

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

Final Report

Update as of April 2022

Published: December 2023

City of Wolverhampton Council

Site information can be viewed on an interactive map at:

<https://www.wolverhampton.gov.uk/planning/planning-policies/housing-site-information>

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1.0 Introduction

- 1.1 The Wolverhampton Strategic Housing Land Availability Assessment (SHLAA) is a comprehensive study of sites within the City which have the potential to accommodate new housing development. The Council is required to produce a SHLAA by national planning policy set out in the National Planning Policy Framework (NPPF). The SHLAA will form part of the evidence base to inform the Wolverhampton Local Plan and will help to ensure the timely delivery of new housing to meet local targets.
- 1.2 The NPPF aims to:
- Deliver a wide choice of high quality homes;
 - Significantly boost the supply of housing;
 - Bring brownfield land and empty buildings into residential use, where appropriate.
- 1.3 The NPPF and National Planning Practice Guidance provides current guidance on undertaking a Housing Land Availability Assessment. This guidance requires local authorities to:
- Identify specific, deliverable sites for the first five years of an up-to-date plan that are ready for development and to keep this topped up over time in response to market information;
 - Identify specific, developable site for years 6-10, and ideally years 11-15, of the plan;
 - Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
 - Include an allowance for windfalls if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. These can be on greenfield (e.g. open space, residential gardens) or previously developed land.
- 1.4 The guidance was updated during 2018 and Dec 2020 and this SHLAA report takes account of the changes made in the following ways:
- The 5 year housing land supply calculation for Wolverhampton is measured against the standard method (2014-based household projections¹) and has a start date of the current year i.e. April 2022 for the current SHLAA. This is because it is now more than 5 years since the Black Country Core Strategy (BCCS) was adopted in 2011 and so the BCCS is out-of-date. The cities and urban centres uplift has been applied for the purposes of the 5 year housing land supply, in accordance with the transition period arrangements set out in para 037 of the NPPG;
 - A 5% buffer has been applied to the 5 year housing land supply calculation, in accordance with the Housing Delivery Test outputs for Wolverhampton covering the period 2019-22²;

¹ In accordance with NPPG: Housing and Economic Needs Assessment (Dec 2020)

² MHCLG Housing Delivery Test: 2021 Measurement (Jan 2022)

- Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply. The capacity of these sites is calculated using current national adjustments (no. bedrooms / 2.5 for student accommodation, and no. bedrooms / 1.8 for other communal accommodation).³
 - As the BCCS is out-of-date and the targets within it extend for 5 years only, the SHLAA assesses how far housing supply will meet BCCS targets 2006-2026, but also how far supply will meet 10 and 15 year housing need figures using the standard method. These additional calculations have a base date of the current year;
 - In assessing the delivery trajectory of sites, all small sites (< 10 homes) with planning permission have been assumed for delivery within 5 years, all other small sites without delivery information have been assumed for delivery within 5-10 years and all major sites (10+ homes) have a tailored, annualised trajectory based on robust delivery evidence⁴;
- 1.5 The SHLAA is a technical background document only. It is not a statement of Council policy, does not allocate land, and is not a statutory planning document. It will be used to help inform judgements on the allocation of land for housing within the Wolverhampton Local Plan.
- 1.6 The SHLAA has considered the widest possible options for accommodating residential development within Wolverhampton. However, it will not pre-empt or prejudice any decision the Council may make in the future on any particular site and does not alter any policies or land use designations as set out in the Local Plan. Judgements concerning whether sites should be allocated in future LDDs will be made through the statutory planning process, which will further test the suitability of any sites identified in the SHLAA. Notwithstanding this, the fact that a SHLAA has identified a site as having housing potential can be a material consideration when planning applications are determined.

2.0 The SHLAA Report Preparation Process

- 2.1 The first draft methodology, “call for sites” and draft SHLAA report was prepared in liaison with the Wolverhampton SHLAA Stakeholder Panel during 2009, as supporting evidence for the Black Country Core Strategy (BCCS) Publication Report. Amendments were made to the draft SHLAA report in the light of responses made and the final SHLAA Report was published in February 2010 to support Submission of the BCCS to the Secretary of State.
- 2.2 Wolverhampton has since published an updated SHLAA report each year, and a continuous, open “call for sites” is in place. Minor amendments have been made to the SHLAA methodology over the years in response to changes in national guidance, to ensure standardization with the Dudley, Sandwell and Walsall SHLAA’s and in the light of subsequent comments made by Stakeholders.
- 2.3 During summer 2017 a specific “call for sites” exercise took place as part of the BCCS review, which included an invitation to submit sites in the green belt. This “call for sites” invitation was then extended until June 2019. A subsequent

³ MHCLG Housing Delivery Test Measurement Rule Book, 24 July 2018

⁴ In accordance with NPPF Annex 2: Glossary definition of Deliverable and 26 Oct 2018 MHCLG Consultation on changes to PPG including the Standard Method

“call for sites” invitation was issued during 2020, 2021 and 2023. The additional sites submitted through these exercises have been included for consideration in this SHLAA report (excluding sites which were subsequently withdrawn).

- 2.4 This SHLAA report has a monitoring base date of April 2022 in terms of planning permissions and completions. The SHLAA reflects the allocations and policies set out in the adopted Bilston Corridor, Stafford Road Corridor and Wolverhampton City Centre Area Action Plans and the “made” Tettenhall and Heathfield Park Neighbourhood Plans, subject to more recent evidence.
- 2.5 Due to time and resource constraints, it has not been possible to provide detailed constraint information for each individual site in the SHLAA report. However, individual site information can be made available upon request for particular sites.

3.0 Wolverhampton Housing Requirements

- 3.1 As set out above (para 1.4), the SHLAA must assess housing land supply against two different sets of targets. One set is taken from the Black Country Core Strategy (BCCS) and covers the period 2006 to 2026. The second set is taken from the standard method, as set out in the NPPF and NPPG, and is an annual figure which extends from the current year (April 2022) up to 2041 (the end date for the Wolverhampton Local Plan).

Adopted Black Country Core Strategy Targets

- 3.2 Current performance against BCCS targets for Wolverhampton is set out below:

	Past Net Completions	Black Country Core Strategy (Feb 2011) Net Housing Target
2006-16	4266	5662
2016-21	3514	2580
2021-26	1315	5169
Total	9095	13411

- 3.3 The BCCS net housing target for Wolverhampton from 2006-26 is 13,411 homes. Given that there were 9,095 net completions 2006-22, there is a remaining requirement for 4,316 net homes up to 2026.

Wolverhampton Local Housing Need using the Standard Method

- 3.4 The starting point for the current standard method is the 2014-based household projections. For Wolverhampton, the average annual household growth for the period 2022-32 is 704.8⁵. The 2021 median workplace-based affordability ratio⁶ to be applied to this figure is 6.26. The % uplift to be applied to the 704.8 figure is therefore $(6.26 - 4 / 4) \times 0.25 = 0.141$. $1.141 \times 704.8 = 804.18$. Applying the cites and urban centres 35% uplift to this figure as required by

⁵ www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections#based-live-tables

⁶

www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

NPPG para 004 produces a final annual local housing need for Wolverhampton of 1086.

3.5 As the local housing need figure for the five year period 2022-27 is 5,430 net homes, the **five year supply of deliverable sites required to meet local housing need would therefore be 5,430 net homes.**

3.6 **20,634 net homes would be required to meet local housing need for the emerging Wolverhampton Local Plan period (2022-41).**

4.0 SHLAA Purpose and Core Outputs

4.1 The main purpose of the SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

4.2 The SHLAA will aim to identify as many sites with housing potential as possible, taking into account national and BCCS policy constraints. Sufficient sites will need to be identified to exceed the housing requirement for each 5 year period to allow for non-implementation.

4.3 The SHLAA will provide comprehensive baseline information, which will be updated every year. A comprehensive full re-survey will not be undertaken unless a significant change takes place e.g. if a five year supply of specific deliverable sites cannot be identified.

4.4 As a minimum, the SHLAA should provide certain core outputs and follow minimum process requirements to ensure that it is robust and credible in order to meet the tests of soundness set out in the NPPF. The SHLAA will therefore provide:

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

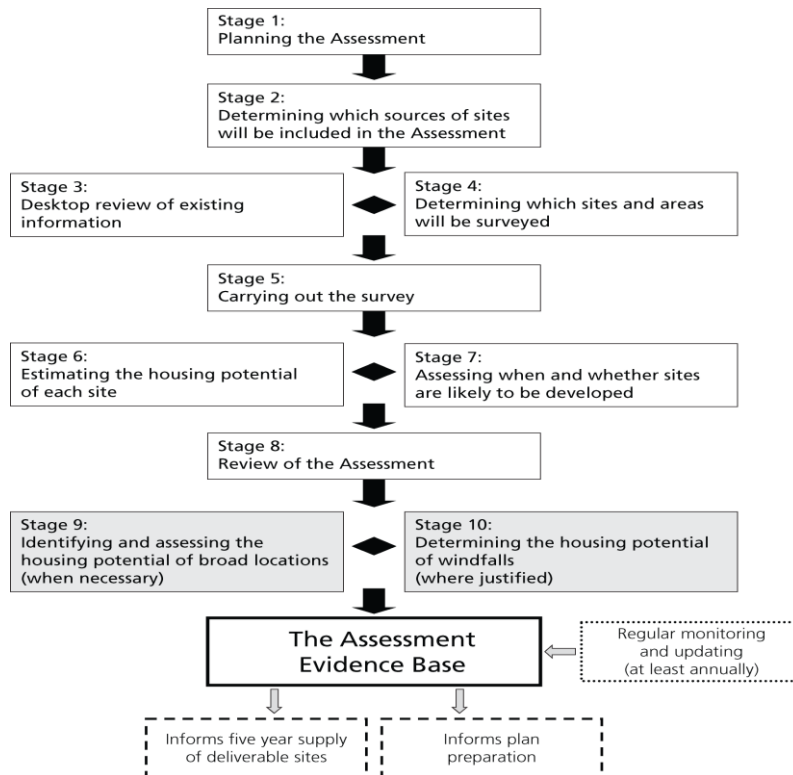
4.5 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2027). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5-10 years (2027-32).

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

5.0 Methodology

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

Figure 1 - The SHLAA Process and Outputs



Stage 1: Planning the SHLAA

5.2 Practice Guidance encourages local planning authorities (LPA) to work together at sub-regional / housing market area level and undertake joint SHLAA's wherever feasible⁷. However due to the differing stages of surrounding authorities Local Plans, it is not possible to carry out a SHLAA with surrounding LPA's in the housing market area. The Black Country LPA's have differing resources to commit to the SHLAA process, and so a sub-regional SHLAA has not been possible. However, a common methodology and key assumptions have been applied, as far as possible given local evidence.

Partnership working and consultation

5.3 When the first SHLAA was produced, a Wolverhampton SHLAA Stakeholder Panel was formed, including representatives from a range of house-builders, developers, land-owners, agents and delivery agencies. The Panel made valuable contributions and input into production of the methodology and the site assessment process and approved the final SHLAA 2010 report. An

⁷ Strategic Housing Land Availability Assessment Practice Guidance (DCLG 2007), Paragraph 11

attempt was made to invite a wide range of house-builders, developers, land-owners and property agents active in the Wolverhampton area, and representatives from delivery agencies and housing associations. The Council also consulted with external stakeholders throughout the SHLAA process to gain their input and to help with issues such as environmental considerations, infrastructure availability and capacity when appropriate.

- 5.4 During autumn 2020 a Black Country SHLAA stakeholder workshop was held, with around 50 attendees from the development industry. Attendees were invited to join a Black Country SHLAA Stakeholder Panel. A list of current Panel members and terms of reference for the Panel are provided in Appendix 1.
- 5.5 A meeting of the Panel took place on 24 February 2021, to discuss and provide comments on the draft 2020 SHLAA reports / tables of sites and feed into the final published reports.

Resources

- 5.6 The Planning section of City of Wolverhampton Council have led and undertaken the majority of work for the SHLAA. The section has on-going experience of housing monitoring and benefits from a high degree of local knowledge and in house expertise and access to GIS software and datasets. Local property agents Bruton Knowles were commissioned to carry out a comprehensive survey of vacant and derelict land and buildings in the City, to update the existing National Land Use Database (NLUD), in 2009. This survey provided key baseline information for the first SHLAA. A Level 2 Strategic Flood Risk Assessment of key sites has also been completed through the AAP preparation process. Viability issues have been addressed through work carried out by Mott Macdonald and GVA Grimley to support the BCCS, as set out in the BCCS Viability Study. Officers have worked closely with colleagues from other departments.
- 5.7 The SHLAA preparation timetable to date is set out in Table 1 below. Publication of the 2021 SHLAA Update was delayed until December 2022 because of the need for this version of the SHLAA to take into account new evidence on the potential housing capacity of Centres and the decision taken to halt production of the Black Country Plan. Following publication of the Government proposed changes to the NPPF in December 2022, the Wolverhampton Local Plan (WLP) timetable has been delayed. Therefore, this 2022 SHLAA Update Report has been produced to support the WLP Issues and Preferred Options report. A 2023 SHLAA Update will then be produced later in 2023 to support the Publication (Reg 19) WLP.

Table 1: Wolverhampton SHLAA Timetable

Output	Dates
Initial SHLAA Panel Meeting / Consultation on Proposed Methodology	May 2009
Level 2 Strategic Flood Risk Assessment	Feb – June 2009
Collate housing monitoring information for 2008-9	April – August 2009
Survey of vacant and derelict land and buildings	April – August 2009
“Call for sites”	May – June 2009

Compilation of information on surplus Council sites	October 2009
Assessment of sites within Broad Locations	May – October 2009
BCCS Viability Study	May – October 2009
Preparation of SHLAA Report	October – November 2009
SHLAA Panel Meeting / Consultation on Amended Methodology & Sample Sites	November 2009
Draft Report published for consultation	30 th November 2009
SHLAA Panel Meeting / Consultation on Proposed Changes to Draft SHLAA	January / February 2010
SHLAA Report as of April 2009 published	February 2010
SHLAA Update Call for Sites	November 2010
SHLAA Report as of April 2010 published	December 2010
SHLAA Report as of April 2011 published	May 2012
SHLAA Report as of April 2012 published	December 2012
SHLAA Report as of April 2013 published	November 2013
SHLAA Report as of April 2014 published	January 2015
SHLAA Report as of April 2015 published	September 2015
SHLAA Report as of April 2016 published	May 2017
SHLAA Report as of April 2017 published	January 2018
SHLAA Report as of April 2018 published	January 2019
SHLAA Report as of April 2019 published	December 2019
SHLAA Report as of April 2020 published	February 2021
SHLAA Report as of April 2021 published	December 2022
SHLAA Report as of April 2022 published	September 2023 / December 2023 (to reflect updated NPPF)

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

- 5.8 There are a number of sources of sites with potential for housing (table 2), both within and outside the planning process. There are three sources of sites not currently in the planning process which are not applicable in Wolverhampton – sites in rural settlements / rural exception sites; urban extensions; and new free-standing settlements.
- 5.9 Housing renewal – the demolition and rebuild of public housing estates, both small and large-scale – has been in the past a major feature of housing land supply in Wolverhampton, as in the rest of the Black Country. However, there are currently no housing renewal demolition and rebuild schemes planned in Wolverhampton. Therefore, this element was removed from the SHLAA in January 2019, subject to review in future years. However, the Black Country authorities agreed in 2020 to include a small-scale windfall demolition estimate for the Plan period and this is taken into account in the small site windfall allowance applied from 2027 onwards. 40 demolitions have also taken place during 2021/22 at the Heath Town Estate (36) and other small sites, and there are 27 projected demolitions on sites permitted and deliverable by 2027 – these will be subtracted from “under construction” figures for 2022-27.

Table 2: Sources of Sites with Potential for Housing

Sites in the planning process:

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

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

Table 3: Sites / Areas Not Suitable for Housing

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

5.11 The Black Country Core Strategy (2011) excludes Green Belt land from consideration for strategic housing development within the Black Country. Wolverhampton has a limited amount of Green Belt land and much of this is in active use for education, nature conservation, sport and other purposes. However, some small housing sites have come forward in the Green Belt in recent years. Therefore, Green Belt sites identified through the SHLAA process will be subject to assessment. In the case of Green Belt sites where it is considered that housing would constitute inappropriate development (as set out in the NPPF), a preliminary assessment of characteristics and capacity will be carried out. However, these sites will not be included in

assessments of capacity as they are not currently suitable for housing development.

- 5.12 All sites which have been considered through the SHLAA process, but discounted because they are not suitable for housing, for one or more of the reasons set out above, are listed in Table 3 of Appendix 3.

Stage 3: Desktop Review of Existing Information

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

Table 4: Sources of Information

Housing Source	Information Source
Site allocations not yet the subject of planning permission	<ul style="list-style-type: none"> • Sites allocated in the Adopted UDP 2006 • Sites allocated through development briefs and subject to detailed design studies • Sites allocated in the Bilston Corridor AAP, Stafford Road Corridor AAP, Wolverhampton City Centre AAP, Tettenhall Neighbourhood Plan and Heathfield Park Neighbourhood Plan
Urban Capacity Study	<ul style="list-style-type: none"> • Review all sites included in the Wolverhampton Urban Capacity Study carried out to support the UDP
Planning permissions / sites under construction	<ul style="list-style-type: none"> • Wolverhampton Planning Application system • Wolverhampton Building Control system
Planning application refusals	<ul style="list-style-type: none"> • Wolverhampton Planning Application system
Sites subject to pre-application discussions	<ul style="list-style-type: none"> • Wolverhampton Planning Team
Sites suggested during various planning document consultations	<ul style="list-style-type: none"> • Review all sites submitted and contact parties proposing sites.
“Call for sites”	<ul style="list-style-type: none"> • Review sites submitted following call for sites
National Land Use Database (derelict or vacant land and buildings)	<ul style="list-style-type: none"> • Review all sites included in the NLUD database
Vacant industrial and commercial property (e.g. vacant property registers; commercial property databases)	<ul style="list-style-type: none"> • Make use of NLUD database and assessments of employment land locations
Surplus Open Space	<ul style="list-style-type: none"> • Wolverhampton Open Space Audit and Needs Assessment (2008 and subsequent updates)
Broad locations identified in the Black Country Core Strategy	<ul style="list-style-type: none"> • Assess potential of sites within Publication Wolverhampton City Centre Area Action Plan • Assess areas of employment land identified for potential release through BCCS, within

	Regeneration Corridors and free-standing employment sites (outside the AAPs)
Surplus public sector land	<ul style="list-style-type: none"> Review all sites which are surplus and where a decision has been taken to dispose
Ordnance Survey maps and Aerial photography	<ul style="list-style-type: none"> Current and historic maps; three-dimensional aerial photography

5.14 In May 2009, October 2010 and October 2011, a “Call for Sites” was issued, requesting the formal submission of information regarding potential housing sites using a simple proforma. The Call for Sites was posted on the Council website and sent direct to a wide range of stakeholders, including all parties who have previously submitted sites, landowners, agents and developers. The Call for Sites form is attached as Appendix 3. During 2012 - 2023 there has been an open “call for sites”. Additional “call for sites” were issued for the BCP Review in summer 2017, summer 2020 and summer 2021.

Stage 4: Determining which sites and areas will be surveyed

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

- **The nature of the housing challenge** - The assessment will be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and/or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing;
- **The nature of the area** – in areas dominated by smaller rural settlements, it may be necessary to identify all the sites with potential for housing, whereas this may not be necessary or feasible in more urbanized areas;
- **The nature of land supply** – where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply; and
- **The resources available to the partnership** – which can be brought together for best effect and should reflect the scale of the task.

Geographical Coverage

5.16 Wolverhampton is an intensively urbanised area and there is a large stock of sites with current planning permission in the City. In recent years the majority of new housing has been delivered on medium to large sized former employment sites, which are concentrated in the south east of the City, and on small, previously-developed sites across the whole of the City. Housing completion levels since 2001 are provided in Table 2 and Graph 1 of Appendix 6. Completions dipped during the recession but picked up afterwards. A shorter dip in completions took place during the Covid lock down period, affecting 2020-21. However, stalled housing sites are now

under construction and there is growing developer interest in potential new housing sites, including flatted developments and student accommodation.

