

Wolverhampton Local Plan

Summary Leaflet

Publication Consultation (Regulation 19)

25 November 2024 – 9 January 2025



We are preparing the Wolverhampton Local Plan and would like to hear your views

Introduction

City of Wolverhampton Council is consulting on a new Plan for Wolverhampton. The Plan will decide where new homes and workplaces will be built and will support the growth and regeneration of the city up to 2042. The Plan will protect and enhance the environment and historic features that make Wolverhampton a special place to live, work and visit. When it is adopted, the Plan will be used to help make decisions on planning applications in Wolverhampton.

This leaflet summarises the main proposals in the Wolverhampton Local Plan, which is currently out for consultation.

More information is available at www.wolverhampton.gov.uk/localplan, Wolverhampton Civic Centre, and Wolverhampton Central, Bilston and Wednesfield Libraries.

What is a Local Plan?

All councils are required to prepare a Local Plan that decides where new development will be located, how development will be designed and managed and which areas will be protected from development.

The Plan must take into account how much land is needed to support future jobs and provide new housing and the extra infrastructure necessary to support development, such as schools, green space, health services, public transport, cycle routes and highway improvements.

The Plan must go through two stages of consultation. The Plan is then submitted to the Government and an independent Planning Inspector is appointed to carry out a public examination of the Plan. If the Inspector concludes that the Plan has been correctly prepared, then it can be adopted by the council.

Do we have a Local Plan in place now?

Yes, Wolverhampton has a Local Plan which is made up of a number of documents:

- The Black Country Core Strategy (2011)
- Area Action Plans (2014-16) for the main regeneration areas in the City
- Parts of the Wolverhampton Unitary Development Plan (2006)

These Plans allocated development to meet Wolverhampton's needs up to 2026.

Ten years ago, two Neighbourhood Plans were prepared by local community groups covering Tettenhall and Heathfield Park. These Neighbourhood Plans can only be updated by the local community and are not part of the Wolverhampton Local Plan.

When did we start preparing the Wolverhampton Local Plan?

The Local Plan for Wolverhampton is now over five years old and is out-of-date. We need to prepare a new Plan to ensure that we can plan for new homes and jobs in the right places. Between 2017 and 2022 City of Wolverhampton Council worked with Dudley, Sandwell and Walsall councils to prepare a Black Country Plan to replace the Black Country Core Strategy. When work ended on the Black Country Plan in October 2022, City of Wolverhampton Council decided to prepare a Wolverhampton Local Plan which built on the significant work and consultation already undertaken on the Black Country Plan.

What progress has been made?

Consultation took place in February – April 2024 on an “Issues and Preferred Options” document, which set out proposed policies and development sites to be included in the Plan. There were 119 responses to the consultation.

We have considered the issues raised in the consultation and updated our evidence, and we are now consulting on a full Wolverhampton Local Plan.

We are aware that the Government has recently consulted on changes to national planning policy which may affect the Plan. When these changes are brought into effect the Council will decide how best to take the Wolverhampton Local Plan forward.

What does the Wolverhampton Local Plan need to plan for?

The Plan will make some key decisions about the future development of Wolverhampton, to address these big issues:

- **Climate Change**
How can we help reduce carbon emissions and adapt to climate change?
- **A growing and changing population**
How do we meet the needs of a diverse and ageing population that is expected to grow by 10% by 2042? How much housing is needed, of what type, and where should it go?
- **Health and wellbeing**
How can we create healthy and safe places?
- **Economic recovery and growth**
Where does employment land need protection? How much new employment land is needed and where should it go?

- **Town Centres and Shopping**

How can we ensure town centres are vibrant and attractive?

- **Transport and connectivity**

How do we strengthen the transport network and promote active travel and public transport?

- **Natural and built environment**

How will our heritage and wildlife be protected and improved? How can we provide the most sustainable and beautiful development possible served by high quality green spaces?

- **Supporting infrastructure**

What improvements to infrastructure such as digital networks will be needed to support new development?

Evidence shows that 126.5 hectares (ha) of employment land is required to provide enough jobs to meet the growth needs of our existing and future businesses.

