

Wolverhampton **Local Plan**

Site Assessment Report Publication Plan (Regulation 19)

November 2024



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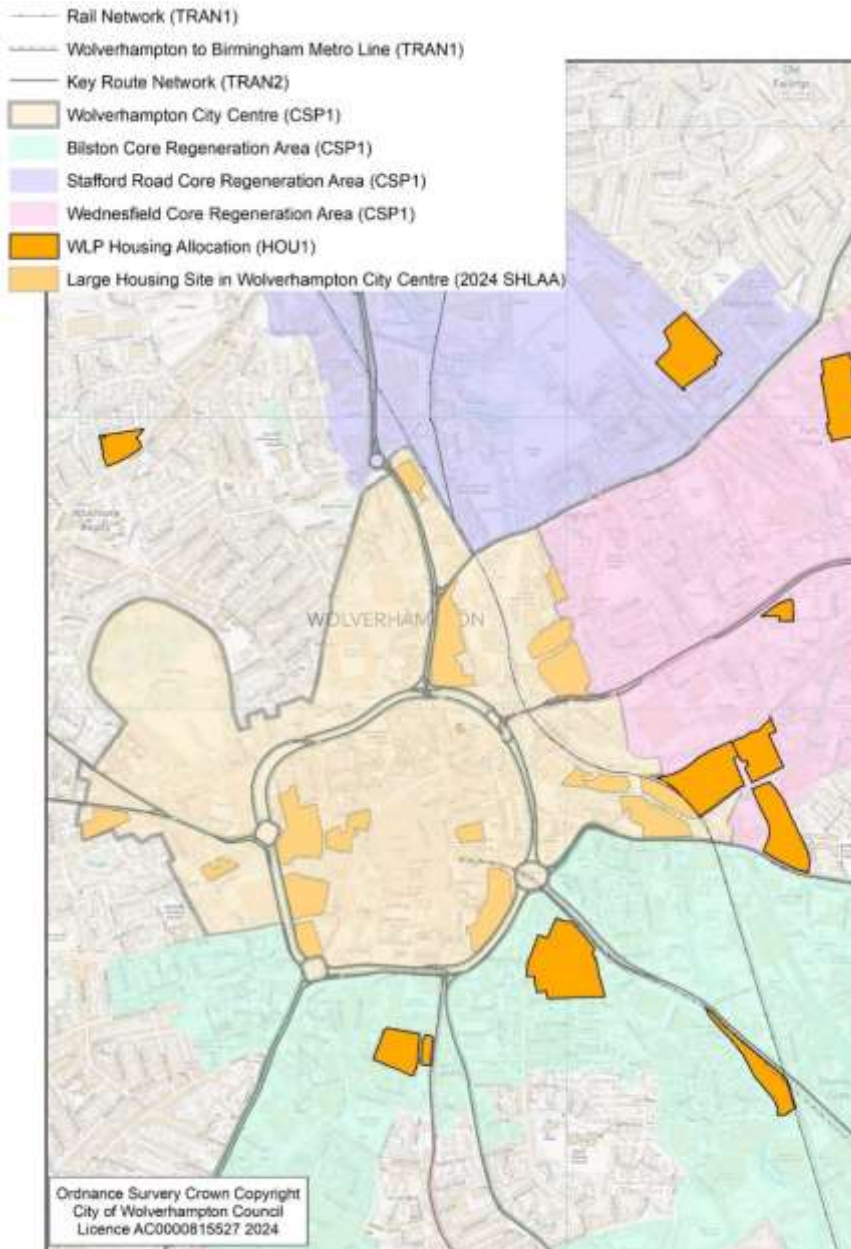
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1. Introduction

1.1 The Wolverhampton Local Plan Publication Plan (Regulation 19) (WLP) sets out strategic policies¹ for Wolverhampton and housing and employment allocations for the whole of Wolverhampton, except for Wolverhampton City Centre (as defined on the map below). The WLP provides a robust housing target for the Wolverhampton City Centre area, based on up-to-date evidence including the Wolverhampton SHLAA 2024, to enable the allocation of additional sites where necessary through early preparation of a City Centre Supplementary Plan under the new Local Plan system in 2025/26.



¹ As defined in the National Planning Policy Framework

- 1.2 The WLP identifies a current need for 19,728 homes and 126.4 ha of employment development land over the Plan period up to 2042. The WLP will seek to allocate the majority of housing and employment development sites necessary to meet this identified need. The Plan will allocate all sites which can accommodate at least 10 homes or 0.4 ha of employment land (with the exception of sites located within Wolverhampton City Centre).
- 1.3 The majority of housing and employment development will be delivered on sites in the urban area which are already committed. These comprise: sites under construction and with planning permission; allocations carried forward from adopted Area Action Plans and the Wolverhampton Unitary Development Plan (where still suitable and deliverable); and other suitable sites in the urban area which have been identified in the Wolverhampton Strategic Housing Land Availability Assessment (SHLAA) 2024 and the Wolverhampton Employment Land Supply Paper (2024). However, there is a significant shortfall in the amount of housing and employment land available to meet future needs, as set out in the WLP.
- 1.4 Therefore, at an early stage in the Plan preparation process there was a need to review current allocations and other identified sites and then to assess any potential new development sites according to a standard methodology and select those sites which were suitable to consult on as potential new allocations in the WLP through the Issues and Preferred Options consultation.
- 1.5 The site assessment methodology applied at WLP Issues and Preferred Options stage (Feb 2024) was substantially based on that developed when preparing the Draft Black Country Plan (2021). The scope of the WLP reflects the need to capitalise on the substantial body of work undertaken to prepare the Black Country Plan, subject to changes which reflect updates to the evidence base and amendments to national planning policy. These include the major amendments made to the NPPF in December 2023. The WLP Issues and Preferred Options site assessment approach reflects the City of Wolverhampton Council decision not to review the Wolverhampton Green Belt in line with this current version of the NPPF, as explained below. Therefore, the site assessment methodology only applies to the urban area – that part of the Wolverhampton local authority area which is not designated as green belt.
- 1.6 At the heart of the National Planning Policy Framework (NPPF) is a **presumption in favour of sustainable development** which is detailed in paragraph 11. For plan-making purposes, this means that: “strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷.” Footnote 7 clarifies that the policies referred to include land designated as green belt.
- 1.7 In December 2023 there was a key change to national planning policy as set out in paragraph 145 of the NPPF (underlined): “Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or

updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.”

- 1.8 This change means that local authorities preparing a Local Plan, which do not have enough suitable land to meet their housing needs, can now choose whether or not to review the green belt to release land for more housing.
- 1.9 Wolverhampton is a densely developed and constrained urban area with a small amount of green belt land, forming only 11% of the total land area. Much of this green belt land provides important services for the urban area, such as public open space, education and sports facilities, or is of significant value for wildlife, historic character or landscape character.
- 1.10 Therefore, City of Wolverhampton Council has chosen not to review the green belt to address the housing and / or employment development land shortfalls arising from the WLP. This means that none of the spatial options being consulted on involve release of green belt land for development, and no green belt sites will be considered for development or assessed as reasonable alternatives throughout the WLP preparation process. Therefore, this site assessment report considers only potential development sites within the urban area of Wolverhampton, that is all of Wolverhampton excluding that part which is designated as green belt.
- 1.11 The WLP Issues and Preferred Options consultation responses included the following comments regarding the WLP site assessment process:
1. Historic England requested that an assessment of heritage impact should be undertaken for each WLP development allocation, and that the WLP should indicate where a Heritage Impact Statement would be required at planning application stage and the issues this should cover;
 2. Environment Agency requested that an assessment of likely flood risk and wastewater impacts (linked to protection of water quality) should be undertaken for each WLP development allocation, drawing on Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) work and consultation with Severn Trent, incorporated if possible into a Phase 2 Water Cycle Study, and that the WLP should indicate what issues the Flood Risk Assessment for any planning application should address;
 3. Natural England required the potential impact of development allocations on European sites to be assessed and addressed sufficiently;
 4. Historic England, Dudley Council and CPRE requested that a full site assessment should be provided for each of the existing Development Plan allocations proposed to be carried forward into the WLP;
 5. Natural England requested that the site assessment process should be informed by the Sustainability Appraisal process and that sites of wildlife value (SINCs and SLINCs) should be protected where they fall within a development site, and, where they adjoin a development site, respected in terms of high quality design and incorporation of habitat on site.

- 1.12 To inform development of the Regulation 19 version of the WLP, the site assessments in this report have been updated to reflect points 1 and 2 above, drawing on: the existing historic environment evidence base and the advice of Council Historic Environment Officers; and up-to-date evidence from Level 1 and Level 2 SFRA Reports and linked consultations with Severn Trent and Environment Agency, as set out in the evidence supporting the WLP. Despite the best efforts of the Council, it was not possible to secure consultancy support within the necessary timeframes to complete a Phase 2 Water Cycle Study to support the WLP (Reg 19). However, the Environment Agency have recently indicated (ref. published 02/10/24 meeting notes) that information provided by Severn Trent (ref. Severn Trent Wolverhampton Wastewater Treatment Works and Network Assessment 25/09/24), in conjunction with the SFRA evidence, is sufficient to address water quality issues in the WLP.
- 1.13 During 2024, point 3 has been addressed through considerable work undertaken by the Council in partnership with relevant neighbouring authorities to investigate the likely in combination effects of planned developments in the area on relevant European sites, though air quality impacts caused by traffic movements. This work has concluded that it is unlikely that the combined impacts will harm the value of the relevant European sites, and therefore no specific mitigation or avoidance measures are required (see WLP Duty to Cooperate Statement for further detail). Where housing allocations are likely to contribute towards recreational impacts on Cannock Chase SAC, as defined through the Cannock Chase SAC Partnership Memorandum of Understanding, this is highlighted in the WLP Section 13: Site Allocations, in accordance with WLP Policy ENV2.
- 1.14 Regarding Point 4, the Council's Strategic Housing Land Availability Assessment (SHLAA) 2024 provides the up-to-date deliverability position for all City Centre Area Action Plan (2016) and proposed WLP housing allocations. The WLP Employment Land evidence base also provides such information for WLP employment development allocations. Some of these development allocations, including large sites in the City Centre, currently have submitted planning applications pending approval. Importantly, all such sites are suitable for housing under the current adopted Development Plan for Wolverhampton (as determined through their inclusion in annual SHLAA reports), and therefore could come forward for development regardless of the WLP preparation process – whether as allocations or windfalls. Therefore, it is not proportionate to carry out detailed site assessments for these sites. Site assessments are required only for those sites which are not currently suitable for development under the current adopted Development Plan and where the planning merits of each site need detailed consideration through the site assessment process in order to determine if, on balance, they should be allocated for development (subject to mitigation where necessary). Please see section 2 below for further detail.
- 1.15 Regarding point 5, the site assessments have also been reviewed and updated at Regulation 19 stage in light of the iterative process of Sustainability Appraisal undertaken to ensure that all reasonable alternatives have been properly assessed – in particular the WLP Regulation 19 Sustainability Appraisal report. However, given the considerable development pressures in Wolverhampton and the limited and dwindling supply of brownfield site opportunities in the city, it has been necessary to allocate for development

a small number of greenfield sites and sites with biodiversity value, including parts of Sites of Local Importance for Nature Conservation value. For these sites, the WLP Section 13 spells out clearly the design constraints and mitigation measures necessary, and the need to secure 10% biodiversity net gain, which will be sought on site as far as national policy allows. Where development sites adjoin a SINC or SLINC this is highlighted in the Site Assessment and WLP Section 13, with a requirement for high quality design which respects the nature conservation value of the site.

2. Site Assessment and Selection Methodology

2.1 This report explains the methodology and the process which was applied by City of Wolverhampton Council to assess and select the most appropriate sites in the urban area for allocation for housing and employment development in the WLP. In accordance with the existing Black Country Core Strategy (2011) spatial strategy and national guidance, the urban area of Wolverhampton was explored for potential development sites and housing density policy tested and adjusted where necessary to maximise housing capacity on these sites, as set out in the Wolverhampton SHLAA (2024). The methodology for assessment and selection of sites within the urban area is set out in Diagram 1.

Wolverhampton City Centre

2.2 The site assessment and selection process does not apply to the area covered by Wolverhampton City Centre (WCC), as shown on the map above. Instead, broad targets for housing, retail and office floorspace have been provided for WCC, based on evidence (a Tier 1 approach). This approach is robust because WCC is covered by a recently adopted detailed Area Action Plan (a Tier 2 approach) and an up-to-date SHLAA report, which sets out detailed evidence and assumptions regarding likely development rates within WCC. This additional detailed work, which covers likely windfall rates and the effects of structural change, supports the WLP. Therefore, there is sufficient certainty regarding the amount of housing likely to be brought forward in WCC over the WLP Plan period. A Wolverhampton City Centre Supplementary Plan will be prepared under the new Local Plan system, to commence in 2025, to make any necessary additional housing allocations in light of the need for alternative uses in the City Centre. However, the Council is confident that all of the potential larger allocation sites in WCC have already been identified, as detailed in the Wolverhampton SHLAA 2024.