- 5.17 Given the demanding nature of Wolverhampton's housing requirements, and the historic steady supply of windfall housing sites in a range of locations, it is important that the SHLAA should fully address potential housing capacity by identifying specific sites across the whole City. Such sites will include public sector disposal sites, housing renewal sites, vacant and derelict land, residential intensification sites, small non-conforming employment sites, conversions and surplus open space, where housing use would be compatible with adopted UDP, BCCS, AAP and NP policy requirements (see Stage 2).

Specific Locations within Settlements

- 5.18 In the adopted BCCS, employment land locations are identified in Regeneration Corridors within which around 100 ha's of employment land was identified as having potential for release for housing. Those locations which fall within Regeneration Corridors 2, 3 and 4 are shown in Appendix 2 of the BCCS. There are also a number of Free-Standing Employment Sites in Wolverhampton which are also employment land locations, and the BCCS identifies 10 ha of these sites as a source of housing capacity. These sites are not shown on any diagrams in the BCCS. Altogether, the BCCS allocates former employment land within Wolverhampton sufficient to accommodate around 3,800 homes. However, only 85% of homes are needed from this source to meet housing requirements. This provides a 15% surplus capacity to allow for options to be developed through Area Action Plans and Neighbourhood Plans, and for the possibility of non-implementation.
- 5.19 The BCCS also allocates a specific housing capacity of 1100 homes to Wolverhampton City Centre, largely as part of mixed use developments. This is in accordance with the aspirations of the Council for the regeneration of the City Centre and the significant number of housing completions and commitments entering the housing supply in the City Centre in recent years.
- 5.20 The SHLAA will address these two sources of supply (employment land locations and Wolverhampton City Centre) through the identification of individual sites, where possible. Where sufficient individual sites cannot be identified to meet housing targets, broad locations will be identified through Stage 9 (see below).

Minimum size of site to be surveyed

- 5.21 Given the need to identify as many specific sites as possible through the SHLAA, a site size threshold has not been set. The NLUD survey picks up sites down to a capacity of one home. However, given the large number of identifiable sites within an urban area such as Wolverhampton, the resources and time available to complete the SHLAA preclude the collection of detailed information for smaller sites. Therefore, the information required to demonstrate deliverability of small sites will be minimal. Small sites are defined as those which could accommodate less than 10 homes. However, where detailed information regarding smaller sites is available, this will be made use of.

Stage 5: Carrying out the survey

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

Stage 6: Estimating housing potential

Net Developable Area

- 5.23 To estimate the housing potential of each site, an assessment of its net developable area (as defined in the NPPF) needs to be made. There are a number of factors that may influence the developable area of a site, including topography, plot shape, the presence of trees, mineshafts, drainage and the need for buffer zones. On sites capable of accommodating 40 homes or more (as set out in Appendix 2 of the UDP), an allowance also needs to be made for on-site open space and any other uses needed to serve the development e.g. community uses and shops.
- 5.24 Where sites have already been subject to a detailed appraisal e.g. through a planning application or development brief, the net developable area will already have been established. In other cases, for larger sites, a site by site assessment will be made of the approximate need for on-site open space (with reference to the Wolverhampton Open Space Audit and Needs Assessment) and community / commercial uses. On smaller sites the gross area has been taken as the net developable area, except where there is a need to exclude parts of the site subject to identified constraints.
- 5.25 When assessing the housing capacity of sites within broad locations, general assumptions regarding net developable area will be applied based upon those set out in the BCCS, including Appendix 2. On employment land, an average net developable area of 85% will be applied to allow for open space and non-residential uses required to serve medium to large-scale housing developments. On non-mixed use housing sites within the City Centre, a 100% net development area will generally be applied. It is difficult to identify an appropriate net developable area on mixed use sites in the City Centre, where there may be a mix of uses in the same building, on different floors. In such cases a net developable area of 100% will be applied and density assumptions reduced to take into account the specific mix of uses.

Density

- 5.26 BCCS Policy HOU2 requires that: **“Each authority should aim to provide an overall mix of house types over the plan period suitable to accommodate the following proportions of household types:
1 person households – 20%
2 person households – 40%
3+ person households – 40%”**
This is to reflect projections that around 60% of new household demand over the Plan period will be from 1 or 2 person households. A significant proportion of this demand will be from older person households, likely to be seeking to downsize from a larger property. Therefore, providing for the needs of these

smaller households will free up under-occupied accommodation in the City for the use of larger households.

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

Table 5: Policy HOU2 Accessibility Standards

Density / House Type Mix			
Density (dwellings per hectare net)	Very High: 60 + Only appropriate within a Strategic Centre or Town Centre	High: 45 – 60	Moderate: 35 – 45
Indicative proportion of flats	50%+	25-50%	0 – 25%
Indicative amount of housing suited to families	Low	Medium	high
Accessibility (by either walking or public transport, unless stated)			
Employment - Strategic Centre or other employment area	20 min	20 mins	30 mins
Health – Doctor’s surgery or Walk-in Centre	10 mins	10 mins	15 mins
Fresh Food - Centre or foodstore	Na	10 mins	15 mins

Education - Primary School (walking distance only)	Na	15 mins	10 mins
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Stage 7: Assessing when and whether sites are likely to be developed

- 5.30 The NPPF requires all Local Planning Authorities to identify sufficient and specific 'deliverable' sites to meet housing requirements for the first 5 years of the Plan, and sufficient 'developable' sites for the next 5-10 years. Guidance also requires the identification of sites considered 'not currently developable' for housing, where a constraint to development is severe and it is not known how or when it may be overcome.
- 5.31 To be considered deliverable, a site should be available now, offer a suitable location for housing development and be viable to develop, offering a reasonable prospect that housing will be delivered on the site by the end of the five year period. To be considered developable, a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 5.32 Guidance states that an assessment of the suitability, availability and viability of a site will provide the information on which judgements can be made in the plan-making context as to whether a site can be considered deliverable, developable or not currently developable for housing development. This stage of the SHLAA will therefore individually assess identified sites against these criteria.
- 5.33 The SHLAA will divide sites (and, in some cases, phases of sites) into seven specific categories:
- 1 Sites not suitable for housing
 - 2 Sites suitable for housing and deliverable by 2027
 - 3 Sites suitable for housing and developable over the period 2027-2031
 - 4 Sites suitable for housing and developable over the period 2031-2041
 - 5 Sites suitable for housing and developable from 2041 onwards
 - 6 Small sites (< 10 homes) with planning permission and therefore deliverable by 2027 in accordance with NPPF Annex 2
 - 7 Sites allocated for housing but now considered not suitable / developable up to 2041
- 5.34 The suitability of sites for housing will be determined through assessment against national and local planning policy, including the adopted Local Plan. Where sites are allocated for housing, have a development brief, design guidelines, planning permission or a favourable pre-application response from the Council, they will be judged to have met this requirement.
- 5.35 The deliverability and developability of larger sites will be determined through detailed information from land-owners and developers regarding availability and achievability. For each site, a deliverability commentary and a summary of any particular constraints will be provided. Constraints may include:
- Green Belt
 - Conservation Area
 - Listed / Local List Buildings
 - Open Space

- Nature Conservation value
 - Flood risk
 - Ground conditions
 - Vehicle access
 - Public footpaths
 - Pylons
 - Trees (including TPOs)
 - Water bodies
 - Buildings worthy of retention
 - Constraints on adjoining land (e.g. bad neighbour uses)
 - Ground levels
 - Other constraints (e.g. legal issues)
- 5.36 Small sites (< 10 homes) with planning permission and no specific delivery information are assumed, in accordance with the NPPF, to be deliverable within the next 5 years. Other small sites without planning permission are only included where there is clear evidence that the site is available and a tailored trajectory has been provided in line with available evidence.
- 5.37 For the first 5 year period (2022-27), a projected annual delivery pattern will be used in order to create a detailed trajectory. For the period beyond 2027 delivery can often not be realistically annualized, and, if so, will be averaged over the relevant period.
- 5.38 A Viability and Delivery Study was published in 2021 to support the Draft BCP. This demonstrated that the identified sites and sources of housing supply included in this SHLAA report were deliverable and viable, taking into account the potential impact of emerging BCP policies.

Discounting of Sites not yet Under Construction

- 5.39 A new element of the SHLAA methodology was introduced for the 2018 Update. Previous SHLAAs did not include any discount of supply on identified sites. However, joint working with the other Black Country authorities (Dudley, Sandwell and Walsall) to prepare robust urban capacity evidence to support the Black Country Core Strategy review required consistent assumptions to be made across the Black Country on housing land supply, and to more closely reflect the discounting assumptions made in the existing BCCS.
- 5.40 Therefore, this SHLAA discounts the capacity of sites with a current planning permission but not yet under construction by 5% and other sites without planning permission as follows:
- Allocated sites on occupied employment land – 15%
All other sites in the urban area – 10%
- 5.41 These discount rates reflect likely lapse rates and the acknowledged delivery difficulties on sites within the urban area, and particularly on occupied employment land sites. During 2020 and 2021 an evidence-gathering exercise was undertaken to assess the historic lapse rate of planning permission sites in Wolverhampton over the anticipated Black Country Plan period of 17 years (2022-39). The exercise was applied to all sites of 10 homes or more entering the supply as planning permissions (rather than allocations) between 2001 and 2004. Of the 1246 homes granted permission

on 33 sites during 2001-4, 1197 (96%) had been completed within 17 years. Therefore 5% is a reasonable discount to apply to sites with planning permission in the existing supply – the vast majority of which have gained planning permission within the last three years.

- 5.42 It will not be possible to apply these discounts to each individual site when calculating an annual delivery trajectory, as it is impossible to predict which sites will lapse. The rates will instead be applied to the total capacity from these sources which is deliverable / developable in each year, and reflected in the final trajectory for these sites, which now extends beyond 2026. The discount rates **will not** be applied when calculating the 5 year housing land supply (see para 8.4), as there is a set national methodology for calculating this⁸.

Stage 8: Review of the Assessment

- 5.43 Once the initial survey of sites and the assessment of their deliverability / developability has been made, the housing potential of all sites will be collated to produce an indicative housing trajectory, setting out how much housing can be provided, and at what point in the future.
- 5.44 Guidance recommends that an overall risk assessment should be made as to whether sites will come forward as anticipated, as the SHLAA may conclude that insufficient sites have been identified to meet strategic housing requirements and that further sites need to be sought. If this is the case, it will be necessary to investigate how this shortfall should best be addressed. If further work is required then stages nine and ten will need to be undertaken.

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

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

Stage 10: Determining the housing potential of windfalls

- 5.46 NPPF (para 69) and National Planning Guidance (para 023) state that the supply of housing should be based on specific sites and, where necessary, broad locations in years 6-15. However, an allowance may be made for windfall sites in the five-year supply and beyond if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 5.47 There is robust evidence of a steady supply of small (<10 home) sites coming forward for housing in Wolverhampton over many years. Small sites tend to come forward more quickly than larger sites, sometimes with little indication on the ground until the year of construction. Sites of this size have typically been too small and too rapidly developed to justify allocation through the planning process.

⁸ National Planning Practice Guidance: Housing Supply and Delivery (22 July 2019)

- 5.48 The NPPF states that, where the inclusion of a windfall allowance can be justified, this should be realistic having regard to the evidence provided by the SHLAA, historic windfall delivery rates and expected future trends. The decision on whether to include a windfall allowance will need to be justified in the later stages of the SHLAA process. This decision will be taken in the context of the BCCS Inspector's Report, which concluded that:

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

6.0 Results: Stages 5, 6 & 7

- 6.1 This section provides a summary of the results of the SHLAA regarding identified sites, in accordance with Stages 5, 6 and 7 of the SHLAA process. The detail of the results is provided in Tables in Appendix 3.
- 6.2 The sources of sites have been grouped into categories for the purposes of the Tables and Maps as follows:
- 1) **Commitments Sites** – sites with outline and full planning permission as of April 2022 (large sites updated as of spring 2023); and sites allocated in the UDP, AAPs and Neighbourhood Plans which are considered developable up to 2041.
 - 2) **Public Sector Disposal Sites** - sites which the Council or other public sector body has determined to pursue disposal for housing or mixed use including housing over a set timeframe, where this information can be made public.
 - 3) **Other Potential Housing Sites** – including sites with development briefs; sites with detailed Council approval; sites with Housing Grant approval or where Housing Grant is being sought for a particular scheme; sites where planning permission has expired but which are still suitable for housing; sites identified in Draft Plans.
 - 4) **Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2041** – surplus occupied employment land allocated for housing through AAPs / Neighbourhood Plans but now considered not suitable / available for housing in light of evidence prepared to support the Black Country Plan review / Wolverhampton Local Plan.
 - 5) **Call for Sites Unsuitable for Housing** – sites submitted through the Call for Sites which are currently unsuitable for housing.
- 6.3 A number of employment land locations were identified for delivery of housing in the Black Country Core Strategy (BCCS) and set out in diagrammatic form

in the BCCS Appendix 2 (see para 5.18). All of these locations fall within the Stafford Road Corridor and Bilston Corridor Area Action Plans (adopted in 2014), the Heathfield Neighbourhood Plan (made in 2014), the Tettenhall Neighbourhood Plan (made in 2014) and the Wolverhampton City Centre AAP (adopted in September 2016).

- 6.4 Work on the AAPs and Neighbourhood Plans determined, based on detailed evidence current at the time, which areas of employment land were likely to be developable for housing over the Plan period, and also which areas were unlikely to be developable for housing. The final housing allocations in employment land locations within the adopted AAPs and Tettenhall Neighbourhood Plan were reflected in the 2018 SHLAA under 1) Commitments.
- 6.5 However, during 2019 and 2020, detailed evidence was progressed to support the Black Country Plan review in the form of a Black Country Economic Development Needs Assessment (EDNA) and a Black Country Employment Area Review (BEAR). The EDNA sets out the need and supply for employment land. The BEAR provides an assessment of all of the Black Country's employment areas, based on detailed fieldwork and engagement with occupiers and landowners to establish their up-to-date positions regarding their intentions for current employment sites and future business needs. This work has provided the key evidence to inform what position the Plan should adopt on the protection and retention of existing employment areas, and more significantly, which of the existing housing allocations which involve the redevelopment of employment land should be deleted, with those sites retained for employment activity.
- 6.6 The overall effect of the EDNA and BEARs work was to recommend that the 1216 homes (undiscounted) which are currently allocated in Wolverhampton on occupied employment land should be reduced by 769 homes. This new evidence had immediate implications for the suitability and availability of specific housing allocation sites. National planning guidance expects all available evidence to be taken into account when determining the list of sites suitable and available for housing through the SHLAA process. Therefore, this reduction was reflected in the 2020 SHLAA, with a detailed justification taken from the BEAR work provided for each site as part of the deliverability commentary. One of these sites (Bluebird Industrial Estate) has now re-entered the housing supply following evidence that it is now deliverable over the Wolverhampton Local Plan period (see para 6.15).
- 6.7 Within groups 1) 2) and 3), small sites (< 10 homes) for which there is no detailed delivery information have been grouped together in terms of estimating capacity, in accordance with the method set out in para 5.36.
- 6.8 In the SHLAA report, the following information has been provided for each site in the Tables:
 - Site reference (dependent on source category e.g. Housing Commitments use the Housing Monitoring Database reference, Public Sector Disposal sites are referenced D1, D2, etc.)
 - Address
 - Ward
 - Land-owner / Developer (where known)
 - Planning Status (coded as set out in Appendix 3)
 - Gross Site Area (ha)

- Net Site Area (ha)
 - Minimum Capacity (where appropriate)
 - Maximum Capacity (where appropriate)
 - Net Density (using minimum capacity / total capacity)
 - Remaining Capacity (= minimum capacity where a range is used)
 - SHLAA Category/ies (as set out in para 5.33)
 - Deliverability Commentary (where appropriate)
 - Housing delivery in 2022-27
 - Housing delivery in 2027-31
 - Housing delivery 2031-41
- 6.9 The boundaries of SHLAA sites within categories 1), 2) and 3), and the sub-set which are Brownfield Land Register (Part 1) sites, can be viewed on an interactive map at: <https://www.wolverhampton.gov.uk/planning/planning-policies/housing-site-information> The boundaries of SHLAA sites within category 4) are shown on map below. The boundaries of SHLAA sites falling within category 5), which are currently unsuitable for housing, can be viewed on the Black Country Plan “call for sites” map at: <https://blackcountryplan.dudley.gov.uk/t2/p3/>

Black Country Plan Viability and Delivery Study

- 6.10 Viability Studies were completed to support the Black Country Core Strategy and each of the three AAPs. However, in order to ensure that the proposals that form the basis of the emerging BCP were deliverable, the BCAs commissioned an up-to-date Viability and Delivery Study, in accordance with national guidance, which was published in 2021 alongside the Regulation 18 Draft BCP. As required, this assessed the viability of development for a wide range of typologies of housing and employment sites, across the BCP area including within Strategic Centres, under Regulation 18 Draft Black Country Plan policies and other relevant Local Plan and national policies. This included a realistic assessment of the likely impact of poor ground conditions, which are known to affect many brownfield sites, but also the availability of external funding to support development of such sites.
- 6.11 In line with the findings of the Study, a multi-level approach to planning obligations was applied in the Draft BCP. In particular, affordable housing requirements were reduced for brownfield sites and sites in lower value areas. It is proposed to maintain this approach, and the broad level of planning obligations set out in the Draft BCP, in the emerging WLP. Therefore, the Study demonstrates that, following adoption of the WLP, residential development on a variety of types of site as identified in this SHLAA, including occupied employment land and within Wolverhampton City Centre, can be viably delivered.

1) Commitments Sites

6.12 The Commitments Sites are listed in Table 1 of Appendix 3. These 351 sites have a net developable area of 121 ha and an average net density of 63 homes per hectare. The majority of these sites are currently vacant or derelict, however, 14.6 ha are allocations on occupied employment land. The total remaining undiscounted capacity on these sites is 6703 homes. The planning status and delivery profile (following relevant discounts) of sites is provided in Table 6. Small sites with planning permission and no specific delivery information are phased for delivery by 2027, in accordance with national guidance (see para 5.36).

Table 6 Delivery Profile of Commitments Sites (as of April 2022, with large sites updated as of spring 2023)

Planning Status	Total Homes (net)			
	Deliverable 2022-27	Developable 2027-31	Developable 2031-41	Total
Local Plan Allocation – occupied employment land (with 15% discount)	101	0	383	484
Local Plan Allocation - other (with 10% discount)	800	149	697	1646
Outline Planning Permission with delivery information (with 5% discount)	213	0	0	213
Full Planning Permission with delivery information (with 5% discount)	2006	63	0	2069
Small sites with Outline or Full Planning Permission and without delivery information (with 5% discount)	620	0	0	620
Sites Under Construction	1242*	0	0	1242
Total	4982	212	1080	6274

*Net of 27 projected demolitions on sites permitted and deliverable by 2027

2) Public Sector Disposal Sites

- 6.13 The Public Sector Disposal Sites are listed in Table 2 of Appendix 3. These 9 sites have a net developable area of 5 ha. 0.4 ha of these sites are greenfield land, composed of two small, surplus open spaces. The brownfield sites include surplus garage sites and school and community service buildings. The total remaining capacity without discount on all sites is 234 homes. All of these are on larger sites or on small sites with detailed delivery information, and 205 are deliverable by 2027. The delivery profile of Public Sector Disposal sites is provided in Table 7.

Table 7 Delivery Profile of Public Sector Disposal Sites (as of spring 2023)

Planning Status	Total Homes (net)		
	Deliverable 2022-27	Developable 2027-31	Total
Public Sector Disposal Sites (with 10% discount)	185	26	211

3) Other Potential Housing Sites

- 6.14 The Potential Housing Sites are listed in Table 3 of Appendix 3. These 11 sites have a net developable area of 5 ha. The total remaining undiscounted capacity on all sites is 515 homes. 29 homes of this is on one site within Wolverhampton City Centre. The delivery profile of Potential Housing sites is provided in Table 8.

