Wolverhampton

Plan

Wolverhampton Strategic Housing Land Availability Assessment (SHLAA) 2025

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CITY OF WOLVERHAMPTON COUNCIL

Wolverhampton Strategic Housing Land Availability Assessment (SHLAA)

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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, Dec 2020, Dec 2023 and Dec 2024. 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 (stock-based with an affordability uplift[1]) and has a start date of the current year i.e. April 2025 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;
- As set out in PPG - Calculating 5 year housing land supply, 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 2020-23[2];
- Sites with permission for, or potential for provision of, communal accommodation are now included in the SHLAA and the housing supply.

[1] In accordance with NPPG: Housing and Economic Needs Assessment (Feb 2025)
[2] Housing Delivery Test: 2023 Measurement (Dec 2024) Housing Delivery Test: 2023 measurement - GOV.UK

The capacity of these sites is calculated using current national adjustments (no. bedrooms / 2.4 for student accommodation, and no. bedrooms / 1.9 for other communal accommodation). [3]

- The BCCS is out-of-date and extends only to 2026. For the purposes of the Wolverhampton Local Plan (currently at examination), the SHLAA assesses how far housing supply will meet the 5, 10 and 15 year housing requirements from anticipated year of adoption (2027), as set out in the Regulation 19 WLP. The relevant time periods are: 2024-32; 2032-37; and 2037-42. For the purposes of the new Wolverhampton Plan (to be prepared during 2026-2029 under the new Plan-making system – subject to annual SHLAA updates), the SHLAA assesses how far housing supply will meet 5, 10 and 15 year housing need from anticipated year of adoption (2030) using the current standard method. The relevant time periods are: 2025-35; 2035-40; and 2040-45.
- 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 evidence[4];

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 (currently at examination, prepared under the Dec 2023 NPPF) and the Wolverhampton 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.

[3] Housing Delivery Test Measurement Rule Book, 12 December 2024
[4] In accordance with NPPF Annex 2: Glossary definition of Deliverable

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 "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 2025 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 Wolverhampton Local Plan and covers the period 2024 to 2042. 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 2025) up to 2045, which is the anticipated end date for the new Wolverhampton Plan.

Wolverhampton Local Plan (WLP) Requirement

3.2 Current performance against WLP requirements is set out below:

	Past Net Completions	**Wolverhampton Local Plan (Mar 2024) Net Housing Target**
2024-32	461	4144
2032-37	NA	2590
2037-42	NA	2590
Total	**461**	**9,324**

3.3 The WLP net housing requirement for 2024-42 is 9,324 homes. Given that there were 461 net completions 2024-25, there is a remaining requirement for 8,863 net homes for the remaining period 2025-42.

Wolverhampton Local Housing Need using the Standard Method

3.4 The starting point for the current standard method is the 2025 housing stock – which is 114,442. 0.8% of stock is 915.536. The most recently published median workplace-based affordability ratio[5] available in April 2025 was that for 2019-23 – 5.982. The % uplift to be applied to the 915.536 figure is therefore

[5] www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

(5.982 – 5 / 5) x 0.95 +1 = 1.18658. 1.18658 x 915.536 = 1,086. Therefore the annual local housing need figure is 1,086 net homes.

3.5 The local housing need figure for the five year period 2025-30 is 5,430 net homes (as set out in para 1.4 above). As set out in PPG - Calculating 5 year housing land supply, a 5% buffer must be added to this figure. The **five year housing land supply of deliverable sites required to meet local housing need would therefore be 5,702 net homes**.

3.6 **21,720 net homes would be required to meet local housing need for the emerging Wolverhampton Plan period (2025-45).**

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.

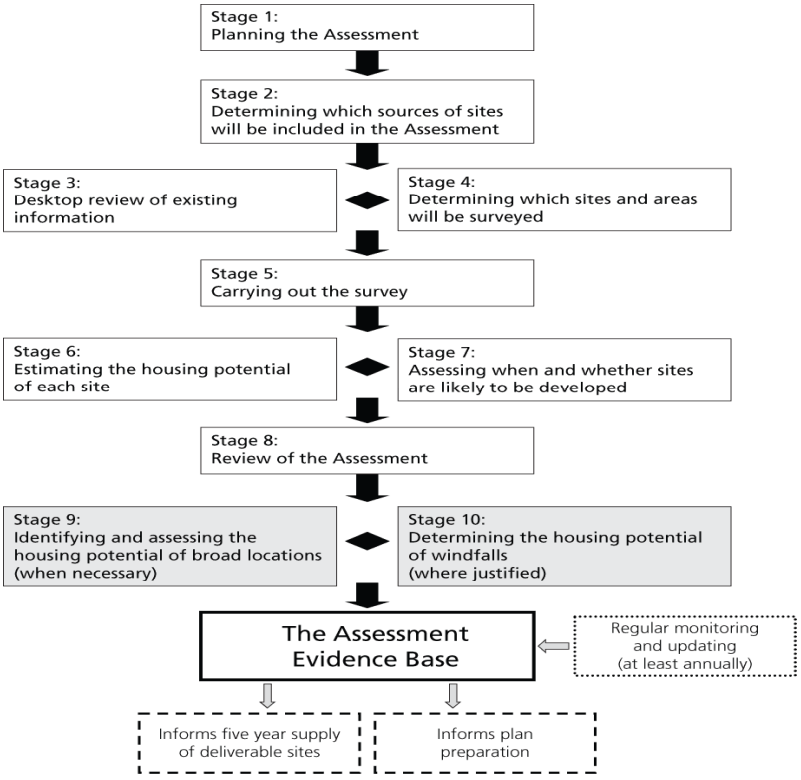
4.5 Deliverable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery within the next 5 years (by 2030). Developable sites are defined as those which are suitable for housing and there is a reasonable prospect that they will be available for delivery beyond 5 years.

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 feasible[6]. 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 attempt was made to invite a wide range of house-builders, developers, land-

[6] Strategic Housing Land Availability Assessment Practice Guidance (DCLG 2007), Paragraph 11

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 Panel members and terms of reference for the Panel are provided in Appendix 1. 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. The SHLAA methodology has not changed, (other than to reflect necessary changes in national guidance, etc.) in subsequent years.

5.5 During 2024, consultation took place with house-builders, developers and delivery agencies as part of preparation of an up-to-date Wolverhampton Housing Market Assessment to support the Wolverhampton Local Plan. The comprehensive list of consultees were asked if they were willing to join a Wolverhampton SHLAA Panel. Only two organisations responded positively to this request – South Staffordshire Council and WV Living (a Wolverhampton-based house building company established by City of Wolverhampton Council). These organisations have been consulted on the contents of this SHLAA report.

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. This 2025 SHLAA Report supports the examination of the 2024 Publication (Reg 19) WLP; and preparation of the new Wolverhampton Plan during 2026-29.

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	30th 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)
SHLAA Report as of April 2024 published	November 2024
SHLAA Report as of April 2025 published	July 2026

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. The timing of housing renewal – both demolitions and rebuild - can have a major impact on the housing trajectory. During 2023-24, two major housing renewal demolition and rebuild schemes emerged in the City – at New Park Village and Tarran (concrete construction) properties at Lincoln Green, Wood End and Portobello. Therefore, this element of supply – both demolitions and rebuild - has now been reinstated in the SHLAA (it was removed in 2019), as part of the "Council Sites" category. The Black Country authorities also 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 2030 onwards at a rate of 3 per annum (the average per annum on sites permitted and deliverable 2025-30).

Table 2: Sources of Sites with Potential for Housing

Sites in the planning process:
• 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:
• 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 • *Sites in rural settlements and rural exception sites* • *Urban extensions* • *New free-standing settlements*

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 Strategic Flood Risk Assessment as Flood Zone 3b
Areas of open space identified in the most recent Wolverhampton Open Space 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 5 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	• 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	• Review all sites included in the Wolverhampton Urban Capacity Study carried out to support the UDP
Planning permissions / sites under construction	• Wolverhampton Planning Application system • Wolverhampton Building Control system
Planning application refusals	• Wolverhampton Planning Application system
Sites subject to pre-application discussions	• Wolverhampton Planning Team
Sites suggested during various planning document consultations	• Review all sites submitted and contact parties proposing sites.
“Call for sites”	• Review sites submitted following call for sites
National Land Use Database (derelict or vacant land and buildings)	• Review all sites included in the NLUD database
Vacant industrial and commercial property (e.g. vacant property registers; commercial property databases)	• Make use of NLUD database and assessments of employment land locations
Surplus Open Space	• Wolverhampton Open Space Audit and Needs Assessment (2008 and subsequent updates)

Broad locations identified in the Black Country Core Strategy	• 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	• Review all sites which are surplus and where a decision has been taken to dispose
Ordnance Survey maps and Aerial photography	• 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 2. During 2012 - 2024 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, and for the Wolverhampton Local Plan during early 2024.

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 2006 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).

<u>Minimum size of site to be surveyed</u>

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**

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 2030
3 Sites suitable for housing and developable over the period 2030-2032
4 Sites suitable for housing and developable over the period 2032-2042
5 Sites suitable for housing and developable from 2042 onwards
6 Small sites (< 10 homes) with planning permission and therefore deliverable by 2030 in accordance with NPPF Annex 2
7 Sites allocated for housing but now considered not suitable / developable up to 2042

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 (2025-30), a projected annual delivery pattern will be used in order to create a detailed trajectory. For the period beyond 2030 delivery can often not be realistically annualized, and, if so, will be averaged over the relevant period.

5.38 A Viability Study was produced to support the Regulation 19 Wolverhampton Local Plan (WLP). This has demonstrated that the identified sites and sources of housing supply included in this SHLAA report, and the single new housing allocation in the WLP (site C32 in this SHLAA), are deliverable and viable, taking into account the potential impact of emerging WLP 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 this in PPG.

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.

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 2025 (large sites updated as of summer 2025); and sites allocated in the UDP, AAPs and Neighbourhood Plans which are considered developable up to 2042.

2) **Council Sites** – Wholly Council-owned sites which are not yet commitments, where the Council has decided to pursue housing / mixed use development or disposal for housing / mixed use over a set timeframe, or largescale housing renewal. Sites of 10 homes or more are also proposed for allocation in the Regulation 19 Wolverhampton Local Plan. For housing renewal sites, housing demolition losses are also included, alongside likely housing rebuild capacity.

3) **Other Potential Housing Sites** – other sites of 10 homes or more which are not yet commitments, but which are suitable and deliverable for housing use under adopted Local Plan policies and are also proposed for allocation in the Regulation 19 Wolverhampton Local Plan.

4) **Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2042** – 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 (including those which would be suitable for housing only following adoption of the Wolverhampton Local Plan).

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) and 2), 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 2025-30
- Housing delivery in 2030-32
- Housing delivery 2032-42

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) can be viewed on the Wolverhampton Policies Map at: https://www.wolverhampton.gov.uk/planning/planning-policies/unitary-development-plan-and-proposals-map. 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/

Wolverhampton Local Plan Viability Study

6.10 Viability Studies were completed to support the Black Country Core Strategy, each of the three AAPs and the Draft Black Country Plan. An up-to-date Viability Study has now been completed to support the Regulation 19 Wolverhampton Local Plan (WLP). As required by national guidance, this has assessed the viability of development for a range of typologies of housing sites across Wolverhampton, including within Wolverhampton City Centre, under Regulation 19 WLP 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 has been applied in the Regulation 19 WLP. In particular, affordable housing requirements have been reduced to a viable level for sites in lower value areas. 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 179 sites have a net developable area of 78 ha and an average net density of 92 homes per hectare. The majority of these sites are currently vacant or derelict, however, 15 ha are allocations on occupied employment land.

6.13 The Commitments Sites include the majority (at three of six individual sub-sites) of two housing renewal areas – New Park Village and Tarrans Properties The demolition and rebuild programme for these sites is set out below, delivering 331 demolitions and 326 rebuild homes in total, or minus 5 net homes, during 2024-29. A discount has not been applied to the housing renewal sites, as the programme is detailed and necessary to rehouse residents. Although three of the smaller sub-sites fall under the Other Potential Housing Sites category (see below), for ease of reference, all projected demolitions on these sites are included in Table 6.

