

Appendix 3 Accessibility Standards Modelling

1. In order to provide maximum clarity on the potential to increase densities on current identified sites in the urban area, the emerging draft Wolverhampton Local Plan policy on housing density and accessibility is set out below. The emerging new Policy is similar in structure to the existing BCCS Policy HOU2, setting out moderate, high and very high density ranges depending upon reasonable sustainable transport access to key residential services: employment; fresh food; GP services; and schools. However, the minimum density (subject to character constraints) will be increased from 35 to 40 dph, and the moderate / high / very high density ranges will be increased to 40 dph, 45 dph and 100 dph respectively. The current accessibility modelling buffer for 40 dph and 45 dph areas is shown on Map 1 below. This modelling work was carried out in 2020 to inform the Draft Black Country Plan. An illustration of the application of the modelling to 2020 SHLAA sites in part of Wolverhampton is provided in Map 2. The locations of residential services which were used for the modelling exercise are shown on Map 3.
2. The Wolverhampton SHLAA (2022) has applied this emerging Policy to all committed sites with a capacity of 10+ homes and which are unlikely to have planning permission when the Plan is adopted (as it is not possible to increase the density of sites with a current planning permission). This Site Assessment Report has applied the emerging Policy to all sites subject to Site Assessment for housing use through two site assessment criteria: "Access Time by Walking or Public Transport to Key Residential Services" and "Housing Density Location / Character Constraints on Density", under the heading: 3) Social.
3. Where a site is located within a Strategic Centre or Town Centre a minimum density of 100 dwelling per hectare (dph) - net of open space, major roads and other uses - has been assumed, unless there are character constraints (e.g. listed building, conservation area, low density local character). Where a site is located outside a Strategic Centre or Town Centre a minimum density of 40 dph net has been assumed. This is because, in the majority of cases, improvements to accessibility can be made to ensure minimum access standards apply even where a site falls outside the 40 dph buffer. Where a site falls within the 45 dph buffer, as set out in Map 1, a density of 45 dph has been assumed.

Emerging Wolverhampton Local Plan Policy on Housing Density and Accessibility

Policy HOUx - Housing Density, Type and Accessibility

The density and type of new housing provided on any housing site should be informed by:

1. The need for a range of types and sizes of accommodation to meet identified sub-regional and local needs;
2. The level of accessibility by sustainable transport to residential services, including any improvements to be secured through development, as set out in Table 1;
3. The need to achieve high quality design and minimise amenity impacts, taking into account the characteristics and mix of uses in the area where the proposal is located.

Each authority will aim to provide an overall mix of house types over the plan period, tailored to best meet local and sub-regional needs.

Developments of 10 homes or more should provide a range of house types and sizes that will meet the accommodation needs of both existing and future residents, in line with the most recently available information.