Table 8 Delivery Profile of Other Potential Housing Sites (as of spring 2023)

Planning Status	Total Homes (net)			
	2022-27	2027-31	2031-41	Total
Potential Housing Sites (with 10% discount)	239	165	59	463

4) Sites Allocated for Housing but now considered Not Suitable / Available up to 2041

- 6.15 Following completion of the EDNA and BEAR work during 2019 and 2020 and other land-owner engagement at the time, 14 sites allocated in adopted AAPs / Neighbourhood Plans were considered not suitable and/or available for housing by 2039. During 2022/23, one of these sites (Bluebird Industrial Estate) became available for housing again and is now included in the Commitments Sites detailed above. During 2022/23 two additional housing allocations became unsuitable for housing: Alexander Metals Open Space because it was designated a Site of Importance for Nature Conservation; and Former St Luke's Junior School, Goldthorn Road because of highways access constraints and the need to retain the site for education use. The revised list of sites now considered not suitable / available up to 2041 is provided in Table 4 of Appendix 3 and the detailed justification for their removal from the list of suitable and available housing sites is provided in the delivery commentary column. The total capacity of these sites was previously 1,037 homes undiscounted and 901 homes following application of relevant discounts. 12 of the sites (total capacity 639 homes) are occupied employment land. The 13 sites which are allocated in AAPs will be formally de-allocated through the Wolverhampton Local Plan process. The remaining three sites are allocated in the Heathfield Park Neighbourhood Plan and therefore cannot be de-allocated through the Wolverhampton Local Plan – however have not been counted as part of housing land supply since 2020.

5) Call for Sites Unsuitable for Housing

- 6.16 The 20 sites submitted under the on-going Wolverhampton SHLAA “call for sites” and Black Country Plan review “call for sites” exercises, and which are not currently suitable for housing, are listed in Table 5 of Appendix 3. The majority of these sites are located in the Green Belt. Withdrawn sites are not included in this list. The boundaries of these sites and further information can be viewed at: <https://blackcountryplan.dudley.gov.uk/t2/p3/>

7.0 Results: Stages 8, 9 & 10

Stage 8: Review of the Assessment

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

Indicative Housing Trajectory

- 7.2 Table 9 provides a summary of the sources of housing capacity 1) to 6) set out in section 6 above. The year by year phasing of all sources of capacity over the period 2022-41 is provided in Table 1 of Appendix 4 Housing Trajectory.

Table 9 Summary of Net Housing Capacity on Identified Suitable Sites

SHLAA Category	Total Homes (net)			
	Deliverable 2022-27	Developable 2027-31	Developable 2031-41	Total
1) Commitments Sites (with 5%, 10% or 15% discount as appropriate)	4982	212	1080	6274
2) Public Sector Disposal Sites (with 10% discount)	185	26	0	211
3) Other Potential Housing Sites (with 10% discount)	239	165	59	463
Total	5406	403	1139	6948

- 7.3 Para 3.3 above states that the total net housing requirement for Wolverhampton over the remaining Plan period (2022-26) is 4,316 net homes. Identified sites which are suitable for housing and are either deliverable or developable by 2027, can provide 5,406 homes, a surplus of 1,090 homes. The Wolverhampton Local Plan period extends up to 2041. Using the current standard method, 20,634 homes would be required to meet Wolverhampton's local housing need over the Plan period, as set out in para 3.6 above. There is a shortfall of 13,686 homes against this figure.

Overall Risk Assessment

- 7.4 The SHLAA methodology has adequately covered the issues around the availability and achievability of sites i.e. whether sites will come forward as anticipated, through site specific evidence in the case of larger sites, and historic trend data in the case of some small sites. However, it is appropriate to carry out an overall risk assessment in terms of the realistic deliverability of the trajectory as a whole, including a comparison with recent completion rates.
- 7.5 Gross completions averaged 568 homes per annum over the period 2006-22. This average was significantly affected by the housing market downturn affecting the period 2007-11. Completions picked up significantly in 2017/18, to 796 net homes, and this increase was sustained in 2018/19 and 2019/20, with completions of 709 and 818 homes respectively. This is a significant increase on historic rates, driven by a successful three-pronged strategy to

bring forward surplus Council-owned land for mixed tenure housing, through creation of the WV Living housing company; a drive to build Council housing and an effective small sites programme. Completions dipped slightly to 614 homes during 2020-21, due to the unprecedented constraints imposed on the construction industry and house sales through the Covid lockdown. However, in 2021-22 there was a bounceback in home construction, with 1315 homes (net) completed during this year.

- 7.6 The SHLAA sites are projected to deliver 1099 homes (net) per year on average over the period 2022-27, after application of discounts. Over the period 2027-41, the trajectory reduces considerably to 110 homes per annum on average.

Addressing the Shortfall

- 7.7 Stages 5-7 of the SHLAA have involved a comprehensive search of the whole of Wolverhampton for potential housing sites, going down to the smallest possible sites. In the context of the preparation of the Wolverhampton Local Plan, there is a shortfall of 13,686 homes up to 2041. Therefore, it is appropriate to move on to Stages 9 & 10 of the SHLAA methodology in order to address this shortfall, in the context of the existing Black Country Core Strategy spatial strategy.

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

- 7.8 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. Broad locations can be areas, such as a town centre, where site surveys have not been able to identify specific sites, but where it has been considered that there is housing potential. Estimates of housing potential have been developed with regard to evidence underpinning the Black Country Core Strategy, the nature and scale of any opportunities, and market conditions.
- 7.9 The seamless process from Black Country Study to RSS Phase 1 revision and then to BCCS preparation, and the evidence upon which this process has been based, has identified two clear types of “broad location” with housing potential in Wolverhampton: (1) employment land locations, including free-standing employment sites; and (2) Wolverhampton City Centre.
- 7.10 Employment land locations were identified for potential delivery of housing in the BCCS, all of these locations are now Local Plan allocations and therefore now fall within the Commitments Sites category.

Wolverhampton City Centre

- 7.11 The BCCS allocates a specific housing capacity of 1100 homes to Wolverhampton City Centre, largely as part of mixed use developments, beyond existing commitments (as of 2009). This is in accordance with the aspirations of the Council for the regeneration of the City Centre. 1043 completions over the period 2006-22 were in the City Centre (including 331 student homes), and 3450 (undiscounted) of homes on identified sites are located in the City Centre.
- 7.12 The Wolverhampton City Centre AAP sets out detailed housing allocations for sites in the City Centre, which are reflected in the identified suitable sites in section 6 of this report. These are summarized in Figure 7 of the AAP, provided

below. It should be noted that the All Saints and Blakenhall and Graiseley Character Areas form part of Regeneration Corridor 3, not part of the City Centre as defined in the Core Strategy and the emerging Wolverhampton Local Plan.

Table 10 - Housing Commitments and Allocations by Character Area

Character Area	Commitments (all by 2021)	Allocations	Upper floors estimate (half by 2021)	Total	Potential on Flexible Use Sites
All Saints	57	100	0	157	0
Blakenhall and Graiseley	0	410 (315 by 2021)	0	410	140
Canalside Quarter	40	630 (50 by 2021)	0	670	480
Chapel Ash and West Park	1	110 (110 by 2021)	30	141	0
City Interchange & Commerical Gateway	0	40	0	40	0
Molineux	0	0	0	0	40
Shopping Core	7	120	40	167	0
St John's and St George's	3	0	30	33	100
St Peter's	55	50	150	255	50
University	0	0	0	0	110
Westside	0	170	0	170	0
AAP Total	163	1630	250	2043	920

7.13 Beyond identified sites, the AAP sets out two additional sources of housing supply: upper floors and potential on flexible use sites. The upper floors source did not include an allowance for prior approval change of use sites, where office blocks are able to convert to residential, which did not come into effect until after the AAP was adopted.

Small Site Windfalls

7.14 For the City Centre AAP, the potential for intensification on upper floors of commercial buildings in the core of the city centre was estimated in line with historic trends for each Character Area, the majority of which was on small sites of less than 10 homes. This was estimated to deliver 250 homes in total, 125 over the period 2019-21 and 125 over the period 2021-26 - representing 25 per year. However, the information on which this estimate was based is now out-of-date. Small site windfalls (< 10 homes) in the City Centre have delivered 153 homes over the period 2012-22, at a slightly lower rate of 15.3 per year. Small windfall sites in the City Centre already form part of the identified site supply for 2022-27, and the number of homes projected to be delivered on these sites (123) at 24.6 homes per annum, is above 15.3 homes per annum. Therefore, a small windfall allowance is not appropriate for 2022-27, however

a small site windfall estimate of 15 completions per year has been made for the period 2027-41, totalling **210 homes**.

Structural Change: Surplus Floorspace

- 7.15 The small site windfall allowance detailed above represents a continuation of past rates and trends only and would exclude the potential of larger conversion sites delivering 10+ homes, which have emerged in greater numbers in recent years, supported by changes to permitted development regulations. Further evidence on the housing capacity of Wolverhampton centres highlights the high probability that, in future, there will be structural change in patterns of land use in the centres.
- 7.16 As part of this work, the amount of ground floor vacant floorspace in Wolverhampton City Centre from the latest 2022 data (after discounting sites that would definitely not have any residential potential) was estimated at 44,065 sqm. 17,580 sqm of this is already accounted for as part of identified SHLAA sites. An additional 5,570 sqm is accounted for as part of potential new housing allocations in Wolverhampton City Centre (see para's 9.5-9.7 below). Of the 20,915 sqm of remaining vacant floorspace, a reasonable estimate was made for future potential residential capacity, building on the potential for transition to residential identified in the Black Country Centres Study Update 2021 Vol 2. 16% of the vacant floorspace could provide only one storey of residential accommodation (where upper floors were already counted for residential use) and it was assumed that the remaining 84% could provide three storeys of residential accommodation (in accordance with the average number of floors). It was assumed that 25% of the remaining vacant floorspace could come forward for housing. Finally, it was assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home (informed by the English Household Survey 2018 and Nationally Described Space Standards 2015). This generated an estimate of **184 homes over the period 2027-41** to emerge through building conversions as a result of surplus floorspace structural change in the City Centre, over and above a continuation of past trends.

Flexible Land Use Allocations

- 7.17 The AAP also allocates a number of development opportunities with flexible land use allocations, where up to 920 homes could be delivered. It is currently considered reasonable to assume that 50% - **460 homes** - of this is delivered over the period 2027-41 (33 per year). This figure will be revisited and refined as part of the City Centre AAP review.

Town and District & Local Centres

- 7.18 In Wolverhampton there are two (Tier 2) Town Centres - Bilston Town Centre and Wednesfield Town Centre - and twenty-eight (Tier 3) District & Local Centres. Chapel Ash is also defined as a Local Centre in the City Centre AAP, however it falls wholly within the Wolverhampton City Centre boundary, so is not defined as a Local Centre for the purposes of this analysis.
- 7.19 Historic (2012-22) completion rates and current discounted supply on identified sites for Town and District & Local Centres in Wolverhampton are set out below. The majority of historic completions and almost a quarter of current discounted

supply are on small site windfalls. These are included in the small site windfall allowance set out in para's 7.25 – 7.30 below.

Centre	Total Completions (net homes) 2012-22	Average per year	Current discounted supply 2022-41 (of which on small windfall sites)
Bilston Town Centre	14	1.4	175 (30)
Wednesfield Town Centre	6	0.6	27 (0)
All District & Local Centres	70	7	49 (29)
Total	90	9	251 (59)

Structural Change: Surplus Floorspace

- 7.20 The small site windfall allowance detailed above represents a continuation of past rates and trends only. Further evidence on the housing capacity of Wolverhampton centres highlights the high probability that, in future, there will be structural change in patterns of land use in the centres. The rate of change in Town and District & Local Centres will be far lower than that projected for Wolverhampton City Centre. This is because Town and District & Local Centres have historically delivered very low completion rates, and because they have proved more resilient to structural changes than Wolverhampton City Centre and therefore have lower vacancy rates.
- 7.21 For Bilston and Wednesfield Town Centres, the amount of ground floor property with vacant floorspace from the latest 2021/22 data was estimated at 4,848 sqm and 753 sqm respectively. 1,928 sqm / 100 sqm is already accounted for as part of identified SHLAA sites. A reasonable estimate was made for future potential residential capacity, informed by the approach to the City Centre (para 7.16 above). Of the remaining 2920 sqm of property with vacant floorspace in Bilston Town Centre, it was assumed that it would provide on average 2.5 stories of potential residential accommodation. Of the remaining 653 sqm of property with vacant floorspace in Wednesfield Town Centre, the number of stories assumed was based on the specific vacant units. It was assumed that 25% of this vacant floorspace could come forward for housing. Finally, it was assumed that, on average, 15% of floorspace would be required for circulation and that 65 sqm of vacant floorspace would deliver one new home. This generated a surplus floorspace structural change estimate of **24 homes for Bilston Town Centre** and **6 homes for Wednesfield Town Centre**.
- 7.22 There is no information currently available on surplus floorspace in the twenty-eight Wolverhampton Town and District & Local Centres. However, surplus floorspace evidence is available for the equivalent centres in Dudley, Sandwell and Walsall. This evidence indicates that the surplus floorspace structural change capacity of Black Country Tier 3 Centres is, on average, equal to the small site windfall allowance for these Centres i.e. structural uplift will generally double historic small site windfall rates. The small site windfall allowance for Wolverhampton Town and District & Local Centres (which forms part of the small site windfall allowance set out under Stage 10 below) has been calculated at 7 homes per annum or 98 homes for the period 2027-41. Therefore, applying the reasonable assumption that structural change will

generally double historic small site windfall rates, this generates a surplus floorspace structural change estimate of **98 homes for Wolverhampton Town and District & Local Centres**.

Analysis of Stage 9 Results

- 7.23 Therefore the total capacity available from the broad locations **over the period 2027-41 is 854 homes from Wolverhampton City Centre and 122 homes from the Town and District & Local Centres**.

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

- 7.24 There is sufficient evidence, from past trends and an analysis of vacant and derelict sites with potential for housing, to support a small site windfall allowance for years 1-10 of the SHLAA, justified by genuine local circumstances. It is also necessary to include this windfall allowance in the SHLAA to provide sufficient flexibility in housing land supply over this period. The inclusion of a small site windfall allowance was supported by the SHLAA Stakeholder Panel. The BCCS Inspectors' Report also supported the inclusion of a small windfall site allowance of just under 6%, or 418 homes per year across the Black Country, in the BCCS housing land supply calculations. Para 54 of the Report states that: "In a largely built up area, such as the BC, we accept that such an allowance is appropriate and locally justified..."

Small Site Windfalls

- 7.25 There are currently 758 net homes on identified small sites (sites able to accommodate 9 homes or less). Only 123 (16%) of these are located within a broad location (Wolverhampton City Centre).
- 7.26 Site allocations across the Black Country are now typically 10 homes or more, which is also the key definition of a major development. The NPPF sets a threshold of less than 10 homes to define deliverability. It was also important, in the context of the Black Country Plan review, to standardize approaches to housing supply across the sub-region. Therefore, for a number of years, a common definition for small windfall sites has been applied across the Black Country of 9 homes / 0.25 ha or less. Table 11 illustrates the stable supply of smaller windfall sites for housing in Wolverhampton over the past 15 years, even during the housing market dip of 2007-12. It would be difficult to imagine this supply of sites reducing substantially over time, as Wolverhampton is a large, urbanised area with a constant supply of redundant buildings and sites generated through an on-going process of recycling of land and premises.

Table 11: Small Site Windfalls (< 10 homes) Granted Planning Permission by Year

Year	Total net homes
2005 /06	218
2006 /07	114
2007 /08	160
2008 /09	196
2009 /10	174
2010 /11	138
2011 /12	176
2012 /13	163

2013 /14	104
2014 /15	152
2015 /16	127
2016 /17	185
2017 /18	118
2018 /19	197
2019 /20	143
2020/21	175
2021/22	134
Average per annum	157

7.27 The Council is currently moving towards the end of a major programme of small site developments and disposals, some of which are not currently included in the SHLAA and will enter the housing supply over the next few years. In addition, changes to the prior approval system introduced from May 2013 onwards mean that some commercial uses can now convert to residential without planning permission, in locations where planning permission may previously have been resisted. These changes have since given rise to 47 permissions for 534 homes in total, the majority of permissions being for sites of less than 10 homes.

7.28 Table 12 sets out completion rates for small windfall sites over the past 10 years. These rates include garden land in accordance with the NPPF, but exclude sites within Wolverhampton City Centre, where there are separate windfall allowances, as set out above. The average rate is 118 net homes per annum, therefore it is proposed to use this rate as the basis for estimating small site windfall completions from 2022 onwards.

Table 12: Small Site Windfalls (< 10 homes / 0.25 ha) Completions by Year (2012-22)

Year	Total net homes
2012/13	40
2013/14	83
2014 /15	196
2015 /16	69
2016 /17	79
2017 /18	156
2018 /19	202
2019 /20	215
2020/21	34
2021/22	125
Average per annum	120

7.29 Within the period 2022-27 small windfall sites already form part of the identified site supply and the number of homes projected to be delivered on identified small sites (742) at 148 homes per annum, is above 120 homes per annum, therefore a small windfall allowance is not appropriate for this period. For the period 2027-31 the number of homes projected to be delivered on identified small sites is only 16 homes in total and there are no identified small sites projected for delivery beyond 2031. Therefore, an estimate of 120 completions per year has been made for the period 2027-41.

7.30 From 2021 onwards the Black Country authorities have also agreed to include a small demolition windfall allowance. Based on recent trends the estimate is

that 2 homes will be lost each year in Wolverhampton through small-scale demolitions, to come forward after 2027, as set out in para 5.9. Therefore, the net small site windfall allowance to be applied for the period 2027-41 is 118 net homes per annum, or **1,652 homes in total**.

8.0 Summary of Results

- 8.1 In summary, this SHLAA Report provides a total housing capacity of 9,576 homes net. This total includes capacity from identified sites, broad locations and small windfall sites, as set out in Table 13. All housing capacity figures have been derived using a methodology which is in accordance with national guidance.

Table 13 Summary of SHLAA Report Net Housing Capacity

SHLAA Category	Total Homes (net)			
	Deliverable 2022-27	2027-31	2031-41	Total
Identified Sites	4956	853	1139	6948
Broad Locations	0	280	696	976
Small Windfall Sites (net of small scale demolitions)	0	472	1180	1652
TOTAL	4956	1605	3015	9576

Trajectory

- 8.2 A full housing supply trajectory, including anticipated net completions from each individual source of capacity by year, is set out in Appendix 4. This supply trajectory is compared against three sets of housing targets: Black Country Core Strategy net housing targets for 2006-26; five year housing land supply targets for 2022-27; and Local Housing Need using the Standard Method 2021 for 2022-41 (see para's 3.3-3.8).

Supply to Meet Black Country Core Strategy Housing Targets (2006-26)

- 8.3 Taken together with the 9,095 net completions to date (2006-22), the SHLAA provides a total capacity of 13,516 net homes over the period 2006-26. The BCCS target for Wolverhampton is 13,411 net homes over the Plan period (2006-26). This is a surplus of 105 homes.

Five Year Housing Land Supply (2022-27)

- 8.4 In terms of an immediate 5 year housing supply of deliverable sites for the period 2022-27, Tables 1, 2 and 3 of Appendix 3 demonstrate that there are 5,736 homes deliverable on identified sites, **without discount**, over the period 2022-27. This is 5.6% above the 5,430 net homes required to meet local housing need using the standard method, as set out in para 3.7 above. Therefore, **Wolverhampton has a 5 year housing land supply plus 5.6%**.

Wolverhampton Local Plan Housing Land Supply (2022-41)

- 8.5 The SHLAA provides 9,576 homes over the period 2022-41. There is therefore a shortfall of 11,058 homes compared to the Wolverhampton local housing need of 20,634 homes over the Wolverhampton Local Plan period (2022-41). There is sufficient supply to meet local housing need up to 2026/27, with the shortfall emerging in 2027/28.

9.0 Implications of Emerging Wolverhampton Local Plan

Potential for Density Uplift

- 9.1 The Black Country Urban Capacity Review includes an estimate of the potential uplift in housing capacity which could be achieved through adoption of a new Black Country Plan density policy. This approach has been updated as of 2022, assuming adoption of the same density policy in the Wolverhampton Local Plan in 2026 (applying to sites of 10+ homes).
- 9.2 A density uplift assessment has been undertaken of all identified SHLAA sites which are unlikely to have gained planning permission by 2026 and which have a capacity of 10 homes or more – 32 sites in total. Where the site is located within Wolverhampton City Centre (as defined in the Black Country Core Strategy) or Bilston Town Centre (as defined in the Bilston Corridor AAP), 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 Wolverhampton City Centre or Bilston Town Centre a minimum density of 40 dph net has been assumed. Where a site falls within the 45 dph buffer, as set out in the UCR Update Appendix accessibility modelling plan, a density of 45 dph has been assumed.
- 9.3 For each of the 32 sites assessed, the approach applied is set out under the “Deliverability Commentary” heading in Tables 1 and 2 of Appendix 3. For only 3 of the 32 sites was the new capacity higher than the current assumed capacity for the site. The details of these sites are set out in table 14 below.