We are required to use Government housing targets when preparing our Plan. The current targets require us to provide 1,096 new homes every year up to 2042 – 30% above what has been built in recent years. However, Wolverhampton is a very constrained and densely developed urban area with valuable pockets of green belt.

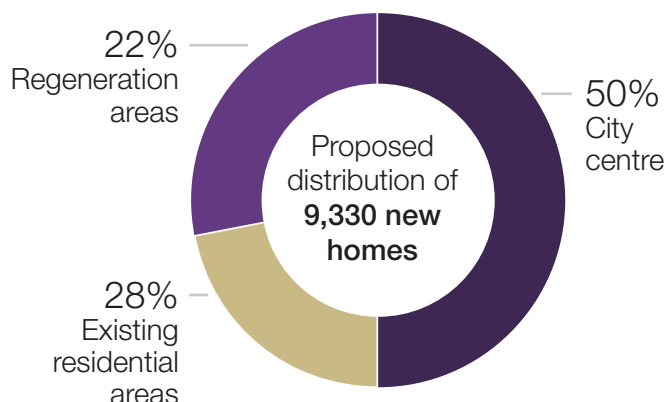
What are the main proposals in the Wolverhampton Local Plan?

To deliver balanced and sustainable growth, make best use of brownfield land and protect areas of environmental value, the Plan will:

- Protect and retain our valuable green belt
- Protect and enhance our natural and historic environment
- Deliver new homes at high densities to meet local needs and boost regeneration
- Support economic recovery and growth by protecting valuable employment areas and delivering new employment development
- Help to rejuvenate and diversify our centres as places to live, work, shop and visit
- Minimise waste generation and increase waste re-use, recycling, and recovery
- Strengthen physical, social and environmental infrastructure (e.g. transport, education, health and green space) to meet local needs and support growth

Where will the growth take place?

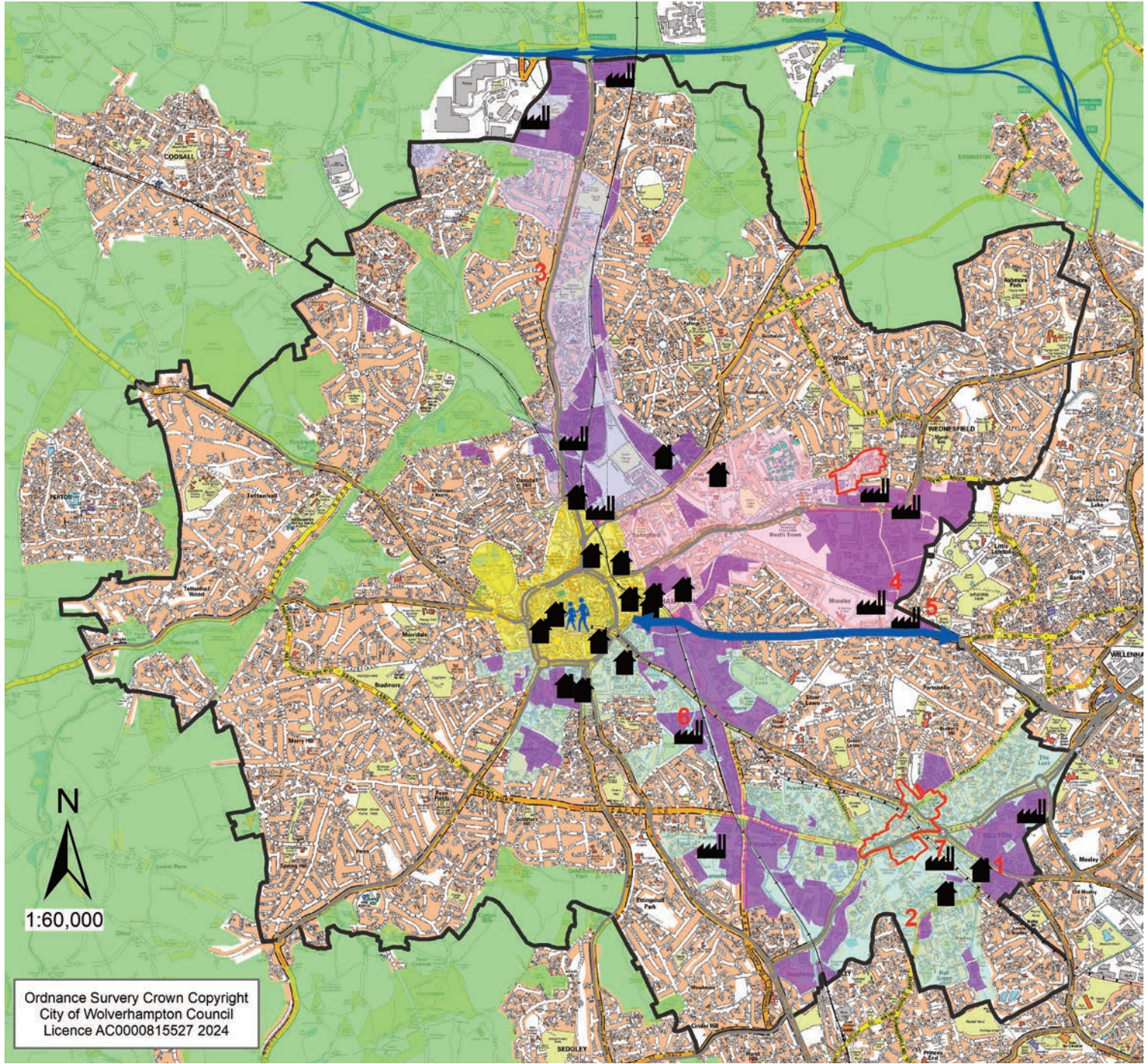
- **9,330 new homes** – 97% on brownfield land:
 - 50% in Wolverhampton City Centre – encouraging city centre living by boosting the creation of new homes
 - 22% in Regeneration Areas around town centres and along transport corridors – including surplus, poor quality industrial land
 - 28% in existing residential areas – assuming small sites (such as building conversions and garage sites) keep coming forward at recent rates
- **43 hectares of new employment development within Regeneration Areas**










