



Cabinet Meeting

23 April 2014

Report title	Consultation on Modifications to the Stafford Road Corridor / Bilston Corridor Area Action Plans	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity	
Key decision	Yes	
In forward plan	Yes	
Wards affected	All	
Accountable director	Tim Johnson, Education and Enterprise	
Originating service	Planning / Community and Recreation	
Accountable employee(s)	Michèle Ross	Senior Planning Officer
	Tel	01902 55(4038)
	Email	Michele.ross@wolverhampton.gov.uk
Report to be/has been considered by	N/A	

Recommendation(s) for action or decision:

The Cabinet is recommended to:

1. Approve modifications to the Stafford Road Corridor and Bilston Corridor Area Action Plans (AAPs) as summarised below and detailed in appendices 1 and 2 for public consultation;

Stafford Road Corridor AAP main modifications:

- Delete the Paget Arms site housing allocation (previously allocated for 10 dwellings) and re-allocate as a local quality employment investment area, following planning permission for office use;
- Reduce the housing target from 1250 to 1235 (to reflect re-allocation of the Paget Arms site and no longer rounding up housing figures);
- Update the employment land figures to reflect re-allocation of the Paget Arms site;

- Update the status of Promise House to a commitment as the site now has planning permission and is under construction;
- Allow viability and feasibility to be considered when requiring open space on high quality employment sites;
- Clarify that high end manufacturing is an aspiration and not a policy requirement on high quality employment land;
- Add primary policies to the tables in Part Three;
- Amend the context map to improve legibility.

Bilston Corridor AAP main modifications:

- Increase the housing capacity of Bilston Urban Village from 500 to 625 homes, following adoption of the Bilston Urban Village Supplementary Planning Document;
 - Update the status of Thompson Avenue site to a commitment and increase capacity from 100 to 120, following grant of planning permission;
 - Clarify that the former Bilston Leisure Centre site has housing potential for 33 homes;
 - Clarify that part of the Land at Mount Pleasant site has planning permission for 64 homes.
2. Receive a further report on each AAP prior to submission to Full Council for adoption.

1.0 Purpose

- 1.1 This report summarises modifications to the Stafford Road Corridor Area Action Plan (AAP) and the Bilston Corridor AAP which are required following independent examination, for consideration and approval for six weeks public consultation during May/June 2014. Cabinet are also asked to receive a report on each of the AAPs prior to submission to Full Council for adoption.

2.0 Background

- 2.1 The Stafford Road Corridor Area Action Plan (AAP) and the Bilston Corridor Area Action Plan (AAP) were approved for publication by Cabinet and subject to six weeks public consultation during summer 2013. The AAPs will form part of the adopted Local Plan for Wolverhampton and will be used to determine planning applications in the AAP areas. The publication stage was the final opportunity for comments to be made on the soundness of the AAPs before submission to the Secretary of State for independent examination. The Council approved submission of the publication AAPs, including minor modifications recommended following consultation, in November 2013.
- 2.2 The Inspector appointed to examine both AAPs has substantially completed his reports without the need for public hearings. The Inspector has not raised any major concerns with the AAPs, which reflects the comprehensive evidence base and high degree of stakeholder support for the Plans. However, he has requested that a small number of “main” modifications should be made to the AAPs to address matters of soundness. This requires an additional phase of public consultation. The Inspector has suggested that the minor modifications should also form part of this public consultation.

3.0 Summary of Main Modifications

- 3.1 The main modifications proposed to the AAPs are not significant. A summary of the main modifications and the reasons they are required is set out below. The detail of the main modifications which will be subject to public consultation is provided in Appendices 1 and 2.
- 3.2 Stafford Road Corridor AAP main modifications are as follows:
- Delete the Paget Arms site housing allocation (previously allocated for 10 dwellings) and re-allocate as a local quality employment investment area, following planning permission for office use;
 - Reduce the housing target from 1250 to 1235 (to reflect re-allocation of the Paget Arms site and no longer rounding up housing figures);
 - Update the employment land figures to reflect re-allocation of the Paget Arms site;
 - Update the status of Promise House to a commitment as the site now has planning permission and is under construction;
 - Allow viability and feasibility to be considered when requiring open space on high quality employment sites;

- Clarify that high end manufacturing is an aspiration and not a policy requirement on high quality employment land;
- Add primary policies to the tables in Part Three;
- Amend the context map to improve legibility.

3.3 Bilston Corridor AAP main modifications are as follows:

- Increase the housing capacity of Bilston Urban Village from 500 to 625 homes, following adoption of the Bilston Urban Village Supplementary Planning Document;
- Update the status of Thompson Avenue site to a commitment and increase capacity from 100 to 120, following grant of planning permission;
- Clarify that the former Bilston Leisure Centre site has housing potential for 33 homes;
- Clarify that part of the Land at Mount Pleasant site has planning permission for 64 homes.

4.0 Consultation and Next Steps

4.1 The main and minor modifications will be published for six weeks consultation during May / June 2014 in accordance with Government guidance and the Wolverhampton Statement of Community Involvement. The minor modifications will be as approved in the 29 October 2013 Individual Executive Decision Notice, amended to avoid any duplication with the main modifications.

4.2 The modifications will be made available on the Council's website and at Council offices and other appropriate locations around the city. Key stakeholders and other interested parties will be contacted. Following consultation, any responses will be reported to the Inspector and he will take them into account when completing his reports. Once the Inspector's reports are published, the AAPs can then be amended to reflect the agreed minor and main modifications, and taken to Cabinet and Full Council for adoption in September 2014.

5.0 Financial implications

5.1 The non-staffing costs of preparing the AAPs, including examination, consultation and adoption, will be met from the approved Planning Local Plan revenue budget for 2014/15. The staffing costs will be met from the approved Planning revenue budget.
[ES/09042014/K]

6.0 Legal implications

6.1 Section 15 of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare, publish and maintain a Local Development Scheme (LDS) including Local Development Documents. In accordance with Section 17 of the 2004 Act the AAPs will become Local Development Documents which form part of the Local Plan for Wolverhampton.

6.2 The procedure to be followed to prepare the AAPs is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012/767) which came into force on 6 April 2012 and revoked the 2004 Regulations (SI 2004/2204).

6.3 The 2012 Regulations are now being used to guide the preparation of the AAPs. It is worth noting that the Regulations (Regulation 38) provide a 'saving provision' to ensure that work done by the Local Planning Authority under the 2004 Regulations are treated as 'done' under the corresponding provision of the 2012 Regulations.
[KR/08042014/E]

7.0 Equalities implications

7.1 The development of each AAP has been informed by an on-going Equality Analysis which has assessed the potential effects of the emerging policies and proposals on different groups of people. No adverse impacts on groups with protected characteristics have been identified through the work to date.

7.2 The AAPs have been identified as having likely positive effects on a number of groups with protected characteristics, by addressing issues such as safety and accessibility through improved public transport and a well-designed, high quality built environment. The general benefits of regeneration promoted through the AAPs (creation of jobs, housing & accessible transport) will help deliver stronger communities in the area and advance equal opportunities. The AAPs could also help foster good relations and equality between some groups, by supporting road safety, facilitating social inclusion and promoting community cohesion for those living and working in and around the AAP areas.

7.3 The AAP policies, and their effect on groups with protected characteristics, will be monitored annually following adoption.

8.0 Environmental implications

8.1 A Sustainability Appraisal (SA) has been carried out on each AAP throughout the preparation process. SA is a process for evaluating the environmental consequences of proposed policies and proposals to ensure sustainability issues are fully integrated and addressed at the earliest appropriate stage. The overall aim of the SA process is to inform and influence the development of each AAP and maximise its sustainability value.

9.0 Human resources implications

9.1 There are no human resources implications arising from the recommendations.

10.0 Corporate landlord implications

10.1 The policies and proposals in the AAPs will apply to any Council land and property in the AAP areas which is subject to a development proposal.

