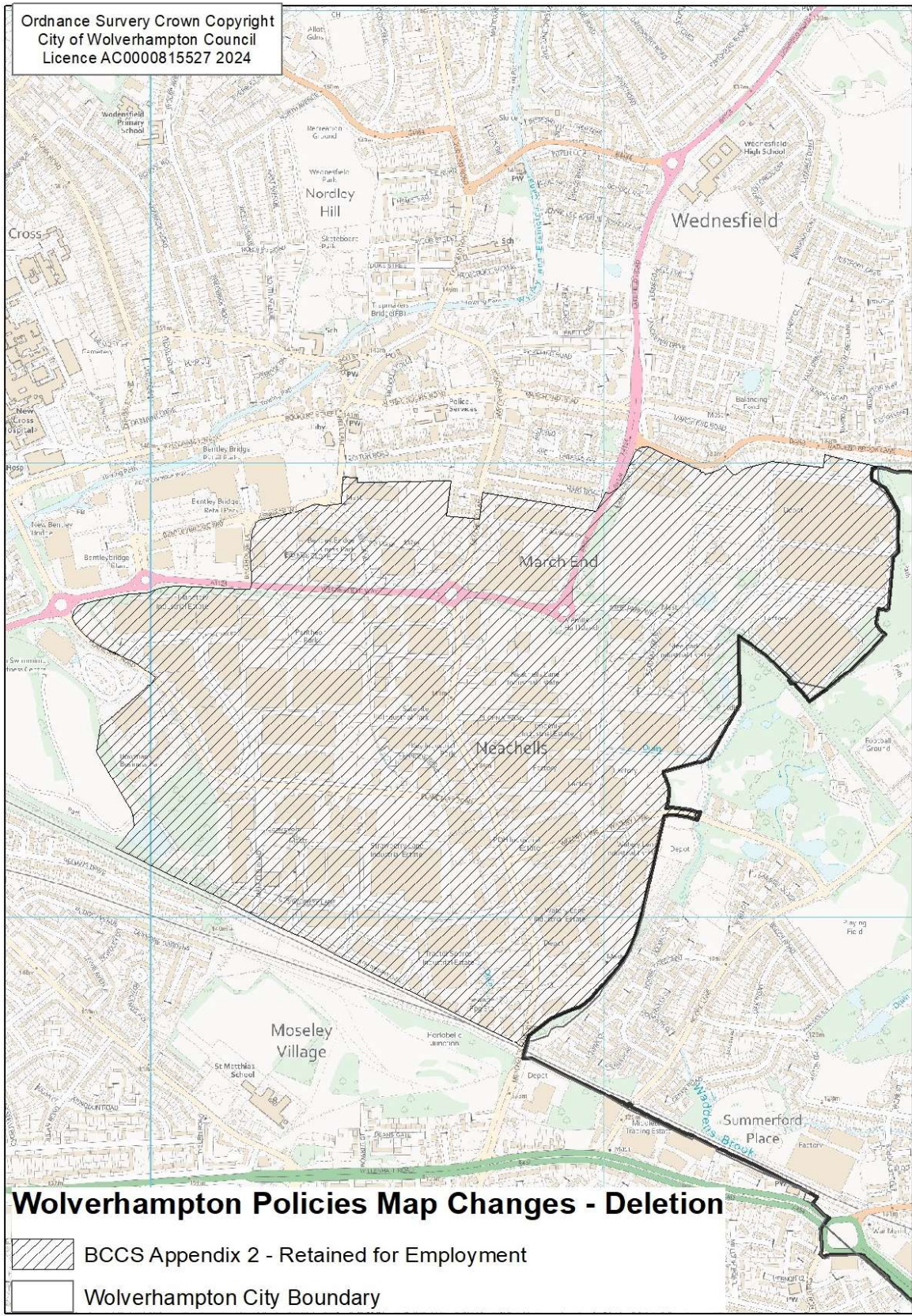
Wolverhampton Policies Map Changes - Deletion

-  BCCS Policy MIN1 Minerals Safeguarding Areas
-  Wolverhampton City Boundary



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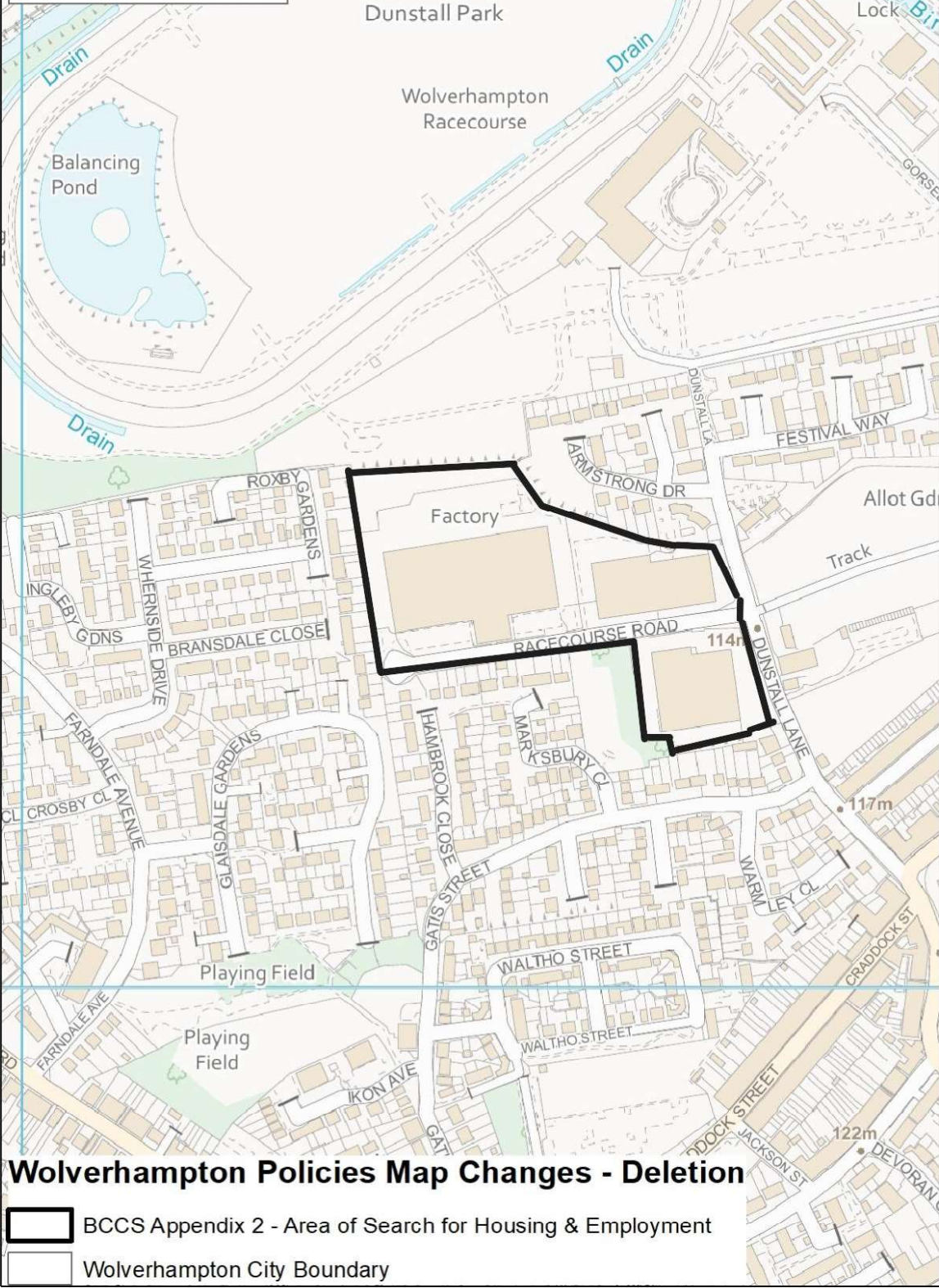
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-  BCCS Appendix 2 - Retained for Employment
-  Wolverhampton City Boundary

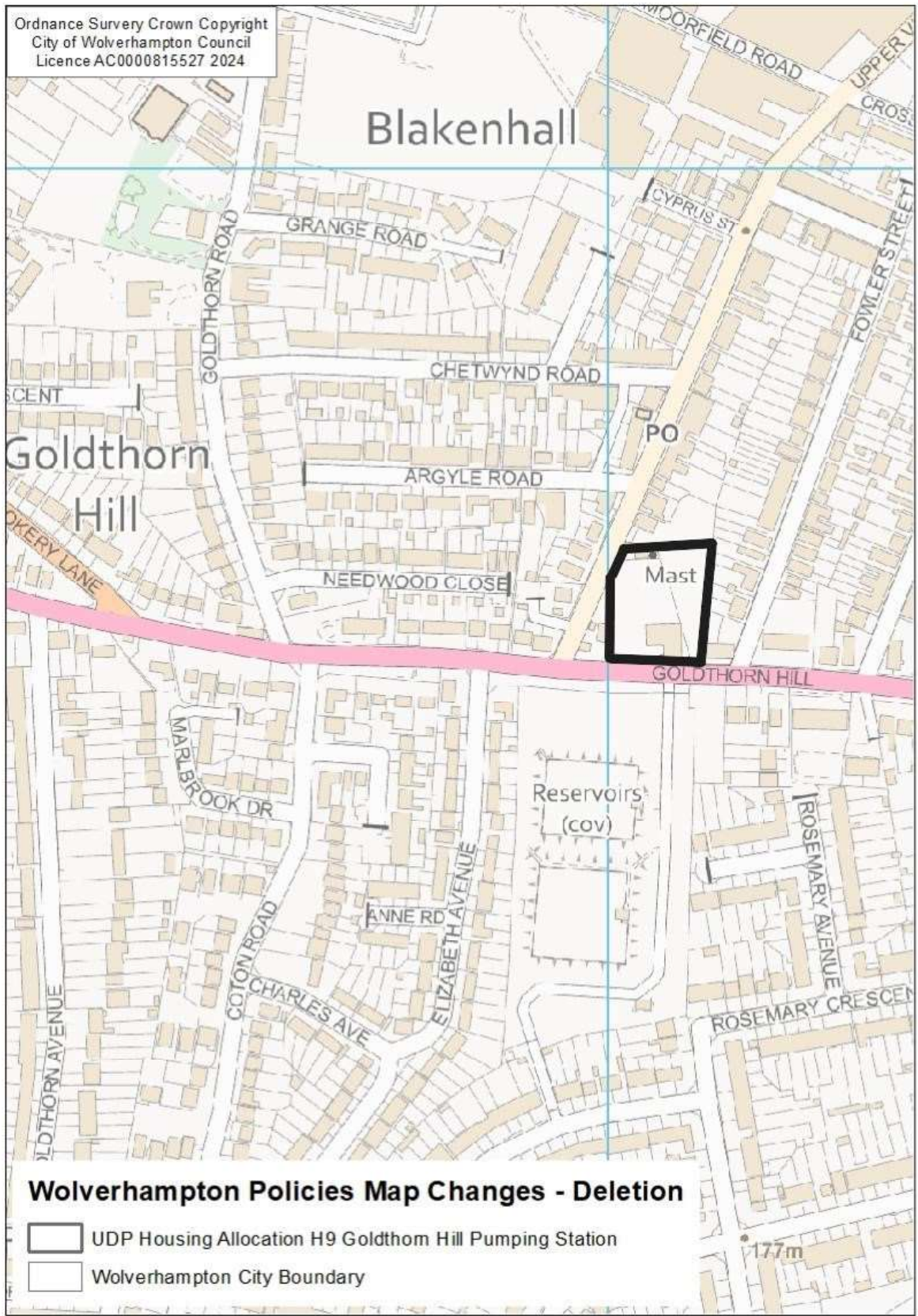
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-  BCCS Appendix 2 - Area of Search for Housing & Employment
-  Wolverhampton City Boundary

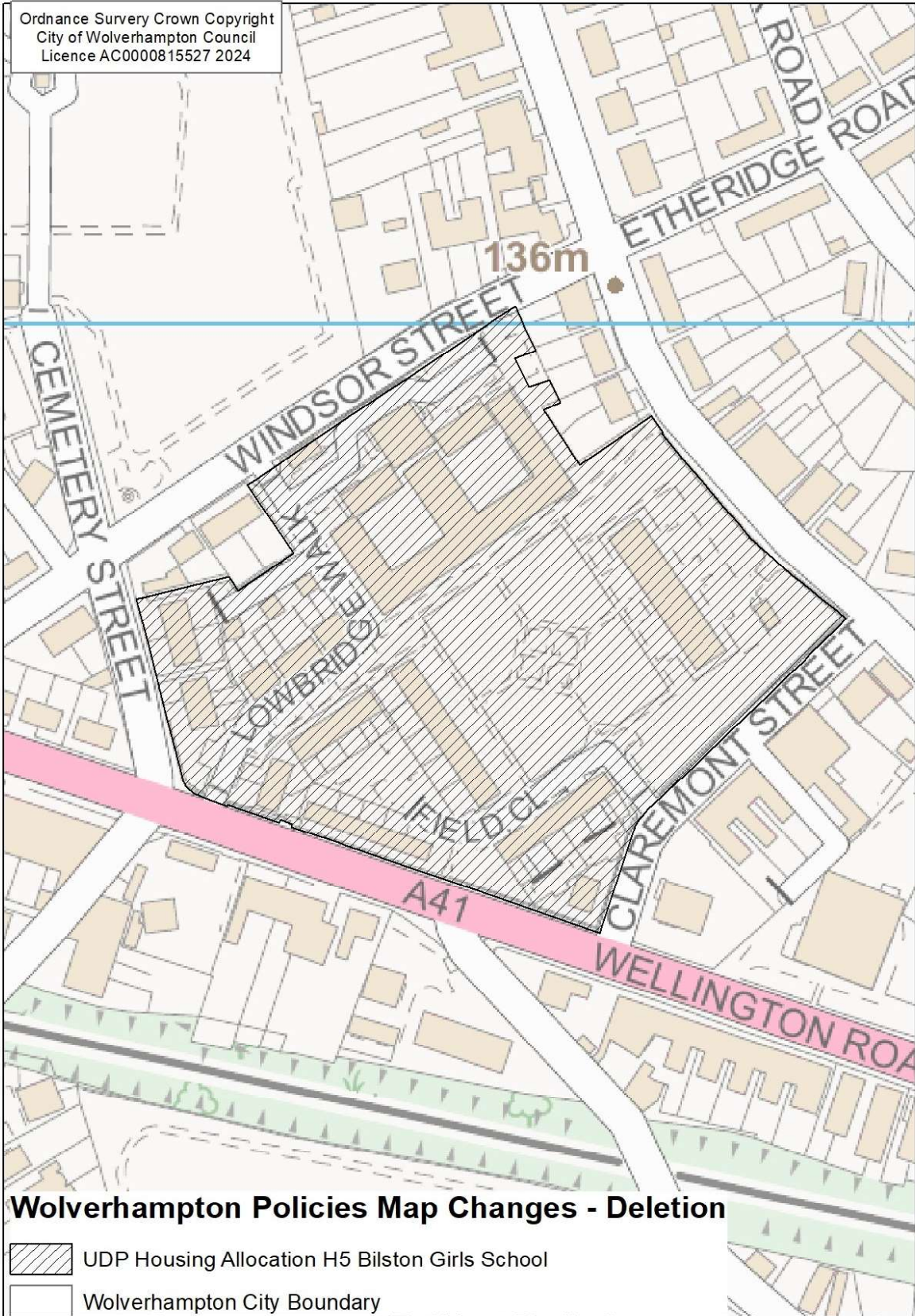
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-  UDP Housing Allocation H9 Goldthorn Hill Pumping Station
-  Wolverhampton City Boundary