Committed Sites

2.3 The following sites are defined as Committed Sites:

- Sites with planning permission;
- Existing Local Plan employment and housing allocations which are not yet built out;
- Other sites identified in the Wolverhampton SHLAA (2024) which are considered suitable and developable for housing use under the current adopted Development Plan for Wolverhampton;
- Other sites identified in the Wolverhampton Employment Land Supply Paper (2024) which are considered suitable and developable for employment use under the current adopted Development Plan for Wolverhampton.

Committed sites have not been subject to a detailed site assessment. This is appropriate because the allocations have been tested at examination in recent years, and all sites have up-to-date information on suitability and deliverability. Effectively, all of these sites have been subject to a “light touch” assessment process, as evidenced in the

Wolverhampton SHLAA (2024) and the Wolverhampton Employment Land Supply Paper (2024). This light touch approach has taken into account any changes in evidence or circumstances, including land-owner views. Housing density assumptions have also been reviewed and density uplifts applied to housing sites where appropriate, where the site is considered unlikely to have planning permission when the WLP is due to be adopted. The Sustainability Appraisal results have also been taken into account, where appropriate.

Site Assessments

- 2.4 During 2017-21 and during 2023 and 2024, “call for sites” exercises took place seeking the submission of potentially suitable development sites, either for the Black Country as a whole or more recently for Wolverhampton specifically. All of the sites in the urban area submitted through the “call for sites” exercises have been subject to a site assessment, except for:
1. Committed sites (see para 2.3);
 2. Sites with a gateway constraint (as set out in Diagram 1)

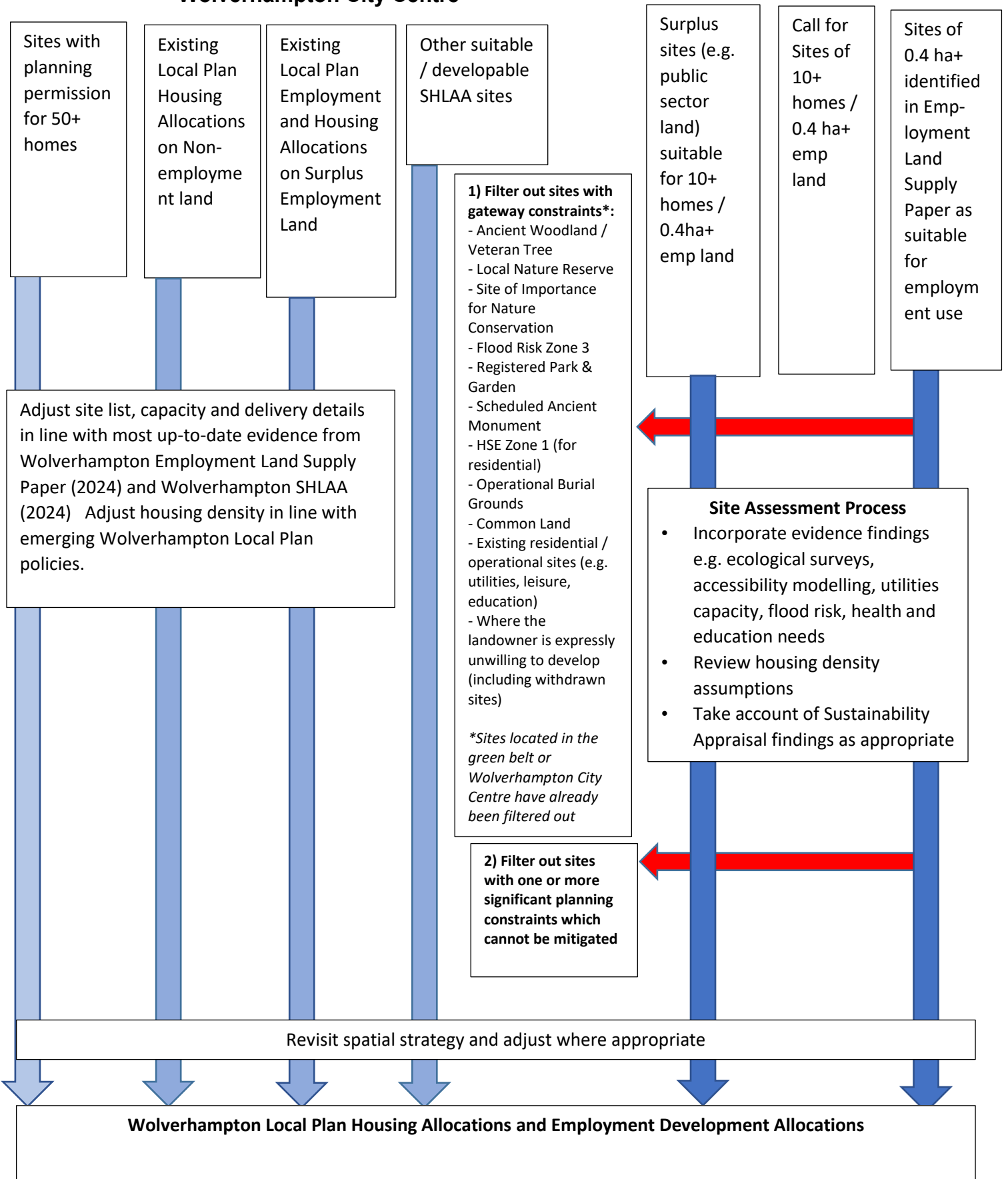
Employment Sites

- 2.5 A site size threshold of 0.4 ha has been applied for employment use in most cases, as set out in Diagram 1. While small sites can provide a constant supply of developable land, in overall terms, they make a limited contribution to the delivery of overall development needs. The availability of such sites can also be difficult to predict and so the Plan adopts assumptions over the yield of such sites over the Plan period based on historic trends. WLP Policies EMP2, EMP3 and EMP4 support the delivery of sites within existing employment areas within which the vast majority of sites of less than 0.4ha are expected to come forward.

Housing Sites

- 2.6 In a large urban area with a significant supply of smaller housing sites coming forward each year, it is considered impractical and unnecessary to allocate all of these smaller sites in the WLP. Therefore, a threshold of 10 homes has generally been used for sites without planning permission and a threshold of 50 homes for sites with planning permission, as set out in Diagram 1. Large housing sites with planning permission have been allocated to ensure that these significant sites are not lost from housing supply to other uses.
- 2.7 It should be noted that, although smaller sites may not be allocated in the WLP, they will be included in the housing land supply figures used in the WLP, subject to appropriate discounts to allow for non-implementation. The housing land supply will also include windfall allowances for certain types of sites within the urban area. Further information is provided in the Wolverhampton SHLAA (2024).

Diagram 1 Site Assessment and Selection Methodology: Urban Area excluding Wolverhampton City Centre



3. Site Assessment Process and Presentation of Results

- 3.1 Appendix 1 provides a summary table (Table 1) and location map to allow for identification of the sites which have been assessed. Table 2 of Appendix 1 provides a list of sites which were submitted through “call for sites” exercises but which have not been subject to a Site Assessment for reasons set out above. These sites have not been subject to Sustainability Appraisal as they are not considered “reasonable alternatives”. For each site assessed, a unique site assessment reference has been allocated e.g. SA-0001-WOL and a Site Assessment Form has been completed and a site plan provided, as set out in Appendix 2. The forms are listed separately: by end use (housing or employment use); and by sites selected and sites not selected.

Sites Assessed for Housing Use

- 3.2 Where sites have been submitted through the call for sites process for housing use, they have been assessed for housing use and supporting residential infrastructure, where appropriate.

Sites Assessed for Employment Use

- 3.3 The basis on which sites have been assessed for employment use is set out in the Wolverhampton Employment Land Supply Paper (2024). In summary, the sites which have been assessed are: those submitted through the call for sites for employment use; sites identified in work associated with the BEAR, including site surveys and landowner engagement; sites with a current or lapsed planning permission for employment use; and sites put forward for consideration for employment development as part of the preparation of Local Plans (excluding existing allocations).
- 3.4 As part of the site assessment process, sites assessed for employment use were market tested to determine their suitability from an occupier and developer perspective.

4. Site Assessment Criteria

4.1 The Site Assessment criteria have been applied using a traffic-light system of assessment, based on a Red, Amber, Green (RAG) methodology, as set out below.

Sensitivity Score	Description	Possible Mitigation
RED	There is a very substantial negative effect or issue that is unlikely to be capable of acceptable mitigation.	No mitigation possible in order to make the site acceptable or significant mitigation required which could prevent the site being acceptable
AMBER	There is a moderate negative effect or issue which may be able to be adequately addressed but only subject to mitigation.	Likely to require low-medium levels of mitigation in order to make the site acceptable
GREEN	There are no effects or issues of significance that require mitigation.	Negligible or no mitigation required to make the site acceptable

4.2 A summary description of each of the Site Assessment criteria, and how the RAG ratings have been applied for each criteria, is set out below. The criteria have been grouped together under the headings:

- 1) Environment
- 2) Economic
- 3) Social

Information is also provided in the form on: Background / Context; Gateway Constraints; Opportunities; and Sustainability Appraisal conclusions, which have also been RAG rated. A Conclusions section at the end of each form summarises the findings of the Site Assessment and, if selected, recommends an appropriate housing or employment land capacity and mix of uses for the site.

4.3 It should be noted that the order of the criteria in the form does not imply a greater level of importance has been applied to any particular criteria.

1) Environmental

Greenfield / Previously Developed Land

Previously Developed Land is defined in the NPPF as: 'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.'

Council records and the site visit provide the basis for the assessment of the status of the land. National Planning Guidance supports the reuse of previously developed (brownfield) land in preference to development of greenfield sites.

The categorisation has been made as follows:

Green	No greenfield or greenfield can be incorporated into non-developable area without reducing capacity
Amber	Minority greenfield
Red	Majority greenfield

Topography

Council records and the site visit provide the basis for the assessment of the status of the land.

The categorisation has been made as follows:

Green	No / negligible constraint on capacity
Amber	Minority not developable / viable to remodel site
Red	Majority not developable / unviable to remodel site

Tree Preservation Orders (TPOs) / Mature Trees of Value

Existing Council records of protected trees and a visual assessment made from the site visit of established trees to identify those worthy of retention.

The categorisation has been made as follows:

Green	No relevant trees / negligible impact on site capacity
Amber	Limited development possible without harm to relevant trees or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to relevant trees, which cannot be wholly mitigated

Biodiversity and Geodiversity

Existing Council records inform the status. Ecological appraisals which informed Local Sites Assessments were carried out for the most sensitive sites and their findings are included in the assessment. Impacts on local sites such as these can sometimes be mitigated by providing environmental enhancements to deliver biodiversity net gain on the site or nearby land.

The categorisation has been made as follows:

Green	No habitat / negligible impact on site capacity
Amber	Limited development possible without harm to habitat of SINC / SLINC value or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to habitat of SINC / SLINC value, which cannot be wholly mitigated

Heritage Assets

Council records identify Listed and Locally Listed buildings, Conservation Areas, Scheduled Ancient Monuments and areas of archaeological importance to determine potential harm and any design or separation requirements for development. On the advice of Historic England, an assessment of heritage impact has also been undertaken for each WLP development allocation and the site assessment indicates where a Heritage Impact Statement would be required at planning application stage and the issues this should cover

The categorisation has been made as follows:

Green	No assets / negligible impact on site capacity
Amber	Limited development possible without harming asset or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to asset(s) which cannot be wholly mitigated

Visual Amenity and Character of the Area

An assessment of the potential impacts of development on the visual amenity of adjacent land users (including existing residents) and local character. Local and wider impacts are considered and whether those impacts are significant and could be mitigated.

The categorisation has been made as follows:

Green	No significant local character or visual amenity impacts / negligible impact on site capacity
Amber	Limited development possible without harming visual amenity / local character or subject to sufficient mitigation
Red	Capacity significantly limited unless harm is caused to visual amenity / local character which cannot be wholly mitigated

Flood Risk, Drainage and Ground Water

The Wolverhampton Strategic Flood Risk Assessment Level 1 and Level 2 (2024), which draws on the latest available flood risk information, known drainage issues and potential to provide

sustainable urban drainage (SUDS) mitigation was recorded and considered, including recommended issues which the Flood Risk Assessment for any planning application should address. SUDS may reduce the developable area.

The categorisation has been made as follows:

Green	No drainage / flood risk issues / negligible impact on site capacity
Amber	Drainage or flood risk issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to drainage issues which cannot be mitigated or does not pass SFRA sequential / exception tests

Ground Contamination

Council records and officer assessment on the status of contamination and likely remediation requirements.

The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Minority not developable / viable to remediate site
Red	Capacity significantly limited / unviable to remediate site

Ground Stability

Council records to identify past mining constraints and fault lines which could be a constraint or barrier to development.

The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Minority not developable / viable to remediate site
Red	Capacity significantly limited / unviable to remediate site

Air Quality Impact of Adjoining Uses

Nitrogen Dioxide Area of Exceedance Zone maps were considered. Officer assessment of both neighbouring uses, their impact on housing or employment development, and any potential impact from such development on existing neighbouring uses were also incorporated into assessments.