Table 14 Potential Density Uplift Sites

Deliverability Commentary	Site Ref	Address	Current capacity	Current net density	New capacity	New net density	Potential Uplift
Bilston Corridor AAP allocation. Following adoption of Wolverhampton Local Plan, site would be suitable for 40 dph subject to access improvements. This would result in an increase in capacity of 10 homes.	36640	Delta Trading Estate, Bilston Road	70	35	80	40	10
Bilston Corridor AAP allocation. Following adoption of Wolverhampton Local Plan, site would be suitable for 45 dph subject to access improvements. This would result in an increase in capacity of 40 homes.	36680	Greenway Road	140	35	180	45	40
Allocation in Wolverhampton City Centre AAP. Site cleared and available. Outline application under consideration for supported living accommodation in	27350	St Marks Road, adjoining Sainsbury's	24	35	70	100	46

early 2023, on western third of site. Following adoption of Wolverhampton Local Plan, site would be suitable for 100 dph as located within City Centre, resulting in an increase in capacity of 46 homes.							
Total			234		330		96

- 9.4 The total potential density uplift is 96 homes without discount. When the relevant discount (15% to 36640 & 36680, 10% to 27350) is applied, the uplift is reduced to **84 homes**.

Structural Change: Potential New Housing Allocations in Wolverhampton City Centre

- 9.5 New evidence also highlights the potential for identification of new housing allocations in the City Centre. These new allocations cannot be progressed through the Wolverhampton Local Plan, as the Strategic Centres are not “in scope” for allocations, however they will be progressed through the City Centre AAP review, which will closely follow the WLP. There are four such potential sites in the City Centre, with a total estimated housing capacity of **440 homes**, following discount of 10%. These include the former St George’s Parade Store, which is owned by the Council and is identified for future mixed use including housing. It is anticipated that these sites would come forward during 2031-41.
- 9.6 Adding this 440 homes to the current supply on identified sites in the City Centre (3,227 homes) - which includes a density uplift on one site - and the total capacity available from the Wolverhampton City Centre broad location as set out in para 7.23 (854 homes) produces **a total capacity for the City Centre of 4,521 homes over the Wolverhampton Local Plan period up to 2041**.
- 9.7 This represents an average completion rate of 238 homes per year for 2022-41, compared to a historic completion rate of 42 homes per year for 2012-22 – a 572% increase. It is anticipated that this increase will be delivered through a combination of structural change and the accelerated delivery of existing large allocations via existing and external funding sources.

Appendix 1

Black Country SHLAA Stakeholder Panel & Terms of Reference

List of Current Members

Company / Organisation
Barrett David Wilson Homes (housebuilder)
WV Living (housebuilder)
Barton Willmore (consultants)
RPS (consultants)
Harris Lamb (consultants)
West Midlands Combined Authority
Homes England
Black Country Consortium Ltd

Black Country SHLAA Stakeholder Panel Terms of Reference

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

Appendix 2

**City of Wolverhampton Council
Strategic Housing Land Availability Assessment
Call for Sites Form**

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

Contact Details		
Name and company (if applicable):		
Representing (if applicable):		
Address:		
Phone number:		
Email:		
Your Status (please tick all that apply):	The Landowner	
	A planning consultant	
	A Developer	
	A Land agent	
	A Housing Association	
	Other (please specify)	
If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner/s.		
I confirm that the landowner/s have been informed of this site submission (yes/no).		
Signature	Date	

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

Suitability			
Please indicate any constraints to developing the site for housing			
Known or suspected environmental constraints:	Flood Risk / drainage problems		Watercourse, water body or culvert
	Ground contamination or instability		
Other:			
Details:			
Planning Policy / Designation Constraints:	Conservation area		Nature Conservation (SINC or SLINC)
	Green Belt		Listed or Local List Site or building / façade worthy of retention
Defined Business Area (UDP)		Other:	
Details:			
Physical Constraints:	Limited Vehicle Access		Trees (>3" diameter) or hedgerows within or on boundary of site
	Ground not level (undulating or steeply sloping)		Existing public footpaths
Pylons crossing site / sub-station		Constraints on adjoining land e.g. railway line, noisy industry	
Other:			
Details			
Any other constraints?			
Would the constraints make all / part of the site unavailable for development in the short term (up to 2026)? Could interventions be made to overcome the constraints and bring the site forward before 2026? (please give details)			

Availability		
Taking into account time needed to overcome constraints and gain planning consent, when is construction likely to start and finish on the site?	Start Year	
	Finish Year	
Has the site been marketed for housing or any other use and is there market interest in the site for housing? (please give details)		
Is there a current planning application on the site or are pre-application discussions taking place? (if so, please give details)		
Are there any legal/ownership constraints on the site that might prohibit or delay any development e.g. restrictive covenants, ransom strips? (please give details)		

Housing Capacity			
How many dwellings do you think the site could accommodate? (use a range if appropriate)			
What type of dwellings is the site best suited to? (please tick all that apply and give details / explain why below)	Family houses		Flats
	Affordable housing		Sheltered housing
	Other (please specify)		
In your opinion what likely effect would neighbouring land uses have on the site's marketability? (please give details)	Positive		
	Neutral		
	Negative		
In your opinion what is the strength and nature of the housing market & demand in the local area? (please give details)	Strong		
	Medium		
	Weak		

What effect do you think site preparation and remediation costs may have on the site's deliverability? (please give details)	Neutral	
	Negative	
Are there any other issues that may influence the timing of development or the housing capacity of the site?		

Appendix 3 Tables of Sites

CONTENTS

Planning Status Code List

Table 1 Commitments Sites

Table 2 Public Sector Disposal Sites

Table 3 Other Potential Housing Sites

Table 4 Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2041

Table 5 Call for Sites Unsuitable for Housing (excluding withdrawn sites)

Key

Planning Status

ALP	Adopted Local Plan
OC	Other Commitment e.g. Council Resolution / Development Brief / Housing Grant / Expired Permission / etc
OPP	Outline Planning Permission
FPP	Full Planning Permission
UC	Under Construction / Partially Complete

Abbreviations

HA	Housing Association
CWC	City of Wolverhampton Council

SHLAA Category

1	Sites not suitable for housing
2	Sites suitable for housing and deliverable by 2027
3	Sites suitable for housing and developable 2027-31
4	Sites suitable for housing and developable 2031-41
5	Sites suitable for housing and developable from 2041 onwards
6	Small sites (< 10 homes) with permission and no information and therefore deliverable by 2027 in accordance with NPPF Annex 2
7	Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2041

Local Plan Ref

BC	Bilston Corridor Area Action Plan (adopted Sept 2014)
SR	Stafford Road Corridor Area Action Plan (adopted Sept 2014)
CC	Wolverhampton City Centre Area Action Plan (adopted September 2016)
HNP	Heathfield Park Neighbourhood Plan (made 2014)
TNP	Tettenhall Neighbourhood Plan (made 2014)
UDP	Wolverhampton Unitary Development Plan (adopted 2006)

Wards

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

Table 1 Commitments Sites (in Planning Status order)

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
36620	West of Qualcast Road	HT	CWC	ALP	18/01445/OUT	3.00	119	3	Part of Bilston Corridor AAP allocation H1. Outline application for 141 homes submitted Dec 2018. Site acquired by CWC in 2020. Following adoption of Wolverhampton Local Plan, majority of site would be suitable for 40 dph subject to minor improvements to access to health services. No change required to housing capacity. To be brought forward in conjunction with East of Qualcast Road (CWC-owned) and fmr Crane Foundry (CRT-owned).	0	0	0	0	119	119	0	0	0
36630	West of Colliery Road	EP	Various	ALP		2.00	90	4	Part of Bilston Corridor AAP allocation H1 for 147 homes. Following adoption of Wolverhampton Local Plan, 75% of 2.94 ha site would be suitable for 45 dph. Remaining 25% suitable for other commercial uses.	0	0	0	0	0	0	0	0	90
36640	Delta Trading Estate, Bilston Road	ET		ALP		2.00	70	4	Bilston Corridor AAP allocation. Following adoption of Wolverhampton Local Plan, site would be suitable for 40 dph subject to access improvements. This would result in an increase in capacity of 10 homes.	0	0	0	0	0	0	0	0	70
36720	Bluebird Industrial Estate and site to rear, Park Lane	BS		ALP		3.10	130	4	Stafford Road Corridor AAP allocation for 130 homes. Following adoption of Wolverhampton Local Plan, site would be suitable for 40 dph.	0	0	0	0	0	0	0	0	130
36680	Greenway Road	BE	Various	ALP		4.00	140	4	Bilston Corridor AAP allocation. Following adoption of Wolverhampton Local Plan, site would be suitable for 45 dph subject to access improvements. This would result in an increase in capacity of 40 homes. Discussions underway with potential housing developers in 2021/22.	0	0	0	0	0	0	0	60	80
36690	South of Oxford Street	BE		ALP		.45	20	4	Bilston Corridor AAP allocation.	0	0	0	0	0	0	0	0	20
28840	Land at Grimstone St / Culwell St, Canalside Quarter	HT	Marstons Brewery Plc	ALP		0.54	285	4	Allocated in adopted City Centre AAP. Currently used as a distribution depot - relocation site being sought. Feasibility study indicates capacity.	0	0	0	0	0	0	0	200	85

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
36820	Culwell Street Depot and adjoining land, Canalside Quarter	HT	CWC / Various	ALP		2.24	599	2/3	Part Wolverhampton City Centre AAP allocation - CWC owned site, subject to relocation of existing depot. Feasibility study indicates higher capacity subject to extending existing allocation to incorporate adjoining industrial units. Outline planning application submitted April 2022 for 599 homes.	0	0	0	300	299	599	0	0	0
36840	Express & Star Buildings, Castle St / Tower St	SP		ALP		.53	145	4	Wolverhampton City Centre AAP allocations. Current indications are that higher capacity can be delivered subject to extending existing 8c allocation to include 3c.	0	0	0	0	0	0	0	145	0
27350	St Marks Road, adjoining Sainsbury's	GR		ALP	23/00119/OUT 11/00430/FUL	0.7	24	2	Allocation in Wolverhampton City Centre AAP. Site cleared and available. Outline application under consideration for supported living accommodation in early 2023, on western third of site. Following adoption of Wolverhampton Local Plan, site would be suitable for 100 dph as located within City Centre, resulting in an increase in capacity of 46 homes.	0	0	0	0	24	24	0	0	0
32650	Crane foundry, Canalside Quarter	HT	CRT	ALP	06/01688/OUT undetermined	0.77	106	2/3	Allocation in City Centre AAP. Site acquired by Canal & River Trust in 2015. Site being progressed with adjoining CWC-owned land.	0	0	0	0	52	52	54	0	0
36780	City Centre West, Wolverhampton City Centre	SP	CWC	ALP		2.00	313	2	Wolverhampton City Centre AAP allocation. Council-owned mixed use site - leisure part is coming forward separately from Fold Street site with residential potential. Site includes former Network House (previously 3956).	0	0	0	113	200	313	0	0	0
36810	Cambridge Street Open Space, Canalside Quarter	HT	CWC	ALP		.49	43	4	Surplus open space allocated in City Centre AAP. Following adoption of Wolverhampton Local Plan, although site falls within City Centre AAP boundary, the moderate density character of adjoining residential area limits density to 88 dph. No change required to housing capacity.	0	0	0	0	0	0	0	43	0
36510	Fmr Bushbury Reservoir, Showell Road	BS	Jack Moody	ALP	16/00674/OUT	.30	12	3	Site allocated for gypsy and traveller pitches in Stafford Road AAP. Site remediated. Planning permission refused for general purpose housing in 2020.	0	0	0	0	0	0	12	0	0
36770	Shopping Core /	SP		ALP	19/00923/FUL	1.50	57	4	Wolverhampton City Centre AAP mixed use allocation CC1b(ii) & (iii)	0	0	0	0	0	0	0	0	57

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
	Southside, Wolverhampton City Centre																	
36800	Stafford Street / Cannock Road, Canalside Quarter	HT	CWC / Various	ALP		2.00	210	4	Wolverhampton City Centre AAP allocation. Part in CWC ownership.	0	0	0	0	0	0	0	0	210
36830	Mill Street Depot, Canalside Quarter	HT		ALP		1.19	35	4	Wolverhampton City Centre AAP allocation. Grade II Listed Building. Former railway offices.	0	0	0	0	0	0	0	0	35
34400	Former G & P Batteries Site, Grove Street, Heath Town	HT	Wexham Homes Ltd	OPP	20/00567/OUT 10/01256/FUL	0.79	56	2	Heathfield Park Neighbourhood Plan allocation. Outline application approved Feb 2021. Owner looking to sell to developer.	0	0	20	36	0	56	0	0	0
37140	Land at Railway Drive, Bilston	BE		OPP	19/01287/OUT 12/00320/OUT 16/01337/OUT	.28	47	2	Outline permission granted Sept 2020. Owner looking to sell to a developer.	0	0	20	27	0	47	0	0	0
36745	Heath Town Estate Masterplan - HRA10 Inkerman Street (community housing)	HT	CWC	OPP	17/00610/OUT	.21	6	2	Part of Heath Town Masterplan site granted outline permission in 2017 (implemented therefore will not lapse). Negotiations with developer regarding LDO on-going.	0	0	0	6	0	6	0		0
37750	Land Adjacent To Sunnyside Taylor Road	ET	Mr Michael Pritchard	OPP	20/00397/OUT 14/00068/OUT 17/01434/REM	0.369	14	2	Outline permission granted March 2022	0	0	0	14	0	14	0		0
36610	East of Qualcast Road	HT	CWC	OPP	17/00610/OUT	2.00	101	2	Part of Heath Town Masterplan site granted outline permission in 2017, reserved matters for part of which has been implemented. Part of Bilston Corridor AAP allocation H1. Council-owned site to be marketed for private development.	0	0	0	101	0	101	0	0	0
31980	Land Between Elysium And Orchard House 10 Old Lane Wightwick	TW	Penn Haulage (Midlands)Ltd	OPP	22/00164/OUT 19/00264/OUT	0.151	2	6	Permission granted Apr 2022						0			0

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33270	11 Pineways Drive WV6 0LL	PK	Mr G Gautier	OPP	20/00412/OUT	0.083	2	6	Permission granted July 2020						0			0
39630	Garage Site Between 92 And 106 Hurst Road	SV	Private	OPP	17/01229/OUT	0.054	2	6	Council-owned site sold at auction to private developers in Feb 2018.	0			0	0	0	0		0
40240	Land Behind 41 - 45 Beach Avenue & 51 - 59 Brynmawr Road	SV	Private	OPP	18/00600/OUT	0.172	3	6	Permission granted 2019	0			0	0	0	0		0
40290	Garage Site Behind 104 Snape Road	WN	Private	OPP	18/00591/OUT	0.069	2	6	Permission granted 2019	0			0	0	0	0		0
40310	Garage Site Behind 24 To 42 Highfield Avenue	FP	Private	OPP	18/00589/OUT	0.169	3	6	Permission granted 2019	0			0	0	0	0		0
41410	41 Evans Street Portobello WV13 3UN	EP	Mrs Belinda Richards	OPP	20/00017/OUT	0.036	1	6	Permission granted Feb 2020	0			0	0	0	0		0
41480	5 The Grove Parkfield WV4 6RU	BL	Ms Jacqui Woodhall	OPP	19/00378/OUT	0.08	3	6	Permission granted Sept 2019	0			0	0	0	0		0
41590	Garage Site Behind 20 To 32 Parry Road	WN	Private	OPP	19/01069/OUT	0.165	3	6	Permission granted Oct 2019. Council site disposed of to private owner.	0			0	0	0	0		0
39950	Garage Site Between 14 And 16 Genge Avenue	SV	Mr Holyhead	OPP	22/00051/REM 19/01389/OUT 18/00092/OUT	0.099	3	6	Full permission granted May 2022	0			0	0	0	0		0
42630	Land Between 12 and 13 Sundour Crescent WV11 1AP	FP	Miss Francesca Lillie	OPP	20/00269/OUT	0.050	1	6							0			
36870	Dudley Road / Bell Place, Blakenhall Character Area	BL	Private	FPP	20/00536/FUL	.68	100	2	Wolverhampton City Centre AAP allocation for 25 homes covering car parks. Full permission granted March 2021 for 100 flats and offices on larger, northern car park. Southern part of site not now developable therefore removed from site.	0	0	50	50	0	100	0	0	0

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32690	Former Eye Infirmary, Chapel Ash	PK	BZ Holdings	FPP	22/00683/FUL	0.6	75	2/3	Vacant locally listed buildings for conversion to apartments, and mixed use new build. Allocation in City Centre AAP.	0	0	0	0	35	35	40	0	0
42910	Eagle Works, Great Brickkiln Street	GR	Eagle Works Wolverhampton Ltd	FPP	19/01331/FUL	0.3	48	2	Full application for conversion to 48 flats approved in 2022 subject to S106.			24	24		48			
42880	Fmr Happy Wanderer PH, Green Lanes, Bilston WV14 6BZ	BI	Mr K Sanghera	FPP	20/01232/FUL	0.4	33	2	Full planning permission during 2021/22 for 11 no. 1 bed and 22 no. 2 bed flats.	0	0	17	16	0	33	0	0	0
32700	Former Dale House, Showell Circus	BS	CWC - Housing	FPP	20/00672/FUL	0.35	11	2	Council-owned surplus site programmed for Council affordable rent (Future Homes Standard). Permission granted August 2020. Application to be submitted for 11 homes in summer 2023.	0	0	11	0	0	11	0	0	0
35350	Garage site to rear of 29 to 35 Wolmer Road	WN	Wolverhampton Homes	FPP	20/00435/FUL	0.100	2	2	Council-owned surplus site programmed for affordable rent.	0	2	0	0	0	2	0	0	0
36741	Heath Town Estate Masterplan Phase 1: HRA1/HRA2/HRA3 Hobgate Road & HRA6 Tithe Croft	HT	CWC (Equans)	FPP	17/00610/OUT 19/00137/REM	.92	40	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters approved 2021. 18 homes completed in 2022-23.	18	22	0	0	0	40	0		0
36742	Heath Town Estate Masterplan - HRA4/HRA5 Chervil Rise	HT	CWC	FPP	20/00750/REM 20/00751/REM 17/00610/OUT	.36	30	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Demolition during 2021/22. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	10	10	10	0	30	0	0	0
36743	Heath Town Estate Masterplan - HRA7 Long Ley	HT	CWC	FPP	20/00750/REM 17/00610/OUT	.56	20	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	7	7	6	0	20	0		0

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36744	Heath Town Estate Masterplan - HRA9 Tremont Street	HT	CWC	FPP	20/00750/REM 17/00610/OUT	.09	3	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	3	0	0	0	3	0		0
36746	Heath Town Estate Masterplan - WV11 Tremont Street	HT	CWC	FPP	20/01507/REM 17/00610/OUT	.48	66	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	22	22	22	0	66	0		0
36747	Heath Town Estate Masterplan - WV2/WV3 - Inkerman Street	HT	CWC	FPP	20/01448/REM 17/00610/OUT	.17	8	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	0	0	8	0	8	0		0
36748	Heath Town Estate Masterplan - WV4/WV5/WV6 Chervil Rise	HT	CWC	FPP	20/00750/REM 20/01448/REM 17/00610/OUT	.66	36	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	12	12	12	0	36	0		0
36749	Heath Town Estate Masterplan - WV7 Long Ley	HT	CWC	FPP	20/01448/REM 17/00610/OUT	.11	8	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted. Phase 2 going out for procurement and due to start construction 2023/24 and end 2025/26.	0	0	8	0	0	8	0		0
27372	Fmr Royal Hospital, Royal Hospital Development Area, All Saints	ET	Homes England	FPP	20/01358/FUL; 17/01209/FUL	4.11	192	2	Allocation in City Centre AAP for min 100 homes. Homes England acquired the site in 2016. The Royal Hospital part of the site has a hybrid permission for 115 new homes (outline), conversion of hospital frontage to 53 flats and redevelopment of nurses block for 24 flats. Jessup and Walsall Housing Group started work on the former bus depot site in 2019 and were awarded the contract for conversion of the former hospital to 38 flats for over-55's in early 2020. Full permission granted for 168 homes in 2021 (38 flat conversions, 32 new build flats, 98 houses) on whole site excl nurses accommodation. Phasing provided by developer.	62	90	40	0	0	192	0	0	0