11.0 Schedule of background papers

Report to 22 May 2013 Cabinet: Stafford Road Corridor Area Action Plan Publication Document

Report to 24 July 2013 Cabinet: Bilston Corridor Area Action Plan (AAP) including Bilston Neighbourhood Plan – Publication and Submission

Individual Executive Decision Notice 29 October 2013: Stafford Road Corridor and Bilston Road Corridor Area Action Plan Minor Modifications

Report to 6 November 2013 Full Council: Stafford Road Corridor Area Action Plan - Publication and Submission

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Appendix 1 Stafford Road Corridor Area Action Plan Main Modifications

The following Main Modifications are required in order to make the AAP sound:

Main Mod No.	Policy/ Paragraph/ Page	Change	Reason																								
MM1	Figure 1, Page 6	Replace "Figure 1: Context Map" with revised version in Appendix A.	For added clarity																								
MM2	In the table under title "Development Sites/Opportunities" for Goodyear and Fordhouse Road, Page 41. Fig 4, P.13; Fig 7, P.18; Fig 8, P.21; Fig 12 P.28; and Fig 15, P.40	<p>In column 5 "Indicative Phasing", delete "Post 2016" and replace with "By 2016" and in column 6 "Further Information", add "Under construction" [To be read alongside ID 20 of the Council's proposed minor modifications in terms of extra text and changes to mapping to update status].</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Name</th> <th>Type</th> <th>Capacity ha / (dws)</th> <th>Indicative Phasing</th> <th>Further Information</th> </tr> </thead> <tbody> <tr> <td>HP1</td> <td>Goodyear Mixed Use Redevelopment</td> <td>Housing and Neighbourhood Centre</td> <td>18.8/(685)</td> <td>By 2021</td> <td>Existing commitment: Under construction</td> </tr> <tr> <td>HP2</td> <td>Promise House - South</td> <td>Housing</td> <td>0.5/(40)</td> <td>Post 2016 By</td> <td><u>Existing commitment: Under construction</u></td> </tr> <tr> <td>HP 3</td> <td>Showell Road / Busbury Lane</td> <td>Housing</td> <td>2.1/(75)</td> <td>Post 2016</td> <td>0.3 ha open space</td> </tr> </tbody> </table> <p>Mapping to be updated to reflect changed status: Fig 4, P.13; Fig 7, P.18; Fig 8, P.21; Fig 12, P.28; and Fig 15, P.40</p>	Site Ref	Name	Type	Capacity ha / (dws)	Indicative Phasing	Further Information	HP1	Goodyear Mixed Use Redevelopment	Housing and Neighbourhood Centre	18.8/(685)	By 2021	Existing commitment: Under construction	HP2	Promise House - South	Housing	0.5/(40)	Post 2016 By	<u>Existing commitment: Under construction</u>	HP 3	Showell Road / Busbury Lane	Housing	2.1/(75)	Post 2016	0.3 ha open space	To update status of Promise House since AAP publication
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MM3	Fig 4, P.13; Fig 6, P.16; Fig 7, P.18; Fig 8, P.21; Fig 12 P.28; Fig 17 P.50; and, Table under title 'Development Sites/ Opportunities', Page 51.	<p>Delete HP6 allocation from the AAP, including all maps. The revised Figure 6, updated for all changes, is set out below.</p> <table border="1"> <thead> <tr> <th>Character Area</th> <th>Commitments</th> <th>Allocations</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Junction 2</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Fordhouses</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Goodyear and Fordhouse Road</td> <td style="text-align: center;">775 815</td> <td style="text-align: center;">115 75</td> <td style="text-align: center;">890</td> </tr> <tr> <td>Wolverhampton Science Park and Dunstall and Wulfrun Trading Estate</td> <td style="text-align: center;">12</td> <td style="text-align: center;">0</td> <td style="text-align: center;">14 12</td> </tr> <tr> <td>Fowlers Playing Fields, Park Village and Fallings Park</td> <td style="text-align: center;">0</td> <td style="text-align: center;">345 335</td> <td style="text-align: center;">345 335</td> </tr> <tr> <td>AAP Total</td> <td style="text-align: center;">789 827</td> <td style="text-align: center;">460 410</td> <td style="text-align: center;">1249 1237</td> </tr> </tbody> </table> <p style="text-align: center;">Figure 6: Table of Housing Commitments and Allocations</p> <p>Amend mapping to reflect deletion of Paget Arms HP6 and changes to Promise House commitment - Fig 4, P.13; Fig 7, P.18; Fig 8, P.21; Fig 12, P.28; and Fig 17, P.50.</p> <p>The first entry [row] under the column headings in the table on Page 51 should also be deleted.</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Name</th> <th>Type</th> <th>Capacity ha/(dwellings)</th> <th>Indicative Phasing</th> <th>Further Information</th> </tr> </thead> <tbody> <tr> <td>HP 6</td> <td>Former Paget Arms Public House</td> <td>Housing</td> <td>0.4/(10)</td> <td>Post 2016</td> <td>Capacity restricted by adjacent uses</td> </tr> </tbody> </table>	Character Area	Commitments	Allocations	Total	Junction 2	0	0	0	Fordhouses	0	0	0	Goodyear and Fordhouse Road	775 815	115 75	890	Wolverhampton Science Park and Dunstall and Wulfrun Trading Estate	12	0	14 12	Fowlers Playing Fields, Park Village and Fallings Park	0	345 335	345 335	AAP Total	789 827	460 410	1249 1237	Site Ref	Name	Type	Capacity ha/(dwellings)	Indicative Phasing	Further Information	HP 6	Former Paget Arms Public House	Housing	0.4/(10)	Post 2016	Capacity restricted by adjacent uses	<p>Paget Arms HP6 deleted as no longer deliverable given recent permission for office use on the site.</p> <p>Table reflects deletion of HP6 and HP 4 Promise House now a commitment.</p> <p>Paget Arms HP6 deleted as no longer deliverable given recent permission for office use on the site.</p>
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MM4	<p>Fig 3, P.11; Fig 4, P.13; Fig 8, P.21; Fig 12, P28; Fig 17, P50; and</p> <p>Table under title “Area Designations”; and</p> <p>Table under title “Development Sites/Opportunities”, P. 51.</p>	<p>Extend LQEA6 and EIA7 over deleted HP6 allocation in the AAP, including all maps.</p> <p>The fourth column in the third entry [row] in the first table and the fourth column in the fifth entry [row] in the second table “3.4” should be deleted and replaced with “3.8”. The fifth column in the fifth entry [row] in the second table “Post 2021” should be deleted and replaced with “Post 2016”.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Area Ref</th> <th style="text-align: left;">Name</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Size (ha)</th> </tr> </thead> <tbody> <tr> <td>LQEA 4</td> <td>Fallings Park, Guys Motors and Merry Hills Industrial Estates</td> <td>Local Quality Employment Land</td> <td>4.1</td> </tr> <tr> <td>LQEA 5</td> <td>Bridge St / Bank St / Wood St</td> <td>Local Quality Employment Land</td> <td>3.6</td> </tr> <tr> <td>LQEA 6</td> <td>ACS&T, Park Lane</td> <td>Local Quality Employment Land</td> <td>3.4 3.8</td> </tr> <tr> <td>HIA 1</td> <td>Park Village</td> <td>Housing Improvement Area</td> <td>15.4</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site Ref</th> <th style="text-align: left;">Name</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Capacity ha/(dwellings)</th> <th style="text-align: left;">Indicative Phasing</th> <th style="text-align: left;">Further Information</th> </tr> </thead> <tbody> <tr> <td>EIA 7</td> <td>ACS&T, Park Lane</td> <td>Employment Investment Area</td> <td>3.4 3.8</td> <td>Post 2021 2016</td> <td></td> </tr> </tbody> </table>	Area Ref	Name	Type	Size (ha)	LQEA 4	Fallings Park, Guys Motors and Merry Hills Industrial Estates	Local Quality Employment Land	4.1	LQEA 5	Bridge St / Bank St / Wood St	Local Quality Employment Land	3.6	LQEA 6	ACS&T, Park Lane	Local Quality Employment Land	3.4 3.8	HIA 1	Park Village	Housing Improvement Area	15.4	Site Ref	Name	Type	Capacity ha/(dwellings)	Indicative Phasing	Further Information	EIA 7	ACS&T, Park Lane	Employment Investment Area	3.4 3.8	Post 2021 2016		<p>Paget Arms HP6 deleted as housing no longer deliverable given recent permission for office use on the site.</p>
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	Second and third bullet points on P. 49 under title “Development Outputs”.	Amend figures in second and third bullet points to 11.5 and 3.8, respectively. Development Outputs <ul style="list-style-type: none"> • Delivery of approximately 345 new homes, providing approximately 2ha of open space. • 11.411.5 ha of Employment Land • 3.43.8 ha of Employment Investment Area • Protection of and investment in Fowlers Playing Fields to make it part of the existing and planned communities. Local character / townscape features will also be protected and enhanced along with the extension to the Wolverhampton Locks Conservation Area. • Delivery of small scale transport proposals 	To reflect replacement of HP6 with employment allocation (MM3)																		
MM5	Table under title “Development Sites/ Opportunities”, Page 45.	The sixth column in the first entry [row] in the table should be deleted and replaced with the following text “Existing commitment, 12 gypsy and traveller permanent pitches”. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Site Ref</th> <th>Name</th> <th>Type</th> <th>Size ha / (pitches)</th> <th>Indicative Phasing</th> <th>Further Information</th> </tr> </thead> <tbody> <tr> <td>HP5</td> <td>Bushbury Reservoir</td> <td>Housing</td> <td>12</td> <td>Pre 2016</td> <td>Existing commitment 12 Pitches Existing commitment, 12 gypsy and traveller permanent pitches</td> </tr> <tr> <td>EDO 10</td> <td>WSP – Gas Holders</td> <td>Employment Development Site</td> <td>2.6</td> <td>Pre 2016</td> <td></td> </tr> </tbody> </table>	Site Ref	Name	Type	Size ha / (pitches)	Indicative Phasing	Further Information	HP5	Bushbury Reservoir	Housing	12	Pre 2016	Existing commitment 12 Pitches Existing commitment, 12 gypsy and traveller permanent pitches	EDO 10	WSP – Gas Holders	Employment Development Site	2.6	Pre 2016		For added clarity.
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MM6	Policy SR4, Page 16.	<p>Delete figure of “1250” and replace with “1235”.</p> <p>Policy SRC4: A minimum of 1250 1235 net additional homes will be delivered on existing commitments and allocated housing sites by 2026. Proposals for non-residential uses on or adjacent to allocated housing sites will not be permitted where they would jeopardise the delivery of housing on those sites.</p> <p>Proposals for housing on Local Quality Employment Land will only be supported where they comply with Policy SRC 1.</p>	To reflect deletion of Paget Arms HP6 and ensure minimum target is deliverable.
MM7	Policy SRC9 “Delivering Environmental Infrastructure at the Local Level”, Page 25.	<p>Add the following phrase to the end of the penultimate sentence of the third paragraph [open space] of the policy “unless it can be demonstrated that is not viable or feasible to do so”.</p> <p>Policy SRC9: Environmental Infrastructure will be protected and enhanced. All housing developments must reasonably contribute towards meeting the quantity, quality and accessibility targets for open space in the most up-to date open space audit and needs assessment. New employment developments of 1,000 sqm floorspace or more will be required to provide Green Roofs to reduce the impact of the heat island effect unless it can be demonstrated that is not viable or feasible to do so.</p> <p>Developments of 1,000 sqm or more within High Quality Employment Areas must provide at least 10% of the overall site area as open space in order to provide amenity and recreation areas for employees and visitors, enhance biodiversity, reduce the urban heat island effect, provide for sustainable water management and improve the appearance of the area <u>unless it can be demonstrated that it would not be viable or feasible to do so</u>. It will be acceptable for up to half of the 10% open space requirement within High Quality Employment Areas to be offset by the provision of green roofs.</p> <p>All development proposals should consider the use of Urban Wetlands and Street Rain Gardens as part of Sustainable Urban Drainage Schemes (SUDS). Proposals on vacant/derelict sites to grow</p>	Ensure viability and feasibility are taken into account in requiring open space on High Quality Employment Areas