	2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**Total**
New Park Village – demolitions	0	-101	0	-104	0	**-205**
NPV – rebuild	0	37	68	25	58	**188**
Tarrans – demolitions	-29	-14	-48	-35	0	**-126**
Tarrans – rebuild	0	32	28	60	18	**138**
Net Capacity	**-29**	**-46**	**48**	**-54**	**76**	**-5**

6.14 The total remaining undiscounted capacity on Commitments sites is 7013 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 2030, in accordance with national guidance (see para 5.36).

Table 6 Delivery Profile of Commitments Sites (as of April 2025, with large sites updated as of summer 2025)

Planning Status	**Total Homes (net)**			
	Deliverable 2025-30	**Developable 2030-32**	**Developable 2032-42**	**Total**
Local Plan Allocation – occupied employment land (with 15% discount)	43	0	339	**382**
Local Plan Allocation - other (with 10% discount)	0	115	1088	**1203**
Outline Planning Permission with delivery information (with 5% discount)	94	986	285	**1365**
Full Planning Permission with delivery information (with 5% discount)	1549	72	27	**1648**

Small sites with Outline or Full Planning Permission and without delivery information (with 5% discount)	214	0	0	**214**
Sites Under Construction	1814*	0	0	**1814**
Demolitions on housing renewal sites	-302	0	0	**-302**
Total (net)	**3412**	**1173**	**1739**	**6324**

**Net of 15 projected smallscale demolitions on sites permitted and deliverable by 2030*

2) Council Sites

6.15 The four Council Sites are listed in Table 2 of Appendix 3 and have a net developable area of 2.47 ha, which is all brownfield land including a surplus garage site and school and community service buildings (none located within Wolverhampton City Centre). The total remaining capacity without discount on all sites is 167 homes. All of these are on larger sites or on small sites with detailed delivery information, and all are deliverable by 2030. The delivery profile of Council sites is provided in Table 7.

Table 7 Delivery Profile of Council Sites (as of summer 2025)

Planning Status	**Total Homes (net)**		
	Deliverable 2025-30	**Developable 2030-32**	**Total**
Council Sites (with 10% discount)	150	0	**150**

3) Other Potential Housing Sites

6.16 The Other Potential Housing Sites are listed in Table 3 of Appendix 3. These eight sites have a net developable area of 4.1 ha. The total remaining undiscounted capacity on all sites is 423 homes. None of these sites are located within Wolverhampton City Centre. Three of the sites are parts of housing renewal areas (see para 6.13) - for ease of reference, all projected demolitions on these sites are included in Table 6. All of the sites are proposed as new housing allocations in the Regulation 19 Wolverhampton Local Plan. The delivery profile of Potential Housing sites is provided in Table 8.

Table 8 Delivery Profile of Other Potential Housing Sites (as of summer 2025)

Planning Status	**Total Homes (net)**			
	2025-30	**2030-32**	**2032-42**	**Total**
Potential Housing Sites (with 10% discount)	36	118	33	**187**

4) Sites Allocated for Housing but now considered Not Suitable / Available up to 2042

6.17 Following completion of the EDNA and BEAR work during 2019 and 2020 and other land-owner engagement at the time, 15 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.

6.18 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.

6.19 The revised list of sites now considered not suitable / available up to 2042 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 1,152 homes undiscounted and 1,003 homes following application of relevant discounts. 13 of the sites (total capacity 674 homes) are occupied employment land.

6.20 The 14 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 these sites have not been counted as part of housing land supply since 2020.

5) Call for Sites Unsuitable for Housing

6.19 The 21 sites submitted under the on-going Wolverhampton SHLAA "call for sites" and Black Country Plan review and Wolverhampton Local Plan "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 the Black Country Plan review "call for sites" and further information can be viewed at: https://blackcountryplan.dudley.gov.uk/t2/p3/

6.20 This list includes the Lane St / Highfields Road site which is included as an allocation in the Regulation 19 Wolverhampton Local Plan and would be suitable for housing only following adoption of the Wolverhampton Local Plan (see para 9.5 below).

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 2024-42 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 2025-30	Develop-able 2030-32	Develop-able 2032-42	Total
1) Commitments Sites (with 5%, 10% or 15% discount as appropriate)	3412	1173	1739	**6324**
2) Council Sites (with 10% discount)	150	0	0	**150**
3) Other Potential Housing Sites (with 10% discount)	36	118	33	**187**
Total	**3598**	**1291**	**1772**	**6661**

7.3 Para 3.3 above states that the total net housing requirement for Wolverhampton over the remaining Wolverhampton Local Plan period (2025-42) is 8,869 net homes. Identified sites which are suitable for housing and are developable by 2042 can provide 6661 homes, a shortfall of 2,208 homes. The Wolverhampton Plan period is likely to extend up to 2045. Using the current standard method, 21,720 homes would be required to meet Wolverhampton's local housing need over this period, as set out in para 3.6 above. There is a shortfall of 15,059 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 609 homes per annum over the period 2006-25. The average was low at the beginning of this period, due to the recession and

associated housing market downturn. Completions picked up significantly in 2017/18, and this increase was sustained, producing an average of 825 per annum over the period 2017-24. 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. In 2021-22 there was a bounce back in home construction, with 1315 homes (net) completed during this year.

7.6 Although the supply of housing from Council-owned sites and large former factory sites (such as Goodyear and Ward Street) is largely coming to an end, and completions decreased to 491 homes in 2024/25, SHLAA sites are now projected to deliver 720 homes (net) per year on average over the period 2025-30. Over the period 2030-42, the trajectory reduces significantly to 255 homes per annum.

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 2,208 homes up to 2042. 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 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 (2011) allocated a housing capacity of 1100 homes to Wolverhampton City Centre up to 2026, beyond existing commitments. This target has now been comfortably exceeded. There were 1627 completions over the period 2006-25 in the City Centre (including 331 student homes),

and 4696 (undiscounted) of homes on identified sites are located in the City Centre.

7.12 The Wolverhampton City Centre AAP (2016) set out detailed housing allocations and other sources of housing capacity in the City Centre to help meet the BCCS target. The housing allocations (excluding Moorfield Road 10h and Ablow Street 10c, which are employment land sites since removed from supply; and Shopping Core / Southside 1b(ii) and (iii), which is now considered not deliverable – see Appendix 3 Table 4) are reflected in the identified suitable sites in section 6 of this report – with information updated to reflect the latest planning and delivery position. It should be noted that the All Saints & Blakenhall and Graiseley Character Areas now form part of the Bilston Regeneration Corridor, and do not form part of the City Centre as defined in the BCCS and the emerging Wolverhampton Local Plan. The other sources of housing capacity are summarised in Figure 7 of the AAP, provided below.

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 218 homes over the period 2014-25, at a slightly lower rate of 20 per year. Small windfall sites in the City Centre already form part (53 homes) of the identified site supply for 2025-30. Therefore, a small windfall allowance is not appropriate for 2025-30. However, a small site windfall estimate of 20 completions per year has been made for the period 2030-42, totalling **240 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 2023/4 data was estimated at 22,571 sqm (after discounting sites that would definitely not have any residential potential or that are already accounted for as part of identified SHLAA sites). 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. 8.6% 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 91.4% 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 generates an estimate of **209 homes over the period 2029-42** 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 Wolverhampton City Centre AAP also identifies a number of development opportunities with flexible land use allocations (see Table 10 above), with a total potential capacity of 920 homes. However, the majority of these sites have come forward for a particular use since the AAP was adopted in 2016, and all of the 920 home capacity can now be discounted, as detailed below.

7.18 The 140 homes identified for the Blakenhall and Graiseley Character area can now be discounted, as these two sites have since been developed as car showrooms. The 100 homes identified for the St John's and St George's Character Area was at the Former St George's Parade Store (Sainsbury's) - this is now an identified suitable site accounted for in section 6. The 50 homes identified for the St Peter's Character Area was at St Peter's Car Park, which is now an established car park with no reasonable prospect of development. The former Peel House site within Molineux Character Area could have delivered 40 homes, however this is now an established car park with no reasonable prospect of development. The two sites within University Character Area identified with potential for housing are now in use as housing / pub (CA6a) and established car parking (North Road - CA6b). The two potential housing sites in Canalside Quarter Character Area have also been lost to other uses: supermarket (Broad Guage Way - CA4h) and education (Springfield Brewery - CA4c).

Total City Centre Capacity

7.19 The current discounted supply on identified sites in the City Centre (which includes a density uplift on one site as set out under para 9.3 / Table 14 below) is 4,484 homes. The total capacity available from the Wolverhampton City Centre broad location as set out in paras 7.14 and 7.16 above is 449 homes. This produces **a total capacity for the City Centre of 4,933 homes over the Wolverhampton Local Plan period up to 2042**.

7.20 This represents an average completion rate of 290 homes per year for 2025-42, compared to a historic completion rate of 77 homes per year for 2014-25 – a 377% 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.

Town and District & Local Centres

7.21 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.

7.22 Historic (2015-25) 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. Historic completions on small site windfalls are taken into account in the wider small site windfall allowance set out in para's 7.25 – 7.30 below.

Centre	Total Completions (net homes) 2015-25	Average per year	Current discounted supply 2025-42 (of which on small windfall sites)
Bilston Town Centre	58	5.8	108 (9)
Wednesfield Town Centre	8	0.8	9 (9)

All District & Local Centres	73	7.3	49 (20)
Total	**139**	**13.9**	**166 (38)**

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 2023/4 data (after discounting sites that would definitely not have any residential potential or that are already accounted for as part of identified SHLAA sites) was estimated at 4,320 sqm and 1,080 sqm respectively. A reasonable estimate was made for future potential residential capacity, informed by the approach to the City Centre (para 7.16 above). For Bilston Town Centre, it was assumed that vacant floorspace would provide on average 2.5 stories of potential residential accommodation. For 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 **35 homes for Bilston Town Centre** and **9 homes for Wednesfield Town Centre**.

7.22 There is no information currently available on surplus floorspace in the twenty-eight Wolverhampton District & Local Centres. However, surplus floorspace evidence is available for the equivalent centres in Dudley and Sandwell. 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 District & Local Centres (which forms part of the small site windfall allowance set out under Stage 10 below) has been calculated at 7.3 homes per annum or 100 homes for the period 2030-42. 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 **88 homes for Wolverhampton District & Local Centres**.

<u>Analysis of Stage 9 Results</u>

7.23 Therefore the total capacity available from the broad locations **over the period 2029-42** is **449 homes from Wolverhampton City Centre and 132 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 263 net homes on identified small sites (sites able to accommodate 9 homes or less). Only 53 (20%) 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
2022/23	117

2023/24	106
2024/25	73
Average per annum	**150**

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 55 permissions for 659 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 142 net homes per annum, therefore it is proposed to use this rate as the basis for estimating small site windfall completions from 2025 onwards.

Table 12: Small Site Windfalls (< 10 homes / 0.25 ha) Completions by Year (2015-25)

Year	Total net homes
2015 /16	69
2016 /17	79
2017 /18	156
2018 /19	202
2019 /20	215
2020/21	34
2021/22	125
2022/23	66
2023/24	211
2024/25	165
Average per annum	**142**

7.29 Within the period 2025-30 small windfall sites already form part of the identified site supply and, although the number of homes projected to be delivered on identified small sites (263) at 53 homes per annum, is below 142 homes per annum, a small windfall allowance is not appropriate for this period. There are no identified small sites projected for delivery beyond 2030. Therefore, an estimate of 142 completions per year has been made for the period 2030-42.

7.30 From 2021 onwards the Black Country authorities also agreed to include a small demolition windfall allowance. Based on recent trends the estimate is that 3 homes will be lost each year in Wolverhampton through small-scale demolitions, to come forward after 2030, as set out in para 5.9. Therefore, the net small site windfall allowance to be applied for the period 2030-42 is 139 net homes per annum, or **1,668 homes in total**.