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33841	Former Bilston College Site, 40 and adj land, Mount Pleasant (conversion)	BI	Standen Development	FPP	12/01119/EXT	0.15	20	2	Part conversion of listed building. Permission implemented 2016 therefore extends in perpetuity. Demolition works carried out to facilitate redevelopment. Site purchased in 2020 by developer who is looking to submit a new application subject to grant.	0	0	0	20	0	20	0		0
33842	Former Bilston College Site, 40 and adj land, Mount Pleasant (new build)	BI	Standen Development	FPP	12/01119/EXT	0.20	44	2	Permission implemented 2016 therefore extends in perpetuity. Demolition works carried out to facilitate redevelopment. Site purchased in 2020 by developer who is looking to submit a new application subject to grant.	0	0	24	20	0	44	0		0
38070	First Floor And Second Floor 28 - 36 Church Street Bilston WV14 0AX	BE	Mr Suleman Bhattay	FPP	17/01427/PACOU	0.063	10	2	Under construction 2022	10	0	0	0	0	10	0		0
39360	Telecom House, Church Street, Wolverhampton City Centre	SP	Empire Property Concepts Ltd	FPP	21/01762/FUL 21/01625/FUL 20/00237/PACOU 18/00391/PAOC 20/00226/FUL	0.550	145	2	Developer has confirmed phasing. Permission for conversion plant to one flat in Dec 2021. Permission for external alterations Jan 2022. Site under construction and 56 flats created by early 2023.	70	75	0	0	0	145	0	0	0
39380	Fmr Garages rear 3-9 Abingdon Road (Site B) WV1 2PP	EP	Wolverhampton Homes	FPP	20/00442/FUL	0.060	2	2	Surplus garage site programmed for Council affordable rent	0	2	0	0	0	2	0	0	0
40180	Blunts Shoeshop, 5-15 Broad Street,	ST	Mr S Patel	FPP	04/0451/FP/C 18/00239/FUL	0.04	14	2	2019 permission for mixed use (retail / restaurant). Application for deed of variation end 2020.	0	0	14	0	0	14	0	0	0
40600	The Croft Resource Centre 87 Greencroft Bilston WV14 0DQ	BE	Mr Amrik Singh Gill	FPP	18/00638/FUL	0.119	10	2	2019 permission therefore considered deliverable by 2027.	0	0	10	0	0	10	0	0	0

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40610	33-37 Victoria Street	SP	Beauford Victoria Ltd / Venture Capital Europe (Investments) Ltd	FPP	21/01056/REM 19/00923/FUL	0.082	63	2	Mixed use new build scheme on cleared site in City Centre, with retail at ground floor and student flats above. Reserved matters granted March 2022	0	0	30	33	0	63	0	0	0
41140	Reedham Gardens Open Space, WV4 4HE	PN	CWC - Housing	FPP	22/01277/FUL 18/00999/FUL	0.51	19	2	Council site permitted Jan 2023 for affordable rent and shared ownership.	0	12	7	0	0	19	0		0
41290	23- 24 Queen Square WV1 1TZ	SP	Mr D Khag	FPP	19/00146/FUL	0	10	2	Permission granted Oct 2022 to vary conditions to substitute floorplan.	0	10	0	0	0	10	0	0	0
41540	502-504 Dudley Road WV2 3AA	BL	Mr K Chahal	FPP	21/00568/FUL 20/00617/PAOC OU 19/00915/PAOC OU	0.149	16	2	Prior Approval scheme. Full permission granted March 2023 for additional floor, adding 6 flats (4 no.2 bed, 2 no. 1 bed).	0	16	0	0	0	16	0	0	0
41630	George House St Johns Square Wolverhampton City Centre WV2 4BZ	SP	Mr Tom Mann	FPP	20/00553/PACOU	0.154	44	2	Most recent permission granted June 2020.	0	20	24	0	0	44	0	0	0
41850	The Woodbine Wood Lane WV10 8HJ	BN	Mr A S Kullar	FPP	22/00710/REM 18/01156/FUL	0.323	30	2	Permission granted Nov 2019. Discharge of conditions Nov 2022.	0	15	15	0	0	30	0	0	0
38620	Land rear of 45 Rookery Road	SV		FPP	22/00178/FUL 14/01292/OUT 17/01495/FUL 19/00106/FUL	0.470	22	2	Full permission granted for both parts of site (most recently in Nov 2022).	0	10	12	0	0	22	0	0	0
41940	Southall Road Garage Site B	WN	Wolverhampton Homes	FPP	20/00434/FUL	0.07	2	2	Council-owned surplus site programmed for affordable rent (HRA).	0	2				2			
41950	Garage site behind 1-7 Woodside	WN	Wolverhampton Homes	FPP	20/00436/FUL	0.08	4	2	Council-owned surplus site programmed for affordable rent (HRA).	0	4				4			
41960	Garage Site 1-7 Townson Road	WN	Wolverhampton Homes	FPP	20/00437/FUL	0.07	2	2	Council-owned surplus site programmed for Council affordable rent (HRA).	0	2				2			
41970	Garage site behind 1-27	WN	Wolverhampton Homes	FPP	20/00438/FUL	0.06	1	2	Council-owned surplus site programmed for affordable rent (HRA).	0	0	1			1			

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	Simmons Road																	
41980	Land rear of 31-37 Cavendish Road	EP	Wolverhampton Homes	FPP	20/00440/FUL	0.090	2	2	Council-owned surplus site programmed for affordable rent (HRA).	0	2				2			
41990	Fmr Garage Site, Park View Road, Stowlawn	BI	Wolverhampton Homes	FPP	20/00439/FUL	0.170	7	2	Council-owned surplus site programmed for affordable rent (HRA).	0	7				7			
42000	Garage Site 94-96 Batmans Hill Road	BE	Wolverhampton Homes	FPP	20/00441/FUL	0.050	1	2	Council-owned surplus site programmed for affordable rent (HRA). Completed 2022/23.	1					1			
42010	Land adj 9 Ettingshall Road / junction Sweetbriar Road	ET	CWC - Housing	FPP	20/00674/FUL	0.29	12	2	Council-owned surplus site programmed for Council affordable rent (Future Homes Standard). Revised planning application for 12 homes to be submitted summer 2023.			12			12			
42030	Fmr Bilston Tennis Club, Villiers Avenue	BI	CWC - Housing	FPP	20/00673/FUL	0.28	12	2	Council-owned surplus site programmed for Council affordable rent (Future Homes Standard). Revised planning application for 12 homes to be submitted summer 2023.			12			12			
42050	Land adj 97 Myatt Avenue	ET	Wolverhampton Homes	FPP	20/00443/FUL	0.19	7	2	Council-owned surplus site programmed for affordable rent (HRA).			7			7			
42060	Elmdon Close Allotments and Garage rear of 19-29 Hampton Road	OX	Wolverhampton Homes	FPP	20/00444/FUL	0.170	4	2	Council-owned surplus site programmed for affordable rent (HRA).			4			4			
41050	Recovery House 46A Second Avenue WV10 9PE	BS	Mrs Julia Nock	FPP	18/00751/FUL	0.031	1	2	Completed 2022-23	1	0	0	0	0	1	0	0	0
42070	Bushbury Magic Gardens, Leacroft Avenue	BS	Wolverhampton Homes	FPP	20/00058/FUL	0.34	8	2	Council-owned surplus site programmed for affordable rent (HRA).			8			8			

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42400	4-6 St Johns Street And 22-23 Victoria Street WV1 3NP	SP		FPP	20/00964/FUL	0.061	14	2	Permission granted 2020/21	0	14	0	0	0	14			
41840	Fmr Leaping Wolf PH, 107 Waterloo Road WV1 4RB	SP	Kirkwood Walker, Wolverhampton	FPP	19/00284/FUL 20/00875/RC	0.161	25	2	Permission granted 2019 for student flats. Current owner (local developer) purchased site in 2019 and had scheme ready to build in early 2020. However, covid-19 has resulted in difficulties securing finance for the scheme therefore he now intends to sell the site. There is interest in purchasing the site for housing. Application from current owner to remove condition which limits occupation under consideration.	0	0	0	25	0	25	0	0	0
42970	Fmr Revolution Bar, 10 - 12 Princess Street WV1 1HW	SP	AGJ Properties Ltd	FPP	20/00907/FUL	0.030	19	2	Permission granted 2021/22. Mixed use including retail at ground floor.				19	0	19			
42980	Land West Of 21 Rookery Street, Wednesfield	WS	Mr Surinder Bains	FPP	20/01530/FUL	0.104	10	2	Permission granted 2021/22				10	0	10			
42990	50-52 Willenhall Road Bilston WV14 6NW	BI	Mr Kumar	FPP	21/00123/FUL	0.117	11	2	Permission granted 2021/22. Mixed use including retail at ground floor.				11	0	11			
43000	Pearl House 15 - 17 Waterloo Road, Wolverhampton City Centre WV1 4DJ	SP	Charles Jordan Ltd	FPP	22/00006/PAOC 21/01207/PAOC OU	0.100	43	2	Permission granted June 2022 for additional 5 flats and alterations to front elevation.		23	20	0	0	43			
43010	24 Lichfield Street Bilston WV14 0AG	BI	Mr Mario Wojcik	FPP	21/01164/FUL	0.030	12	2	Permission granted 2021/22				12	0	12			
43020	Garage Site Behind 6 To 52 Junction Road	ET	Jones	FPP	22/00196/FUL	0.220	10	2	Permission granted March 2022				10	0	10			

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43441	Fmr Northcote Secondary School, Northwood Park Road, WV10 8ER	BN	WV Living	FPP	19/01269/FUL	3.14	118	2	Brownfield part of WV Living site programmed for start 2023. 19/01269/FUL granted 2021/22. To include 29 affordable rent and 16 shared ownership.	0	62	44	12		118			
43442	Fmr Northcote Secondary School, Northwood Park Road, WV10 8ER	BN	WV Living	FPP	19/01269/FUL	1.8	60	2	Greenfield part of WV Living site programmed for start 2023. 19/01269/FUL granted 2021/22. To include 29 affordable rent and 16 shared ownership.	0	32	21	7		60			
32660	"Canalside": Horseley Fields / Edward Vaughan Stamping Works / Union Mill, Canalside Quarter	HT	CWC (Placefirst)	FPP	20/01346/FUL	2	366	2/3	Allocated in City Centre AAP. Site CWC owned. Full permission for 366 homes. 2023-24 start on site.	0	70	70	100	100	340	26	0	0
42550	Fmr Beatties, Darlington Street, Wolverhampton City Centre WV1 3PQ	SP	Mr P Modhwadia	FPP	22/00548/REM 21/00135/FUL	1.708	306	2	Mixed use scheme with commercial and residential. Reserved matters permission May 2022.		0	102	102	102	306			
32900	Orchard House 6 Elmsdale n WV6 8ED	TW	D Bromley	FPP	21/01592/REM 21/00252/OUT 17/00117/OUT	0.171	1	6	Full permission granted 2021/22						0			0
39640	Garage Site Behind 39 To 81 Hall Green Street	BE	Private	FPP	21/01418/FUL 17/01230/OUT	0.197	5	6	Full permission granted for 5 bungalows in Nov 2022	0			0	0	0	0		0
41750	Land Rear Of 46 Park Street South WV2 3JG	BL	Mr Amarpaul Singh Bhogal	FPP	20/01476/FUL 19/01043/OUT	0.068	3	6	Permission granted Sept 2021	0			0	0	0	0		0
33710	25 Grove Lane WV6 8NJ	TW	Mr Phil Clark	FPP	16/01135/OUT 20/00385/FUL	0.25	2	6		0	0	0	0	0	0	0	0	0

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39440	Fmr Garages r/o 19-25 Wrekin Drive, Merry Hill	MH	Private	FPP	22/00336/FUL 20/01437/FUL 17/01237/OUT 18/00888/FUL 19/00826/FUL	0.180	4	6	Application submitted March 2022 for 1 no. 4bed and 2 no. 5 bed houses	0	0	0	0	0	0	0	0	0
41600	Garage Site Behind 34 To 40 Gorse Road	WN	Mr T Bassi	FPP	22/01153/FUL 20/00681/REM 19/01070/OUT	0.073	2	6		0			0	0	0	0		0
41610	Garage Site Behind 36 And 38 Ashmore Avenue	WN	Mr Tarsem Singh	FPP	20/00496/REM 19/01071/OUT	0.056	1	6		0			0	0	0	0		0
41700	Land Behind 6 Lewisham Road	OX	Mr T Singh	FPP	20/00592/FUL 18/00586/OUT	0.128	4	6		0			0	0	0	0		0
39300	Land Adjacent To Halfway House 151 Tettenhall Road	PK	Dr Saba Anantharam	FPP	21/01589/FUL 20/00361/FUL 15/01422/FUL	0.423	6	6	Permission for 6 houses in 2021/22	0	0	0	0	0	0	0	0	0
38340	Land Adjacent To 1 Wolseley Bank	BS	Mr Kulvinder Jandu	FPP	15/00508/FUL 18/00747/FUL	0.040	1	6					0	0	0	0		0
38810	436 Lichfield Road WV11 3HF	WS	Mr Bhupinder Bhandal	FPP	17/00057/FUL 19/00857/FUL	0.050	1	6	Permission granted 2019				0	0	0	0		0
42450	Land adj 50 Ward Street Ettingshall WV2 2NT	ET	Mr Ben Miller	FPP	21/01760/FUL 19/01356/OUT	0.031	6	6	Permission granted June 2022						0			
38960	Northwood Park Lodge Northwood Park Road WV10 8EU	BN	Mr Santosh Kumar	FPP	21/01309/FUL 17/00105/FUL	0.050	1	6	Permission granted Nov 2021				0	0	0	0		0
33180	36-42 Newbridge Street WV6 0EG	PK	Mr & Mrs P Bradfield	FPP	18/01147/FUL 14/00090/FUL 17/00943/FUL	0.05	2	6	Permission granted May 2021						0			0
33530	20 Lawley Road WV14 0NB	ET	Mr Hassan Ali	FPP	16/00484/FUL 18/00982/FUL	0.1137	3	6	Application granted July 2020						0			0

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34870	470 Dudley Road WV2 3AF	BL		FPP	10/00710/FUL / 14/00343/FUL	0.17	4	6	Works commenced - extant permission						0			0
35890	Chestnut Cottage, 23A Birchfield Avenue WV6 8TE	TR	MR And DR Bains	FPP	20/00015/RC 18/00086/FUL	0.234	4	6					0	0	0	0		0
37390	22 Dudding Road WV4 5DS	BL	Mr Lakhvir Sahota	FPP	14/00696/FUL 19/00983/RC	0.0607	1	6					0	0	0	0		0
37430	31 Tinacre Hill WV6 8DB	TW	Mr Nigel Round	FPP	20/00589/FUL 17/00838/FUL	0.1343	1	6					0	0	0	0		0
37800	Land Between 212 And 214 Lea Road	GR	Mr S Abbu	FPP	18/00622/FUL	0.028	2	6					0	0	0	0		0
37830	Land Rear Of 195 Cannock Road WV10 0AH	BS	Mr Parm Chumber	FPP	20/01286/FUL 15/01427/REM 19/00714/FUL	0.045	2	6					0	0	0	0		0
37870	Land To The Rear Of 42 - 48 Goldthorn Hill WV2 3HU	BL	Mr Kuldip Burmi	FPP	16/01175/FUL 17/01253/FUL	0.042	9	6					0	0	0	0		0
38200	Garage Site Behind 3 To 23 Lower Vauxhall	PK	Mr Gavinder Sangha	FPP	15/00727/FUL 19/00742/FUL	0.049	1	6	Permission granted 2019				0	0	0	0		0
38650	25 Waterloo Road WV1 4DJ	SP	Mr S Gangar	FPP	19/00180/PACOU	0.027	4	6							0	0		0
38751	Samson And Lion (buildings), Newbolt Road WV14 7NP	BE	Architectural Solutions	FPP	15/01311/FUL 18/01316/RC	0.104	6	6					0	0	0	0		0
38752	Samson And Lion (land), Newbolt Road WV14 7NP	BE	Architectural Solutions	FPP	15/01311/FUL 18/01316/RC	0.060	3	6					0	0	0	0		0
38770	Land Behind 77 To 91	ET	Mr Basil Khaldi	FPP	17/00228/FUL	0.228	6	6					0	0	0	0		0

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	D'Urberville Road																	
38850	15 Riley Crescent WV3 7DR	GR	Dr and Mrs Black	FPP	16/01208/FUL 18/01343/RC	0.050	1	6					0	0	0	0		0
39000	The Former British Legion Club Penn Road WV4 5LZ	PN	Mr R Lally	FPP	16/01068/FUL	0.400	9	6	Developer interest in submitting a new application.				0	0	0	0		0
39060	Land Adjacent 35 East Croft Road WV4 4NL	MH	Mrs Dawn Towle	FPP	21/01357/FUL 16/01002/FUL 18/00025/FUL	0.020	1	6					0	0	0	0		0
39120	Land Rear Of 22 Manor Road Penn WV4 5PY	PN	Mr T Singh	FPP	20/01501/FUL 16/00171/FUL	0.154	2	6					0	0	0	0		0
39140	Primeco Limited 66 - 70 Lichfield Street City Centre WV1 1DB	SP	Mr D Nugent	FPP	16/01046/FUL 18/00929/RC	0.100	6	6					0	0	0	0		0
39660	7 The Holloway WV6 8LH	TW	Mr & Mrs B Groom	FPP	18/00484/FUL	0.136	1	6		0			0	0	0	0		0
39690	Land North East Of 125 Upper Villiers Street	BL	Mr Dudrah	FPP	20/01537/FUL 18/00143/FUL	0.037	4	6	Permission granted October 2021	0			0	0	0	0		0
39790	Fidgets 50 - 52 High Street Bilston WV14 0EP	BE	Mr Tarlochan Bains	FPP	21/00365/FUL 17/00952/FUL	0.025	2	6	Permission granted June 2021	0			0	0	0	0		0
39800	93 Goldthorn Hill WV2 3HY	BL	Mr Thomas Mullen	FPP	19/00795/FUL 17/00611/FUL	0.138	1	6	Planning application withdrawn Jan 2022	0			0	0	0	0		0
39900	241 Coalway Road WV3 7NG	MH	Mr R Haider	FPP	17/01443/FUL 19/00555/FUL	0.044	2	6	Permission granted 2019	0			0	0	0	0		0
39930	Byrne Road Motors Byrne Road	BL	Mr Sangha	FPP	17/00897/FUL 19/00293/RC	0.049	5	6		0			0	0	0	0		0

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	Wolverhampton WV2 3DP																	
39980	Land Adjacent 1 Wood Street Bilston	BE	Mr Kamraj Sangha	FPP	16/01434/FUL	0.015	6	6		0			0	0	0	0		0
39990	Music Box Nursery 33 - 35 Wellington Road WV14 6AH	BI	Mr Kamran Ali	FPP	18/00814/FUL 19/00093/FUL	0.028	2	6	Permission granted 2019	0			0	0	0	0		0
40010	Land rear of 2 Emerald Close	BI	Mr R Kumar	FPP	18/00061/FUL 18/01477/RC	0.050	1	6		0			0	0	0	0		0
40060	Richmond House 29 Wellington Road Bilston WV14 6AH	BI	Northway Developments Ltd	FPP	18/00012/FUL	0.080	3	6		0			0	0	0	0		0
35680	Land Adjacent To 5 Hilton Road WV4 6DT	SV	Taylor Wimpey Midlands Limited	FPP	12/00830/FUL & 18/00997/FUL	0.085	3	6					0	0	0	0		0
40160	32A Laburnum Road, Stowheath.	EP	D R Builders	FPP	21/00631/FUL 04/1199/OP/R 16/00722/FUL 17/01228/FUL	0.03	1	6	Application under consideration for 2 no. 1 bed flats	0			0	0	0	0		0
39530	Land rear 12 Mount Road, Penn	PN		FPP	17/00255/OUT 18/01249/REM	0.130	1	6		0			0	0	0	0		0
40620	14 Moseley Road Bilston Wolverhampton WV13 3QB	EP	Mr And Mrs Bahia	FPP	18/00579/PARC OU	0.009	1	6		0			0	0	0	0		0
40650	Stamford House (Second Floor) 2 Waterloo Road WV1 4BL	SP	Mr Jumps Singh	FPP	18/00692/PAOC OU	0.011	3	6		0			0	0	0	0		0
40660	Trafalgar House (Second Floor) 81 - 83	SP	Mr Jumps Singh	FPP	18/00690/PAOC OU	0.018	3	6		0			0	0	0	0		0