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		Biomass or undertake Phytoremediation, where this offers a suitable remediation technique, will be supported.													
Main Mod No.	Policy/ Paragraph/ Page	Change	Reason												
MM8	Figure 18, Page 55.	<p>The second column in the fifth entry [row] in the table below the titles should be deleted and replaced with the following text “WCC/Developers/Environment Agency”.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Requirements</th> <th style="text-align: left;">Delivery</th> </tr> </thead> <tbody> <tr> <td>Transport improvements, including enhanced public transport corridor and junction improvements</td> <td>WCC / Developers</td> </tr> <tr> <td>Provision of affordable housing on new housing developments</td> <td>Developers / Housing Associations</td> </tr> <tr> <td>The need for additional primary school provision, through extending / investing in existing sites</td> <td>WCC</td> </tr> <tr> <td> Environmental Infrastructure <ul style="list-style-type: none"> • New open space providing a variety of EI functions (at least 15% of housing development land, which has been assumed in the capacity figures) • Deliver EI Projects (site specific) • Sustainable drainage systems to meet local and national standards • Open space improvements </td> <td>WCC / Developers</td> </tr> <tr> <td>Delivery of public art / public realm / gateway improvements to enhance the appearance of the area</td> <td>WCC / Developers/ <u>Environment Agency</u></td> </tr> </tbody> </table>	Requirements	Delivery	Transport improvements, including enhanced public transport corridor and junction improvements	WCC / Developers	Provision of affordable housing on new housing developments	Developers / Housing Associations	The need for additional primary school provision, through extending / investing in existing sites	WCC	Environmental Infrastructure <ul style="list-style-type: none"> • New open space providing a variety of EI functions (at least 15% of housing development land, which has been assumed in the capacity figures) • Deliver EI Projects (site specific) • Sustainable drainage systems to meet local and national standards • Open space improvements 	WCC / Developers	Delivery of public art / public realm / gateway improvements to enhance the appearance of the area	WCC / Developers/ <u>Environment Agency</u>	To reflect role of Environment Agency in delivering environmental infrastructure.
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MM9	Figure 3, Page 11.	Replace “Figure 3: Map of Employment Land” with revised version in Appendix B.	Update to include HQEA 7 label and amendment following deletion of HP6 and extension of EIA7 and LQEA6												