The map overleaf shows the location of larger housing and employment development sites. Details for all sites can be found at: www.wolverhampton.gov.uk/localplan

It is not possible to identify every small piece of land or building which may come forward for housing by 2042. The Plan estimates how many homes are likely to come forward on smaller sites, based on past trends.

We have worked hard to identify more brownfield land which is suitable for housing and employment development, push up housing densities and maximise new housing in the city centre, town centres and Regeneration Areas.



-  Wolverhampton City Boundary
-  Railway
-  Metro
-  Motorway
-  Strategic Transport Investment – A454 City East Gateway
-  Strategic Transport Investment – City Centre Public Realm & Cycling
-  Green Belt

-  Existing Employment Areas
-  Town Centres
-  Wolverhampton City Centre
-  Bilston Regeneration Area
-  Stafford Road Regeneration Area
-  Wednesfield Regeneration Area
-  Significant Housing Development (100+ homes)
-  Significant Employment Development (>1 hectare)

Which sites will be developed?

Most of the development sites listed in the Plan already have planning permission or are allocated in existing Plans. However, some new sites (shown on the map using red numbers) are proposed on surplus Council and industrial land at:

- 1. Former Loxdale Primary School,**
Chapel Street, Bradley (100 homes)
- 2. Factory site at Lane Street / Highfields Road,**
Bradley (72 homes)
- 3. Former Probert Court / Health Centre,**
Probert Road (35 homes)
- 4. Land at Neachells Lane** off Willenhall Road
(6.7 ha employment land)
- 5. Land at Neachells Lane** off Noose Lane
(1.2 ha employment land)
- 6. Former MEB site,** Major Street /
Dixon Street (2.5 ha employment land)
- 7. Railway Drive,** Bilston (48 homes)

Are we able to build all the housing and employment development that we need in Wolverhampton?

No. We need to find enough land to build 19,728 homes and 126.5 ha of employment land, but the Plan can only deliver 9,330 homes and 43 ha of employment land. This means we are required to ask neighbouring councils, such as South Staffordshire and Shropshire, to provide more housing and employment land in their area to help meet our needs. These discussions are on-going.

What changes will we make to planning policies?

