

# Wolverhampton Local Plan: Issues and Preferred Options Consultation

Scrutiny Board

21 February 2024

Presenter:

Ian Culley

Lead Planning Manager

[wolverhampton.gov.uk](https://www.wolverhampton.gov.uk)

## Recommendations for action or decision

The Scrutiny Board is recommended to:

1. Consider the 21 February Cabinet report on the Wolverhampton Local Plan: Issues and Preferred Options Consultation.

## Purpose

- **In October 2023, Scrutiny Board received a presentation on progress regarding the Wolverhampton Local Plan.**
- **Scrutiny Board requested to consider the Cabinet Report to approve the Wolverhampton Local Plan Issues and Preferred Options consultation.**

## Background

- **Each local authority must prepare a Local Plan to guide planning decisions and regeneration – current Black Country Core Strategy (2011) is out of date.**
- **When work ceased on the Black Country Plan (BCP) in Oct 2022, the Council decided to prepare a Wolverhampton Local Plan (WLP) based on BCP work**
- **Work paused in Jan 2023, when Government consulted on changes to national policy which would remove the requirement to review the green belt to meet housing need**
- **In Dec 2023 new national policy was published confirming no need to review green belt, and work can now proceed on the WLP without green belt sites**

# Key information for Scrutiny

## Wolverhampton Local Plan Timetable

Date	Actions
21 Feb 2024	<b>Cabinet to approve Issues and Preferred Options Report and Sustainability Appraisal for consultation</b>
26 Feb - 10 Apr 2024	<b>Issues and Preferred Options consultation</b> Summary Leaflet; Press release; Documents on website & in libraries; Mailings; Social Media; Drop-in sessions; Support
Autumn 2024	<b>Cabinet / Full Council approval for Draft Wolverhampton Local Plan consultation</b> and delegation of submission subject to minor modifications
End 2024 / Early 2025	<b>Draft Wolverhampton Local Plan consultation</b>
Mid 2025 – Mid 2026	<b>Submission and Examination of Wolverhampton Local Plan</b>  <b>Cabinet / Full Council approval to adopt Wolverhampton Local Plan</b>

# Issues and Preferred Options

## Vision and Priorities

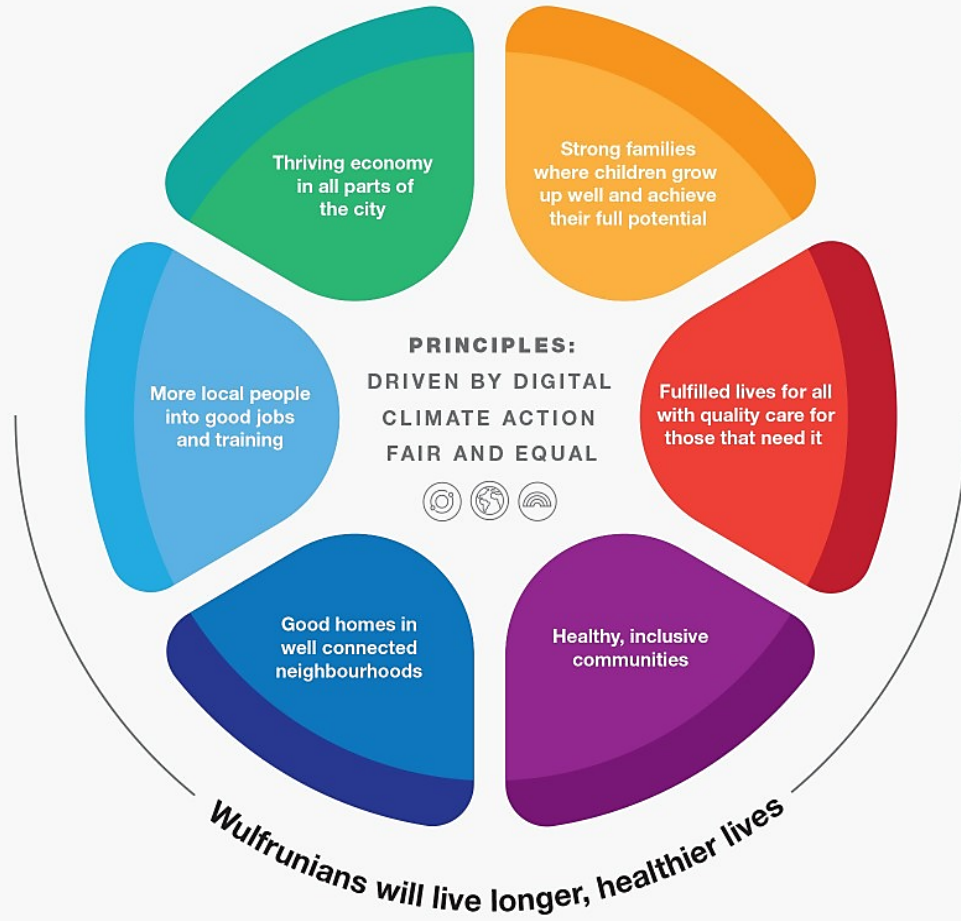
The WLP will be aligned to Our City: Our Plan and other City strategies and priorities.