8.0 Summary of Results

8.1 In summary, this SHLAA Report provides a total housing capacity of 9,203 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 2025-30	**2030-32**	**2032-42**	**Total**
Identified Sites	3598	1291	1772	**6661**
Broad Locations	26	92	463	**581**
Small Windfall Sites (net of small scale demolitions)	0	278	1390	**1668**
TOTAL	**3624**	**1661**	**3625**	**8910**

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 includes the additional housing capacity of 127 net homes arising from the Regulation 19 Wolverhampton Local Plan, as detailed in section 9 of this SHLAA report. As set out in para's 3.2-3.6, this supply trajectory is compared against two sets of housing targets: the emerging Wolverhampton Local Plan housing requirement for 2024-42; and Local Housing Need using the Standard Method 2024 for 2025-45.

Supply to Meet Wolverhampton Local Plan Housing Requirement (2024-42)

8.3 Taken together with the 461 net completions in 2024/25, the SHLAA provides a total capacity of 9,498 net homes over the Plan period 2024-42. This is 174 homes more than the WLP net housing requirement for 9,324 homes.

Supply to Meet Local Housing Need using the Standard Method

8.4 21,720 net homes would be required to meet local housing need for the emerging Wolverhampton Plan period (2025-45). The SHLAA provides 9,037 homes over this period, leaving a shortfall of 12,683 homes. If annual windfall and structural uplift assumptions continued over the period 2042-45, this would deliver around additional 555 homes.

Five Year Housing Land Supply (2025-30)

8.5 In terms of an immediate five year housing supply of deliverable sites for the period 2025-30 (as set out in paras 1.4 and 3.5), Tables 1, 2 and 3 of Appendix 3 demonstrate that there are 4,041 homes deliverable on identified sites, **without discount,** over the period 2025-30. This is 29% (1,661 homes) below the 5,702 home target, as set out in para 3.5. Therefore, **Wolverhampton cannot currently demonstrate a five year housing land supply. However, work is advanced on producing a new**

Wolverhampton Local Plan which will establish deliverable housing targets upon adoption in early 2027.

9.0 Implications of Regulation 19 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 2024, assuming adoption of the Regulation 19 WLP density policy (HOU2) in 2026/27 which applies 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 2026/27 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 WLP) 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 WLP Site Assessment Report Appendix 3 Accessibility Standards 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. Discussions with potential housing developers in 2021/22.	36680	Greenway Road, Bradley	140	35	180	45	40

Deliverability Commentary	Site Ref	Address	Current capacity	Current net density	New capacity	New net density	Potential Uplift
Allocation in Wolverhampton City Centre AAP. Site cleared and available. Permission granted for supported living accommodation on western third of site in Feb 2024 - removed from this site in 2023/24. 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 26 homes.	27350	St Marks Road, adjoining Sainsbury's, Wolverhampton City Centre	24	48	50	100	26
Total			**234**		**310**		**76**

9.4 The total potential density uplift is 76 homes without discount. When the relevant discount (15% to 36640 & 36680, 10% to 27350) is applied, the uplift is reduced to **66 homes**.

Potential New Housing Allocation

9.5 The Regulation 19 WLP includes one new allocation, which would release an occupied employment site for housing – Lane St / Highfields Road, with a capacity of 72 homes without discount. When the relevant discount of 15% is applied, the capacity is reduced to **61 homes**.

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 Wolverhampton City Council 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 (e.g. 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. Wolverhampton City Council 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

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Key
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Table 2 Council Sites
Table 3 Other Potential Housing Sites
Table 4 Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2042
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 2030
3	Sites suitable for housing and developable 2030-32
4	Sites suitable for housing and developable 2032-42
5	Sites suitable for housing and developable from 2042 onwards
6	Small sites (< 10 homes) with permission and no information and therefore deliverable by 2029 in accordance with NPPF Annex 2
7	Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2042

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 / BIS	Bilston East / Bilston South (Boundary change 2024)
BI	Bilston North
BL	Blakenhall
BN	Bushbury North
BS	Bushbury South & Low Hill
ET	Ettingshall / Ettingshall North (2024)
FP	Fallings Park
GR	Graiseley
HT	Heath Town
MH	Merry Hill
OX	Oxley
PK	Park
PN	Penn
SP	St Peter's
SV	Spring Vale / Ettingshall South & Spring Vale (Boundary change 2024)
TR	Tettenhall Regis
TW	Tettenhall Wightwick
WN	Wednesfield North
WS	Wednesfield South

Table 1 Commitments Sites (in Planning Status order)

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
36630	West of Colliery Road, Horseley Fields WV1 2QP	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	90
36640	Delta Trading Estate, Bilston Road WV2 2QD	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	70
36720	Bluebird Industrial Estate and site to rear, Park Lane WV10 9QQ	BS		ALP		3.20	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	130
36680	Greenway Road, Bradley WV14 0TQ	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 with potential housing developers in 2021/22. As of June 2025 planning application under consideration for 51 affordable rent on Land at Hatton Street part (1.22 ha)	0	0	0	26	25	0	45	44
36690	South of Oxford Street, Stag Industrial Estate, Bilston WV14 7HZ	BE		ALP		.45	20	4	Bilston Corridor AAP mixed use allocation on occupied employment land.	0	0	0	0	0	0	0	20
39560	Former Network House, School Street, Wolverhampton City Centre WV1 4LJ	SP	RR Sea Stafford Ltd	ALP	22/01131/RC 21/00369/REM 19/00807/FUL 17/01386/PAO	.22	113	4	Wolverhampton City Centre AAP allocation. Permission granted 2019 for demolition and re-build for 113 flats. Site formed part of 3678 City Centre West site in 2022-2024 SHLAAs and was separated off following permission for majority of site under Smithfield proposal in 2024/25.	0	0	0	0	0	0	113	0

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
					COU 14/00228/OUT												
42940	Fmr Gym, Craddock Street WV6 0QJ	SP	Mr H Singh	ALP	21/00902/FUL	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. Subsequent applications for change of use to employment withdrawn. On-going discussions with site owner to bring forward site.						48	0	0
34400	Former G & P Batteries Site, Grove Street, Heath Town WV10 0PY	HT	Wexham Homes Ltd	ALP	20/00567/OUT 10/01256/FUL	0.62	56	3	Heathfield Park Neighbourhood Plan allocation. Outline application approved Feb 2021 for 56 no 2 bed flats. Owner looking to sell to developer. Appropriate under emerging Wolverhampton Local Plan Policy HOU2 for current high density.	0	0	0	0	0	56	0	0

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28840	Land at Grimstone St / Culwell St, Canalside Quarter, Wolverhampton City Centre WV10 0JP	HT	Marstons Brewery Plc	ALP		0.54	285	4	Allocated in adopted City Centre AAP. Currently used as a distribution depot by Carlsberg / Marstons Brewery (main site is on Chapel Ash) who have recently announced they will be closing their entire operation in autumn 2025. Feasibility study indicates capacity. Potentially part of Brewers Yard scheme.	0	0	0	0	0	0	200	85
27350	St Marks Road (adj Sainsbury's), Wolverhampton City Centre WV3 0QN	GR		ALP	23/00119/OUT 11/00430/FUL	0.5	24	3	Allocation in Wolverhampton City Centre AAP. Site cleared and available. Permission granted for supported living accommodation on western third of site in Feb 2024 - removed from this site in 2023/24. 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 26 homes.	0	0	0	0	0	24	0	0
36810	Cambridge Street Open Space, Canalside Quarter, Wolverhampton City Centre WV10 0JS	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	43	0
36800	Stafford Street / Cannock Road, Canalside Quarter, Wolverhampton City Centre WV1 1JN	SP	CWC / Various	ALP		2.00	210	4	Wolverhampton City Centre AAP allocation. Part in CWC ownership.	0	0	0	0	0	0	0	210
36830	Mill Street Depot, Canalside Quarter, Wolverhampton City Centre WV10 0DB	SP		ALP		1.19	35	4	Wolverhampton City Centre AAP allocation. Grade II Listed Building. Former railway offices.	0	0	0	0	0	0	0	35

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44640	Old Steam Mill and Sack Works, Corn Mill, Wolverhampton City Centre WV10 0DB	SP	CWC	ALP		.39	153	4	Part of Wolverhampton City Centre AAP allocation with identified potential for mixed use including residential. The Council is working with development partner Ion to bring forward the site. Call for sites submitted through WLP Issues and Preferred Options.	0	0	0	0	0	0	153	0
44620	St George's Parade, Wolverhampton City Centre WV2 1AY	SP	CWC	ALP		2.15	370	4	Wolverhampton City Centre AAP allocation (flexible use). Former Sansbury's store including converted church (Grade II Listed Building). Design competition concluded. The Council is working with development partner Capital&Centric to bring the scheme forward. Planning application to be submitted early 2026.	0	0	0	0	0	0	370	0
36745	Heath Town Estate Masterplan - HRA10 Inkerman Street (community housing) WV10 0EP	HT	Black Country Make (Community Interest Company)	OPP	22/00584/LDO 17/00610/OUT	.21	6	2	Part of Heath Town Masterplan site granted outline permission in 2017 (implemented therefore will not lapse). Local Development Order completed July 2022 (expires July 2027).	0	0	6	0	0	0		0
36748	Heath Town Estate Masterplan - HT4 (WVL4) Chervil Rise East WV10 0HZ	HT	CWC - Housing	OPP	17/00610/OUT	.66	30	2	Part of Heath Town Masterplan site granted outline permission in 2017. Demolition during 2021/22. New planning application to be prepared. To be delivered through CWC Housing Development Framework.	0	0	0	30	0	0	0	0
37750	Land Adjacent Sunnyside, Taylor Road WV4 6HP	ET	Mr Michael Pritchard	OPP	25/00051/FUL 20/00397/OUT 14/00068/OUT 17/01434/REM	0.3694	14	2	Outline permission granted March 2022. Full application submitted March 2025.	0	14				0		0
36820	Culwell Street Depot and adjoining land, Canalside	HT	CWC / Various	OPP	22/00367/OUT	2.24	599	3	Wolverhampton City Centre AAP allocation - CWC owned Culwell Street Depot, subject to relocation of existing depot to Hickman Avenue. Outline permission for 599 homes in 2023. Demolition and rebuild work on new depot (site of wholesale	0	0	0	0	0	599	0	0

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	Quarter WV10 0JT								market, HIckman Avenue) due to commence 2025/26 - outline planning approval secured, new application submitted May 2025. Feasibility study indicates potential additional capacity subject to extending existing allocation to incorporate adjoining industrial units. Part of Brewer's Yard scheme.								
44010	Land East Of 86 Arthur Street Parkfield Wolverhampton WV2 3DZ	BL	. . .	OPP	20/01584/OUT	0.612	13	2	Outline permission May 2022		6	7					
44070	Beckminster House, Beckminster Road, Penn WV3 7BJ	GR	Mrs A Kaur	OPP	23/00984/OUT	0.86	36	2	Outline permission granted Nov 2023 for Grade II Listed Building conversion / new build			18	18				
36782	Smithgate (previously City Centre West) Plot 2 - The Fold, Darlington St / Fold St, Wolverhampton City Centre WV1 4LP	SP	CWC / Private	OPP	24/01214/FUL 22/01131/RC 19/00807/FUL	.93	369	3	Wolverhampton City Centre AAP allocations. Hybrid permission granted 2024 for mixed use including 1070 homes, of which 331 with full planning permission, with no affordable housing. Council working with development partner ECF (Homes England, Legal & General, Muse) to bring forward mixed use development.	0	0	0	0	0	369	0	0
36783	Smithgate (previously City Centre West) Plot 3 - Tandem Mews, Birch St / Clarence St / Clarence Rd, Wolverhampton City Centre WV1 4LP	SP	CWC / Private	OPP	24/01214/FUL 22/01131/RC 19/00807/FUL	.34	70	3	Wolverhampton City Centre AAP allocations. Hybrid permission granted 2024 for mixed use including 1070 homes, of which 331 with full planning permission, with no affordable housing. Council working with development partner ECF (Homes England, Legal & General, Muse) to bring forward mixed use development.	0	0	0	0	0	70	0	0