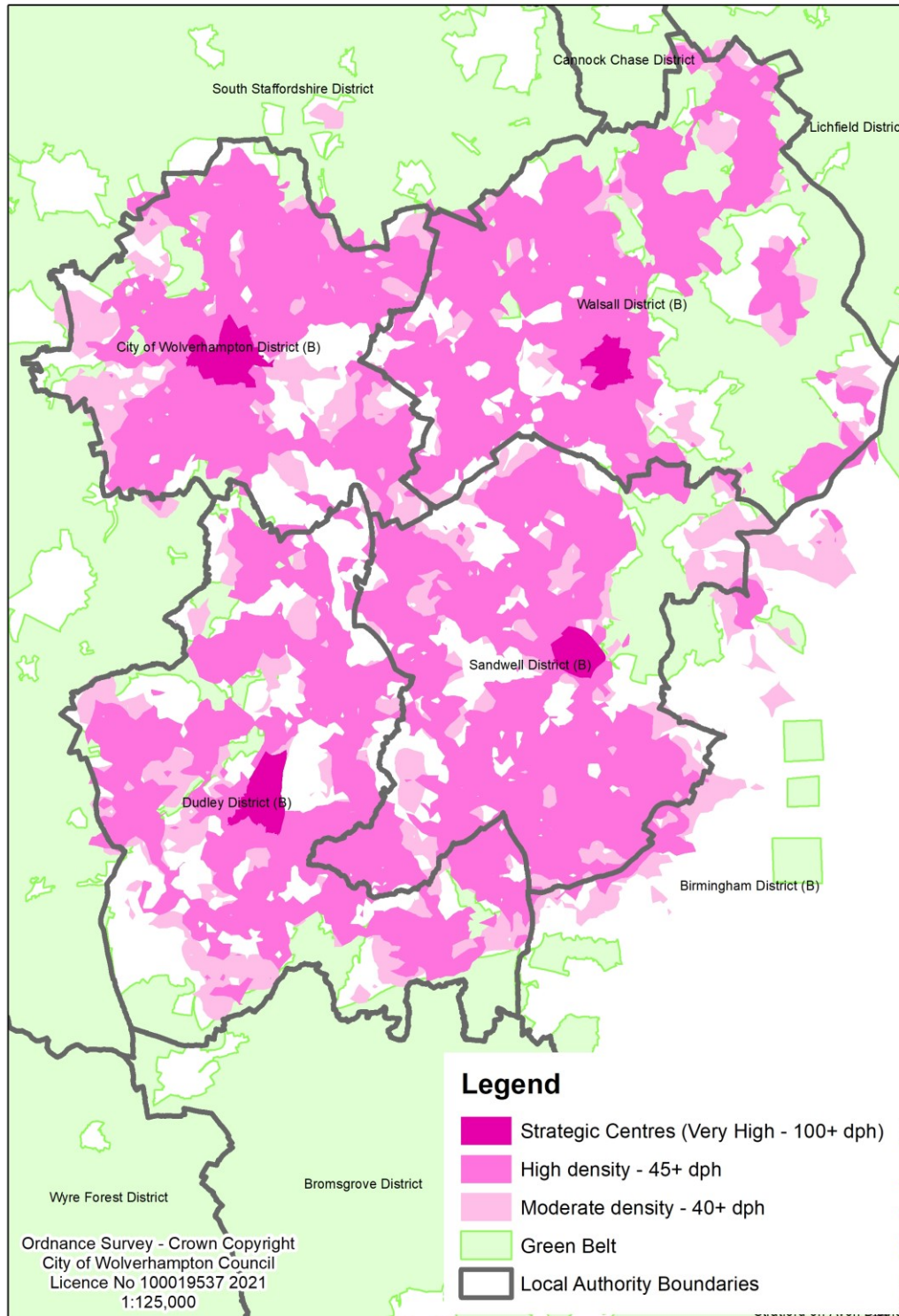
All developments of 10 homes or more should achieve the minimum net density set out below, except where this would prejudice historic character and local distinctiveness:

- 100 dwellings per hectare where Table 1 accessibility standards for very high density housing are met and the site is located within a Strategic Centre or Town Centre.
- 45 dwellings per hectare where Table 1 accessibility standards for high density housing are met;
- 40 dwellings per hectare where Table 1 accessibility standards for moderate density housing are met.