The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Air quality issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to poor air quality which cannot be wholly mitigated

Noise Impact of Adjoining Uses

Officer assessment of both neighbouring uses, their impact on housing or employment development and any potential impact from such development on existing neighbouring uses were also incorporated into assessments.

The categorisation has been made as follows:

Green	No known issues / negligible constraint on capacity
Amber	Noise issues which can be sufficiently mitigated without significantly reducing capacity
Red	Capacity significantly limited due to unacceptable noise levels which cannot be wholly mitigated

Mineral Extraction and Mineral Resource Areas / Mineral Infrastructure and Brickworks

Assessment of the site mineral constraints based on Council records and the Black Country Minerals Study. It is important to prevent the loss of mineral resources from surface developments. The assessment addresses whether sites are in close proximity to any mineral extraction sites. Suitable mitigation is suggested where required.

The categorisation has been made as follows:

Green	No mineral extraction or mineral resource / infrastructure constraints
Amber	Site is within 250m of an Other Permitted Mineral Infrastructure Site ² or Brickworks
Red	Site is within 250m of a Permitted Mineral Extraction Site and/ or Area of Search or Site is within 250m of a Rail-linked Aggregates Depot

Waste Infrastructure

Wolverhampton Waste Study (2024), Council records and planning history search to identify sites and consider likely impacts. This includes: landfill sites, waste transfer sites, biological treatment of waste sites (composting, anaerobic digestion) and thermal treatment of waste sites (incineration).

The categorisation has been made as follows:

Green	No waste infrastructure constraints
Amber	Site is within 250m of an Other Permitted Waste Site
Red	Site is within 250m of a Proposed Strategic Waste Site

² Other mineral infrastructure sites include secondary/ recycled aggregate production facilities, coating plants (for production of asphalt and roadstone), concrete batching plants, lime/ mortar/ cement works, factories manufacturing concrete products and distribution depots for mineral products.

2) Economic

Employment Development Opportunities

Sites with potential for employment uses were assessed for market attractiveness, drawing on employment evidence from the Black Country Economic Development Needs Assessment (2024), Black Country Employment Area Review (BEAR) and Black Country Employment Land Supply Paper (2024).

The categorisation has been made as follows:

Green	Suitable for employment use
Amber	-
Red	Not suitable for employment use

Employment Land

Where existing employment land is being assessed for housing use, the findings of the EDNA and BEAR are referred to where appropriate.

The categorisation has been made as follows:

Green	Surplus to employment needs
Amber	-
Red	Retain for employment

Delivery / Phasing

Up-to-date information from the Wolverhampton Strategic Housing Land Availability Assessment (2024), the Employment Land Supply Paper (2024) and any site specific findings from the Wolverhampton Viability Study (2024) form part of the assessment, alongside any other known issues identified through submission details or meetings with developers.

The categorisation has been made as follows:

Green	All capacity deliverable during Plan period
Amber	Part of capacity not deliverable during Plan period
Red	Site not deliverable during Plan period

Viability

Any relevant findings from the Wolverhampton Viability Study (2024) and any known issues identified through submission details or meetings with developers and any issues identified through Council records.

The categorisation has been made as follows:

Green	Viable with Reg 19 WLP obligations
Amber	Marginal viability requiring reduced Reg 19 WLP obligations
Red	Significant capacity limitations / likely to make development unviable without external funding

Availability of Utilities – Electricity, Gas, Water, Sewage Treatment

An assessment based on information provided by submitters and utility providers, and evidence provided in the Black Country Utilities Infrastructure Capacity Study (2019), the Black Country Water Cycle Study (2020), and more recent information provided following the Issues and Preferred Options consultation (including Severn Trent Wolverhampton Wastewater Treatment Works and Network Assessment 25/09/24) – as summarised in the Wolverhampton Infrastructure Delivery Plan (2024).

Water utilities companies have a statutory duty to supply water to, and remove wastewater from, new development sites and a lack of available capacity does not prevent future development. If capacity is not currently available either existing infrastructure will need to be upgraded or new infrastructure will need to be provided. The infrastructure upgrades required will depend on the amount and location of growth falling within each water catchment area.

The categorisation has been made as follows:

Green	No limitations / negligible impact on development viability
Amber	Some capacity limitation / no significant limits on development viability
Red	Significant capacity limitations / likely to make development unviable

Infrastructure Constraints on / under Site

Such constraints could include electric cables/sub-stations, water/sewage pipes, gas pipes, pylons, culverts and rights of way. Council records and site visit used to determine constraints and provide assessment.

The categorisation has been made as follows:

Green	No limitations / negligible impact on development viability
Amber	Some capacity limitation / no significant limits on development viability
Red	Significant capacity limitations / likely to make development unviable

Highway Access and Transportation

Officer assessment of whether suitable highway access and infrastructure can be achieved for housing or employment uses. Consideration given to safe access for vehicles and pedestrians. Barriers to access could include a reliance on land outside the site assessment boundary without a proven willing landowner.

The categorisation has been made as follows:

Green	No / negligible access constraint
Amber	Access constraints / highway safety impact which can be viably overcome
Red	Access constraints / severe highway safety impact which cannot be viably overcome

Impact on Wider Road Network

Consideration of wider highway constraints such as infrastructure and highway capacity.

The categorisation has been made as follows:

Green	No / negligible impact
Amber	Likely to have unacceptable impacts which can be adequately mitigated
Red	Likely to have unacceptable impacts which cannot be adequately mitigated

3) Social

Access Time by Walking or Public Transport to Key Residential Services

This section uses accessibility mapping and site visit assessments to determine how accessible the site is in relation to primary and secondary schools, health centres, strategic centres, employment areas and food stores, in order to meet the requirements of WLP Policy HOU2: Housing Density, Type and Accessibility (which was based on Draft BCP Policy HOU2). Food stores used for the accessibility mapping were above 1000m² - for smaller or well-connected sites a site visit determined whether existing smaller provision was available in closer proximity. Times quoted are walking or public transport distance, except for Primary Schools, which is walking distance only. Please see Appendix 3 of this report for further details on application of the accessibility modelling, which was carried out in 2020 to inform the Draft Black Country Plan.

The categorisation has been made as follows:

	Green	Amber	Red
Primary School	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation
Secondary School	Within 20 mins following any viable mitigation	Within 25 mins following any viable mitigation	Over 25 mins following any viable mitigation
GP / Health Centre / Walk in centre	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation
Strategic Centre/ Employment Area	Within 20 mins following any viable mitigation	Within 30 mins following any viable mitigation	Over 30 mins following any viable mitigation
Centre / Foodstore	Within 10 mins following any viable mitigation	Within 15 mins following any viable mitigation	Over 15 mins following any viable mitigation

Housing Density Location / Character Constraints on Density

The accessibility mapping (as set out above) was used to determine the appropriate housing density for the site, in line with WLP Policy HOU2: Housing Density, Type and Accessibility. This was then informed by an assessment of local character and any other constraints which were considered could influence appropriate housing density.

Connections to Local Cycle Route Network

Council records to inform an assessment to identify sustainable cycle routes to indicate existing benefits or where improvements could be made.

The categorisation has been made as follows:

Green	Direct connection to site
Amber	Offsite works required to create connection to site
Red	-

Public Open Space

Council records and the Wolverhampton Open Space Strategy and Action Plan (2024) were used to determine if part or all of the site functions as public open space, whether the open space is surplus against local standards and if suitable mitigation for loss can be achieved.

The categorisation has been made as follows:

Green	Site is not public open space or is public open space which is surplus to local needs with no mitigation necessary
Amber	Site is public open space required to meet local need but part retention / adequate mitigation possible
Red	Site is public open space required to meet local need and not possible to mitigate loss

Loss of Playing Field / Sports Pitches

Council records, site visit and the Wolverhampton Playing Pitch and Outdoor Sport Strategy Assessment and Action Plan (2022) were used to determine if part or all of the site functions as playing field or sports pitch and if suitable mitigation for loss can be achieved.

The categorisation has been made as follows:

Green	Site is not playing field or is playing field which is surplus to local needs with no mitigation necessary
Amber	Site is playing field required to meet local need but part retention / adequate mitigation possible
Red	Site is playing field required to meet local need and not possible to mitigate loss

Other Social

This will set out any specific social infrastructure need for the development, for example if a shortage of school places has been identified which is likely to need to be addressed through off-site contributions to expand local school place provision.

4) Other

Opportunities

An assessment of whether development resolves existing issues or whether the site has a favourable relationship with adjoining sites.

Sustainability Appraisal Conclusion

The key findings of the Sustainability Appraisal of the WLP (Regulation 19) relating to the site.

Conclusion

A summary of the key considerations affecting the site. An explanation of why the site has been selected as suitable for development or the key reasons why the site has not been selected as suitable for development. If the site has been selected as suitable for development, a statement of the appropriate uses for and capacity of the site, given constraints and infrastructure requirements.

Appendix 1 Site Assessment Summary

Table 1 List of Sites Assessed

Site Assessment Reference / WLP Reference	Ward	Address	Site Area (ha)	Appropriate Capacity (if selected)
Housing Sites				
<i>Selected</i>				
SA-0032-WOL / H14	Bilston East	Lane Street / Highfields Road, Bradley	1.79	72 homes
<i>Not Selected</i>				
SA-0054-WOL	East Park	Sites at Sutherland Avenue / Cooper Street	1.50	NA
Employment Sites				
<i>Selected</i>				
SA-0034-WOL / E17	Ettingshall	Former MEB site, Major Street / Dixon Street	2.50	2.50 ha
SA-0044/WOL / E18	Wednesfield South	Land at Millfields Road, Ettingshall	0.70	0.70 ha
SA-0047-WOL / E12	East Park	Land at Neachells Lane	6.70	6.70 ha
SA-0051-WOL / E24	Bilston East	Dale Street, Bilston	0.90	0.90 ha
SA-0052-WOL / E13	East Park	Land rear Keyline Builders, Neachells Lane / Noose Lane	1.20	1.20 ha
<i>Not Selected</i>				
None				