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36784	Smithgate (previously City Centre West) Plot 4 - Lock Gate, School St, Wolverhampton City Centre WV1 4LP	SP	CWC / Private	OPP	24/01214/FUL 22/01131/RC 19/00807/FUL	.60	300	4	Wolverhampton City Centre AAP allocations. Hybrid permission granted 2024 for mixed use including 1070 homes, of which 331 with full planning permission, with no affordable housing. Council working with development partner ECF (Homes England, Legal & General, Muse) to bring forward mixed use development.	0	0	0	0	0	0	300	0
31980	Land Between Elysium And Orchard House 10 Old Lane, Wightwick WV6 8DQ	TW	Penn Haulage (Midlands)Ltd	OPP	25/00238/OUT 22/00164/OUT 19/00264/OUT	0.1512	2	6	New permission granted May 2025								0
43870	26A Hall Lane Wolverhampton WV14 9RJ	SV	James Workman	OPP	22/01134/OUT	0.109	2	6	Permission granted Feb 2023								
43880	Land Adjacent To 1 Hunters Close Wolverhampton WV14 7BN	BE	Mr W Evans	OPP	22/01194/OUT	0.097	1	6	Permission granted Jan 2023								
44890	Land South Of 11 Bushbury Road Wolverhampton WV10 0LY	HT		OPP	24/00559/OUT	0.2563	3	6	Permission granted Dec 2024								
44900	76 Wrottesley Road Wolverhampton WV6 8SH	TR		OPP	24/00624/OUT	0.1539	1	6	Permission granted Aug 2024								
44910	75 Pope Road Wolverhampton WV10 8LU	FP		OPP	23/00276/FUL	0.038	1	6	Permission granted Apr 2024								
27373	Dixon House and former Cleveland Club, Cleveland Road, Royal Hospital Development Area - conversion WV2 1BH	SP	MORRO Partnerships (YMCA)	FPP	24/00038/FUL	0.2	30	2	Part of Royal Hospital Development Area which was allocated in the Wolverhampton City Centre AAP for min 100 homes. Fmr Bus Depot part was completed in 2022 for 155 flats and Royal Hospital part is under construction for 202 homes. Permission granted autumn 2024. Under construction as of Dec 2025. All social rent.		30						

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27374	Dixon House and former Cleveland Club, Cleveland Street, Royal Hospital Area - new build WV2 1BH	SP	MORRO Partnerships (Walsall Housing Group)	FPP	24/00038/FUL	0.45	63	2	Part of Royal Hospital Development Area which was allocated in the Wolverhampton City Centre AAP for min 100 homes. Fmr Bus Depot part was completed in 2022 for 155 flats and Royal Hospital part is under construction for 202 homes. Permission granted autumn 2024. Under construction as of Dec 2025. All social rent.		63						
36510	Fmr Bushbury Reservoir, Showell Road WV10 9LU	BS	Jack Moody	FPP	16/00674/OUT	.30	12	3	Site allocated for gypsy and traveller pitches in Stafford Road AAP. Full permission granted in 2013 for 12 pitches. Former fishing pool subsequently filled, implementing this permission. Planning permission refused for general purpose housing in 2020.	0	0	0	0	0	12	0	0
32700	Former Dale House, Showell Circus WV10 9BA	BS	CWC - Housing	FPP	23/00732/FUL 20/00672/FUL	0.35	10	2	Council-owned surplus site programmed for Council affordable rent (Future Homes Standard). Permission granted Feb 2024. To be delivered through the new build housing development framework.	0	10	0	0	0	0	0	0
33841	Former Bilston College, 40 and adj land, Mount Pleasant (conversion) WV14 7LS	BI	Standen Development	FPP	12/01119/EXT	0.16	20	3	Permission implemented 2016 therefore extends in perpetuity. Demolition works carried out to facilitate redevelopment. Site purchased in 2023.	0	0	0	0	0	20	0	0
33842	Former Bilston College, 40 and adj land, Mount Pleasant (new build), Bilston Town Centre WV14 7LS	BI	Standen Development	FPP	12/01119/EXT	0.22	44	3	Permission implemented 2016 therefore extends in perpetuity. Demolition works carried out to facilitate redevelopment. Site purchased in 2023.	0	0	0	0	0	44	0	0

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36742	Heath Town Estate Masterplan - HT3 (HRA4/WVL5/WVL6) Chervil Rise West WV10 0HR	HT	CWC - Housing	FPP	20/00750/REM 17/00610/OUT	.49	37	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted 2020. Demolition during 2021/22. HRA5 now omitted as site for energy centre - new planning application to be prepared. To be delivered through CWC Housing Development Framework.	0	0	0	37	0	0	0	0
36743	Heath Town Estate Masterplan - HT5 (HRA7) Long Ley WV10 0HS	HT	CWC - Housing	FPP	20/00750/REM 17/00610/OUT	.56	16	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted 2020. Demolition during 2021/22. To be delivered through CWC Housing Development Framework. To be acquired by the Council.	0	0	16	0	0	0	0	0
36746	Heath Town Estate Masterplan - HT2 (WVL1) Fmr Duke of York PH, Tremont St WV10 0JD	HT	CWC - Housing	FPP	25/00522/FUL 20/01507/REM 17/00610/OUT	.48	32	2	Part of Heath Town Masterplan site granted outline permission in 2017. Reserved matters permitted for 38 flats in 2020. Demolition during 2021/22. To be delivered through CWC Housing Development Framework. Permission granted for 32 flats in July 2025.	0	0	32	0	0	0	0	0
36747	Heath Town Estate Masterplan - (WVL2) - Land between 34 and 36 Inkerman Street WV10 0EP	HT	CWC - Housing	FPP	24/01353/FUL 17/00610/OUT	.17	2	2	Part of Heath Town Masterplan site granted outline permission in 2017. Demolition during 2021/22. New permission granted 2024. To be delivered through CWC Housing Development Framework.	0	2	0	0	0	0	0	0
36781	Smithgate (previously City Centre West) Phase 1 - Bicycle Works, Peel St / Salop St / Pitt St, Wolverhampton City Centre WV1 4LP	SP	CWC / Private	FPP	24/01214/FUL 22/01131/RC 19/00807/FUL	1.04	331	2	Wolverhampton City Centre AAP allocations. Hybrid permission granted 2024 for mixed use including 1070 homes, of which 331 with full planning permission, including build to rent and affordable. Council working with development partner ECF (Homes England, Legal & General, Muse) to bring forward mixed use development.	0	85	85	81	80	0	0	0

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38610	Land corner of Stafford St and Bone Mill Lane WV1 1NT	BS	Cassidy Group	FPP	16/00861/FUL 18/01295/RC	0.610	352	2	879 bed student accommodation. Site cleared and development commenced 2020. Covid-19 halted works. Developer plans to complete for student intake autumn 2026.	0	352	0	0	0	0	0	0
38620	Land rear of 45 Rookery Road WV4 6NN	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	11	11	0	0	0	0	0
42050	Land adj 97 Myatt Avenue WV2 2DN	ET	CWC - Housing	FPP	24/00607/FUL 20/00443/FUL	0.19	6	2	Council-owned surplus site programmed for Council affordable rent. Permission for 6 homes approved Sept 2024.	0	6	0	0	0	0	0	0
42890	Fmr Talisman PH, Wildtree Avenue WV10 8LL	FP	Mr P Sanghera	FPP	23/00380/FUL 22/00028/OUT	0.25	14	2	Permission granted for mixed use scheme June 2023.		14						
42900	Land Opp 3 Rookery Street, Wednesfield WV11 1UN	WS		FPP	24/01196/FUL 23/00334/FUL 10/01257/OUT	0.17	8	2	Permission granted for 8 houses in Mar 2025 (previously 20 flats).		8						
42960	Fmr Rookery Tavern, Wood Street, Lanesfield WV4 6LH	SV	Mr Gill	FPP	21/01574/FUL	0.278	24	2	Permission granted Feb 2024.		24				0		
42990	50-52 Willenhall Road Bilston WV14 6NW	BI	Mr Kumar	FPP	24/01357/FUL 21/00123/FUL	0.117	11	2	Permission granted Feb 2025. Mixed use including retail at ground floor.	0	11						
43020	Garage Site Behind 6-52 Junction Road WV2 2PB	ET	Jones	FPP	22/00196/FUL	0.220	10	2		10	0						
43490	129 Horseley Fields	EP	Mr Mario Wojcik	FPP	22/00756/FUL 21/013	0.308	12	2	Permission granted Apr 2023		12						

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	Wolverhampton WV1 3DD				26/PAOCOU												
43990	Land Behind 34 - 42 /Connaught Hotel Tettenhall Road Wolverhampton WV1 4SW	PK	Mr Jaz Singh	FPP	22/00732/FUL	0.100	16	2	Permission granted 2023.		16						
44020	Land South West Of 19 High Street Bilston Wolverhampton WV14 8RX	BE	mr Sunder	FPP	22/01496/FUL	0.033	12	2	Permission granted 2023.		12						
44030	Westbury House Westbury Street Wolverhampton WV1 1JD	ST	Messrs H & M Saeed & Aslam	FPP	21/01407/FUL	0.071	68	2	Permission granted May 2022		20	20	28				
44060	Fmr Adventure Playground and Garages, 149 and 151 Old Fallings Crescent, Wolverhampton WV10 9PU	BS	CWC-housing	FPP	23/01094/FUL	0.9	24	2	Council-owned surplus site programmed for Council affordable rent. To be delivered through DMBC housing development framework with CWC enhanced specification.	24	0	0	0	0	0	0	0
44080	Former Oxley Day Training Centre. Probert Road WV10 6UF	OX	CWC-Regen	FPP	24/00366/REM 22/01337/OUT	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 permission March 2023 for scheme including 23 self / custom build affordable flats for key workers (ownership). Demolition of buildings in August 2023. Reserved matters approved Sept 2024. Scheme approaching tender stage.		23						
44190	129 Horseley Fields WV1 3DD	SP	Mr Mario Wojcik	FPP	22/00756/FUL	0.0308	12	2	Permission granted April 2023		12						
44260	23 Temple Street, Wolverhampton	SP	Mr Adrian Ballard	FPP	24/00705/FUL 23/00592/FUL	0.0396	14	2	Permission granted Feb 2025		14						

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	City Centre WV2 4AN																
44290	29 - 30 Cleveland Street Wolverhampton City Centre WV1 3HT	SP	LORDK DEOL	FPP	24/00084/PAOTH	0.1062	16	2	Permission granted March 2024		16						
44450	Chancel Court 2 Wellington Road Bilston WV14 6AA	BI	N/A	FPP	24/00834/FUL 23/00222/PAOTH	0.137	12	2	Permission granted 2024		12						
44520	Land South West Of Junction With St Marks Road Stephenson Street WV3 0QH	GR	Mr A Jones	FPP	23/01116/REM 23/00119/OUT	0.2353	11	2	Permission granted Feb 2024. Supported living accommodation (C2).	11							
44610	Former Daisy Bank Community Centre, Ash Street, Bradley WV14 8UP	BIS	WV Living	FPP	23/00628/FUL	0.48	18	2	Council-owned surplus site permitted June 2024.	6	12						
44650	New Park Village Housing Renewal (Ellerton Walk) WV10 0UG	HT	CWC - Housing	FPP	24/01039/FUL	3.26	188	2	Council housing renewal scheme to replace low quaity housing stock. 205 demolitions - 101 in 2025/26 and 104 in 2027/28. Phase 1 (105) social rent for existing tenants; Phase 2 (83) affordable rent for new tenants.	37	68	25	58	0	0	0	0
44700	Fmr Parkfields Office, Rough Hills Road WV2 2HG	ET	CWC - Housing	FPP	24/00912/FUL	0.16	6	2	Council-owned surplus site programmed for Council affordable rent through framework with Morro Partnerships. Permission to demolish Nov 2022. Permission granted Sept 2024.	0	6	0	0	0	0	0	0
44710	Premier House, 68-78 Darlington St, Wolverhampton CIty Centre WV1 4ND	SP	Private	FPP	25/00335/PAOTH	.19	28	2	Call for sites submitted through WLP Issues and Preferred Options. Site formed part of 3678 City Centre West site in 2022-2024 SHLAAs and was separated off following permission for majority of site under Smithfield proposal in 2024/25.	0	0	0	0	0	0	28	0
44580	Rose And Crown 182 Park Street South WV2 3JF	BL	Mr Uppal	FPP	24/01298/FUL	0.2059	12	2	Permitted Dec 2024	12							