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	Darlington Street																	
40670	265 Tettenhall Road WV6 0DE	PK	Tweeddale Limited	FPP	21/01194/FUL 19/00263/PAOC OU	0.107	12	6		0			0	0	0	0		0
40680	Second Floor Offices Oxford House 80 Darlington Street WV1 4JD	SP	Mr Jumps Singh	FPP	18/00693/PAOC OU	0.009	3	6		0			0	0	0	0		0
40690	Upper Floors 69 Worcester Street WV2 4LE	SP	Mr P Pram	FPP	18/00330/PAOC OU	0.008	2	6		0			0	0	0	0		0
40700	123 Waterloo Road WV1 4RB	SP	Mr N Akhtar	FPP	17/01442/FUL	0.037	1	6	Permission granted 2018/19	0			0	0	0	0		0
40720	Duntally Lodge 6A Grove Lane Wolverhampton WV6 8NJ	TW	Mr Paul Almond	FPP	18/00077/FUL	0.004	1	6		0			0	0	0	0		0
40730	Coach House To The Rear Of 75 - 77 Tettenhall Road Wolverhampton WV3 9NE	PK	Mr H Bindra	FPP	18/00430/FUL	0.015	1	6		0			0	0	0	0		0
40740	Swan Bank Tavern 3 - 5 Lichfield Street Bilston WV14 0AG	BE	Mr Harvinder Paul	FPP	18/00079/FUL	0.011	3	6		0			0	0	0	0		0
40750	3 Lansdowne Road Whitmore Reans WV1 4AL	PK	Mr Kulbir Kang	FPP	18/01253/FUL	0.04	1	6		0			0	0	0	0		0
40760	Avenue House Lodge The Rock	TR	Mr Jonathan Allen	FPP	18/00695/FUL	0.102	1	6		0			0	0	0	0		0

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	Wolverhampton WV6 8QA																	
40780	1 - 2 Three Tuns Parade WV10 6BA	BN	Mr Bijan Moghaddam	FPP	18/01324/FUL	0.071	2	6		0			0	0	0	0		0
40790	12 Mill Street WV14 0HJ	ET	Mr Charan Singh	FPP	18/01102/FUL	0.03	1	6		0			0	0	0	0		0
40810	Former Surgery 41 Dunkley Street WV1 4AN	SP	Dr Zulfiqar Malik	FPP	18/01124/FUL	0.041	3	6		0			0	0	0	0		0
40830	Land Adjacent To The Old House College Road WV6 8QE	TW	Tettenhall College	FPP	14/00989/FUL	0.053	1	6	Planning permission granted Feb 2019.	0	0	0	0	0	0	0	0	0
40840	31 Ednam Road WV4 5BP	BL	Mr Sucha Singh	FPP	19/00400/FUL	0.108	1	6	Planning permission granted in 2019.	0			0	0	0	0		0
40850	Land To The Rear Of 496 Wolverhampton Road East WV4 6AP	BL	Mr Patric Marsh	FPP	18/00541/FUL	0.108	1	6		0			0	0	0	0		0
40860	66 Long Knowle Lane Wolverhampton WV11 1JH	FP	DA Building Developments Limited	FPP	22/00823/FUL 18/00286/FUL	0.074	1	6	New planning application submitted 2022.	0			0	0	0	0		0
40870	6 Compton Road WV3 9PH	PK	Harman Kalsi	FPP	18/00872/FUL 18/01291/FUL	0.015	6	6		0			0	0	0	0		0
40880	Land South Of 2 Poplar Road Bilston	BI	Mr Jes Jutla	FPP	20/01564/FUL 18/01221/FUL 19/00660/FUL	0.066	3	6		0			0	0	0	0		0
40890	61 Mount Pleasant Bilston WV14 7NE	BE	Mr Manpreet Rai	FPP	19/00098/FUL	0.018	1	6		0			0	0	0	0		0
40900	Alan Garbett Butchers 1 Hilton Street WV10 0LF	HT	Mr Garbett	FPP	18/00432/FUL	0.025	3	6		0			0	0	0	0		0

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40930	20A Merridale Lane WV3 9RD	PK	Mr Daljit Singh	FPP	19/00089/FUL	0.059	1	6		0			0	0	0	0		0
40940	37 Tettenhall Road WV3 9NB	PK	We Buy Properties Fast	FPP	18/00460/FUL	0.019	2	6		0			0	0	0	0		0
40950	Former YWCA 19 - 20 Middleway Green WV14 6DJ	BI	Mr Mam Alum	FPP	18/00956/FUL 19/00864/FUL	0.08	6	6	Permission granted 2019	0			0	0	0	0		0
40960	19, 20, 21 Worcester Street WV2 4LD	SP	Mr Kirkwood Walker	FPP	18/00710/FUL	0.024	6	6		0			0	0	0	0		0
40970	Ambassador 61 Worcester Street WV2 4LQ	SP	Mr Kirkwood Walker	FPP	18/00716/FUL	0.049	7	6		0			0	0	0	0		0
40990	Bradford House 41 Commercial Road WV1 3RQ	EP	Mr Richard Aldridge	FPP	18/00918/FUL	0.029	2	6		0			0	0	0	0		0
41000	St Clements Court Mountford Lane Bilston WV14 6NG	BI	Mr Damian Cassidy	FPP	18/01283/FUL	0.182	1	6		0			0	0	0	0		0
41020	55 Lea Road WV3 0LW	GR	Mr T Nijjer	FPP	18/01402/FUL	0.027	4	6		0			0	0	0	0		0
41030	62 - 63 Worcester Street WV2 4LQ	SP	Mr Kirkwood Walker	FPP	18/00714/FUL	0.018	6	6		0			0	0	0	0		0
41040	100 Wanderers Avenue WV2 3HW	BL	Mr Hayre	FPP	18/01132/FUL	0.025	2	6		0			0	0	0	0		0
40230	55 Woodfield Avenue Wolverhampton WV4 4AG	PN	Mr P SHARMA	FPP	18/00427/FUL	0.128	1	6		0			0	0	0	0		0

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40250	Land To The Rear Of The Former British Legion Club Penn Road WV4 5LZ	PN	Mr & Mrs Kaur	FPP	18/00045/FUL	0.313	1	6		0			0	0	0	0		0
40270	54 Lea Road WV3 0LW	GR	Mr J Nijjer	FPP	18/00512/FUL	0.032	4	6		0			0	0	0	0		0
40280	1 Swinford Road WV10 9AP	BS	Mr Simon Nangle	FPP	18/00760/FUL	0.015	1	6		0			0	0	0	0		0
40320	31 Inchlaggan Road WV10 9QZ	BS	Mr Neville Fletcher	FPP	19/00061/FUL	0.045	1	6		0			0	0	0	0		0
40330	Land Rear Of Ferndene 24A Fir Tree Road WV3 8AN	MH	Mr Jacob Sedgemore	FPP	19/00064/FUL	0.154	2	6		0			0	0	0	0		0
40340	251 Coalway Road WV3 7NG	MH	P & J Legg	FPP	18/00376/FUL	0.032	1	6		0			0	0	0	0		0
40350	The Bagot Arms Newhampton Road West Wolverhampton WV6 0RX	SP	Dr Gurmit Mahay	FPP	13/00514/FUL	0.177	3	6	Planning permission granted in 2019.	0	0	0	0	0	0	0	0	0
40360	Land Adjoining 24 Hateley Drive Wolverhampton WV4 6SF	SV	Mr Singh	FPP	18/00479/FUL	0.044	1	6		0			0	0	0	0		0
40370	11 Lynton Avenue Wolverhampton WV6 9NQ	TR	Mr Kashmir Bansal	FPP	18/01117/FUL	0.05	1	6		0			0	0	0	0		0
40380	NatWest 65 - 67 Church Street Bilston Wolverhampton WV14 0AX	BE	Mr Sukdev Mehta	FPP	18/01427/FUL	0.018	1	6		0			0	0	0	0		0
40390	Land Rear Of 79 - 81 Lichfield	SP	Mr B Johal	FPP	18/01228/FUL	0.017	8	6		0			0	0	0	0		0

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	Street City Centre Wolverhampton																	
35360	Salon 1, 39 Collingwood Road	BN	P Singh	FPP	11/00813/FUL 19/01078/FUL	0.290	2	6	Permission granted 2019						0			0
32950	Store Adjacent 35 Claremont Road Wolverhampton WV3 0EA	GR	C & H Developments	FPP	19/00152/FUL	0.019	1	6	Permission granted 2019						0			0
35520	Land to the rear of 71 Mill Lane, Tettenhall Wood, Wolverhampton, WV6 8HE	TW		FPP	11/00893/FUL 19/00357/FUL	0.054	1	6	Permission granted 2019						0			0
39280	Garage Site Behind 23 To 33 Beach Avenue Wolverhampton	SV	Private	FPP	17/00005/OUT 19/01481/REM	0.100	4	6	Permission granted 2020				0	0	0	0		0
39770	Land East Of 103 Sweetman Street Wolverhampton	PK	Mrs S Akthar	FPP	17/01235/OUT 19/00758/FUL	0.071	3	6	Full permission granted for 2 houses 2019 on southern part of site. Remaining land east of 103 Sweetman Street required for access has outline permission (eastern strip still Council-owned).	0			0	0	0	0		0
41060	1 Compton Road West Wolverhampton WV3 9DJ	TW	Mr S. Badhan	FPP	18/00920/OUT 19/00851/REM	0.144	2	6	Permission granted 2019	0			0	0	0	0		0
41150	107 Vicarage Road All Saints Wolverhampton WV2 1ET	ET	Mrs Coral Gordon	FPP	19/00420/FUL	0.039	2	6	Permission granted 2019	0			0	0	0	0		0
41160	108 Tettenhall Road Wolverhampton WV6 0BW	PK	Robinson	FPP	19/00215/FUL	0.04	3	6	Permission granted 2019	0			0	0	0	0		0

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41200	161 Broad Lane South WV11 3SB	WS	Mr & Mrs D MASON	FPP	19/01146/FUL	0.039	1	6	Permission granted 2019	0			0	0	0	0		0
41210	179 Penn Road WV3 0EQ	BL	Mr Hardeep Singh	FPP	19/00176/FUL	0.147	1	6	Permission granted 2019	0			0	0	0	0		0
41220	17A Chapel Ash WV3 0TZ	GR	Mr E Jones	FPP	19/00308/PAOC OU	0.018	2	6	Permission granted 2019	0			0	0	0	0		0
41240	19 Chester Street n WV6 0PY	SP		FPP	19/00932/FUL	0.015	1	6	Permission granted 2019	0			0	0	0	0		0
41270	222 Wellington Road Bilston WV14 6RL	ET	Mr Sandeep Bhatia	FPP	21/00029/FUL 19/00942/FUL 20/00458/FUL	0.055	8	6		0			0	0	0	0		0
41320	298 Newhampton Road West WV6 0RS	PK	Mrs Stephanie O'Brian	FPP	19/01359/FUL	0.067	4	6	Permission granted 2019	0			0	0	0	0		0
41330	3 Amos Lane WV11 1NH	WS	Mr G Singh	FPP	19/00869/FUL	0.072	1	6	Permission granted 2019	0			0	0	0	0		0
41340	3 Warstones Drive WV4 4PP	MH	Mr And Mrs Mander	FPP	18/01263/FUL	0.057	3	6	Permission granted 2019	0			0	0	0	0		0
41350	34 Quail Green WV6 8DF	TW	Mr Eddie Perkins	FPP	20/00421/FUL 19/01315/FUL	0.035	1	6	Permission granted 2019	0			0	0	0	0		0
41360	347 Dudley Road WV2 3JY	BL	Mr J Hayre	FPP	19/01447/FUL	0.016	1	6	Permission granted 2019	0			0	0	0	0		0
41370	37 Beech Road WV10 6TR	OX	Mr B Singh	FPP	19/00295/FUL	0.048	1	6	Permission granted 2019	0			0	0	0	0		0
41380	38 Riley Crescent	GR	Mr J Singh	FPP	19/00062/FUL	0.216	2	6	Permission granted 2019	0			0	0	0	0		0
41400	40 And 42 Tettenhall Road WV1 4SL	PK	Mr Bindra	FPP	19/00373/FUL	0.035	2	6	Permission granted 2019	0			0	0	0	0		0
41420	41 Graiseley Lane WV11 1PE	HT	Mr M Bains	FPP	20/00127/PARC OU	0.033	2	6	Permission granted 2020	0			0	0	0	0		0

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41430	44 Limes Road WV6 8RB	TW	Mr Richard Goss	FPP	19/00989/FUL	0.034	1	6	Permission granted 2019	0			0	0	0	0		0
41440	445 Dudley Road WV2 3AQ	BL	Mr N Kanda	FPP	19/00715/PAOC OU	0.015	2	6	Permission granted 2019	0			0	0	0	0		0
41450	45 Newbridge Street WV6 0EQ	PK	Mrs Sonia Kaur	FPP	19/00843/FUL	0.051	1	6	Permission granted 2019	0			0	0	0	0		0
41490	55 Villiers Avenue WV14 6QL	BI	Mrs Kaur	FPP	18/01109/FUL	0.064	3	6	Permission granted 2019	0			0	0	0	0		0
41500	5A The Fold WV4 5QY	PN	Mr Kevin Koren	FPP	19/00477/FUL	0.068	1	6	Permission granted 2019	0			0	0	0	0		0
41510	6 Lea Road WV3 0LU	GR	Mr Makhan Singh	FPP	20/00185/FUL	0.033	1	6	Permission granted 2020. Application for conversion to HMO under consideration.	0			0	0	0	0		0
41530	8-10 Fairview Road Wednesfield WV11 1BY	FP	Mr Arnold Kincaid	FPP	19/01268/FUL	0.037	2	6	Permission granted 2019	0			0	0	0	0		0
41560	First Floor 1 - 3 High Street Bilston WV14 0EH	BE	Mr M Tromans	FPP	19/00732/PAOC OU	0.03	2	6	Permission granted 2019	0			0	0	0	0		0
41570	Flat A And B 40 - 43 Berry Street Wolverhampton WV1 1HA	SP	Mr Ali	FPP	19/00866/FUL	0.043	2	6	Permission granted 2019	0			0	0	0	0		0
41620	Garage Site Behind 46 To 56 Glentworth Gardens Wolverhampton	SP	Mrs A P Akhtar	FPP	19/00166/FUL	0.119	3	6	Permission granted 2019	0			0	0	0	0		0
41650	Hazara House 61 - 64 Dudley Road Wolverhampton WV2 3BY	BL	Mr K Chahal	FPP	19/01278/PAOC OU	0.019	4	6	Permission granted 2019	0			0	0	0	0		0
41670	Land Adjacent To 6 Grange Road Tettenhall	TW	Mr & Mrs Towler	FPP	19/01372/FUL	0.058	1	6	Permission granted 2019	0			0	0	0	0		0

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	Wood Wolverhampton WV6 8RE																	
41680	Land Adjacent To 7 Five Oaks Road Wolverhampton WV13 3JS	BI	Mr Gian Singh Uppal	FPP	19/01452/FUL	0.083	1	6	Permission granted 2019	0			0	0	0	0		0
41690	Land Adjacent To 81 Gatis Street Wolverhampton WV6 0ET	SP	Mr Everoid Christie	FPP	19/01298/FUL	0.045	1	6	Permission granted 2019	0			0	0	0	0		0
41710	Land Between 30 And 31 Upper Villiers Street	BL	Mr J BISLA	FPP	17/01441/FUL	0.058	9	6	Permission granted 2019	0			0	0	0	0		0
41730	Land Rear Of 2 Arthur Street Parkfield Wolverhampton WV2 3DZ	BL	Mr B Singh	FPP	21/00012/FUL 19/00553/FUL	0.023	1	6	Permission granted 2019	0			0	0	0	0		0
41740	Land Rear Of 40 - 43 Berry Street Fronting Princess Alley WV1 1HA	SP	Mr Ali	FPP	19/00858/FUL	0.073	3	6	Permission granted 2019	0			0	0	0	0		0
41760	Land Rear Of 57 Wood End Road WV11 1NW	WS	Mrs Viran Madhas	FPP	19/00623/FUL	0.042	2	6	Permission granted 2019	0			0	0	0	0		0
41770	Land Rear Of 7 Dunstall Avenue WV6 0NH	SP	Mrs Ghazalah Nasrin	FPP	19/01385/FUL	0.016	1	6	Permission granted 2019	0			0	0	0	0		0
41780	Land Rear Of Warstones Service Station Warstones Road	MH	Mr D. Chatha	FPP	20/01016/REM 19/00684/FUL	0.206	5	6		0			0	0	0	0		0
41790	Land To The Rear Of 66	SV	Mr John Matthews	FPP	19/00329/FUL	0.107	2	6	Permission granted 2019	0			0	0	0	0		0

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Deliverable 2027-31	Deliverable 2031-36	Deliverable 2036-41
	Mount Road Lanesfield																	
41800	Land To The Side Of 2 Burcot Avenue WV1 2SG	EP	Mr Parkes (Executor Of The Late Mrs Parkes)	FPP	19/01084/FUL	0.054	1	6	Permission granted 2019	0			0	0	0	0		0
41810	Patsys Wines 335 Bushbury Lane WV10 9UJ	BS	Patsy Wines	FPP	19/00388/FUL	0.029	1	6	Permission granted 2019	0			0	0	0	0		0
41820	The British Queen 381 Dudley Road WV2 3AY	BL	Mr Wayne Toon	FPP	19/00683/FUL 18/00304/FUL	0.027	3	6	Permission granted October 2020	0			0	0	0	0		0
41830	The Cedars 39 Compton Road West WV3 9DW	PK	Mr Guylar	FPP	19/00644/FUL	1.6	2	6	Permission granted 2019	0			0	0	0	0		0
41860	Vacant Land To Rear Of Rudge Avenue And Lewis Avenue WV1 2AS	EP	Mr & Mrs Dickinson	FPP	19/00880/FUL	0.109	2	6	Permission granted 2019	0			0	0	0	0		0
41870	Victoria Street Discounts 29 - 30 Victoria Street WV1 3PW	SP	Mr Shergill	FPP	19/00588/FUL	0.022	2	6	Permission granted 2019	0			0	0	0	0		0
42080	1 Hadley Road WV14 6RP	BI	Mr And Mrs Smith	FPP	20/00340/FUL	0.037	1	6							0			
42110	10 Trysull Road WV3 7HT	MH	Mr Abdul Basit	FPP	20/00328/FUL	0.017	1	6							0			
42120	112 Leicester Street WV6 0PS	SP	Mr Amardeep Rai	FPP	21/00219/RD 20/01461/FUL	0.013	1	6							0			
42130	12 Worcester Street WV2 4LD	SP	Mr Baljit Singh	FPP	20/01411/FUL	0.013	2	6							0			

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42140	14 Milton Road WV10 0ND	HT	Mr Narinder Singh	FPP	20/01155/FUL	0.024	1	6							0			
42160	141 Tettenhall Road	PK	Mr Charles Fox-Davies	FPP	20/01062/FUL	0.020	1	6							0			
42170	Windmill House 54 Windmill Lane WV3 8HG	TW	Mr Ali	FPP	20/01452/FUL	0.217	9	6							0			
42180	175 Birmingham Road WV2 3LU	ET	Mr Ashok Prema	FPP	20/00561/PAOC OU	0.057	1	6							0			
42190	177 Owen Road Merridale WV3 0HQ	GR	Mr Pritpal Matharu	FPP	20/00703/FUL	0.013	1	6							0			
42200	179 Newhampton Road East	PK	Mr Syed Baqeri	FPP	20/01463/FUL	0.015	1	6							0			
42210	19 Newbridge Avenue WV6 0LW	GR	Mr and Mrs A & A Fesiak	FPP	20/01092/FUL	0.136	1	6							0			
42220	199 - 203 Tettenhall Road WV6 0DD	PK	Dr Al Abadie	FPP	20/00453/FUL	0.083	4	6							0			
42230	21 Hordern Road WV6 0HF	PK	Mr Taylor Gardener-Newman	FPP	20/00333/FUL	0.035	2	6							0			
42240	21 Reynolds Walk WV11 2QD	WN	Mrs Elizabeth Bowen	FPP	20/00152/FUL	0.015	1	6							0			
42260	24 Ward Street Ettingshall WV2 2NR	ET	C/O agent	FPP	20/00940/FUL	0.015	3	6							0			
42270	25 Mancroft Road WV6 8RP	TR	Mr Wayne Andrew Longshaw	FPP	20/01361/FUL	0.027	1	6							0			
42280	25 Stode Road WV2 3ES	BL	Mr Gurmaj Singh Takhar	FPP	20/00541/FUL	0.013	1	6							0			