Map Showing Location of Sites Assessed

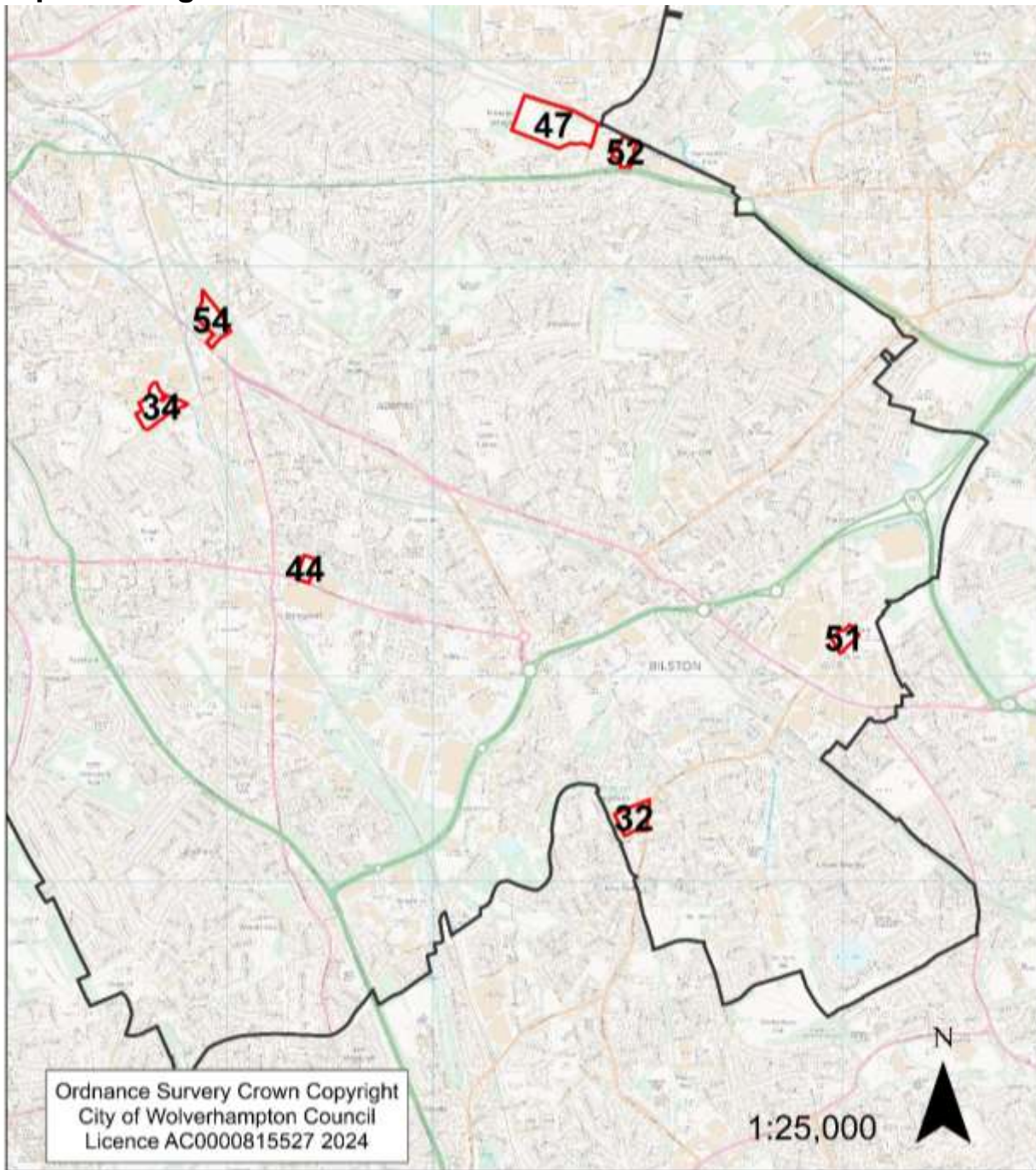


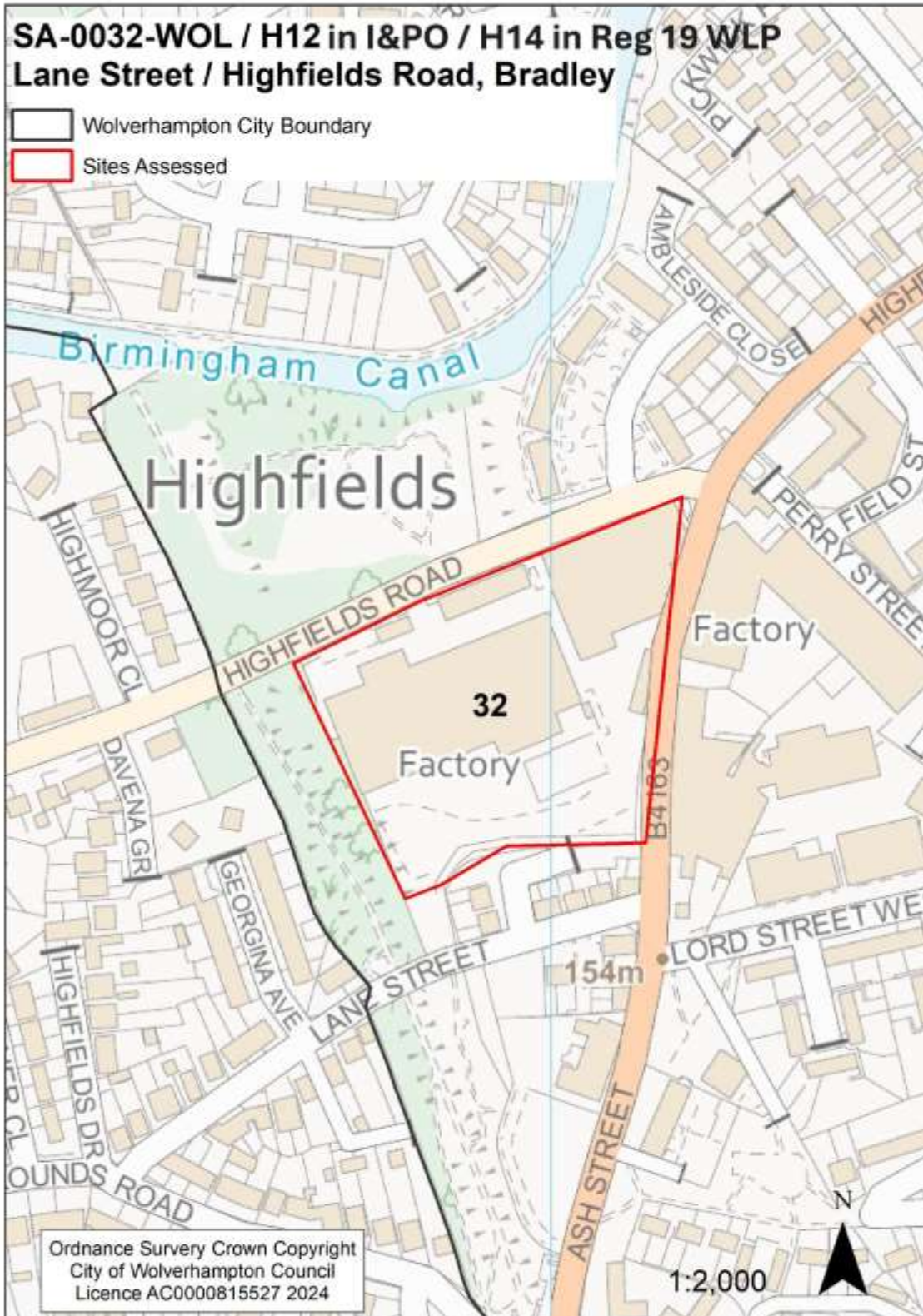
Table 2 Call for Sites Not Assessed and Reasons Why

Black Country Plan Call for Sites Reference	Ward	Address	Site Area (ha)	Reason(s) why not assessed
10544 (north part)	Bilston East	Land North of Hughes Road, Wednesbury	7.93 (part)	Proposed for Employment Use Existing employment allocation (Bilston Corridor AAP) carried forward into the Draft Black Country Plan. South part of site falls within Walsall and is also an existing employment allocation carried forward into the Wolverhampton Local Plan.
336	Ettingshall	Ettingshall Lodge, Ettingshall Road, Wolverhampton WV2 2LA	0.05	Proposed for Housing Use Site is located in the urban area and has no designations which preclude housing development. The capacity of the site is less than 10 homes, falling below the threshold for allocation in the Wolverhampton Local Plan.

Appendix 2 Site Assessment Forms and Plans

1. Sites Assessed for Housing

Housing Sites Selected



Site Known as	Lane Street / Highfields Road, Bradley		
Site Address	Lane Street / Highfields Road, Bradley		
Ward	Bilston East	BCP Call for Site Ref	513
Site Area (ha)	1.79	Capacity proposed in Call for Sites submission	65 houses
Land Type	Previously Developed	Site Assessment / WLP Reference	SA-0032-WOL / H14
Background/Context			
Current uses	Industrial land		
Surrounding land uses	Industrial to east beyond Ash Street, open space to north and west, residential to south.		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Bilston Corridor Area Action Plan: <ul style="list-style-type: none"> Local Employment Land – part of Perry Trading Estate Historic Landscape Characterisation Site Bilston Canal Corridor Conservation Area covers Highfields Works part of site		
Criteria	Assessment	Rating	
Landscape Sensitivity			
Environmental			
Greenfield / Previously Developed Land	All previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No natural habitat currently on site. Site adjoins a SLINC therefore a high quality design would be required to respect the SLINC value.		
Heritage Assets on site or	The whole site falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19 th		

significantly affecting boundaries	<p>and early 20th century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. Earlier building shown on title map. Within 500m of site are Coronation Park DLHHV and LLB (250m to southeast), former Queens Picture Housing LLB (270m to northeast).</p> <p>The Highfield Works building could be suitable for sympathetic conversion, subject to viability. Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area. A Heritage Impact Statement would be required with any planning application, to include archaeological assessment of significance and potential for remains.</p>	
Visual Amenity and Character of the Area	<p>Appropriately designed development would improve visual amenity of residential properties to the south, which currently adjoin industrial yards and buildings.</p> <p>Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.</p>	
Flood risk, drainage and ground water	Small area of the site around the Highfields Works has a 0.1% / 1% / 3% chance of surface water flooding. Other small areas of 0.1% chance. There is potential for SUDs to be incorporated into the adjoining open space.	
Ground Contamination	Given the location of this site there may be ground condition issues arising from contamination which may affect development viability.	
Ground stability	The site is located in a former mining area and there are high risk areas across the west of the site which may affect development viability	
Air Quality impact of adjoining uses	No known issues	
Noise impact of adjoining uses	There may be noise issues arising from industrial premises on the eastern boundary of the site, however it is likely that these could be mitigated through buffers and / or other measures.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company.	
Delivery / Phasing	No obvious constraints which could affect delivery.	

Viability	Cost of conversion of locally listed Highfields Works and potential ground remediation due to former mineworkings and contamination could limit viability.				
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.				
Infrastructure constraints on / under site	No known constraints				
Highways access and transportation	Access possible onto Highfields Road.				
Impact on the wider road network	None known.				
Social					
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with Draft BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>				
<i>Primary School</i>		<i>Strategic Centre/Employment Area</i>			
<i>Secondary School</i>		<i>Centre/Foodstore</i>			
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)	Moderate Density (40-45 dph)	X
Any character constraints on density	Site suitable for 40 dph, subject to appropriate conversion of the locally listed Highfield Works building and a design respecting the setting of the Bilston Canal Corridor Conservation Area and the Area of High Historic Townscape Value designation covering the whole site.				
Connections to local cycle route networks	No issues				
Public Open Space	There is a sufficient quantity of open space in the local area to meet the needs of new residents and sizeable areas of open space adjoin the site. An off-site contribution will be required to address local quality deficiencies.				
Loss of Playing Field / Sports Pitches	No issues				
Other Social					
Opportunities					
If the site became vacant and the condition of the buildings was put at risk, housing development could facilitate retention and conversion of the locally listed Highfields Works.					
Sustainability Appraisal					
The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has only one negative impact for SA Objective 7- Pollution. This relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all housing sites of between 10 and 99 homes are judged to potentially have a minor negative impact on air pollution in the local area. However, this is outweighed by many positive impacts, for SA Objectives 12 – Health (major), 13 - Economy (major), 14 – Education (major), 2 – Landscape, 5 – Climate Change Adaptation, 6 – Natural Resources, 9 – Transport and 10 – Housing.					
Conclusion					

Operational industrial site adjoining residential and employment, promoted for housing through the call for sites. The employment land evidence indicates that this site is surplus to employment needs and could be released for housing, subject to re-location of the current land owners who occupy the site and operate a steel stockholding company. The sites falls within an Area of High Historic Townscape Value (AHHTV) in the HLC Study due to the cluster of late 19th and early 20th century industrial buildings surrounding the locally listed Highfield Works building, which also falls within the Bilston Canal Corridor Conservation Area. This building could be suitable for appropriate conversion, subject to viability. Carefully designed housing development on adjoining land would not necessarily harm the setting of the Conservation Area or the value of the adjoining SLINC.

The site is suitable for development for 72 homes, subject to submission of an appropriate Heritage Impact Statement with any planning application; a high quality design which protects the operation of employment land to the east, protects the adjoining SLINC, achieves retention and appropriate conversion of the locally listed Highfield Works building, respects the historic value and setting of this building and the Bilston Canal Corridor Conservation Area within which it falls and respects the Area of High Historic Townscape Value designation covering the whole site; and provision of off-site improvements to local open space to meet recreational open space needs of new residents.

Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	1.79 ha	<i>Employment</i>	0 ha	<i>Other (specify):</i>	
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Housing Sites Not Selected



Site Known as	Sites at Sutherland Avenue / Cooper Street		
Site Address	Sites at Sutherland Avenue / Cooper Street		
Ward	East Park	BCP Call for Site Ref	10532
Site Area (ha)	1.50	Capacity proposed in Call for Sites submission	100-150 homes
Land Type	Previously Developed	Site Assessment Reference	SA-0054-WOL
Background/Context			
Current uses	Industrial uses		
Surrounding land uses	Employment land		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
HSE Consultation Zone 1 (for residential)	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Bilston Corridor AAP - Local Employment Land (LQ3)		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	All previously developed land		
Topography	Generally flat sites		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No known habitat on site. Site adjoins Monmore Green Disused Railway SINC, therefore development would need to be of a high quality design which respects the SINC.		
Heritage Assets on site or significantly affecting boundaries	No heritage assets on site.		