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			designation.
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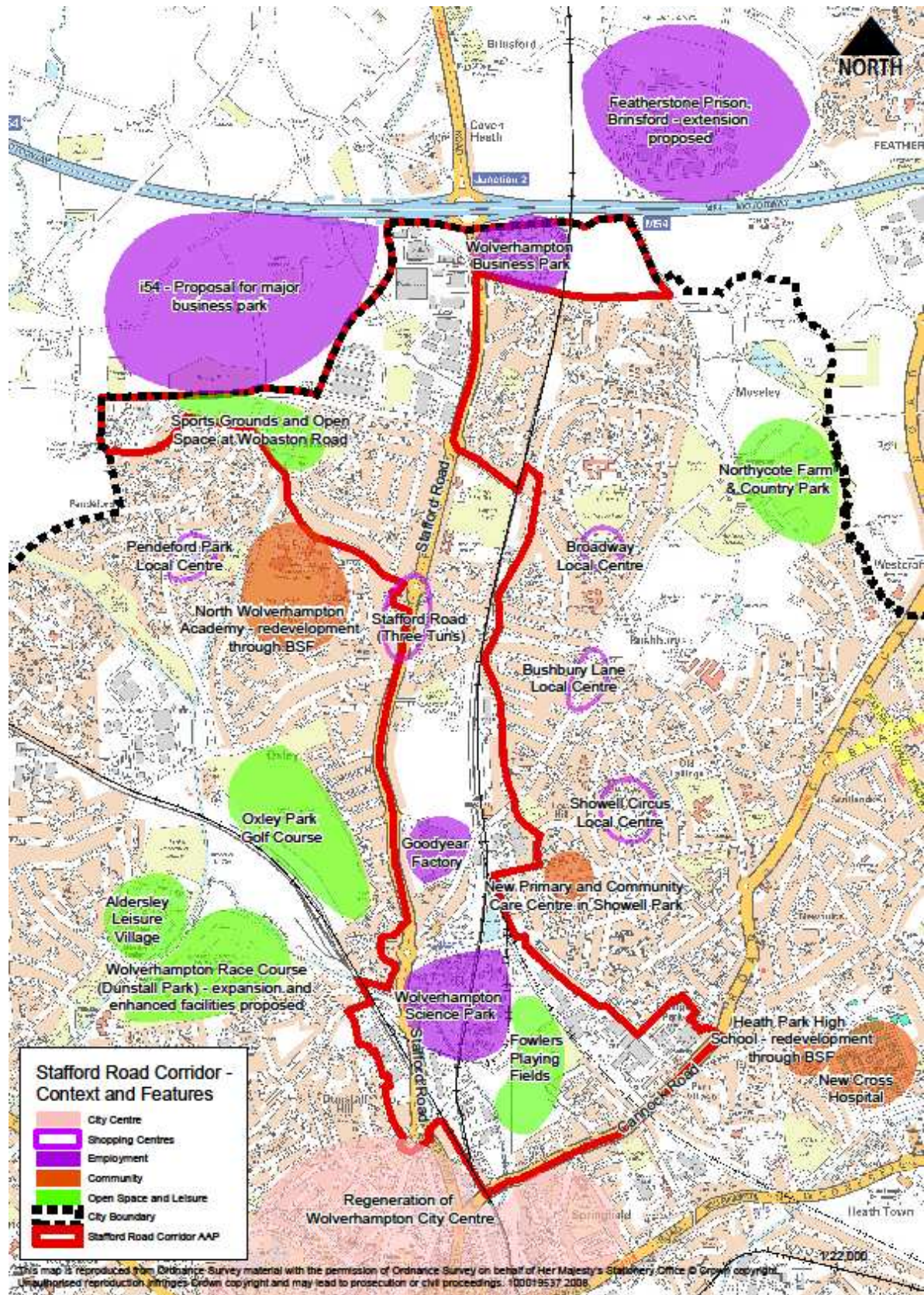
Main Mod No.	Policy/ Paragraph/ Page	Change	Reason
MM10	<p>Text under the title “<i>Development Sites/ Opportunities</i>” on Page 45.</p> <p>Modify the additional text that is proposed as a minor modification [ID03] in a new paragraph following 2.9 on Page 10.</p>	<p>Replace first sentence with: “Development sites and opportunities in the area will secure investment in employment opportunities that could include high technology/ high end manufacturing”.</p> <p>Development Sites / Opportunities Development sites and opportunities in the area will secure investment in employment opportunities which will provide high technology / high end manufacturing. <u>Development sites and opportunities in the area will secure investment in employment opportunities that could include high technology/ high end manufacturing.</u> Typically the sites tend to offer the potential to meet small to medium occupation needs and the sites at Wolverhampton Science Park offer short term opportunities.</p> <p>Change word “objective” to “aspiration” in second sentence, so that it reads “This is particularly relevant in areas of High Quality Employment Land where the aspiration is to attract high end, high technology occupiers”.</p> <p><u>Waste</u> <u>Proposals for waste facilities will be assessed against the BCCS policy WM4 including the need for proposals to demonstrate compatibility with existing uses and future aspirations for areas. This is particularly relevant in areas of High Quality Employment Land where the aspiration is to attract high end, high technology occupiers. Waste proposals should demonstrate compatibility with this aspiration.</u></p>	<p>To clarify that high technology/high end manufacturing is an aspiration and not a policy requirement.</p> <p>To clarify that high technology/high end manufacturing is an aspiration and not a policy requirement.</p>

Main Mod No.	Policy/ Paragraph/ Page	Change	Reason																																																							
MM11	Figure 2, Page 10.	<p>Replace Figure 2, updated for all changes, as below:</p> <table border="1"> <thead> <tr> <th rowspan="2">Character Area</th> <th colspan="3">High Quality</th> <th colspan="3">Local Quality</th> </tr> <tr> <th>Total</th> <th>EDO</th> <th>EIA</th> <th>Total</th> <th>EDO</th> <th>EIA</th> </tr> </thead> <tbody> <tr> <td>Junction 2</td> <td>75</td> <td>26</td> <td>16</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Fordhouses</td> <td>0</td> <td>0</td> <td>0</td> <td>4 3</td> <td>0</td> <td>0</td> </tr> <tr> <td>Goodyear and Fordhouse Road</td> <td>8</td> <td>0</td> <td>0</td> <td>8</td> <td>2</td> <td>0</td> </tr> <tr> <td>Wolverhampton Science Park and Dunstall and Wulfrun Trading Estate</td> <td>49</td> <td>12</td> <td>11 10</td> <td>7</td> <td>3</td> <td>1</td> </tr> <tr> <td>Fowlers Playing Fields, Park Village and Fallings Park</td> <td>0</td> <td>0</td> <td>0</td> <td>15 12</td> <td>0</td> <td>3 4</td> </tr> <tr> <td>AAP Total</td> <td>132</td> <td>38</td> <td>27 26</td> <td>34 30</td> <td>5</td> <td>4 5</td> </tr> </tbody> </table> <p style="text-align: right;">Figure 2: Table of Employment Land</p>	Character Area	High Quality			Local Quality			Total	EDO	EIA	Total	EDO	EIA	Junction 2	75	26	16	0	0	0	Fordhouses	0	0	0	4 3	0	0	Goodyear and Fordhouse Road	8	0	0	8	2	0	Wolverhampton Science Park and Dunstall and Wulfrun Trading Estate	49	12	11 10	7	3	1	Fowlers Playing Fields, Park Village and Fallings Park	0	0	0	15 12	0	3 4	AAP Total	132	38	27 26	34 30	5	4 5	<p>To update table following extension of EIA7 and LQEA6 designations and correction of figures from Publication version.</p>
	Character Area	High Quality			Local Quality																																																					
Total		EDO	EIA	Total	EDO	EIA																																																				
Junction 2	75	26	16	0	0	0																																																				
Fordhouses	0	0	0	4 3	0	0																																																				
Goodyear and Fordhouse Road	8	0	0	8	2	0																																																				
Wolverhampton Science Park and Dunstall and Wulfrun Trading Estate	49	12	11 10	7	3	1																																																				
Fowlers Playing Fields, Park Village and Fallings Park	0	0	0	15 12	0	3 4																																																				
AAP Total	132	38	27 26	34 30	5	4 5																																																				
First bullet-point under title “Key Development Outputs” on Page 7.	<p>Delete first figure “165” [ha] and replace with “160” [ha].</p> <p>The AAP will ensure that:</p> <ul style="list-style-type: none"> At least 165 160 ha of land is safeguarded for employment uses. These areas will be targeted to secure investment in 74 ha of employment land through redevelopment and other investment opportunities. This will meet identified demand and will achieve an uplift in the overall quality of premises available. 	<p>To update table following extension of EIA7 and LQEA6 designations and correction of figures from Publication version.</p>																																																								