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42300	265 Penn Road WV4 5QP	PN	Mr Surinder Sunar	FPP	20/00921/FUL	0.066	1	6							0			
42310	28 Victoria Street	SP	Mr. Hussain	FPP	20/01080/FUL	0.015	2	6							0			
42350	Land adj 36 Wood End Road WV11 1NR	WS	Jacob Sedgemore	FPP	20/01347/FUL	0.035	1	6							0			
42360	36 Wood End Road WV11 1NR	WS	Mr Jacob Sedgemore	FPP	21/00216/FUL	0.054	1	6							0			
42370	37 Bushbury Lane WV10 9TN	BS	Mr Maurice Malcolm	FPP	20/00319/FUL	0.033	1	6							0			
42380	39 Alamein Road WV13 3TU	BI	Mr & Mrs BRIDGEN	FPP	19/00887/FUL	0.070	1	6	Permission granted 2020/21						0			
42390	4 Mount Pleasant WV14 7LJ	BI	Mr Vijay Kumar	FPP	20/00350/FUL	0.022	3	6							0			
42410	48 Coalway Road WV3 7LZ	GR	Mr Gurinder Singh	FPP	20/00123/FUL	0.032	1	6							0			
42420	49 Allen Road WV6 0AW	PK	Mr Sidhu	FPP	20/01332/FUL	0.040	1	6							0			
42470	6 - 8 Lichfield Street City Centre WV1 1DG	SP	Mr R Uppal	FPP	21/00063/FUL	0.020	3	6							0			
42480	69 Nine Elms Lane WV10 9AN	BS	Mr Yogesh Randhawa	FPP	20/00731/FUL	0.017	1	6							0			
42500	70 Old Heath Road WV1 2SQ	EP	Mr Pavinder Gill	FPP	20/00136/FUL	0.027	1	6							0			
42530	8 Fawley Close WV13 3ER	BI	Mr Singh	FPP	20/00773/FUL	0.069	1	6							0			
42540	9 Windmill Lane WV3 8HJ	TW	Sunny And Nav Shergill	FPP	20/01267/FUL 20/01038/FUL	0.363	1	6							0			

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42560	Exchange Enterprises UK Ltd Regents Court St Johns Square WV2 4DB	SP	Mr Amandeep Uppal	FPP	21/00466/RC 20/01205/FUL	0.052	4	6							0			
42570	Fone Fusion & Shakes 17 And 19 Broad Street City Centre WV1 1HZ	SP	Mr Mekawy Morsy	FPP	20/01247/FUL	0.014	2	6							0			
42580	Former Crown And Cushion Bank Street Bradley	BE	Mr S Singh	FPP	20/01557/FUL	0.193	8	6							0			
42610	Goldthorn Medical Centre 130A Park Street South Wolverhampton WV2 3JF	BL	Mr Pavandeep Singh	FPP	20/01499/FUL	0.035	3	6							0			
42650	Land Adjacent 118 Woodthorne Road South	TR	Mr Santokh Gill	FPP	20/00467/FUL	0.042	1	6							0			
42660	Land Adjacent 25 Penk Rise WV6 8JZ	TR	Mr Ben Rogers	FPP	20/00594/FUL	0.019	1	6							0			
42700	Land Inbetween 300 Bilston Road And 129 Etingshall Road WV2 2NL	ET	Brothers Management	FPP	20/00086/FUL	0.047	3	6							0			
42710	Land North East Of 2A Sweetbriar Road	ET	Mr Kieran Pal Gill	FPP	20/00016/FUL	0.032	2	6							0			
42720	Land To The Rear Of 2 - 10 Dickinson	BS	Mr N Ahmed	FPP	20/00927/FUL	0.116	2	6							0			

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	Avenue WV10 9DJ																	
42730	Land West Of 19 Warstones Drive	MH	Mr Tal Singh	FPP	20/00675/FUL	0.030	2	6							0			
42750	Local Run Decorators 51 Tempest Street WV2 1AA	SP	Mr Thomas	FPP	21/00041/PAOC OU	0.025	1	6							0			
42760	Nisalocal 78 Church Street Bilston WV14 0AX	BE	Mr Tony Sangha	FPP	20/01473/FUL	0.052	5	6							0			
42770	PTP Training 20 Waterloo Road WV1 4BL	SP	Mr W Neate	FPP	22/00236/FUL 20/01449/PAOC OU	0.070	8	6	Permission for supported flats to care for individuals in need April 2022.						0			
42780	Richards And Company Tiles Stourbridge Road Lloyd Hill WV4 5NE	PN	Mr Brett Archer	FPP	20/01438/PAOC OU	0.057	1	6							0			
42790	Rock House Old Hill WV6 8QB	TW	DEOL DEVELOPMENTS LTD DEOL	FPP	20/01296/FUL	0.077	8	6							0			
42800	Royal Park Major Street WV2 2EQ	ET	MR PETER COOKE	FPP	20/00947/FUL	0.320	2	6							0			
42810	Slade Hill Riches Street WV6 0EJ	PK	Mr B KULAR	FPP	19/01424/FUL	0.420	6	6	Permission granted 2020/21						0			
42820	St Marys Church Gorge Road WV14 9RH	SV	Reverend Tim Westwood	FPP	20/00734/FUL	0.589	2	6							0			
42830	The Merridale Arms Merridale Street WV3 0RE	GR	Mr Balwant Basran	FPP	21/00124/FUL	0.077	6	6							0			

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42840	The Studios 24 Birch Street WV1 4JA	SP	24 Birch Street Ltd	FPP	22/00432/RC 20/00956/FUL	0.227	6	6	Additional storey to roof of existing building to create additional 6 flats (existing building converted from offices to 108 flats over 12 storeys)						0			
42850	The Victoria 140 Deans Road WV1 2BA	EP		FPP	22/00002/FUL 20/00324/FUL	0.261	3	6	Full permission during 2021/22 for 3 flats						0			
42860	Unit 5A Linthouse Lane WV11 3EA	WS	Mr Andreas Georgiou	FPP	20/00060/FUL	0.027	1	6							0			
39520	Springvale Sports and Social Club, Millfields Road	ET	Mid-Counties Cooperative	FPP	22/00908/FUL 16/01422/FUL	0.339	8	6	Planning application for 57 apartments submitted 2022.	0	0	0	0	0	0	0	0	0
43450	1 Oaks Drive Wolverhampton West Midlands WV3 9RU	GR	Mr Temple	FPP	21/01095/FUL	0.275	1	6							0			
43460	10 Finchfield Lane WV3 8EF	MH	J Adams	FPP	21/01273/FUL	0.687	1	6							0			
43470	11 Greenacres WV6 8SR	TR	Mr & Mrs Greiner	FPP	21/01557/FUL	0.83	1	6							0			
43480	115 Windmill Lane WV3 8HQ	TW	Mr William Durnall	FPP	21/00147/FUL	1.038	2	6							0			
43490	129 Horseley Fields	EP	Mr Mario Wojcik	FPP	21/01326/PAOC OU	0.308	6	6							0			
43500	130 Goldthorn Hill WV2 3HU	BL	Mr Amarjit Singh	FPP	21/01059/FUL	0.245	1	6							0			
43510	139 Powell Street WV10 0BW	HT	Mr Hipesh Patel	FPP	21/01288/FUL	0.331	1	6							0			
43520	14 Abingdon Close WV1 2PR	EP	Mr. B. Sanghera	FPP	21/01466/FUL	0.231	1	6							0			
43530	145 Pond Lane WV2 1HJ	ET	Mr Sahnan	FPP	21/01223/FUL	0.397	1	6							0			

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43050	148 Warstones Drive WV4 4NJ	MH	Mr Harwinder Singh	FPP	21/01125/FUL	0.523	1	6							0			
43060	15 - 16 King Street City Centre	SP	Mr Satnam Kular	FPP	21/00351/FUL	0.203	6	6							0			
43070	15 Crawford Road WV3 9QU	PK	Mrs A Saddique	FPP	22/00185/FUL	0.345	4	6							0			
43080	161 Trysull Road WV3 7JP	MH	Mrs Victoria Thomas	FPP	21/01484/FUL	0.36	1	6							0			
43090	17 St Judes Road WV6 0EB	PK	Mrs Popinder Kaur	FPP	21/00053/FUL	1.699	8	6							0			
43100	18A And 18B Victoria Street WV1 3NP	SP	Mr Hari Cheema	FPP	22/00049/FUL	0.155	4	6							0			
43110	Land To The Rear Of 82 Taunton Avenue Accessed From Springfield Lane. WV10 6PW	BN	Mr And Mrs Flannery	FPP	22/00022/FUL	1.049	1	6							0			
43120	198 Cannock Road Wednesfield WV10 8PT	FP	Mr Gill	FPP	21/00872/FUL	0.844	6	6							0			
43130	22 Ednam Road WV4 5BW	BL	Mr Amandip Sandhu	FPP	21/01172/FUL	0.985	1	6							0			
43140	22 Reynolds Walk WV11 2QD	WN	Mr Sean Bowen	FPP	21/00575/FUL	0.138	1	6							0			
43150	The Outback 50 Queen Street City Centre WV1 3BJ	SP	Mr Paul Thomas	FPP	21/01530/FUL	0.823	9	6							0			

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
43160	Land Between 90 And 106 (formerly The Site Of The Borough Arms PH) Bunkers Hill Lane	BI	Mr David Smallwood	FPP	21/00694/FUL	4.462	9	6							0			
43170	30 Wrottesley Road WV6 8SF	TR	Mr Credali	FPP	22//00076/FUL 21/00158/FUL	0.755	1	6							0			
43180	318 Stafford Road WV10 6DR	BS	Danny Delany	FPP	22/00189/FUL	0.527	1	6							0			
43190	343 Dudley Road WV2 3JY	BL	Mr Singh	FPP	21/01539/FUL	0.2	1	6							0			
43200	38 Capstone Avenue WV10 6DZ	OX	Mr A Ahmed	FPP	21/00895/FUL	0.279	1	6							0			
43210	Site Adjacent To Bilston Post Office Hall Street Pipes Meadow	BE	Mr Billy Singh	FPP	20/01426/FUL	0.48	8	6							0			
43220	4 Perton Road WV6 8DP	TW	Mr Jack Takhar	FPP	20/01417/FUL	2.033	2	6							0			
43230	Rosewood Lodge Guest House 4 Rose Street WV14 8TS	BE	David Allen	FPP	20/01181/FUL	0.441	6	6							0			
43240	5 Walpole Street WV6 0AT	PK	Mr Sunrise Properties WolverhamptonLtd	FPP	21/00484/FUL	0.187	1	6							0			
43250	58 Bantock Gardens WV3 9LL	PK	Mr and Mrs Small	FPP	21/00394/FUL	0.499	1	6							0			
43280	67 Compton Road WV3 9Q2	PK	Mr R Uppal	FPP	21/00388/PAOC OU	0.33	7	6							0			

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
43290	79 Alamein Road WV13 3TU	BI	Mr and Mrs Singh & Kaur	FPP	21/01261/FUL	0.479	1	6							0			
43300	9 Wrekin Drive Tettenhall WV6 8UJ	TR	Andrew Winning	FPP	21/01334/FUL	1.391	1	6							0			
43310	Rose Villas Medical Practice 1 Shale Street WV14 0HF	BE	Mr Chaman Banga	FPP	21/01672/FUL	0.148	2	6							0			
43320	Faircroft High Street Tettenhall WV6 8QS	TW	Mr Frank Johnson	FPP	21/01441/PAOTH	0.39	1	6							0			
43330	Land Opposite 34 Turner Avenue WV14 9BG	SV	Mr G Fairburn	FPP	20/01522/FUL	0.482	2	6							0			
43340	Flat 2 Theatre House Summerfield Road WV1 4PR	PK	Mr Hussain	FPP	21/01691/FUL	0.3	1	6							0			
43350	Former Robert W Harris (Engineering) Ltd Navigation Street WV1 3RF	EP	Jatinder Kumar	FPP	20/01581/FUL	0.172	4	6							0			
43360	Old Ash Tree Inn 269 Dudley Road WV2 3JU	BL	Mr H Pahal	FPP	21/00364/FUL	1.212	7	6							0			
43370	Land East Of Dean Villa Fifth Avenue	BS	Mr Philip Parkes	FPP	21/01130/FUL	0.394	2	6							0			
43380	Land Adjacent 91 Cranmore Road WV3 9NN	PK	Mr M Ward	FPP	21/00314/FUL	0.435	2	6							0			
43390	Land Adjacent To 57 Ashley Street Bilston	BE	Messrs Mangal and Hardeep	FPP	21/00078/FUL	0.151	1	6							0			

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHL AA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
			Singh Diggpal															
43400	Land Adjacent To 38 Lonsdale Road Merridale WV3 0DY	GR	Mr Mark French	FPP	21/00576/FUL	0.28	1	6							0			
43410	Land West Of 7 Church Road Oxley	BN	Mr Jacob Sedgemore	FPP	21/01461/FUL	0.689	9	6							0			
43420	Land Behind Daisy Bank Community Centre Car Park Ash Street Bradley	BE	Mr Sean Ellis	FPP	20/01074/FUL	0.44	2	6							0			
43430	Land Between 1 And 3 Manlove Street WV3 0HG	GR	MR C Pool	FPP	21/00295/FUL	0.147	1	6							0			
31750	Land at Cambridge Street, (private)	HT	Keon Homes Lrd, Trustees Cambridge St Pension Fund & Amber Pines Developments Ltd	UC	21/00224/RC 08/00360/FP/M 20/00059/FUL	0.3	44	2	Completed in 2022-23	44	0	0	0	0	44	0	0	0
39550	Crown House Birch Street WV1 4DS	SP	Mapeley STEPS Contractor Limited	UC	21/00117/PACOU 18/00115/PAOC OU 20/00112/PACOU	0.408	95	2	Completed in 2022-23	95	0	0	0	0	95	0	0	0
42040	Fmr Childrens Services Offices, Beldray Building, 66	BE	Mr Balbir Sidhu	UC	20/00953/PAOC OU	0.22	22	2	Former Council-owned surplus site. Listed building. Completed 2022-23.	22	0	0	0	0	22			

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	Mount Pleasant, Bilston																	
41660	Land Adjacent The Former Old Bush Public House Ward Street Ettingshall WV2 2NT	ET	Mr Padda	UC	19/01358/FUL	0.027	4	2	Completed 2022-23	4			0	0	4	0		0
41310	267 Tettenhall Road WV6 0DE	PK	Mr N Ahmad	UC	22/00026/FUL 19/00909/PAOC OU	0.125	15	2	Completed 2022-23	15	0	0	0	0	15	0	0	0
42930	Bond House, St John's Square, Wolverhampton City Centre	SP	Wolverhampton Homes	UC	21/01415/FUL	0.14	34	2	Council-owned site. Conversion of vacant offices to accommodation for vulnerable people / rough sleepers, including 6 accessible flats. Completed 2022-23.	34					34			
38610	Land corner of Stafford St and Bone Mill Lane WV1 1NT	BS	Cassidy Group	UC	16/00861/FUL 18/01295/RC	0.610	600	2	Site cleared and development commenced 2020. Covid-19 halted works. Site under construction in 2022.	0	0	300	300	0	600	0	0	0
40110	Goodyear Tyre Factory, Stafford Road	BS	St Modwen Homes	UC	20/01298/REM 17/00671/OUT 19/00980/REM 19/00981/FUL	6.000	126	2		50	76	0	0	0	126	0		0
39350	Former Wednesfield High School Playing Fields, Lakefield Road	WS	WV Living	UC	17/01089/FUL 19/01464/RC	5.400	40	2	WV Living Site (The Marches) completed in 2022-23.	40	0	0	0	0	40	0	0	0
41930	Fmr Construction House, 24 Birch Street, Wolverhampton City Centre	SP	Mr B Glantz	UC	17/01200/PAOC OU 17/01349/CPL 16/00050/PACO U 16/00796/CPL	0.22	108	2	Recent permission for addition of floor to top of building (site ref 4284)	0	50	58			108			
42920	85-87 Tettenhall Road	PK	Aspects Care Ltd	UC	11/00578/EXT	0.07	8	2	Completed 2022-23	8					8			

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42950	Sunbeamlad, Paul Street, Blakenhall	BL	Paragon Living Space Ltd	UC	21/01710/FUL	0.65	171	2	Previous scheme partially completed in 2017/18. New permission in 2021 with construction begun in 2022.	0	57	57	57		171			
43260	59 Wellington Road Bilston WV14 6AQ	BI	Mr P Singh	UC	21/00679/FUL	0.372	1	2	Completed 2022-23	1					1			
43270	61 Patshull Avenue WV10 6QL	BN	Mr James Bridges	UC	21/00670/FUL	0.515	1	2	Completed 2022-23	1					1			

Table 2 Public Sector Disposal Sites

Site Reference	Address	Ward	Land owner / Developer	Planning Status	Net Site Area (ha)	Remaining Capacity (net homes)	SHLAA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31
D20	Beckminster House, Beckminster Road	GR	CWC - City Ass	OC	0.25	15	3	Council-owned surplus site in the process of being sold. Grade II Listed Building with potential for conversion / refurbishment.	0	0	0	0	0	0	15
D68	17 Ryan Avenue	WN	Wolverhampton	OC	0.07	2	3	Council-owned surplus site programmed for Council affordable rent. Currently being re-considered as may only be suitable for one unit and therefore not viable.	0	0	0	0	0	0	2
D77	Fmr Slim Avenue Allotments, WV14 8RY	BE	Wolverhampton	OC	0.2	4	3	Council-owned surplus site programmed for Council affordable rent. Mitigation for loss of open space may make site unviable.	0	0	0	0	0	0	4
D78	Stowheath Day/Childrens Centres, Stowheath Lane, WV1 2TW	EP	CWC - City Ass	OC	1	53	2	Council-owned surplus site to be developed through a procurement process. Mine shafts require remediations. External funding bid submitted to address viability issues.	0	0	53	0	0	53	0
D86	Giffard Road Garage Site and Open Space	EP	Wolverhampton	OC	0.32	8	3	Council-owned surplus site programmed for affordable rent (HRA).	0	0	0	0	0	0	8
D92	Fmr Parkfields Office, Rough Hills Road	ET	Wolverhampton	OC	0.16	4	2	Council-owned site declared surplus and suitable for 3-6 homes. Permission to demolish Nov 2022.	0	0	0	4	0	4	0
D93	Former Oxley Day Training Centre. Probert Road	OX	CWC - Regen	OC	0.74	23	2	Council-owned site with Cabinet approval March 2022 to pursue mixed use scheme including 34 housing association flats and some houses, with an element of self / custom build. Outline application submitted early 2023 for scheme including 23 self/custom build affordable flats for key workers (20x1 bed & 3x2 bed).	0	0	23	0	0	23	0
D94	Former Loxdale Primary School, Chapel St, Bradley	BE	CWC - Regen	OC	1.3	100	2	Council-owned surplus site. Mine shafts require remediation. External funding bid submitted to address viability issues.	0	0	50	50	0	100	0
D95	Fmr Adventure Playground and Garages, Old Fallings Crescent	BS	CWC - Housing	OC	0.9	25	2	Council-owned surplus site programmed for Council affordable rent. Planning application to be submitted during 2023 and construction to commence early 2024.	0	0	25	0	0	25	0