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					23/00740/FUL												
44720	Garage Site Behind 1 And 3 Fane Road Wolverhampton WV11 2NS	WN	CWC	FPP	24/00605/FUL	0.09	2	2	Council affordable rent through framework with Harpers		2						
44730	Garage Site Opposite 9 To 11 Langdale Drive Wolverhampton WV14 6LX	BI	CWC	FPP	24/00606/FUL	0.09	2	2	Council affordable rent through framework with Harpers		2						
44740	Land East Of 173 Great Brickkiln Street Wolverhampton WV3 0PN	GR	CWC	FPP	24/00734/FUL	0.18	16	2	Council affordable rent through framework with Keon Homes			16					
44750	Garage Site Behind 17 Broad Street Earl Street Wolverhampton WV14 0BP	BI	CWC	FPP	24/01296/FUL	0.04	4	2	Council affordable rent through framework with Harpers		4						
44760	Former Express And Star Offices and Print Room, Queen Street / Castle Street, Wolverhampton City Centre WV1 1ES	SP		FPP	24/01303/PAOTH	0.19	38	2	Residential and climbing centre permitted Jan 2025. Majority of site is City Centre AAP allocation 8c north of Castle Streeet (see also 44790 and 36840 - deleted in 2024/25). Work to commence on "Newspaper Building" apartments when climbing centre is built out - anticipated start in late 2025.		15	23					
44780	Waterloo Court 31 Waterloo Road Wolverhampton City Centre WV1 4DJ	SP		FPP	24/00801/PAOTH	0.18	75	2	Permitted March 2025		20	55					
44800	Banks Training Centre Summerfield Road Wolverhampton WV1 4PR	PK		FPP	23/00776/FUL	0.17	18	2	Permitted Aug 2024	18							

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44810	53 - 63 (excluding 61) Victoria Street, Wolverhampton City Centre WV1 3NX	SP		FPP	24/00162/FUL	0.12	22	2	Permitted Nov 2024	11	11						
44820	Nadeem House Drayton Street Wolverhampton WV2 4EA	BL		FPP	23/01126/FUL	0.16	42	2	Permitted Oct 2024. Convenience store and gym at ground level. Application to vary condition submitted March 2025.	0	21	21					
44310	Land adj 291 Aldersley Road WV6 9NR	TR	Mr Mark Thomas	FPP	23/00478/FUL	0.0413	1	6									
44270	Land rear of 25 Oxley Moor Road WV10 6TT	OX	Mr Andrew Bound	FPP	22/01096/FUL	0.0497	2	6									
44850	38 - 40 High Street Bilston Wolverhampton WV14 0EP	BI		FPP	24/00166/FUL	0.0383	1	6	Permission granted June 2024								
44860	45 Rooker Avenue Wolverhampton WV2 2DT	ET		FPP	23/00657/FUL	0.0462	1	6	Permission granted May 2024								
44920	197 Wood End Road Wolverhampton WV11 1YJ	WN		FPP	24/00438/FUL	0.033	1	6	Permission granted June 2024								
44930	81 - 83 Prestwood Road West Wolverhampton WV11 1HT	FP		FPP	24/00228/FUL	0.134	1	6	Permission granted Nov 2024 (demolition of Drs surgery)								
44940	100 Jeffcock Road Wolverhampton WV3 7AF	GR		FPP	24/01288/FUL	0.0489	2	6	Permission granted Jan 2025								
44950	23 Waterloo Road Wolverhampton City Centre WV1 4BL	SP		FPP	24/01316/FUL	0.0233	4	6	Permission granted Jan 2025								

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44970	26 Stourbridge Road Lloyd Hill Wolverhampton WV4 5NE	PN		FPP	24/00551/FUL	0.1127	1	6	Permission granted Oct 2024								
44990	17 Clifton Road Wolverhampton WV6 9AN	TR		FPP	24/01053/FUL	0.1665	2	6	Permssion granted Feb 2025								
45010	84 Goldthorn Hill Wolverhampton WV2 3HU	BL		FPP	24/00610/FUL	0.2825	2	6	Permission granted Nov 2024								
45020	The Former Criterion Hotel 62 - 64 Lichfield Street, Wolverhampton City Centre WV1 1DB	SP		FPP	24/01271/FUL	0.0257	3	6	Permission granted Jan 2025								
45030	47 Willenhall Road Bilston Wolverhampton WV14 6NW	BIS		FPP	24/00978/FUL	0.0944	1	6	Permission granted Oct 2024								
45050	51 Chapel Ash Wolverhampton WV3 0UF	GR		FPP	24/00282/FUL	0.0049	2	6	Permission granted Oct 2024								
45060	43 Hilton Road Wolverhampton WV4 6DT	SV		FPP	24/00153/FUL	0.0363	1	6	Permission granted July 2024								
45070	227 Warstones Drive Wolverhampton WV4 4NH	MH		FPP	22/01574/FUL	0.0497	3	6	Permission granted Nov 2024								
45090	47 Queen Street City Centre Wolverhampton WV1 3BJ	SP		FPP	24/00018/FUL	0.0269	4	6	Permission granted May 2024								
45100	Natwest 10 High Street Wednesfield Wolverhampton WV11 1BF	WS		FPP	24/00981/FUL	0.028	1	6	Permission granted Dec 2024								

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
32900	Orchard House 6 Elmsdale Wolverhampton WV6 8ED	TW	D Bromley	FPP	24/00848/FUL 21/01592/REM 21/00252/OUT 17/00117/OUT	0.1708	1	6	Permission granted Oct 2024								0
34870	470 Dudley Road WV2 3AF	BL		FPP	23/01246/FUL 10/00710/FUL 14/00343/FUL	0.17	8	6	Works commenced - extant permission. Permission Feb 2025 for 8 affordable rent flats								0
37430	31 Tinacre Hill Wolverhampton WV6 8DB	TW	Mr Nigel Round	FPP	23/00969/FUL 20/00589/FUL 17/00838/FUL	0.1343	1	6	Permission granted May 2024	0	0				0		0
38650	25 Waterloo Road Wolverhampton WV1 4DJ	SP	Mr S Gangar	FPP	24/01268/PAOTH 22/00190/PACOU 19/00108/PACOU	0.027	4	6	Permission granted Nov 2024						0		0
38752	Samson And Lion (land), Newbolt Road Wolverhampton WV14 7NP	BE	Architectural Solutions	FPP	15/01311/FUL 18/01316/RC	0.060	3	6	Part of permission (building conversion) completed therefore extant	0	0				0		0
39000	The Former British Legion Club, 455 Penn Road WV4 5LZ	PN	Mr R Lally	FPP	25/00322/REM 24/01251/RC 22/00564/FUL	0.400	9	6	Permission granted Nov 2022. Permission to vary condition 2 approved Feb 2025. Application submitted to discharge condition 5 March 2025.	0	0				0		0

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
					16/01068/FUL												
39120	Land Rear Of 22 Manor Road Penn Wolverhampton WV4 5PY	PN	Mr T Singh	FPP	23/01357/FUL 20/01501/FUL 16/00171/FUL	0.154	3	6	Permitted granted Apr 2025	0	0				0		0
39640	Garage Site Behind 39 To 81 Hall Green Street Wolverhampton WV14 8TH	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
39800	93 Goldthorn Hill WV2 3HY	BL	Mr Thomas Mullen	FPP	22/00991/FUL 17/00611/FUL	0.138	1	6	Permission granted Nov 2023	0	0				0		0
39950	Garage Site Between 14 And 16 Genge Avenue Wolverhampton WV4 6SL	SV	Mr Holyhead	FPP	22/00051/REM 19/01389/OUT 18/00092/OUT	0.099	3	6	Full permission granted Oct 2022	0	0				0		0
40730	Coach House To The Rear Of 75 - 77 Tettenhall Road Wolverhampton WV3 9NE	PK	Mr H Bindra	FPP	23/01275/FUL 18/00430/FUL	0.0151	1	6	Permission granted July 2024	0	0				0		0
40830	Land Adj The Old House College Road WV6 8QE	TW	Tettenhall College	FPP	22/00803/FUL 14/00989/FUL	0.0534	1	6	Permission granted Feb 2025	0	0				0	0	0
40850	Land To The Rear Of 496 Wolverhampton Road East Wolverhampton WV4 6AP	BL	Mr Patric Marsh	FPP	24/00683/FUL 23/00800/FUL 18/00541/FUL	0.1081	2	6	Permission granted May 2025	0	0				0		0

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
41600	Garage Site Behind 34 To 40 Gorse Road Wolverhampton WV11 2PY	WN	Mr T Bassi	FPP	22/01153/FUL 20/00681/REM 19/01070/OUT	0.0727	2	6	Permission granted Nov 2022	0	0				0		0
42270	Land rear of 25 Mancroft Road Wolverhampton WV6 8RP	TR	Mr Wayne Andrew Longshaw	FPP	23/01283/FUL 20/01361/FUL	0.027	1	6	Permission granted Jan 2024								
42450	Land adj 50 Ward Street Ettingshall Wolverhampton WV2 2NT	ET	Mr Ben Miller	FPP	23/01287/REM 21/01760/FUL 19/01356/OUT	0.031	6	6	Permission granted June 2022. Permission to discharge conditions Apr 2024.								
42720	Land To The Rear Of 2-10 Dickinson Avenue Wolverhampton WV10 9DJ	BS	Mr N Ahmed	FPP	24/01090/FUL 20/00927/FUL	0.116	2	6	Permission granted Oct 2024								
43050	148 Warstones Drive Wolverhampton WV4 4NJ	MH	Mr Harwinder Singh	FPP	25/00285/FUL	0.523	1	6	Permission granted Apr 2025								
43080	161 Trysull Road Wolverhampton WV3 7JP	MH	Mrs Victoria Thomas	FPP	21/01484/FUL	0.36	1	6									
43150	The Outback 50 Queen Street City Centre Wolverhampton WV1 3BJ	SP	Mr Paul Thomas	FPP	21/01530/FUL	0.823	9	6	Permission granted 2022								
43170	30 Wrottesley Road Wolverhampton WV6 8SF	TR	Mr Credali	FPP	22//00076/FUL 21/00158/FUL	0.755	1	6									

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
43180	318 Stafford Road Wolverhampton WV10 6DR	BS	Danny Delany	FPP	22/00189/FUL	0.527	1	6									
43210	Site Adjacent To Bilston Post Office Hall Street Pipes Meadow, Bilston Town Centre WV14 0AD	BE	Mr Billy Singh	FPP	24/01016/FUL 20/01426/FUL	0.48	8	6	Permission granted Dec 2024								
43350	Former Robert W Harris (Engineering) Ltd Navigation Street Wolverhampton WV1 3RF	EP	Jatinder Kumar	FPP	25/00108/REM 20/01581/FUL	0.172	4	6	Variation of condition approved 2025								
43480	115 Windmill Lane Wolverhampton WV3 8HQ	TW	Mr William Durnall	FPP	24/00304/FUL 21/00147/FUL	1.038	2	6	Permitted June 2024								
43510	139 Powell Street Wolverhampton WV10 0BW	HT	Mr Hipesh Patel	FPP	21/01288/FUL	0.331	1	6	Permission granted 2022								
43560	29 Hinckes Road Wolverhampton WV6 8RJ	TR	Mr Michael Stanley	FPP	23/00674/REM 21/01550/FUL	0.046	2	6	Permission granted May 2022								
43570	51 Cranmere Avenue Wolverhampton WV6 8TR	TR	Mr And Mrs Gill	FPP	22/00537/FUL	0.059	1	6	Permission granted July 2022								
43610	Johnny Spice 46 Queen Street City Centre Wolverhampton WV1 3BJ	ST	Mr Harj Momi	FPP	22/00746/FUL	0.079	4	6	Permission granted Aug 2022								
43620	48 Holloway Street Wolverhampton WV1 2SY	EP	Mehta	FPP	22/01230/FUL	0.015	1	6	Permission granted Feb 2023								