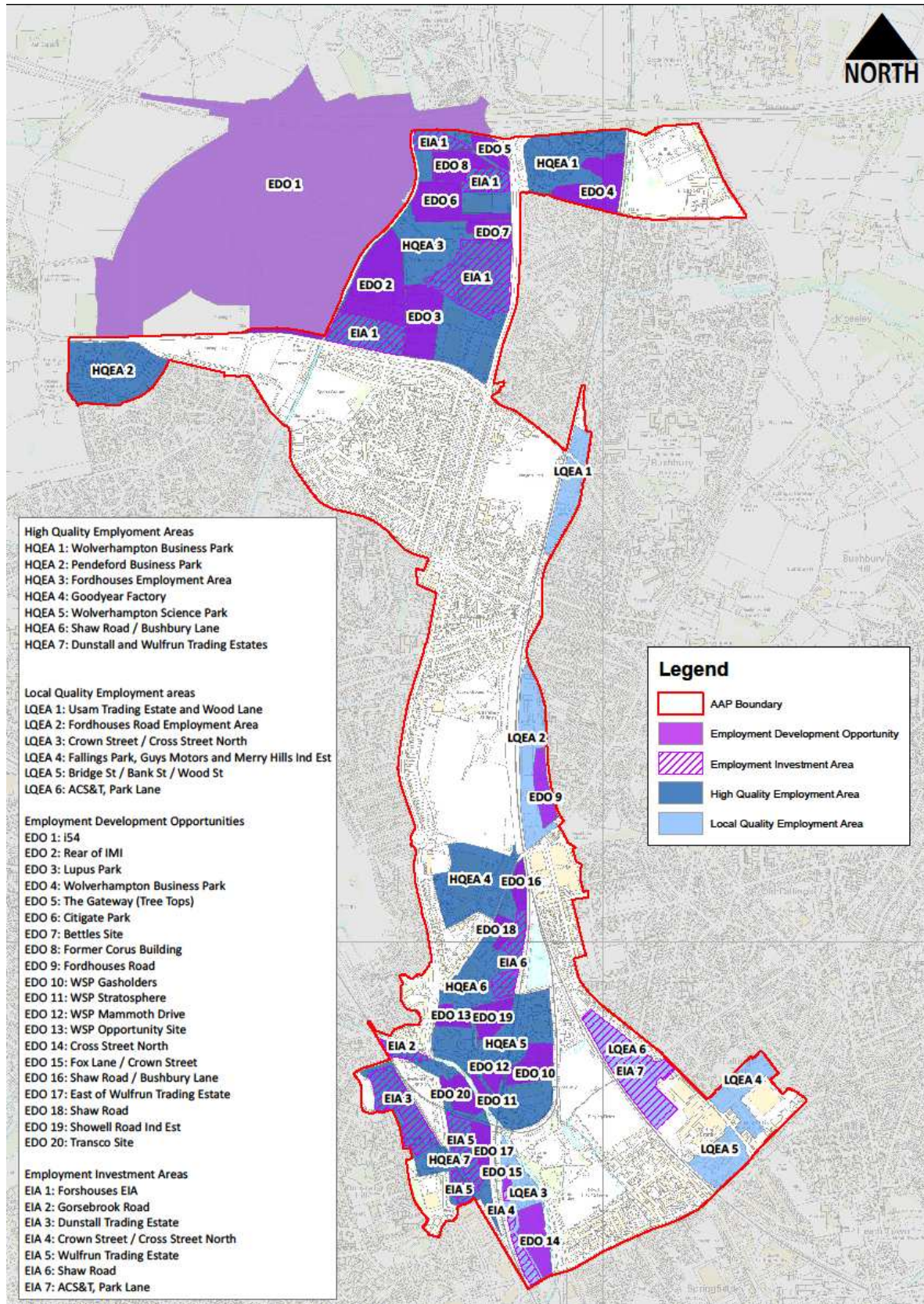
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Main Mod No.	Policy/ Paragraph/ Page	Change	Reason
	<p>Policy SRC1 on Page 9.</p> <p>Paragraph 2.3 on Page 9.</p>	<p>Delete figure “34 ha” under title Local Quality Employment Land” and replace with “30 ha”.</p> <p>Policy SRC1: Local Quality Employment Land Local Quality Employment Land is characterised by a critical mass of industrial, warehousing and service activity in fit for purpose accommodation with good access to local markets and employees (BCCS Policy EMP3).</p> <p>To maintain an adequate supply of local quality employment sites the AAP identifies 34 30 ha of Local Quality Employment Land. Local Quality Employment Land will be suitable for Use Classes B1 (b) (c), B2 and B8 as well as motor trade related uses, haulage and transfer depots, trade wholesale retailing and builders merchants, scrap metal, timber, construction premises and yards and waste collection, transfer and recycling uses as set out in BCCS Policy EMP3.</p> <p>Delete figure “165” [ha] in second sentence and replace with “162” [ha].</p> <p>Justification 2.3 Attracting jobs and investment is a key aim of the Core strategy and this AAP. The AAP protects 165 162 ha of employment land to meet the Core Strategy targets and identifies the boundaries of High Quality Employment Land and Local Quality Employment Land. It also identifies a number of Employment Development Opportunities (EDOs) and Employment Investment Area (EIAs) to ensure there is a sufficient supply of readily available employment land and to ensure that enough employment land is improved to a high quality standard by 2026.</p>	<p>To update figures following extension of EIA7 and LQEA6 designations and correction of figures from Publication version.</p> <p>To update figures following extension of EIA7 and LQEA6 designations and correction of figures from Publication version.</p>
MM12	Tables in Part Three, Pages 32-53.	Replace tables as set out in Appendix C with policy column added.	To provide greater clarity as to the primary policies that apply to designations within the plan.

Appendix A: Context Map



Appendix B: Employment Land



Appendix C: Primary Policies

Table of policies

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Principal Policies	Area Ref	Name	Type	Size (ha)
SRC 1	HQEA 1	Wolverhampton Business Park	High Quality Employment Land	12
BCCS	HQEA 2	Pendeford Business Park	High Quality Employment Land	9.3
EMP 2	HQEA 3	Fordhouses Employment Area	High Quality Employment Land	53.5

Principal Policies	Site Ref	Name	Type	Size (ha)	Indicative Phasing	Further Information
Sites within the Enterprise Zone						
SRC 1	EDO 1	i54	Employment Development Site	1	Pre 2016	Existing commitment: 1ha within Wolverhampton, remainder within South Staffordshire
	EDO 2	Rear of IMI Marstons	Employment Development Site	7.2	Pre 2016	High quality design adjacent to canal having regard to BCCS Policies ENV2 and ENV4.
	EDO 3	Lupus Park	Employment Development Site	4.4	Pre 2016	Existing commitment
	EDO 4	Wolverhampton Business Park	Employment Development Site	4.2	Pre 2016	Existing commitment (includes B1(a) Office use)
	EDO 5	The Gateway (Tree Tops)	Employment Development Site	1.4	Pre 2016	Existing commitment (includes B1(a) Office and hotel uses)
Sites outside the Enterprise Zone						
SRC 1	EDO 6	Citigate Park	Employment Development Site	4.1	Pre 2016	High quality design adjacent to canal having regard to BCCS Policies ENV2 and ENV4.
	EDO 7	Bettles Site	Employment Development Site	1.5	Post 2016	Existing commitment (To include compensatory provision for loss of SLINC on site)
	EDO 8	Fmr Corus building	Employment Development Site	2.4	Post 2016	
	EIA 1	Fordhouses EIA	Employment Investment Area	15.5	By 2026	High quality design adjacent to canal having regard to BCCS Policy ENV4.