The Plan will strengthen some of our existing policies to address the Climate Crisis, improve the environment and tackle local health issues:

- promotion of sustainable and active transport
- higher renewable energy, energy efficiency and water efficiency standards for development, including requiring solar PV panels on all suitable roofs
- protection of existing trees and providing new trees through development
- addressing the health impacts of development, including hot food takeaways, betting shops and shisha bars
- protection of water quality and air quality
- making sure new homes have enough internal space and can be easily adapted for wheelchair use

What happens next?



Have your say – we welcome your views on the soundness and legal compliance of the Wolverhampton Local Plan

Please visit the website: www.wolverhampton.gov.uk/localplan

On the website you will find the Wolverhampton Local Plan, an interactive map, evidence documents, a representation form and other information.

We would encourage you to complete the online representation form. This is designed to be quick and easy to complete.

This second stage of public consultation invites comments on the Plan's soundness, legal compliance and compliance with the duty to co-operate, with Guidance Notes providing more information.

Soundness

For the Plan to be “sound” it must meet four tests:

- 1. Positively prepared** – the Plan has attempted to meet all of Wolverhampton’s housing and employment land needs and discussions have taken place with neighbouring councils to help meet any shortfalls.
- 2. Justified** – the Plan sets out a development strategy which has been informed by up-to-date evidence, and consideration has been given to alternative strategies.
- 3. Effective** – the Plan can be delivered, and attempts have been made to resolve any issues that affect the wider region
- 4. Consistent with national policy**

Legal Compliance

There are a number of legal requirements that must be followed when preparing a Local Plan, including:

- What a Local Plan should cover
- Who should be consulted and for how long, and how to deal with responses
- What evidence should be prepared and submitted for examination
- How to consider likely effects on the environment and protected habitats
- Engaging with neighbouring authorities and certain other bodies over strategic matters.

Wolverhampton Local Plan Timetable

Issues and Preferred Options Consultation	26 February – 10 April 2024
Wolverhampton Local Plan Consultation	25 Nov 2024 – 9 Jan 2025
Submission to Government	Early 2025
Independent Examination by Planning Inspector	Spring 2025 – Spring 2026
Adoption by City of Wolverhampton Council	Mid 2026

Paper copies of this leaflet, representation forms and the main Wolverhampton Local Plan documents (for reference) are available at:

- Wolverhampton Civic Centre, St Peter's Square, Wolverhampton, WV1 1SH (at the business reception by the mayoral entrance)
- Wolverhampton Central Library, Snow Hill, Wolverhampton, WV1 3AX
- Bilston Library, Mount Pleasant, Bilston, WV14 7LU
- Wednesfield Library, 2 Well Lane, Wednesfield, WV11 1XT

You can view the consultation documents and speak to Planning Officers at the following **drop-in sessions**:

Wolverhampton Civic Centre, St Peter's Square, Wolverhampton, WV1 1SH

Wednesday 4 December, 9am – 5pm

Wolverhampton Central Library, Snow Hill, Wolverhampton, WV1 3AX

Thursday 5 December, 3pm – 7pm

Saturday 7 December, 10am – 2pm

If you need help understanding the documents, completing the representation form, or would like to discuss the Plan with Planning Officers, please contact the Wolverhampton Local Plan Team at:
localplan@wolverhampton.gov.uk or
Tel: 01902 551155

Please send completed paper representation forms to Wolverhampton Local Plan, City Planning, City of Wolverhampton Council, Civic Centre, St Peter's Square, Wolverhampton, WV1 1SH, or hand them in at Wolverhampton Civic Centre

What is the deadline for responses?

The consultation will end at **5:00 pm on Thursday 9 January 2025**. Please submit your completed representation forms by this date.

How will my representation be used?

We will consider the responses received to decide if any changes need to be made to the Plan before it is submitted to the Government for public examination. Please note that all representation will be made public (see www.wolverhampton.gov.uk/localplan for further details)

*Thank you for your interest in the
Wolverhampton Local Plan*

You can get this information in large print, braille, audio or in another language by calling 01902 551155 or emailing translations@wolverhampton.gov.uk

wolverhampton.gov.uk 01902 551155



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