Visual Amenity and Character of the Area	No issues	
Flood risk, drainage and ground water	No current flood risk or drainage issues on site.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Noise impact of adjoining uses	The sites are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	NA	Not suitable for employment use
Employment Land	The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with emerging WLP evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.	
Delivery / Phasing	No obvious constraints which could affect delivery.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	No known constraints	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	No known constraints	
Impact on the wider road network	No known issues	

Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with Draft BCP Policy HOU2		GP/Health Centre/Walk in Centre				
Primary School				Strategic Centre/Employment Area		
Secondary School				Centre/Foodstore		
Housing Density Location – Draft BCP Policy HOU2	Very High Density (min 100 dph)		High Density (45-100 dph)		Moderate Density (40-45 dph)	X
Any character constraints on density	Sites located within industrial estate, with no local housing character.					
Connections to local cycle route networks	No issues					
Public Open Space	No issues					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Sustainability Appraisal						
The impact matrix for all reasonable alternative site assessments post-mitigation (Table H.4.15) has negative impacts for SA Objectives 3 – Biodiversity (major) and 7 - Pollution; and positive impacts for SA Objectives 2 - Landscape, 5 – Climate Change Adaptation, 6 – Natural Resources, 9 – Transport, 10 – Housing (major), 12 – Health, 13 – Economy (major) and 14 – Education (major).						
Conclusion						
Sites in employment use within an established industrial area, promoted for housing through the call for sites. The sites are unsuitable for residential development as they are surrounded by unregulated employment uses which are important to protect for employment in line with WLP Reg 19 evidence and policies. Development of the sites would cause significant harm to the residential amenity of new residents and prejudice the operational capacity of adjoining employment uses to operate.						
The site is not suitable for housing development.						
Appropriate uses given constraints and infrastructure requirements	Housing	NA	Employment	NA	Other (specify):	

2. Sites Assessed for Employment

Sites Selected for Employment





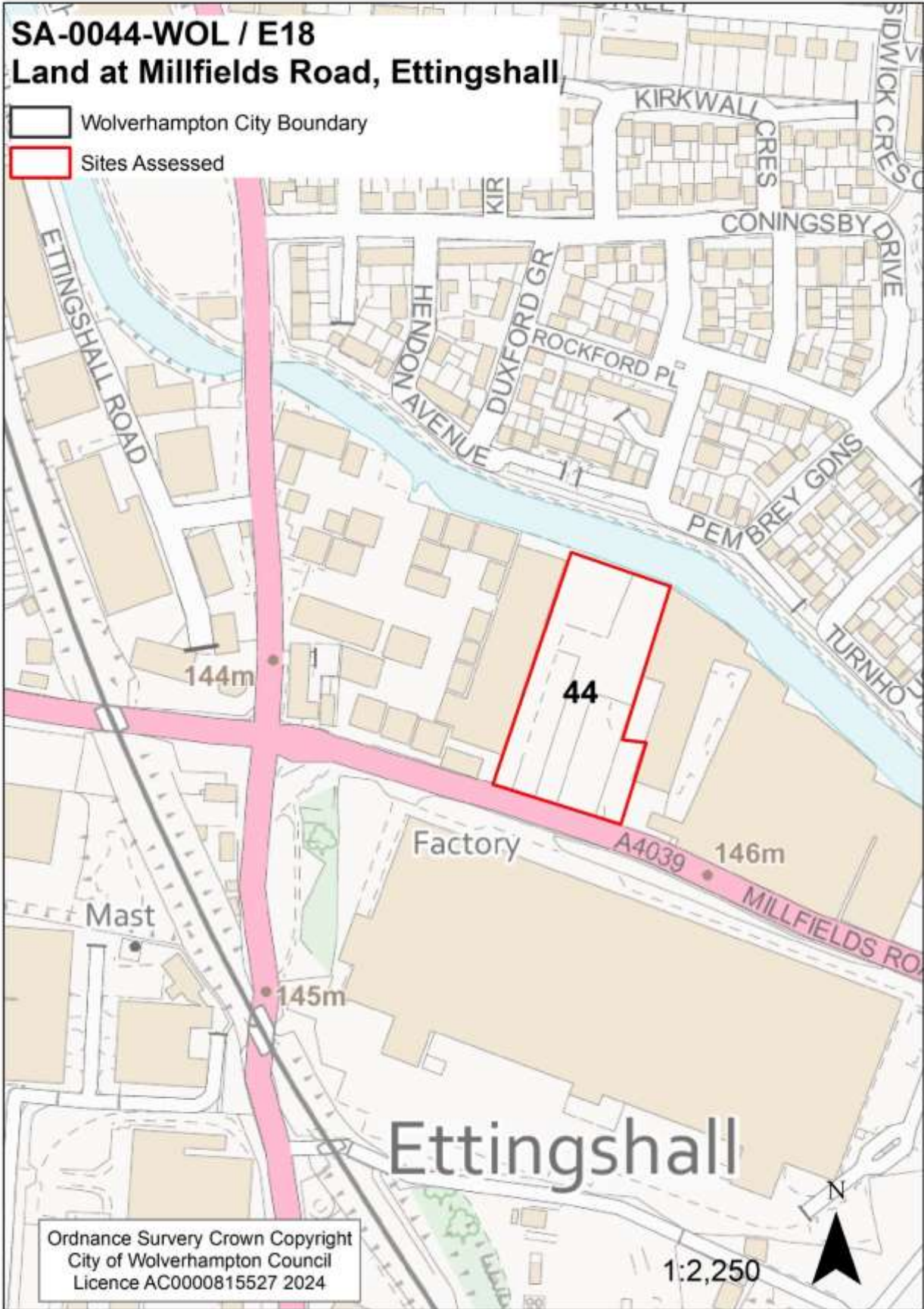
Site Known as	Former MEB site, Major Street / Dixon Street		
Site Address	Major Street / Dixon Street		
Ward	Ettingshall	BCP Call for Site Ref	NA
Site Area (ha)	2.50	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment / WLP Reg 19 Reference	SA-0034-WOL / E17
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Road and residential / housing allocation to south, canal to east, industry to north, public open space to west		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Bilston Corridor AAP East Park Character Area		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat and open site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No known issues		
Biodiversity or Geodiversity on site or significantly affecting boundaries	The site adjoins the Birmingham Canal SINC, including a filled Canal arm which projects into the site, therefore development should be of a high quality design which protect and enhances the value of this SINC. There is regenerated habitat on site which would require survey at planning application stage. It is likely that the biodiversity net gain requirement could be provided on site, and should incorporate a natural buffer along the Canal corridor.		
Heritage Assets on site or significantly affecting boundaries	No built heritage assets within site. Site of former 19th century chemical works. Site adjoins Bilston Canal Corridor CA and LLBs, including engineering sheds and entrance buildings that were part of the Victoria Iron Works, are within CA to the north. Within 500m of site are locally listed New Inn public house		

	(260m to east) and Kings Hall school recommended for local listing (300m to northeast). Heritage Impact Statement required to accompany any planning application, including assessment of archaeological significance and potential.	
Visual Amenity and Character of the Area	Derelict site which would benefit from bringing back into use. Design would need to respect outlook from existing and potential residential development to the south.	
Flood risk, drainage and ground water	South east and south west boundaries affected by areas with 0.1% chance of surface water flooding, covering approx. 25% of the site. The design of an employment use is likely to be able to accommodate these areas. Parts of the site are at risk of surface water flooding affecting access / egress and flood depths within site, which is likely to increase over the Plan period due to climate change. Any development must comply with Level 2 SFRA Site Report requirements.	
Ground Contamination	Known significant creosote contamination which could impact on adjoining canal. However, remediation for employment use is considered viable, subject to potential requirement for external funding.	
Ground stability	No known issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	Noise pollution from steel stockholders and other unconstrained industrial uses affects the northern part of the site. This does not constrain use of the site for employment.	
Mineral Extraction and Mineral Resource Areas	No known issues	
Mineral Infrastructure and Brickworks	No known issues	
Waste Infrastructure	No known issues	
Economic		
Employment Development Opportunities	Identified in the employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	Deliverable within Plan period subject to securing sufficient external funding.	
Viability	Remediation of ground contamination at site for employment use may require external funding.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access can be gained off Dixon Street or Major Street. Narrow access through adjacent railway bridge. May have impact on Dixon Street \ Ettingshall Road \ Bilston Road junction & Dixon Street \ Thompson Avenue junction.	

Impact on the wider road network	No known constraints					
Social						
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	GP/Health Centre/Walk in Centre			NA		
<i>Primary School</i>	NA			<i>Strategic Centre/Employment Area</i>		NA
<i>Secondary School</i>	NA			<i>Centre/Foodstore</i>		NA
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space.					
Loss of Playing Field / Sports Pitches	No Playing Field/ Sports Pitches.					
Other Social						
Opportunities						
A long term vacant previously developed site located in a mixed use area adjoining the canal. The site has significant ground contamination and the northern part is subject to noise pollution, therefore it is not suitable for residential use. The site could be viable for employment use subject to potential external funding.						
Sustainability Appraisal						
The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has negative impacts for SA Objective 6 – Natural Resources and 7- Pollution (this relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all employment development sites are judged to potentially have a minor negative impact on air pollution in the local area). However, this is outweighed by positive impacts, for SA Objectives 12 – Health (major), 13 - Economy (major), 5 – Climate Change Adaptation and 9 – Transport.						
Conclusion						
Vacant land within industrial area, which is suitable for employment use, subject to remediation as appropriate to address known ground condition issues, compliance with Level 2 SFRA Site report requirements, a high quality design which respects the adjoining Birmingham Canal Conservation Area and SINC, and submission of an appropriate Heritage Impact Statement with any planning application.						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	2.5ha	<i>Other (specify):</i>	

SA-0044-WOL / E18
Land at Millfields Road, Ettingshall

-  Wolverhampton City Boundary
-  Sites Assessed





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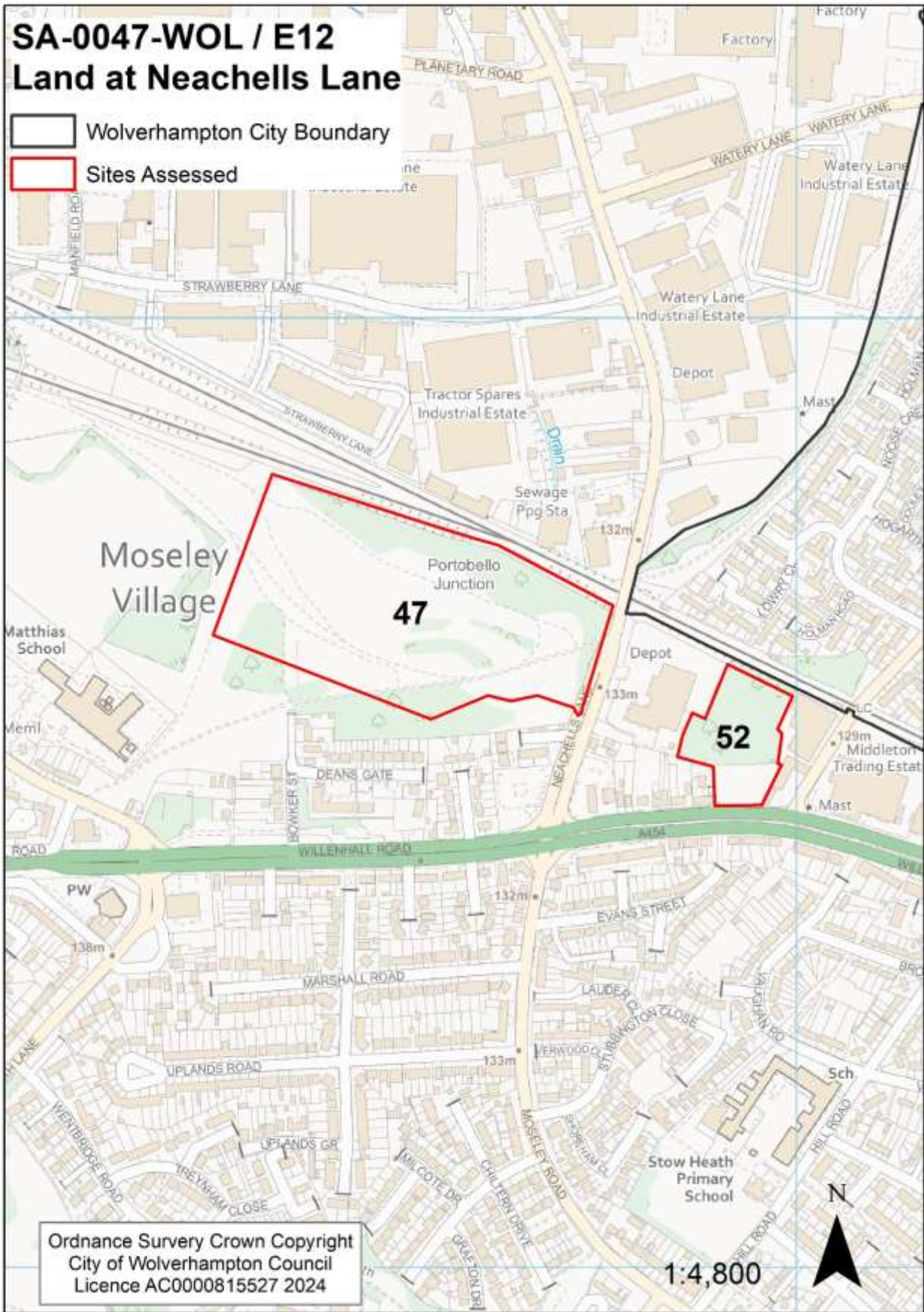
Site Known as	Land at Millfields Road, Ettingshall		
Site Address	Millfields Road, Ettingshall		
Ward	Ettingshall	BCP Call for Site Ref	NA
Site Area (ha)	0.70	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment / WLP Reg 19 Reference	SA-0044-WOL / E18
Background/Context			
Current uses	Vacant (fire-damaged industrial premises)		
Surrounding land uses	Employment Uses; Canal to north		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Local Quality Employment Land (Bilston Corridor AAP)		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No trees on site		
Biodiversity or Geodiversity on site or significantly affecting boundaries	No habitat on site. Site adjoins the Birmingham Canal SINC, therefore development should be of a high quality design which protect and enhances the value of this SINC.		
Heritage Assets on site or significantly affecting boundaries	Few small buildings shown on title map and site partially contains 19th century Britannia Tube Works, with likely significant truncation from later works. Site adjoins Bilston Canal Corridor CA and Crown House LLB. Within 500m of site are Ward Street bridge LLB (290m to east) and Rough Hills Methodist Church LLB (490m to west). Heritage Impact Statement required to accompany any planning application,		

	including assessment of archaeological significance and potential.	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Level 2 SFRA Report identifies some flood risk issues (due to significant risk around the site and some pooling within the site, alongside access and egress issues) but not sufficient to require a Level 2 assessment.	
Ground Contamination	No known issues	
Ground stability	No known issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Employment Development Opportunities	Identified in the EDNA as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Site has lapsed planning permission.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access off Millfields Road, as established in lapsed planning permission.	
Impact on the wider road network	No known impact	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA

<i>Secondary School</i>	NA		<i>Centre/Foodstore</i>		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Short term vacant fire damaged site in established local quality employment area with opportunity to be brought back into active employment use						
Sustainability Appraisal						
The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has only one negative impact for SA Objective 7- Pollution (this relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all employment development sites are judged to potentially have a minor negative impact on air pollution in the local area). However, this is far outweighed by positive impacts for SA Objectives 2 – Landscape, 5 – Climate Change Adaptation, 6 – Natural Resources, 9 – Transport.(major), 12 – Health (major) and 13 - Economy (major).						
Conclusion						
Vacant land within industrial area which is suitable for redevelopment for employment use, subject to a high quality design which respects the adjoining Birmingham Canal Conservation Area and SINC, and submission of an appropriate Heritage Impact Statement with any planning application.						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	0.7 ha	<i>Other (specify):</i>	

SA-0047-WOL / E12 Land at Neachells Lane

-  Wolverhampton City Boundary
-  Sites Assessed





Site Known as	Land at Neachells Lane		
Site Address	Deans Road / Neachells Lane		
Ward	East Park	BCP Call for Site Ref	NA
Site Area (ha)	6.70	Capacity proposed in Call for Sites submission	NA
Land Type	Greenfield	Site Assessment / WLP Reg 19 Reference	SA-0047-WOL / E12
Background/Context			
Current uses	Public Open Space		
Surrounding land uses	Residential, Railway lines, Employment Uses		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	Site of Local Importance for Nature Conservation (BCCS Policy ENV1) Recreational Open Space (UDP Policies ENV6, R3) Existing Greenway (UDP Policy R6)		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Whole site is greenfield		
Topography	Generally flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	No TPOs on site. Site includes areas of woodland and Millennium Forest designations. Some woodland and trees will be affected and mitigation for loss would need to be provided on remaining open space or other appropriate sites.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	A SLINC covers the whole site. This designation was supported by a Local Sites Assessment and associated ecological survey in 2020. The site is located within a Priority Network Restoration Zone (PNRZ) of the Black Country Local Nature Recovery Map and Strategy. Mitigation for the loss of 6.7 ha of SLINC and biodiversity net gain can be delivered on the remaining 6.3 ha of SLINC and other sites in the local area which are also located within the PNRZ. Appropriate buffers are required around the development to mitigate harm to nature conservation and open space value, and to the amenity of existing residential development: (1)		

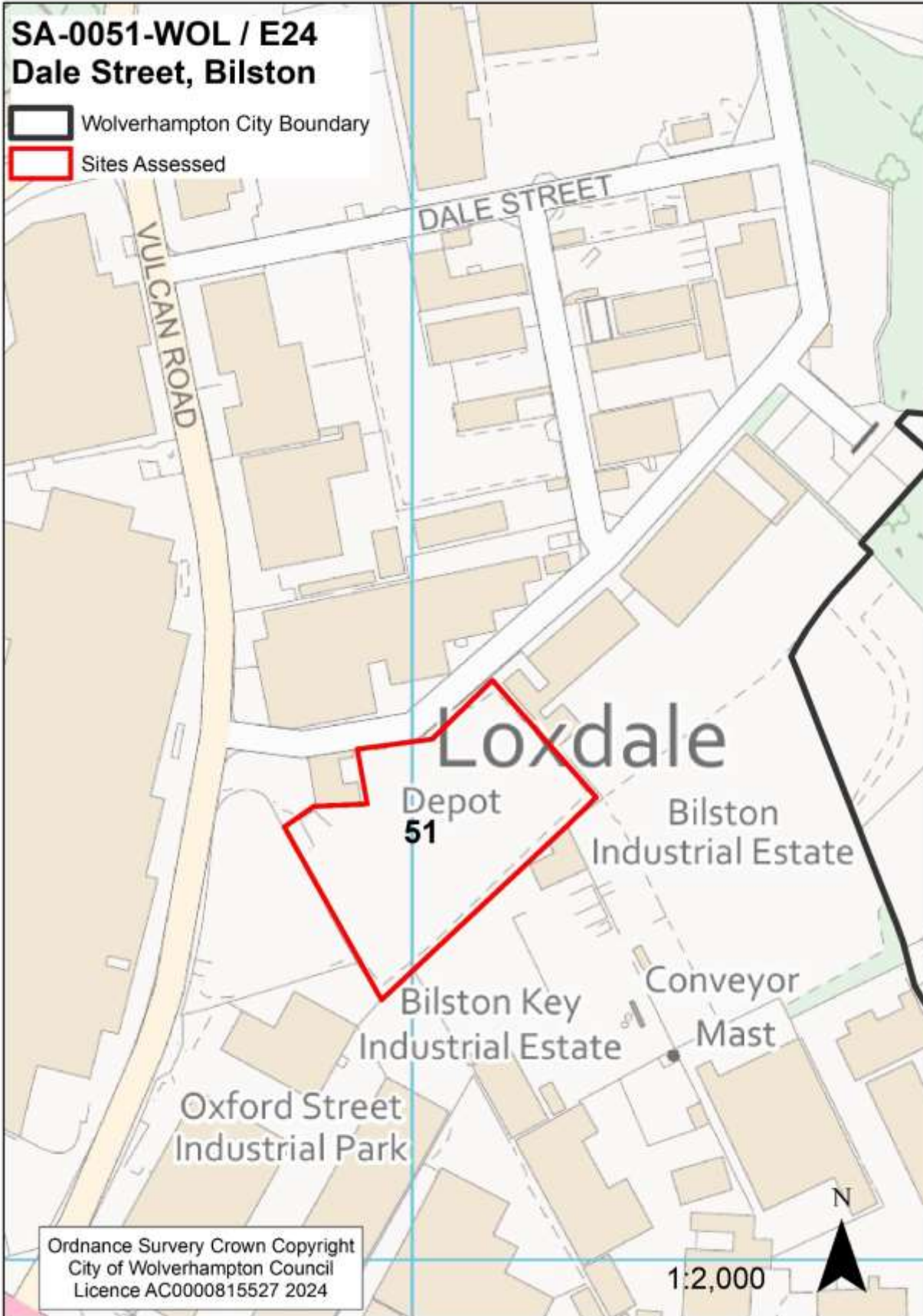
	continuous wildlife corridor alongside the railway line; (2) minimum 30m to the west to retain openness, allow for diversion/ retention of existing public right of way and avoid pinch point in public open space corridor; (3) minimum 35m to the south between existing residential boundaries and proposed buildings to include diversion/ retention of existing public right of way.	
Heritage Assets on site or significantly affecting boundaries	No built heritage within or adjacent to site. No archaeological potential. Former colliery land/ landfill site. Within 500m of site is locally listed Old Heath War Memorial (280m to southwest). No Heritage Impact Statement necessary.	
Visual Amenity and Character of the Area	Careful consideration required to assess the relationship between the existing residential properties and any future development on the open space. Appropriate buffers are required around the development to mitigate harm to nature conservation and open space value, and to the amenity of existing residential development: (1) continuous wildlife corridor alongside the railway line; (2) minimum 30m to the west to retain openness, allow for diversion/ retention of existing public right of way and avoid pinch point in public open space corridor; (3) minimum 35m to the south between existing residential boundaries and proposed buildings to include diversion/ retention of existing public right of way.	
Flood risk, drainage and ground water	Small part of site has 0.1-3% chance of surface water flooding. This could be accommodated in the sustainable drainage solution for the site.	
Ground Contamination	Former landfill tip. Planning application under consideration in 2024 provides details of proposed land remediation required.	
Ground stability	Former landfill tip. Planning application under consideration in 2024 provides details of proposed land remediation required.	
Air Quality impact of adjoining uses	Part of the site adjoins residential therefore uses/ design will need to protect air quality.	
Noise impact of adjoining uses	Part of the site adjoins residential therefore uses/ design will need to incorporate appropriate mitigation measures to protect residents from noise impact.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in the EDNA as suitable, with a high scoring, for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	Planning application under consideration in 2024 demonstrates development is deliverable, subject to highways access improvements.	

Viability	Planning application under consideration in 2024 demonstrates development is viable, taking into account ground remediation, open space/ habitat mitigation and highways access improvements.						
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities. For any planning application, consultation is required with Severn Trent Water to ascertain if any sewer infrastructure upgrades / network connections are required, and can be delivered, before commencement or occupation of development.						
Infrastructure constraints on / under site	Public rights of way cross site, however these could be diverted as part of development.						
Highways access and transportation	Improved highways access required to site off Neachells Lane, in context of wider highways improvements project affecting Willenhall Road / Neachells Lane junction. Planning application under consideration in 2024 provides details of proposed improved highways access.						
Impact on the wider road network	See above.						
Social							
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>			NA			
<i>Primary School</i>	NA			<i>Strategic Centre/Employment Area</i>		NA	
<i>Secondary School</i>	NA			<i>Centre/Foodstore</i>		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	N A	Moderate Density (40-45 dph)	NA	
Any character constraints on density	NA						
Connections to local cycle route networks	No issues						
Public Open Space	<p>Whole site forms part of a larger 13 ha recreational open space (Neachells Lane Open Space) and existing UDP greenway route. The Wolverhampton Open Space Strategy and Action Plan (2024) concludes that the Bilston Analysis Area, within which the site is located, has a large quantity of natural greenspace, such that if development goes ahead there would be 2.01 ha of natural greenspace per 1,000 population in this Analysis Area, which would still meet the quantity standards for natural greenspace and open space overall. The Action Plan recommends that, to compensate for loss of trees and habitat after development of part of the site, the retained part of the neighbourhood natural green space is reconfigured and environmental improvements are carried out, and off-site mitigation is also delivered in the form of new children's play facilities in Stowlawn area and improvements at East Park.</p> <p>Therefore, recent assessment evidence shows, in line with local and national policy, that there is a surplus of open space in the Bilston Analysis Area, supporting the loss of up to 6.7 ha of this site subject to sufficient mitigation through quality improvements to local open space. It is likely that mitigation</p>						

	<p>for loss of 6.7 ha can be provided through quality improvements to the remaining Neachells Lane Open Space, diversion of greenway routes and quality improvements to public open spaces nearby.</p> <p>Appropriate buffers are required around the development to mitigate harm to nature conservation and open space value, and to the amenity of existing residential development: (1) continuous wildlife corridor alongside the railway line; (2) minimum 30m to the west to retain openness, allow for diversion/ retention of existing public right of way and avoid pinch point in public open space corridor; (3) minimum 35m to the south between existing residential boundaries and proposed buildings to include diversion/ retention of existing public right of way.</p>					
Loss of Playing Field / Sports Pitches	No Playing Field / Sports Pitches					
Other Social						
Opportunities						
Site has potential for allocation for Employment Uses, scoring highly in the EDNA2 study. Planning application under consideration as of 2024.						
Sustainability Appraisal						
<p>The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has negative impacts for SA Objectives 6 – Natural Resources and 7- Pollution (this relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all employment development sites are judged to potentially have a minor negative impact on air pollution in the local area). However, this is far outweighed by positive impacts for SA Objectives 2 – Landscape, 5 – Climate Change Adaptation, 9 – Transport, 12 – Health (major) and 13 - Economy (major).</p>						
Conclusion						
<p>Part of public open space with a SLINC designation. Site located adjoining high quality employment area with good access to the highways network, subject to junction improvements. There is a surplus in quantity of natural greenspace in this part of Wolverhampton, as set out in the 2024 Wolverhampton Open Space Strategy and Action Plan, which can support the loss of 6.7 ha of public open space at this site, subject to investment in local open space to improve quality.</p> <p>Site suitable for employment development, subject to satisfactory highways access being demonstrated and mitigation for loss of open space and nature conservation value, including biodiversity net gain.</p> <p>Appropriate buffers are required around the development to mitigate harm to nature conservation and open space value, and to the amenity of existing residential development: (1) continuous wildlife corridor alongside the railway line; (2) minimum 30m to the west to retain openness, allow for diversion/ retention of existing public right of way and avoid pinch point in public open space corridor; (3) minimum 35m to the south between existing residential boundaries and proposed buildings to include diversion/ retention of existing public right of way.</p> <p>Further assessment work should be carried out on transportation, nature conservation and open space implications of the proposed development to support any planning application.</p>						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	6.7 ha	<i>Other (specify):</i>	6.3 ha improved public open space