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
43630	22 Oaklands Road Wolverhampton WV3 0DS	GR	Mr & Mrs S Sidhu	FPP	22/01093/FUL	0.039	1	6	Permission Nov 2022								
43650	Grewal Fabrics 71 Leicester Street Wolverhampton WV6 0PR	ST	Mr Abdul Hossini	FPP	22/01497/FUL	0.013	2	6	Permission granted Feb 2023								
43690	325 Dudley Road Wolverhampton WV2 3JY	BL	Karan Khullar	FPP	22/00416/FUL	0.013	1	6	Permission Oct 2022								
43710	25 Tinacre Hill Wolverhampton WV6 8DB	TW	Mr Jamie Green	FPP	21/01052/FUL	0.163	1	6	Permission June 2022								
43750	Land South Of 27 Martin Street Wolverhampton WV4 6HQ	ET	Mr Daljinder Randhawa	FPP	24/00481/REM 21/01690/FUL	0.015	2	6	Discharge of conditions approved Sept 2024								
43800	19 Wellington Road Wolverhampton WV14 6AH	BI	Mr Rahl	FPP	21/00523/FUL	0.053	1	6	Permission granted 2022								
43860	Land West Of 301 Lichfield Road Wolverhampton WV11 3EN	WS	Mr Jacob Sedgemore	FPP	24/01245/RC 23/00378/RC 22/00966/FUL	0.472	9	6	Permission for discharge of condition approved, application submitted Nov 2024.								
43900	45 Queen Street City Centre Wolverhampton WV1 3BJ	ST	Mrs A Cauthery	FPP	22/00909/FUL	0.026	4	6	Permitted Sept 2022								
43910	10 Owen Road Merridale Wolverhampton WV3 0HP	GR	MR DALJIT SINGH	FPP	22/01268/FUL	0.027	1	6	Permitted Jan 2023								

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
43930	Land Adjacent To 434A Dudley Road Wolverhampton WV2 3AQ	BL	Mr Sandeep Shinh	FPP	22/00928/FUL	0.016	2	6	Permitted Oct 2022								
43830	Land Opposite Sikh Temple, Duncan Street Wolverhampton WV2 3AN	BL	GURU NANAK SIKH TEMPLE SINGH KHALSA	FPP	23/00210/FUL	0.025	2	6	Permitted Mar 2023								
43660	6 Crowther Street WV10 9AG	BS	Mr Aviraj Atwal	FPP	23/00080/FUL	0.129	9	6	Permission granted Mar 2023								
44090	1 Cranmere Avenue WV6 8TR	TR	Gurjit Singh Mann	FPP	22/00417/FUL	0.0544	1	6	Permission granted May 2023								
44100	104 Darlington Street WV1 4LY	SP	MR Gurmit Oppal	FPP	23/00544/PAOTH	0.0056	5	6	Permission granted June 2023								
44110	Land adjoining 109 Blackhalve Lane WV11 1BB	FP	Mr Bhupinder Singh	FPP	22/00802/FUL	0.042	1	6	Permission granted Oct 2023								
44130	11 Hordern Road WV6 0HD	PK	Mr M Singh	FPP	23/01247/FUL	0.0107	1	6	Permitted Jan 2024								
44140	110 Newhampton Road West WV6 0RU	PK	Mr R Nayyar	FPP	24/00195/FUL	0.0523	3	6	Permission granted March 2024								
44180	121 Bruford Road WV3 0AZ	GR	Mr Anil Ghera	FPP	22/00916/FUL	0.0353	5	6	Permission granted March 2024								
44200	15 Sycamore Drive WV3 9HB	TW	Mr Jagvinder Pal Singh	FPP	23/00881/FUL	0.0541	1	6	Permission granted March 2024								
44210	Land rear of 16 Long Mill North WV11 1JD	FP	Mr Colin Malia	FPP	22/01318/FUL	0.1037	1	6	Permission granted May 2023								

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44220	Land rear of 173 Trysull Road WV3 7JP	MH	Mr Dave Butler	FPP	23/01273/FUL	0.0728	1	6	Permission granted Jan 2024								
44230	Land rear of 187 Tettenhall Road WV6 0BZ	PK		FPP	23/00433/FUL	0.0678	1	6	Permitted June 2023								
44250	1A Napier Road WV2 3DU	BL	MR SANGHA	FPP	23/00884/FUL	0.0346	3	6	Permitted Feb 2024								
44320	Land adj 33 Sandy Lane Aldersley WV6 9EB	TR	Miss S K Nijjar	FPP	23/00514/FUL	0.0385	1	6	Permission July 2023								
44340	Land adjoining 38 Wergs Road WV6 8TD	TR	Mr. M. Athwal	FPP	23/01330/REM 22/00592/FUL	0.1861	2	6	Discharge of conditions Mar 2024								
44350	44 Woodcote Road WV6 8LG	TW	Mr G Bailey	FPP	24/00531/REM 23/00898/FUL	0.0826	1	6									
44360	Land adj 51 Shardlow Road WV11 3AZ	WN	Mr Simon Whale	FPP	22/00637/FUL	0.0298	1	6	Permitted May 2023								
44440	Axiom Building Solutions 280 Wood End Road Wolverhampton WV11 1YD	FP	Mr Hough	FPP	23/00600/FUL	0.1262	7	6	Permission granted July 2023								
44460	China Cooking 61 Dudley Street Wolverhampton City Centre WV1 3EN	SP	Mr Jolyon Stickels	FPP	23/00269/FUL	0.0105	3	6	Permitted May 2023								
44470	Former Bagot Arms Newhampton Road West WV6 0RX	SP	Dr Mahay	FPP	23/01219/FUL	0.1892	3	6	Permitted Dec 2023. Cabinet approval in December 2025 for compulsory purchase of site for HRA housing.								

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
44480	Former Old Vine PH Lower Vauxhall WV1 4TG	PK	Mr. Balwinder Mand	FPP	23/00431/FUL	0.0956	2	6	Permitted June 2023								
44510	Land Rear Of 56 Queen Street Wolverhampton City Centre WV1 3BJ	SP	Mr Mariusz Wojcik	FPP	22/00241/FUL	0.0545	6	6	Permission granted May 2023								
44530	Land To The Rear Of 35 Owen Road Merridale WV3 0HX	GR	Mr Herman Morgan	FPP	23/01130/FUL	0.0146	1	6	Permitted Dec 2023								
44590	Stockwell House Stockwell Road WV6 9PQ	TR	Mr G Bailey	FPP	24/01226/REM 23/00871/FUL	0.7219	3	6	Permitted Nov 2023. Discharge of conditions Nov 2024								
44600	Woodhouse And Co. 22 Waterloo Road WV1 4BL	SP	Mrs Harpreet Kaur	FPP	23/01220/FUL	0.0252	5	6	Permitted Jan 2024								
36870	Dudley Road / Bell Place, Blakenhall WV2 4JX	BL	Private	UC	23/00962/CPE 23/00950/RC 20/00536/FUL	.36	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 - implemented in 2023 therefore extant. Southern part of allocation not now developable therefore removed from site. Permission for removal of basement car park approved Feb 2025.	0	50	50	0	0	0	0	0
44790	Ground And First Floor Former Express and Star Offices, Castle Street Wolverhampton WV1 3AD	SP		UC	24/01080/PAOTH	0.07	12	2	Permitted Nov 2024. Part of City Centre AAP allocation 8c south of Castle Streeet (see also 44760 and 36840 - deleted in 2024/25)	12							

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
32660	Horseley Fields / Edward Vaughan Stamping Works / Union Mill, Canalside Quarter, Wolverhampton City Centre WV1 3DW	HT	Placefirst	UC	20/01346/FUL	1.95	366	2	Allocated in City Centre AAP. Site CWC and CRT owned. Full permission for 366 homes in Nov 2021. Land deal completed with developer Placefirst in Oct 2023. Remediation of majority of site completed and material start on site so permission extant. Build-to-rent properties.	0	122	122	122	0	0	0	0
32690	Former Eye Infirmary, Chapel Ash WV3 0TY	PK	BZ Holdings	UC	23/00216/RC 22/00683/FUL	1	75	2	Allocation in City Centre AAP. Vacant locally listed buildings for conversion to apartments, and mixed use new build. Permission granted Oct 2022. Application to vary condition approved Mar 2023. Material start on site so permission extant. Development stalled as of June 2025 due to viability issues.	0	35	40			0	0	0
41140	Reedham Gardens Open Space, WV4 4HE	PN	CWC - Housing	UC	23/01095/FUL 22/01277/FUL 18/00999/FUL	0.51	17	2	Council site permitted Dec 2023 for Council affordable rent. To be delivered through the new build housing development framework.	0	17	0	0	0	0	0	0
42030	Fmr Bilston Tennis Club, Villiers Avenue, Bilston WV14 6AU	BI	CWC - Housing	UC	23/00608/FUL 20/00673/FUL	0.28	11	2	Council-owned surplus site programmed for Council affordable rent (Future Homes Standard - gas-free; solar panels; timber frame). Permission granted Jan 2024. Delivered by Morro Partnerships through the new build housing development framework.	11	0	0	0	0	0	0	0
42550	Fmr Beatties, Darlington Street, Wolverhampton City Centre WV1 3PQ	SP	Mr P Modhwadia	UC	24/00839/REM 22/01108/FUL 22/00548/REM 21/00135/FUL	1.110	400	2	Mixed use scheme with commercial and residential. Full permission Nov 2022 (previous permission for 306 flats). Permission to vary conditions Sept 2024. Material start on site so permission extant. Development stalled as of June 2025.	0	100	100	100	100			
42910	Eagle Works, Great Brickkiln Street WV3 0PW	GR	Eagle Works Wolverhampton Ltd	UC	24/00357/RC 22/01037/RC	0.3	48	2	Full permission for conversion to 48 flats May 2022. Construction started in 2025.	24	24						

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					19/01331/FUL												
33710	25 Grove Lane Wolverhampton WV6 8NJ	TW	Mr Phil Clark	UC	20/00385/FUL 16/01135/OUT	0.25	2	2		2	0				0	0	0
43360	Old Ash Tree Inn 269 Dudley Road Wolverhampton WV2 3JU	BL	Mr H Pahal	UC	21/00364/FUL	1.212	7	2		7							
32650	Crane foundry, Canalside South, Wolverhampton City Centre WV1 2QP	SP	CRT	UC	24/00895/FUL	0.77	145	2	City Centre AAP allocation CC-4l. Site acquired by CWC in 2020 to be brought forward in conjunction with East and West of Qualcast Road (CWC-owned). Preferred development partner selected (Wavensmere) to deliver 380 houses and 140 flats (on Crane Foundry site). £20m loan secured through WMCA March 2024. 20% affordable housing to be delivered. Full permission granted Sept 2024. Phase 1 (East of Qualcast Road) due to be completed early 2027. Full completion by Q2 2030.	0	0	0	70	75	0	0	0
36620	West of Qualcast Road, Canalside South, Wolverhampton City Centre WV1 2QP	HT	CWC	UC	24/00895/FUL 18/01445/OUT	3.00	235	2	Part of Bilston Corridor AAP allocation H1. Site acquired by CWC in 2020 to be brought forward in conjunction with East of Qualcast Road (CWC-owned) and fmr Crane Foundry (CRT-owned). Preferred development partner selected (Wavensmere) to deliver 380 houses and 140 flats (on Crane Foundry site). £20m loan secured through WMCA March 2024. 20% affordable housing to be delivered. Full permission granted Sept 2024. Phase 1 (East of Qualcast Road) due to be completed early 2027. Full completion by Q2 2030.	0	0	50	95	90	0	0	0

