

CITY OF WOLVERHAMPTON COUNCIL	Planning Committee Tuesday, 12 July 2022
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Planning application no.	22/00584/LDO	
Site	Land At Inkerman Street, Heath Town	
Proposal	Local Development Order for a residential development of up to a maximum of six dwellings	
Ward	Heath Town;	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Phillip Walker	Senior Planning Officer
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1.0 Summary recommendation

- 1.1 To authorise the adoption of a Local Development Order, granting planning permission for a maximum of six dwellings on land at Inkerman Street, Heath Town.

2.0 Background

- 2.1 A local development order (LDO) grants planning permission and is an alternative to a planning application. The government, through the National Planning Policy Framework, encourages local planning authorities to use local development orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable and where this would promote economic, social or environmental gains for an area.
- 2.2 The Council owned land at Inkerman Street is identified in the Heathfield Park Neighbourhood Plan as a housing site.
- 2.3 The Council intends to bring forward this site within the Heath Town Regeneration Project for the development of up to six dwellings on a Community Design and Build type basis generating strong Social Value contributions to the regeneration of the area. The use of a local development order is seen as the best way to bring forward the development of this site, since it is a flexible tool which has the ability to accelerate

development, simplifying the planning process and making the investment more attractive.

- 2.4 Wolverhampton Homes (WH) is an Arm's Length Management Organisation (ALMO) wholly owned by the City of Wolverhampton Council (CWC) and will be acting as the Employers Representative collaboratively in delivering this housing development as part of the overall Heath Town project. Any buildings constructed on the site will be managed and maintained by WH as it does with the existing City Council owned stock on the Heath Town estate.
- 2.5 In 2018 Black Country Make (CIC) tendered for and were subsequently awarded a Pre-Construction Agreement Services contract to facilitate the full design and development of community led built homes at this site.

3.0 Development site

- 3.1 The site is an irregular shape forming incidental public open space including some mature trees and existing resident car parking. The land is bounded by a railway viaduct to the south, Inkerman Street to the west and a five-storey block of flats (Block 2 to 30 Clover Ley) and associated resident shared amenity space to the north and east.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)
Heathfield Park Neighbourhood Plan

5.0 Publicity

- 5.1 The draft LDO was publicised by site and press notices and letters were sent to consultees, in accordance with the statutory procedure. The last day for comment was 28th June 2022. No representations have been received.

6.0 Consultees

- 6.1 Transportation – No objection.
- 6.2 Housing Development – No objection.

7.0 Legal implications

- 7.1 In addition to the legal implications detailed in the body of this report, the legislative framework that must be followed in order to bring forward and adopt a Local Development Order are set out in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended, and articles 38 and 41 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. (JA/16062022/G)

8.0 Appraisal

- 8.1 The land at Inkerman Street is identified in the Heathfield Park Neighbourhood Plan as a housing site. It is therefore suitable for redevelopment for housing.
- 8.2 The land can reasonably accommodate up to six dwellings, whilst not compromising any amenities of existing residents. The detail design of the new housing can be agreed pursuant to the conditions of the proposed local development order.

9.0 Conclusion

- 9.1 This is a suitable site for community led housing development, comprising up to six dwellings. The proposed adoption of this local development order will facilitate community-led housing which will enable local people to play a leading and lasting role in solving local housing problems in this area, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing.

10.0 Detail recommendation

- 10.1 To authorise the adoption of a Local Development Order, granting planning permission for a maximum of six dwellings on land at Inkerman Street, Heath Town.

11.0 Appendix 1

- 11.1 Draft Local Development Order

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[NOT PROTECTIVELY MARKED]