Principal Policies	Site Ref	Name	Type	Further Information
SRC 11	INF 1	Bushbury Substation	Key Infrastructure	Proposals will be supported where national and local Green Belt policies are satisfied.
SRC 9 BCCS Policy ENV 1 UDP Policies R3/R5	OS 1	Broadlands Open Space	Open Space	
	OS 2	Greenfield Lane Golf Course	Open Space	
	OS 3	Lucas Sports Ground	Open Space	Private Sports Ground
	OS 4	Wobaston Road Sports Ground	Open Space	Site is outside Wolverhampton City boundary and shown for context; South Staffordshire policies apply
SRC 9 BCCS Policy ENV 6 UDP Policies R3/R5	OS 5	Pendeford Lane Sports Ground	Open Space	
	OS 6	Wobaston Road Open Space	Open Space	
	OS 7	Marsh Lane Open Space	Open Space	
	OS 8	The Droeway Allotments	Open Space	Allotments
	OS 9	Fordhouses Cricket Club, Pendeford	Open Space	Private Sports Ground
	OS 11	Pendeford Business Park Natural Area	Open Space	
	OS 12	Pendeford Business Park Buffer	Open Space	
BCCS ENV 1	NAT 1	Land West of Stafford Road	Nature Conservation	Site of Local Importance for Nature Conservation (SLINC)
	NAT 2	Land at Pendeford Lane	Nature Conservation	Site of Local Importance for Nature Conservation (SLINC)

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SRC 7	LCD 1	Wobaston Road Playing Fields	Characterisation Study Asset	Category 1
	LCD 2	Wobaston Road Sports Ground	Characterisation Study Asset	Category 1
	LCD 4	Goodrich Sports Ground	Characterisation Study Asset	Category 2 & 3
	LCD 5	Greenfield Lane Golf Course	Characterisation Study Asset	Category 2 & 3
	LCD 6	Marsh Lane Canal Bridge	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 7	Flats Development, Bee Lane / Stafford Road	Characterisation Study Asset	Category 2 & 3
SRC 8 BCCS ENV 4	CON 1	Worcestershire and Staffordshire Canal Conservation Area	Conservation Area	Heritage Asset and Site of Importance for Nature Conservation (SINC)

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Principal Policies	Site Ref	Name	Type	Indicative Phasing
SRC 2	TI 1	i54-City enhanced public transport corridor	Public transport corridor along the A449	By 2026
	TI 2	Motorway Access to i54	Proposal shown for context – not in AAP area	By 2016
	TI 3	Wobaston Road / Vine Island	Improvements to capacity, pedestrian safety and public transport priority	By 2016
	TI 4	Stafford Road / Goodrich / Springfield Lane Junction	Junction Improvement	By 2016
	TI 5	Staffordshire and Worcestershire Canal	Canal improvements to provide enhancements for pedestrians and cyclists.	By 2026

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Principal Policies	Site Ref	Name	Type
SRC 6	D 1	M54 J2	Gateway
	D 2	I54 entrance from Wobaston Road	Local Focal Point
	D 3	Wobaston Road / Stafford Road Junction	
	D 4	Greenfield Lane	
	D 5	Staffordshire & Worcester Canal at Wobaston Road	Canal Focal Points

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Principal Policies	Area Ref	Name	Type	Size
SRC 1 BCCS EMP3	LQEA 1	Usam Trading Estate and Wood Lane	Local Quality Employment Land	2.9ha
SRC 3	DLC 1	Three Tuns (Stafford Road) Centre	District Centre	N/A

Principal Policies	Site Ref	Name	Type	Further Information
SRC 9 BCCS Policy ENV 6 UDP Policies R3/R5	OS 6	Wobaston Road Open Space	Open Space	
	OS 10	Patshull Avenue Playing Fields	Open Space	
	OS 13	St Anthony's Roman Catholic Primary School	Open Space	
	OS 14	Bee Lane Playing Fields	Open Space	
	OS 15	Harrowby Road Allotments	Open Space	Allotments
	OS 16	Shelley Road Open Space	Open Space	
	OS 17	Kipling Road Open Space	Open Space	
SRC 7	LCD 3	Patshull Avenue Playing Fields	Characterisation Study Asset	Category 1
	LCD 8	St Anthony's Roman Catholic Church	Characterisation Study Asset	Category 2 & 3
	LCD 9	Elston Hall Primary School	Characterisation Study Asset	Category 1 Locally Listed Building Heritage Asset

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	LCD 10	Former Three Tuns Inn	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 11	Church of the Epiphany and Vicarage	Characterisation Study Asset	Category 2 & 3
	LCD 12	436 Stafford Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 13	448-462 Stafford Road and 1-3 Church Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 14	Woodbine Inn, Wood Lane	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 3	Patshull Avenue Playing Fields	Characterisation Study Asset	Category 1
	LCD 15	Bee Lane Playing Fields	Characterisation Study Asset	Category 1
	LCD 16	Railway Cottages and Adjacent Former Pumping Station, Wood Lane	Characterisation Study Asset	Category 2 & 3 Heritage Assets

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Principal Policies	Site Ref	Name	Type	Indicative Phasing
SRC 2	TI 1	i54-City Centre enhanced public transport corridor	Public Transport Corridor along A449	By 2026
	TI 6	Stafford Road / Three Tuns Lane / Marsh Lane Island	Improve pedestrian facilities and traffic capacity	By 2016
	TI 7	Stafford Road / Oxley Moor Road	Junction Improvement	By 2026
	TI 9	Safety Improvements to Stafford Road	Review gaps in Stafford Road Central Reservation and close if there is a safety imperative	By 2016

Principal Policies	Site Ref	Name	Type
SRC 6	D 6	Bee Lane	Local Focal Points
	D 7	Three Tuns Centre	
	D 8	Three Tuns Lane / Elston Hall Lane	

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Principal Policies	Area Ref	Name	Type	Size (ha)
SRC 1 BCCS EMP 2	HQEA 4	Goodyear Factory	High Quality Employment Land	8.4
SRC 1 BCCS EMP 3	LQEA 2	Fordhouses Road Employment Area	Local Quality Employment Land	8.1

Principal Policies	Site Ref	Name	Type	Capacity ha/(dws)	Indicative Phasing	Further Information
SRC 4	HP1	Goodyear Mixed Use Redevelopment	Housing and Neighbourhood Centre	18.8/(685)	By 2021	Existing commitment: Under construction
SRC 4	HP2	Promise House – South	Housing	0.5/(40)	Post 2016 By	<u>Existing commitment: Under construction</u>
SRC 4	HP 3	Showell Road / Busbury Lane	Housing	2.1/(75)	Post 2016	0.3 ha open space
SRC 4	HP 4	Armitage Shanks	Housing	2.4/(92)	Pre 2016	Existing Commitment
SRC 1	EDO 9	Fordhouses Road	Employment Development Site	1.9	Post 2016	

Principal Policies	Site Ref	Name	Type	Further Information
SRC 9 BCCS Policy ENV1 UDP Policies R3/R5	OS 18	Goodyear Sports Ground	Private Sports Ground	
	OS 19	Goodyear Neighbourhood Park	Open Space	Planning permission granted for approximately 6ha
	OS 20	Oxley Primary School	Open Space	
BCCS Policy ENV1	NAT 3	Bushbury Sidings	Nature Conservation	Site of Local Importance for Nature Conservation (SLINC)
BCCS Policy ENV1	NAT 4	Goodyear	Nature Conservation	Site of Local Importance for Nature Conservation (SLINC)

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SRC 7	LCD 17	3-127 Bushbury Lane	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 33	The Island House Public House	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 35	166-172 Stafford Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 20	Oxley Primary School	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 21	190-236 Stafford Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 22	Goodyear Clock Tower	Characterisation Study Asset	Category 1 Locally Listed Building Heritage Asset
	LCD 23	26-154 Showell Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset

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Principal Policies	Site Ref	Name	Type	Indicative Phasing
SRC 2	TI 1	i54-City enhanced public transport corridor	Public transport corridor along the A449	By 2026
	TI 8	Goodyear Island	Road Safety Improvements	By 2016
	TI 9	Safety Improvements to the A449 Stafford Road	Review gaps in Stafford Road Central Reservation and close if there is a safety imperative	By 2016

Principal Policies	Site Ref	Name	Type
SRC 6	D 9	Goodyear Island	Local Focal Points
	D 10	Bushbury Lane Bridge	