SA-0051-WOL / E24
Dale Street, Bilston

-  Wolverhampton City Boundary
-  Sites Assessed





Site Known as	Dale Street, Bilston		
Site Address	Dale Street, Bilston		
Ward	Bilston East	BCP Call for Site Ref	NA
Site Area (ha)	0.91	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment / WLP Reg 19 Reference	SA-0051-WOL / E24
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment Uses		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	High Quality Employment Area and Employment Improvement Area (Bilston Corridor Area Action Plan Policy BC2)		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Some trees along site boundary		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Some trees and vegetation along site boundary. Site would be subject to biodiversity net gain, however it is likely that this could be delivered on site.		
Heritage Assets on site or significantly affecting boundaries	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 LLB (400m to		

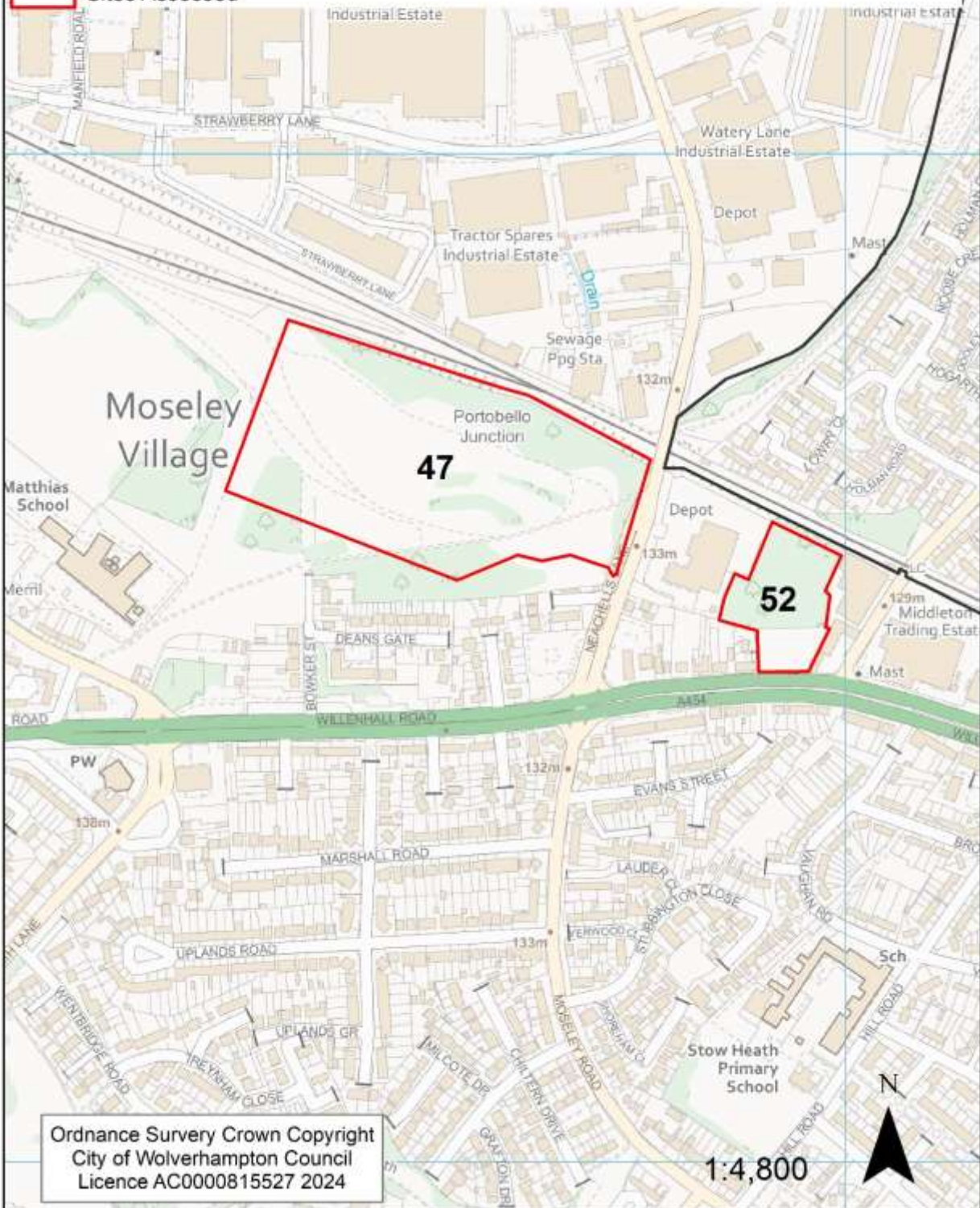
	southwest) and Walsall Canal AHHTV (420m to east). No Heritage Impact Statement necessary.	
Visual Amenity and Character of the Area	Site located in industrial estate	
Flood risk, drainage and ground water	Level 2 SFRA Report identifies some flood risk issues (due to access and egress issues) but not sufficient to require a Level 2 assessment.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Identified in employment evidence as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Planning permission 13/01194/FUL granted 2014 for change of use to scrapyard.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access off Dale Street and access to Black Country Route via Dale St, Vulcan Rd & Hare St. accepted as part of planning permission.	
Impact on the wider road network	No known impact	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/Employment Area</i> NA

<i>Secondary School</i>	NA		<i>Centre/Foodstore</i>		NA	
Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Vacant site falling within High Quality Employment Area, which has had planning permission for employment use.						
Sustainability Appraisal						
The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has only one negative impact for SA Objective 7- Pollution (this relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all employment development sites are judged to potentially have a minor negative impact on air pollution in the local area). However, this is far outweighed by positive impacts for SA Objectives 2 – Landscape, 5 – Climate Change Adaptation, 6 – Natural Resources, 9 – Transport.(major), 12 – Health (major) and 13 - Economy (major).						
Conclusion						
Vacant land within industrial area, suitable for employment use, with no known constraints.						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	0.9 ha	<i>Other (specify):</i>	

SA-0052-WOL / E13

Land rear Keyline Builders, Neachells Lane / Noose Lane

-  Wolverhampton City Boundary
-  Sites Assessed



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Site Known as	Land rear Keyline Builders, Neachells Lane / Noose Lane		
Site Address	Neachells Lane / Noose Lane		
Ward	East Park	BCP Call for Site Ref	NA
Site Area (ha)	1.20	Capacity proposed in Call for Sites submission	NA
Land Type	Previously Developed	Site Assessment / WLP Reg 19 Reference	SA-0052-WOL / E13
Background/Context			
Current uses	Vacant land		
Surrounding land uses	Employment Uses, Willenhall Road, Railway Line and Residential		
Constraints			
Gateway Constraints	Name / Details	Amount of site covered (ha's)	
SSSI / SAC	None		
Ancient Woodland / Veteran Trees	None		
Local Nature Reserve	None		
Site of Importance for Nature Conservation	None		
Flood Risk Zone 3	None		
Registered Park & Garden	None		
Scheduled Ancient Monument	None		
Operational Burial Ground	None		
Common Land	None		
Existing Policy Designations	None		
Criteria	Assessment	Rating	
Environmental			
Greenfield / Previously Developed Land	Whole site is previously developed land		
Topography	Flat site		
Agricultural Land Quality	Not agricultural land		
Tree Preservation Orders / Mature Trees of Value on site or significantly affecting boundaries	Site includes naturally regenerated vegetation, including some trees.		
Biodiversity or Geodiversity on site or significantly affecting boundaries	Site includes naturally regenerated vegetation. Local sites survey in 2022 concluded site is not of sufficient value to be designated as a SLINC. Site is subject to biodiversity net gain, however it is likely that this could be delivered on site.		
Heritage Assets on site or significantly affecting boundaries	No built heritage within or adjacent to site. No archaeological potential. Former large pits/colliery. Within 500m of site is Fibbersley Nature Reserve AHHLV (450m to east). No Heritage Impact Statement necessary.		

Visual Amenity and Character of the Area	Site visible from houses fronting Willenhall Road. Design should mitigate impacts e.g. through landscaped buffers.	
Flood risk, drainage and ground water	Level 2 SFRA Report identifies some flood risk issues (due to access and egress issues) but not sufficient to require a Level 2 assessment.	
Ground Contamination	No issues	
Ground stability	No issues	
Air Quality impact of adjoining uses	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
Noise impact of adjoining uses	No constraints from adjoining uses in terms of employment use. Uses / design should avoid air quality impacts on adjoining residential.	
Mineral Extraction and Mineral Resource Areas	No issues	
Mineral Infrastructure and Brickworks	No issues	
Waste Infrastructure	No issues	
Economic		
Employment Development Opportunities	Employment Development Opportunity, site assessed as part of EDNA as suitable for employment use	
Employment Land	NA	Not existing employment land
Delivery / Phasing	No obvious constraints which could affect delivery. Planning permission 13/00285/FUL granted in 2016 for class B8 storage building.	
Viability	No obvious constraints / obligations which could affect viability.	
Availability of utilities – electricity, gas, water, sewage treatment	Site within urban area with normal availability of utilities.	
Infrastructure constraints on / under site	No known constraints	
Highways access and transportation	Access onto Willenhall Road judged acceptable as part of planning permission.	
Impact on the wider road network	No known impact	
Social		
Access time by walking or public transport (except Primary schools: walking only) to key residential services in accordance with BCP Policy HOU2	<i>GP/Health Centre/Walk in Centre</i>	NA
<i>Primary School</i>	NA	<i>Strategic Centre/ Employment Area</i> NA
<i>Secondary School</i>	NA	<i>Centre/Foodstore</i> NA

Housing Density Location – BCP Policy HOU2	Very High Density (min 100 dph)	NA	High Density (45-100 dph)	NA	Moderate Density (40-45 dph)	NA
Any character constraints on density	NA					
Connections to local cycle route networks	No issues					
Public Open Space	Site not public open space					
Loss of Playing Field / Sports Pitches	No issues					
Other Social						
Opportunities						
Overgrown vacant site within employment area which has recent planning permission for employment use.						
Sustainability Appraisal						
The site policy assessment (Table 6.4), which takes into account the likely impact of mitigation measures set out in site policies within Table 12 of the WLP Reg 19, has negative impacts for SA Objectives 6 - Natural Resources and 7- Pollution (this relates to the designation of the whole of Wolverhampton as an Air Quality Management Area, which means that all employment development sites are judged to potentially have a minor negative impact on air pollution in the local area). However, this is outweighed by positive impacts for SA Objectives 2 – Landscape, 5 – Climate Change Adaptation, 9 – Transport (major), 12 – Health (major) and 13 - Economy (major).						
Conclusion						
Vacant land within industrial area, suitable for employment use, subject to biodiversity net gain and any necessary mitigation for loss of trees / habitat.						
Appropriate uses given constraints and infrastructure requirements	<i>Housing</i>	NA	<i>Employment</i>	1.2 ha	<i>Other (specify):</i>	

Appendix 3 Accessibility Standards Modelling

1. In order to provide maximum clarity on the potential to increase densities on current identified sites in the urban area, the Wolverhampton Local Plan policy on housing density and accessibility is set out below. The new Policy is similar in structure to the existing BCCS Policy HOU2, setting out moderate, high and very high density ranges depending upon reasonable sustainable transport access to key residential services: employment; fresh food; GP services; and schools. However, the minimum density (subject to character constraints) will be increased from 35 to 40 dph, and the moderate / high / very high density ranges will be increased to 40 dph, 45 dph and 100 dph respectively. The current accessibility modelling buffer for 40 dph and 45 dph areas is shown on Map 1 below. This modelling work was carried out in 2020 to inform the Draft Black Country Plan. An illustration of the application of the modelling to 2020 SHLAA sites in part of Wolverhampton is provided in Map 2. The locations of residential services which were used for the modelling exercise are shown on Map 3.
2. The Wolverhampton SHLAA (2024) has applied this emerging Policy to all committed sites with a capacity of 10+ homes and which are unlikely to have planning permission when the Plan is adopted (as it is not possible to increase the density of sites with a current planning permission). This Site Assessment Report has applied the emerging Policy to all sites subject to Site Assessment for housing use through two site assessment criteria: “Access Time by Walking or Public Transport to Key Residential Services” and “Housing Density Location / Character Constraints on Density”, under the heading: 3) Social.
3. Where a site is located within a Strategic Centre or Town Centre a minimum density of 100 dwelling per hectare (dph) - net of open space, major roads and other uses - has been assumed, unless there are character constraints (e.g. listed building, conservation area, low density local character). Where a site is located outside a Strategic Centre or Town Centre a minimum density of 40 dph net has been assumed. This is because, in the majority of cases, improvements to accessibility can be made to ensure minimum access standards apply even where a site falls outside the 40 dph buffer. Where a site falls within the 45 dph buffer, as set out in Map 1, a density of 45 dph has been assumed.

Wolverhampton Local Plan Policy HOU2: Housing Density, Type and Accessibility

- 1) The density and type of new housing provided on any housing site should be informed by:
 - a) The need for a range of types and sizes of accommodation to meet identified local needs;
 - b) The level of accessibility by sustainable transport to residential services, including any improvements to be secured through development, as set out in Table 5; and
 - c) The need to achieve high quality design (including the provision of sufficient good quality amenity and play space for residents) and minimise amenity impacts, considering the characteristics and mix of uses in the area where the proposal is located.

- 2) Developments of ten homes or more should provide a range of house types and sizes that will meet the accommodation needs of both existing and future residents, in line with the most recently available information.