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
36610	East of Qualcast Road, Canalside South, Wolverhampton City Centre WV1 2QP	HT	CWC	UC	24/00895/FUL 17/00610/OUT	2.00	153	2	Part of Bilston Corridor AAP allocation H1. Site acquired by CWC in 2020 to be brought forward in conjunction with West of Qualcast Road (CWC-owned) and fmr Crane Foundry (CRT-owned). Preferred development partner selected (Wavensmere) to deliver 380 houses and 140 flats (on Crane Foundry site). £20m loan secured through WMCA March 2024. 20% affordable housing to be delivered. Full permission granted Sept 2024. Phase 1 (East of Qualcast Road) due to be completed early 2027.	0	76	77	0	0	0	0	0
43000	Pearl House 15 - 17 Waterloo Road, Wolverhampton City Centre WV1 4DJ	SP	Charles Jordan Ltd	UC	24/00577/FUL 22/00008/PAOCOU 21/01207/PAOCOU	0.100	43	2	Permission granted Jan 2022 for additional 5 flats and alterations to front elevation. Permission granted June 2024 for 14 no. 1 bed flats at ground and first floor.	0	20	23	0	0			
40610	Land West Of 1A Cleveland Street Wolverhampton City Centre WV1 3HL	SP	Beaufort Victoria Ltd / Venture Capital Europe (Investments) Ltd	UC	21/01056/REM 19/00923/FUL	0.0822	63	2	Mixed use new build scheme on cleared site in City Centre, with retail at ground floor and student flats above. Conditions discharged March 2022.	0	30	33			0	0	0
41850	The Woodbine Wood Lane Wolverhampton WV10 8HJ	BN	Mr A S Kullar	UC	22/00710/REM 18/01156/FUL	0.3231	18	2	Permission granted Nov 2019. Disacharge of conditions Nov 2022. Former pub converted, new block not yet built.	0	18	0	0	0	0	0	0
41860	Vacant Land Rear Of Rudge Avenue/Lewis Avenue WV1 2AS	EP	Mr & Mrs Dickinson	UC	19/00880/FUL	0.1086	1	2		1	0				0		0

Site Ref	Address	Ward	Land owner / Dev-eloper	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
43441	Fmr Northicote Secondary School, Northwood Park Road WV10 8ER	BN	WV Living	UC	19/01269/FUL	3.14	24	2	Brownfield part of WV Living site. To include 29 affordable rent and 16 shared ownership.	24							
43442	Fmr Northicote Secondary School, Northwood Park Road WV10 8ER	BN	WV Living	UC	19/01269/FUL	1.8	10	2	Greenfield part of WV Living site. To include 29 affordable rent and 16 shared ownership.	10							
44690	Tarrans Housing Renewal (Lincoln Green) WV10 8HP	BN	CWC - Housing	UC	24/00223/FUL	4.24	99	2	Council housing renewal scheme to replace low quality housing stock. 126 demolitions - 29 in 2024/25; 14 in 2025/26; 48 in 2026/27; and 35 in 2027/28. 138 replacements - 32 in 2025/26; 28 in 2026/27; 60 in 2027/28; 18 in 2028/29). 93 demolitions (14 in 2025/26; remaining 59 in 2026-28) and 96 x 2 bed and 3 x 3 bed bungalow rebuild on Lincoln Green sub-site - first phase of 51 bungalows (49 demolitions) gained full permission in Dec 2024. Social rent or affordable rent depending on tenure of original property.	17	19	45	18	0	0	0	0

Table 2 Council Sites

Site Ref	Address	Ward	Land owner / Developer	Planning Status	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32
D51	Abingdon Road Site A (Garage site r/o 19-21) WV1 2PS	EP	CWC - Housing	OC	0.09	2	2	Council-owned surplus site programmed for Council affordable rent.	0	0	2	0	0	0
D78	Former Stowheath Centres, Stowheath Lane, WV1 2TW	EP	WV Living	OC	1	53	2	Council-owned surplus site allocated for 53 homes in Reg 19 WLP. Mine shafts require remediation. Brownfield Land Release Fund secured in late 2024 to support remediation. Site clearance and remediation will be carried out to enable sale of the land to development partners for delivery of energy efficient homes by modern methods of construction. Demolition notice issued May 2025.	0	0	25	28	0	0
D98	Russell Street / Zoar Street / Merridale Street	GR	CWC - Housing	OC	0.08	12	2	Council-owned surplus site programmed for Council affordable rent. Permission to demolish Nov 2022. Planning application to be submitted summer 2024.	0	12	0	0	0	0
D94	Former Loxdale Primary School, Chapel St, Bradley	BE	WV Living	OC	1.3	100	2	Council-owned surplus site, allocated for 100 homes in Reg 19 WLP. Mine shafts require remediation. Brownfield Land Release Fund secured in late 2024 to support remediation. Site clearance and remediation will be carried out to enable sale of the land to development partners for delivery of energy efficient homes by modern methods of construction.	0	0	50	50	0	0

Table 3 Other Potential Housing Sites

Site Ref	Address	Ward	Land owner / Developer	Planning Status	PA Ref	Net Site Area (ha)	Remaining Capacity (net) homes	SHLAA Category	Deliverability Commentary	2025-26	2026-27	2027-28	2028-29	2029-30	Developable 2030-32	Developable 2032-37	Developable 2037-42
36440	Fmr Rookery Lodge, Woodcross Lane	SV	K Sandhu	OC	11/00639/OUT	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	16	0
41900	Dobbs Street, Blakenhall WV2 4HX	BL	WMCA	OC		1.35	50	3	Fmr banqueting suite and industrial units acquired in 2020 by WMCA who originally planned to progress the site for high density residential. Following feasibility work this is no longer viable. Demolition planned for summer 2025 and outline application for 50 homes due to be submitted.	0	0	0	0	0	50	0	0
40530	Land at Hall Street / The Orchard, Bilston Town Centre	BI	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	21
43040	Fmr Probert Court / Health Centre, Probert Road	OX	GreenSquareAccord	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	0	0	0	0	35	0	0
37140	Land at Railway Drive, Bilston WV14 0NS	BIS		OC	19/01287/OUT 12/00320/OUT 16/01337/OUT	.28	47	3	Outline permission granted Sept 2020. Owner looking to sell to a developer. Appropriate under emerging Wolverhampton Local Plan Policy HOU2 for current high density.	0	0	0	0	0	47	0	0
44660	Tarrans Housing Renewal (Portobello - Arnhem Road) WV13 3TX	BI	CWC - Housing	OC		0.48	15	2	Council housing renewal scheme to replace low quality housing stock. Planning application due to be submitted 2025. 126 demolitions - 29 in 2024/25; 14 in 2025/26; 48 in 2026/27; and 35 in 2027/28. 138 replacements - 32 in 2025/26; 28 in 2026/27; 60 in 2027/28; 18 in 2028/29). 12 demolitions (due in 2026/27 and 2027/28) and 15 x 2 bed bungalows on Arnhem Road sub-site. Social rent or affordable rent depending on tenure of original property.	0	0	15	0	0	0	0	0
44670	Tarrans Housing Renewal (Portobello - Alamein Road) WV13 3TU	BI	CWC - Housing	OC		0.42	12	2	Council housing renewal scheme to replace low quality housing stock. Planning application due to be submitted 2025. 126 demolitions - 29 in 2024/25; 14 in 2025/26; 48 in 2026/27; and 35 in 2027/28. 138 replacements - 32 in 2025/26; 28 in 2026/27; 60 in 2027/28; 18 in 2028/29). 9 demolitions (3 remaining in 2026/27) and 11 x 2 bed and 1 x 3 bed bungalow rebuild on Alamein Road sub-site. Social rent or	12	0	0	0	0	0	0	0

									Blaffordable rent depending on tenure of original property.								
44680	Tarrans Housing Renewal (Wood End - Orchard Road) WV11 1LU	WN	CWC - Housing		24/00319/FUL	0.32	12	2	Council housing renewal scheme to replace low quality housing stock. Planning application under consideration in June 2025. 126 demolitions - 29 in 2024/25; 14 in 2025/26; 48 in 2026/27; and 35 in 2027/28. 138 replacements - 32 in 2025/26; 28 in 2026/27; 60 in 2027/28; 18 in 2028/29). 12 demolitions (remaining 9 in 2026/27) and 12 x 2 bed bungalow rebuild on Wood End sub-site. Social rent or affordable rent depending on tenure of original property.	3	9	0	0	0	0	0	0

Table 4 Sites Allocated for Housing but now considered Not Suitable / Available for Housing up to 2042

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 the occupier to remain There is no evidence that land is available for housing over the Plan period.	2019
36900	Moorfield Road, Blakenhall Character Area	BL	Wolverhampton City Centre AAP allocation 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
36860	Ablow Street, Blakenhall Character Area	BL	Wolverhampton City Centre AAP allocation CA10c	0.96	0.96	35	7	Site is in longstanding established occupied employment use as part of a wider employment area. There is no evidence that land is available for housing over the Plan period.	2020
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

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
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
36770	Shopping Core / Southside, Wolverhampton City Centre	SP	Wolverhampton City Centre AAP allocation CC1b(ii) and (iii)	3.88	1.50	57	7	There is no evidence that this mixed use scheme is deliverable over the Plan period.	2024

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		38	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 (withdrawn)	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	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 Strategy. Submitted through Black Country call for sites (site ref 10076)
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)
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)
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)

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
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)
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.
C34	Former MEB Site, Major Street / Dixon Street	ET	W13 Developments	2.50	2.50		[100 @ 40 dph	1	Contaminated land adjoining industrial estate which is unsuitable for housing due to the proximity of operational heavy industry which would significantly constrain capacity, combined with prohibitive remediation costs. Submitted through WLP Issues and Preferred Options call for sites

Appendix 4 SHLAA Housing Trajectories

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Table 1	Wolverhampton SHLAA Housing Trajectory by Source of Capacity: 2025-42
Table 2 / Graph 1	Wolverhampton SHLAA Housing Trajectory – Regulation 19 Wolverhampton Local Plan Housing Trajectory: 2025-42
Table 3 / Graph 2	Wolverhampton SHLAA Housing Trajectory – Local Housing Need using Standard Method (2025): 2025-45

Table 1 Wolverhampton SHLAA Housing Trajectory by Source of Capacity: 2025-42

	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	2041/42	Total
2006-25 gross completions	*1605*	*199*	742	496	433	677	563	577	832	709	818	634	1356	725	723	491																		**11580**
Demolitions	*-265*	-140	-12	-30	-2	0	0	0	-36	0	0	0	-12	0	-1	-30	-118	-51	-142	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	**-353**
Sites Under Construction																	108	511	540	405	265	0	0	0	0	0	0	0	0	0	0	0	0	**1829**
Commitments: Larger Sites & Smaller Sites (known) - 5% discount for permissions, 10% discount for other																	123	887	318	239	76	587	587	221	221	221	221	221	59	59	59	59	59	**4217**
Commitments: Occupied employment land - 15% discount																	0	0	0	22	21	0	0	8	8	8	8	8	60	60	60	60	59	**382**
Permissions: Small Sites (unknown) - 5% discount																	43	43	43	43	43	0	0	0	0	0	0	0	0	0	0	0	0	**214**
Potential Housing Sites - 10% discount																	14	8	14	0	0	59	59	3	3	3	3	3	4	4	4	4	4	**187**
Council Sites - 10% discount																	0	11	69	70	0	0	0	0	0	0	0	0	0	0	0	0	0	**150**
Wolverhampton City Centre Small site (1-9 home) windfalls																	0	0	0	0	0	20	20	20	20	20	20	20	20	20	20	20	20	**240**
Wolverhampton City Centre Structural Uplift																	0	0	0	0	16	16	16	16	16	16	16	16	16	16	16	16	17	**209**
Town / District / Local Centres Structural Uplift																	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10	11	11	**132**
Small Site (1-9 home) Windfalls (excl City Centre)																	0	0	0	0	0	142	142	142	142	142	142	142	142	142	142	142	142	**1704**
Net Total	**1340**	**59**	**730**	**466**	**431**	**677**	**563**	**577**	**796**	**709**	**818**	**634**	**1344**	**725**	**722**	**461**	**169**	**1409**	**842**	**776**	**428**	**831**	**831**	**416**	**416**	**416**	**416**	**416**	**308**	**308**	**308**	**309**	**309**	**8910**