Principal Policies	Area Ref	Name	Type	Size (ha)
SRC 1	HQEA 5	Wolverhampton Science Park	High Quality Employment Land	18.8
BCCS EMP 2	HQEA 6	Shaw Road / Bushbury Lane Employment Area	High Quality Employment Land	12.9
	HQEA 7	Dunstall and Wulfrun Trading Estates	High Quality Employment Land	17.3
SRC 1 BCCS EMP 3	LQEA 3	Crown Street / Cross Street North	Local Quality Employment Land	7.4
BCCS Policy WM2	SW 1	Crown Street Energy from Waste Facility	Existing Strategic Waste Management Facility	N/A
BCCS Policy WM2	SW 2	Crown Street Transfer Station	Existing Strategic Waste Management Facility	N/A
BCCS Policy WM2	SW 3	Shaw Road Household Waste Recycling Centre	Existing Strategic Waste Management Facility	N/A

Principal Policies	Site Ref	Name	Type	Size ha / (pitches)	Indicative Phasing	Further Information
SRC 4	HP5	Bushbury Reservoir	Housing	(12)	Pre 2016	Existing commitment 12 Pitches <u>Existing commitment, 12 gypsy and traveller permanent pitches</u>
SRC 1	EDO 10	WSP – Gas Holders	Employment Development Site	2.6	Pre 2016	
	EDO 11	WSP Stratosphere	Employment Development Site	0.4	Pre 2016	High quality design adjacent to canal having regard to Policies ENV2 and ENV4. Specific guidance in Wolverhampton Locks Conservation Area Appraisal to be incorporated into design and layout of site

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EDO 12	WSP Mammoth Drive	Employment Development Site	0.8	Pre 2016	Existing Commitment commitment includes B1(a) Office use
EDO 13	WSP Opportunity Site	Employment Development Site	1.1	Pre 2016	
EDO 14	Cross Street North	Employment Development Site	2.8	Pre 2016	High quality design adjacent to canal having regard to Policies ENV2 and ENV4. Specific guidance in Wolverhampton Locks Conservation Area Appraisal to be incorporated into design and layout of site.
EDO 15	Foxs Lane / Crown Street	Employment Development Site	0.4	Post 2016	
EDO 16	Shaw Road / Bushbury Lane	Employment Development Site	0.8	Post 2016	
EDO 17	East of Wulfrun Trading Estate	Employment Development Site	1.4	Post 2016	
EDO 18	Shaw Road	Employment Development Site	0.8	Post 2016	
EDO 19	Showell Rd Ind Est	Employment Development Site	2.1	Post 2016	
EDO 20	Transco Site	Employment Development Site	1.9	Post 2016	High quality design adjacent to canal having regard to BCCS Policies ENV2 and ENV4. Specific guidance in Wolverhampton Locks Conservation Area Appraisal to be incorporated into design and layout of site.
EIA 2	Gorsebrook Road	Employment Investment Area	0.7	By 2026	High quality design adjacent to canal having regard to BCCS Policies ENV2 and ENV4. Specific guidance in Wolverhampton Locks Conservation Area Appraisal to

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						be incorporated into design and layout of site.
	EIA 3	Dunstall Trading Estate	Employment Investment Area	4.3	By 2026	
	EIA 4	Crown Street / Cross St North	Employment Investment Area	1.3	By 2026	
	EIA 5	Wulfrun Trading Estate	Employment Investment Area	3.2	By 2026	
	EIA 6	Shaw Road	Employment Investment Area	2.1	By 2026	

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Principal Policies	Site Ref	Name	Designation	Further Information
SRC 9 BCCS Policy ENV1 UDP Policies R3/R5	OS 21	Moorland Avenue Open Space	Open Space	
	OS 22	Old Fallings Park Sports and Social Club Bowling Green	Open Space	
	OS 23	South Street Open Space	Open Space	
	OS 24	Glentworth Gardens Open Space	Open Space	
	OS 25	Wolverhampton Science Park 1	Open Space	
	OS 26	Wolverhampton Science Park 3	Open Space	
	OS 27	Dunstall Hill Open Space	Open Space	
	OS 28	Stafford Road/Dunstall Hill	Open Space	
	OS 29	Wolverhampton Science Park 2	Open Space	
BCCS Policy ENV 1	NAT 5	Bushbury Junction Reservoir	Nature Conservation Designation	Site of Local Importance for Nature Conservation (SLINC)
	NAT 6	Land at Wolverhampton Science Park	Nature Conservation Designation	Site of Local Importance for Nature Conservation (SLINC)
	NAT 7	Stafford Road Cutting	Nature Conservation Designation	Site of Importance for Nature Conservation (SINC) & Site of Local Importance for Nature Conservation (SLINC)

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SRC 7	LCD 34	Mosque, Five Ways	Characterisation Study Asset	Category 2 & 3
	LCD 19	Oxley House and Gardens	Characterisation Study Asset	Category 1 Statutory Listed Building Heritage Asset
	LCD 36	Wolverhampton Science Park	Characterisation Study Asset	Category 2 & 3
	LCD 37	Railway Viaduct, WSP	Characterisation Study Asset	Category 1 Statutory Listed Building Heritage Asset
	LCD 38	Oxley Viaduct	Characterisation Study Asset	Category 1 Statutory Listed Building Heritage Asset
	LCD 39	Lady Wulfrun Memorial	Characterisation Study Asset	Statutory Listed Building Heritage Asset
BCCS ENV4 SRC8	CON 2	Wolverhampton Locks / Birmingham Canal	Conservation Area	Focal Point for the area. Conservation area Statutorily listed building Heritage Asset and Site of Importance for Nature Conservation (SINC)

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Principal Policies	Site Ref	Name	Type	Indicative Phasing
SRC 2	TI 1	i54-City Centre enhanced public transport corridor	Public transport corridor along the A449	By 2026
	TI 10	WSP Park & Ride	Review role of existing Park and Ride site	By 2016
	TI 11	Cross Street North / Cannock Road	Junction Improvements, including pedestrian enhancements	2021-2026
	TI 12	Bushbury Lane Island	Junction Improvements	By 2026
	TI 13	Stafford Road / Gorsebrook Road Island	Junction Improvements	By 2026
	TI 14	Five Ways Island	Junction Improvements	By 2026
	TI 15	Birmingham Canal	Canal improvements to provide enhancements for pedestrians and cyclists.	By 2026

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Principal Policies	Site Ref	Name	Type
SRC 6	D 11	Five Ways Island	Gateway
	D 12	Bushbury Lane Island	Local Focal Points
	D 13	Railway bridges crossing Stafford Road	
	D 14	Junction of Birmingham Canal and Oxley Viaduct at Jones Road	Canal Focal Points

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Principal Policies	Area Ref	Name	Type	Size (ha)
SRC 1	LQEA 4	Fallings Park, Guys Motors and Merry Hills Industrial Estates	Local Quality Employment Land	4.1
BCCS	LQEA 5	Bridge St / Bank St / Wood St	Local Quality Employment Land	3.6
EMP 3	LQEA 6	ACS&T, Park Lane	Local Quality Employment Land	3.4 3.8
SRC 5	HIA 1	Park Village	Housing Improvement Area	15.4

Principal Policies	Site Ref	Name	Type	Capacity ha/ (dwellings)	Indicative Phasing	Further Information
SRC 4	HP 6	Former Paget Arms Public House	Housing	0.4/(10)	Post 2016	Capacity restricted by adjacent uses
	HP 7	Bus Depot	Housing	2.8/(95)	Post 2021	Approximately 0.4 ha of open space with possible links to Fowlers Playing Field Appropriate design including, layout and orientation of buildings, landscaping and buffer zones to ensure the development does not prejudice the continued operation of adjacent uses and to ensure a suitable quality of environment for future occupants Dependent on bus depot relocation