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-  UDP Housing Allocation H5 Bilston Girls School
-  Wolverhampton City Boundary

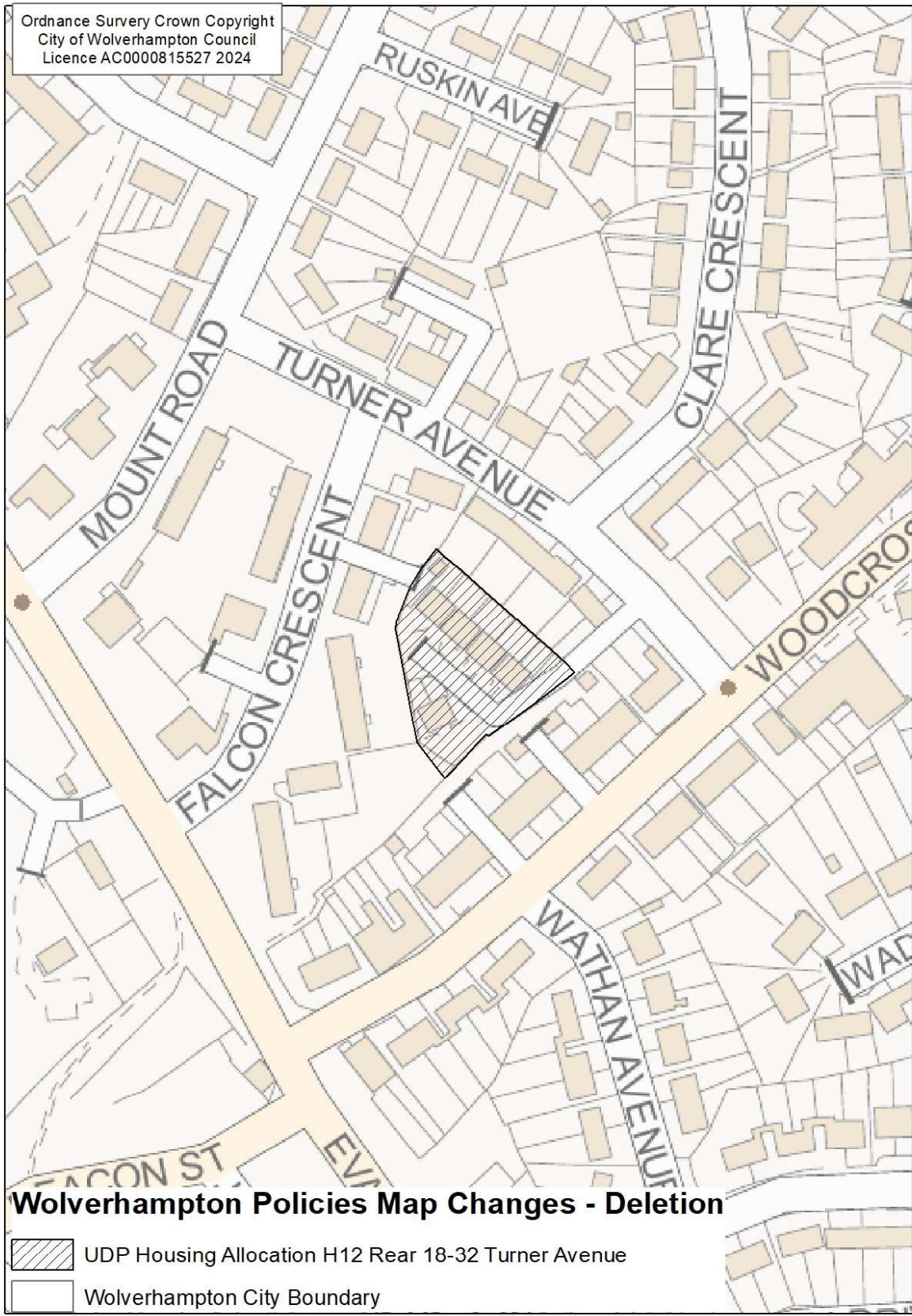
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-  UDP Housing Allocation H8 Farndale School
-  Wolverhampton City Boundary

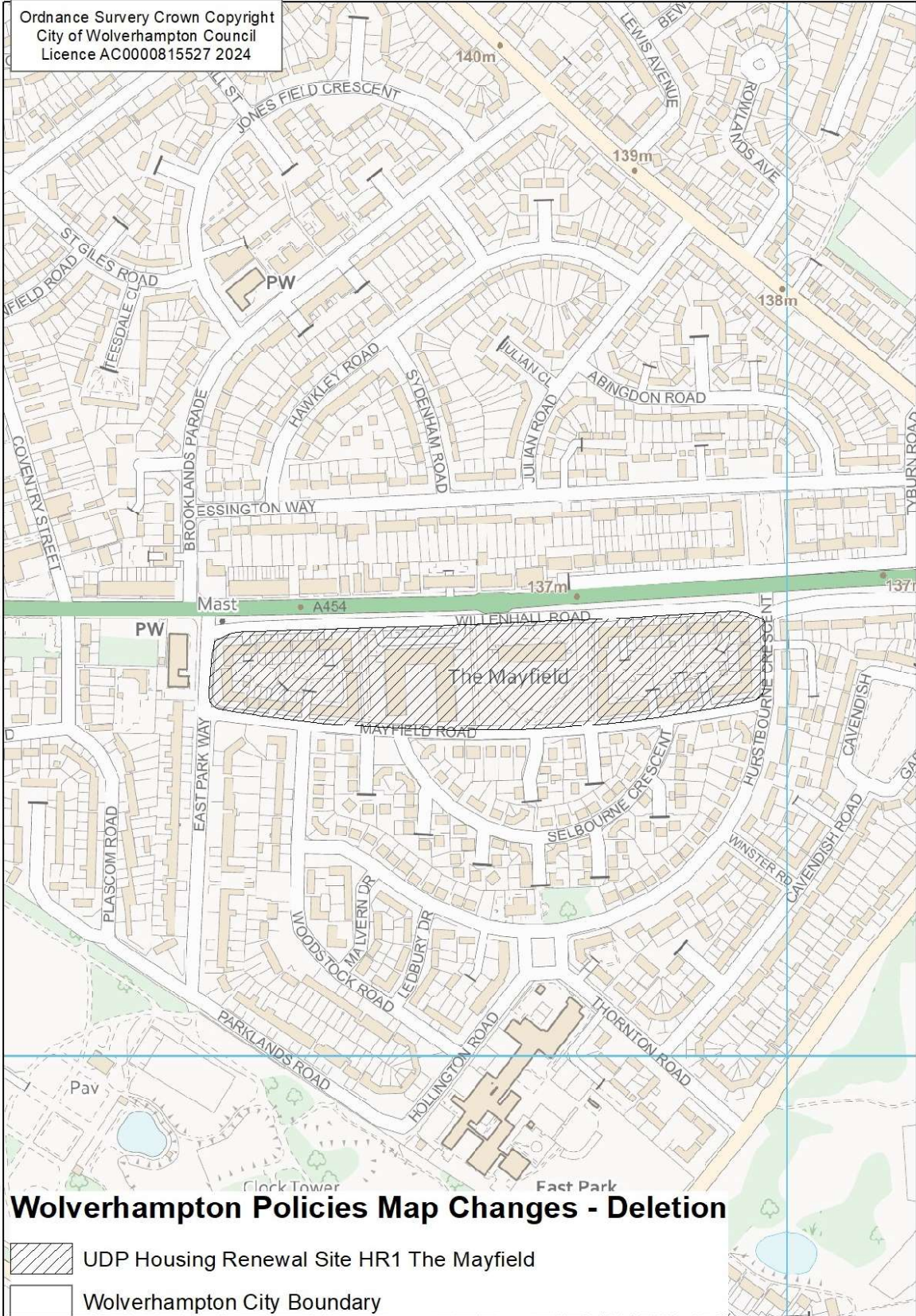
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-  UDP Housing Allocation H12 Rear 18-32 Turner Avenue
-  Wolverhampton City Boundary

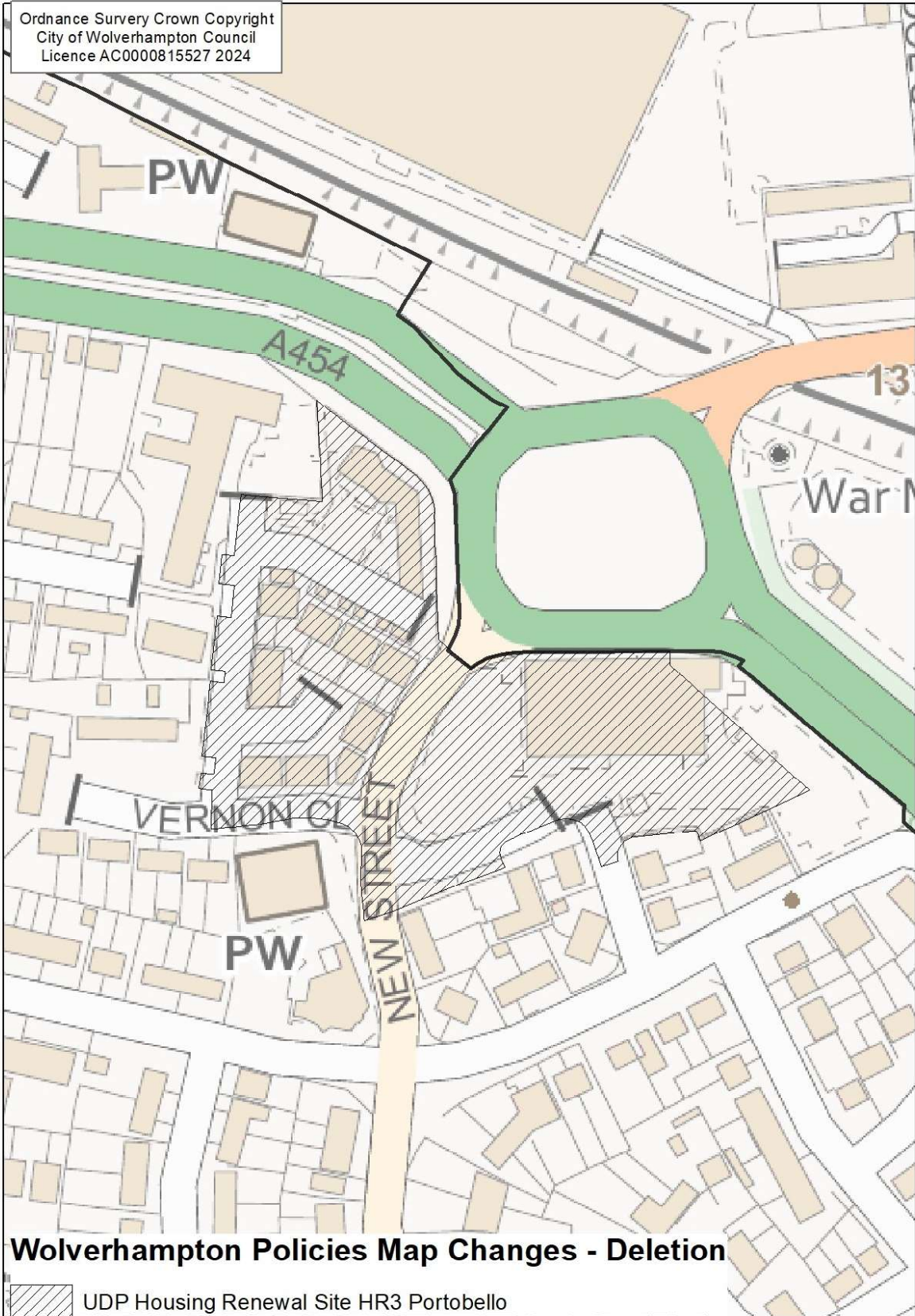
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
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-  UDP Housing Renewal Site HR1 The Mayfield
-  Wolverhampton City Boundary