																	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	2041/42	Total
Potential Density uplift (with 10%/15% discount as appropriate)																	0	0	0	0	0	11	12	3	3	3	3	4	5	5	5	6	6	**66**
WLP New site																	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**	**12**	**13**	**61**
Net total inc density uplift + new site																	**169**	**1409**	**842**	**776**	**428**	**842**	**843**	**419**	**419**	**419**	**419**	**420**	**325**	**325**	**325**	**327**	**328**	**9037**

Table 2 Wolverhampton SHLAA Housing Trajectory – Regulation 19 Wolverhampton Local Plan

Year	Wolverhampton Local Plan Housing Supply (net)	Wolverhampton Local Plan Housing Target (net)	Annual target taking account of past supply	Year	Cumulative Target	Cumulative Housing Supply	Variation from Cumulative Target
2024/25	461	518	518	2024/25	518	461	57
2025/26	169	518	521	2025/26	1036	630	406
2026/27	1409	518	543	2026/27	1554	2039	-485
2027/28	842	518	486	2027/28	2072	2881	-809
2028/29	776	518	460	2028/29	2590	3657	-1067
2029/30	428	518	436	2029/30	3108	4085	-977
2030/31	842	518	437	2030/31	3626	4927	-1301
2031/32	843	518	400	2031/32	4144	5770	-1626
2032/33	419	518	355	2032/33	4662	6189	-1527
2033/34	419	518	348	2033/34	5180	6608	-1428
2034/35	419	518	339	2034/35	5698	7028	-1330
2035/36	419	518	328	2035/36	6216	7447	-1231
2036/37	420	518	313	2036/37	6734	7867	-1133
2037/38	325	518	291	2037/38	7252	8192	-940
2038/39	325	518	283	2038/39	7770	8517	-747
2039/40	325	518	269	2039/40	8288	8843	-555
2040/41	327	518	241	2040/41	8806	9170	-364
2041/42	328	518	154	2041/42	9324	9498	-174

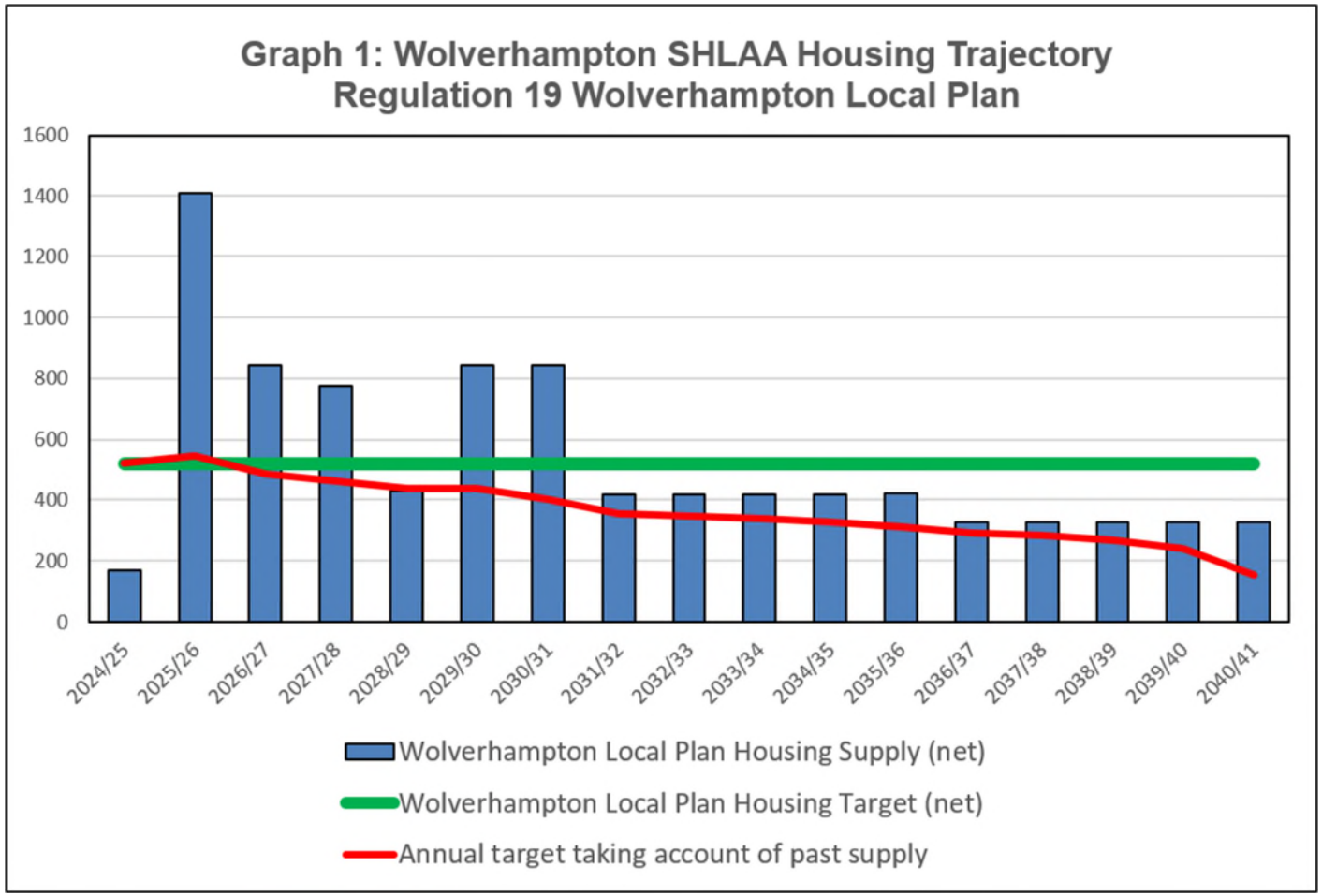
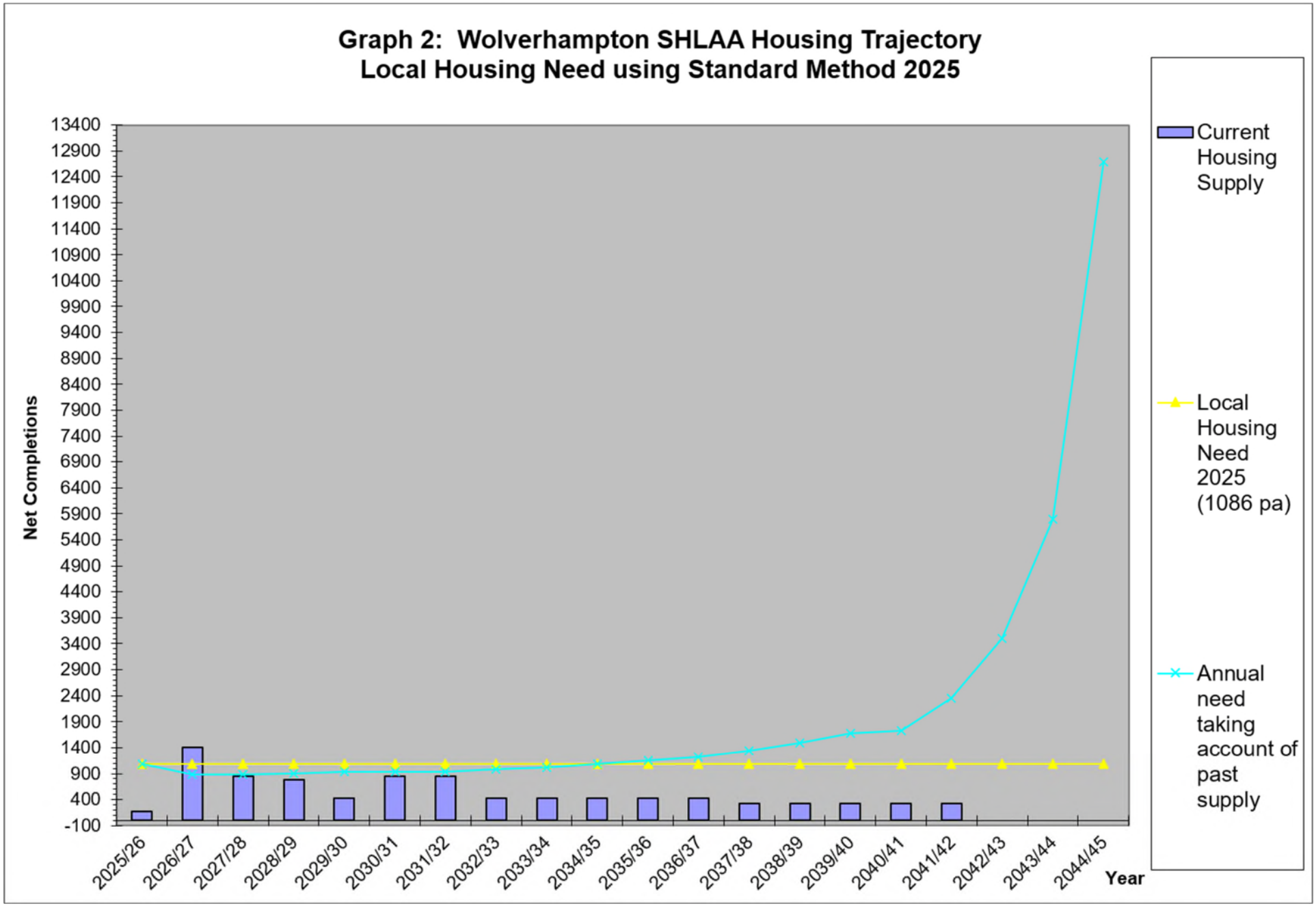

Graph 1: Wolverhampton SHLAA Housing Trajectory
Regulation 19 Wolverhampton Local Plan
1600
1400
1200
1000
800
600
400
200
0
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37
2037/38
2038/39
2039/40
2040/41
Wolverhampton Local Plan Housing Supply (net)
Wolverhampton Local Plan Housing Target (net)
Annual target taking account of past supply

Table 3 Wolverhampton SHLAA Housing Trajectory – Local Housing Need using Standard Method (2025): 2025-45

Year	Current Housing Supply	Local Housing Need 2025 (108#6 pa)	Annual need taking account of past supply	Cumulative Local Housing Need	Cumulative net completions	Variation from Cumulative Net Requirement
2025/26	169	1086	1086	1086	169	917
2026/27	1409	1086	889	2172	1578	594
2027/28	842	1086	891	3258	2420	838
2028/29	776	1086	898	4344	3196	1148
2029/30	428	1086	927	5430	3624	1806
2030/31	842	1086	933	6516	4466	2050
2031/32	843	1086	939	7602	5309	2293
2032/33	419	1086	980	8688	5728	2960
2033/34	419	1086	1026	9774	6147	3627
2034/35	419	1086	1081	10860	6567	4293
2035/36	419	1086	1148	11946	6986	4960
2036/37	420	1086	1228	13032	7406	5626
2037/38	325	1086	1341	14118	7731	6387
2038/39	325	1086	1487	15204	8056	7148
2039/40	325	1086	1680	16290	8382	7908
2040/41	327	1086	1733	17376	8709	8667
2041/42	328	1086	2356	18462	9037	9425
2042/43	0	1086	3504	19548	9037	10511
2043/44	0	1086	5798	20634	9037	11597
2044/45	0	1086	12683	21720	9037	12683

Graph 2: Wolverhampton SHLAA Housing Trajectory
Local Housing Need using Standard Method 2025



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