### Our City: Our Plan

Our City: Our Plan will be the “Vision” for the WLP. The WLP will be a key enabler to delivery of four priorities:

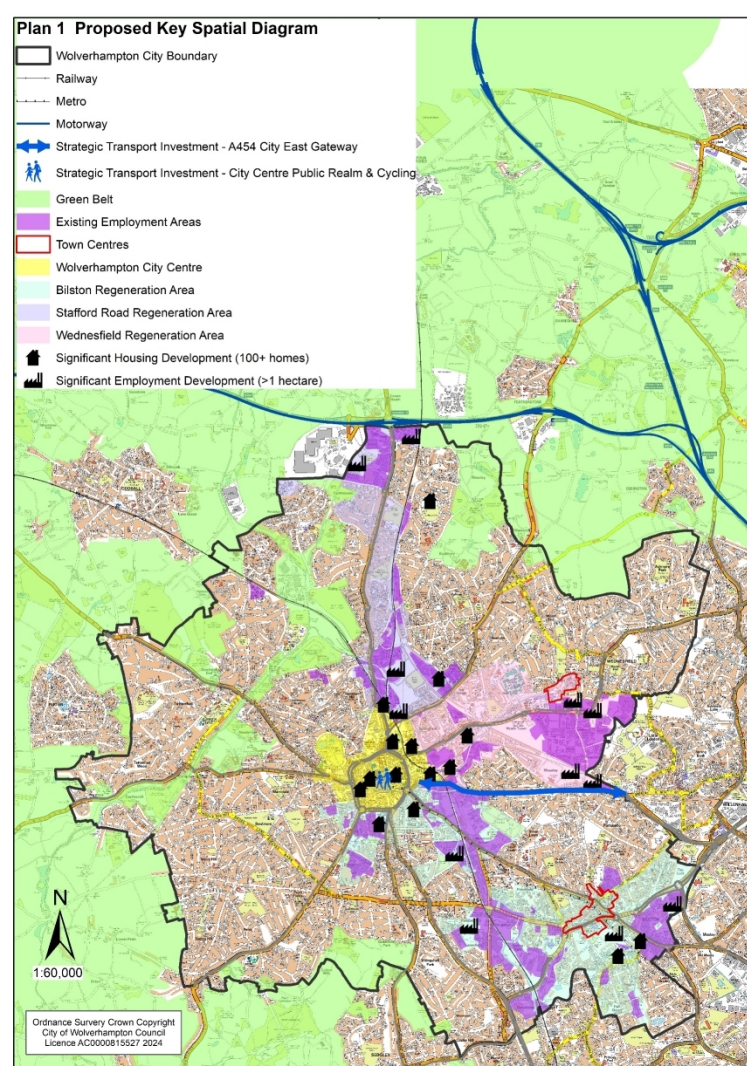
- Healthy, inclusive communities
- Good homes in well-connected neighbourhoods
- More local people into good jobs and training
- Thriving economy in all parts of the City

Fifteen strategic aims will sit under these priorities. These aims will be delivered through the Plan policies and allocations.