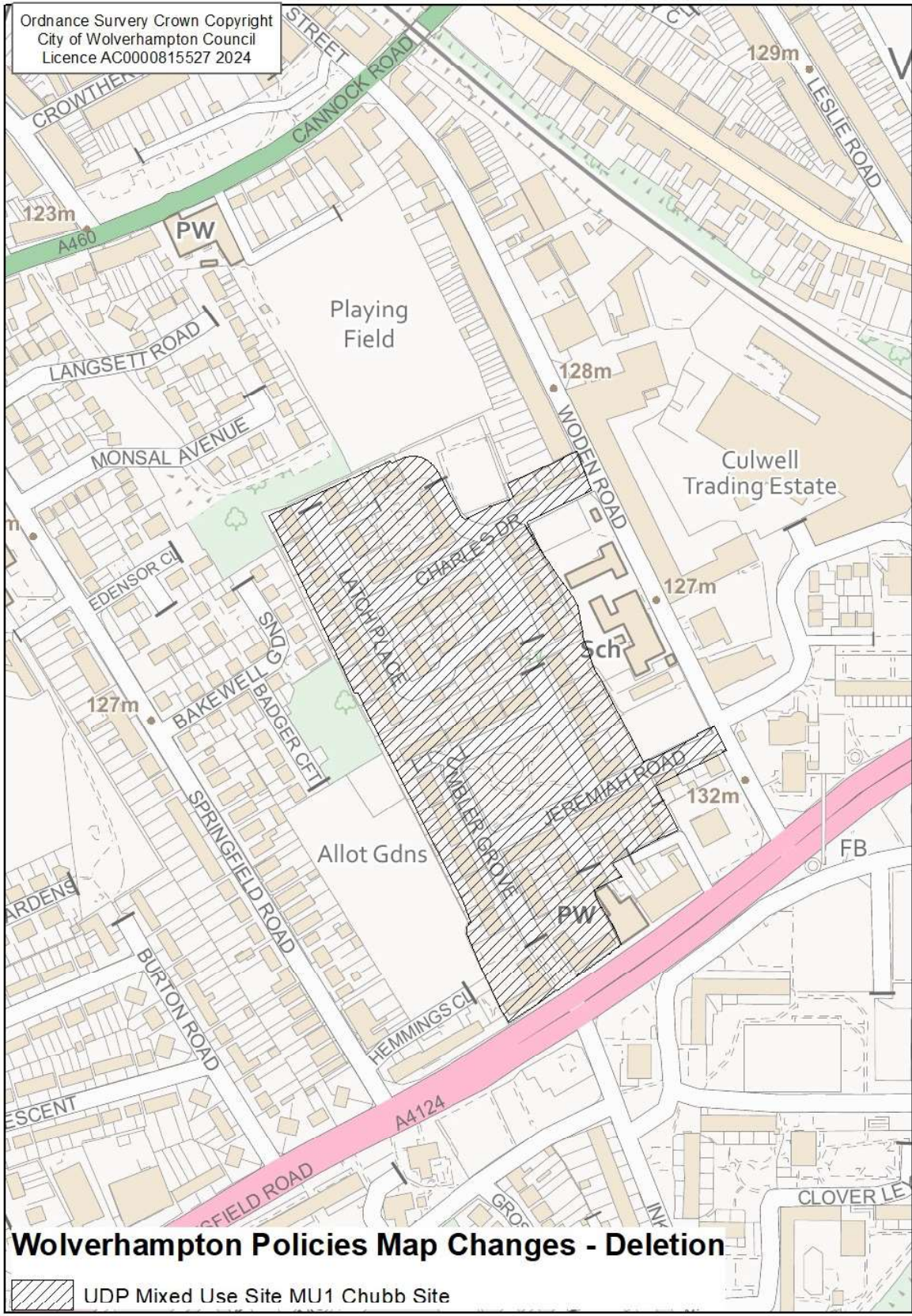
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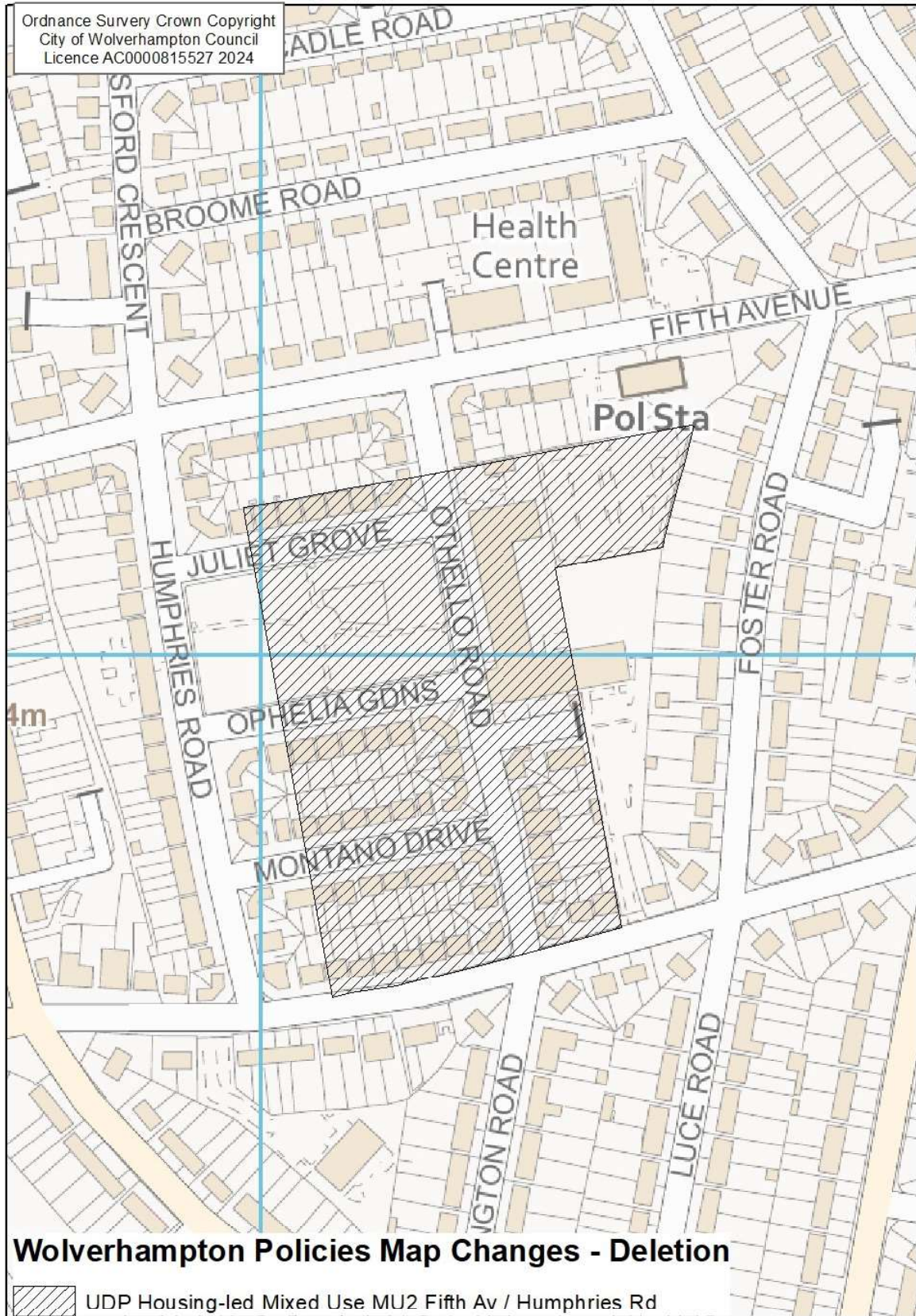
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 UDP Mixed Use Site MU1 Chubb Site

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 UDP Housing-led Mixed Use MU2 Fifth Av / Humphries Rd

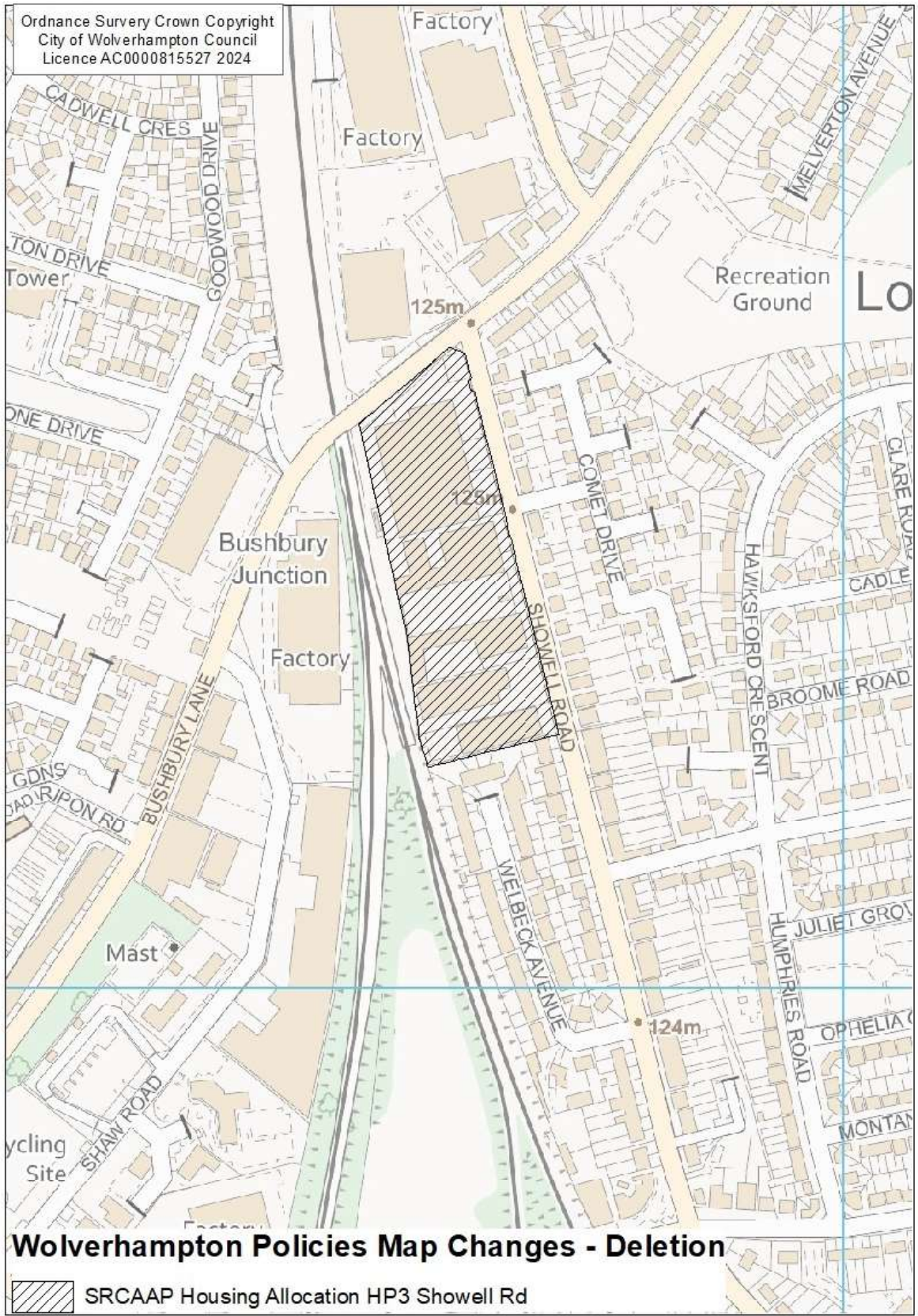
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 SRCAAP Housing Allocation HP2 Promise House

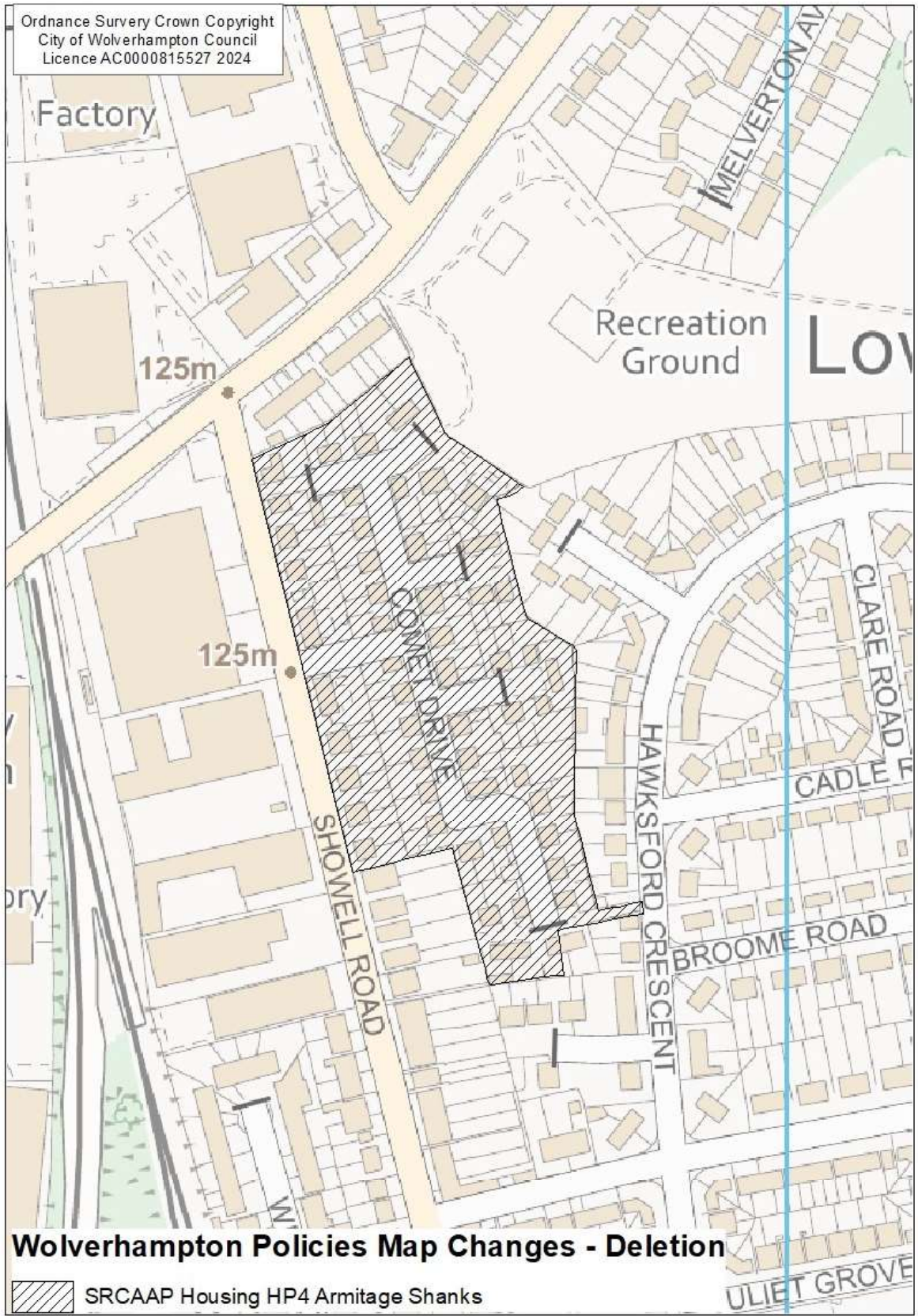
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 SRCAAP Housing Allocation HP3 Showell Rd