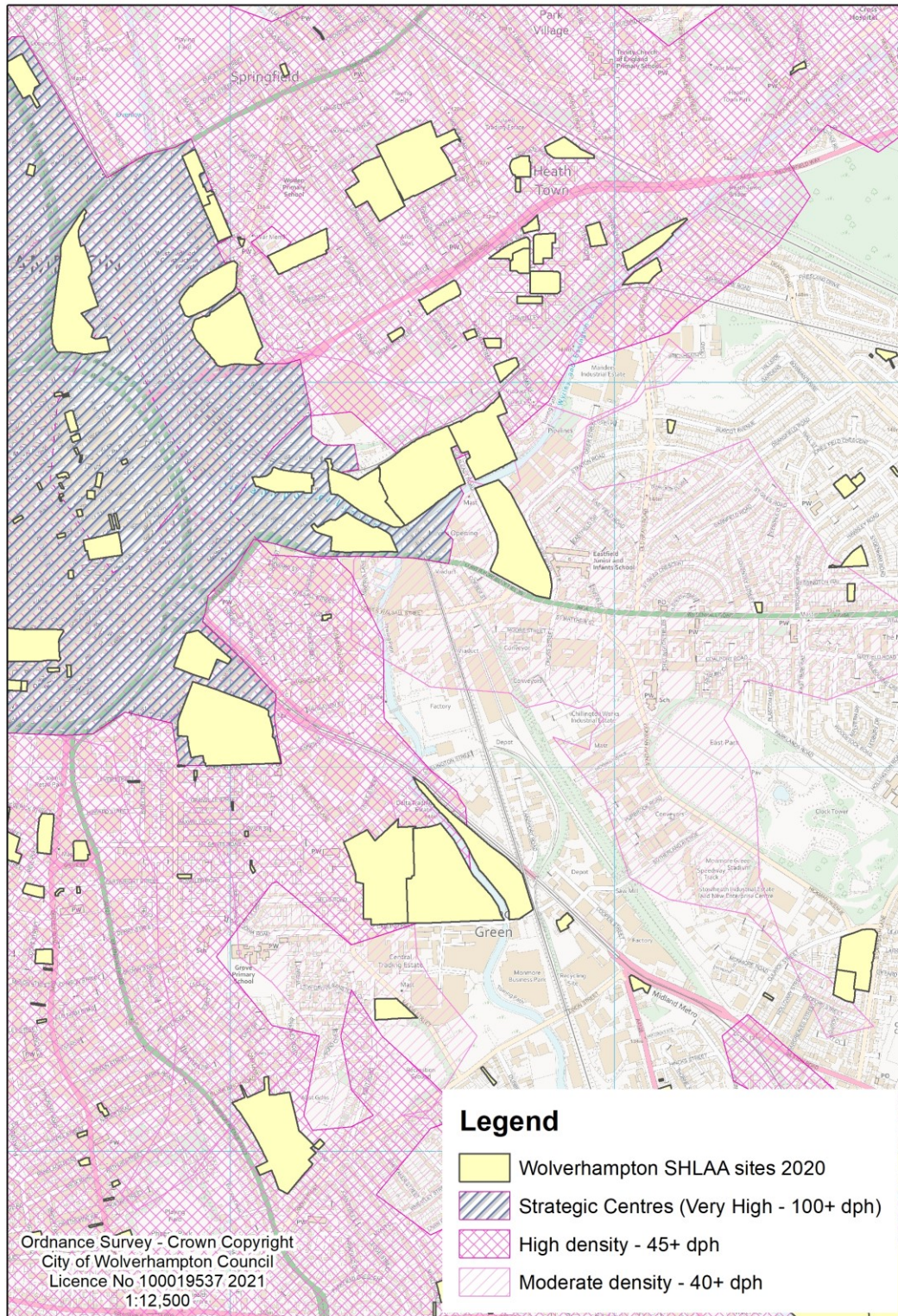
Table 1 Accessibility Standards

Density (dwellings per hectare net)	Very High: 100 + Only appropriate within a Strategic Centre or Town Centre	High: 45 +	Moderate: 40 +
Indicative proportion of flats	100%	>15%	0 – 15%
Indicative amount of housing suited to families	low	medium	High
Accessibility (by either walking or public transport, unless stated)			
Employment - Strategic Centre or other employment area	20 mins	20 mins	30 mins
Health - 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
Education - Secondary School	Na	25 mins	20 mins

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



Map 2 Application of Accessibility Standards to part of Wolverhampton



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