# Balanced and Sustainable Spatial Strategy

- Safeguard the green belt
- Protect and improve wildlife & heritage
- Promote growth: 10,300 homes / 52 ha employment
- Focus on brownfield land and higher densities
- Focus development in City Centre (44% of housing) and Regeneration Areas (Stafford Road; Bilston; Wednesfield) – good fit with “Levelling Up”
- Accessible locations and environment-friendly design
- Protect character of existing neighbourhoods and support better services e.g. open space
- Support housing renewal in priority locations
- Not enough land to meet all of our local housing, employment or gypsy pitch needs for next 15 years – export shortfalls to neighbours



# What's new since the Draft Black Country Plan (2021)?

- **No green belt review = no green belt sites**
  - Bushbury (inc \*Fmr Northcote School playing field, Bushbury La / Legs La)
  - Fallings Park (inc \*Grassy Lane Open Space)
  - \*Fmr WEC site, Castlecroft
- **Removed four greenfield sites (264 homes)**
  - \*Grapes Pool / Moseley Road Open Space (large number of objections; protected for open space)
  - Fmr St Lukes School (some objections; needed for Royal School)
  - \*Fmr Nelson Mandela House (viability issues)
  - Alexander Metals Open Space, The Lunt (protected for wildlife following recent survey)
- **Added four brownfield sites (275 homes)**
  - \*Fmr Loxdale Primary School, Bradley
  - Fmr Probert Court / Health Centre (adjoins Oxley Day Centre Site; subject to GP relocation)
  - Bluebird Industrial Estate and land to rear, Park Lane
  - Fmr Gym, Craddock Street

\* Council-owned

# Key Changes to Current Policies

## Stronger Climate Crisis policies

- promotion of sustainable transport
- higher renewable energy requirements
- higher energy & water efficiency standards

## Stronger Environment & Health policies

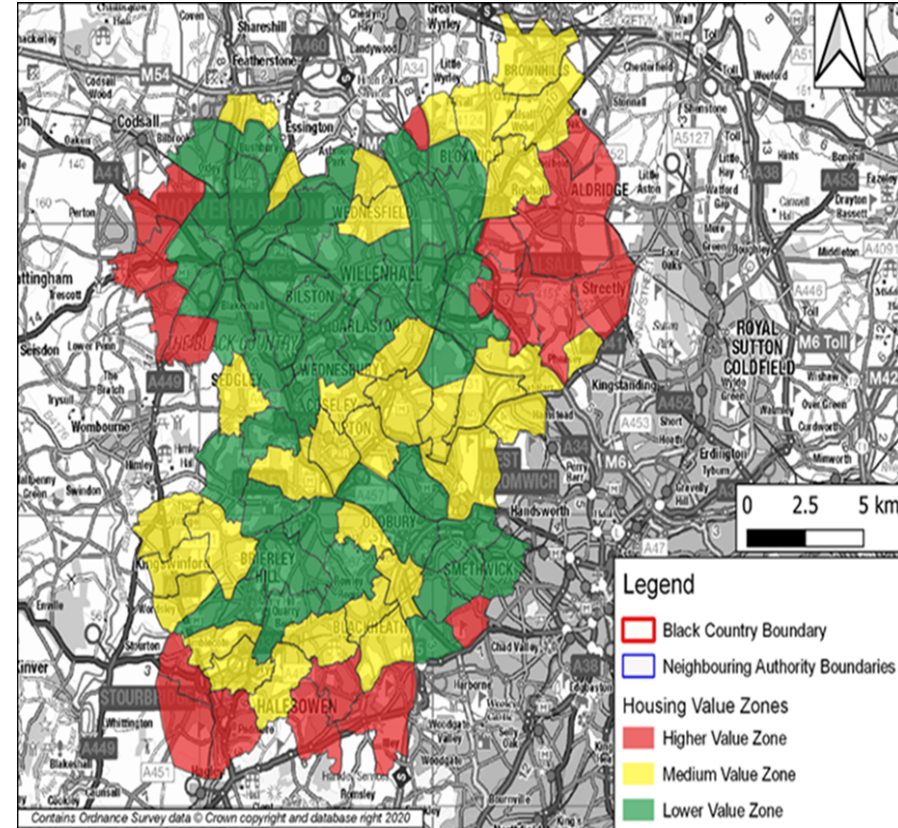
- increasing tree cover
- health impacts of development (hot food takeaways, betting shops, shisha bars)
- water quality / air quality
- national internal space standard for housing

## Affordable housing

- viability rules mean we must reduce our 25% requirement to 10% (most housing sites are in the lower value zone)

## Infrastructure contributions where required and viable

- primary health
- school places
- playing pitches





## **Ian Culley**

Lead Planning Manager,  
City of Wolverhampton Council

[ian.culley@wolverhampton.gov.uk](mailto:ian.culley@wolverhampton.gov.uk)  
01902 550000

**wolverhampton.gov.uk**