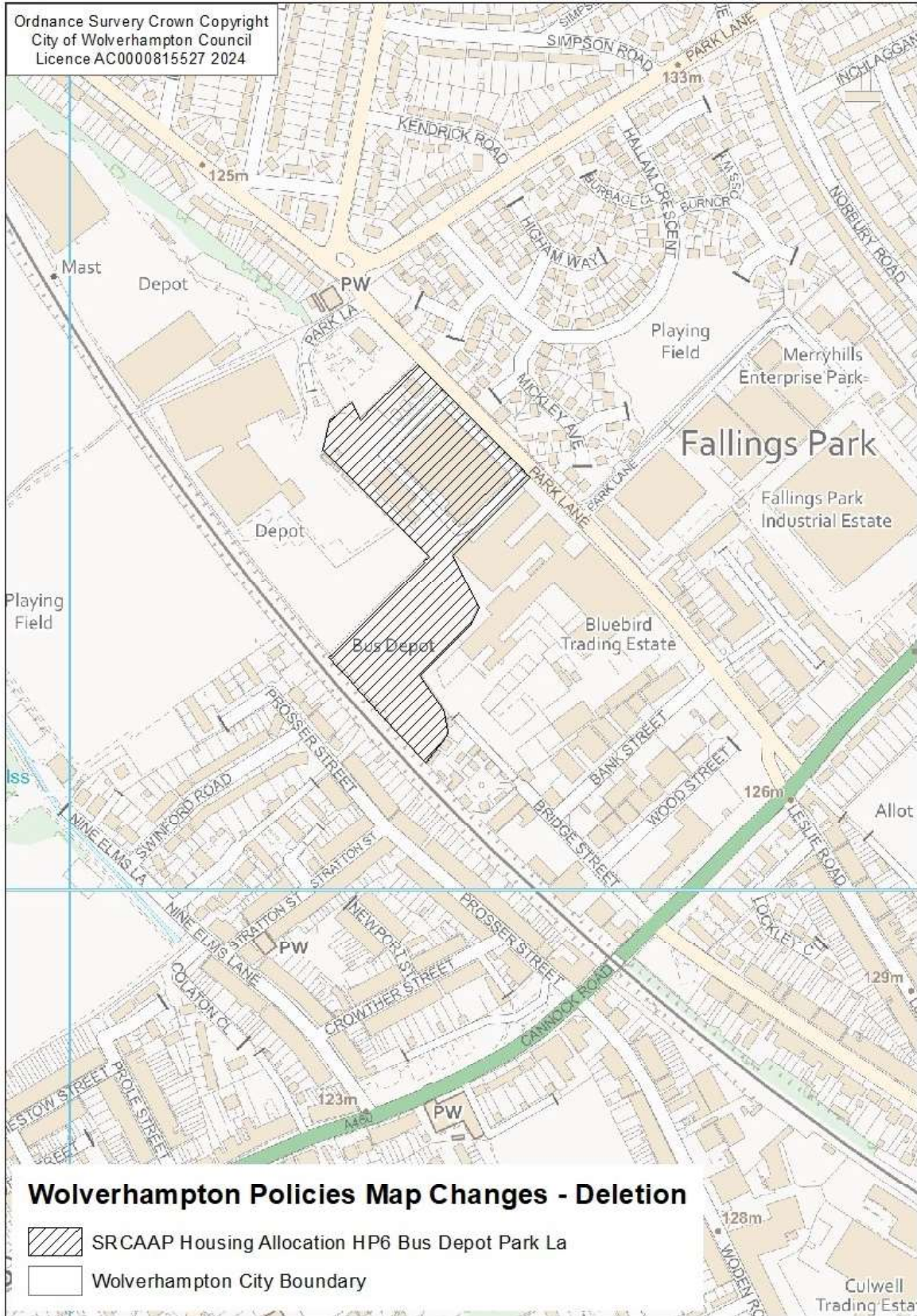
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 SRCAAP Housing HP4 Armitage Shanks

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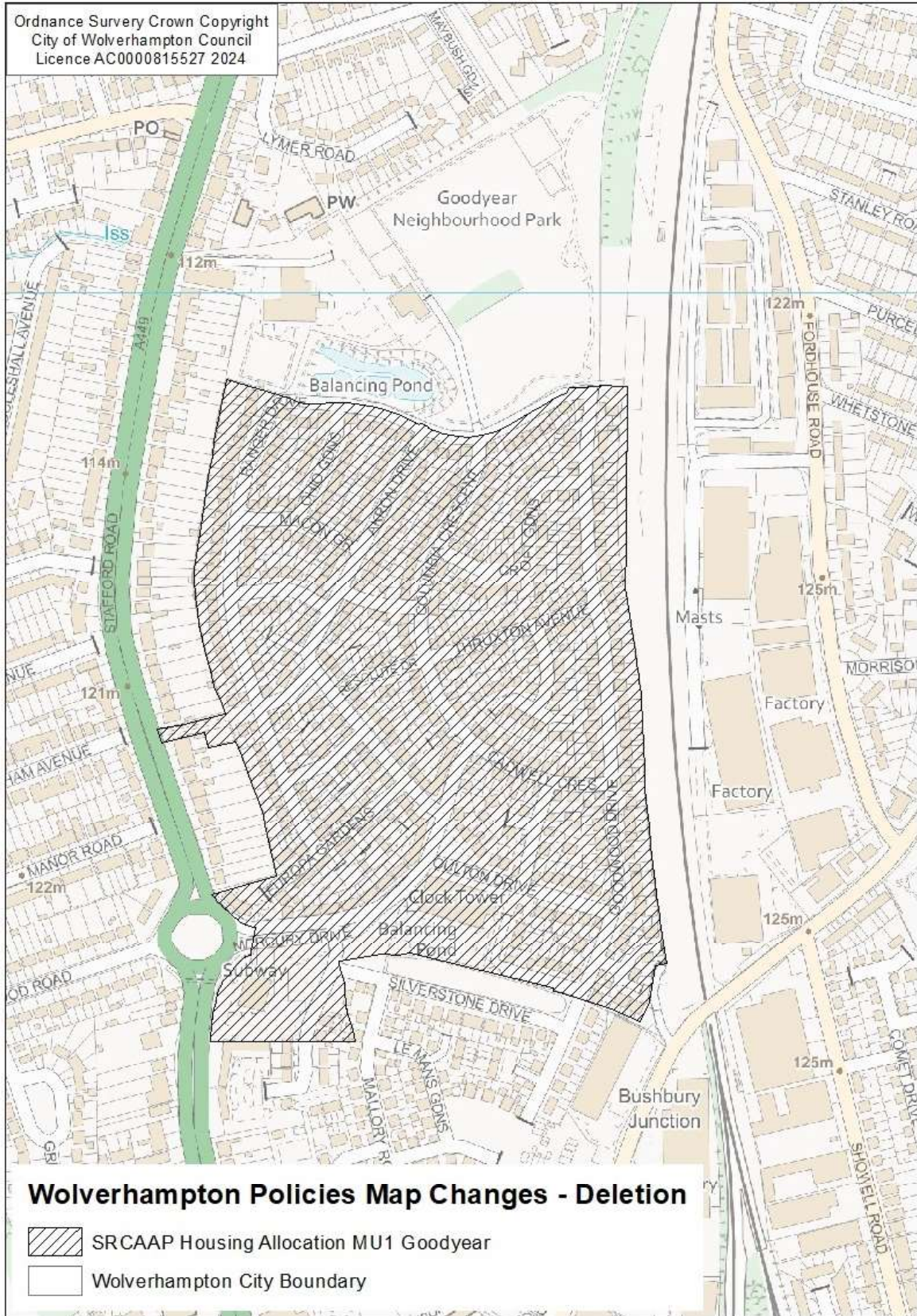
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-  SRCAAP Housing Allocation HP6 Bus Depot Park La
-  Wolverhampton City Boundary



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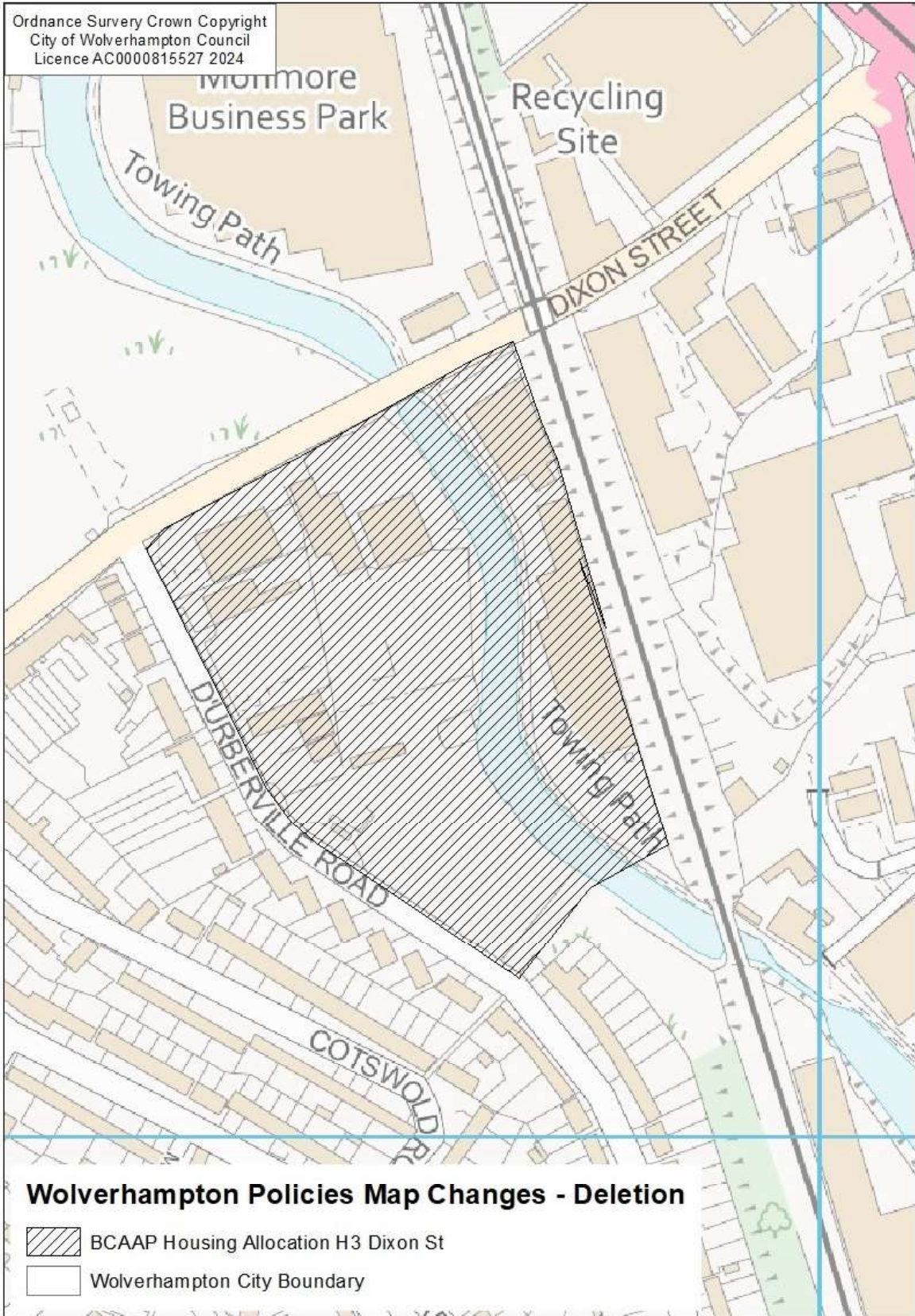
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-  SRCAAP Housing Allocation MU1 Goodyear
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-  BCAAP Housing Allocation H4 Reliance Trading Estate
-  Wolverhampton City Boundary