Table 3 Other Potential Housing Sites

Site Reference	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net homes)	SHLAA Category	Deliverability Commentary	2022-23	2023-24	2024-25	2025-26	2026-27	Deliverable 2022-27	Developable 2027-31	Developable 2031-36	Developable 2036-41
38490	58-60 Lichfield Street, City Centre	SP	Aire Valley Park Limited	OC	16/00075/P ACOU	0.030	29	4	Recently expired permission for change of use of upper floors from offices to 29 mature student studio self-contained flats.	0	0	0	0	0	0	0	0	29
36440	Fmr Rookery Lodge, Woodcross Lane	SV	K Sandhu	OC	11/00639/O UT	0.25	16	4	Permission granted 2012 for care village including self-contained accommodation. Not brought forward due to viability / mineshafts. Owner keen to progress, subject to external funding bid.	0	0	0	0	0	0	0	16	0
41900	Dobbs Street	BL	WMCA	OC		1.35	266	2/3	Fmr banqueting suite and industrial units acquired in 2020 by WMCA for high density residential.	0	0	0	100	100	200	66	0	0
42020	Abingdon Road Site A (Garage site r/o 19-21)	EP	Wolverhampton Homes	OC		0.09	3	2	Council-owned surplus site programmed for affordable rent (HRA).		3				3			
41910	Fmr Pipe Hall, The Orchard, Bilston	BE	WMCA	OC		0.13	38	2	Listed building purchased by WMCA in 2020 for residential development and suitable for conversion and new build to create up to 38 flats.	0	0	0	38	0	38	0	0	0
40530	Land at Hall Street / The Orchard	BE	CWC/Private	OC		0.12	21	4	Cleared / vacant area in majority Council ownership, with potential to assemble for development.	0	0	0	0	0	0	0	0	21
42890	Fmr Talisman PH, Wildtree Avenue	FP	Mr P Sanghera	OC	22/00028/O UT	0.25	18	3	Two schemes for mixed retail and residential withdrawn in 2020 and 2022. Developer intends to submit scheme including residential.						0	18		
42900	Land Opp 3 Rookery Street, Wednesfield	WS		OC	10/01257/O UT	0.17	17	3	Permission granted for 22 flats and retail unit in 2012. Recent discussions regarding new proposal.						0	17		
42940	Fmr Gym, Craddock Street WV6 0QJ	SP	Mr H Singh	OC	21/00902/F UL	1.202	48	3	Part of housing allocation in Wolverhampton UDP. Not included in SHLAA previously as in active use as a gym with no prospect of delivery. Building fire-damaged in 2020/21, providing potential to bring forward for housing and allowing allocation to be carried forward in emerging Wolverhampton Local Plan. Non-conforming and out-of-centre commercial site in a residential area. Redevelopment for housing would contribute to housing supply and provide an opportunity to improve character and appearance of this relatively deprived area. Site has high levels of accessibility to residential services, however the surrounding suburban context limits density to 40 dph in line with emerging Wolverhampton Local Plan Policy HOU2.						0	48		
42960	Fmr Rookery Tavern, Wood Street, Wednesfield	SV	Mr Gill	OC	21/01574/F UL	0.278	24	2	Planning application submitted 2022. Permission for 14 homes expired in 2020.					24	24	0		
43040	Fmr Probert Court / Health Centre, Probert Road	OX	GreenSquare Accord	OC		0.88	35	3	Discussion underway with owners regarding residential scheme, subject to relocation of GP surgery programmed for 2025. Appropriate under emerging Wolverhampton Local Plan Policy HOU2 for a density of 40 dph.						0	35		

Table 4 Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2041

Site Ref	Address	Ward	Allocation Details	Gross Site Area (ha)	Net Site Area (ha)	Indicative Housing Capacity when Allocated	SHLAA Category	Deliverability Commentary	Year Decision made
36700	Showell Road / Bushbury Lane	BS	Stafford Road Corridor AAP allocation HP3	2.10	1.80	75	7	Site in longstanding established occupied employment use, adjacent to the West Coast Mainline. Despite nearby site AAP HP4 being developed for Housing, there is no evidence that land is available for housing over the Plan period.	2019
32730	Culwell Industrial Estate	HT	Heathfield Park Neighbourhood Plan allocation H3	4.21	4.08	70	7	Site in longstanding established occupied employment use, adjacent to a railway line. Despite site being envisaged for mixed-use development (H3/E3 in Heathfield Park Neighbourhood Plan) there is no evidence that land is available for housing over the Plan period.	2019
36630 (part)	Old Heath Road	EP	Part of Bilston Corridor AAP allocation H1	4.20	4.00	147	7	Site in longstanding established occupied employment use, with other employment areas in close proximity. Wider allocation (Bilston Corridor AAP H1) states that "any development should be designed to mitigate noise and vibration effects arising from neighbouring land uses, particularly the North West Midlands Mail Centre, the Walsall branch line railway, Priory Woodfield Engineering, Lower Horseley Fields and Flint Schmidt, Old Heath Road." There is no evidence that land on this part of site 36630 is available for housing over the Plan period. However, the remaining part of site 36630, now called West of Colliery Road, is suitable for mixed use development to provide 90 homes (see table 1).	2019
36650	Ceandess, Dixon Street	ET	Part of Bilston Corridor AAP allocation H3	1.15	.80	29	7	Site in longstanding established occupied employment use, within a wider employment area. Site configuration constrained by being bounded by canal and railway line. There is no evidence that land is available for housing over the Plan period.	2019
36710	Bus Depot, Park Lane	BS	Stafford Road Corridor AAP allocation HP6	2.80	2.40	95	7	Site in longstanding established occupied employment use. Site occupied by one national operator. There is no evidence that this business operation is likely to vacate this site, particularly as nearby employment site (36720) is also unlikely to be developed for Housing. Evidence of intention of continued investment in the site through submission of planning application since AAP adoption demonstrating the intention for the occupier to remain. There is no evidence that land is available for housing over the Plan period.	2019
36730	Assa Abloy building and former petrol station, Cannock Road	BS	Stafford Road Corridor AAP allocation HP8	3.10	2.60	110	7	Site in longstanding established occupied employment use. Site occupied by one operator. Site has good quality buildings and environment, indicating that investment has taken place in this site. There is no evidence that the established business operation is likely to vacate this site. Evidence of intention of continued investment in the site through submission of planning application since AAP adoption demonstrating the intention for	2019

Site Ref	Address	Ward	Allocation Details	Gross Site Area (ha)	Net Site Area (ha)	Indicative Housing Capacity when Allocated	SHLAA Category	Deliverability Commentary	Year Decision made
								the occupier to remain There is no evidence that land is available for housing over the Plan period.	
36900	Moorfield Road, Blakenhall Character Area	BL	Wolverhampton City Centre AAP allocation CC11i CA10h	1.87	1.87	35	7	Site is in longstanding established occupied employment use as part of a wider employment area. Housing potential impacted by need for a buffer to protect residents from the effects of industrial activity to the north. There is no evidence that land is available for housing over the Plan period.	2019
28870	Dixon St Wharf / Rough Hills Works, D'Urberville Road	ET	Part of Bilston Corridor AAP Allocation H3	2.35	2.35	96	7	Site has multiple land-owners and is in active use. There is no evidence that land is available for housing over the Plan period.	2020
36480	RDP Electronics Ltd, Grove Street	HT	Heathfield Park Neighbourhood Plan allocation E4 / H4	0.35	0.35	10	7	Site is in active use. There is no evidence that land is available for housing over the Plan period.	2020
36671	Wolverhampton Street /Shale Street (Part 1 of 2)	ET	Bilston Corridor AAP allocation H5	0.25	0.25	35	7	Site is in active use. There is no evidence that land is available for housing over the Plan period.	2020
36672	Wolverhampton Street /Shale Street (Part 2 of 2) - Formcast Shale Street Bilston	ET	Bilston Corridor AAP allocation H5	0.25	0.25	14	7	Site is in active use. There is no evidence that land is available for housing over the Plan period.	2020
36660	Reliance Trading Estate	ET	Bilston Corridor AAP allocation H4	1.00	1.00	35	7	Site is in active use with multiple occupiers / owners. There is no evidence that land is available for housing over the Plan period.	2020
32710	New Cross Hospital, Wolverhampton Road	HT	Heathfield Park Neighbourhood Plan allocation H7	3.3	3.3	150	7	Not occupied employment land – New Cross Hospital operational car parks. Expired permission for development of car parks as part of improvements to New Cross Hospital site. Not now to be progressed.	2020
36490	Alexander Metals Open Space	BS	Bilston Corridor AAP allocation HOS1	4.08	1.75	70	7	Site was designated a Site of Importance for Nature Conservation in early 2023 following survey in 2022.	2022
36890	Former St Luke's Junior School, Goldthorn Road	BL	Wolverhampton City Centre AAP allocation CC10g	2.21	2.21	89	7	There is evidence that highways access places significant limits on housing capacity and there is a need to retain flexibility for the site to be used, together with adjoining land, as part of a Royal Primary School reconfiguration scheme.	2022

Table 5 Call For Sites Unsuitable for Housing (excluding withdrawn sites)

Site Ref	Address	Ward	Land owner / Developer	Gross Site Area (ha)	Net Site Area (ha)	Min Capacity	Max Capacity [estimated capacity if not provided]	SHLAA Category	Deliverability Commentary
C7	Grassy Lane	FP	PRW for Friary Group	2.38	2.38		50	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10047)
C14	Land off Vicarage Road, Upper Penn	PN	Mr & Mrs Tyler-Morris, Pennmoor Farm / Mr Matto, Grasshopper Holdings Plc	1.1	1.1		[33 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy
C15	Land east of Bushbury	BN	Signet Planning for W.Bibbey & Family Trust CWC	14.600	13.7		[600 @ 30 dph]	1	Site falls within Wolverhampton and South Staffordshire. Total capacity 1,000-1,350 homes on developable area of 50 ha, including public open space, primary school and local centre. Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10282 / part of site ref 10197)
C16	Land at Pennwood Farm	BL	Barratt Homes	35.3	16.6		600	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10521)
C17	Land between 301 and 302 (Long Knowle) Bridgnorth Road, Wightwick	TW	Vanbrugh Construction	1.2	1.2	10	20	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy
C18	385 Penn Road	PN	R Tuckey & K Rivett	2.8	2.5	50	70	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site refs 10041 / 10074)
C19	Land South West of 74 Perton Road	TW	Mr P Westwood, 74 Perton Road	0.174	0.174	3	4	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10292)
C20	Wightwick Mill Field		Haywood Homes	2.7	0.8	8	30	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core

Site Ref	Address	Ward	Land owner / Developer	Gross Site Area (ha)	Net Site Area (ha)	Min Capacity	Max Capacity [estimated capacity if not provided]	SHLAA Category	Deliverability Commentary
									Strategy. Submitted through Black Country call for sites (site ref 10076)
C21	Grassy Lane Open Space		CWC	3.200	3.2		[96 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10278)
C22	Land at Codsall Road, South Staffordshire Golf Course		South Staffordshire Golf Course	0.850	0.85	20	25	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10064)
C23	Fmr Bushbury Swimming Baths		CWC	0.830	0.83		[25 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10284)
C24	City of Wolverhampton College and Playing Fields		City of Wolverhampton College / CWC	7.500	7.4	96	220	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site refs 10058/10059/10061)
C25	Colton Hills School (part)		CWC	5.25	2.5		[75 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10283)
C26	Oxley Park Golf Club land adj 1A Ribbesford Avenue	OX	Oxley Park Golf Club	0.060	0.06		[2 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10270)
C27	Oxley Park Golf Club land adj 139 Oxley Moor Road	OX	Oxley Park Golf Club	0.125	0.125		[4 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10298)
C28	Oxley Park Golf Club land adj 21 Oxley Links Road	OX	Oxley Park Golf Club	0.140	0.140		[4 @ 30 dph]	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10299)
C29	Oxley Park Golf Club Land adj 10 Oxley Links Road	OX	Oxley Park Gold Club	0.15	0.15		4	1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites (site ref 10302)

Site Ref	Address	Ward	Land owner / Developer	Gross Site Area (ha)	Net Site Area (ha)	Min Capacity	Max Capacity [estimated capacity if not provided]	SHLAA Category	Deliverability Commentary
C31	Sites at Sutherland Avenue/Cooper Street	EP		1.5	1.5	100	150	1	Protected employment land (Bilston Corridor AAP) unsuitable for housing. Submitted through Black Country call for sites (site ref 10532)
C32	C & S Steels Ltd, Highfields Road, Bilston	BE	C & S Steels Ltd	1.82	1.82		65	1	Protected employment land (Bilston Corridor AAP) unsuitable for housing. Submitted through Black Country call for sites (site ref 10513)
C33	Old Stags Head PH, 65 Church Street, Penn, WV4 5JB	PN		0.29	0.29			1	Green Belt site not in accordance with NPPF, UDP and Black Country Core Strategy. Submitted through Black Country call for sites as part of Draft Black Country Plan consultation summer 2021.

Appendix 4 SHLAA Housing Trajectories

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Wolverhampton SHLAA Update as of April 2022

Table 1 Wolverhampton SHLAA Housing Trajectory by Source of Capacity: 2022-41

	2006-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Total
2006-22 gross completions	1605	199	742	496	433	677	563	577	832	709	818	614	1355																				9620
Demolitions	-265	-140	-12	-30	-2	0	0	0	-36	0	0	0	-40	-5	-5	-5	-6	-6	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-55
Sites Under Construction														314	183	415	357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1242
Commitments: Larger Sites & Smaller Sites (known) - 5% discount for permissions, 10% discount for other														154	519	644	1049	743	31	31	31	31	70	70	70	70	70	70	70	70	70	70	3928
Commitments: Occupied employment land - 15% discount														0	0	0	0	101	0	0	0	0	10	10	10	10	10	66	66	66	66	66	484
Permissions: Small Sites (unknown) - 5% discount														124	124	124	124	124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	620
Potential Housing Sites - 10% discount														0	3	0	124	112	41	41	41	41	3	3	3	3	3	9	9	9	9	9	464
Public Sector Disposal Sites - 10% discount														0	0	136	49	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	211
Wolverhampton City Centre Windfalls (Small sites / Flexible land use allocations)														0	0	0	0	0	48	48	48	48	48	48	48	48	48	48	48	48	47	47	670
Wolverhampton City Centre Structural Uplift														0	0	0	0	0	13	13	13	13	13	13	13	13	13	13	13	13	14	14	184
District / Local Centres Structural Uplift														0	0	0	0	0	9	9	9	9	9	9	9	9	9	9	8	8	8	8	122
Small Site (1-9 home) Windfalls (excl City Centre)														0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	120	1652
Net Total	1340	59	730	466	431	677	563	577	796	709	818	614	1315	587	823	1314	1697	1073	286	260	260	260	271	271	271	271	271	333	332	332	332	332	9576

Table 2 Wolverhampton SHLAA Housing Trajectory – Black Country Core Strategy: 2006-26

Year	Past Net Completions	Projected Net Completions	PLAN: Strategic Allocation annualised (Black Country Core Strategy)	MANAGE: Annual requirement taking account of past completions	Cumulative net allocation (Black Country Core Strategy)	Cumulative net completions	MONITOR: Variation from Cumulative Net Requirement
2006/7	300		566		566	300	266
2007/8	362		566		1132	662	470
2008/9	429		566		1698	1091	607
2009/10	249		566		2264	1340	924
2010/11	59		567		2831	1399	1432
2011/12	730		566		3397	2129	1268
2012/13	466		566		3963	2595	1368
2013/14	431		566		4529	3026	1503
2014/15	677		566		5095	3703	1392
2015/16	563		567		5662	4266	1396
2016/17	577		516		6178	4843	1335
2017/18	796		516		6694	5639	1055
2018/19	709		516		7210	6348	862
2019/20	818		516		7726	7166	560
2020/21	614		516		8242	7780	462
2021/22	1315		1033		9275	9095	180
2022/23		587	1034	1079	10309	9682	627
2023/24		823	1034	1243	11343	10505	838
2024/25		1314	1034	1453	12377	11820	557
2025/26		1697	1034	1591	13411	13516	-105

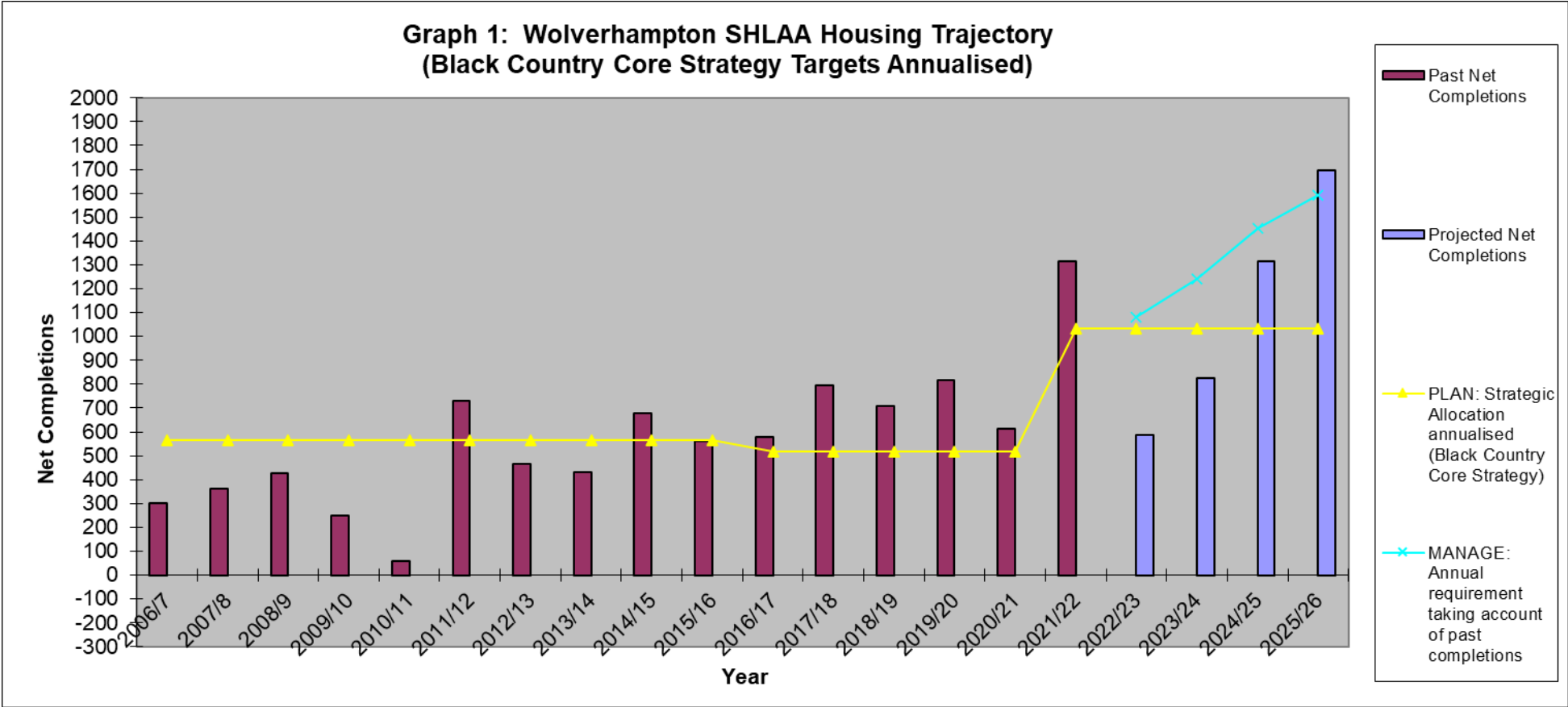


Table 3 Wolverhampton SHLAA Housing Trajectory – Local Housing Need using Standard Method (2022): 2022-41

Year	Current Housing Supply	Local Housing Need 2022 (1080 pa)	Annual need taking account of past supply	Cumulative Local Housing Need	Cumulative net completions	Variation from Cumulative Net Requirement
2022/23	587	1086	1080	1086	587	499
2023/24	823	1086	1114	2172	1410	762
2024/25	1314	1086	1131	3258	2725	533
2025/26	1697	1086	1119	4344	4421	-77
2026/27	1073	1086	1081	5430	5495	-65
2027/28	286	1086	1081	6516	5781	735
2028/29	260	1086	1143	7602	6041	1561
2029/30	260	1086	1216	8688	6301	2387
2030/31	260	1086	1303	9774	6561	3213
2031/32	271	1086	1407	10860	6832	4028
2032/33	271	1086	1534	11946	7103	4843
2033/34	271	1086	1691	13032	7373	5659
2034/35	271	1086	1894	14118	7644	6474
2035/36	271	1086	2165	15204	7915	7289
2036/37	333	1086	2544	16290	8248	8042
2037/38	332	1086	3096	17376	8580	8796
2038/39	332	1086	4018	18462	8912	9550
2039/40	332	1086	5484	19548	9244	10304
2040/41	332	1086	11722	20634	9576	11058

**Graph 2: Wolverhampton SHLAA Housing Trajectory
(Local Housing Need using Standard Method 2022)**