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	HP 8	Bluebird Trading Estate and Site to Rear	Housing	3.6/(130)	By 2021	Approximately 0.5ha of open space linked to Fowlers Playing Field. Appropriate design including, layout and orientation of buildings, landscaping and buffer zones to ensure the development does not prejudice the continued operation of adjacent uses and to ensure a suitable quality of environment for future occupants Maintain and enhance Local heritage assets through retention and reuse
	HP 9	Assa Abloy Building and Former Petrol Filling Station	Housing	3.1/(110)	Post 2021	Approximately 0.5ha of open Space with possible links to Fowlers Playing Field Appropriate design including, layout and orientation of buildings, landscaping and buffer zones to ensure the development does not prejudice the continued operation of adjacent uses and to ensure a suitable quality of environment for future occupants Maintain and enhance Local heritage assets through retention and reuse
SRC 1	EIA 7	ACS&T, Park Lane	Employment Investment Area	3.4 3.8	Post 2024 2016	

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	Site Ref	Name	Type	Further Information
SRC 9 BCCS Policy ENV1 UDP Policies R3/R5	OS 30	Joan O'Callaghan Playground	Open Space	
	OS 31	Fowlers Playing Fields	Open Space	Improved pedestrian and cycling access to Cannock Road / Springfield Brewery and Park Lane / Guy Avenue. Potentially provide a route through the open space for cyclists as an alternative to the canal towpath. Security and other improvements to increase use of site.
	OS 32	Natural Area Adjoining Fowlers Park	Open Space	
	OS 33	Park Village Multi Use Games Area	Open Space	

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BCCS Policy ENV 1	NAT 8	Land at Fowlers Playing Fields	Nature Conservation	Site of Local Importance for Nature Conservation (SLINC)
BCCS ENV4 SRC7	CON 2	Wolverhampton Locks / Birmingham Canal	Conservation Area	Focal Point for area. Conservation area Statutorily listed buildings Heritage Asset and Site of Importance for Nature Conservation (SINC)
SRC 7	LCD 18	Railway Bridges, Showell Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 24	Clinic, Park Lane	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 25	Guys Motors Industrial Building	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 26	Bluebird Trading Estate – Street Frontage	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 27	Park Village Youth Community Centre	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 28	443-449 Cannock Road	Characterisation Study Asset	Category 2 & 3 Heritage Asset
	LCD 29	Methodist Church, Stratton Street	Characterisation Study Asset	Category 2 & 3 Locally Listed Building Heritage Asset
	LCD 30	Lewisham Arms Public House, Stratton Street	Characterisation Study Asset	Category 2 & 3 Locally Listed Building Heritage Asset
	LCD 31	Park Village - Areas of late 19 th Century/early 20 th Century Housing	Characterisation Study Asset	Category 1 Heritage Asset
	LCD 32	Fowlers Playing Fields	Characterisation Study Asset	Category 1 Sites of archaeological interest included within conservation area designation and Local List. Heritage Asset

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Principal Policies	Site Ref	Name	Type	Phasing
SRC 2	TI 15	Birmingham Canal	Canal improvements to provide enhancements for pedestrians and cyclists.	By 2026

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	TI 16	Cannock Road / Cambridge Street	Junction Improvements, including pedestrian enhancements	Post 2021
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Principal Policies	Site Ref	Name	Type
SRC 6	D 17	Park Lane / Guy Avenue Junction	Local Focal Points
	D 15	Fox's Lane access to Fowlers Playing Fields	Canal Focal Points
	D 16	Birmingham Canal at Cannock Road	

Appendix 2 Bilston Corridor Area Action Plan Main Modifications

The following Main Modifications are required in order to make the AAP sound:

Main Modification No.	Policy/Paragraph/Page	Change	Reason
MM1	Table entitled “Area Designation” for Bilston Neighbourhood Plan Area - Bilston Urban Village (MU3) and Total rows [Pages 74 and 77].	Replace “500 (minimum)” with “625” in column 6 under title “New homes” and “200 (min) by 2016 300 (min) by 2021” with “200 by 2016 300 by 2021 125 by 2026” in column 8 “Indicative Phasing”. Adjust total number of new homes from “945” to “1072” [P. 77].	Increase housing capacity and update phasing of housing on Bilston Urban Village site to reflect the November 2013 SHLAA.
MM2	Table entitled “Area Designation” for East Park Character Area - Thompson Avenue Open Space and Total rows [Pages 58 and 59], together with “Figure 10. East Park Character Area” [P. 55].	Replace “HOS1” with “HC7” in column 3 under title “Area Ref”; “Housing on Open Space” with “Housing Commitment” in column 4 under title “Type”; and “100” with “120” in column 6 under title “New homes” in table on P. 58, together with consequential change to label on Figure 10 on P. 55 [Replace “HOS1” with “HC7”]. Adjust total number of new homes from “1010” to “1030” [P. 59].	Increase housing capacity of Thompson Avenue Open Space site and change from an allocation to a commitment, to reflect recent planning permission, as set out in the November 2013 SHLAA.
MM3	Table entitled “Area Designation” for Bilston Neighbourhood Plan Area – Thompson Avenue Open Space row [P 75] together with “Figure 12. Bilston Neighbourhood Plan Character Area” [P. 71].	Replace “HOS2” with “HOS1” in column 3 under title “Area Ref”, together with consequential change to label on Figure 12 [Replace “HOS2” with “HOS1”].	To reflect change in numbering of HOS sites following redesignation of Thompson Avenue Open Space as a housing commitment.

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MM4	Paragraph 2.4 [P 14].	Replace the 1st and 3rd figures in the final sentence of this paragraph with “977” [homes by 2016] and “410” [homes by 2026].	To reflect changes MM1 and MM2
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Main Modification No.	Policy/Paragraph/Page	Change	Reason
MM5	Figure 2 “Housing Commitments and Allocations by Character Area” [P 14].	Replace the figures in row 2 “East Park” with “485”, “545” and “1030”, respectively, the figures in row 4 “Bilston Neighbourhood Plan” with “182”, “890” and “1072”, respectively, and the figures in row 5 “AAP Total” with “1277”, “1470” and “2747” respectively. Summarised in table below.	To reflect changes MM1 and MM2.
MM6	Policy BC1 “Delivering Sustainable Levels of Housing” [P 14].	Replace the only figure in the policy “2,600” with “2,740”.	To reflect changes MM1 and MM2.
MM7	Bilston Town Centre sites within Bilston Neighbourhood Plan Area, row labelled “B1” and entitled “Former Bilston Leisure Centre” [P 86].	Replace “Marketed for Town Centre Uses” with “Marketed for Town Centre Uses; the site has the potential for a minimum of 33 dwellings” in column 5 under title “Further Information”.	To reflect the November 2013 SHLAA
MM8	Bilston Town Centre sites within Bilston Neighbourhood Plan Area, row labelled “B2” and entitled “Land at Mount Pleasant” [P 86].	Replace “Development brief/part planning permission” with “Development brief/ part housing commitment for 64 homes” in column 5 under title “Further Information”.	To reflect the November 2013 SHLAA

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Main Modification No.	Policy/Paragraph/Page	Change	Reason
MM9	Bilston Town Centre sites within Bilston Neighbourhood Plan Area, row labelled "B3" and entitled "The Orchard" [P 86].	Replace "Draft Masterplan to be updated" with "Draft Masterplan to be updated; the site has the potential for a minimum of 22 homes" in column 5 under title "Further Information".	To reflect the November 2013 SHLAA
MM10	Policy BC8 "Delivering Environmental Infrastructure at the Local Level" [P 37].	Add the following phrase to the end of the penultimate sentence of the fourth paragraph [open space] of the policy "unless it can be demonstrated that it is not viable or feasible to do so".	To ensure viability and feasibility are taken into account in requiring open space on High Quality Employment Areas

Revised Figure 2 set out below as referred to in MM5 above.

Character Area	Commitments	Allocations	Total
East Park	365 485	645 545	1010 1030
Ettingshall	610	35	645
Bilston Neighbourhood Plan	480 182	765 890	945 1072
AAP Total	1155 1277	1445 1470	2600 2747

Figure 2: Housing Commitments and Allocations by Character Area