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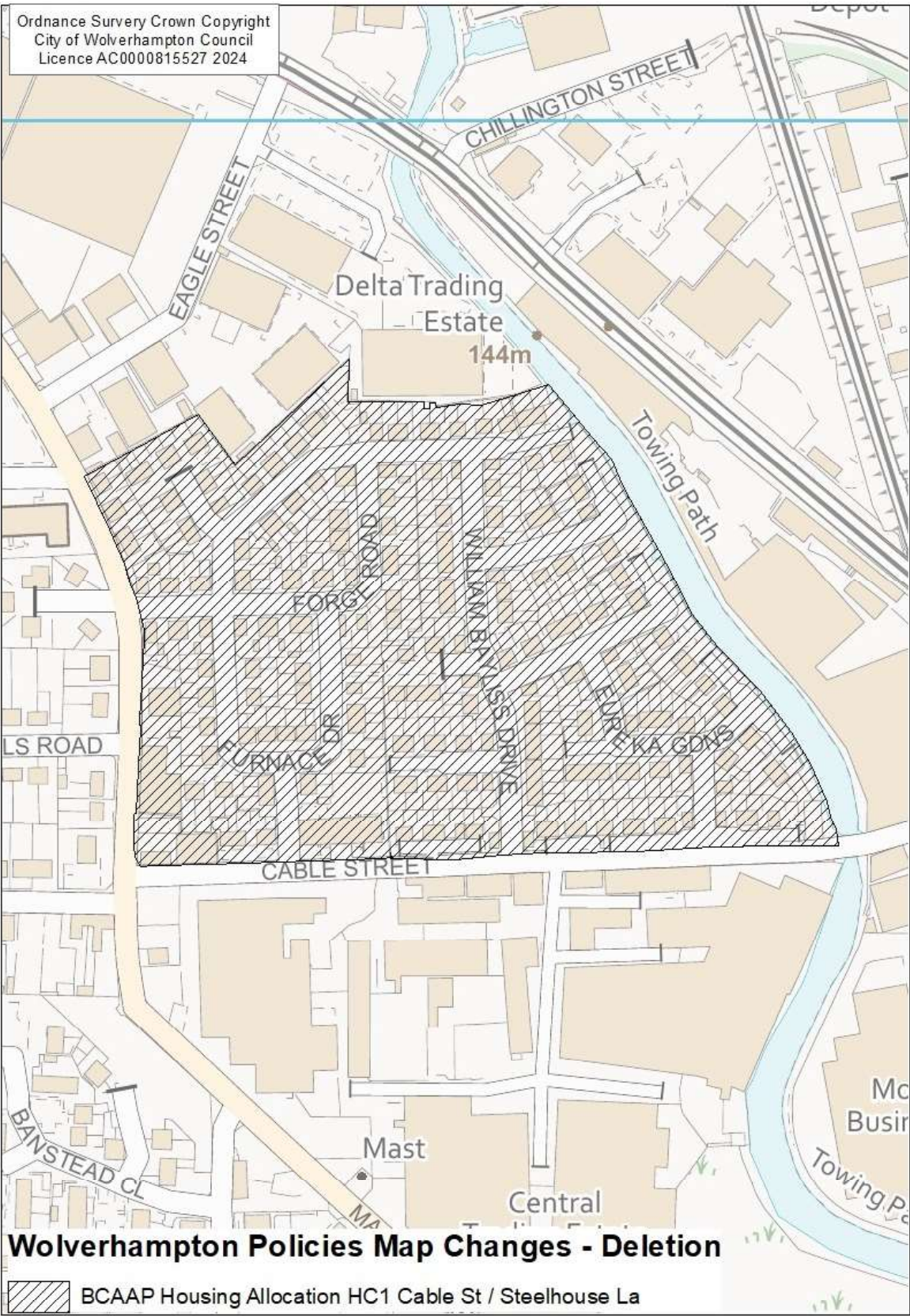


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-  BCAAP Housing Allocation H5 Wolverhampton St / Shale St
-  Wolverhampton City Boundary



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 BCAAP Housing Allocation HC1 Cable St / Steelhouse La

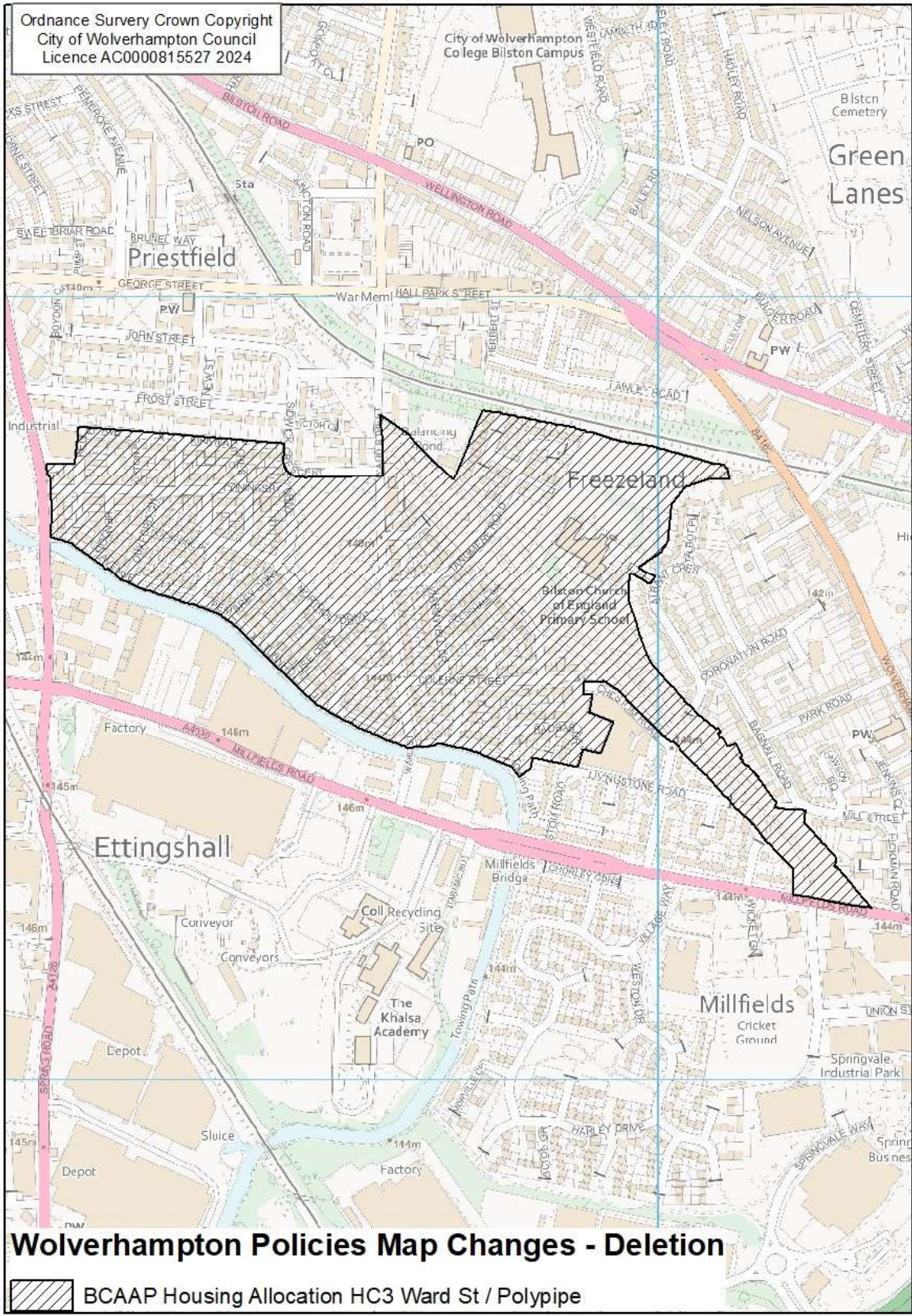
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 BCAAP Housing Allocation HC2 Taylor Rd

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 BCAAP Housing Allocation HC3 Ward St / Polypipe

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-  BCAAP Housing Allocation HC4 Greenock Crescent
-  Wolverhampton City Boundary

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BILSTON



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-  BCAAP Housing Allocation HC5 Bankfield Road
-  Wolverhampton City Boundary

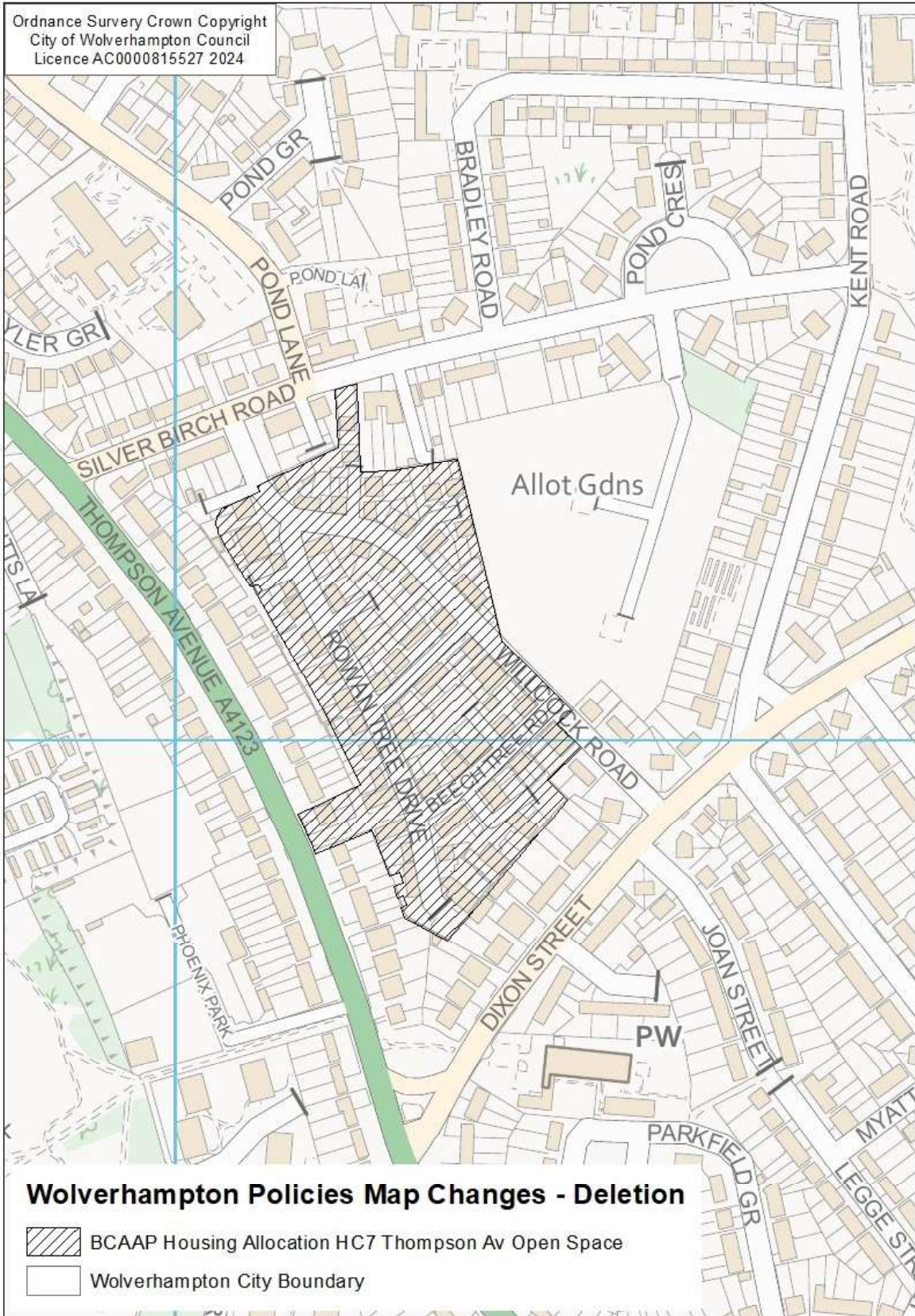
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 BCAAP Housing Allocation HC6 Highfields Rd

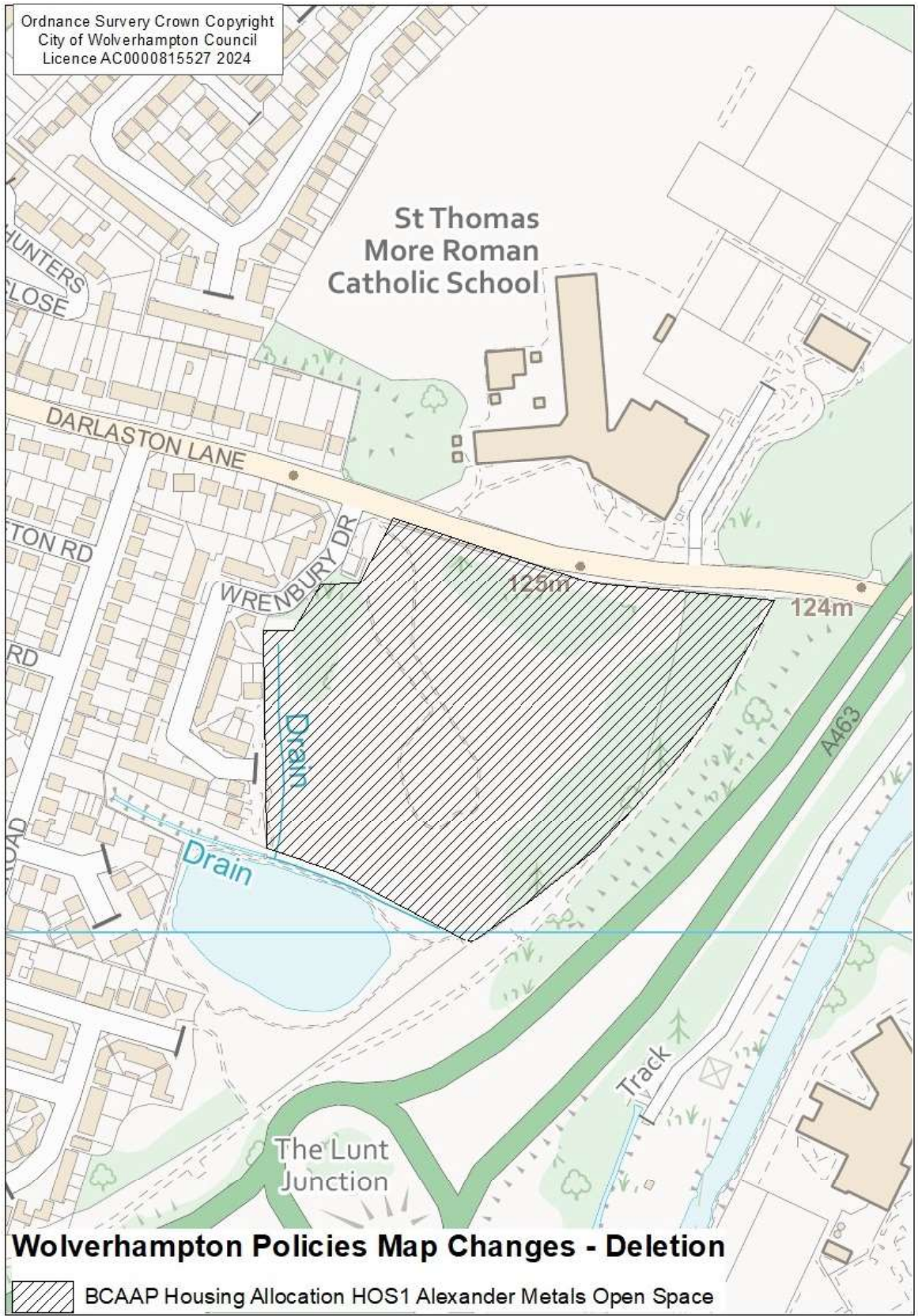
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Wolverhampton Policies Map Changes - Deletion