- 3) All developments of 10 homes or more should achieve the minimum net density set out below, except where this would prejudice historic character and local distinctiveness as defined in Policy ENV5 or fail to achieve high quality design in accordance with other Development Plan Document policies:
 - 100 dwellings per hectare where Table 5 accessibility standards for very high density housing are met and the site is located within Wolverhampton City Centre, Bilston Town Centre or Wednesfield Town Centre;
 - 45 dwellings per hectare where Table 5 accessibility standards for high density housing are met;
 - 40 dwellings per hectare where Table 5 accessibility standards for moderate density housing are met.

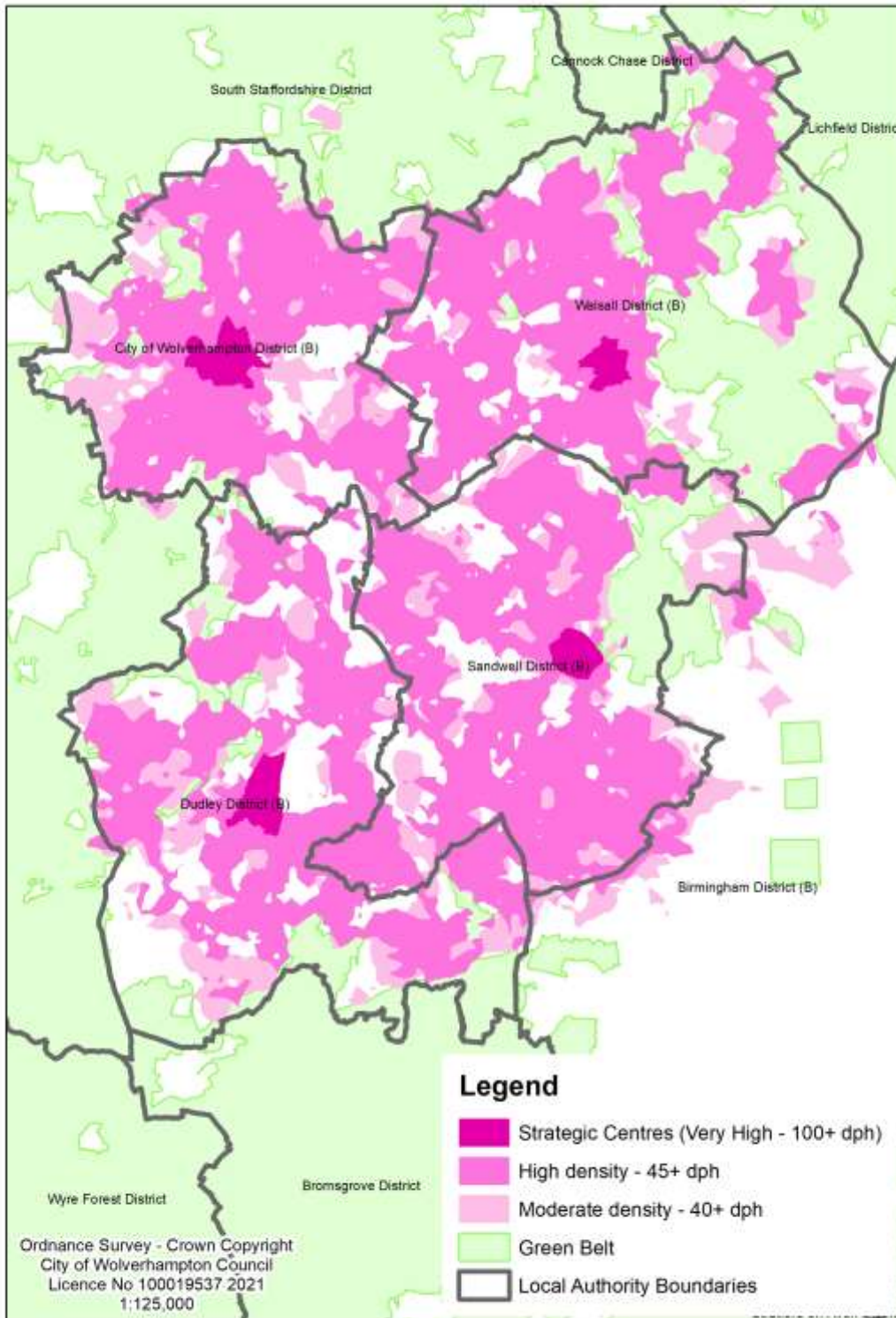
- 4) Table 12 of Section 13 provides details of the appropriate density to be sought on each housing allocation site, in accordance with the requirements set out in this Policy.

- 5) All new housing development (including the conversion of buildings) and the creation of houses in multiple occupation will be required to meet the Nationally Described Space Standards (NDSS), except where it can be clearly evidenced that implementation of the NDSS would cause harm to the significance of a heritage asset.

Table 5 Accessibility Standards

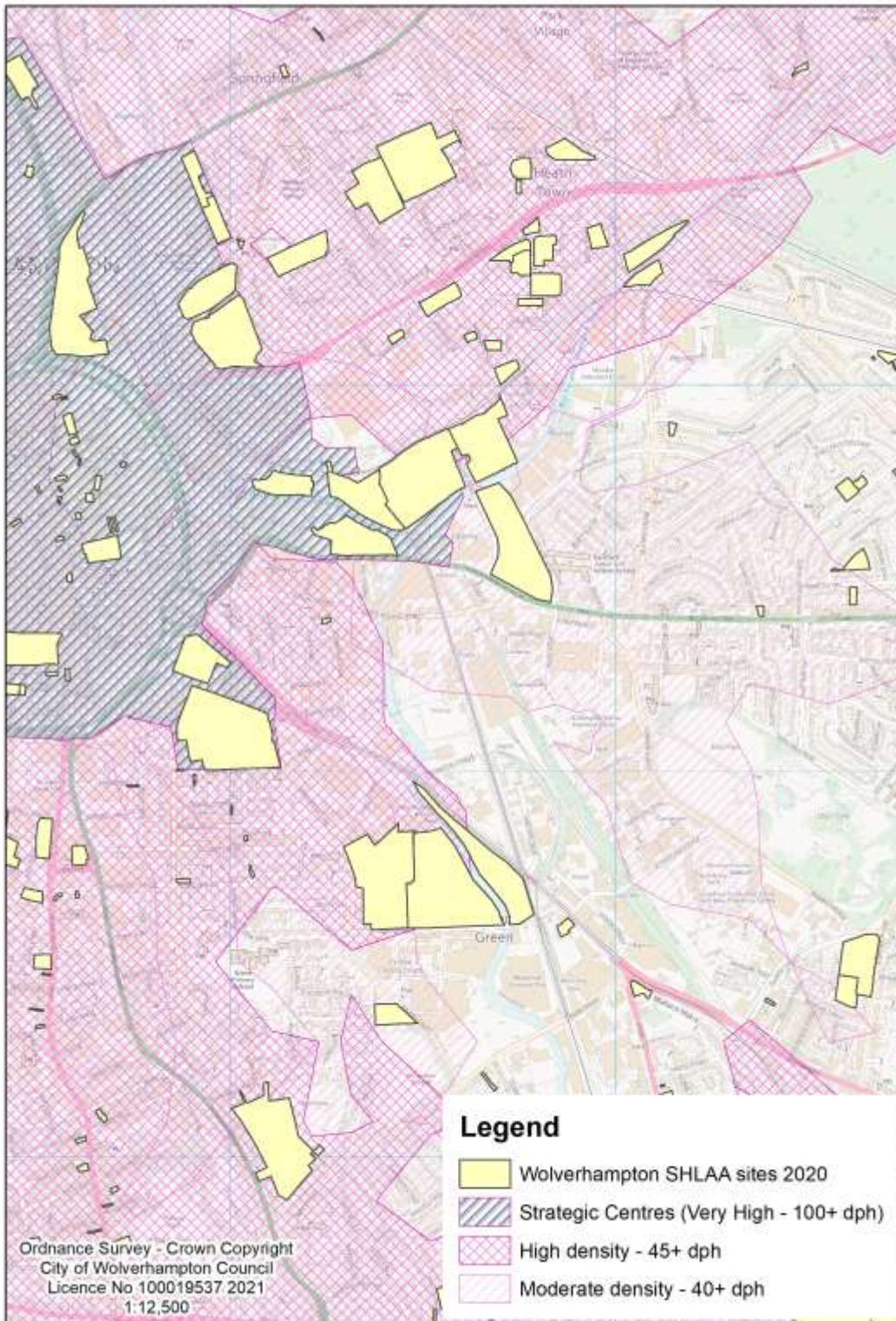
Density (homes per hectare net)	Very High: 100 + Only appropriate within Wolverhampton City Centre, Bilston Town Centre or Wednesfield Town Centre	High: 45 +	Moderate: 40 +
Indicative proportion of flats	100%	>15%	0 – 15%
Indicative amount of housing suited to families	Low	Medium	High
Accessibility (by either walking or public transport, unless stated)			
Employment - Strategic Centre or other employment area	20 mins	20 mins	30 mins
Health – Primary Care e.g. GP Surgery or Health 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
Education - Secondary School	Na	25 mins	20 mins

Map 1 Application of Moderate, High and Very High Density Accessibility Standards to the Black Country area

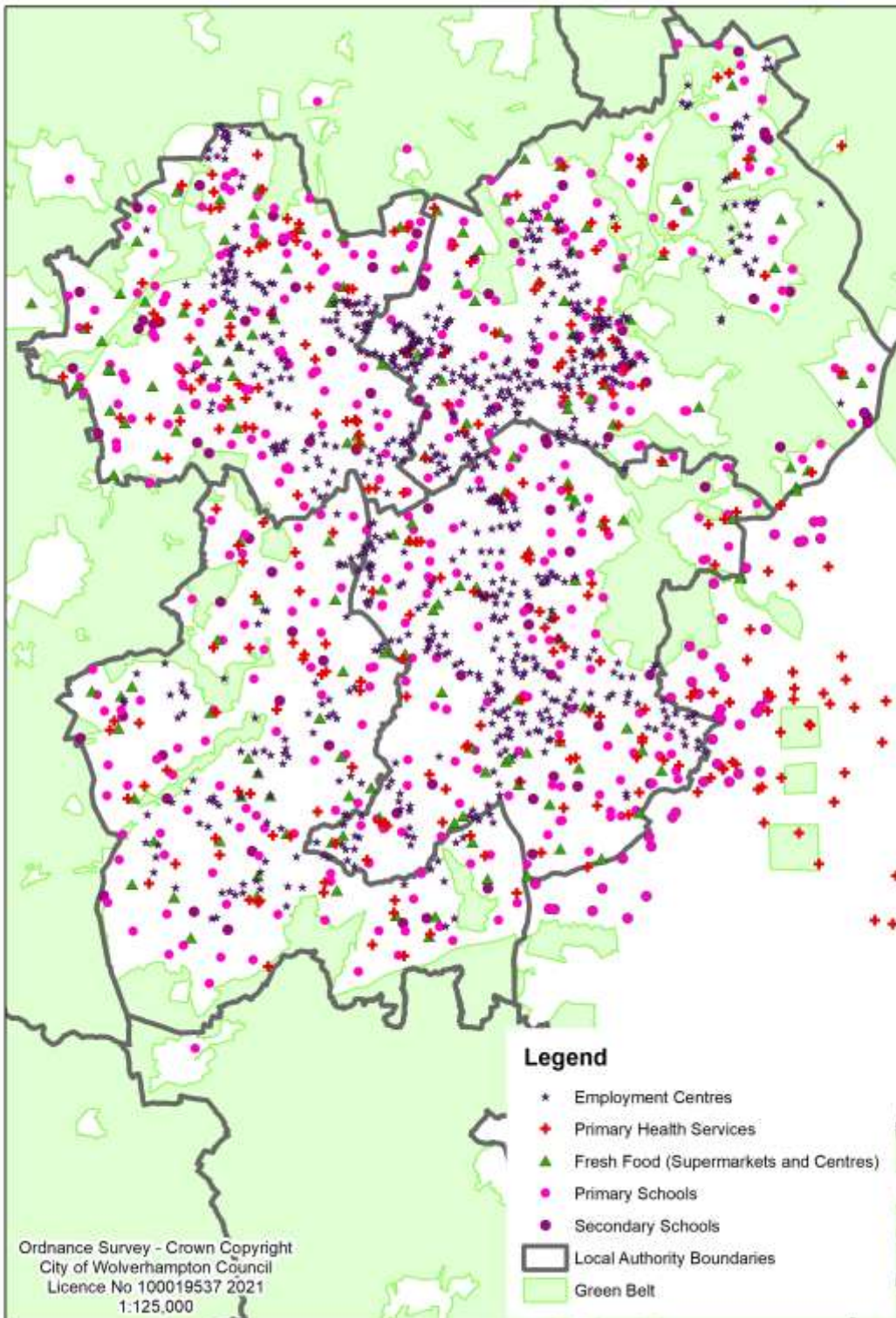


Map 2

Application of Accessibility Standards to part of Wolverhampton



Map 3 **Location of Residential Services Used for Accessibility Standards Modelling 2020**



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