-  BCAAP Housing Allocation HC7 Thompson Av Open Space
-  Wolverhampton City Boundary

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St Thomas
More Roman
Catholic School

DARLASTON LANE

WRENBURY DR

125m


124m

The Lunt
Junction

A463

Track

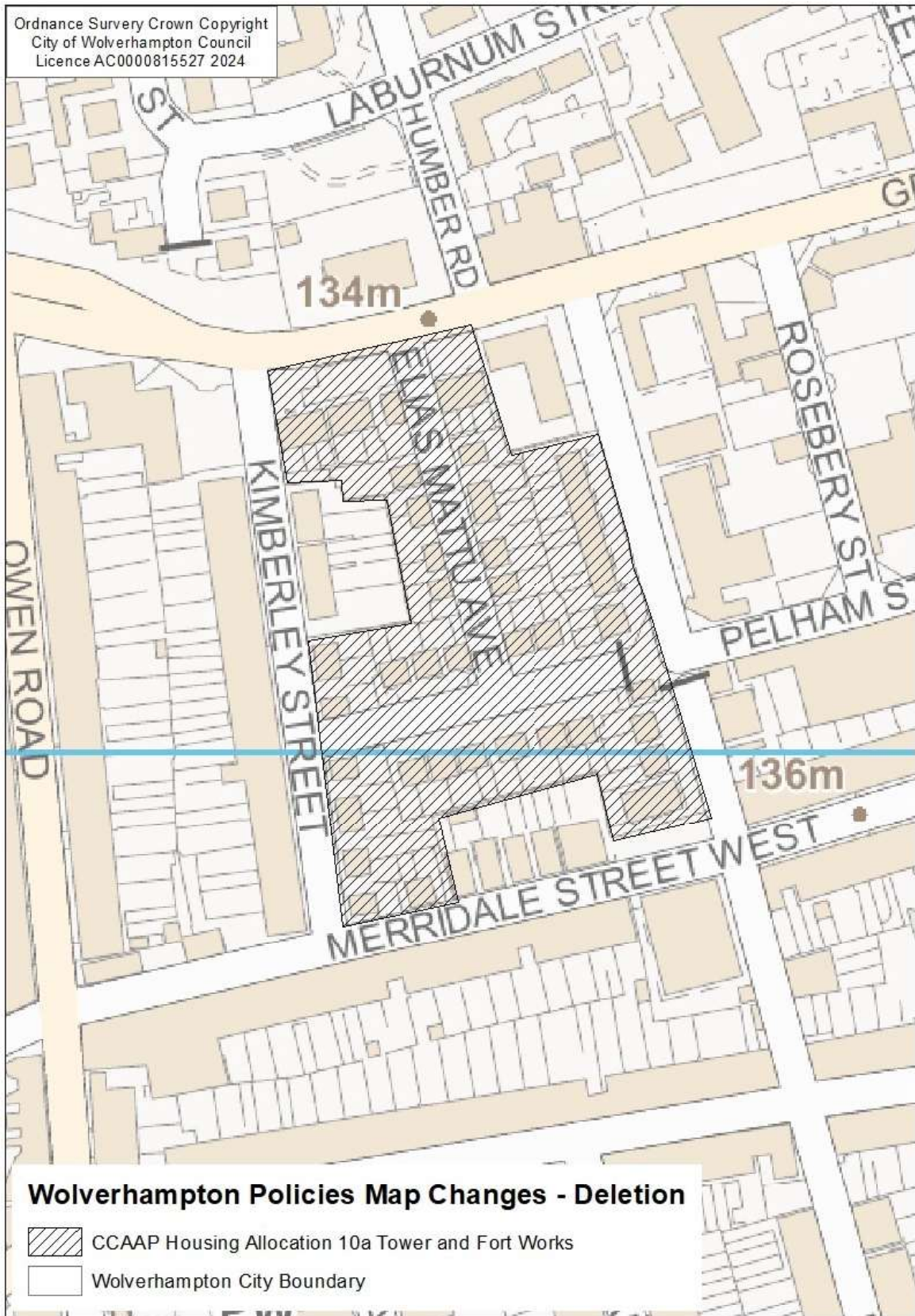
Wolverhampton Policies Map Changes - Deletion

 BCAAP Housing Allocation HOS1 Alexander Metals Open Space



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Wolverhampton Policies Map Changes - Deletion

-  CCAAP Housing Allocation 10a Tower and Fort Works
-  Wolverhampton City Boundary

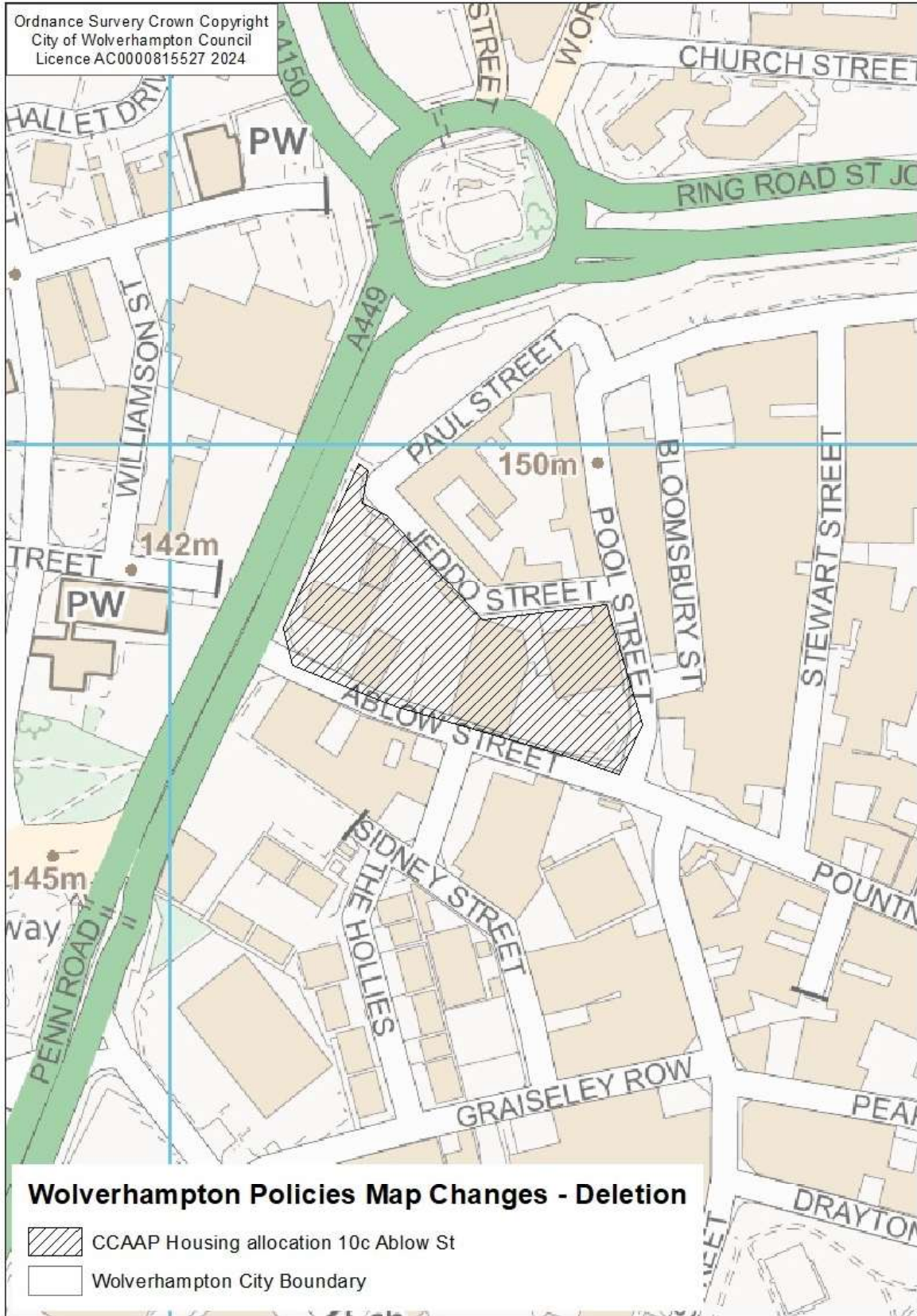
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Wolverhampton Policies Map Changes - Deletion

-  CCAAP Housing allocation 10b Fmr Sunbeam Factory
-  Wolverhampton City Boundary



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Wolverhampton Policies Map Changes - Deletion

-  CCAAP Housing Allocation 10e Graiseley Hill
-  Wolverhampton City Boundary

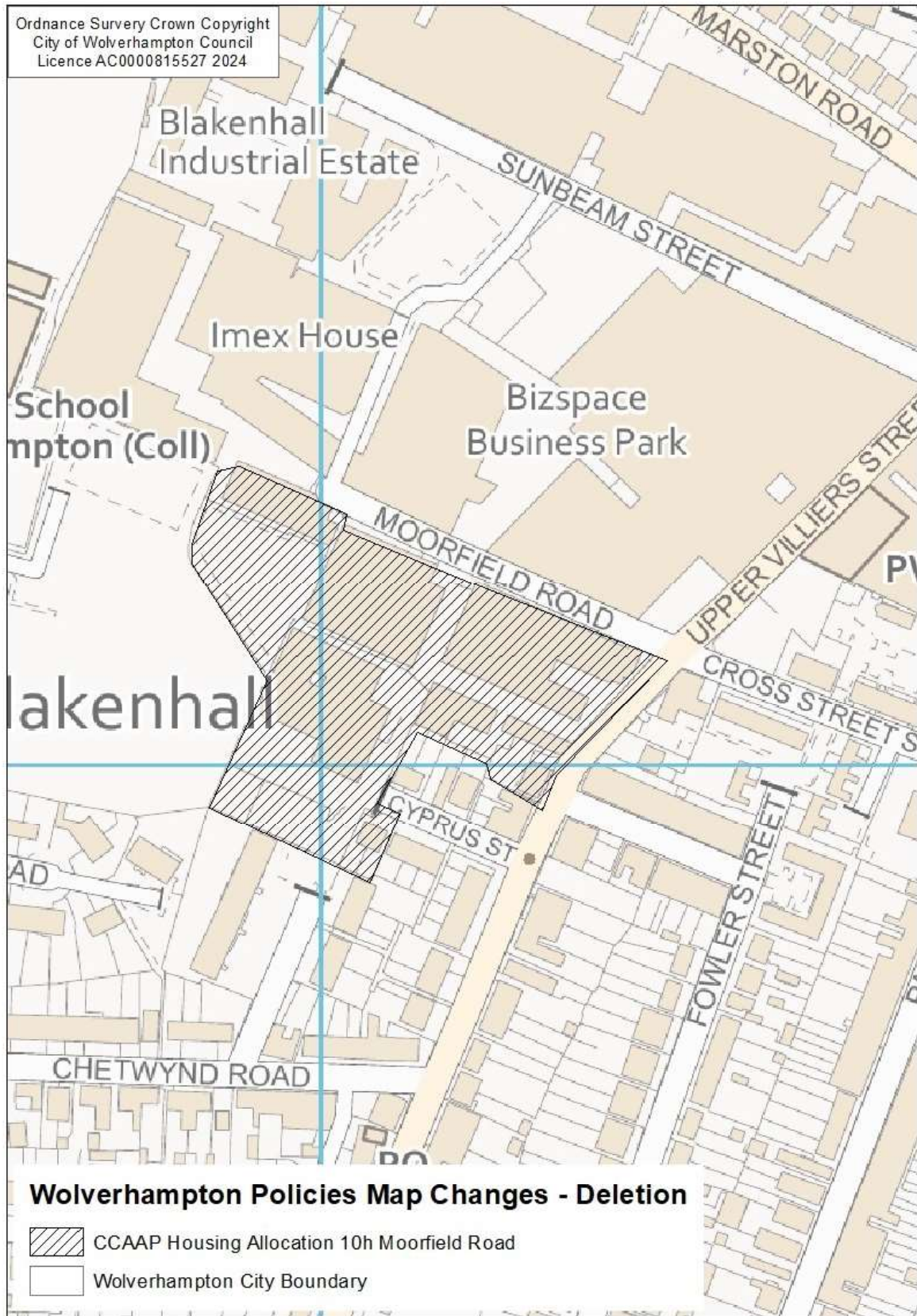
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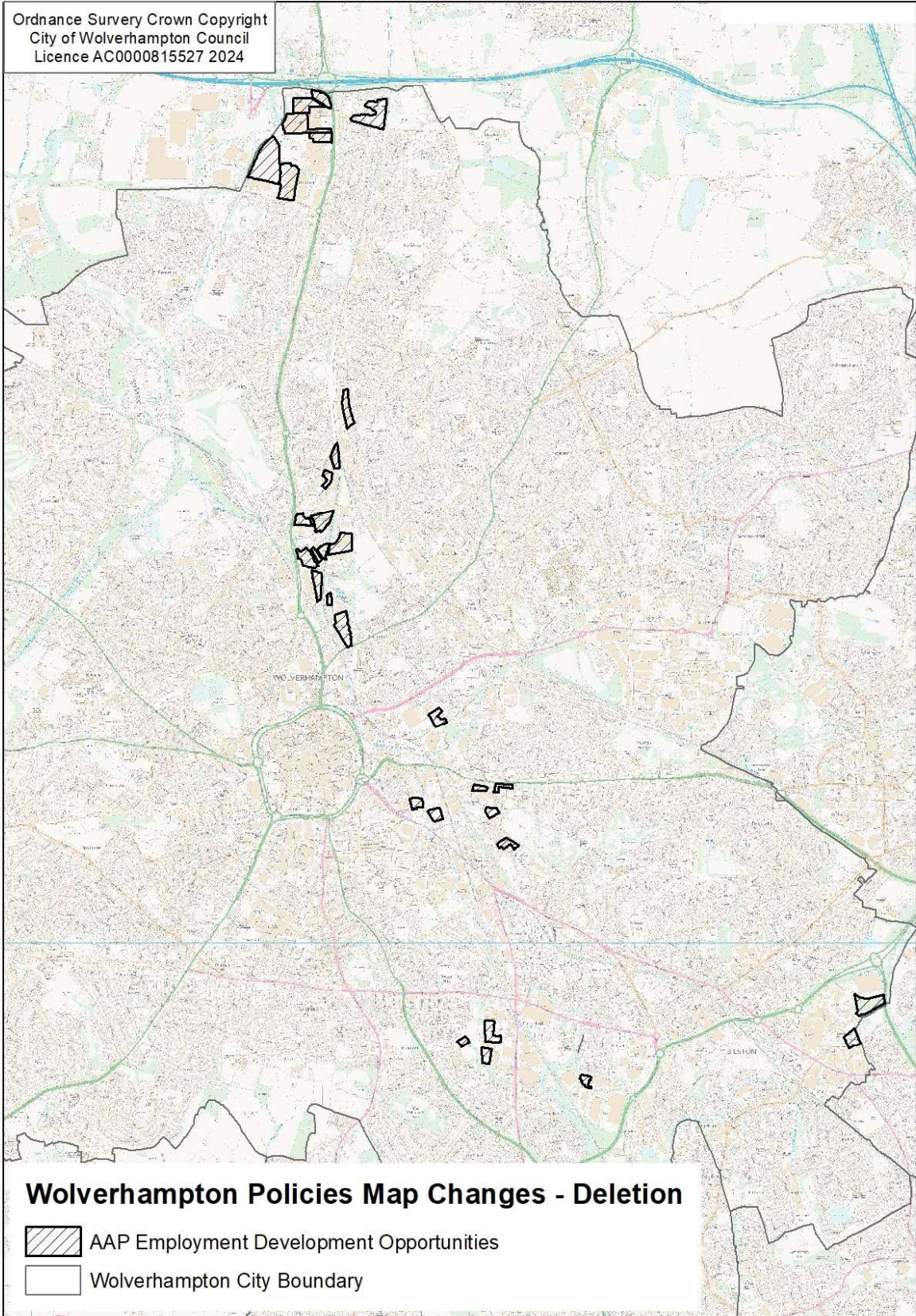
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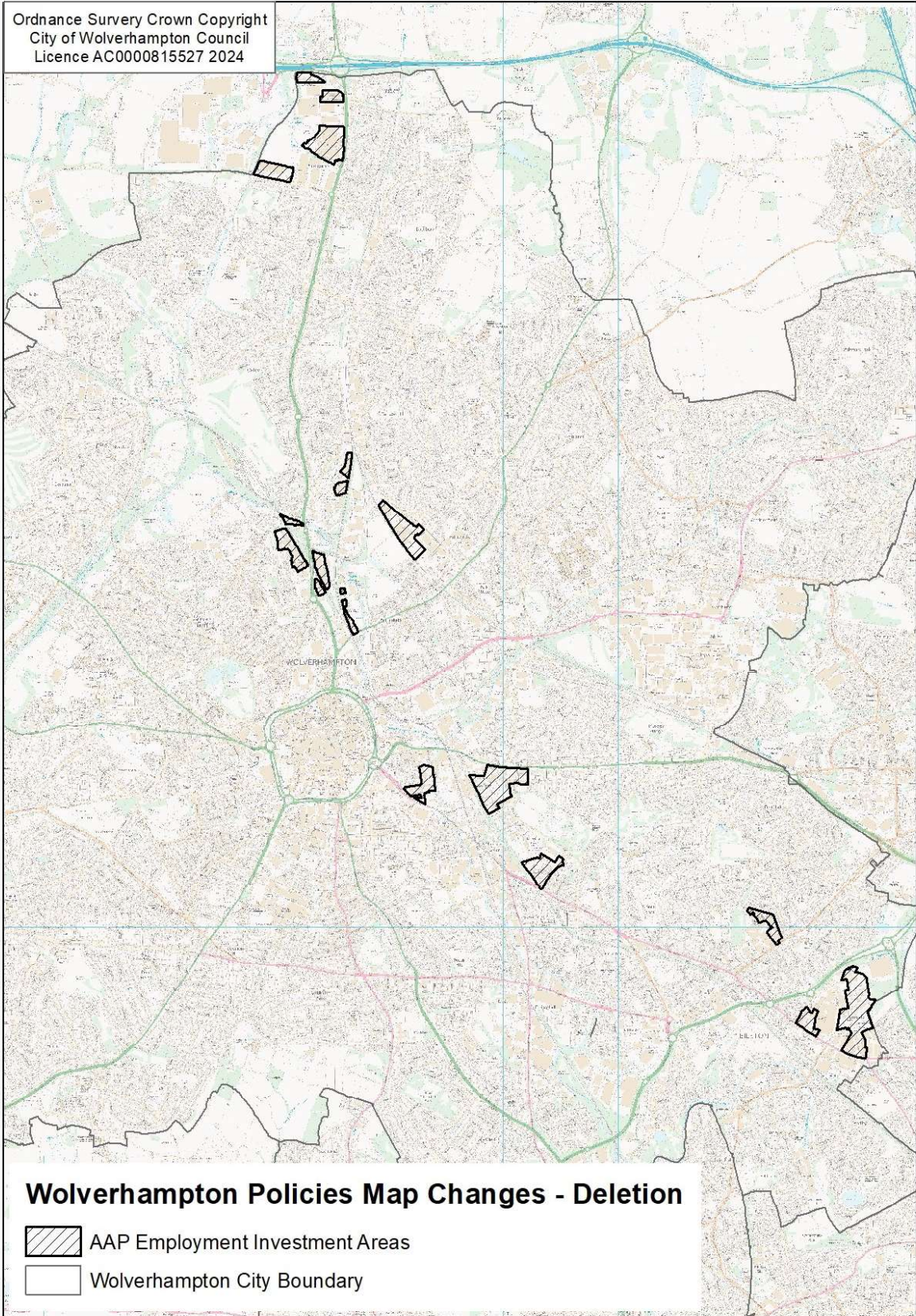
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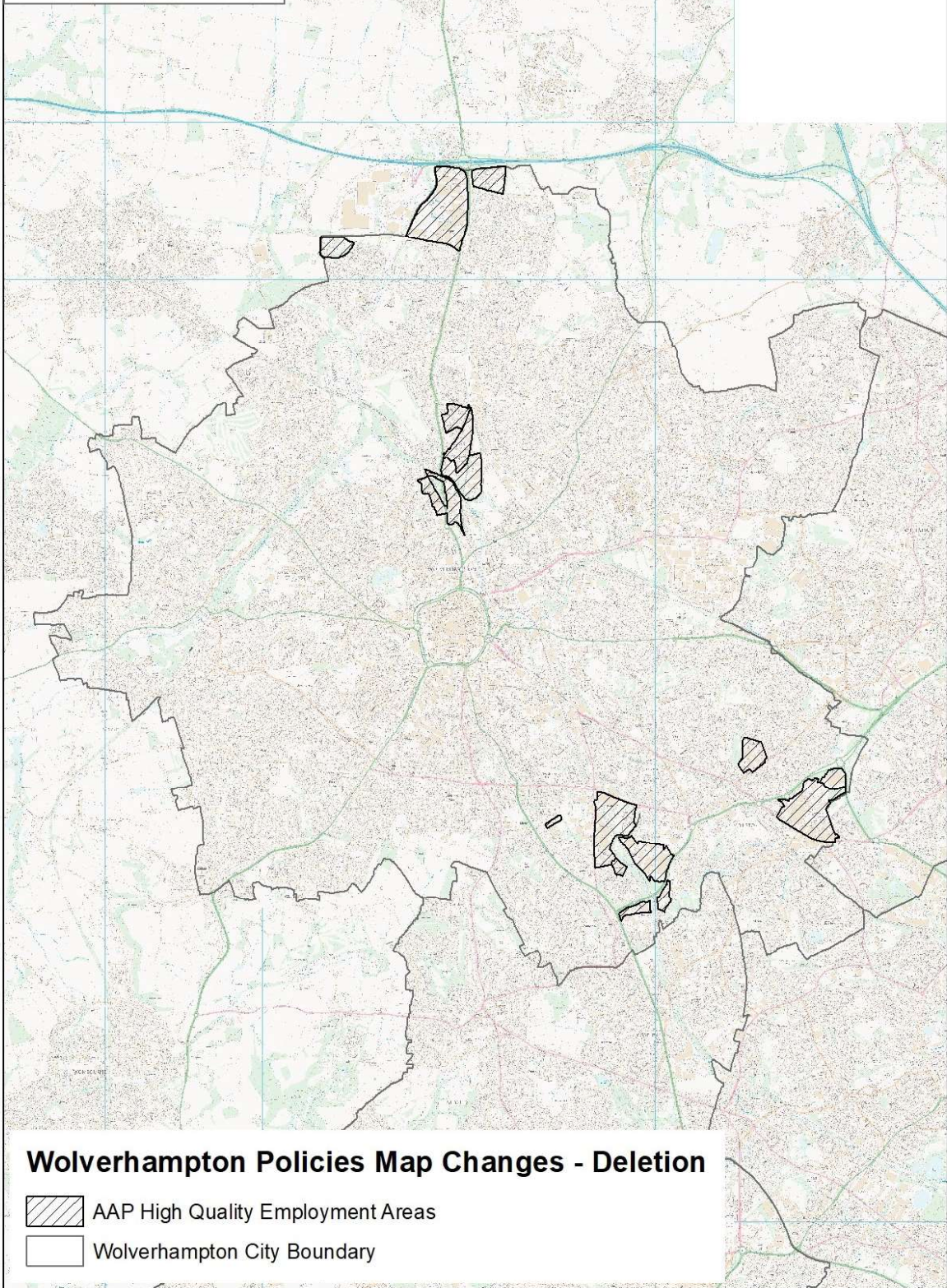
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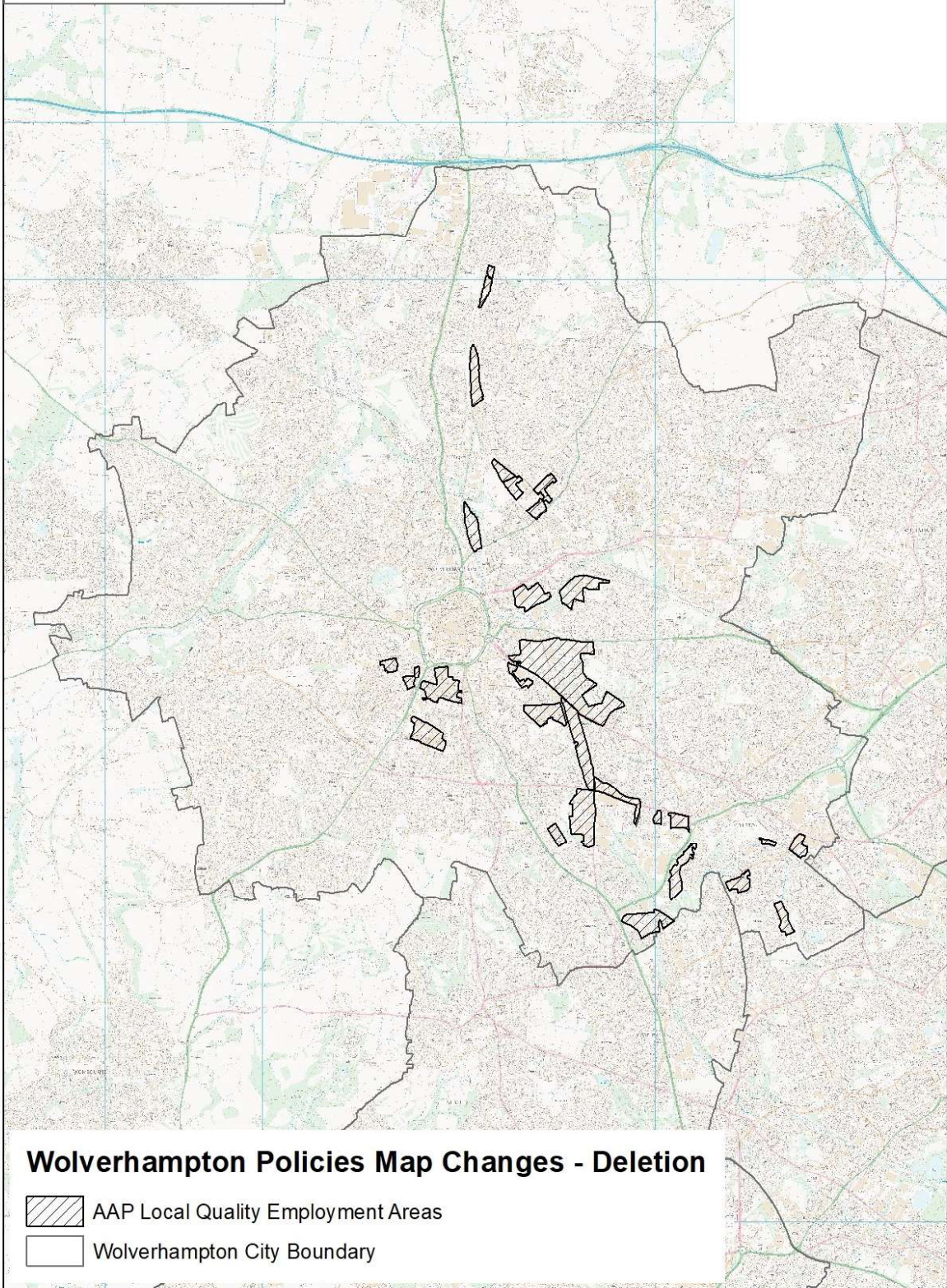
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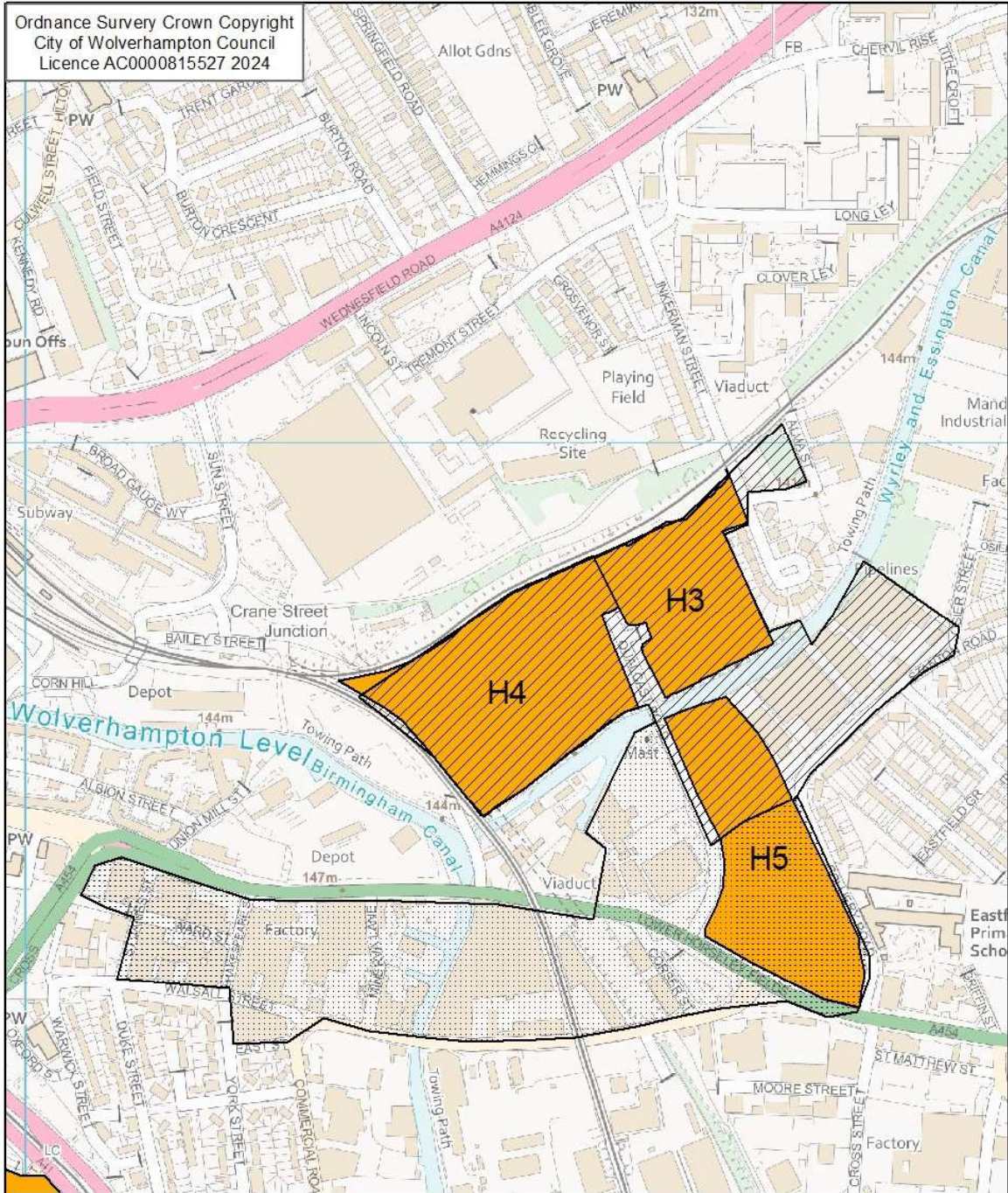


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





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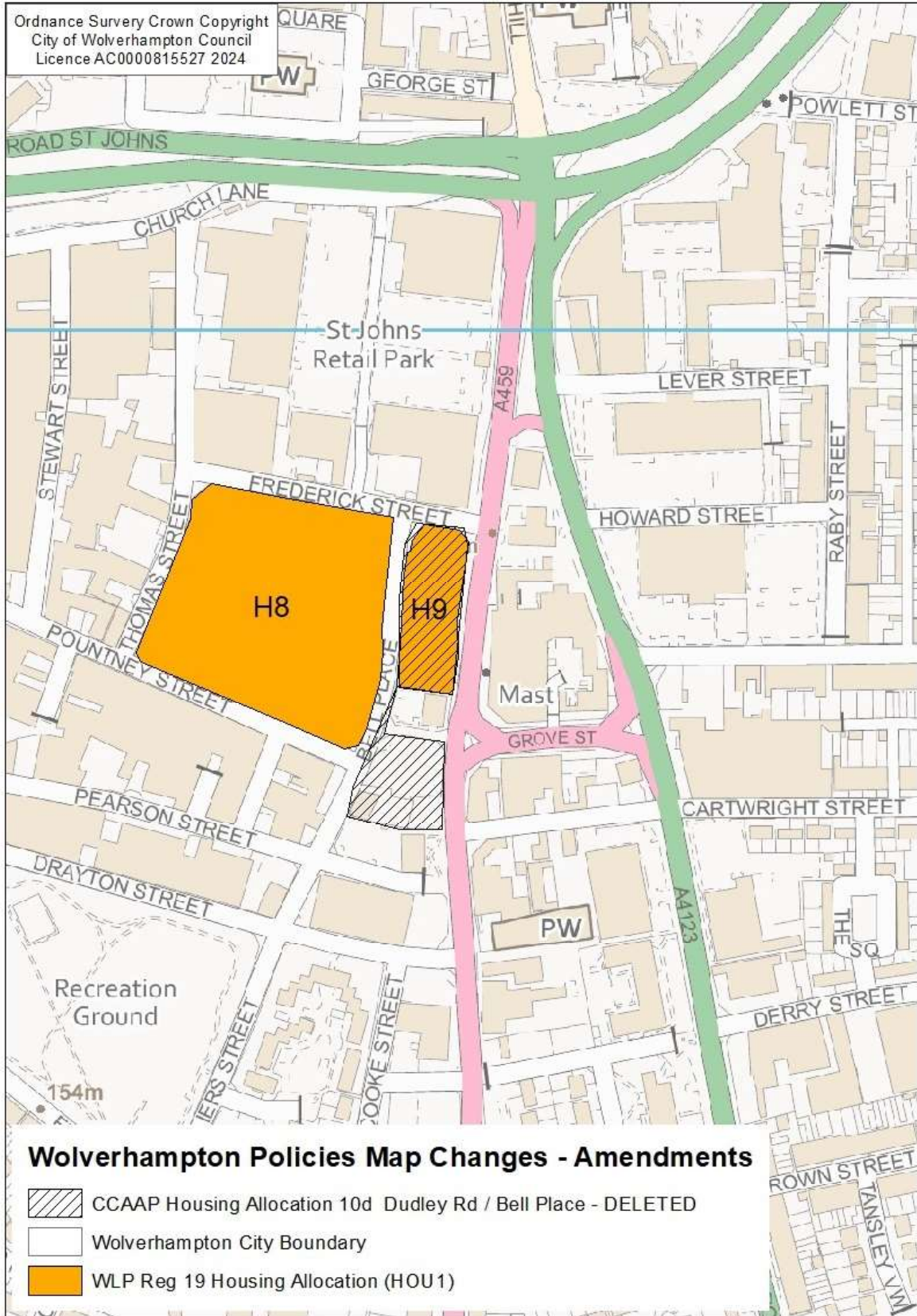







Wolverhampton Policies Map Changes - Amendments

-  BCAAP Mixed Use Allocation MU1 Lower Walsall St - DELETED
-  BCAAP Housing Allocation H1 Horseley Fields, Qualcast Rd & Old Heath Rd - DELETED
-  Wolverhampton City Boundary
-  WLP Reg 19 Housing Allocation (HOU1)

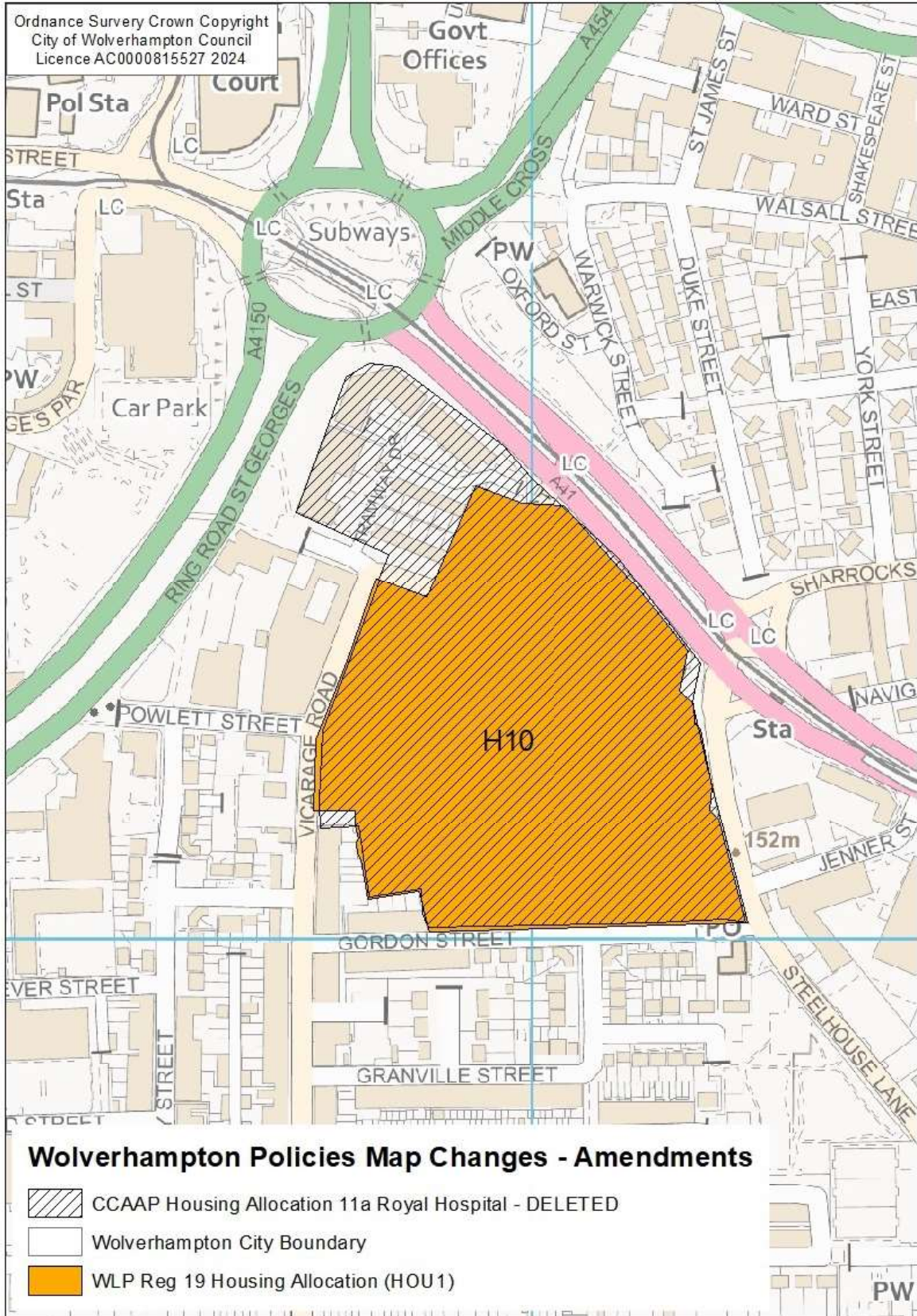
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Wolverhampton Policies Map Changes - Amendments

-  CCAAP Housing Allocation 10d Dudley Rd / Bell Place - DELETED
-  Wolverhampton City Boundary
-  WLP Reg 19 Housing Allocation (HOU1)




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Wolverhampton Policies Map Changes - Amendments

-  UDP Housing Allocation H4 Craddock St Industrial Estate - DELETED
-  Wolverhampton City Boundary
-  WLP Reg 19 Housing Allocation (HOU1)

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